

THE RAINIER COLD STORAGE AND ICE/SEATTLE
BREWING AND MALTING COMPANY BUILDING

General Offices Building



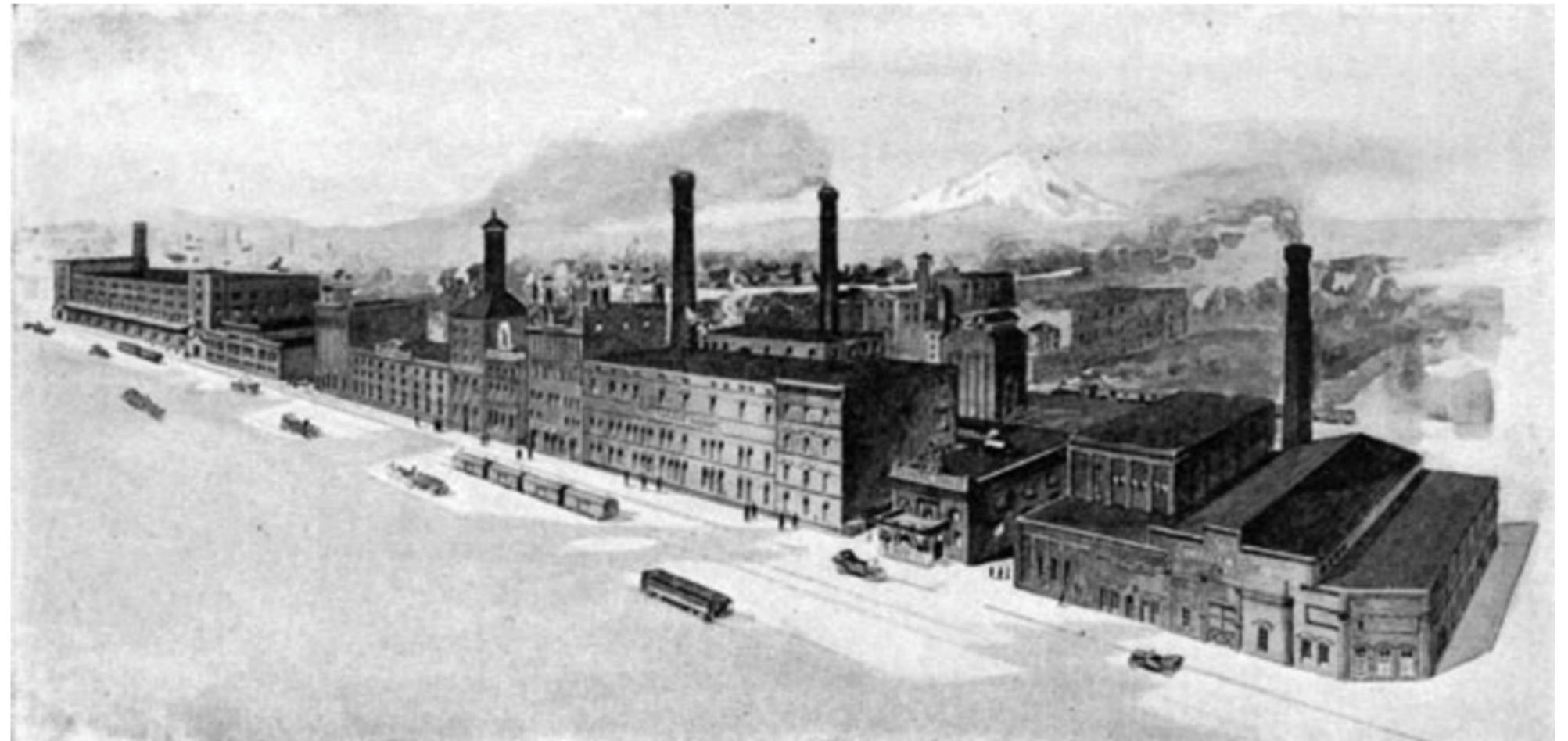
1. PROJECT OBJECTIVES

2. BUILDING HISTORY

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4. DESIGN PROPOSAL

- NEW OFFICE PARTITIONS
- LED PENDANT LIGHTING
- RADIATOR REMOVAL
- DOOR REMOVAL/INFILL
- ROOM SIGNAGE INSTALLATION
- WOOD FLOORING REFINISHING



GENERAL OFFICE-PROJECT OBJECTIVES

PROJECT SCOPE

This project involves limited interior improvements to accommodate office use within the landmark-designated Seattle Brewing & Malting Company General Offices building. All proposed work is designed to be reversible and consistent with the Secretary of the Interior's Standards for Rehabilitation.

Scope of Work Includes:

- Install new office partitions within the main hall.
- Replace existing light fixtures with new LED pendants utilizing existing surface mounted conduit.
- Remove existing non-functional cast iron radiators.
- Remove one existing interior door and infill opening to match adjacent finishes.
- Install wall mounted room identification signage.
- Retain and refinish existing wood flooring in the main hall, matching the existing stain.

All work designed to be reversible with no attachment through historic wood elements

GENERAL OFFICE-BUILDING HISTORY

PROPERTY DATA

Property Name: The Rainier Cold Storage an Ice/Seattle Brewing and Malting Company Building (General Offices)

Site Address: 6010 Airport Way S

Tax Accessor's File No: 792510-0010

Construction Date: 1910

Original Architect: Unknown

Original Builder: Henry Lohse Sr. & Henry Lohse Jr.

Landmark Designation: 1993 (Ordinance 116973)



GENERAL OFFICE-BUILDING HISTORY

SUMMARY

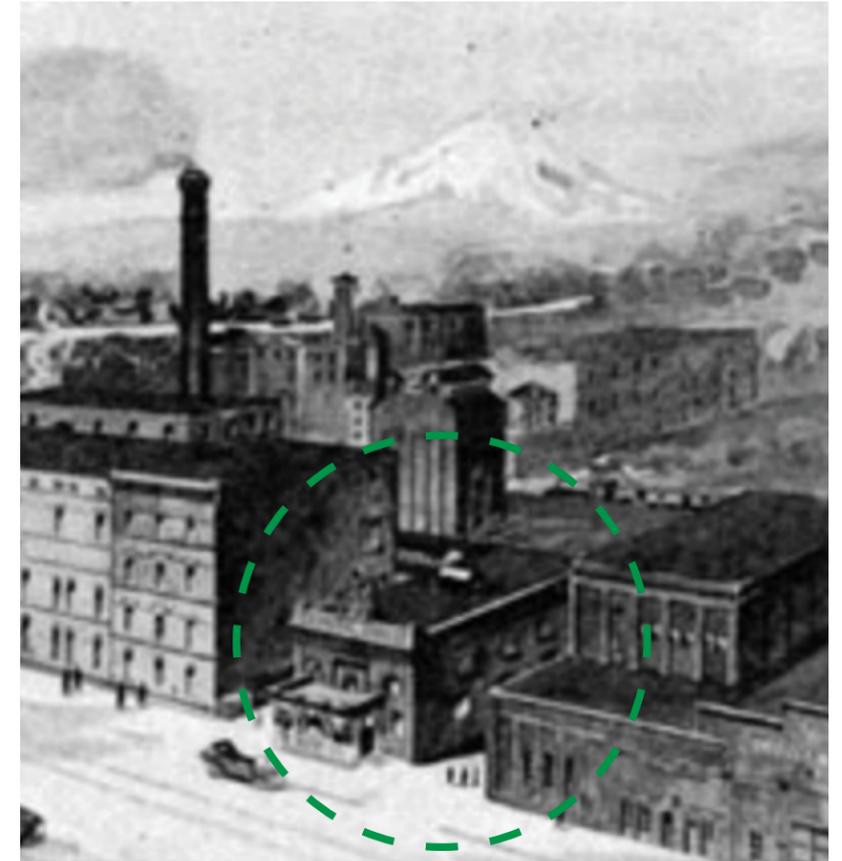
DESCRIPTION

The General Offices building is part of the former Seattle Brewing & Malting Company complex, located along Airport Way South. Its red brick façade and arched window openings exemplify the early 20th-century civic-industrial character of the period. In contrast to the adjacent production facilities, the General Office Building is architecturally more refined than adjacent production facilities.

Inside, the main hall features a mezzanine level that overlooks an open central space, supported by substantial ceiling beams crafted from stained and carved wood. The interior is adorned with original wood wainscoting, paneled doors, and decorative trim, all of which showcase a high level of craftsmanship. These elements create a richly finished interior that stands in stark contrast to the utilitarian nature of the surrounding brewery structures, emphasizing the building's historical role as the executive and operational center of the complex.

Originally part of the Seattle Brewing & Malting Company's Georgetown facility, the General Offices building was constructed during a major expansion of the brewery between 1901 and 1912. At its peak, the complex became the largest brewery on the West Coast and a dominant industrial force in the region. The building featured brick construction with segmental-arched windows, heavy pilasters, and various brewery-specific structures, including a brew house, malt house with a smokestack, bottling plant, and extensive stockhouse.

After the brewery operations ceased due to statewide Prohibition in 1916, the site was repurposed for cold storage and remained in use for much of the 20th century. Designated a Seattle Historic Landmark in 1993, the General Offices building is a well-preserved example of early 20th-century industrial architecture, representing both the city's brewing heritage and the development of Georgetown as a working-class industrial district. All proposed improvements are designed to respect and maintain the building's character-defining features.



GENERAL OFFICE-EXISTING CONDITIONS

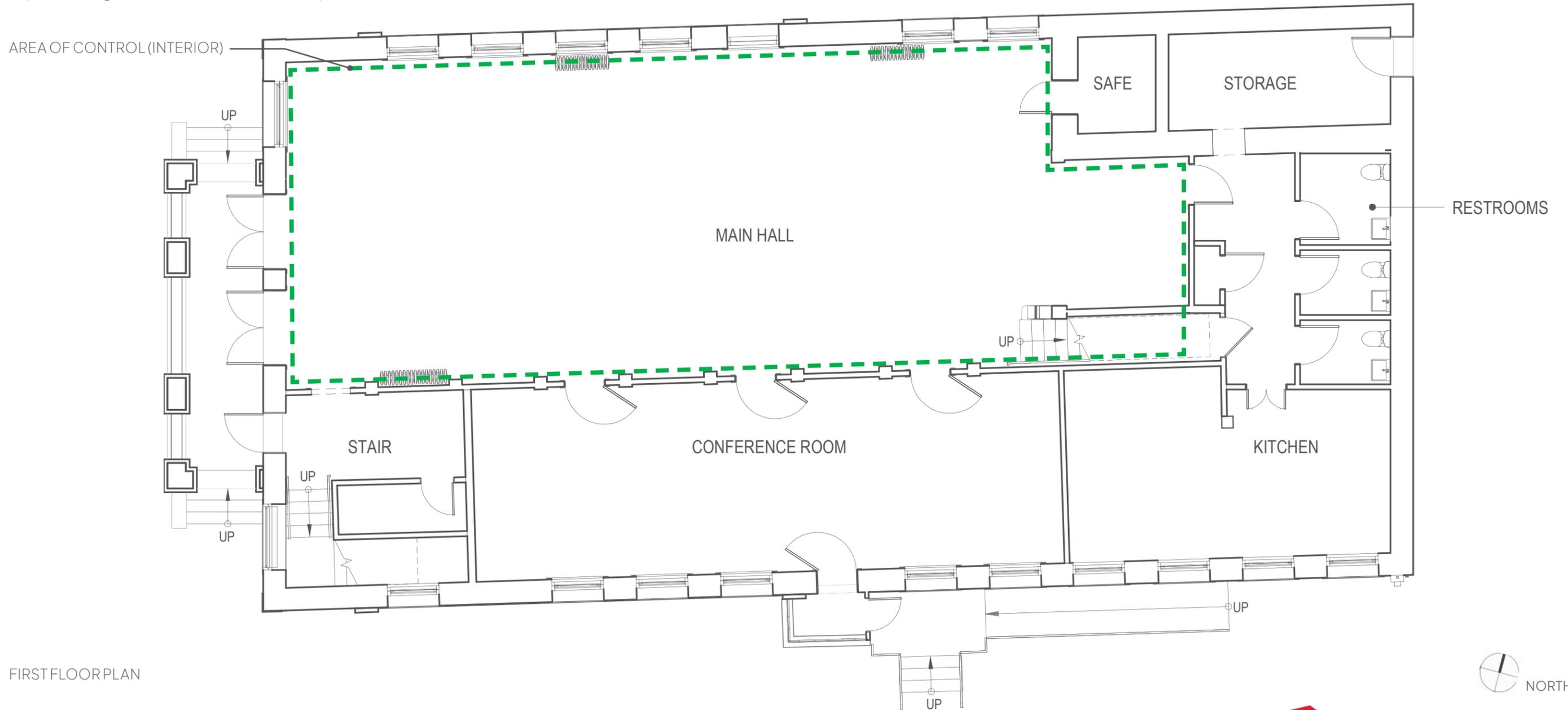
EXISTING DRAWINGS & AREA OF CONTROL

AREA OF CONTROL

The Area of Control for the General Offices building applies to both the exterior and specific interior features designated under the Seattle Landmarks ordinance. This includes:

