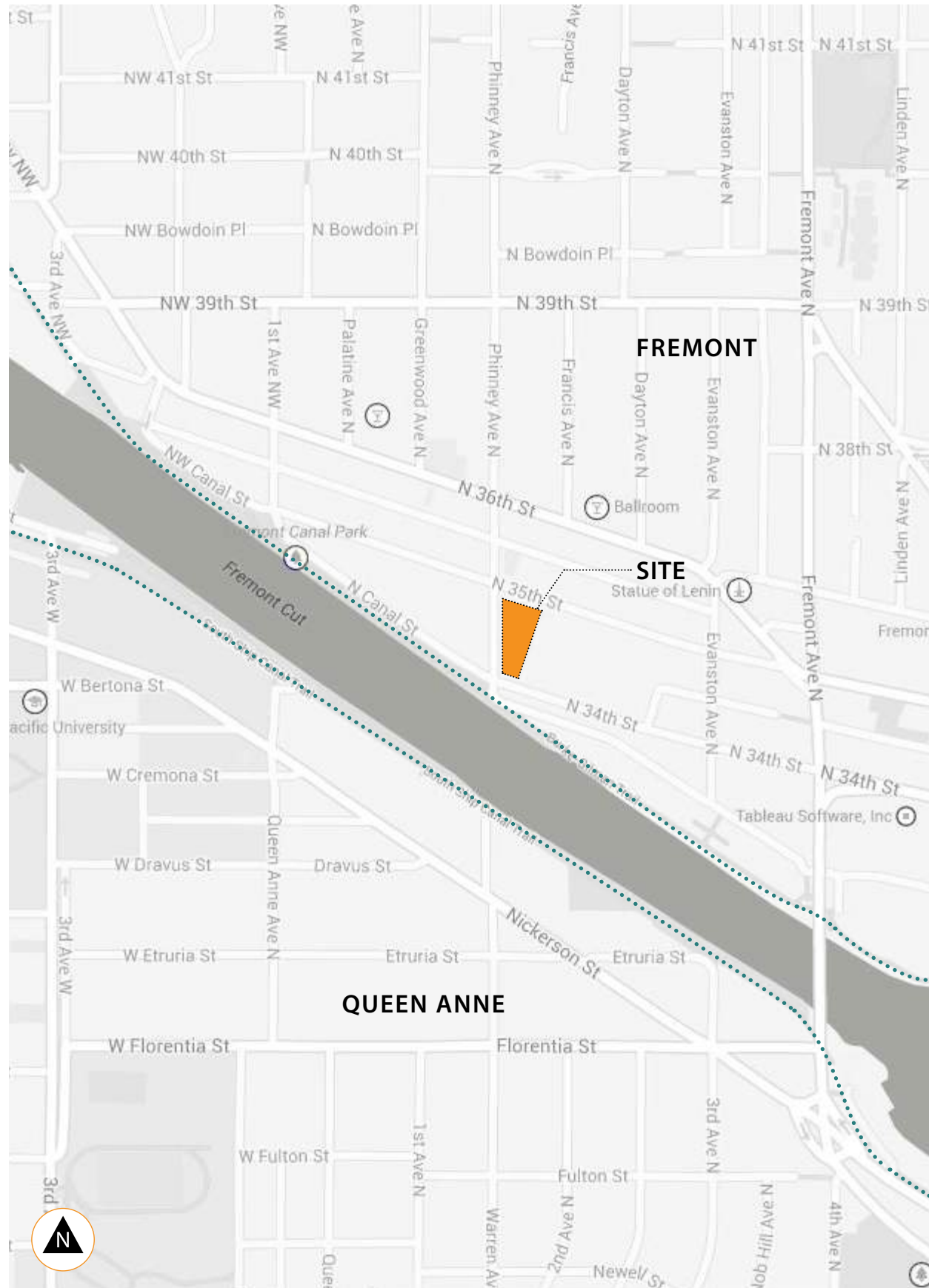




3400 PHINNEY AVE N

LANDMARKS - ARCHITECTURAL REVIEW COMMITTEE



Building History

- From 1905 to 1941 the building served as a trolley barn.
- From the 1940's to the 1980's it contained Seattle Disposal's offices, storage, and truck repair.
- From 1983 to 1984 Pacific Rim Export used the building for offices and warehouse.
- From 1988 to 2000 it was the Redhook Brewery .
- From 2004 to 2024 it was used as Theo Chocolates' production facility and retail outlet.

Landmark Designation

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.

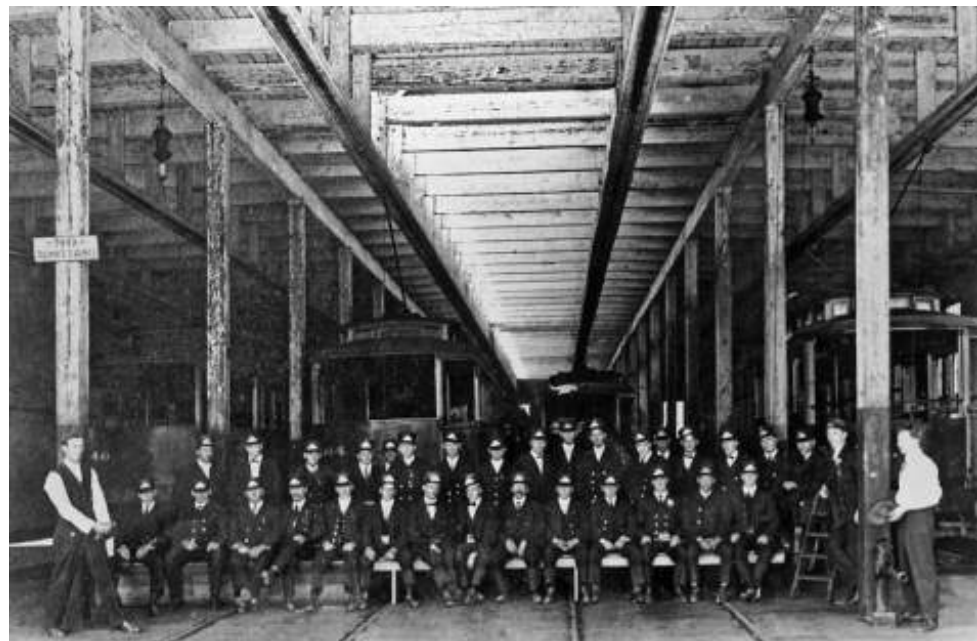
LOCATION & HISTORIC SUMMARY



THE FREMONT CAR BARN ON SEPT. 23, 1919.



