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LANDMARKS—CERTIFICATION OF APPROVAL (SIGNAGE)—APPLICATION

September 21, 2026



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BACKGROUND & CONTEXT

Site Location & Use History

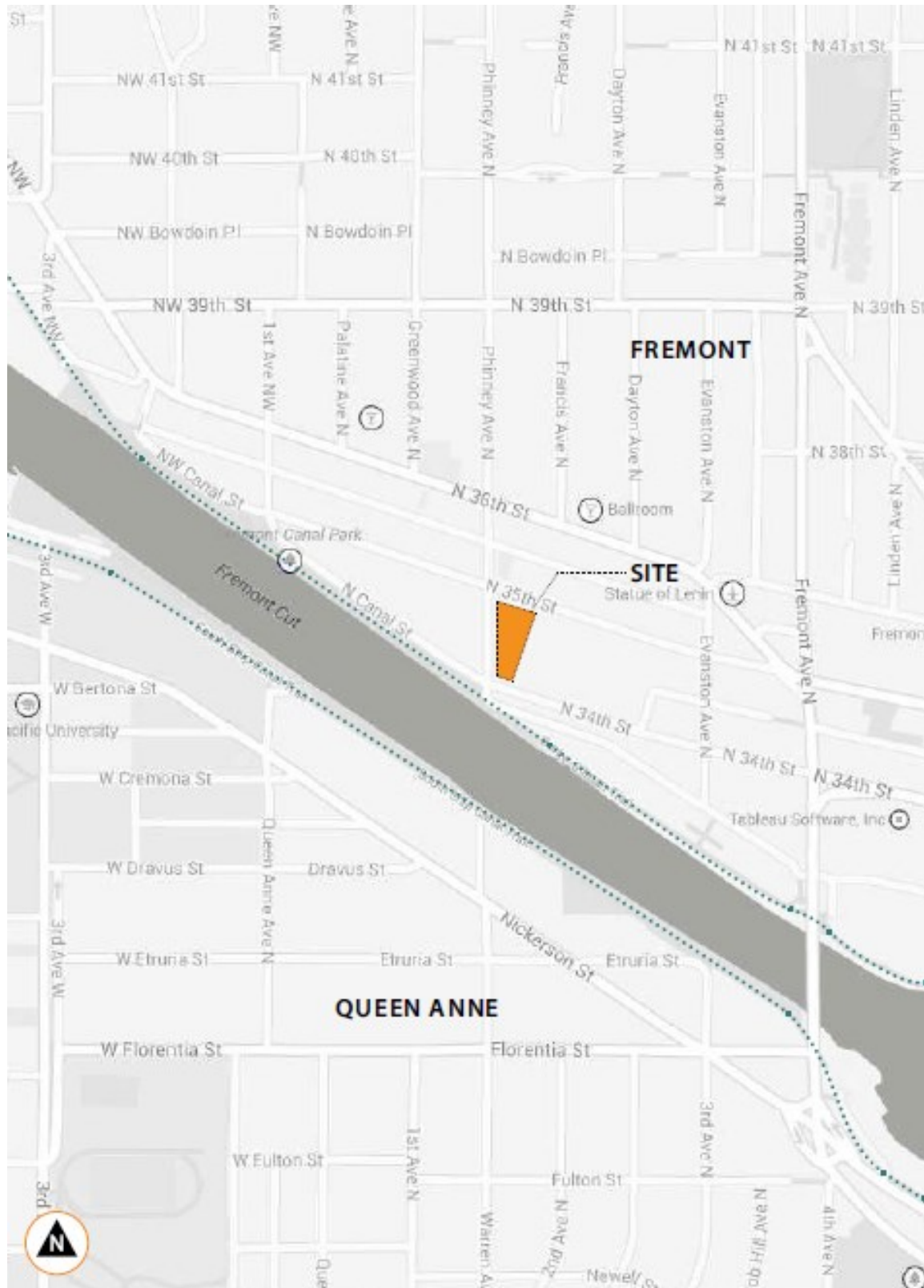
Historic Photos/Context

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. Tenants need to seek a Certificate of Approval application that may be reviewed administratively.