Exterior Control: All elevations of the General Offices building, including masonry walls, arched window openings, primary entry doors, and architectural trim.

Interior Control: The main hall interior, including original wood wainscot, paneled doors, carved ceiling beams, decorative trim, and spatial configuration of the mezzanine and open hall.

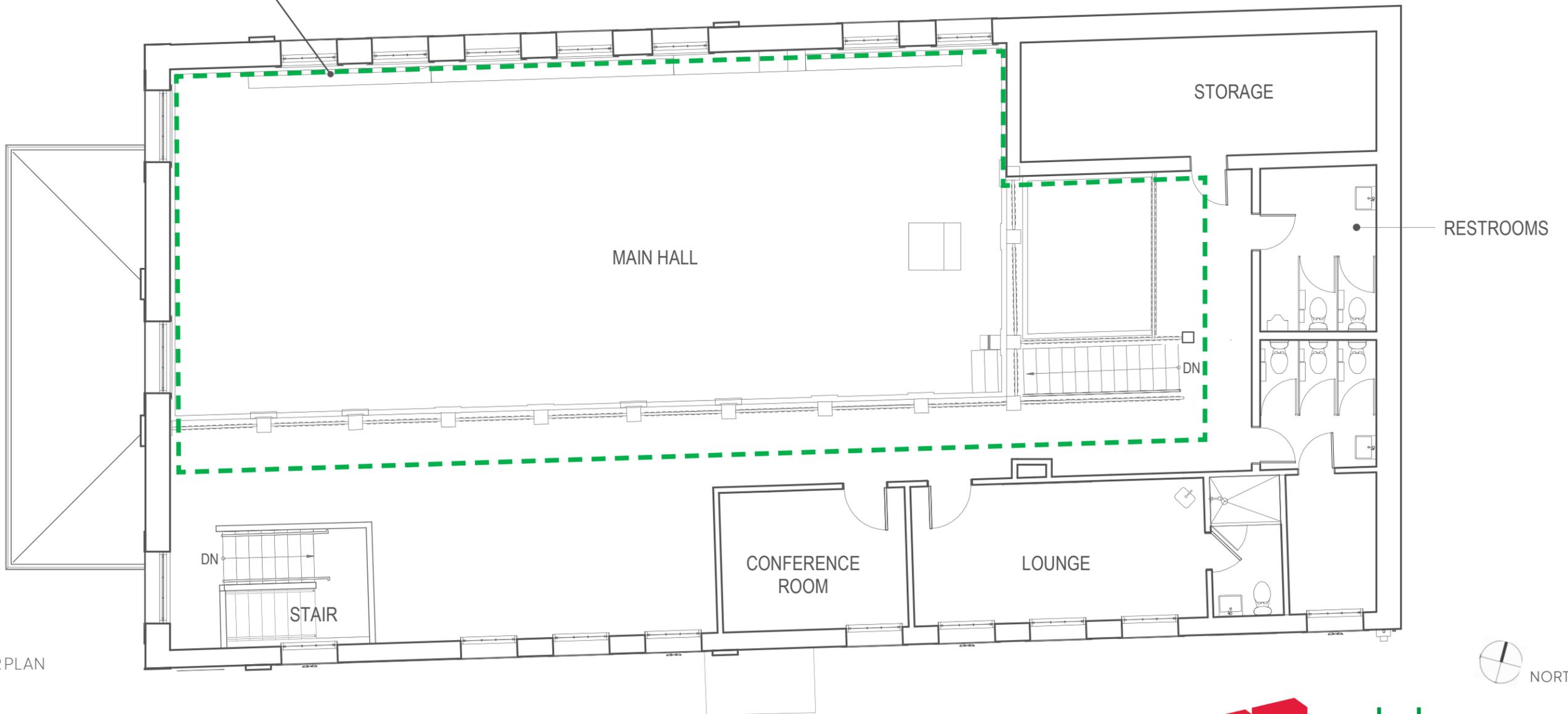


FIRST FLOOR PLAN

GENERAL OFFICE-EXISTING CONDITIONS

EXISTING DRAWINGS & AREA OF CONTROL

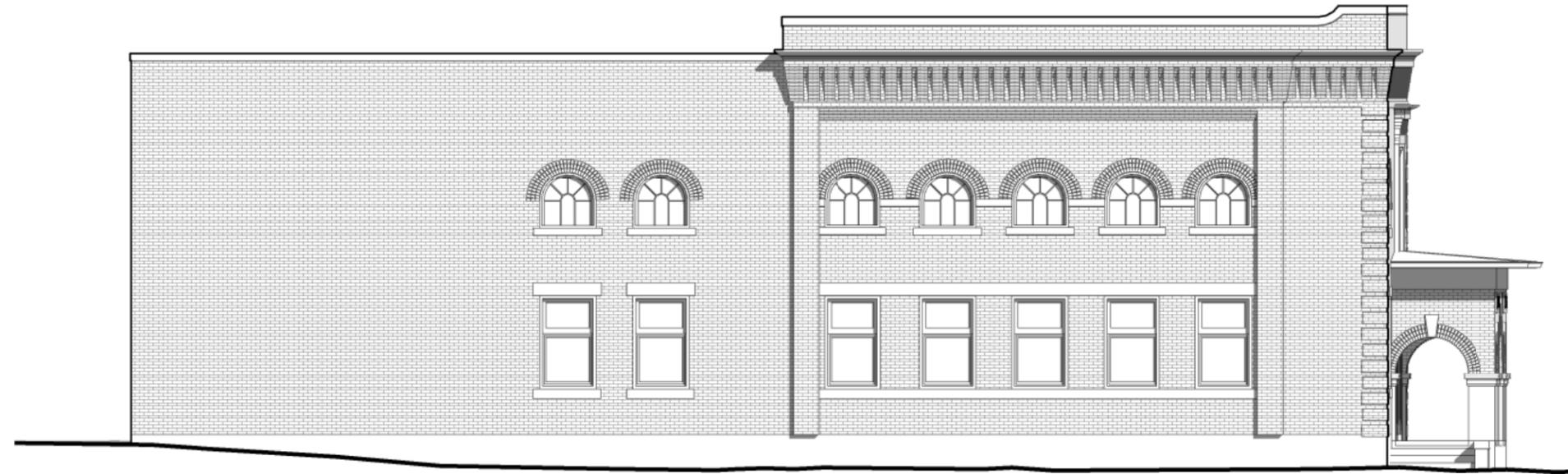
AREA OF CONTROL (INTERIOR)



