



Nordic Cold Storage Building

Pioneer Square Preservation Board Briefing

June 2, 2022





Table of Contents

Project Summary2

Neighborhood Context.....4

Proposed First Floor Plans.....7

Proposed Section.....9

Proposed Street Perspective Views10

PROJECT SUMMARY

- 1 View from First Avenue, circa 1937
- 2 Looking South down First Avenue with the Nordic Cold Storage Building in the background, circa 1905
- 3 View from across first Avenue, circa 1916



PROJECT SUMMARY



2

Name: Nordic Cold Storage Building

Address: 548 First Avenue South, Seattle WA 98104

Date Constructed: 1904

Building History:

Constructed in 1904 by the Seattle Securities Company, the building now known as “Nordic Cold Storage Building” was constructed as the “Carsten Bros. Cold Storage Building” to reflect the initial 25-year lease to the Carsten Brothers Meat Company. The building served as a meatpacking and cold storage facility until 1928 when Central Cold Storage leased the building and converted it entirely to a cold storage facility. Other than a brief period when the building was used as a brewery for Pilsners Brewing Company from 1933 to 1934, it has functioned as a cold storage facility since 1928. First floor retail space along First Avenue South was occupied by a variety of companies up until 1936 when Nordic Cold Storage took over the ground floor for additional storage.

Designed by Edwin W. Houghton, the building is comprised of 24” thick masonry walls and heavy timber interior structure and has two facades, one facing First Avenue South and the other facing Occidental Avenue South.

Although much of the original building is largely intact, the following elements of the building have been modified since the building was constructed:

- The interior of the building has been altered almost continuously since it was built.
- The southern bay of the western facade facing First Avenue South was originally open for loading but infilled sometime prior to 1937.
- The original storefronts along First Avenue South were destroyed in the 1949 earthquake and replaced with CMU infill.
- All of the glass on the eastern facade was shattered by the implosion of the Kingdome in 2000 but the original sash remains.
- The parapet along the western facade was damaged in the 2001 Nisqually earthquake and replaced by a shorter design later that year.
- Between 1979 and 1985, structural upgrades were made to increase the loading capacity for storage.

Proposed Project Scope:

The proposed project scope is an extensive building renovation and adaptive reuse, including facade restoration, a two-story rooftop addition, and a range of building code upgrades to address accessibility, life safety, energy and structural building codes. The building will be converted from storage to office use, with a retail space along first avenue and a restaurant along Occidental Ave.

The proposed façade rehabilitation and renovation work includes the following:

- Rehabilitation of the existing original windows at the upper levels.
- Replacement of missing original upper level windows with new, compatible windows.
- Addition of new painted wood storefronts and entrances at the ground level to match original character of the District and to increase transparency at the street.
- Introduction of retail space along First Avenue South and new restaurant space with an inset, outdoor terrace along Occidental Avenue South, which will further activate the pedestrian environment.
- A new utility door for trash and recycling and an exit stair door will be installed at the Occidental Ave facade.

