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LANDMARKS—CERTIFICATION OF APPROVAL (SIGNAGE)—APPLICATION

July 28, 2026



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BACKGROUND & CONTEXT

Site Location & Use History

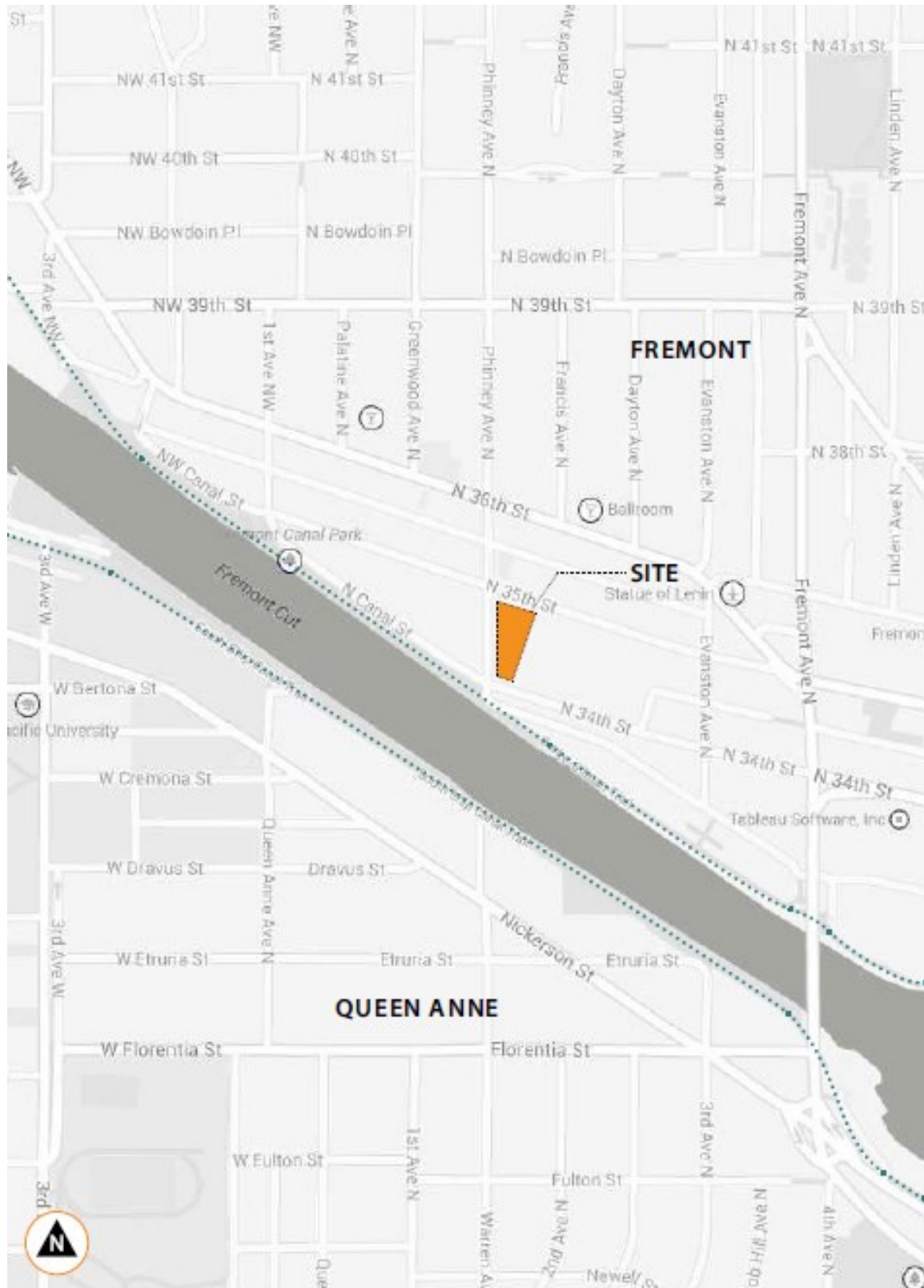
Historic Photos/Context

Approved Changes (8/6/25) + Current Work

SUMMARY OF PROPOSED SIGNAGE SPECIFICATIONS

Proposed Sign Locations & Placement

Types and Sizes



SITE LOCATION, USE HISTORY & LANDMARKS ACTIONS

Building History

- From 1905 to 1941 the building served as a municipal trolley barn
- From the 1940's to the 1980's it contained Seattle Disposal's offices, storage, and repair
- From 1983 to 1984 Pacific Rim Export used the building for offices and warehouse
- From 1988 to 2000 it housed Redhook Brewery (and the Trolleyman Pub)
- From 2004 to 2025 it was used as the production, testing kitchen, and retail outlet for Theo Chocolates
- 2025 the building was approved by Landmarks to add two new storefronts, new loading doors, and other modifications to accommodate multiple tenants.
- 2025-26 building permits were submitted, received, and work commenced.
- 2026 new leasing underway