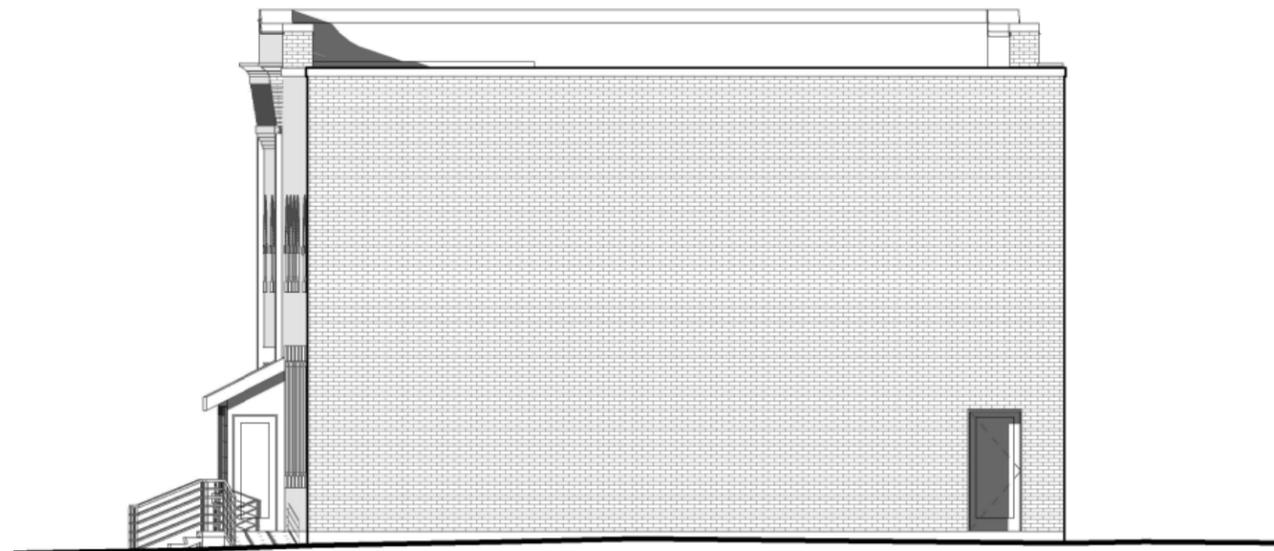
SECOND FLOOR PLAN

GENERAL OFFICE-EXISTING CONDITIONS

EXISTING DRAWINGS



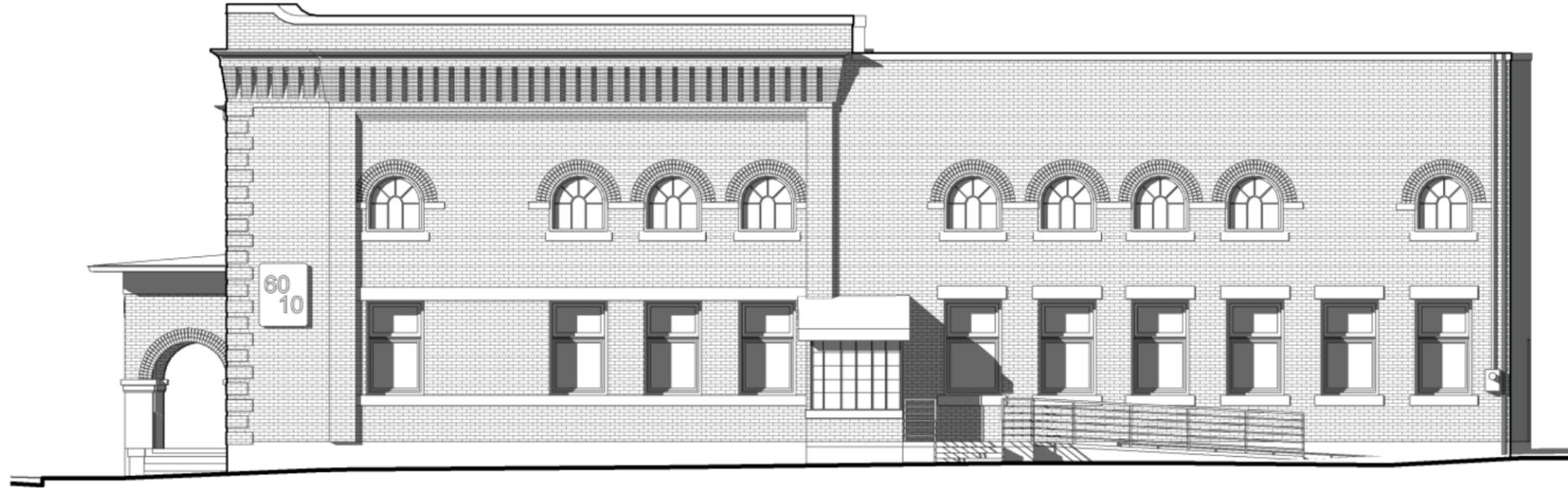
NORTHELEVATION



EAST ELEVATION

GENERAL OFFICE-EXISTING CONDITIONS

EXISTING DRAWINGS



SOUTH ELEVATION



WEST ELEVATION

GENERAL OFFICE-EXISTING CONDITIONS

EXISTING PHOTOS-EXTERIOR



WEST ELEVATION FROM AIRPORT WAY



SOUTH ELEVATION FROM ADJACENT PARKING LOT



NORTH ELEVATION FROM NORTHWEST CORNER OF SITE



MAIN ENTRY DOORS FROM NORTH

GENERAL OFFICE-EXISTING CONDITIONS

EXISTING PHOTOS-INTERIOR



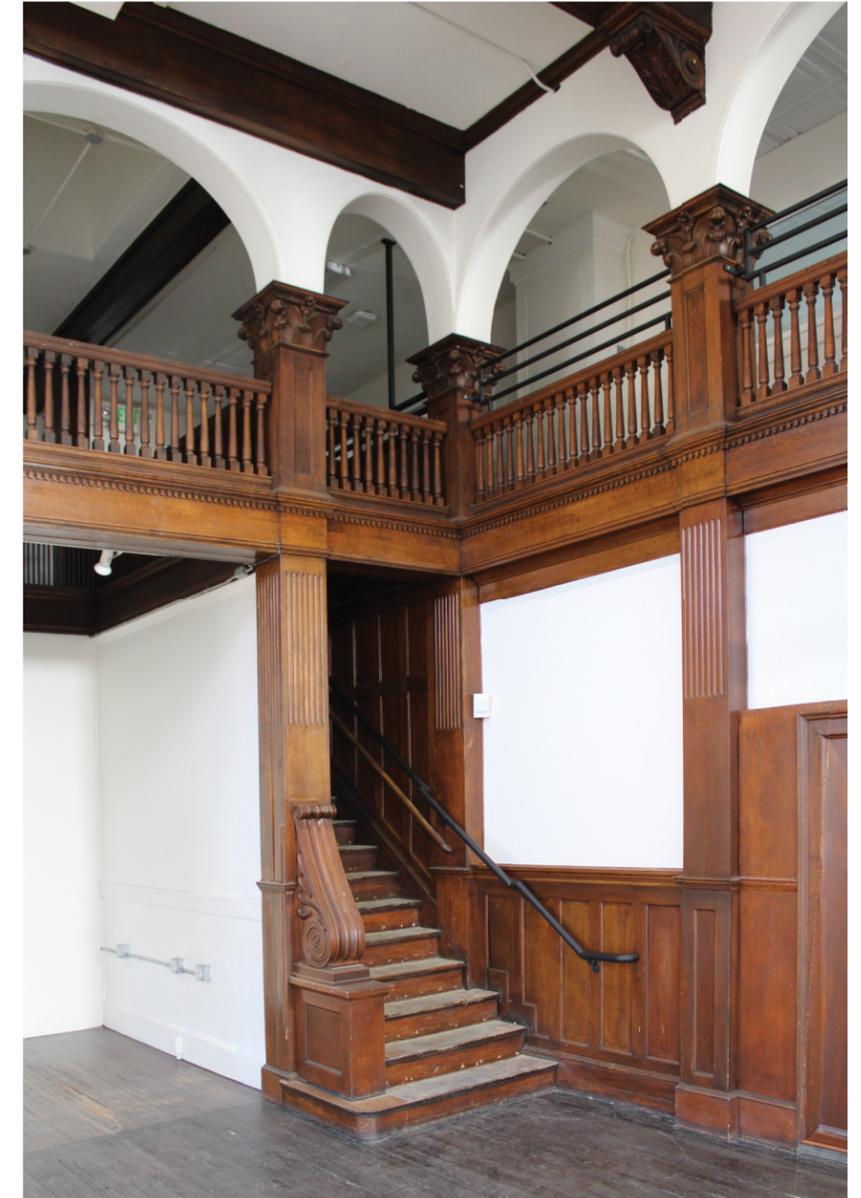
MAIN HALL LOOKING EAST



MAIN HALL AND ENTRY DOORS LOOKING WEST



MAIN HALL WINDOWS ALONG NORTH WALL



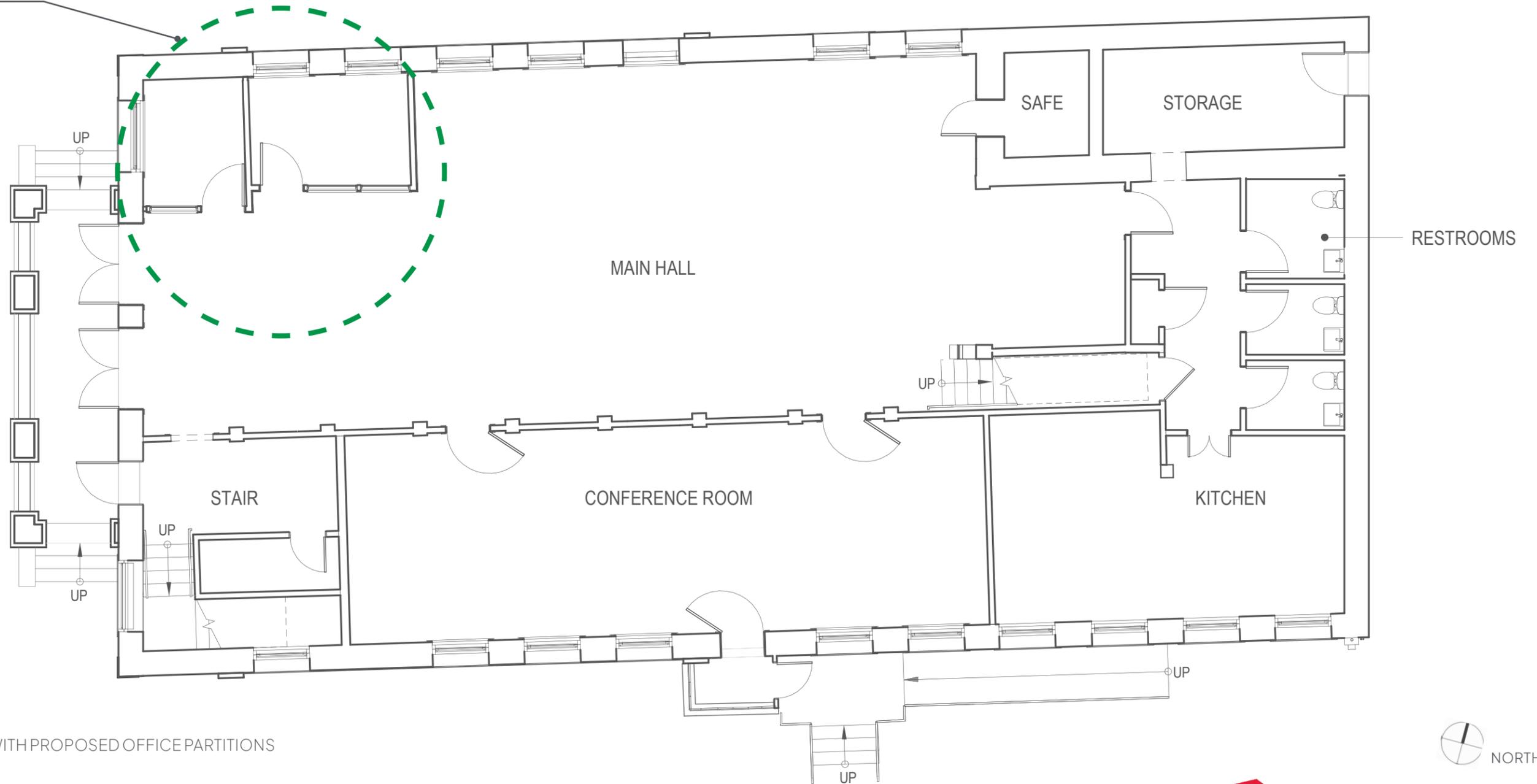
MAIN STAIR IN SOUTHEAST CORNER OF MAIN HALL

GENERAL OFFICE-DESIGN PROPOSAL

OFFICE PARTITIONS

OFFICE PARTITIONS

The proposed office partitions within the main hall will be constructed with light gauge metal framing and gypsum wall board. The design includes a painted wood door with lite and adjacent windows. Trim elements are introduced to create a visual connection to the historic context; however, all new trim and assemblies will be painted to maintain a clear distinction between new and existing construction. Partition heights will stop above the top of the existing windows and below the horizontal wood trim to maintain separation from historic features. A detail showing the partition interface with the existing wall has been included. No attachments will occur through the existing woodwork, and all work will remain fully reversible to avoid permanent impacts to historic materials.