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

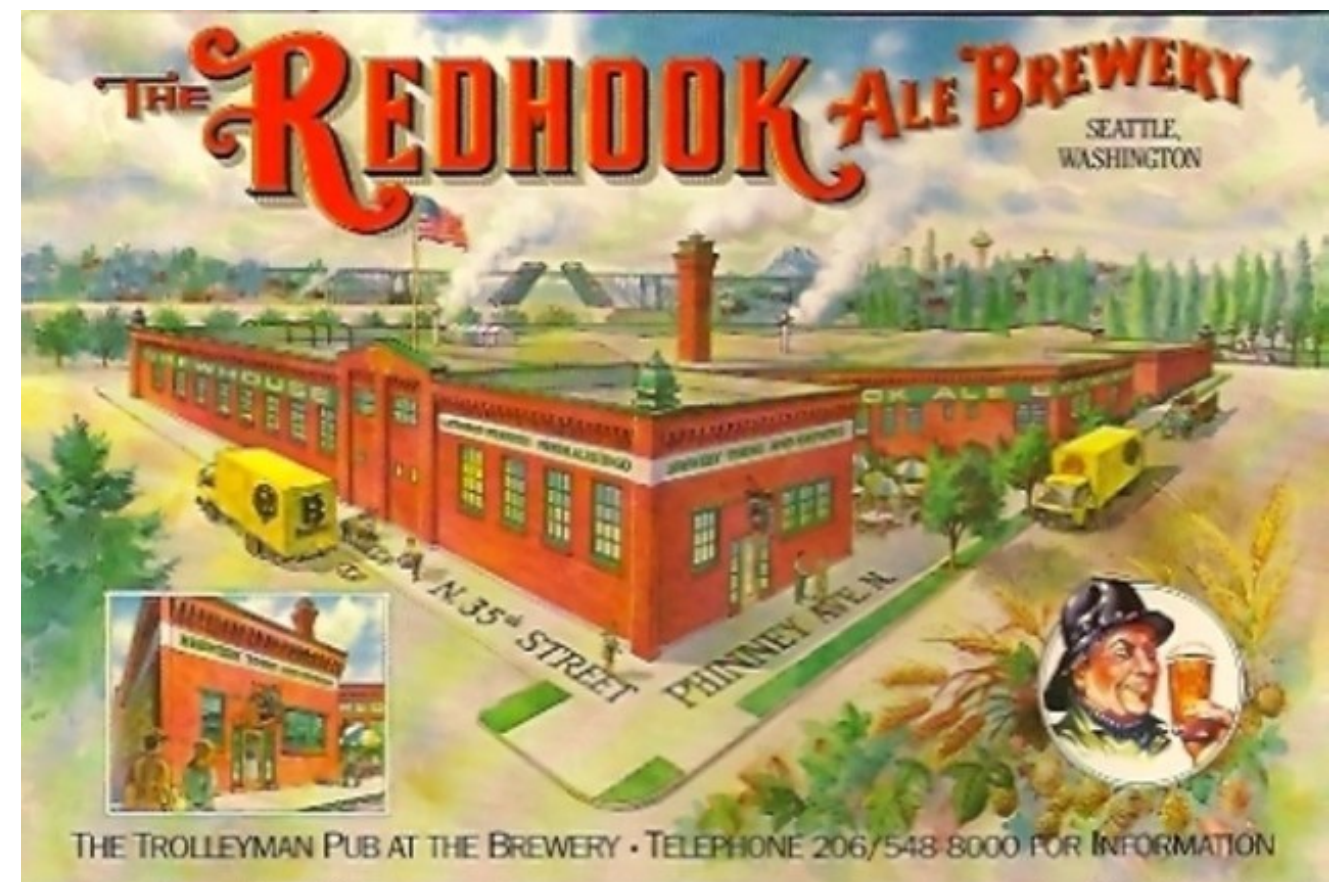


Redhook Brewery & Associated Signage



Painting over the former Redhook Lettering/Signage

Postcard depicting building and associated signage



HISTORIC PHOTOS/CONTEXT



South Façade—Current Condition



Collage of North Elevation



South Façade off West Elevation (Former Theo Store)