VIEW FROM ACROSS THE CANAL



TRAINMEN POSING IN THE OPEN BAYS



AERIAL 1929



TROLLEY BARN FROM SW CORNER, DEC 11, 1936

HISTORIC IMAGES 1905-1941, TROLLEY USE

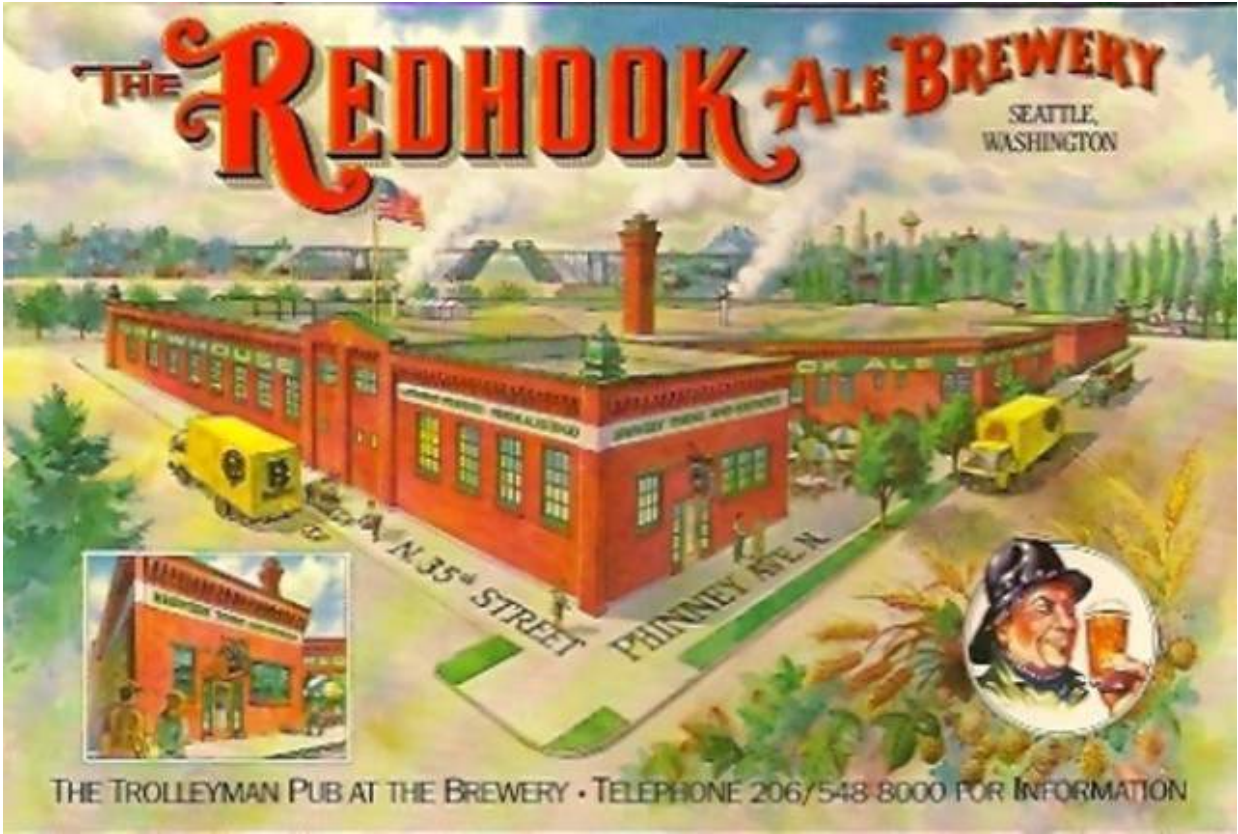


LAWTON GOWEY'S MAY 27, 1968 RECORDING OF THE BARN WHEN IT WAS STILL USED FOR STORAGE.

HISTORIC IMAGES 1968-2000



REDHOOK BREWERY, PHOTO TAKEN SOME TIME BETWEEN 1988 AND 2000.



REDHOOK BREWERY PROMOTIONAL ARTWORK



EAST FACADE FROM SOUTHEAST



SOUTH FACADE FROM SOUTHEAST



NORTH FACADE FROM NORTHWEST



SOUTH FACADE FROM SOUTHWEST

CURRENT CONDITIONS



EAST ELEVATION



SOUTH ELEVATION

CURRENT PHOTO ELEVATIONS

3400 PHINNEY AVE NORTH

GRAHAM BABA ARCHITECTS

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WEST ELEVATION



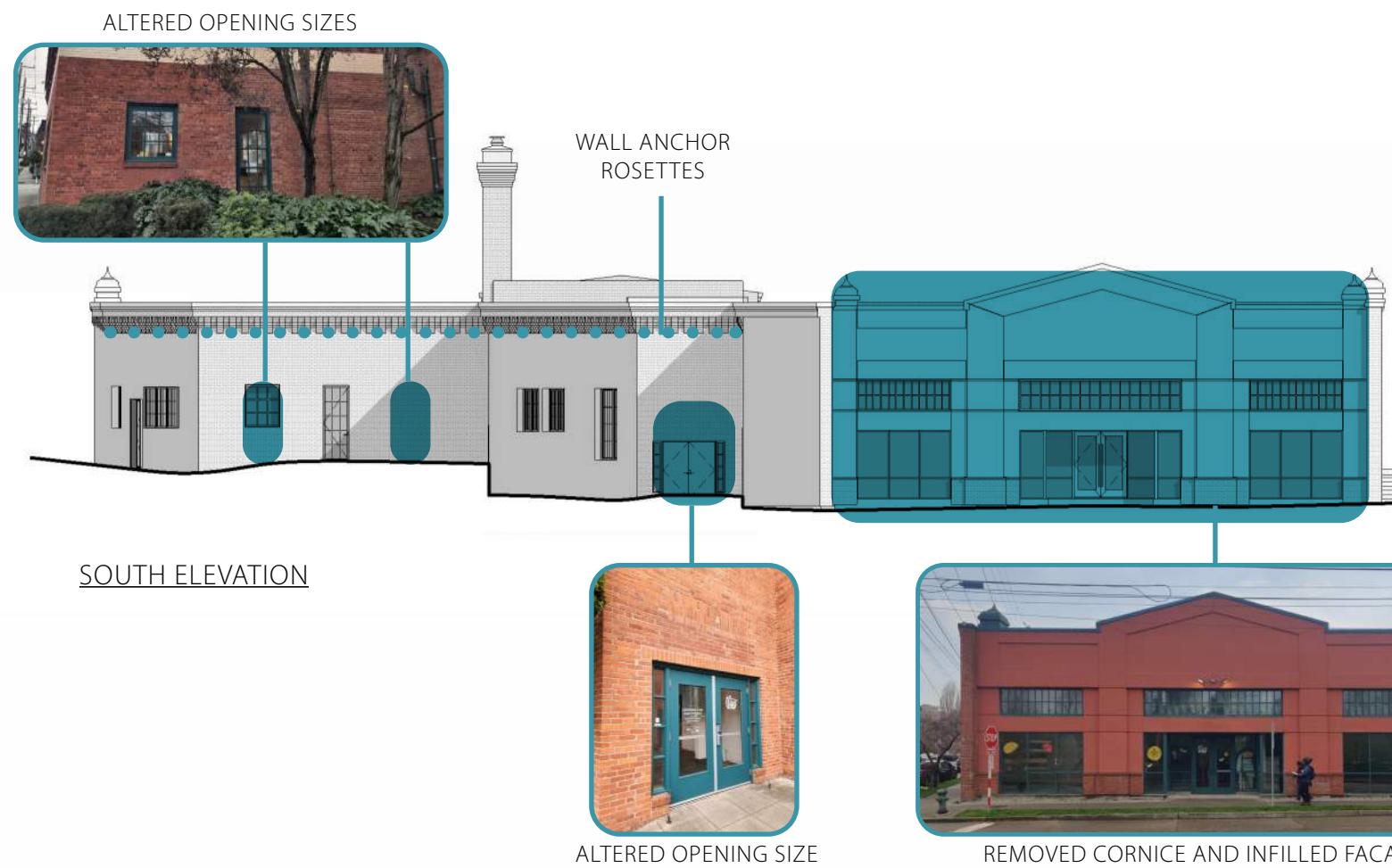
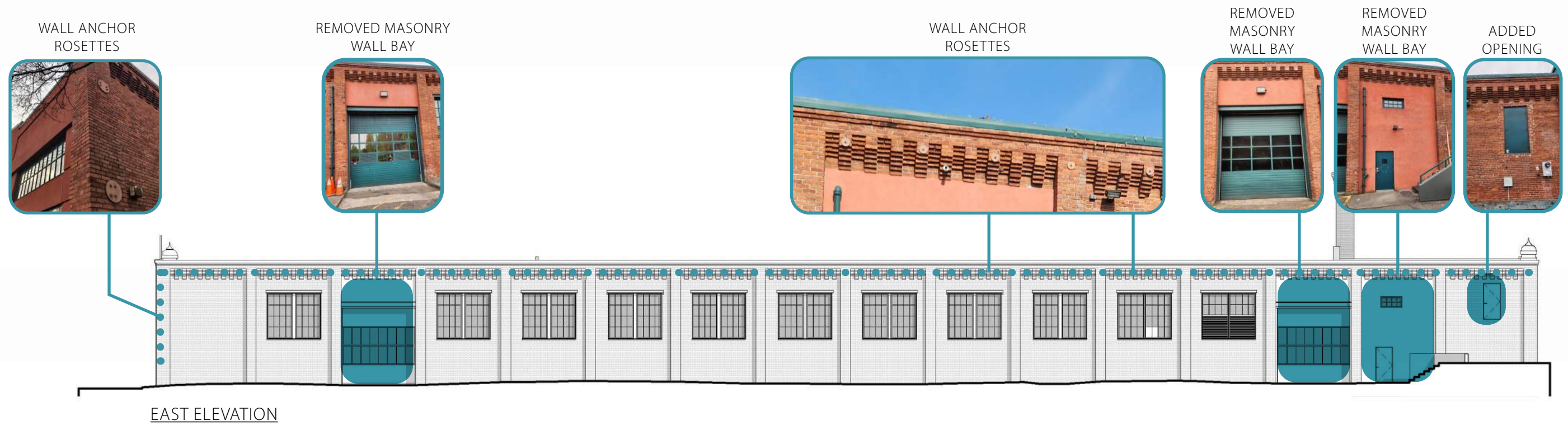
NORTH ELEVATION

