

CLARK /
BARNES

JUNE 2025

SEATTLE BREWING & MALTING CO.

CERTIFICATE OF APPROVAL - LANDMARKS REVIEW

CONTEXT - LOCATION



AERIAL VIEW, SEATTLE



AERIAL VIEW, REGION

CONTEXT - SITE



1 BOTTLING PLANT



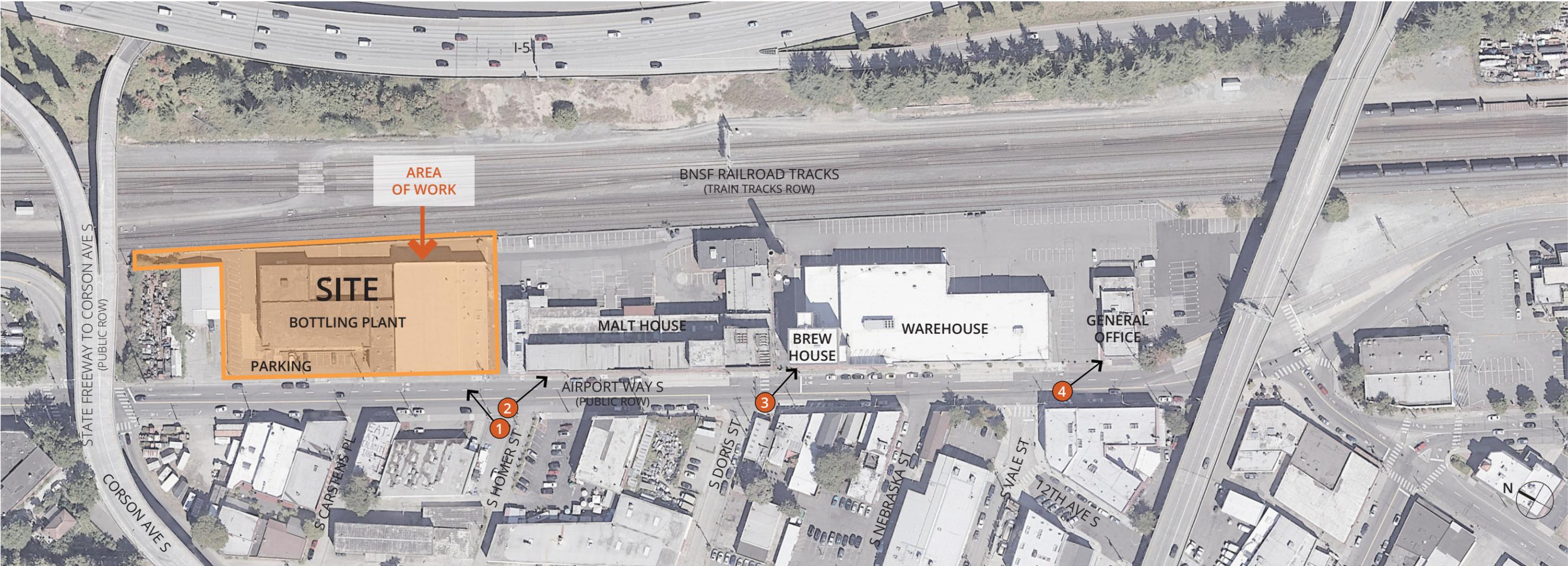
2 MALT HOUSE



3 BREW HOUSE



4 GENERAL OFFICE



AERIAL VIEW, CONTEXT

HISTORIC SIGNIFICANCE

TIME LINE OF ORIGINAL RAINIER BREWERY COMPLEX

- 1901 Brew House completed
- 1903 Malt House construction completed
- 1906 General Office Building completed
- c.1906 Georgetown Bottling Works (Bottling Plant) completed
- 1908 Georgetown Brewery claims to be 4th largest brewery in the United States
- c.1909 Floor level added to Stock House
- 1912 Machine Works added to Malt House, Lady Rainier relocated
- 1913 Ice House addition to the brewery completed
- 1914 Addition to the Bottling Works completed, Georgetown Rainier Brewery claims to be 6th largest brewery in the world
- 1916 Statewide prohibition enacted and the brewery closed
- c.1923 Malt House and Brew House buildings are redesigned to accommodate a meat packing plant
- 1936 Property map indicates use of Bottling Plant as storage and unoccupied office
- c.1959 Lady Rainier relocated off site
- 1988 Brew House fire
- 2011 Single parcel split into multiple parcels
- 2014 Lot boundary adjustment
- 2021 Tenant Improvement, Seismic Retrofit, Mechanical Upgrades, and Tax valuation
- 2023 General Office Building Masonry Restoration & Annex Demolition

