



SEATTLE BREWING & MALTING COMPANY

MALT HOUSE PROPOSAL

Owner:

SKB

Seattle Brewing & Malting Company - Residences
5900 Airport Way S.
Seattle, Washington, 98134

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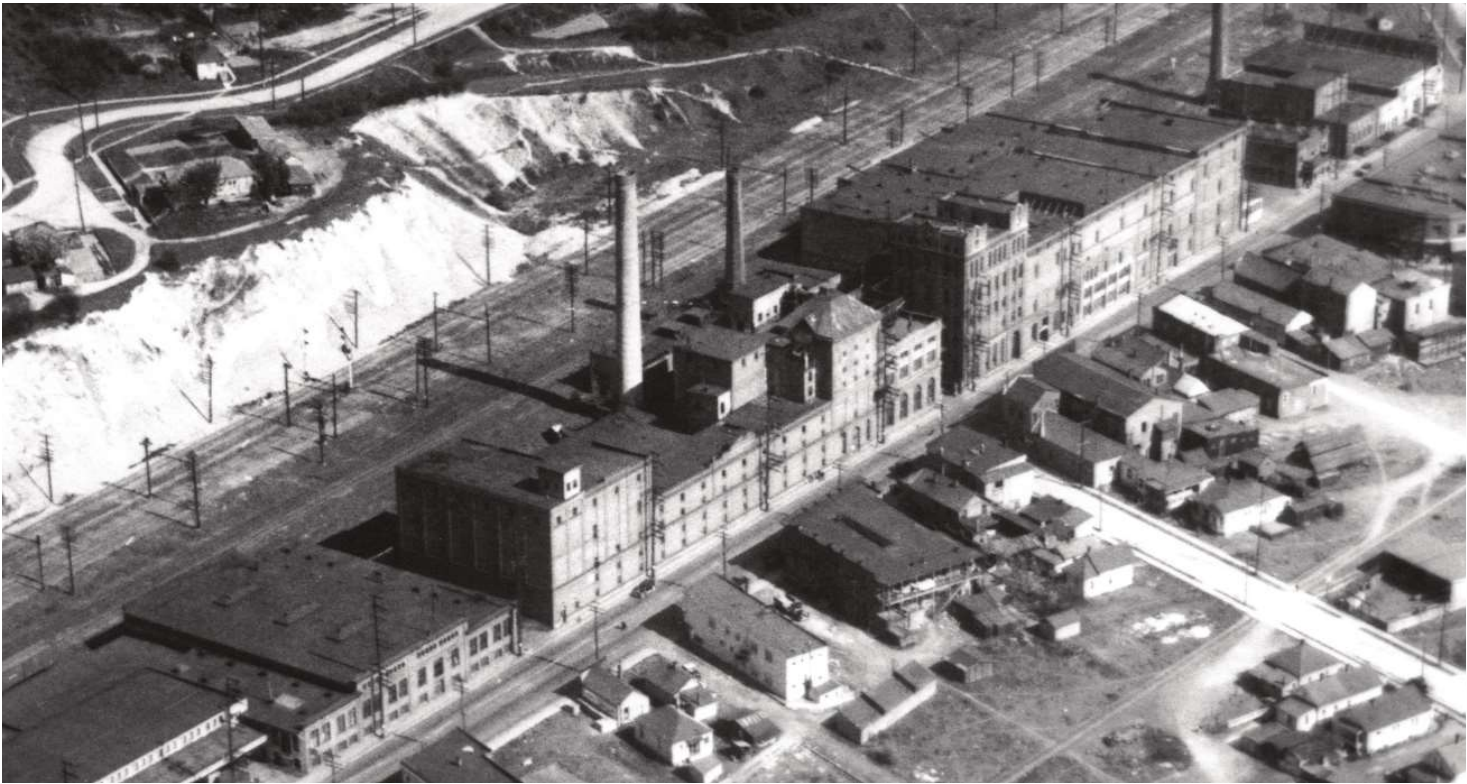
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Project SITE
The property location is south of downtown Seattle and just north of Boeing Field, in the Georgetown neighborhood. The Seattle Brewing & Malting Company is located between Airport Way South (on the west) and the BNSF rail lines (on the east).