CURRENT PHOTO ELEVATIONS

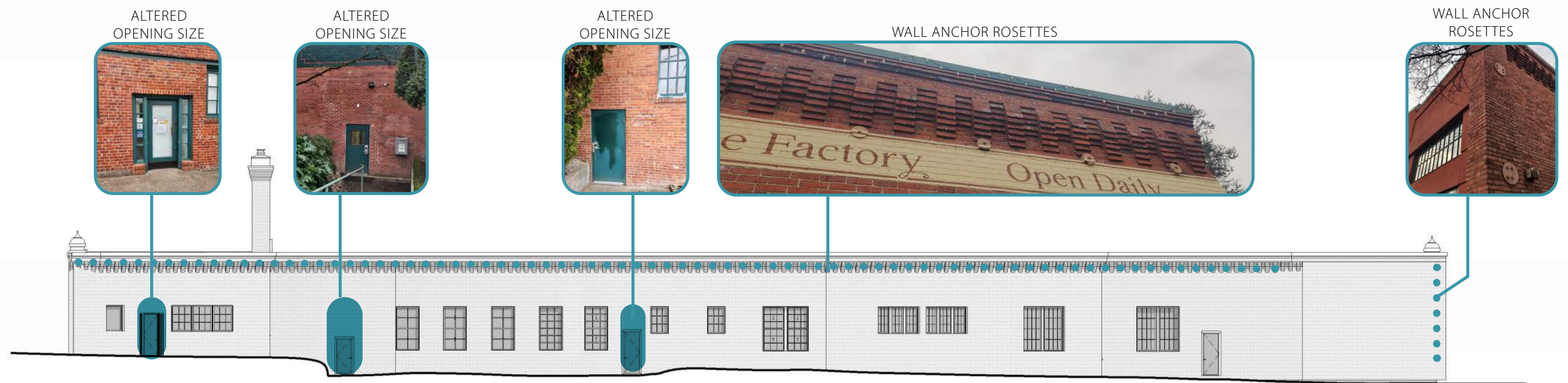
3400 PHINNEY AVE NORTH

GRAHAM BABA ARCHITECTS

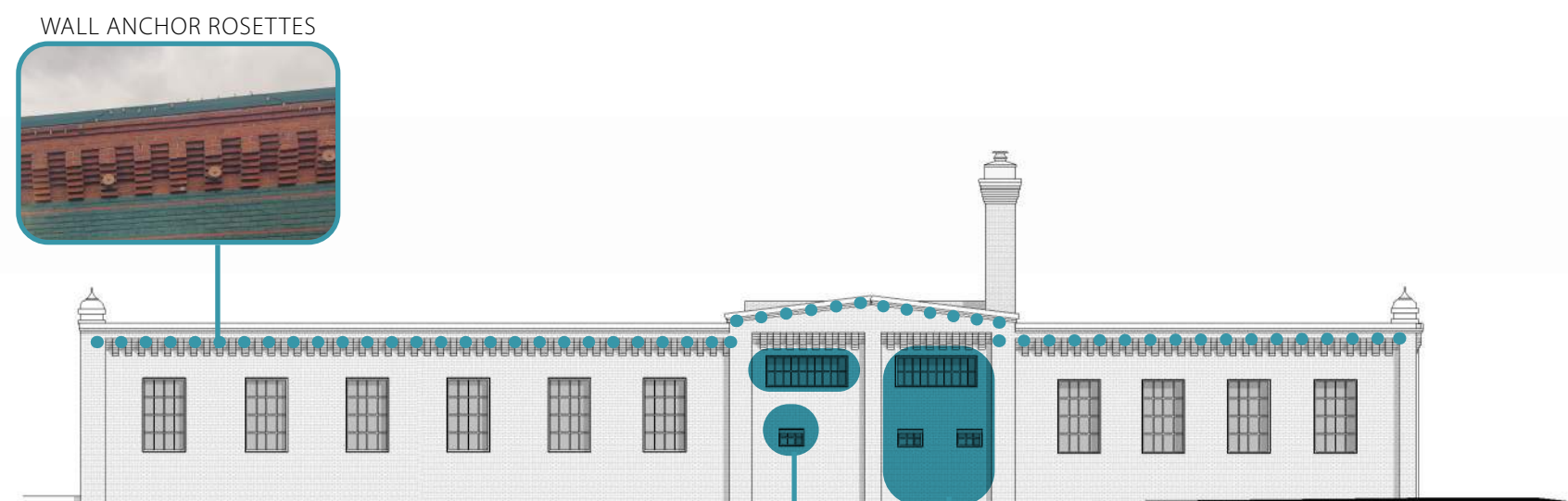
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CURRENT ELEVATIONS - MASONRY ALTERATIONS



WEST ELEVATION



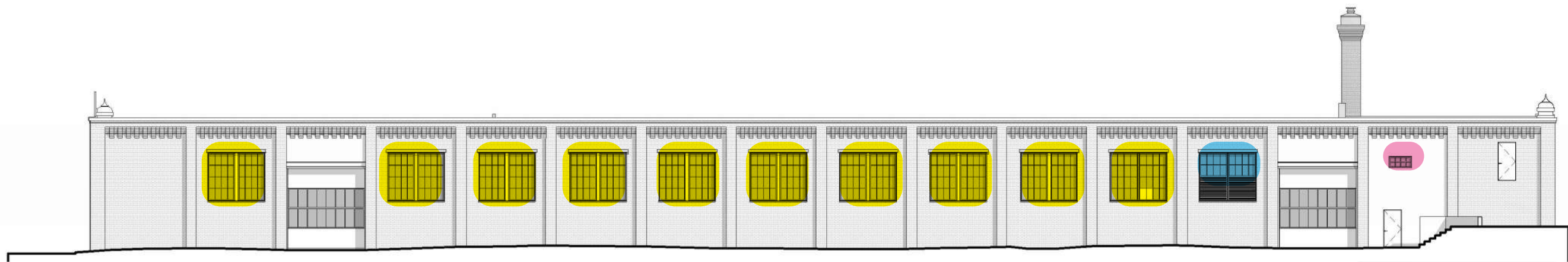
NORTH ELEVATION



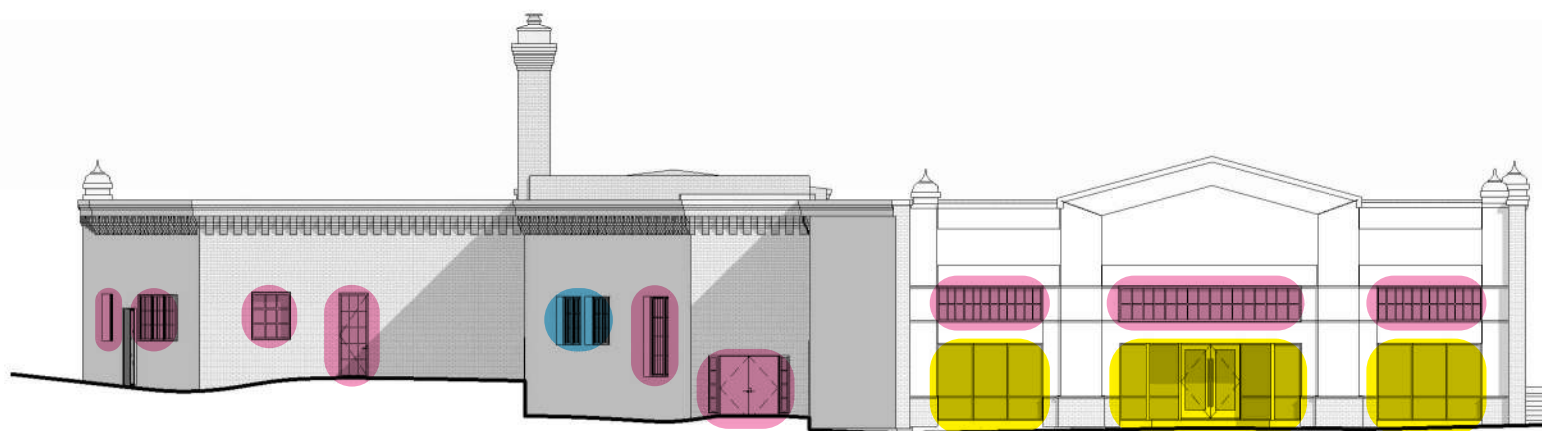
ALTERED
OPENING SIZES

ALTERED
OPENING SIZES

CURRENT ELEVATIONS - MASONRY ALTERATIONS



EAST ELEVATION



SOUTH ELEVATION

WINDOW TYPE LEGEND

- MODERN WINDOW - METAL
- MODERN WINDOW - WOOD
- HISTORIC WINDOW - WOOD
(NOT BELIEVED TO BE ORIGINAL)