Landmark Designation & Actions

The Fremont Trolley Barn/Red Hook Ale Brewery and its site were designated a Seattle Landmark and Landmark Site in Ordinance 116054 dated February 5, 1992.

Application to modify the east façade of the building to accommodate multiple (smaller) tenants was made to the Preservation Board.

A Certificate of Approval for the exterior work was granted on August 6, 2025 as referenced by Staff Report LPB 247/25.

Summary of Approval Request

Approve the proposed tenant sign locations, sizes, and configurations for the building.

Individual signs will be submitted for administrative review only, with approval granted subject to their compliance with the location, size, and configuration criteria contained herein.



Original Structure—Dimensional Sign

Original Structure—View From Canal



Redhook Brewery—Logo Sign



Theo Tour Entry Signage



Current Signage—North Elevation



Current Signage—West Elevation

HISTORIC PHOTOS/CONTEXT

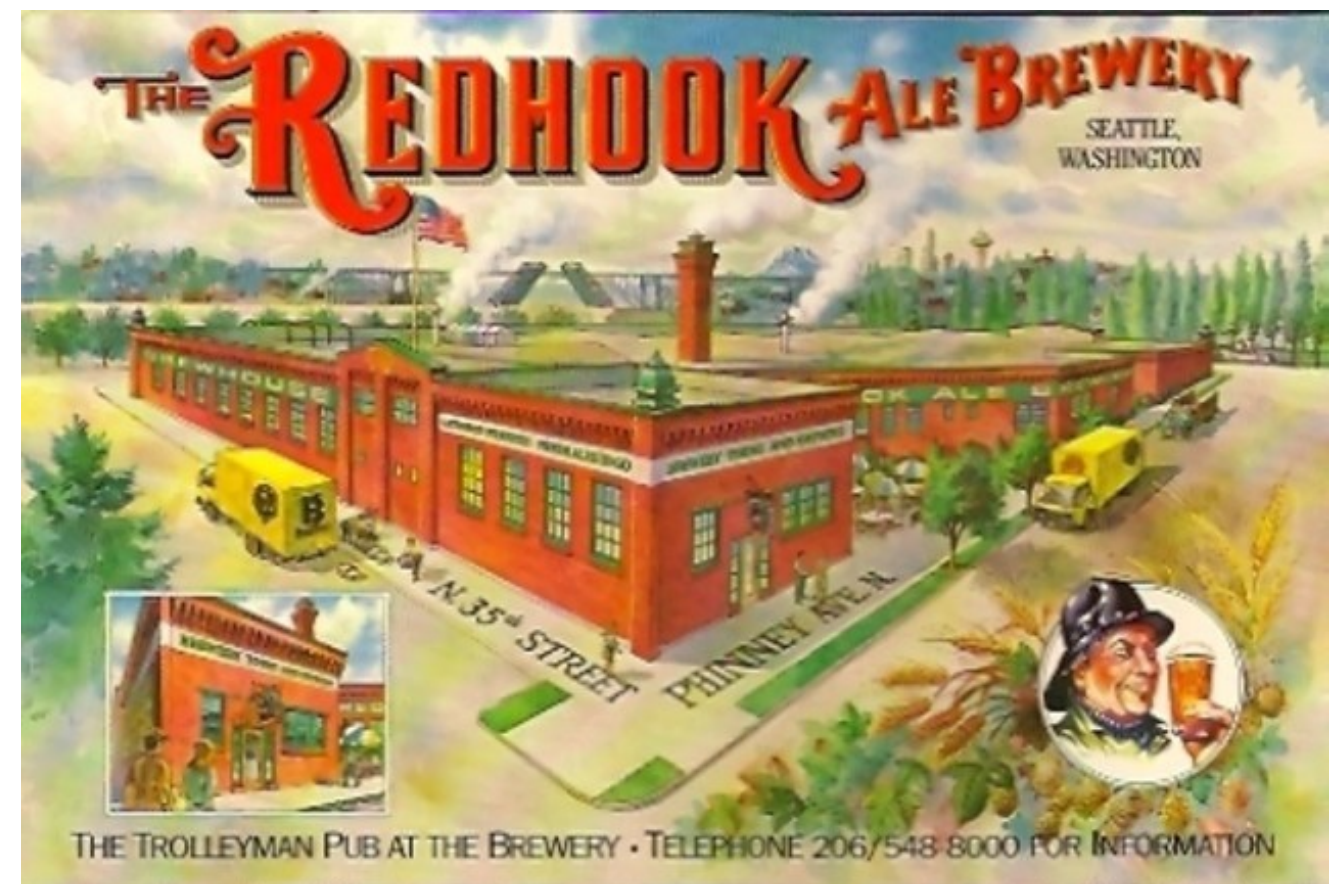


Redhook Brewery & Associated Signage



Painting over the former Redhook Lettering/Signage

Postcard depicting building and associated signage



HISTORIC PHOTOS/CONTEXT



Prior Existing Condition—East Elevation

New Doors & Entries
 (Previously Approved—Completed July, 2026)