The Malt House was the second structure constructed for the new Seattle Brewing & Malting Company (SB&M) flagship brewery. Oscar Beyer, a Chicago Architect specializing in "Breweries, Malt Houses, Elevators, Factories", designed the Malt House in the Richardsonian Romanesque style popular for breweries at the time. The construction is steel, concrete, masonry, and upper-level wood. The Wilkeson Sandstone was quarried in Wilkeson, WA. The clay for bricks was from the neighboring hillsides and the riverbeds of the Duwamish. With the completion of the Malt House in 1903, the SB&M facility became one of the largest breweries in the West. When initially constructed, the Malt House included (from north to south) a barley elevator, grain storage, malt kiln, malt elevator, machine house/engine room, and boiler room. An open courtyard on the southwest corner opposite the Brew House included the Lady Rainier statue/fountain. With the expansion of the Malt House in 1912, the courtyard was infilled for a new machine shop with hop storage above. The statue was affixed to the top of the machine shop parapet until its relocation c.1949. The grain storage and elevators were initially four to six stories in height, but most of the upper height was removed during the late 40s, 50s, and 60s. It is unknown when the concrete block wall was added east of the grain storage. It was likely part of this reduction in height and footprint of the grain storage during this time. The Malt kiln lost its iconic roof and chimney by 1966. The south structures are more ornate with large, arched, stained glass windows, stepped parapets, and a large brick stack. They are mostly intact and provide a stylistic connection to the Brew House next door which predates the Malt House by one year. Character defining features of the Malt House include the red brick masonry, rusticated sandstone detailing, the stone signs identifying the different portions of the building, the decorative parapets (where remaining), expansive continuous façade on Airport Way S with limited window openings, and the more ornate facades with large windows on the south end of the building.