FIRST FLOOR PLAN WITH PROPOSED OFFICE PARTITIONS

GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - OFFICE PARTITIONS



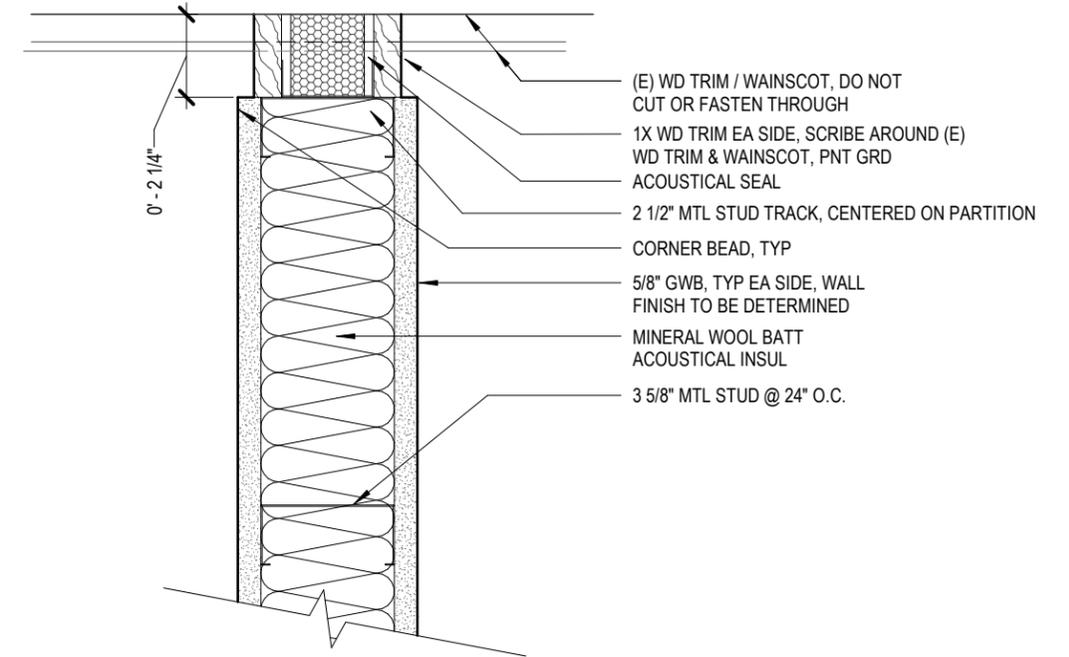
MAIN HALL PERSPECTIVE LOOKING FROM THE MAIN ENTRY

GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - OFFICE PARTITIONS

MAIN HALL PERSPECTIVE LOOKING TOWARDS THE MAIN ENTRY

Proposed light framed office partitions within the main hall, constructed of light gauge metal framing and gypsum wall board with painted wood doors, lites, and trim. Partitions are set below the horizontal wood trim and clear of historic features, maintaining a distinct separation between new and existing construction. **Workstations and furniture shown are loose elements provided for context only and do not impact the historic interior.**



PARTITION INTERFACE WITH THE EXISTING WALL



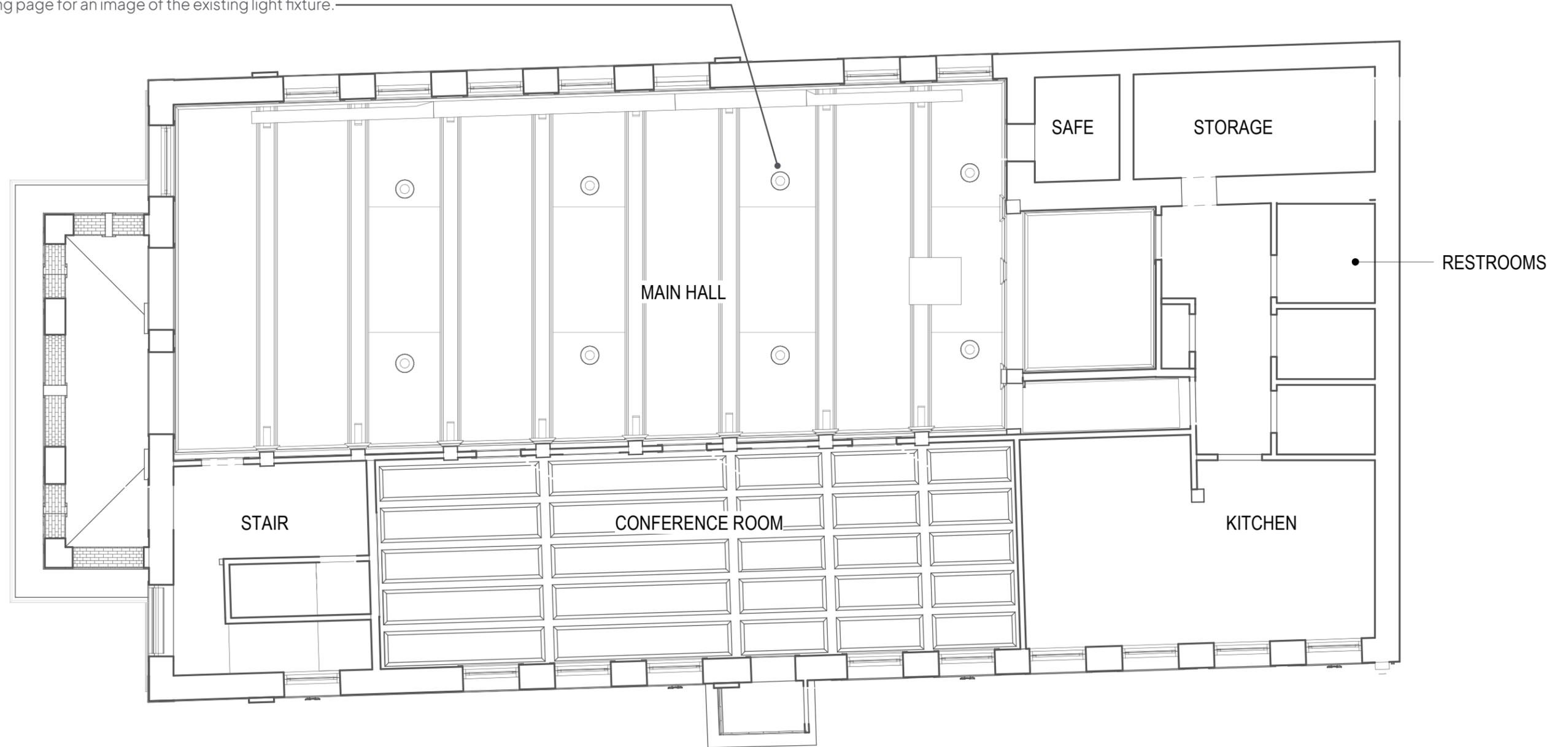
PROPOSED PAINT COLOR OF INTERIOR PARTITIONS

GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - LIGHT FIXTURE REPLACEMENT

EXISTING LIGHT FIXTURES

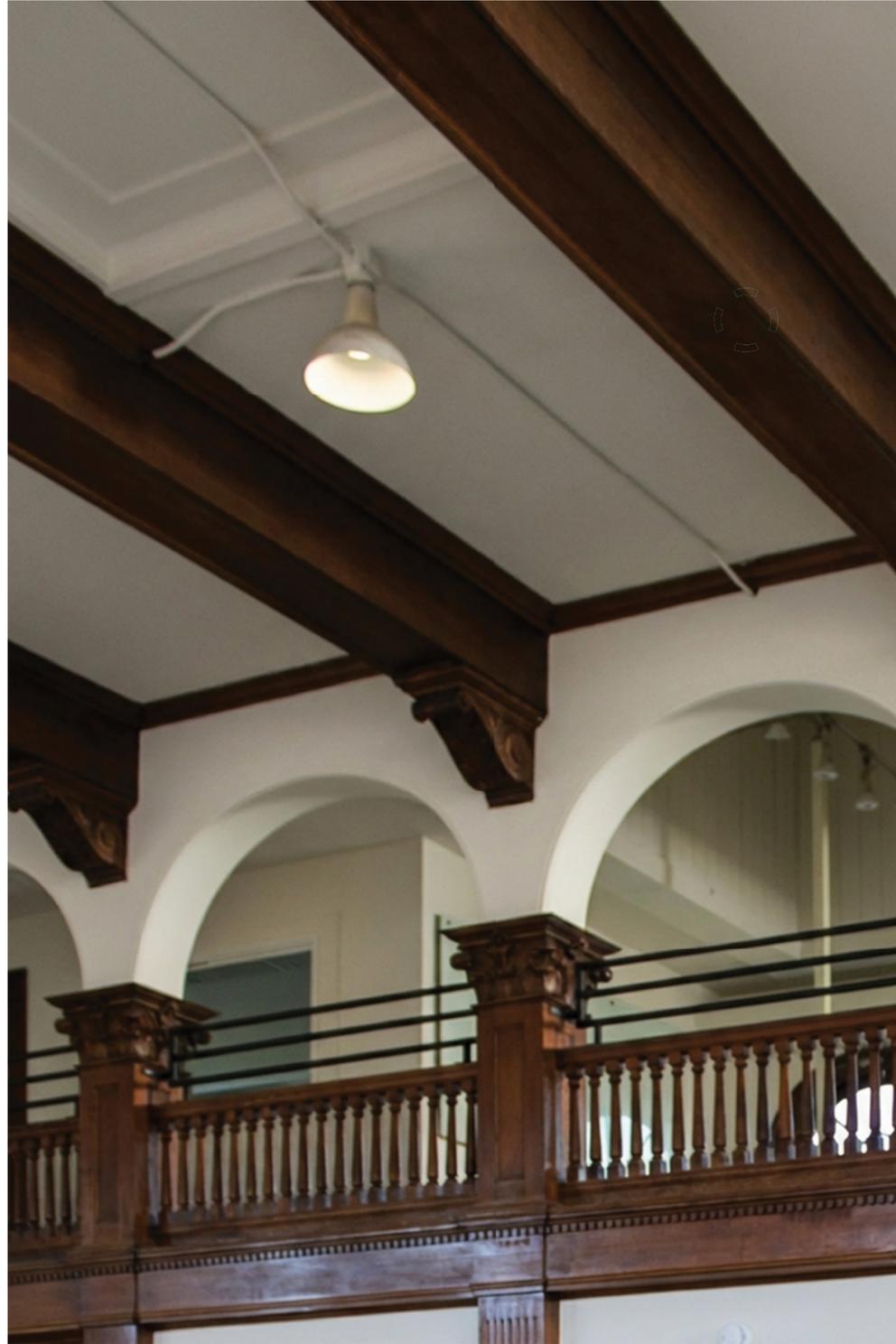
Existing light fixtures are surface mounted units approximately 14 inches in diameter, extending approximately 18 inches below the ceiling. Fixtures are powered by exposed surface mounted conduit. Each fixture includes a white metal porcelain shade. Refer to the following page for an image of the existing light fixture.



FIRST FLOOR REFLECTED CEILING PLAN WITH EXISTING LIGHT FIXTURES

GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - LIGHT FIXTURE REPLACEMENT



EXISTING SURFACE MOUNTED LIGHT FIXTURE.