BOTTLING PLANT - EXTERIOR HISTORIC FEATURES

- Mill construction - each section of the building is constructed in the heavy industrial construction of the time
- Brick detailing
- Stone sills and sheet metal window heads
- Large wood windows
- Original signage

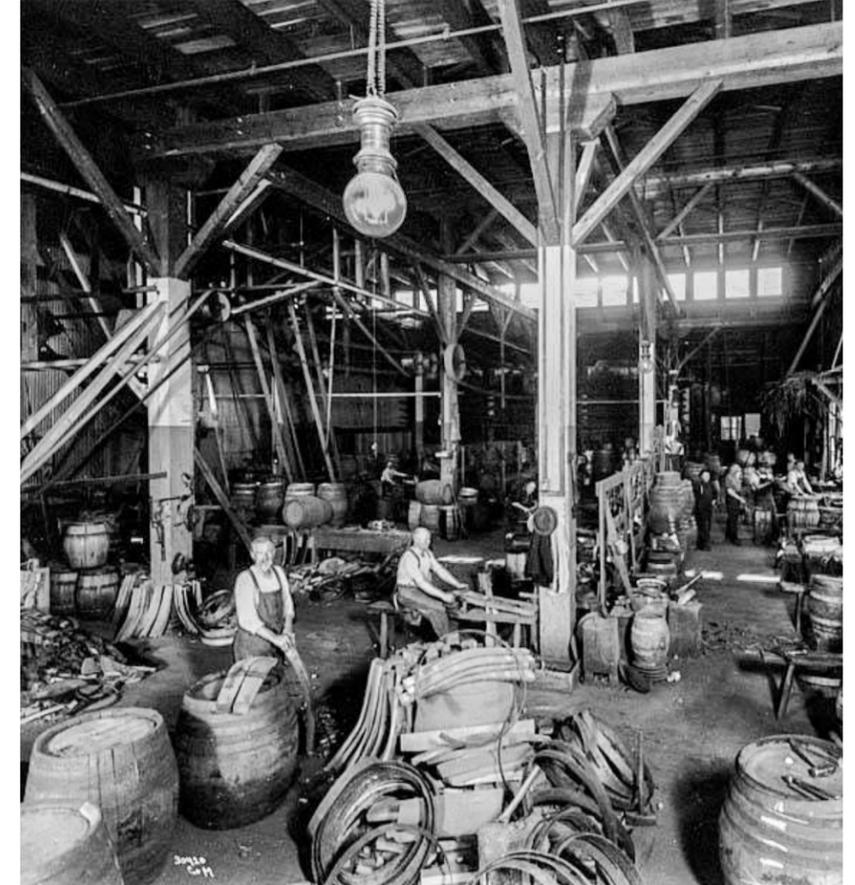
DESIGNATED UNDER CRITERIA 1, 2, & 3



BOTTLING WORKS FROM AIRPORT WAY - 1966 (WERNER LENGGENHAGER)



EXTERIOR VIEW OVER TRACKS - DATE UNKNOWN (PAUL DORPAT)



COOPER SHOP - 1914 (ASAHEL CURTIS COLLECTION 30920)



PITCHING MACHINE - 1914 (ASAHEL CURTIS COLLECTION 30910)

PROJECT OVERVIEW

BUILDING INFORMATION:

ADDRESS	5710 Airport Way S , Seattle, WA 98108
PARCEL ID	346680-0065
ZONING	IG2 U/85 - Greater Duwamish Urban Village Overlay
HISTORIC	Seattle Designated Landmark
LAND AREA	69,148 SF
BUILDING AREA	87,400 SF
BUILDING HEIGHT	2-3 Stories, 36'-6"
OCCUPANCY	F-1 (Craft), H-3 (Wood Shop), S-1 (Storage), and B (Office)
CONSTRUCTION	Type III-B (North) and V-B (South); Load bearing URM w/ heavy timber structure

OUTLINE OF PROPOSED WORK:

Modification of two openings at the rear of the Bottling Building to provide direct access to Suite 270. One roll-up door and one pedestrian door are proposed.