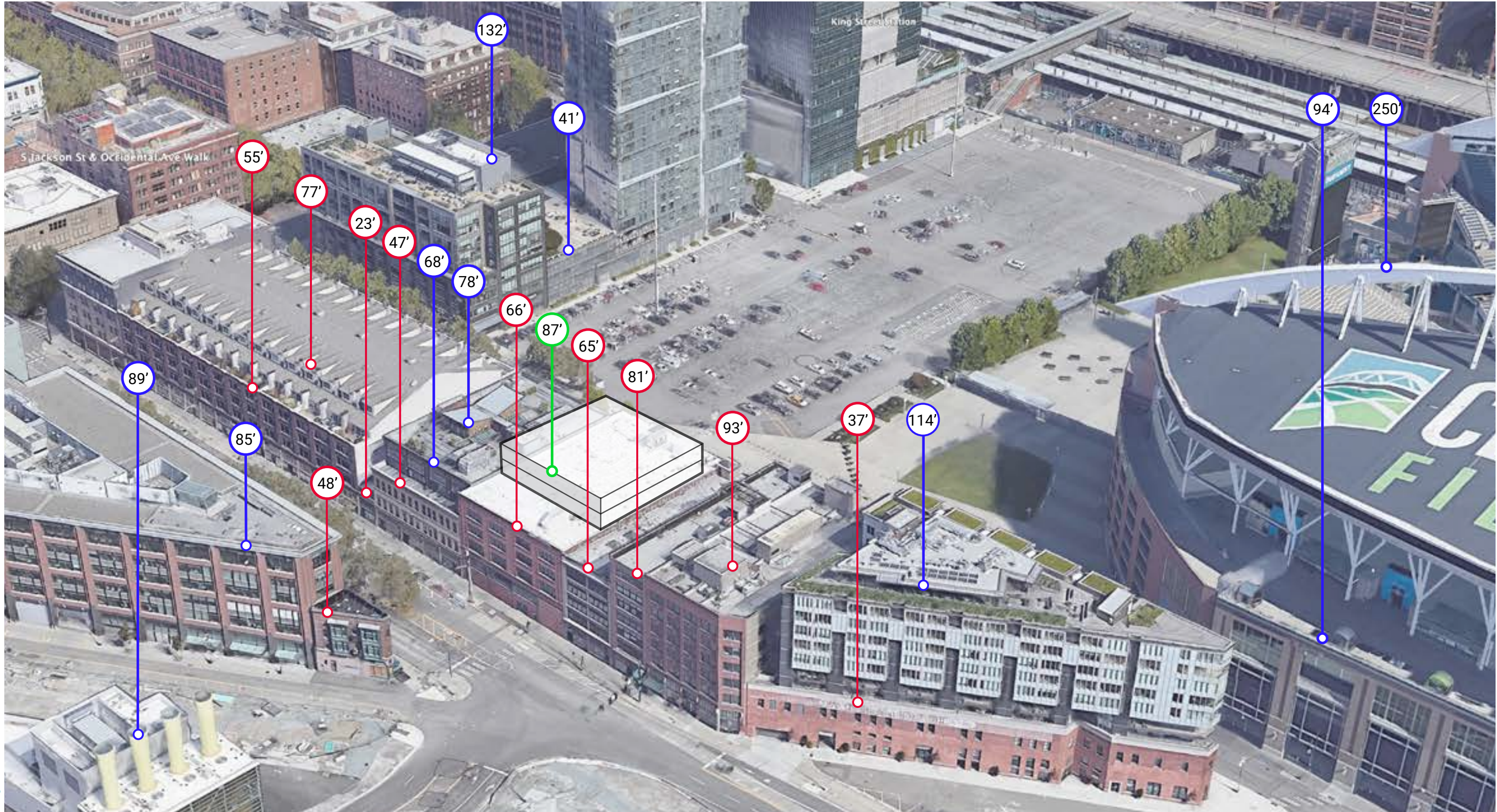
Interior renovation work includes a complete seismic retrofit, new exit stairs and a new elevator, and new MEP systems. In addition to preserving the existing original windows, our goal is to preserve the existing interior exposed brick and heavy timber framing as much as possible.

The proposed two-story rooftop addition is designed to follow the guidelines of NPS Preservation Brief 14. The architectural character of the proposed addition will be both compatible with and distinct from the historic building. The proposed addition is set back 28 feet from the First Avenue facade, and is set back 18 feet from the Occidental Avenue facade. These significant setbacks will create a rooftop addition that has minimal visibility from the street and minimal impact on the building's primary facades.

We look forward to discussing this project with the Pioneer Square Preservation Board.