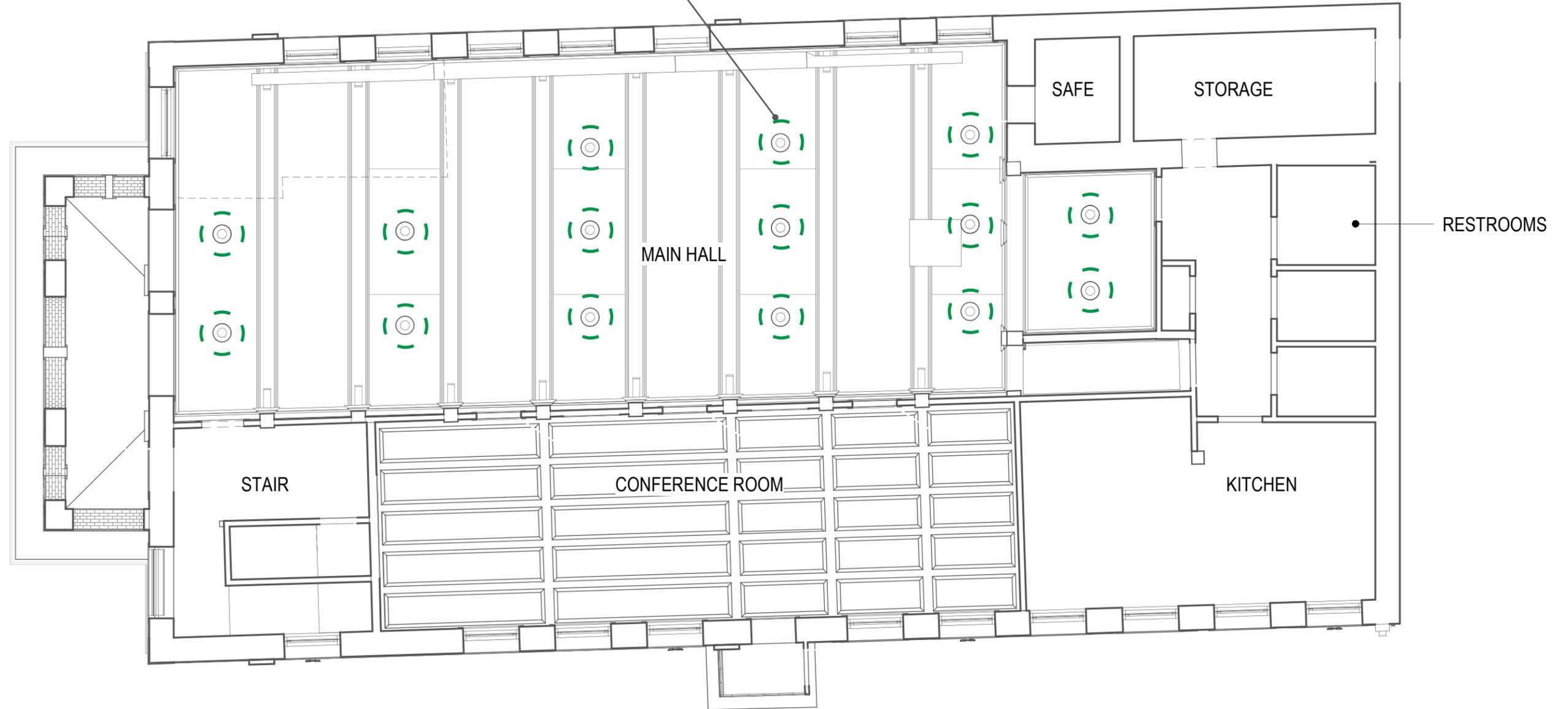
EXISTING LIGHT FIXTURE ILLUSTRATING SIZE, SHADE, AND MOUNTING CONDITION.

GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - LIGHT FIXTURE REPLACEMENT

PROPOSED LIGHT FIXTURES

Proposed light fixtures will replace the existing surface mounted units with round pendant fixtures approximately 15 inches in diameter, suspended approximately 4 feet below the ceiling. Fixtures will include a white shade. New fixtures will be located at the existing fixture locations, with an additional row introduced between the existing rows to improve illumination at the desk surface. Existing surface mounted conduit pathways will be utilized for power. Refer to the following page for a rendering and detail image of the proposed light fixture.



FIRST FLOOR REFLECTED CEILING PLAN WITH PROPOSED LIGHT FIXTURES

GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - LIGHT FIXTURES



MAIN HALL PERSPECTIVE LOOKING TOWARDS THE MAIN ENTRY



LINEAR PENDANT LIGHT FIXTURES

Round pendant light fixtures approximately 15 inches in diameter, suspended approximately 4 feet below the ceiling. Fixtures to include a white shade.

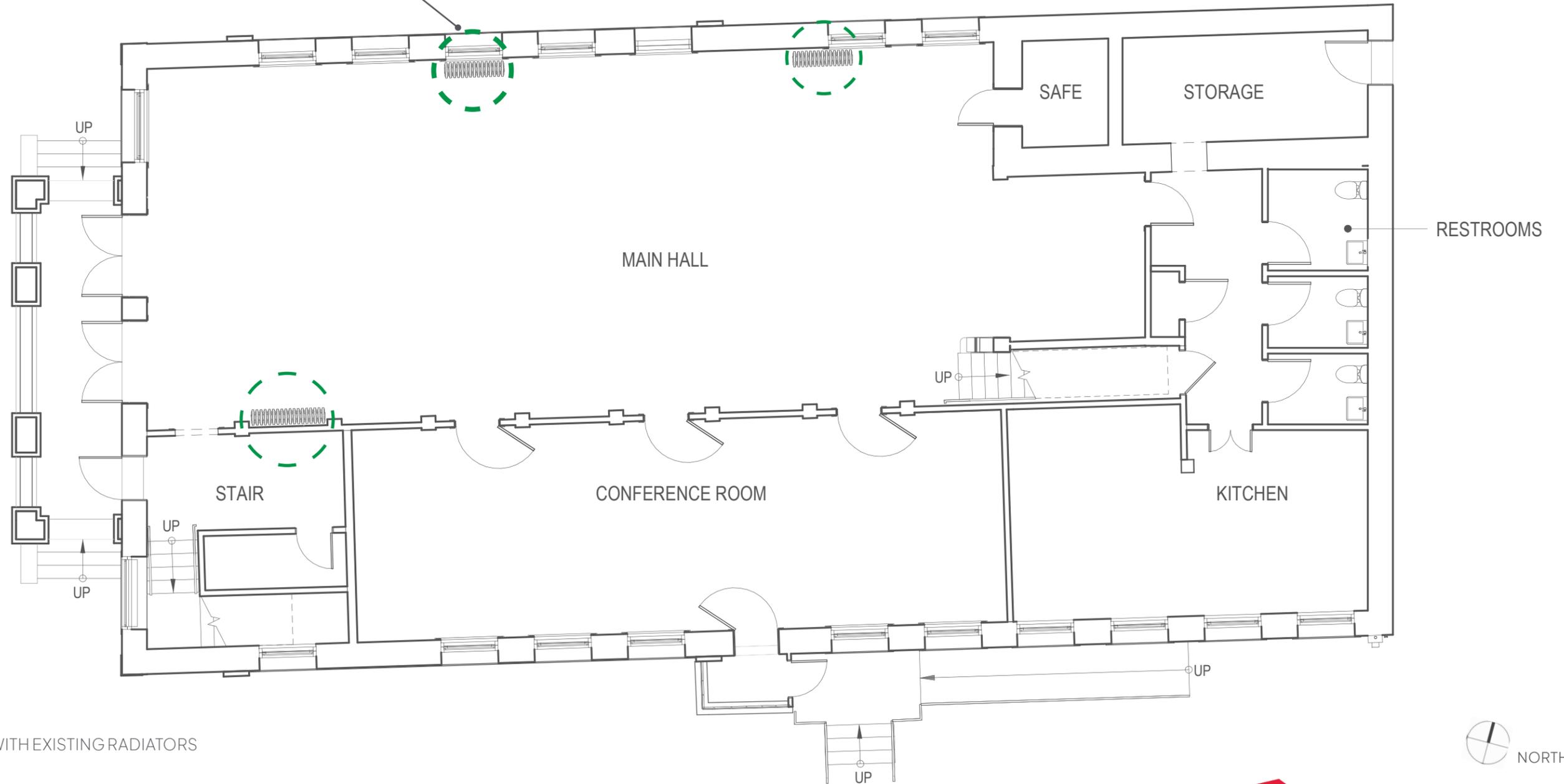
FIXTURE DETAIL SHOWING SCALE AND HOUSING.

GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - REMOVAL OF ABANDONED RADIATORS

PROPOSED REMOVAL OF ABANDONED RADIATORS

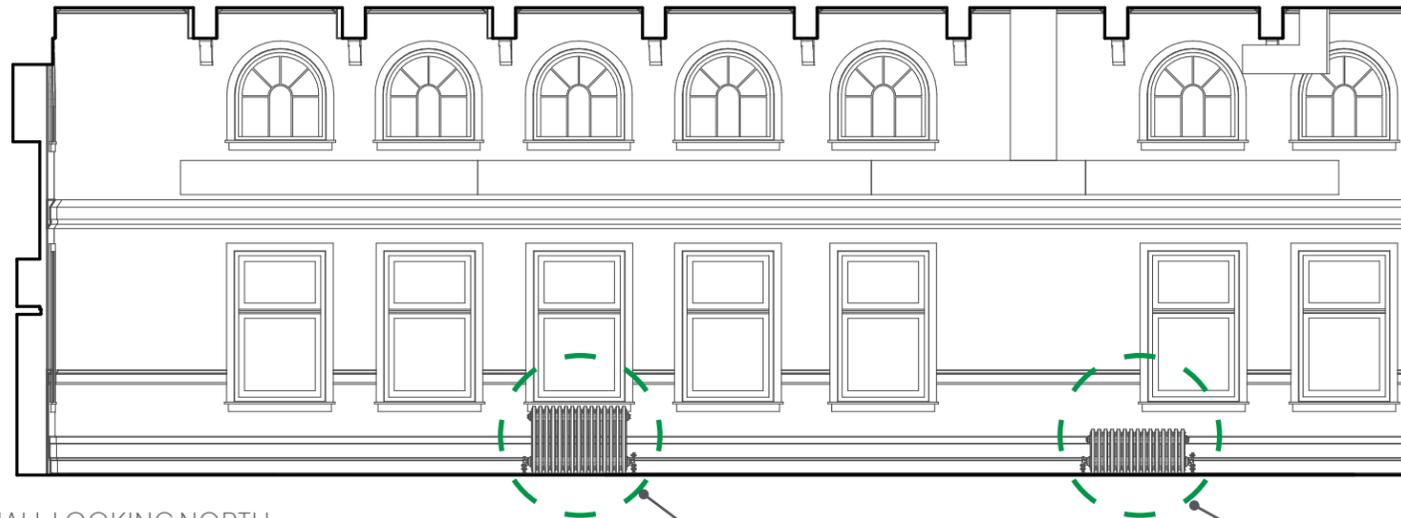
The proposal includes removal of three existing cast iron radiators that are currently abandoned and non-functional. Removal will increase usable floor area for desk placement and allow the existing wood wainscot currently concealed behind the radiators to be fully visible. Refer to the following pages for interior elevations of the north and south walls illustrating the elevation relationships, as well as photographs of the existing radiators and images showing conditions with the radiators removed.



FIRST FLOOR PLAN WITH EXISTING RADIATORS

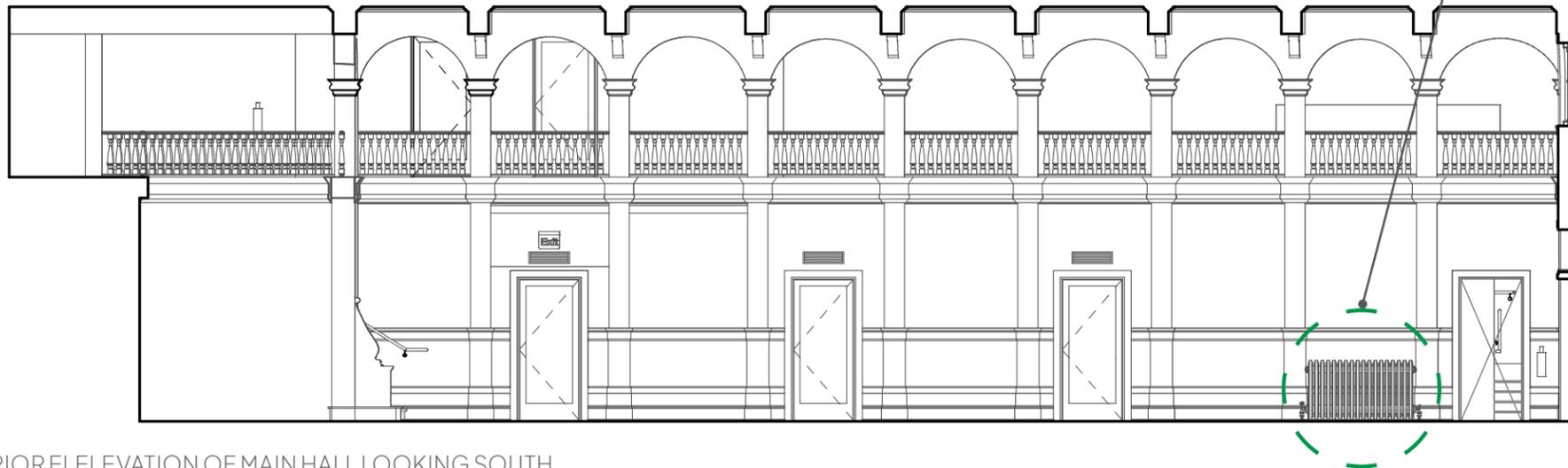
GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - REMOVAL OF ABANDONED RADIATORS



INTERIOR ELEVATION OF MAIN HALL LOOKING NORTH

EXISTING RADIATORS
Existing abandoned radiator at north and south walls. To be removed to expose wood wainscot and increase usable floor area.