CURRENT ELEVATIONS - WINDOW SURVEY



MODERN WINDOW - METAL



MODERN WINDOW - METAL JAMB



MODERN WINDOW - METAL HEAD



HISTORIC WINDOW - WOOD WITH LOUVERS



MODERN WINDOW - METAL HEAD

EXAMPLE WINDOWS - EAST ELEVATION

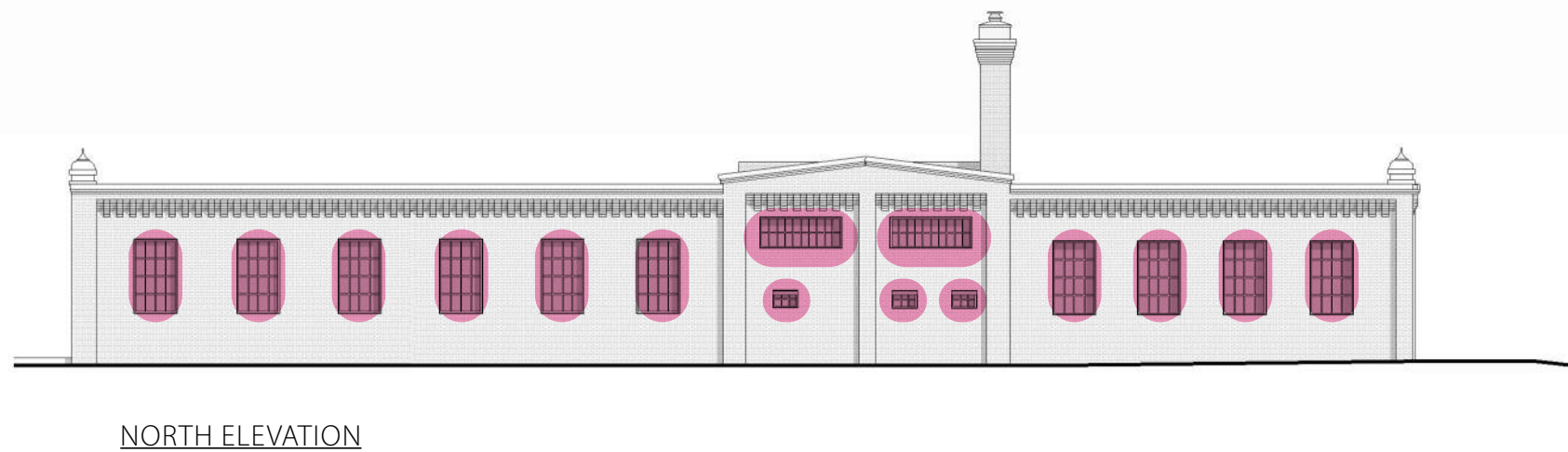
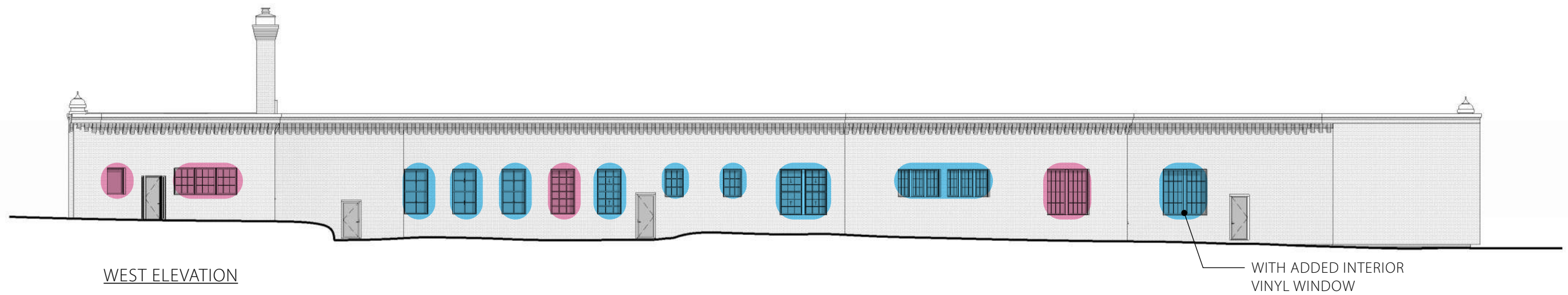


MODERN WINDOW - METAL

EXAMPLE WINDOWS - SOUTH ELEVATION



MODERN WINDOW - METAL, BELOW; MODERN WINDOW - WOOD, ABOVE



- WINDOW TYPE LEGEND
- MODERN WINDOW - METAL
 - MODERN WINDOW - WOOD
 - HISTORIC WINDOW - WOOD
(NOT BELIEVED TO BE ORIGINAL)