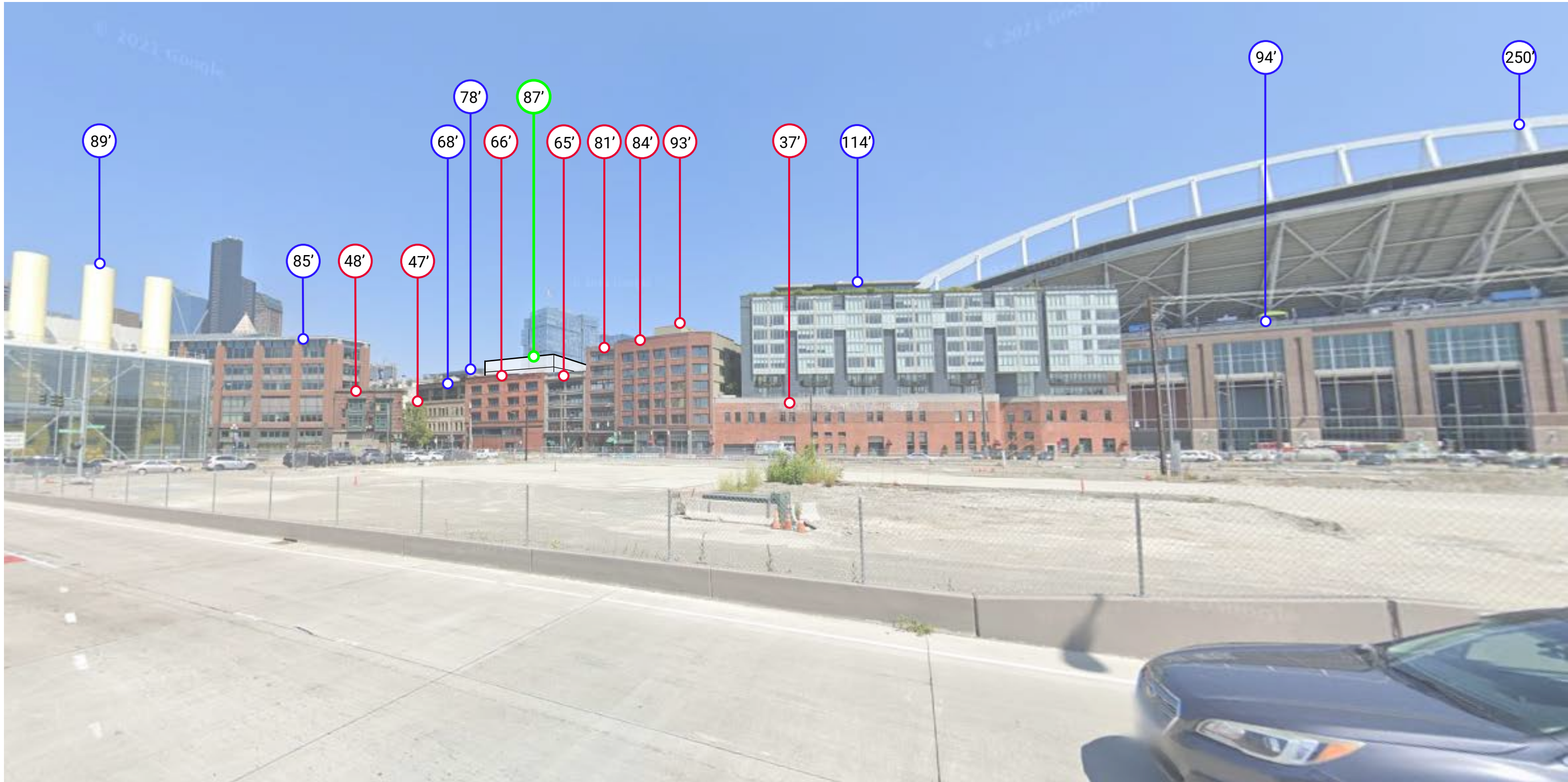


3



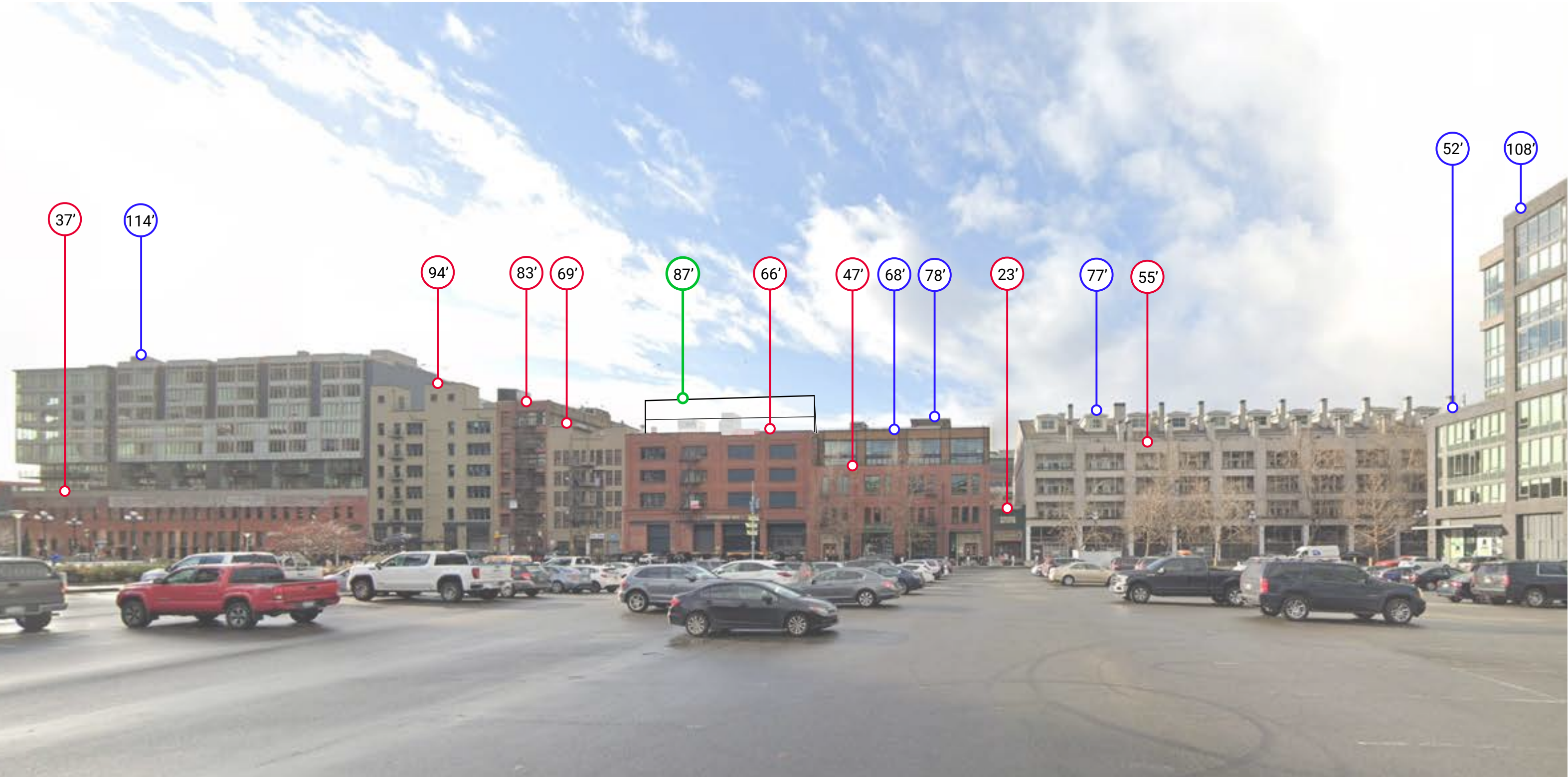
NEIGHBORHOOD CONTEXT - HEIGHT OF HISTORIC BUILDINGS AND HEIGHT OF RECENT CONSTRUCTION

- Height of Historic Buildings
- Height of Recent Construction
- Height of Proposed Addition