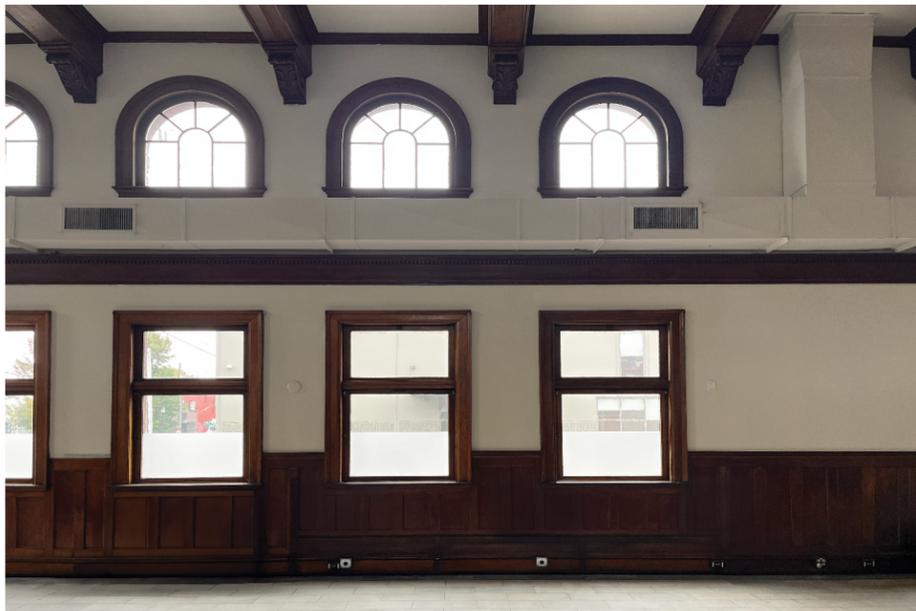
INTERIOR ELEVATION OF MAIN HALL LOOKING SOUTH

GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - REMOVAL OF ABANDONED RADIATORS



EXISTING NON-FUNCTIONAL CAST IRON RADIATOR AT MAIN HALL WALL.



EXISTING RADIATOR CONDITION AND VIEW WITH RADIATOR REMOVED FOR COMPARISON.

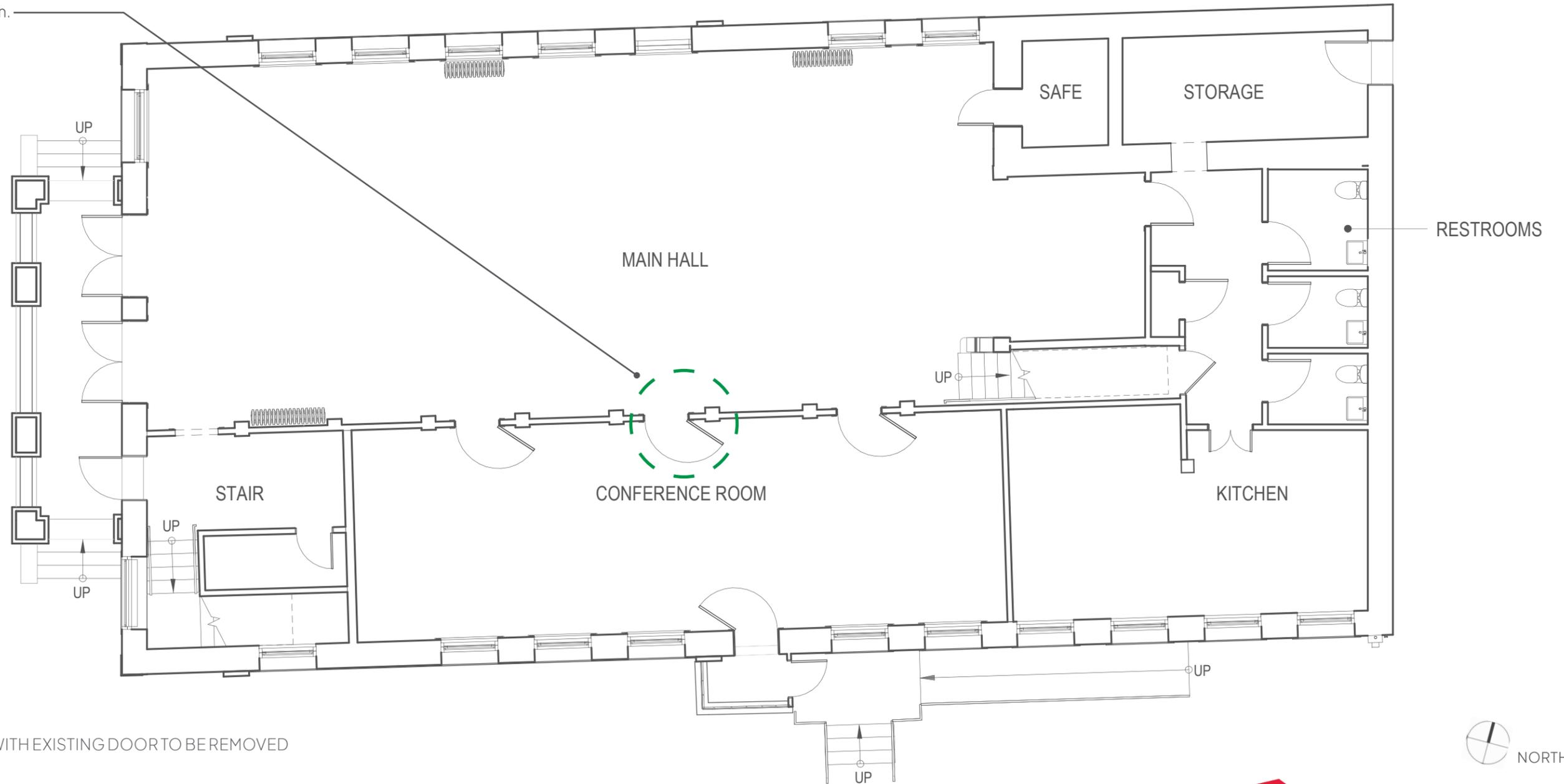


GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - REMOVAL OF EXISTING DOOR

PROPOSED REMOVAL OF EXISTING DOOR

The proposal includes removal of one existing door to the adjacent conference room to reduce the number of entries from three to two. The existing mechanical register located above the door will also be removed. The door opening will be infilled to match adjacent wall finishes, and the existing wood wainscot will be extended across the infill to create a continuous condition so the alteration reads as if no opening previously existed. Refer to the following page for interior elevations and photographs illustrating the existing door and the proposed infill condition.



FIRST FLOOR PLAN WITH EXISTING DOOR TO BE REMOVED

GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - REMOVAL OF EXISTING DOOR



INTERIORELEVATION SHOWING EXISTING CONFERENCE ROOM DOOR



INTERIORELEVATION SHOWING REMOVAL OF DOOR AND MECHANICAL

GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - REMOVAL OF EXISTING DOOR



EXISTING CONFERENCE ROOM DOOR WITH MECHANICAL REGISTER ABOVE.



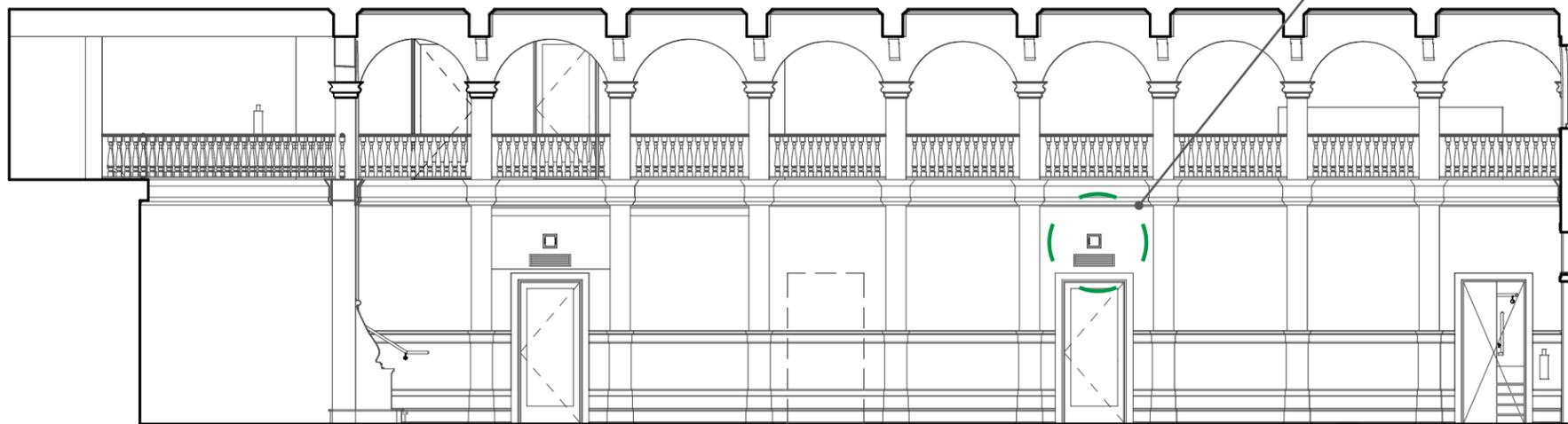
PHOTO SHOWING DOOR AND REGISTER REMOVED WITH PROPOSED INFILL CONDITION.

GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - WALL MOUNTED SIGN



WALL MOUNTED SIGN
Cantilevered room identification sign approximately 4 inches by 6 inches by 24 inches to be surface mounted on the wall above the door. The sign will identify the conference room as "KINGDOME," serving as a nod to Seattle history and aligning with the thematic naming approach used in the main JTM offices across the courtyard. Power will be fed from the opposite side of the wall.



INTERIORELEVATION OF MAIN HALL LOOKING SOUTH

GENERAL OFFICE-DESIGN PROPOSAL

MAIN HALL - REFINISH EXISTING WOOD FLOOR



MAIN HALL LOOKING WEST



DETAIL OF EXISTING WOOD FLOORING

Existing wood flooring in the main hall shows significant wear. The proposed work retains and refinishes the flooring to match the existing stain.

