



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

**LPB 247/25**

### **STAFF REPORT ON CERTIFICATE OF APPROVAL**

#### **former Seattle Trolley Barn 3400 Phinney Avenue N**

Features and Characteristics for which a Certificate of Approval is required:

The entire exterior of the buildings, excluding the postwar addition to the east side of the General Offices building and the metal addition at the northernmost end of the property and the fruit packing facility on the southeast end of the property; including the site, and the interior of the main hall of the General Offices building and those elements of the mezzanine/balcony which are visible from the main hall.

Designated under Standard: A, C, and D

Summary of proposed changes: The entire exterior of the building including the roof; and the site, excluding the plantings, parking, driveway and loading dock on the east side.

#### **Suggested Language for Approval:**

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the exterior alterations at the former Fremont Trolley Barn, 3400 Phinney Avenue N, as per the attached submittal.

This action is based on the following:

1. With regard to SMC 25.12.750 A, the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 116054.
  - a. This industrial building has evolved over the past 120 years to meet the needs of multiple uses, resulting in a different vocabulary of doors and windows throughout.
  - b. The new overhead doors and tenant space entries are located on the east façade, with less visibility than the three facades facing the street.
  - c. The new storefront windows and doors on the south façade will be very similar to the existing non-historic condition.

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

2. With regard to SMC 25.12.750 B, the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.
  - a. The applicant explored multiple alternatives for the person door options on the east facade to look at proportions of opening to wall, and preservation of brick.
  - b. Although the applicant's preferred option for the east facade removes a majority of brick below the window, the new fenestration provides a welcoming primary entrance for each new tenant space with increased visibility and natural lighting.
3. The factors of SMC 25.12.750 C, D and E are not applicable.
4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.