REASON FOR REMOVAL

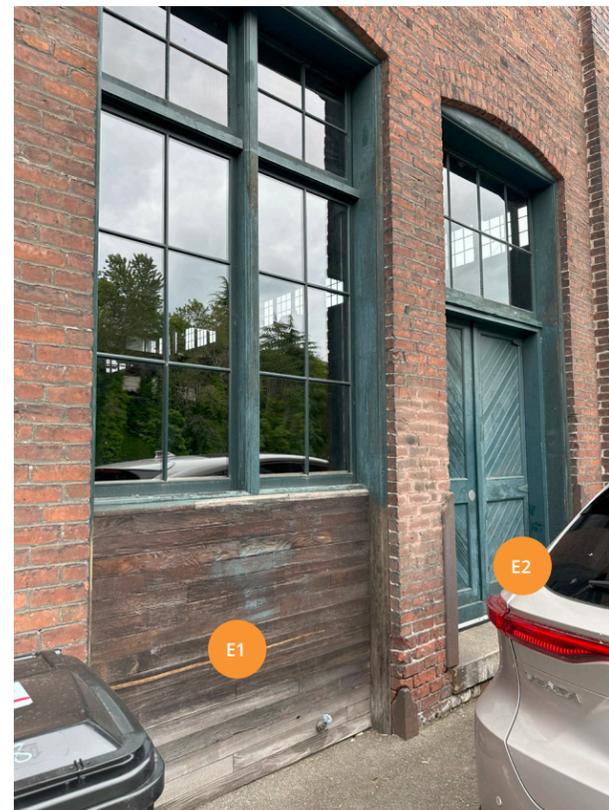
- **E1** Salvage existing window, remove prior wood infill. This is a previously modified opening. Large scale roll up door access needed to support industrial use of the tenant space. Window is in fair condition and will be salvaged for future reinstallation on the building.
- **E2** Salvage existing wood door, transom window to remain. An upgraded exterior tenant access door with direct visibility is needed. The existing door is in fair condition and will be salvaged for reuse.
- The rear facade is visible only from the train tracks and back drive aisle. It is heavily modified and the proposed modifications are in line with previous alterations necessary to support continued industrial use of the building.

REPLACEMENT ELEMENTS

- **E1** Install new metal roll up door within existing opening. Paint 'Rainer green'. Lowest 2 panels are solid to replicate the solid infill below the existing window. Previous roll up doors have been fully solid. Glass in the upper portion is preferred to respect the glazing rhythm on the back facade.
- **E2** Install new metal door and frame within the existing door location. Door style to match the previously approved new doors on the building. Steel doors with glass lites are preferred for security and to identify the opening as a primary entry to the tenant space.



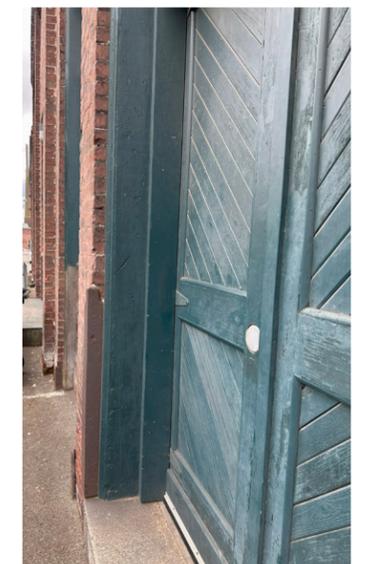
BOTTLING PLANT - EAST ELEVATION - SUITE 270 - ENTRY E1 & ENTRY E2