South Elevation Entry From West Facade



Collage of West Elevation



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

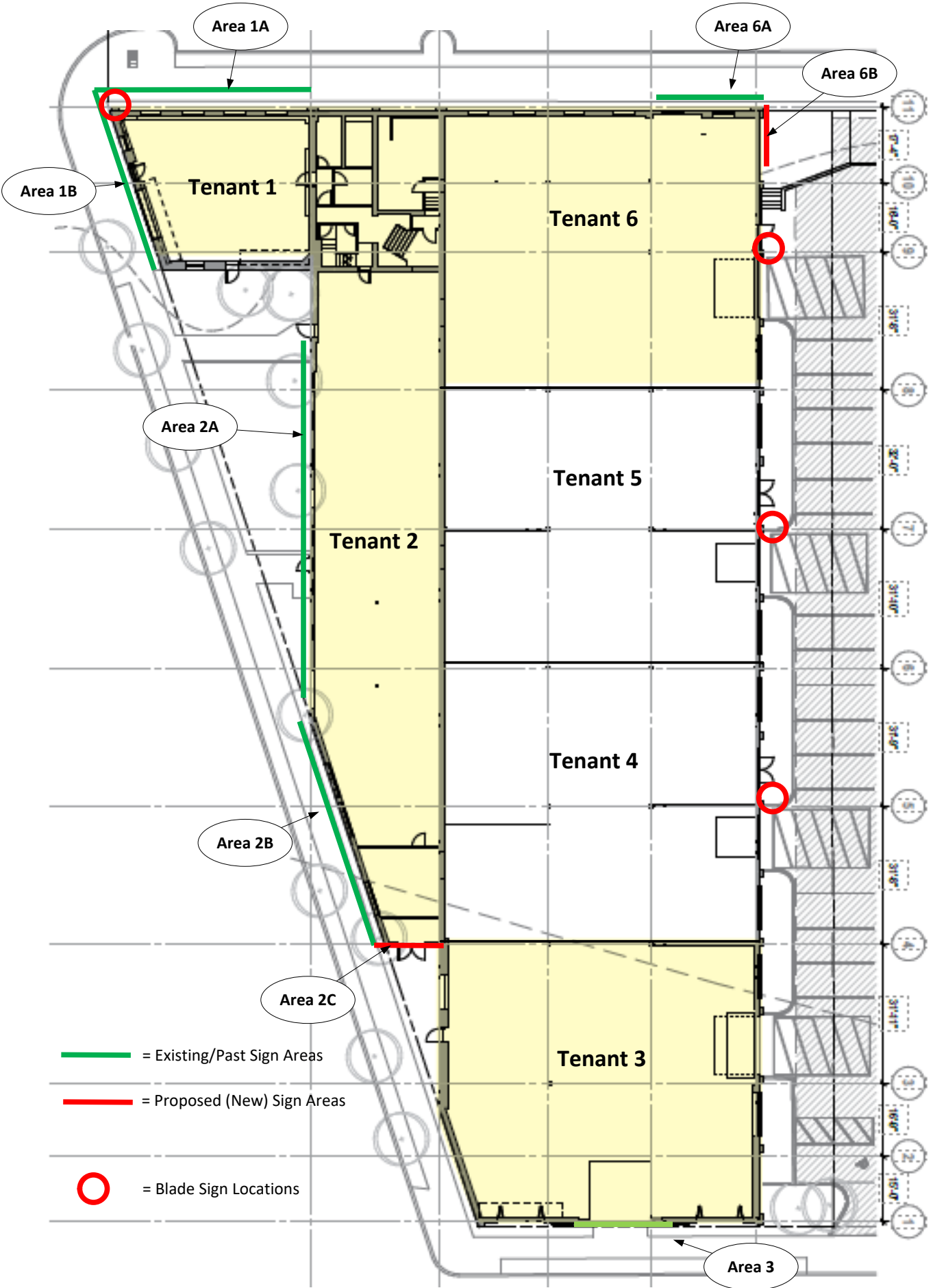
Existing/Historical Condition

- 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.