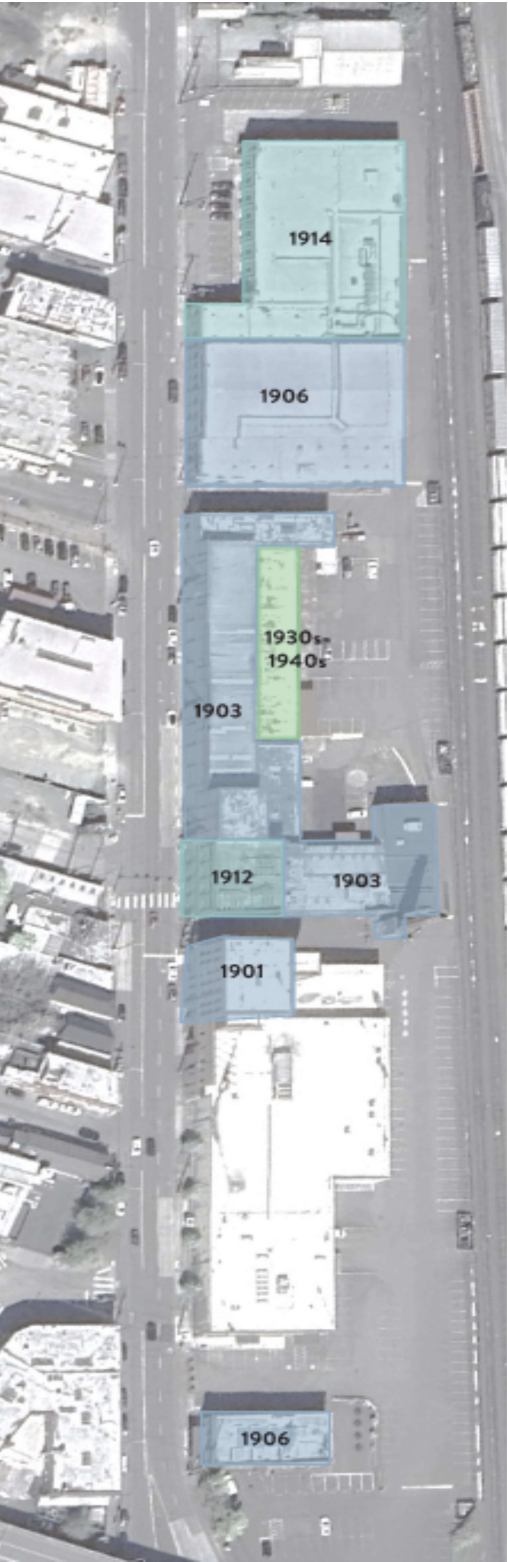


Georgetown Development Timeline

Pre-1850s	The area is home to the Duwamish people.
1850-1890s	First European-American settlers arrive and place claims in the Duwamish River area. Crops including hops are grown in the fertile soil. German and Belgian immigrants begin breweries in the area. Railroads and streetcars connect Georgetown to Seattle and the rest of the country.
1893	Seattle Brewing and Malting Company created by consolidating 3 existing breweries (Claussen-Sweeney Brewery - at site of brew house tower, Alfred Braun Brewery - further south, Bayview Brewery - site of other Rainier Brewery) All existing brewery locations continued producing as branches of SB&M.
1900s	Georgetown is incorporated as a city to protect the booming brewing industry and related businesses. Georgetown becomes a major stop for the railway leading to even more growth. John Muller, superintendent of SB&M is elected first Mayor of Georgetown. A steam plant is constructed to serve the railroad and brewing industries.
1900s	Construction on the SB&M brewery in Georgetown begins. It becomes one of the largest breweries in the West when it was completed in 1903.
1910s	Georgetown annexed by City of Seattle and has a population of 7,000 residents. City of Seattle begins straightening the Duwamish river. WWI leads to growing anti-German sentiment and hastens the passage of Statewide prohibition in 1916.
1910s	With further additions SB&M became the 6th largest brewery in the world and the largest industrial establishment in the state of Washington. The brewery closes in 1916 due to Prohibition laws in Washington. The buildings are modified for packaging and storing of other products,but much of the buildings are left vacant.
1920s	Nationwide prohibition begins. Georgetown is rezoned as industrial land but workers continue to live in the area and businesses grow to support them.
1930s	Prohibition is repealed nationally. City of Seattle opened a municipal airport in Georgetown and Boeing grew as a major industrial anchor of Georgetown. WWII begins.
1930s	Rainier Brewing returns to Washington but chooses to use the brewery further north on Airport Was S instead of the SB&M Site. The SB&M site is converted to Cold Storage facilities.
1940s	United States enters WWII. Georgetown industry heavily expands to support the war effort. Remaining residential areas in Georgetown rezoned for residential and new housing is opened to provide wartime worker housing. At the end of the war, the wartime workers leave Georgetown.
1940-1950s	A new addition is added to the east side of the General Office Building. Fruit processing building added to south end of Stock House. The Brew house towers are removed.
1950s	Significant declines in the residential population and many neighborhood amenities are shuttered. Seattle’s Comprehensive Plan called for “phasing out” the remaining residential areas in Georgetown.
1960s	Completion of Interstate 5 through the area significantly alters the landscape and local transportation network, creating physical barriers and cutting off the old community with that of south Beacon Hill.
1980s	The business changes ownership. A five alarm fire in the Stock House burned for several days. Six firemen were injured in the blaze fought by 140 firemen from 20 engine companies in what was termed one of the worst fires in 20 years in Seattle. The fire destroyed about 40% of the Stock House and separated the surviving Brew House from the remainder of the Stock House. Subsequent investigations reveal severe damage from prolonged use as an ice house. The entire complex is designated as a Seattle Landmark.
1990s	Georgetown area population is 1,500 residents. This is less than the population of Georgetown in 1900. 12,000 people work there every day.
1990s	Rainier Ice & Cold Storage discontinued ice production.
2000s	Upgrades are made to the remaining SB&M buildings. Spaces within buildings leased to small businesses, storage, artists, etc. An emergency demolition of the remaining Stock House is performed.
2010s	A major rehabilitation and addition to the Brew House is completed. This marks the first major new development on the site in decades. Additional seismic upgrades to the Bottling Plant are completed. Other improvements include tenant amenities and mechanical upgrades.
2020s	Zoning updated in 2023 for SB&M and other properties in the immediate area from Industrial (IG2) to Neighborhood Commercial (NC3-55). This is a “a mixed-use zone where both residential and commercial development are allowed.” This update was part of a multi-year comprehensive review and update of Seattle’s Industrial Zoning.