SUITE 270 - ENTRY E1



SUITE 270 - ENTRY E2



AREA OF WORK

EXISTING EAST ELEVATION

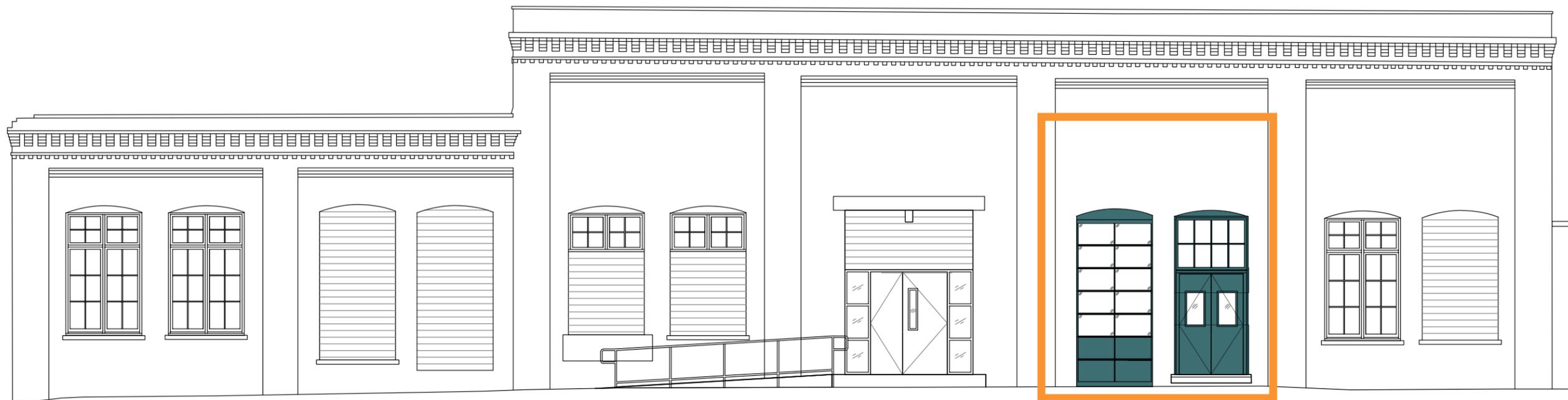
VIEW FROM BACK PARKING LOT AND TRAIN TRACKS

E1 - DIRECT LOADING ACCESS - SUITE 270

Salvage window, remove prior infill, Install new roll up door.