CURRENT ELEVATIONS - WINDOW SURVEY



MODERN WINDOW - WOOD HEAD



HISTORIC WINDOW - WOOD



HISTORIC WINDOW - WOOD HEAD



MODERN WINDOW - WOOD



HISTORIC WINDOW - WOOD WITH ADDED INTERIOR VINYL WINDOW

EXAMPLE WINDOWS - WEST ELEVATION



MODERN WINDOW - WOOD



MODERN WINDOW - WOOD

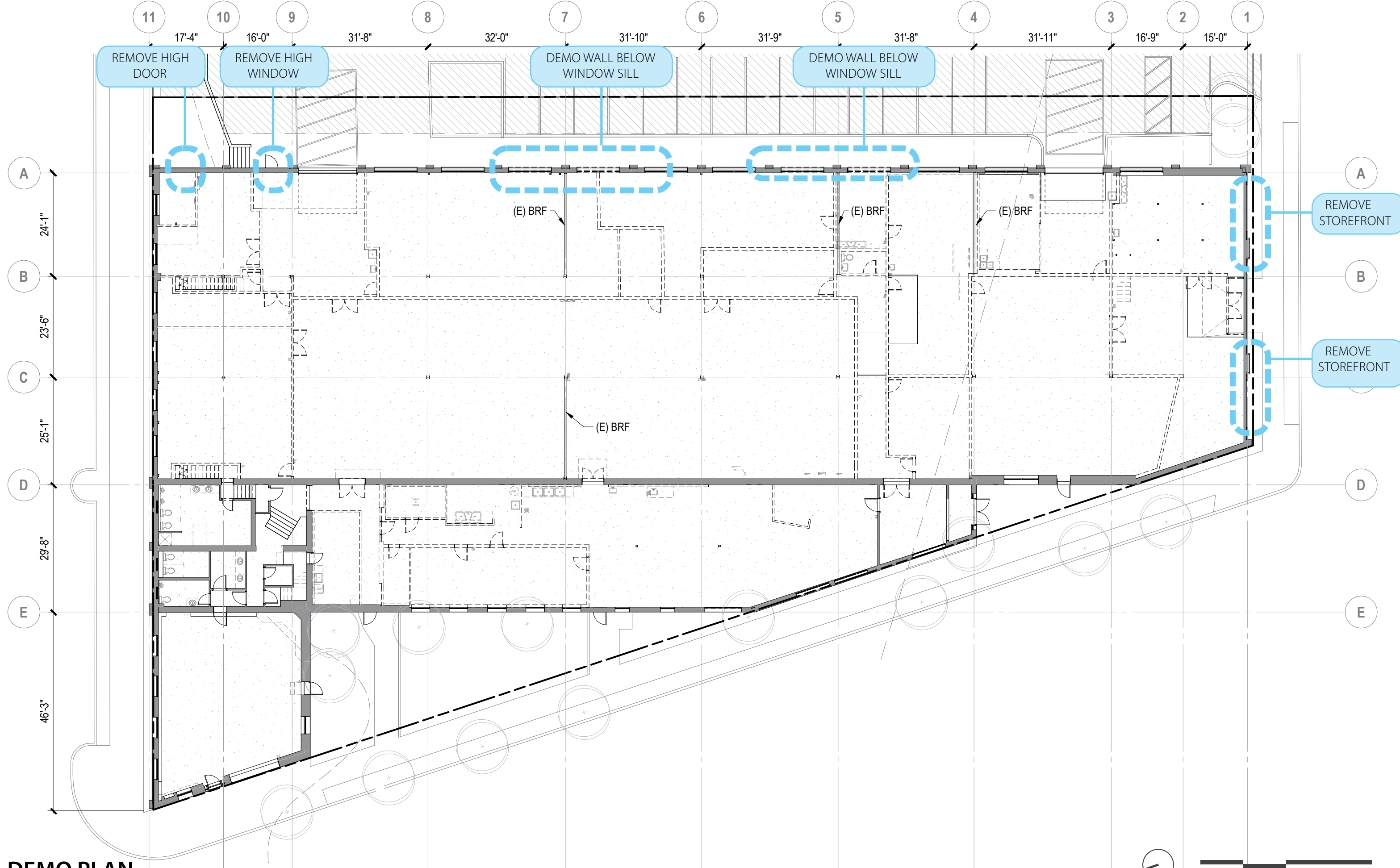


MODERN WINDOW - WOOD SILL



MODERN WINDOW - WOOD

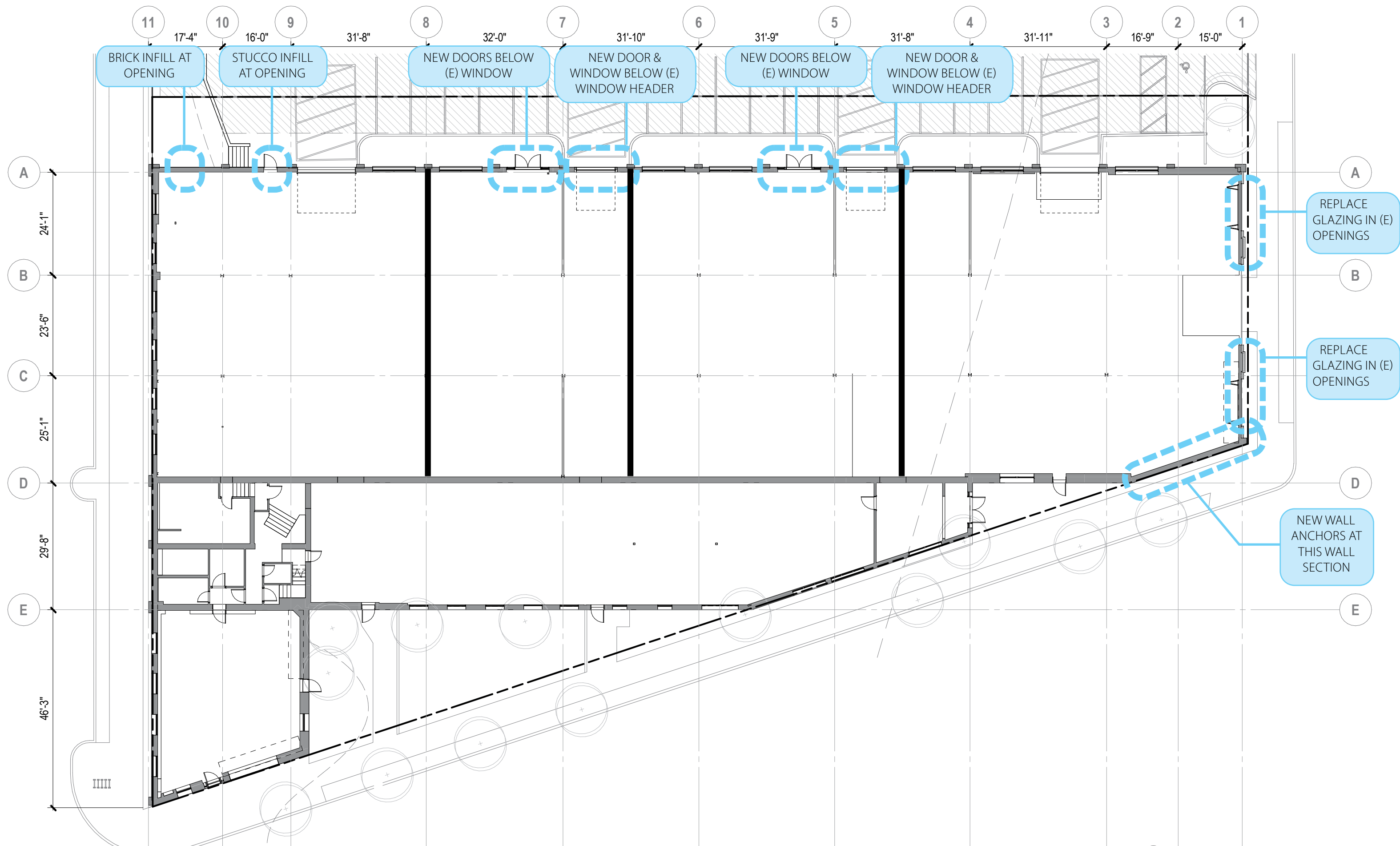
EXAMPLE WINDOWS - NORTH ELEVATION



DEMO PLAN

3400 PHINNEY AVE NORTH

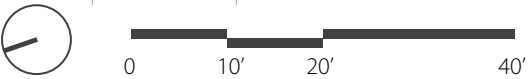
GRAHAM BABA ARCHITECTS

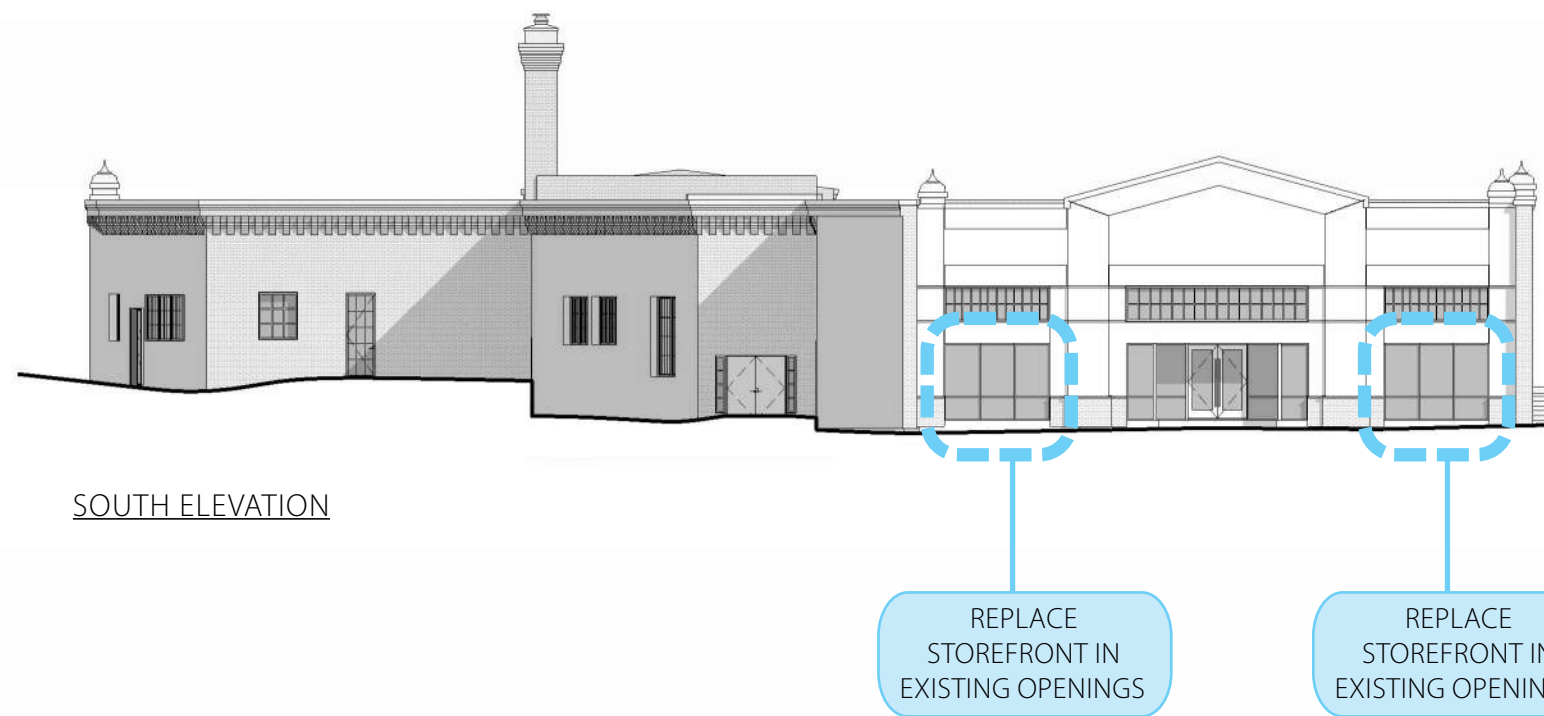
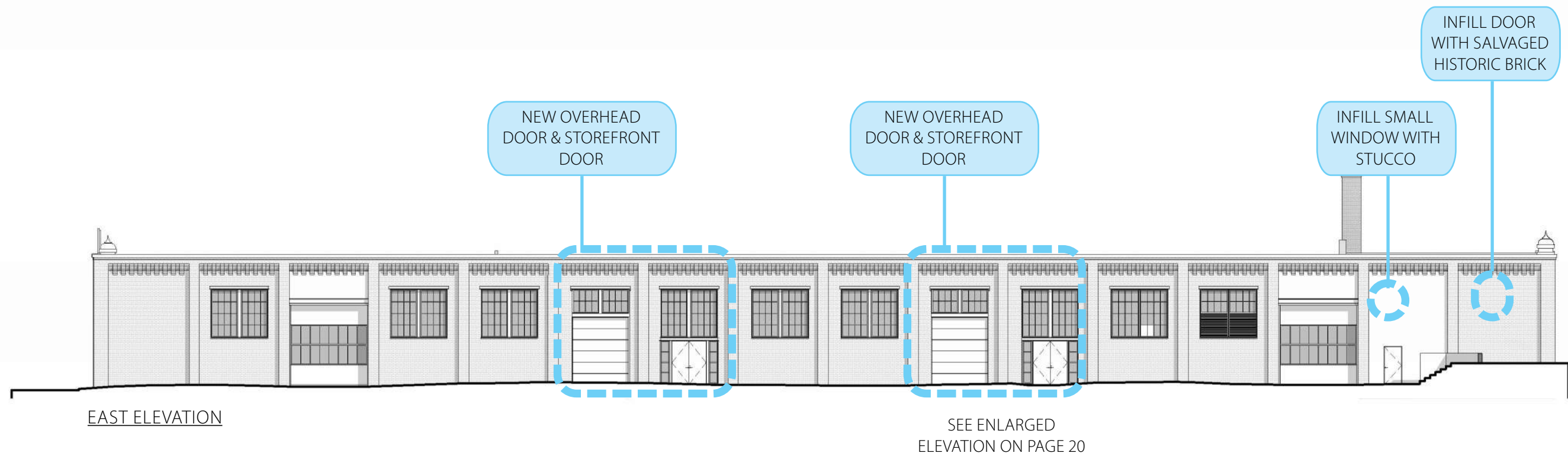