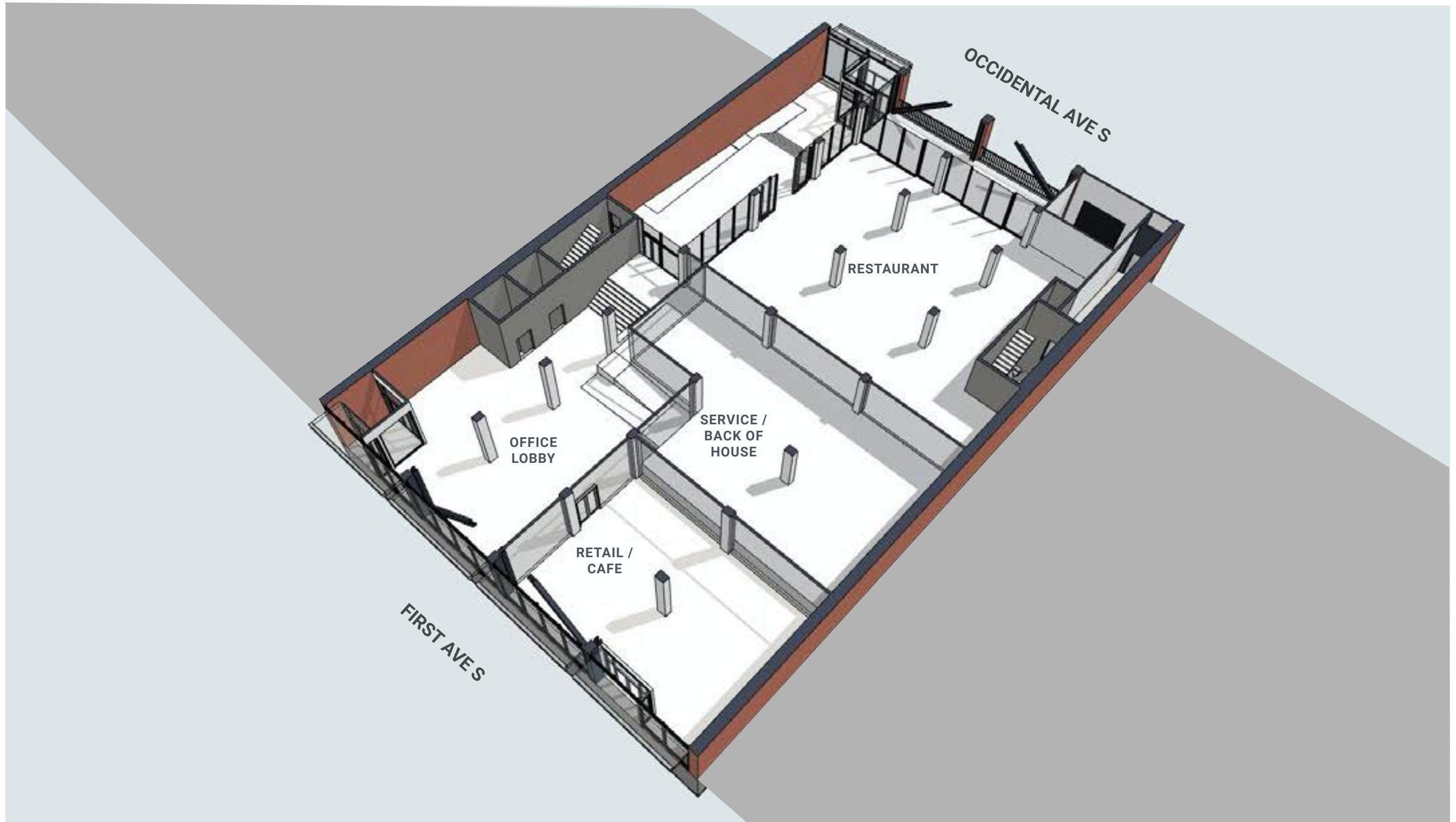
NEIGHBORHOOD CONTEXT - HEIGHT OF HISTORIC BUILDINGS AND HEIGHT OF RECENT CONSTRUCTION

- Height of Historic Buildings
- Height of Recent Construction
- Height of Proposed Addition