Approved changes to East Elevation

- Addition of two grade loading doors
- Addition of two storefront/entry doors

APPROVED CHANGES/CURRENT WORK

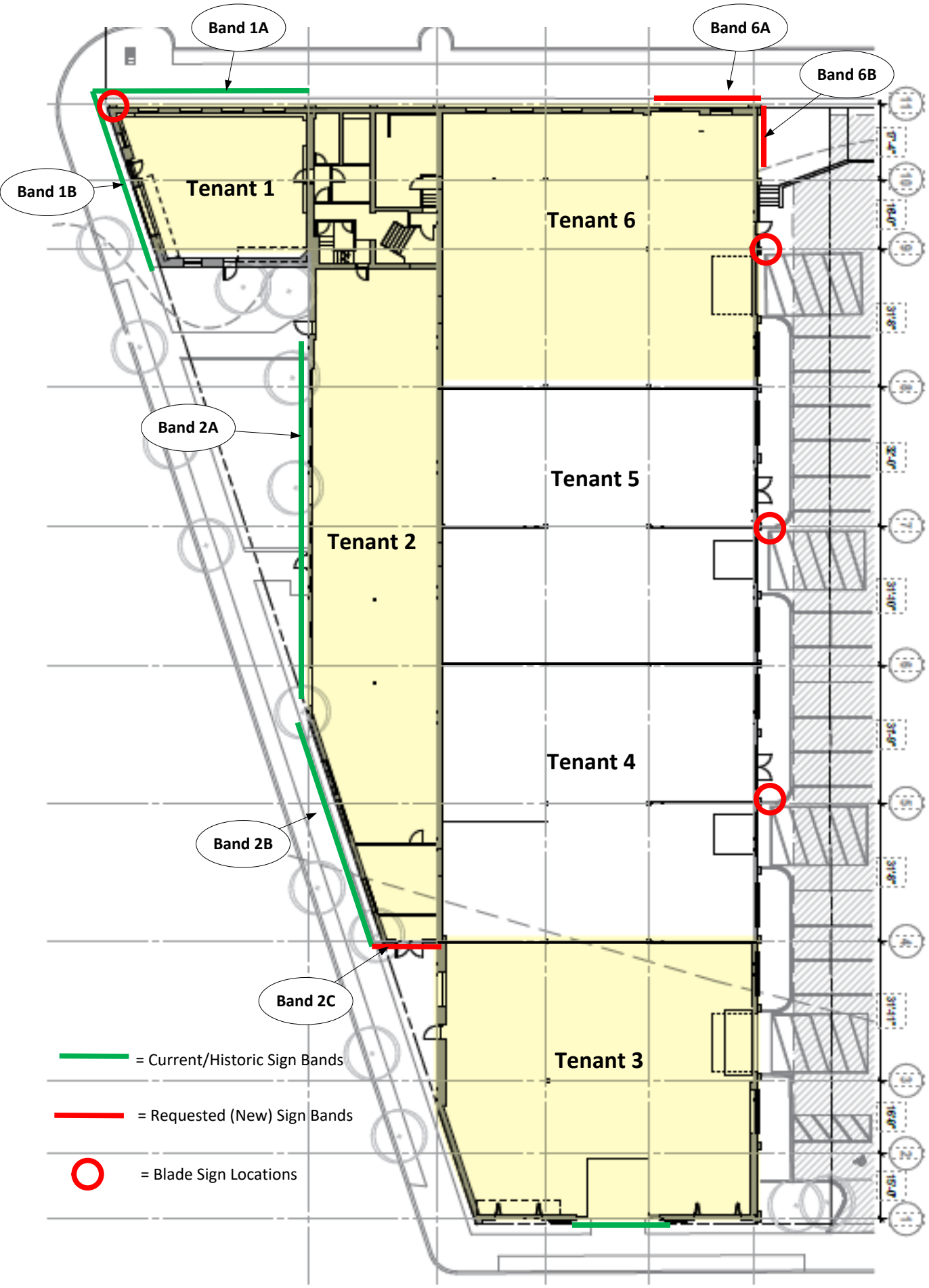
Existing/Historical Condition

- Photos and the historical record of the building exterior are somewhat limited. Based on work to date, we have identified the historical use and application of exterior signing.
- Signage was located in several areas on the building, including
 - * A band between the decorative parapet brick work and the high bay exterior windows (approximately 2’ height) located:
 - ◊ North building elevation, east and west sides
 - ◊ West elevation at the northwest corner
 - ◊ West Elevation along the Tenant 2 space
 - * The upper portion of the south façade. The original signage with dimensional letters stretched across the east-west length of the entire south building façade. After the new façade was added to enclose the building, the Redhook logo was added during their tenure