PROPOSED PLAN

3400 PHINNEY AVE NORTH

GRAHAM BABA ARCHITECTS





PROPOSED ELEVATIONS

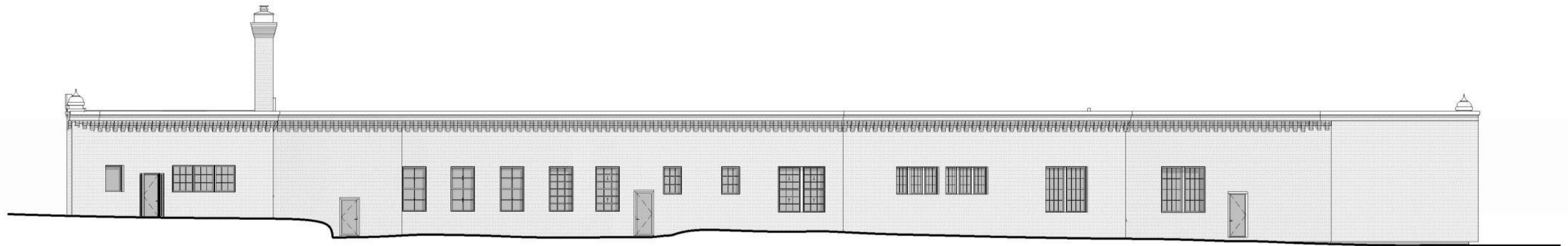
3400 PHINNEY AVE NORTH

GRAHAM BABA ARCHITECTS

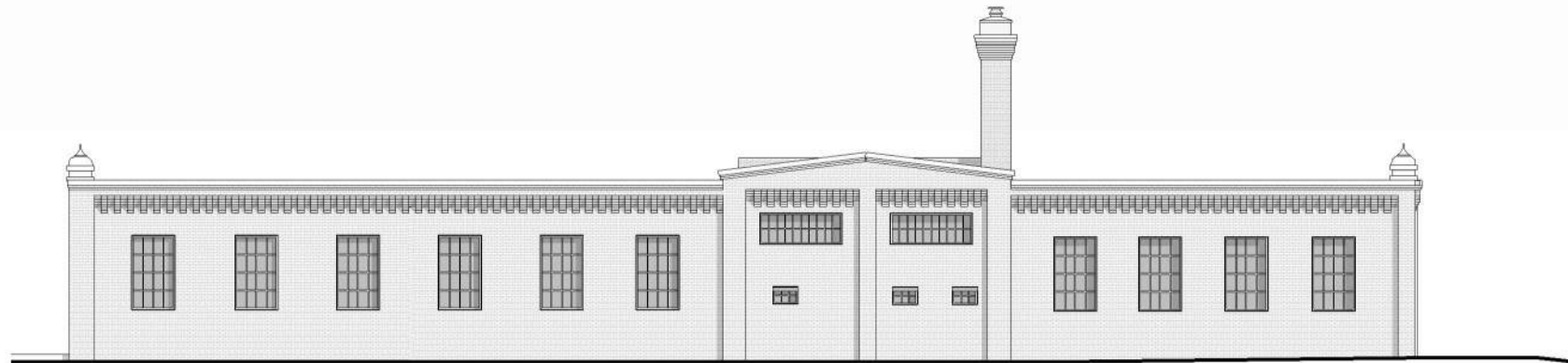


0 10' 20' 40'