DESIGN ALTERNATES

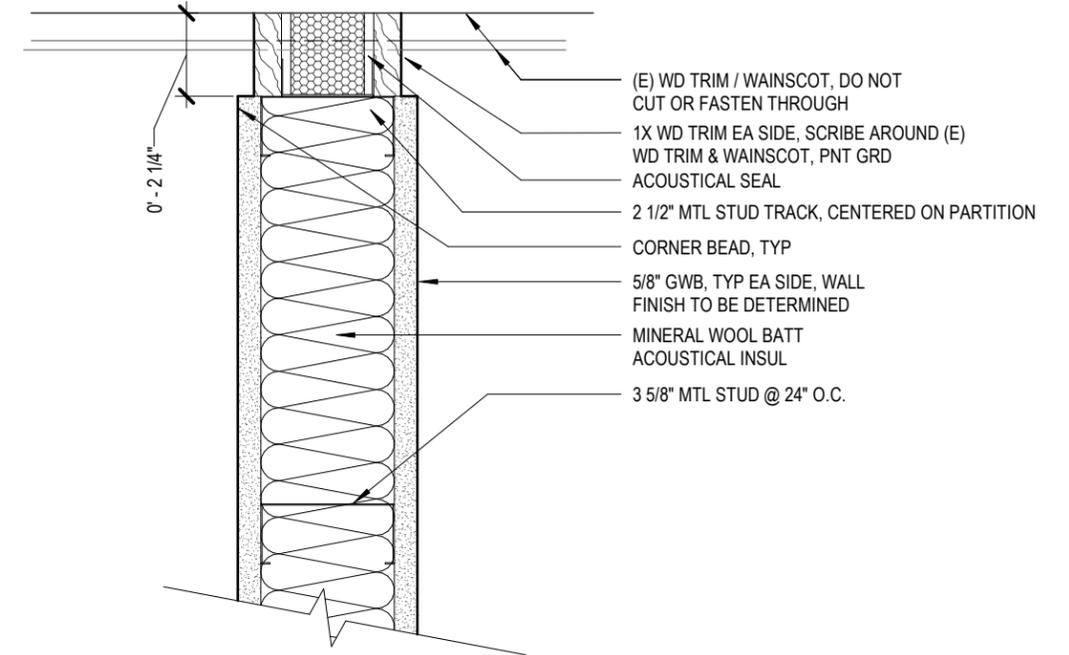
The following items represent design alternatives illustrating variations that were explored during the development of the proposed work.

GENERAL OFFICE-DESIGN PROPOSAL (ALTERNATE-0)

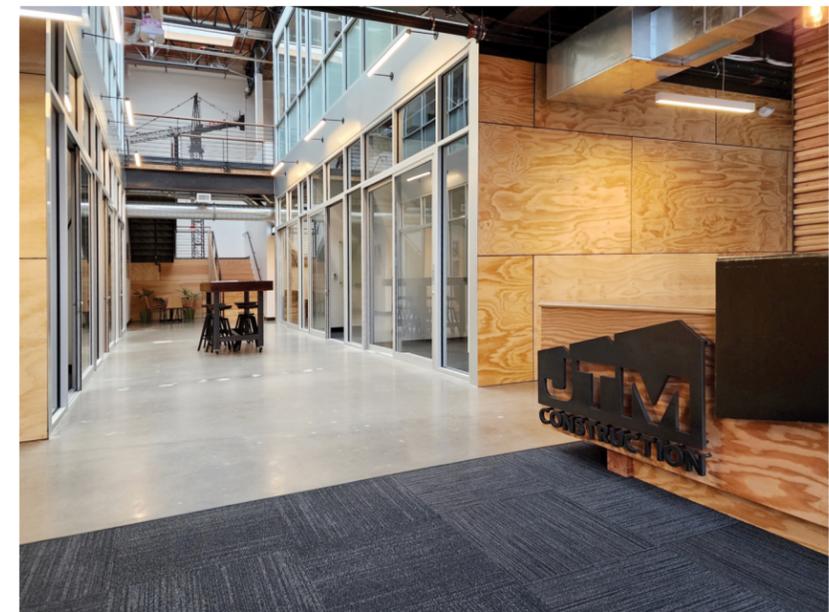
MAIN HALL - OFFICE PARTITIONS

MAIN HALL PERSPECTIVE LOOKING TOWARDS THE MAIN ENTRY

Proposed light framed office partitions within the main hall. Partitions are held below the horizontal trim and clear of historic woodwork, with profiles consistent with the JTM office aesthetic across the courtyard. **Workstations and furniture depicted are loose elements placed for context and do not alter or affect the historic interior.**



PARTITION INTERFACE WITH THE EXISTING WALL



EXISTING JTM OFFICES FOR MATERIAL CONTEXT

GENERAL OFFICE-DESIGN PROPOSAL (ALTERNATE-0)

MAIN HALL - OFFICE PARTITIONS



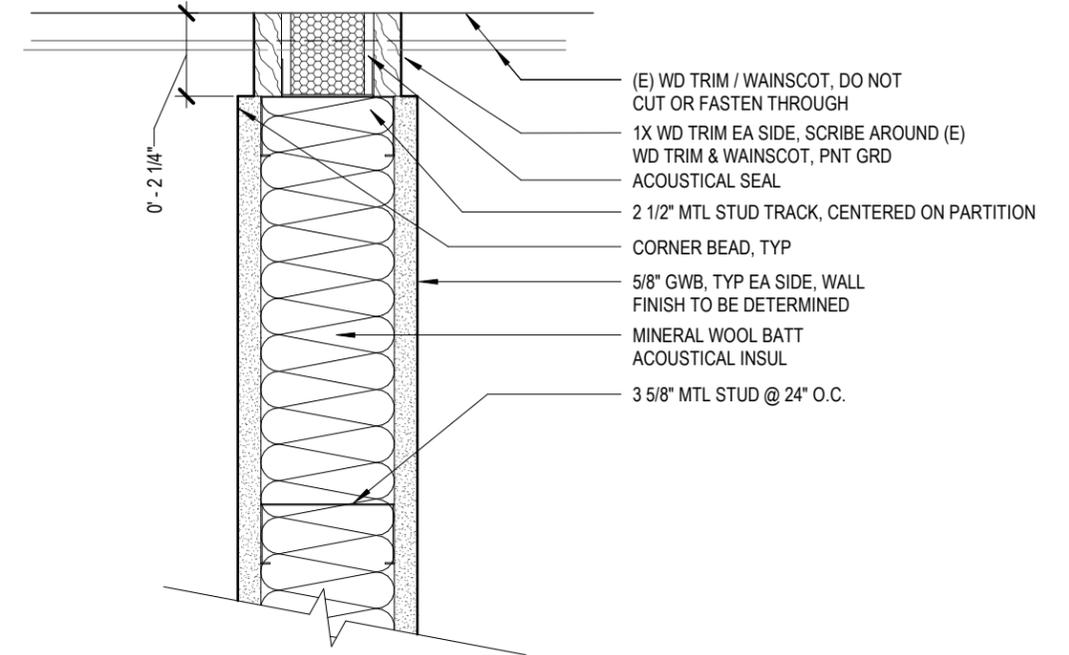
MAIN HALL PERSPECTIVE LOOKING FROM THE MAIN ENTRY

GENERAL OFFICE-DESIGN PROPOSAL (ALTERNATE-1)

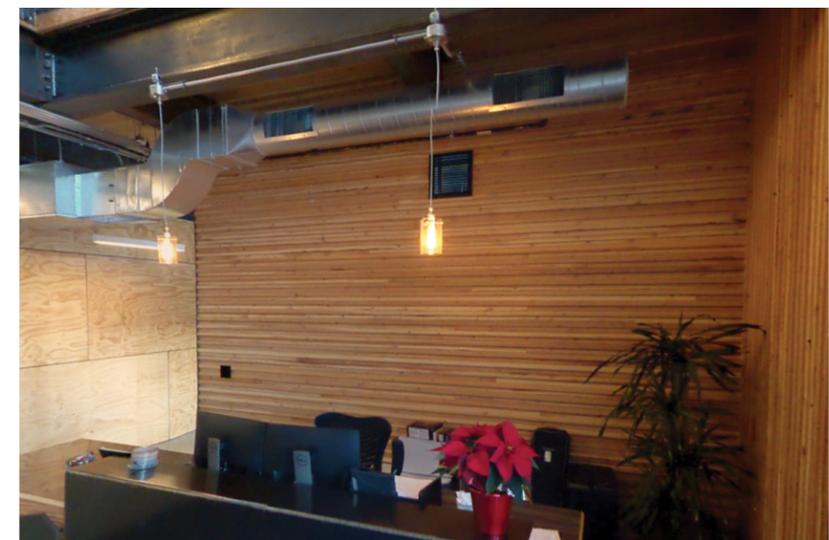
MAIN HALL - OFFICE PARTITIONS

MAIN HALL PERSPECTIVE LOOKING TOWARDS THE MAIN ENTRY

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PARTITION INTERFACE WITH THE EXISTING WALL



EXISTING JTM OFFICES FOR MATERIAL CONTEXT

GENERAL OFFICE-DESIGN PROPOSAL (ALTERNATE-1)

MAIN HALL - OFFICE PARTITIONS



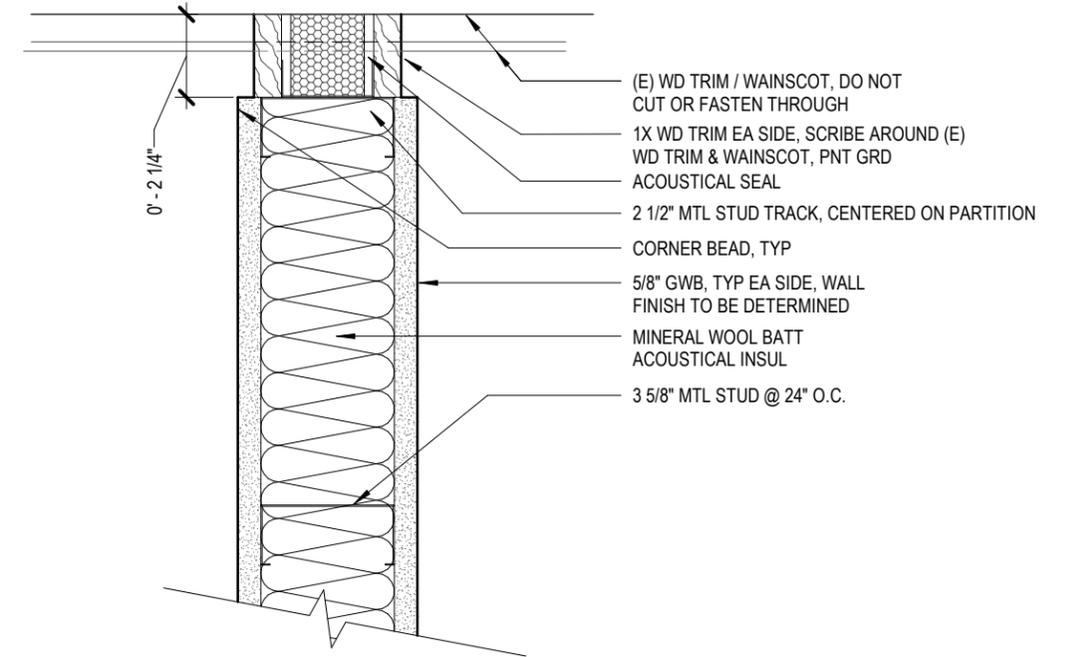
MAIN HALL PERSPECTIVE LOOKING FROM THE MAIN ENTRY

GENERAL OFFICE-DESIGN PROPOSAL (ALTERNATE-2)