 - * The entry doors for the Tenant 1 space, Tenant 2 space, and the Tenant 3 space all included graphics on the glazing areas.

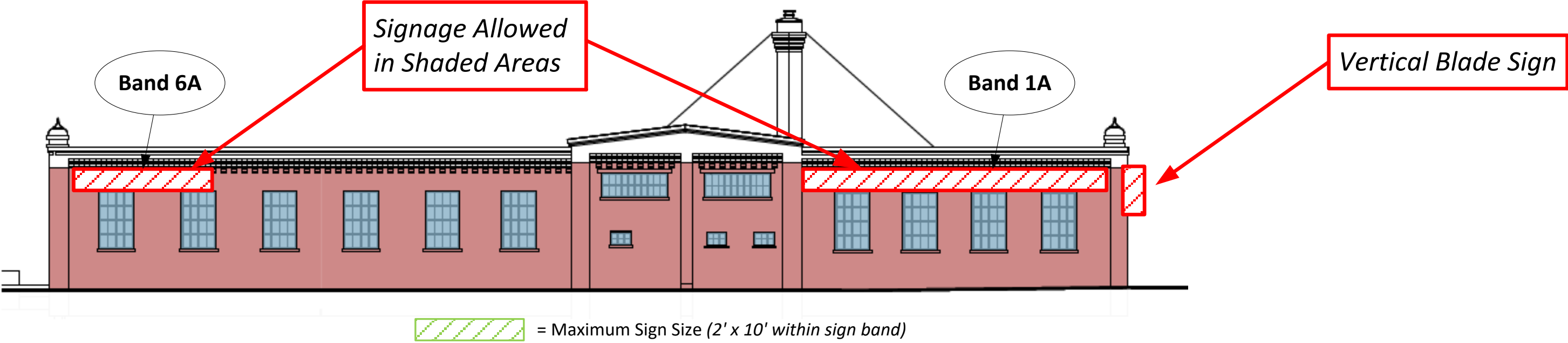
Proposed Sign Areas for Landmarks Pre-Approval

- Signage can be placed within the historic and requested (new) sign band areas.
- Maximum sign size within the approved band area is 2’ x 10’ for the north, east, and west elevations. The south elevation can be 3’ in height, but no more than 15 sq. ft. total
- Signs located on the north and west elevations shall be no more than 2’ in height and stay within the existing sign band areas.
- Signs on the south elevation can be placed above the upper window band (see illustration on page 9).
- Signs on the east elevation will be blade type signs mounted perpendicular for visibility