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WEST ELEVATION



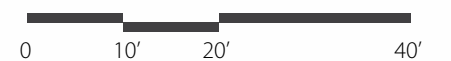
NORTH ELEVATION

NO CHANGES PROPOSED THESE ELEVATIONS

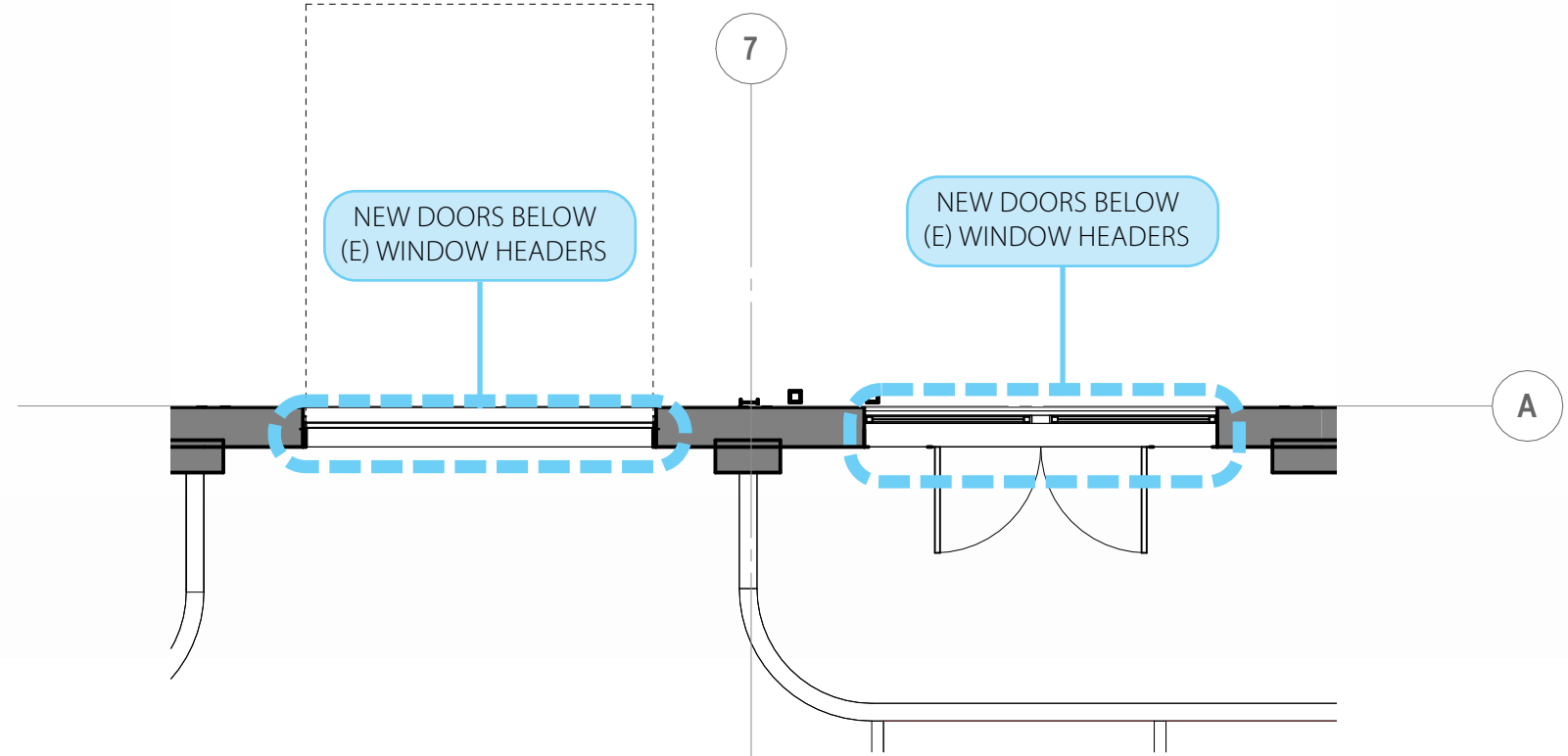
PROPOSED ELEVATIONS

3400 PHINNEY AVE NORTH

GRAHAM BABA ARCHITECTS



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ENLARGED EAST ELEVATION AT PROPOSED OPENINGS

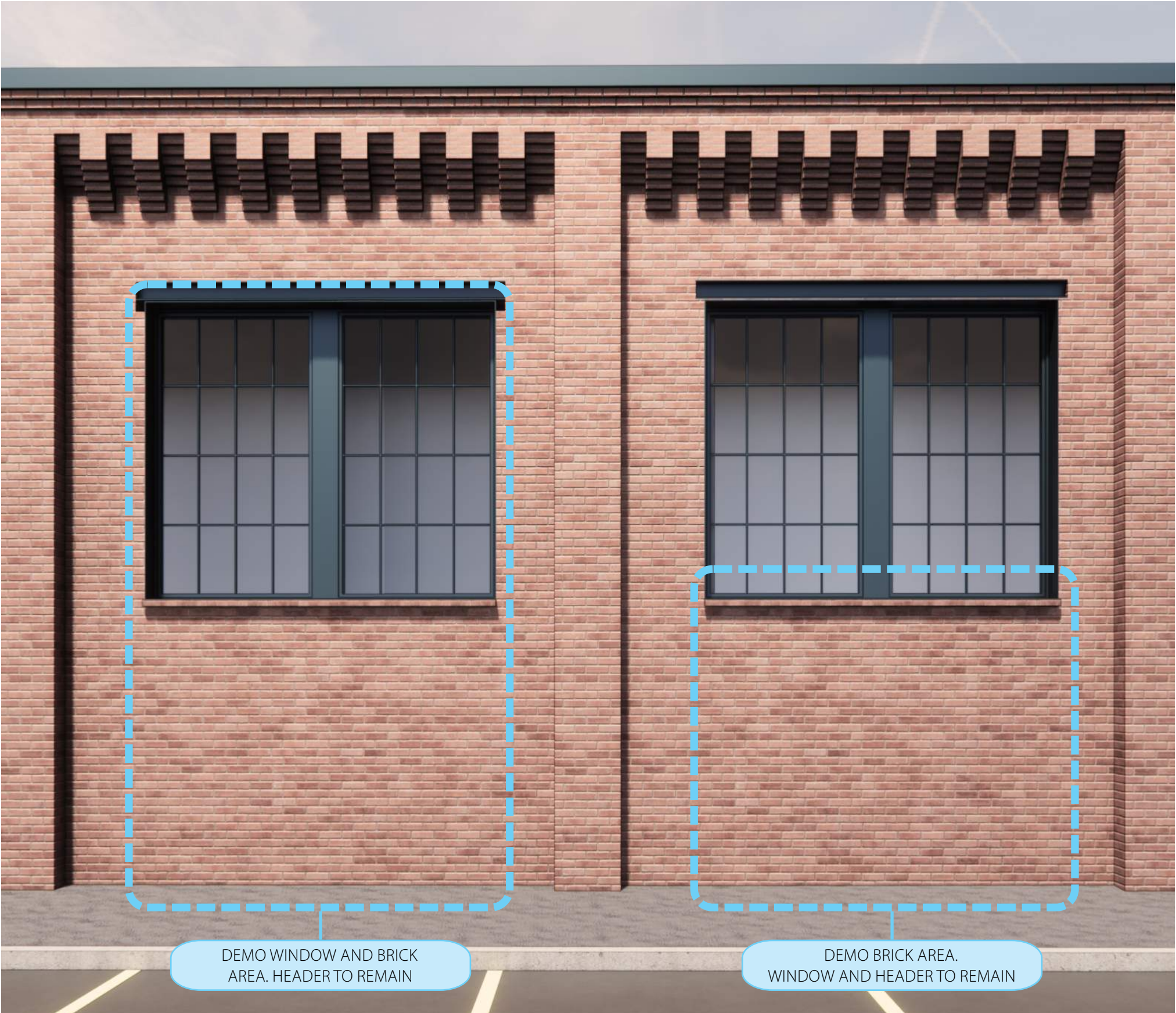


EXISTING



PROPOSED

RENDERED ELEVATION



EXISTING ENLARGED RENDERING @ NEW OPENINGS ON EAST ELEVATION



PROPOSED ENLARGED RENDERING @ NEW OPENINGS ON EAST ELEVATION

3400 PHINNEY AVE NORTH

GRAHAM BABA ARCHITECTS

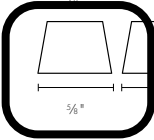
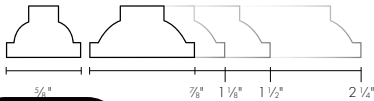
ANDERSON E SERIES WINDOW
ALUMINUM EXTERIOR,
WOOD INTERIOR



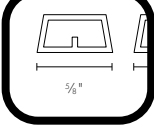
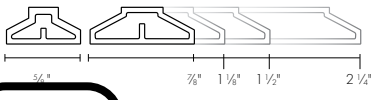
EXTERIOR COLORS

Colony White	White	Abalone	Balsa White	Canvas	Maple Syrup	Harvest Gold	Prairie Grass	Flagstone	Sandstone	Pebble Tan
Carmel	Terracotta	Hot Chocolate	Bourbon	Acorn	Coffee Bean	Cocoa Bean	Sierra Bronze	Dark Bronze	Clay	Red Rock
Cardinal	Bing Cherry	Fire Engine Red	Cinnamon Toast	Olive	Sage	Billiard Green	Moss	Forest Green	Mallard Green	Spearmint
Aquamarine	Patina	Sky Blue	Country Blue	Blue Denim	Watercolor Blue	Caribbean Blue	Slate	Moody Blue	Stormy Blue	Dove Gray
Harbor Mist	Yorktown Pewter	Smokey Gray	Mystic Gray	Dark Ash	Black					

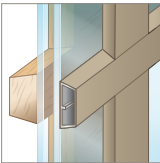
Interior



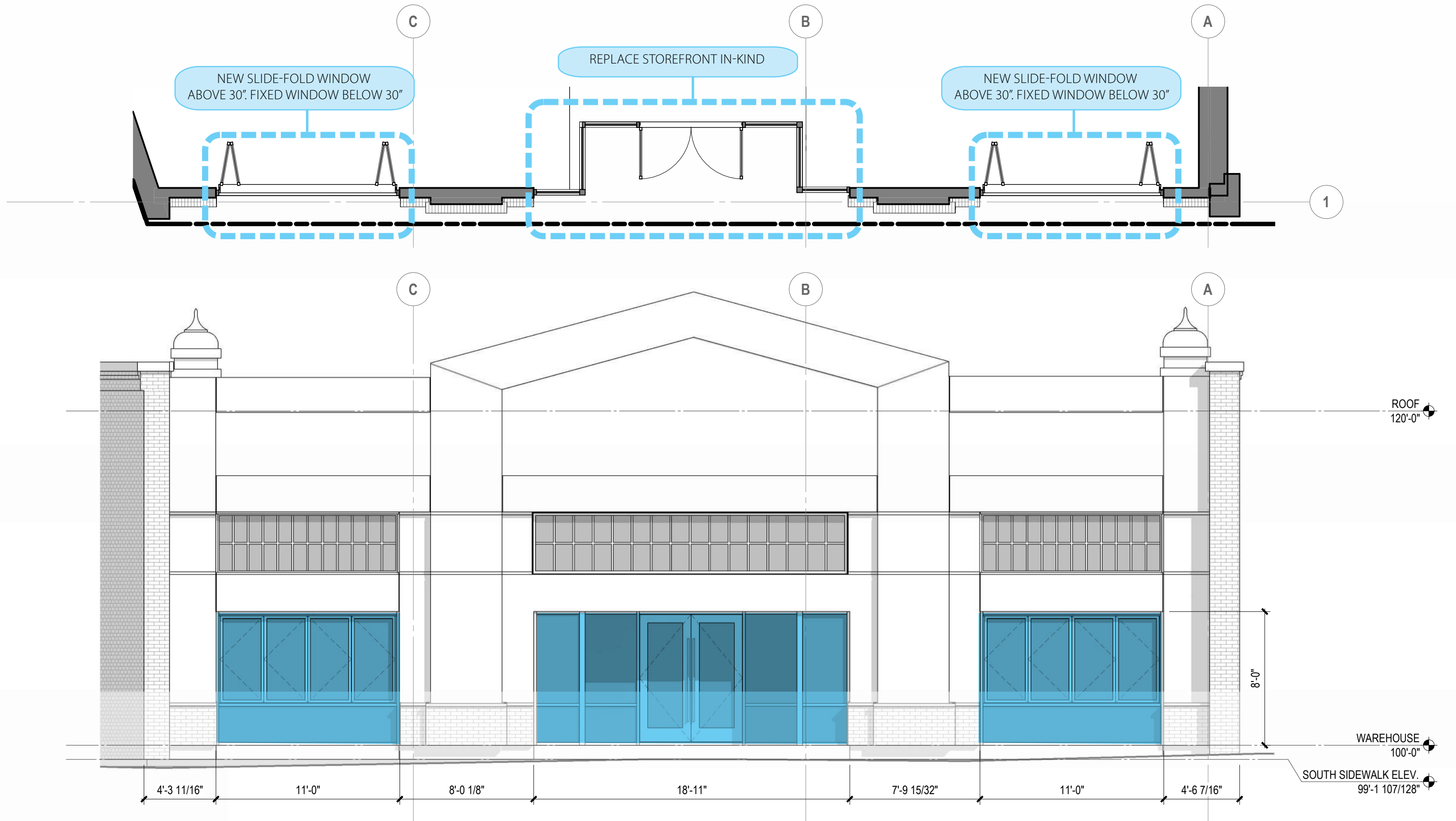
Exterior



CLASSIC DIVIDED LIGHT)