NEIGHBORHOOD CONTEXT - HEIGHT OF HISTORIC BUILDINGS AND HEIGHT OF RECENT CONSTRUCTION

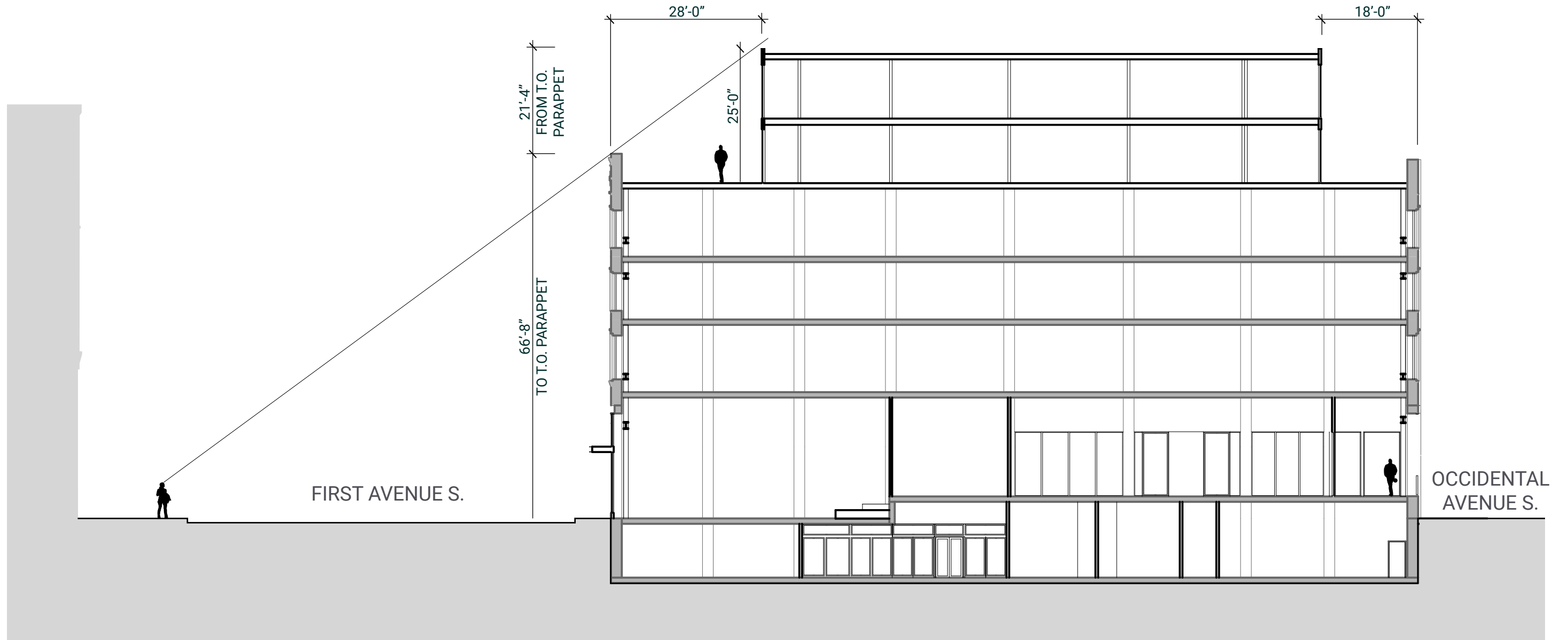
- Height of Historic Buildings
- Height of Recent Construction
- Height of Proposed Addition



PROPOSED FIRST FLOOR PLAN PERSPECTIVE LOOKING NORTH-EAST FROM FIRST AVENUE



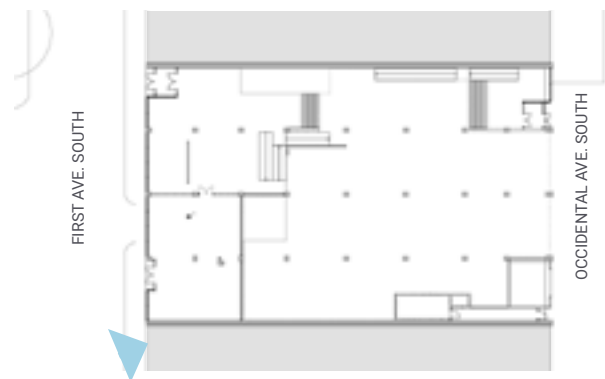
PROPOSED FIRST FLOOR PLAN PERSPECTIVE LOOKING NORTH-WEST FROM OCCIDENTAL AVENUE



PROPOSED NORTH/SOUTH BUILDING SECTION

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW





PROPOSED
ADDITION



PROPOSED STREET PERSPECTIVE FROM THE SOUTHWEST



PROPOSED STREET PERSPECTIVE FROM THE NORTHWEST



PROPOSED STREET PERSPECTIVE FROM THE EAST



PROPOSED STREET PERSPECTIVE FROM THE NORTHEAST