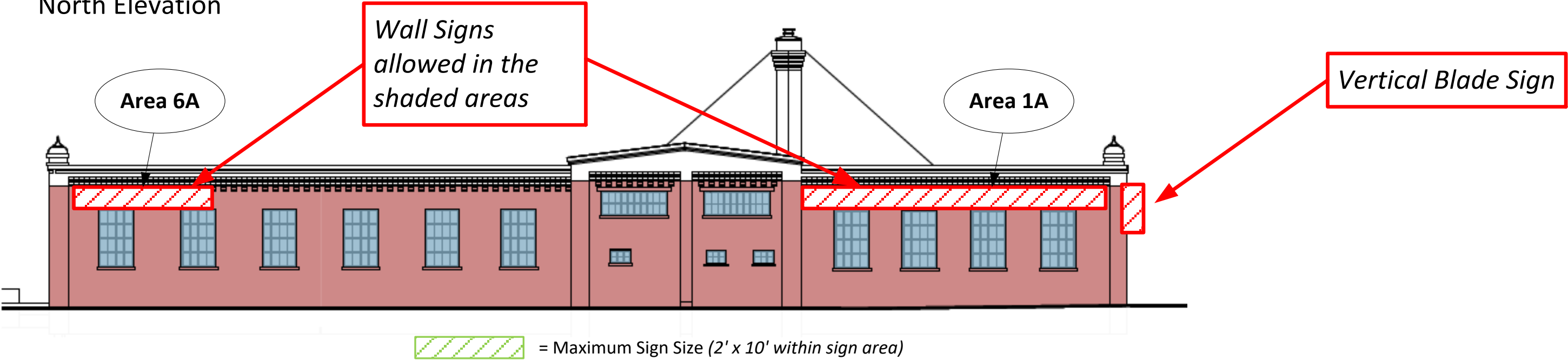
Proposed Sign Areas for Landmarks Pre-Approval

- Wall Signs will be located within the designated Existing/Past Sign Areas and Proposed (New) Sign Areas, following the requirements for sign type, quantity, and size.
- One horizontal sign per Tenants 1, 2, 3, and 6 located in the area assigned to each tenant space.
- Maximum Wall Sign size for Tenants 1, 2, and 6: maximum 2' high x maximum 10' long. Maximum Wall Sign for Tenant 3: 3' maximum height and no more than 15 sq. ft. total.
- Lettering may be one or two rows, as long as contained within the 2' height limit.
- A tenant logo is permitted as long as it fits within the maximum sign size.
- Blade signs shall be mounted vertically and perpendicular to the wall for visibility, and located at the designated areas for Tenants 1, 4, 5, and 6.
- All fasteners must be located/placed within the masonry joints, NOT through the face off the brick.