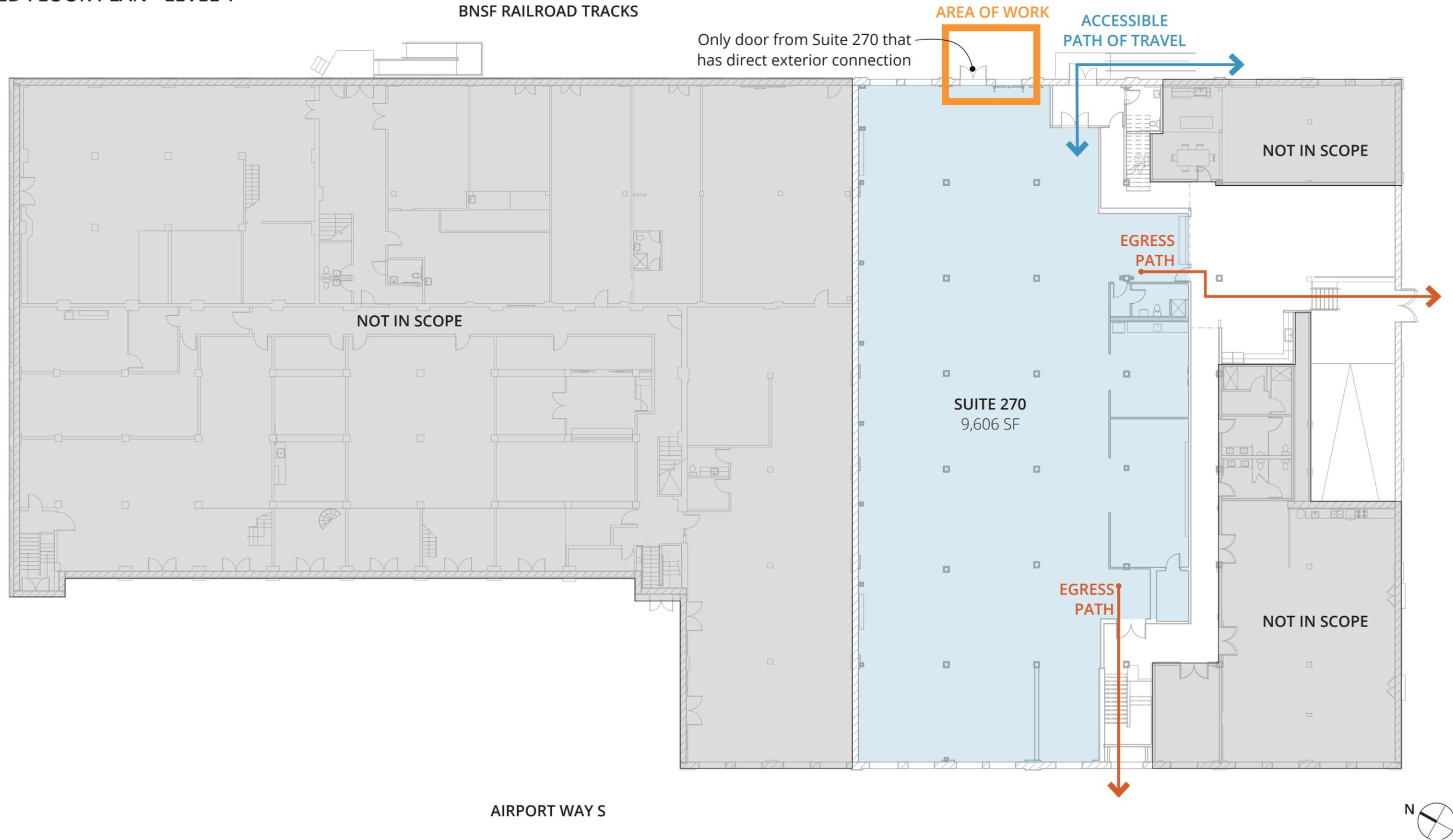
E2 - BRANDED TENANT ACCESS

Salvage existing wood door, transom window to remain, install new metal door.