Contemporary exterior and interior grille profiles



ENLARGED SOUTH ELEVATION AT PROPOSED GLAZING UPDATES



EXISTING SOUTH ELEVATION RENDERING

3400 PHINNEY AVE NORTH

GRAHAM BABA ARCHITECTS

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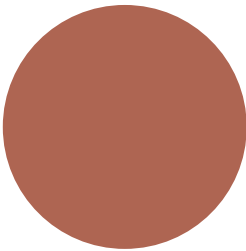
PROPOSED SOUTH ELEVATION RENDERING

3400 PHINNEY AVE NORTH

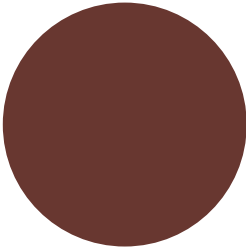
GRAHAM BABA ARCHITECTS



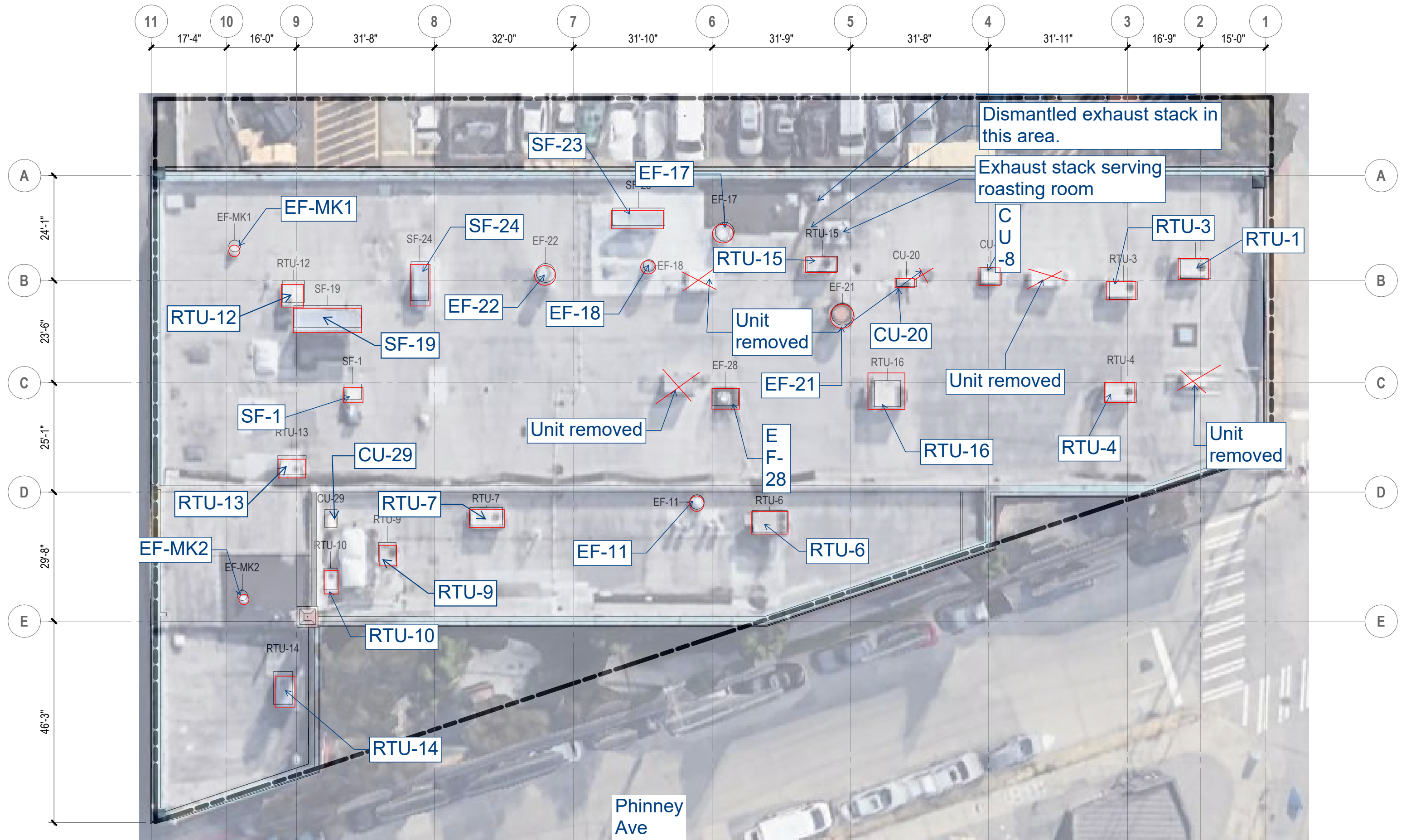
CURRENT ELEVATION

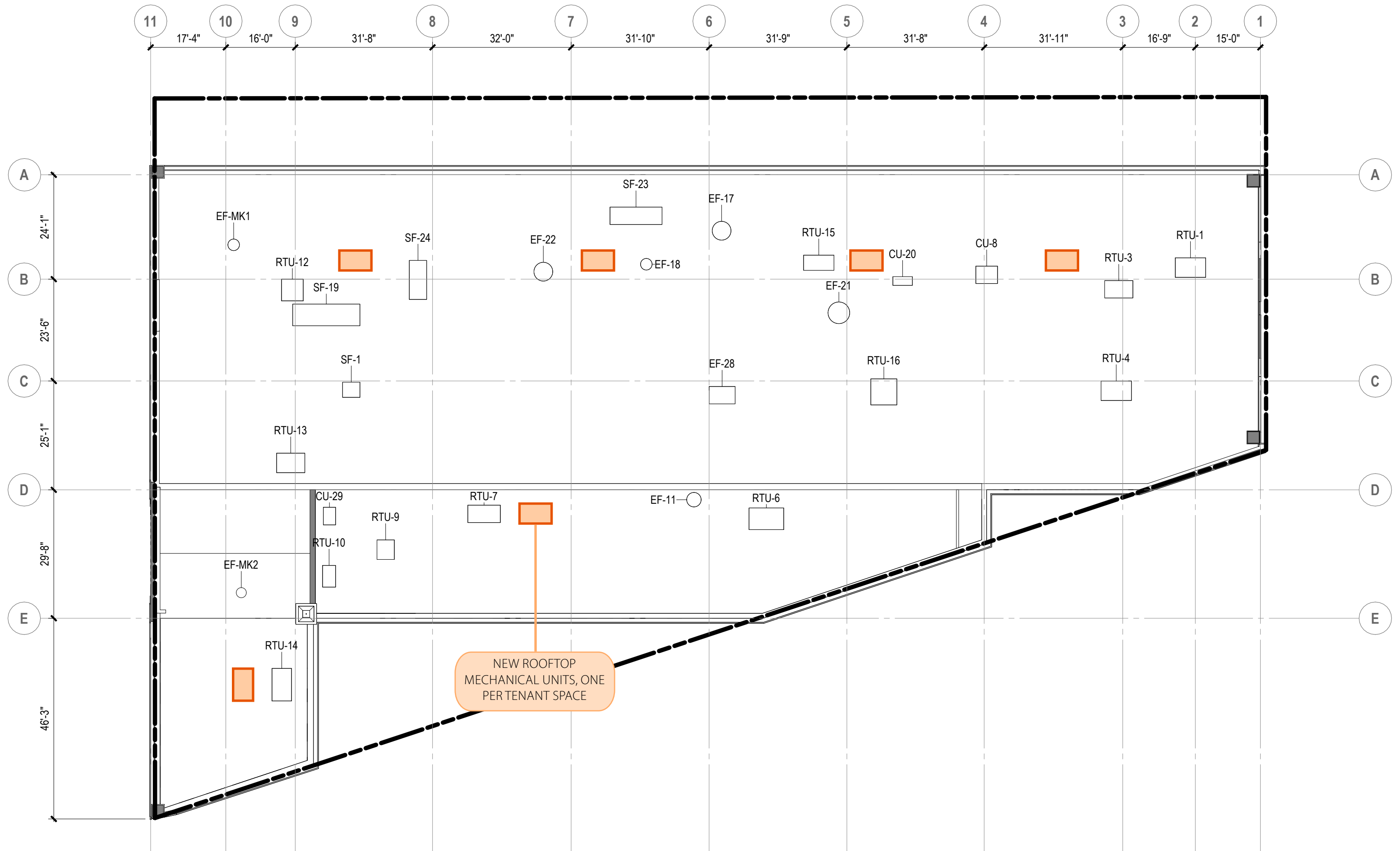


PROPOSED COLOR UPDATE - TERRACOTTA WITH MORE SATURATION



SOUTH ELEVATION COLOR STUDY





PROPOSED ROOF PLAN