Seattle Brewing & Malting Company Complex Timeline

1901	Brew House and Stock House Constructed
1902-1903	Malt House Construction
1906	General Office Construction Complete.
1906	Bottling Works completed
1907-1909	Additional floors added to Stock House. 1909 fire destroyed the southern quarter of the building where the beer was kegged. (DEMOLISHED)
1912	Malt House addition - South Machine shop and storage areas. Infilled the courtyard.
1913	Expansion of Ice production infills South courtyard (DEMOLISHED)
1914	Bottling Works expanded to North
1937	Conversion of the Stock House (DEMOLISHED) and portions of the Malt House into Cold Storage facilities.
1949-1970s	Brew House towers removed
1951	Fruit processing building added to south end of Stock House. (DEMOLISHED)
1970s	Addition added to rear of General Office Building. (DEMOLISHED)
1988	Stock House fire. The five alarm fire burned for several days due to sawdust insulation and its lack of windows. Six firemen were injured in the blaze fought by 140 firemen from 20 engine companies in what was termed one of the worst fires in 20 years in Seattle. The fire destroyed about 40% of the Stock House and separated the surviving Brew House from the remainder of the Stock House with a 55’ high freestanding wall with exposed strong back bracing. (STOCK HOUSE WALL REMAINS)
1989	Upper portion of stock house wall removed
1989	Landmark Designation
2002	Office Building exterior ramp and interior railing
2002	Office Building interior railing alterations
2007-2008	Emergency demolition of Stock House. Emergency order issued for “Stock House” requiring repair or demo.
2010	Bottling Plant exterior stairs replacement
2013	Brew House Rehabilitation & Addition (Received Tax Valuation)
2016	Malt House South ramp upgrade
2017	Malt House Mechanical Work
2020	Bottling Plant seismic improvements and tenant amenity improvements.
2023	Remove Addition from east side of General Office





Close up of brick wall



Close up of sandstone plinth

Concerns with Current Conditions

- Degraded Brick and Sandstone
- Poor Pedestrian Connectivity
- Unsafe Pedestrian Sidewalk
- Lack of ADA Accessibility
- Building Layout and Design Unsuitable for most Uses



Usable vs. Unusable Area

- | | |
|--|------------|
| • Total Area of the Malt House Building | 72,466 sf |
| • Amount of Unusable Area | 37,739 sf |
| • % of Unusable Area | 53% |
| • Total Area to be Demolised | 52,209 sf |
| • Amount of Unusable Area to be Demolished | 37,739 sf |
| • % of Area to be Demolished that is Unusable | 72% |
| • Total Usable Area of Seattle Brewing & Malting Co. Complex | 178,476 sf |
| • Total Usable Area being Preserved | 164,006 sf |
| • % of Usable Area being Preserved | 92% |

We are targeting our preservation efforts on areas that are usable while focusing our new structure in areas that are not usable. We are also committed to maintaining the historic character found along Airport Way South.



The original design for drying malts required spaces with proportions that are difficult to re-purpose into new uses, especially the original floor to floor heights



Drying malts required minimal penetrations in the facade. Current standards for re-purposing these spaces into other uses, such as residential, would be limited by the current configuration of windows.



Disconnect between different portions of the building.



The existing configuration of the building has made strategies for providing accessibility through out the structure difficult and not cost effective.



The development of Airport Way has resulted in a narrow sidewalk along the prominent west facade. This condition is further hampered by power poles and other sidewalk appurtenances



The condition of the masonry, both brick and stone, along Airport Way has significant deterioration which is assumed to be occurring due to it's proximity to heavy traffic. The usability of the sidewalk is hampered by the location of the west facade in relation to the curb providing sub-optimal. The sidewalk width is further reduced by street appurtenances.



Airport Way through this portion of Georgetown has become a destination for restaurants and shops. The current configuration and condition of the west facade of the Malt House is not conducive to adding to the vibrancy and activity of this area.