AREA OF WORK

PROPOSED FLOOR PLAN - LEVEL 1

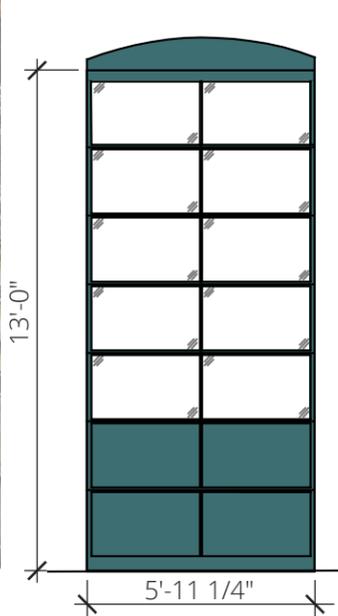


PRODUCTS & SPECIFICATIONS

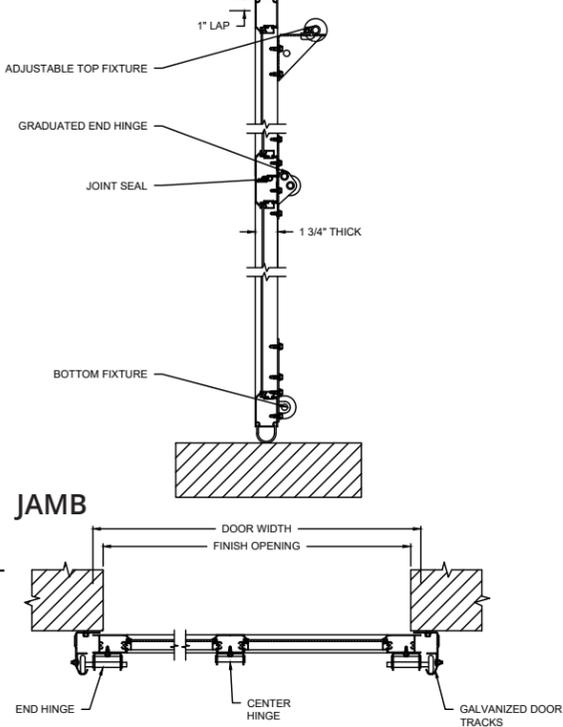
PRODUCT REFERENCE



ELEVATION



SECTION



LOCATION

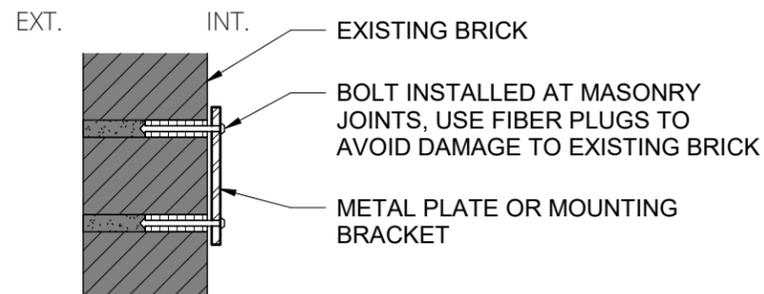
ELEMENT
BRAND
TYPE
SIZE

FINISH
INFORMATION

E1

ROLL UP DOOR
OVERHEAD DOOR COMPANY
MODEL 511 GLAZED ALUMINUM SECTIONAL OVERHEAD
WIDTH 5'-11 1/4"
HEIGHT 13'
PAINTED - MATCH SHERWIN WILLIAMS: CASCADES SW7623 279-C1
GLAZING: 1/8" (3 MM) TEMPERED
2 PANEL LAYOUT
7 SECTIONS - LOWEST 2 SECTIONS ARE SOLID PANELS
INSTALL INTERIOR TRACK INTO MORTAR / JOINT OF MASONRY

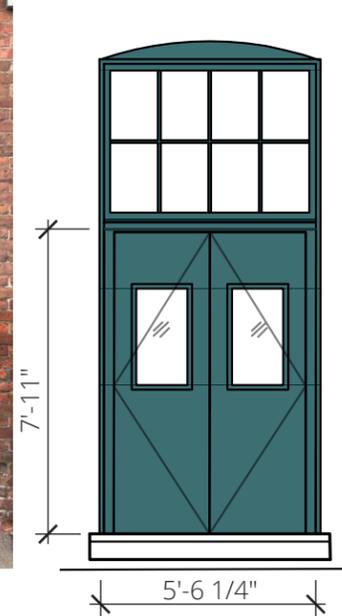
MASONRY MOUNTING DETAIL



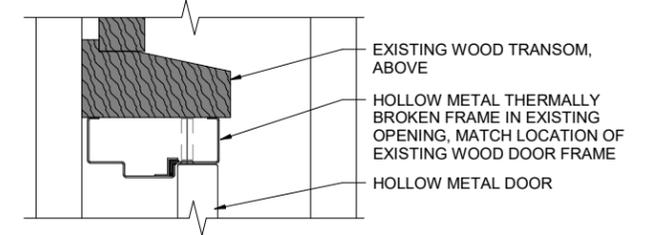
PRODUCT REFERENCE



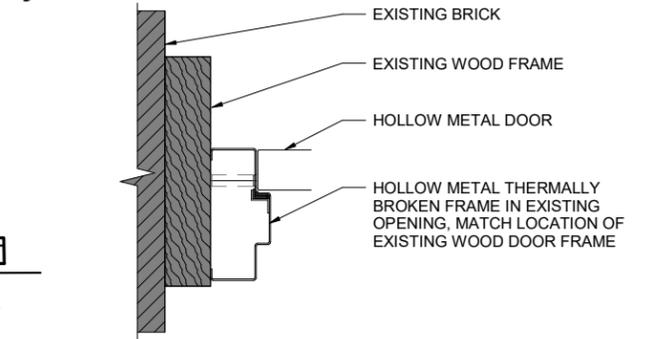
ELEVATION



HEADER



JAMB



LOCATION

ELEMENT
BRAND
TYPE
SIZE

FINISH
INFORMATION

E2

PAIRED METAL DOOR
CECO
METAL DOOR TRIO-E / POLYURETHANE & STEEL STIFFENED
WIDTH PAIR 5'-0" (2'-6" EACH)
HEIGHT 8'-0"
PAINTED - MATCH SHERWIN WILLIAMS: CASCADES SW7623 279-C1
GLASS - DOUBLE GLAZED ADVANCED LOW-E (CARDINAL 272) WITH ARGON
HALF LITE W/ CLEAR DOUBLE PANE GLASS