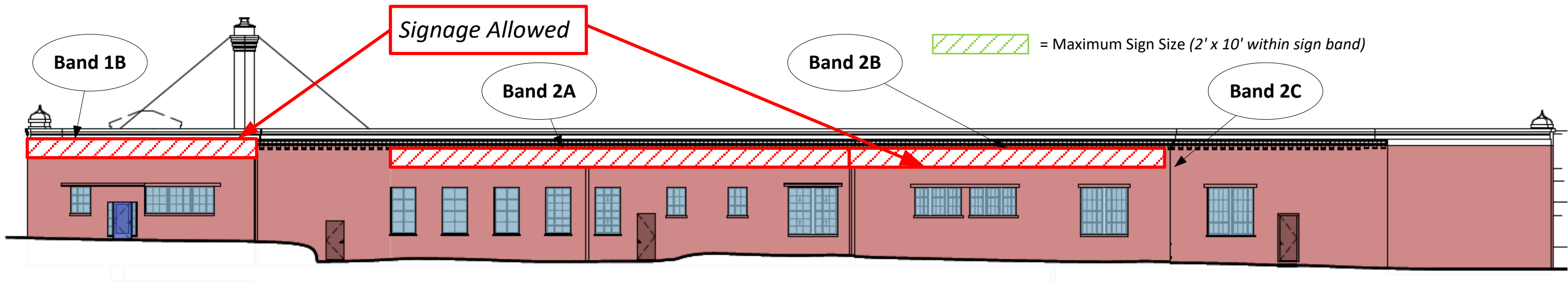
PROPOSED SIGN LOCATIONS & PLACEMENT



North Elevation

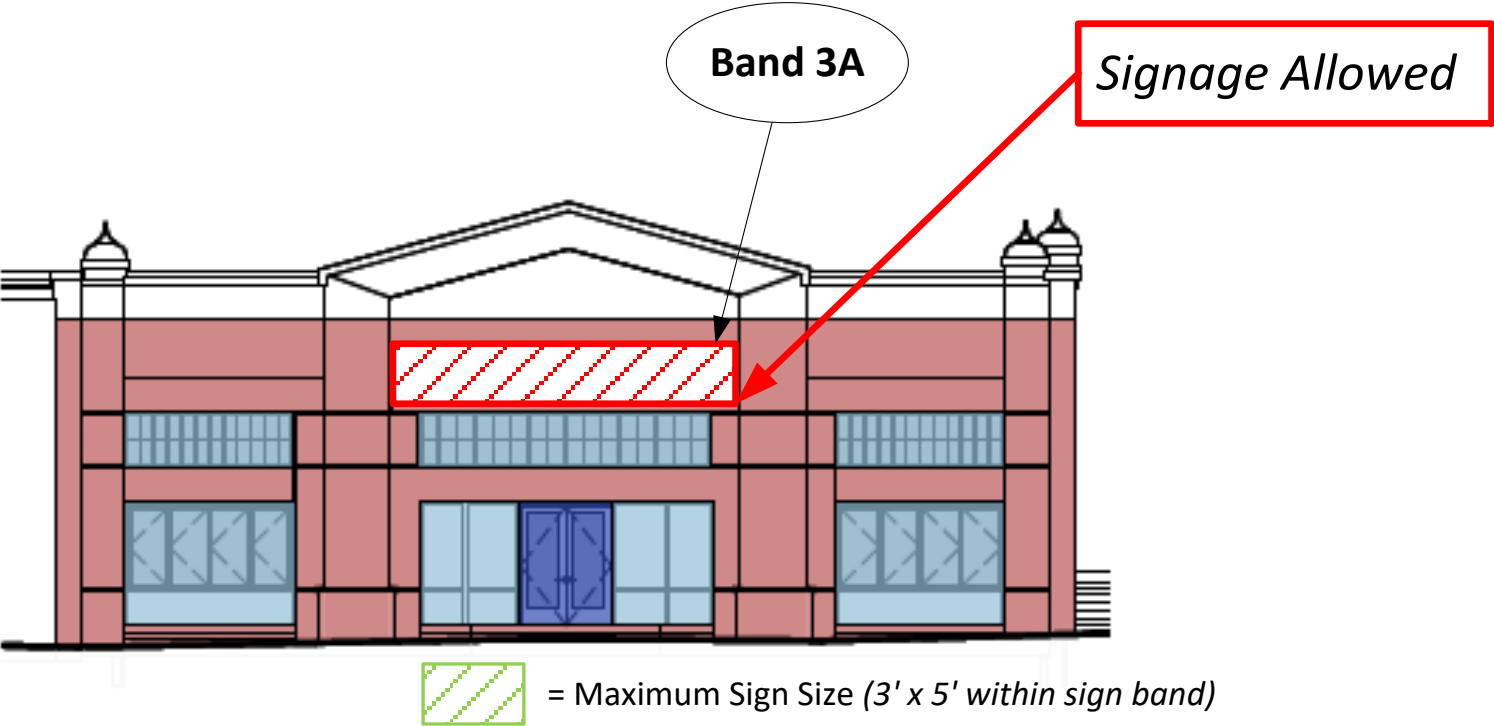


West Elevation

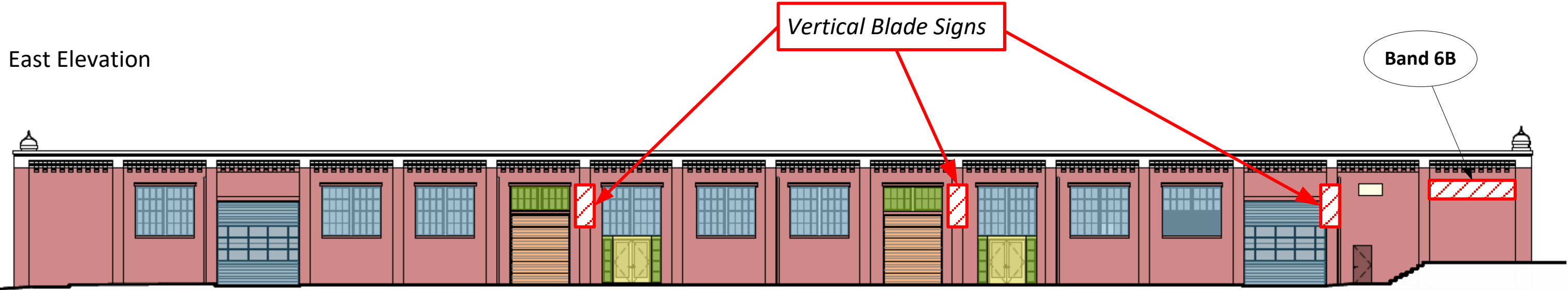


PROPOSED SIGN LOCATIONS & PLACEMENT

South Elevation



East Elevation



PROPOSED SIGN LOCATIONS & PLACEMENT

Building Sign Band Criteria

- ◆ All tenant building signs shall conform to local code ordinances and bear the U.L. label
- ◆ Tenant, or its agent, shall obtain a sign permit prior to installation
- ◆ No flashing or animated signs will be permitted
- ◆ No projections above or below the sign will be permitted
- ◆ One primary electrical service terminating at the point shown on the plans will be utilized
- ◆ All ballasts(s) shall be concealed and no exposed electrical tubing or “crossover” will be permitted.
- ◆ If signs are to be illuminated, they will use “Channellume” (or equivalent) lettering with plastic face internally lit and may be any size so long as contained within 24” height limitation for signs within the sign band. All exposed metal frames to be dark bronze (anodized) color
- ◆ Tenant logos will be permitted
- ◆ Two lines of lettering will be permitted, as long as contained within the 24” height limitation
- ◆ Signs shall be located only within the designated sign band area per the elevations shown herein.
- ◆ Signs shall be located at tenant storefront sign band, within 75% maximum of tenant’s storefront lineal footage.
- ◆ One sign per sign band area will be permitted

Window (Door) Sign Criteria

- ◆ Limited lettering and/or numbers are allowed in the window area adjacent to the door, or within the door glazing, to specify hours of operation, address, name, and/or emergency numbers
- ◆ Lettering area shall be limited to 240 square inches
- ◆ Individual letters shall be a maximum of 2” in height.
- ◆ Lettering may be white, gold, or silver leaf on polished plate glass
- ◆ Letter style shall be “Helvetica” medium

Blade Sign Criteria

- ◆ Maximum blade sign height and width shall be 48”
- ◆ All signs must conform to local code ordinances
- ◆ Dimensional letters or sign relief is encouraged
- ◆ Mounting brackets and supports will be dark/black in color



PROPOSED SIGN LOCATIONS & PLACEMENT