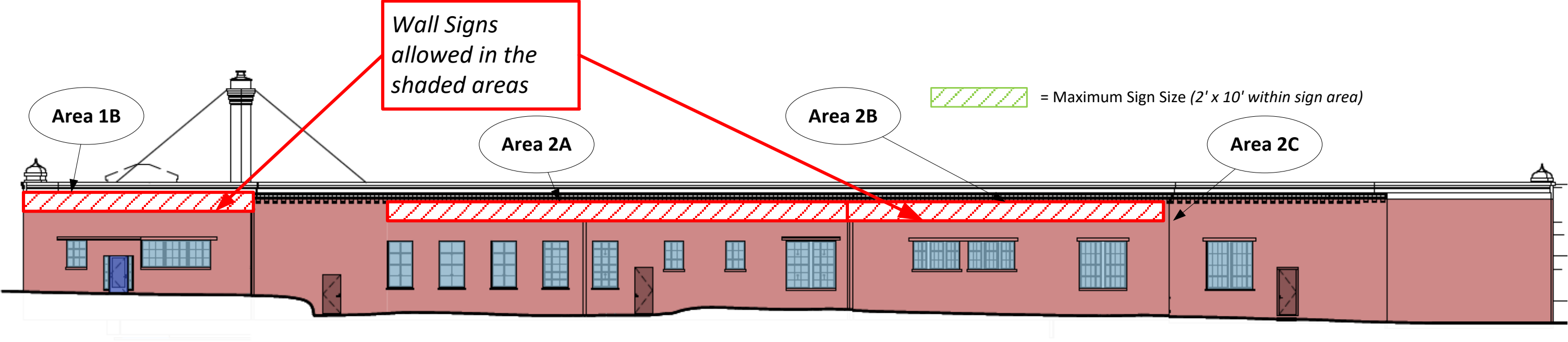
PROPOSED SIGN LOCATIONS & PLACEMENT



North Elevation



West Elevation

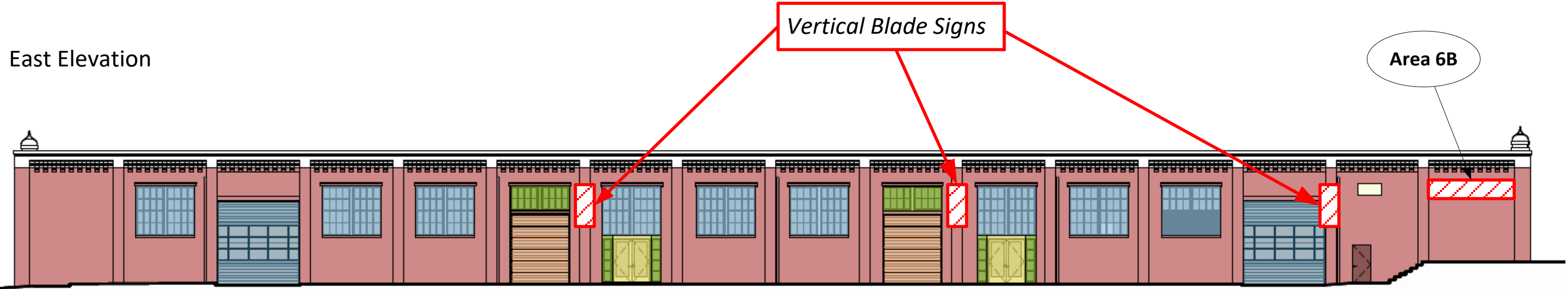


PROPOSED SIGN LOCATIONS & PLACEMENT

South Elevation



East Elevation



PROPOSED SIGN LOCATIONS & PLACEMENT

Building Wall Sign 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
- ◆ 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 area per the elevations shown herein.
- ◆ Wall signs shall consist of individual characters—no back panel is allowed.

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” each
- ◆ Signs shall be mounted such that the maximum height of either the sign height or mounting plate shall be at 11’
- ◆ 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

Building Sign Area Examples—Options For Existing Painted Band

- ◆ The sign bands may be refreshed, repainted, or removed. The treatment shall be limited to:
 - ⇒ Brick—Preferred Option (paint removed from the original brick surface—shown)
 - ⇒ Green, consistent with prior application under Red Hook graphics and matching the storefronts/window frames
 - ⇒ Cream, consistent with Theo Chocolate banding (shown)



Existing Condition



Example 1: Retain Cream Band, New Signage (limited to 2' x 10' total)



Example 2: Neutral/No Band, New Signage (limited to 2' x 10' total)