HARDWARE - SCHLAGE - EXTERIOR LEVER HANDLE AND CYLINDER W/ ROSETTES
HARDWARE FINISH - SATIN CHROME

COLOR



HARDWARE





ALUMINUM DOOR SYSTEMS MODEL 511

ALUMINUM SECTIONAL DOORS

ALUMINUM DOOR SYSTEMS MODEL 511

doors are designed in sizes up to 16'2" wide and 16'1" high (4928 mm and 4902 mm). Featuring a narrow center stile width of 21/32" (17 mm), these doors are sleek, attractive and permit maximum visibility. An array of glazing choices, top and bottom rail widths, finishes and special options customizes the 511 Model to satisfy nearly any project requirement.

MODEL 511



Standard Features at a Glance

Panel Thickness	1 3/4" (45 mm)
Maximum Standard Height	16'1" (4902 mm)
Maximum Standard Width	16'2" (6147 mm)
Material	6063-T6 aluminum
Standard Finish	204R-1 clear anodized
Center Stile Width	21/32" (17 mm)
End Stile Width	2 3/4" (70 mm)
Top Rail Width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top Intermediate Rail Width	3/4" (19 mm)
Bottom Intermediate Rail Width	5/8" (16 mm)
Bottom Rail Width	2 3/8" (60 mm) or 3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard Springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and Fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited; 3-Year Limited powder coat finish

Options

- Glazing Options*:**
 1/8" (3 mm) DSB;
 1/8" (3 mm) or 1/4" (6 mm) acrylic;
 1/8" (3 mm) or 1/4" (6 mm) tempered;
 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate;
 1/4" (6 mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate;
 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass;
 1/2" (12 mm) insulated glass
- Electric operator or chain hoist
 Bottom sensing edge
 3" track
 Bracket mounting (not available on full vertical door tracks)
 Higher-cycle springs in 25k, 50k, 75k, 100k cycles
 Chain hoist
 Posi-tension drums

*Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Structure Options

Anodized Finishes



Powder Coat Finishes

Select from approximately 200 RAL powder coat color options to best match your facility.



Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Panel Layout		Section Stack	
Door Width	Number of Panels	Door Height	Number of Sections
to 11'11" (3632 mm)	2	to 8'6" (2591 mm)	4
12'0" to 14'11" (3658 mm to 4547 mm)	4	8'7" to 10'1" (2616 mm to 3073 mm)	5
15'0" to 16'2" (4572 mm to 4928 mm)	5	10'2" to 12'1" (3099 mm to 3683 mm)	6
		12'2" to 14'1" (3708 mm to 4293 mm)	7
		14'2" to 16'1" (4318 mm to 4902 mm)	8

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COMPLIANCE CHECKLIST

SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Not Applicable

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Limited in scope the design proposed sympathetic replacements that compliment existing character defining features.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Conjectural elements will not be added to the existing buildings. New elements will be distinguishable as new.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The design embraces changes that have occurred over time, including all major additions. Utility is a key characteristic of the building. Changes proposed support tenant improvements and are consistent with prior approved interventions.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The design celebrates the historic craftsmanship of the building, including exposed URM walls, heavy timber structural framing. The design proposes modifications are within existing openings and on secondary / rear facade of the building.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Where possible, the historic elements will be cleaned, repaired, and salvaged. Where features are replaced, new features will be sympathetic to existing profiles and operation to the greatest extent possible while supporting current use of the building.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Cleaning will use gentle methods in accordance with best practice techniques.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Minimal disturbance of the surrounding area is proposed.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The existing window and door will be salvaged and stored in the building. The masonry openings are not altered. The new door is a modern version of the existing door, matches the size and configuration of the existing, and is differentiated from the old. The new overhead door is differentiated from the old, is compatible in size and scale. The proportion of solid to clear is maintained by the new overhead door.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Reversibility will be a key factor in the design of new interventions within the building. The essential integrity of the property will be retained.

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QUESTIONS & DISCUSSION

PLEASE CONTACT US

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