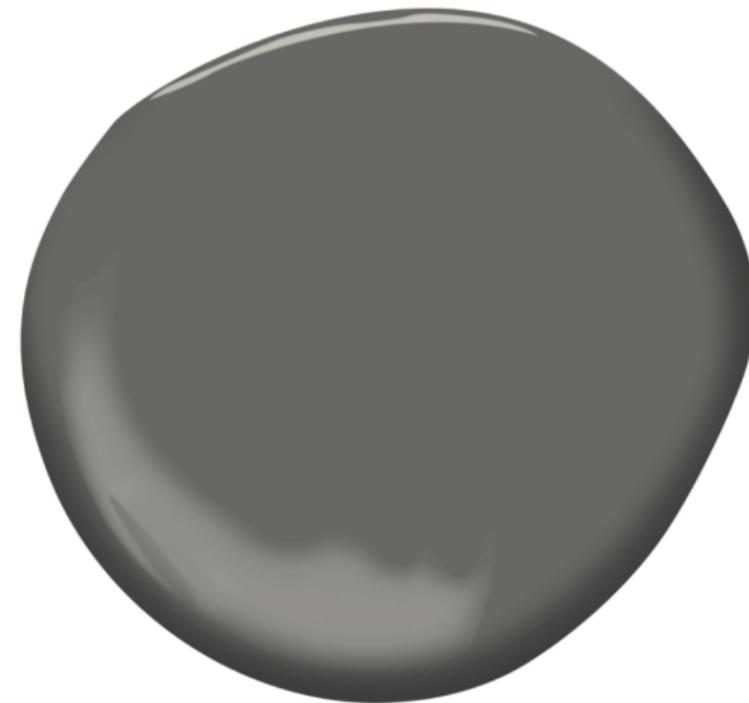
MAIN HALL - OFFICE PARTITIONS

MAIN HALL PERSPECTIVE LOOKING TOWARDS THE MAIN ENTRY

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PARTITION INTERFACE WITH THE EXISTING WALL



PROPOSED PAINT COLOR OF INTERIOR PARTITIONS

GENERAL OFFICE-DESIGN PROPOSAL (ALTERNATE-2)

MAIN HALL - OFFICE PARTITIONS



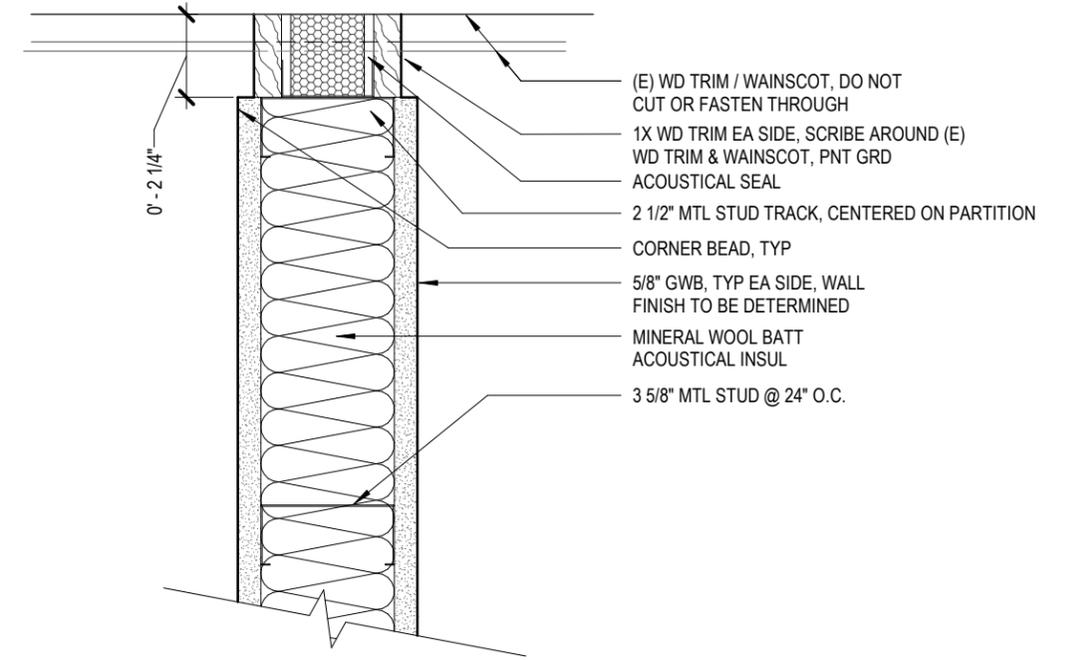
MAIN HALL PERSPECTIVE LOOKING FROM THE MAIN ENTRY

GENERAL OFFICE-DESIGN PROPOSAL (ALTERNATE-3)

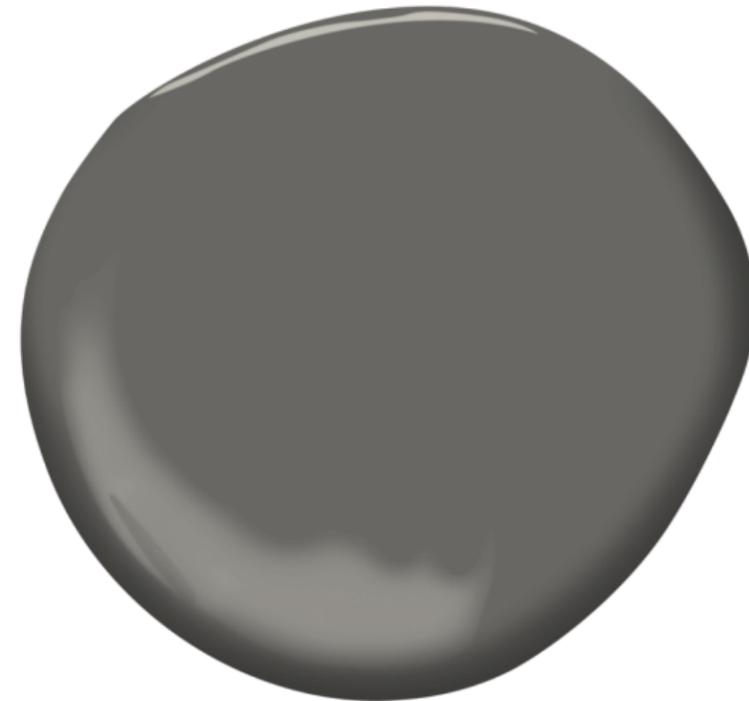
MAIN HALL - OFFICE PARTITIONS

MAIN HALL PERSPECTIVE LOOKING TOWARDS THE MAIN ENTRY

Proposed light framed office partitions within the main hall. Partitions are held below the horizontal trim and clear of historic woodwork, with profiles consistent with the JTM office aesthetic across the courtyard. **Workstations and furniture depicted are loose elements placed for context and do not alter or affect the historic interior.**



PARTITION INTERFACE WITH THE EXISTING WALL



PROPOSED PAINT COLOR OF INTERIOR PARTITIONS

GENERAL OFFICE-DESIGN PROPOSAL (ALTERNATE-3)

MAIN HALL - OFFICE PARTITIONS



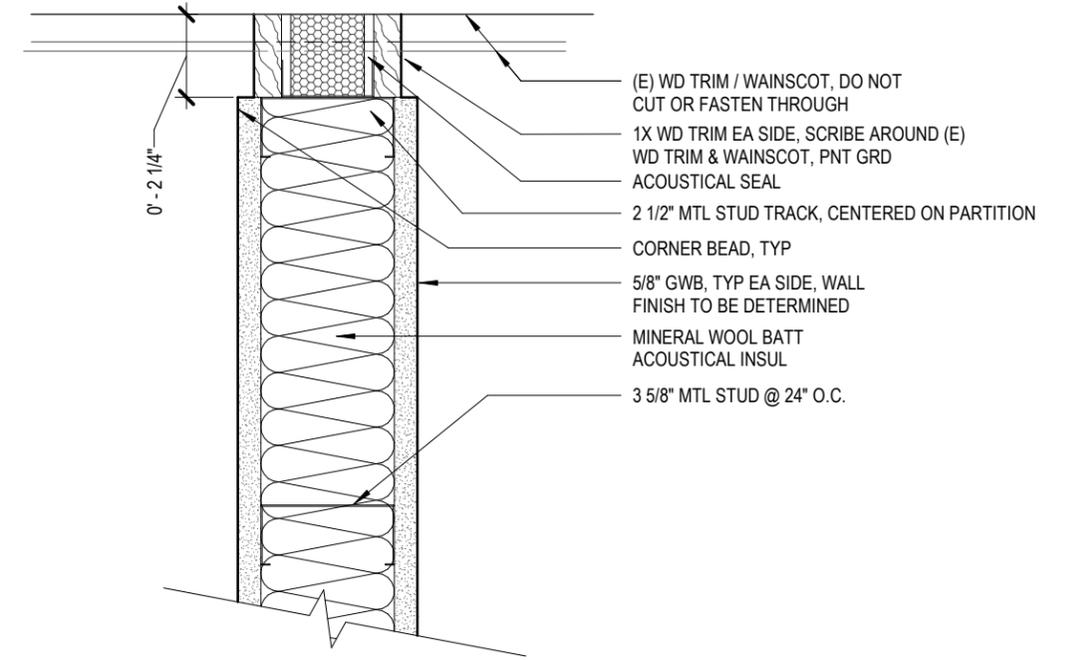
MAIN HALL PERSPECTIVE LOOKING FROM THE MAIN ENTRY

GENERAL OFFICE-DESIGN PROPOSAL (ALTERNATE-4)

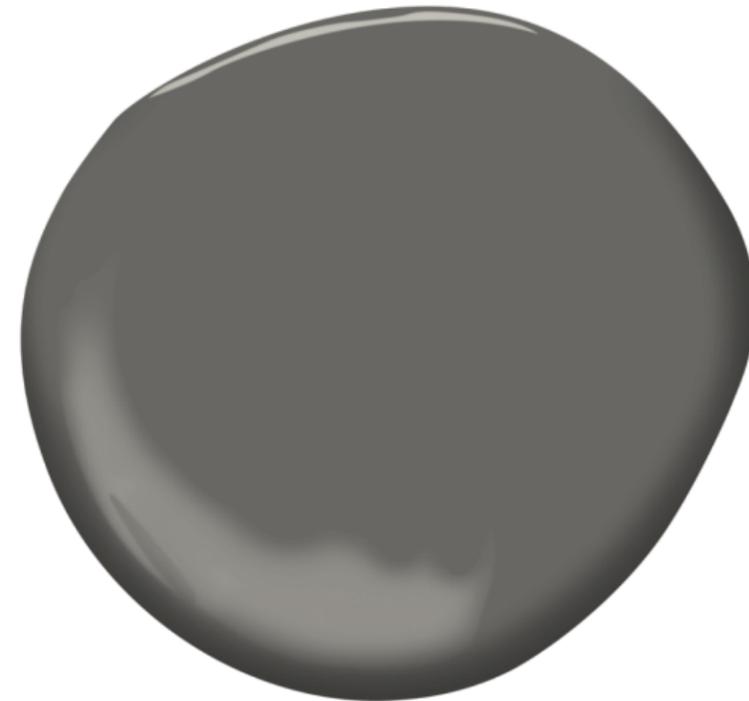
MAIN HALL - OFFICE PARTITIONS

MAIN HALL PERSPECTIVE LOOKING TOWARDS THE MAIN ENTRY

Proposed light framed office partitions within the main hall. Partitions are held below the horizontal trim and clear of historic woodwork, with profiles consistent with the JTM office aesthetic across the courtyard. **Workstations and furniture depicted are loose elements placed for context and do not alter or affect the historic interior.**



PARTITION INTERFACE WITH THE EXISTING WALL



PROPOSED PAINT COLOR OF INTERIOR PARTITIONS

GENERAL OFFICE-DESIGN PROPOSAL (ALTERNATE-4)

MAIN HALL - OFFICE PARTITIONS



MAIN HALL PERSPECTIVE LOOKING FROM THE MAIN ENTRY