The Seattle area, and more importantly, the Georgetown area, has a lack of residential options that add to the livability and vibrancy of this area.

SITE ANALYSIS: EXISTING SURVEY

Total Parcel	
Number	3466800063
Address	5900-6000 Airport Way, Seattle, WA
Lot Size	1.7 Acres
Area	75,181 SF





PROPOSED MASSING ENVELOPE



MAXIMUM MASSING ENVELOPE

SITE ANALYSIS: ZONING ENVELOPE

Current Project Area: 112,569 SF

FAR:
Maximum: 3.75 282,150 SF Max
Maximum +2.0 add: 5.75 432,630 SF Max

Additional FAR:
23.47A.009.J.1
Up to 1.0 FAR additional if the lot includes an arts facility or community club or center of at least 2,000 SF

23.47A.009.J.2
Up to 1.0 FAR additional if the lot includes a Landmark structure.

HEIGHT LIMIT: 55' Max
23.47A.012

ADDITIONAL HEIGHT: +15' for rooftop Common Recreation Areas (limited to 30% of roof area). Potential for rooftop amenity.
23.47A.012.C.4

ADDITIONAL HEIGHT: +10' for any development that gains additional FAR for an arts space or historic preservation
23.47A.013

Airport Way South Facade

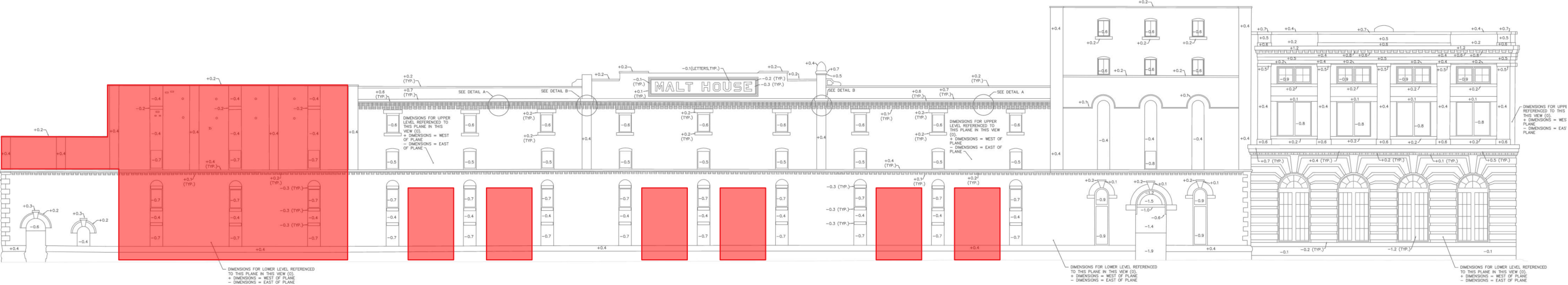
Existing Area of Facade ~14,465 SF
Area of Facade Retained ~10,865 SF

% of Area Retained 75%

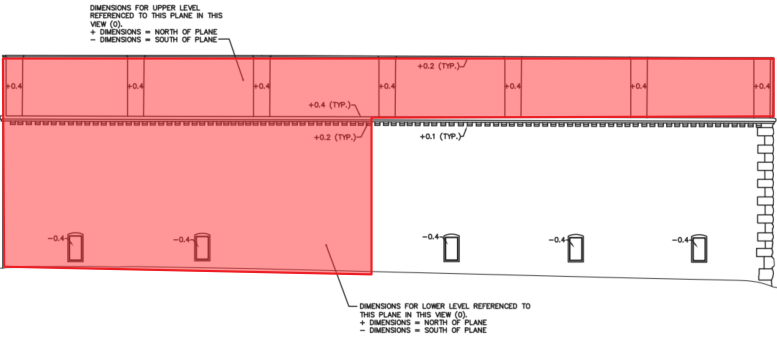
Alley Facade

Existing Area of Facade ~2,840 SF
Area of Facade Retained ~1,120 SF

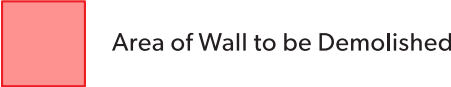
% of Area Retained 40%



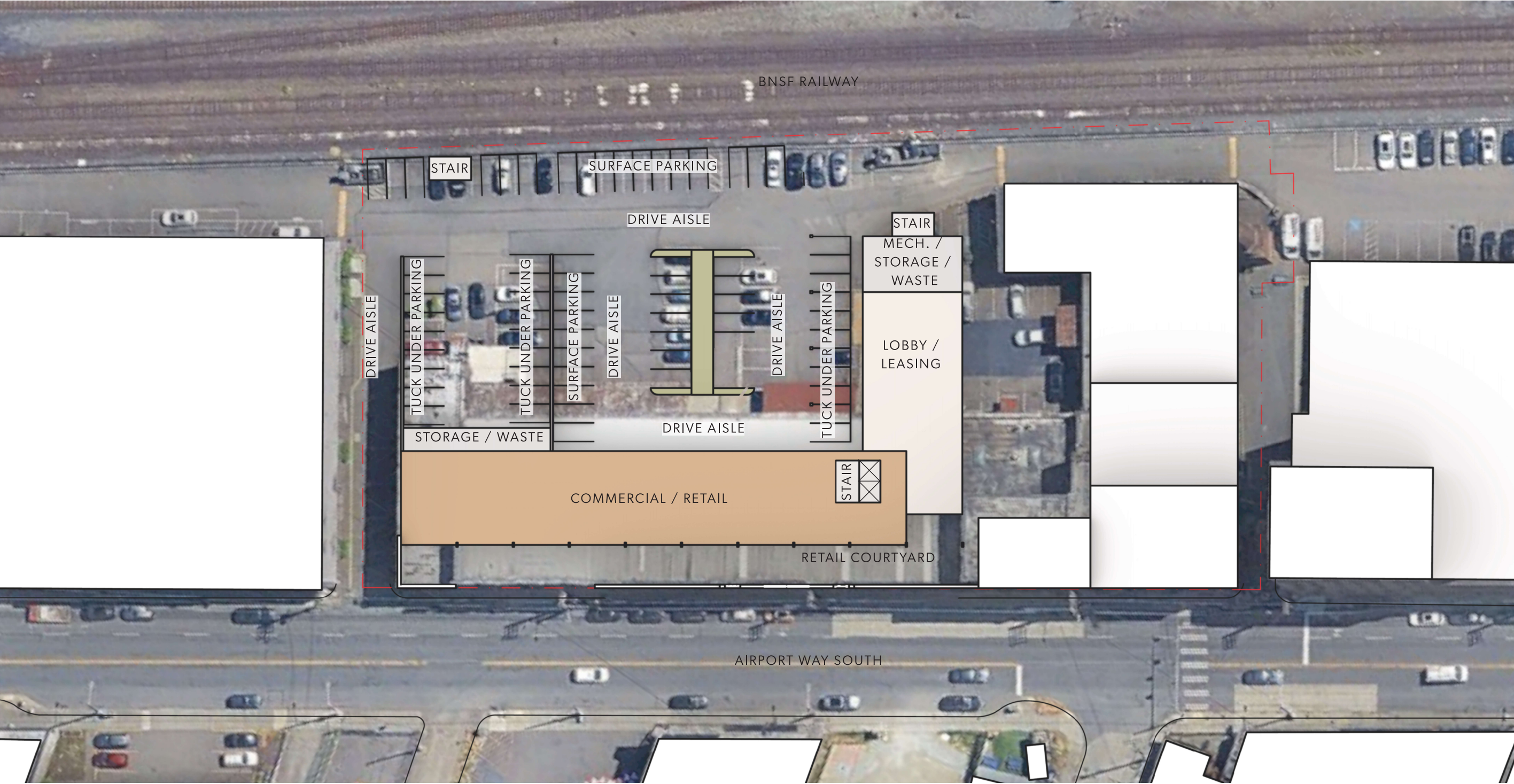
WEST FACADE



NORTH FACADE



MASSING OPTION



MASSING OPTION



MASSING OPTION





RENDERING



RENDERING



RENDERING