



CONTINENTAL HOTEL | HOTEL SEATTLE

LANDMARK PRESERVATION BOARD PRESENTATION
MARCH 31, 2023

The exterior of the building was designated on March 15, 2023

TABLE OF CONTENTS

- [1.0](#) | Proposal
- [2.0](#) | Photograph
- [3.0](#) | Plan Set

1.0 PROPOSAL

PROJECT SUMMARY

NAME: CONTINENTAL HOTEL

ADDRESS: 315 SENECA STREET, SEATTLE, WA 98101

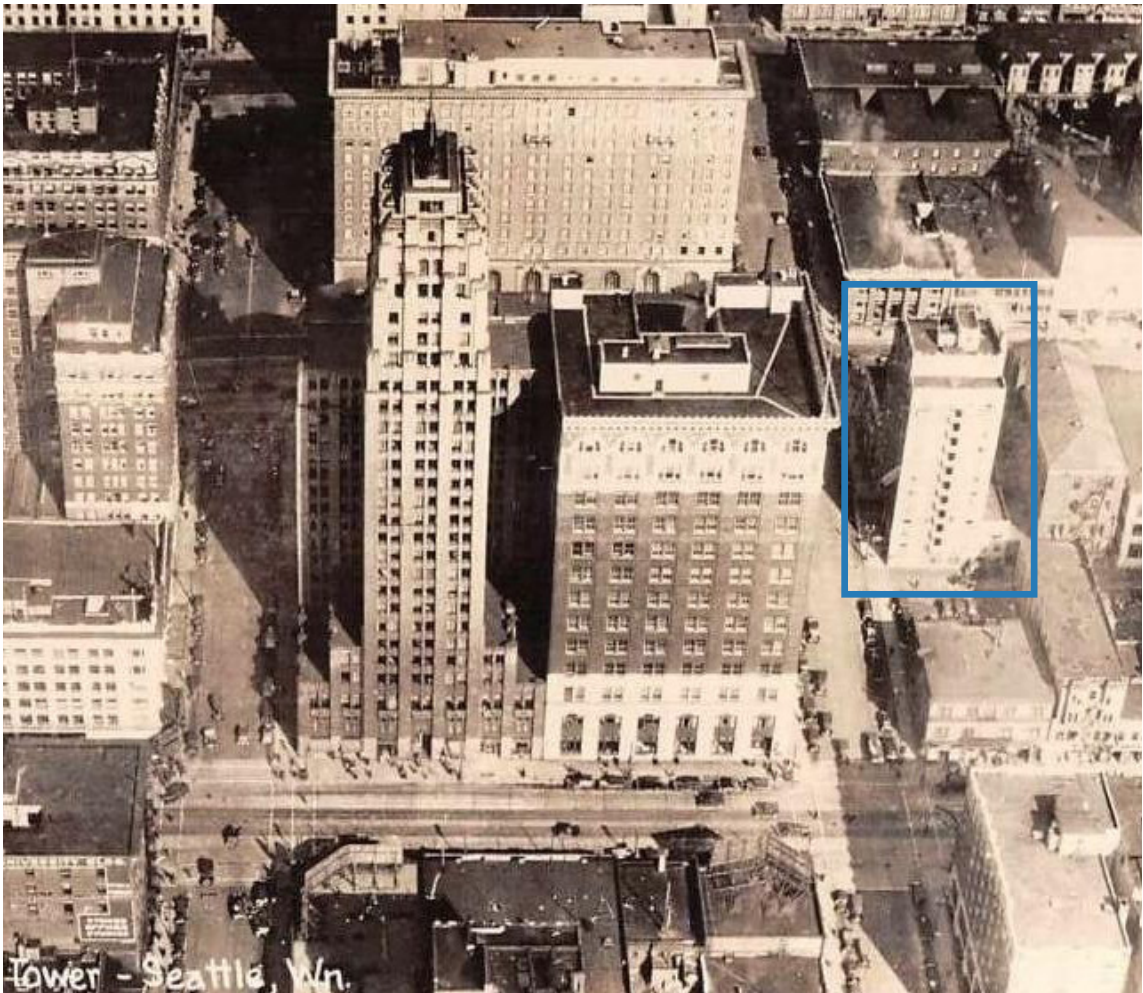
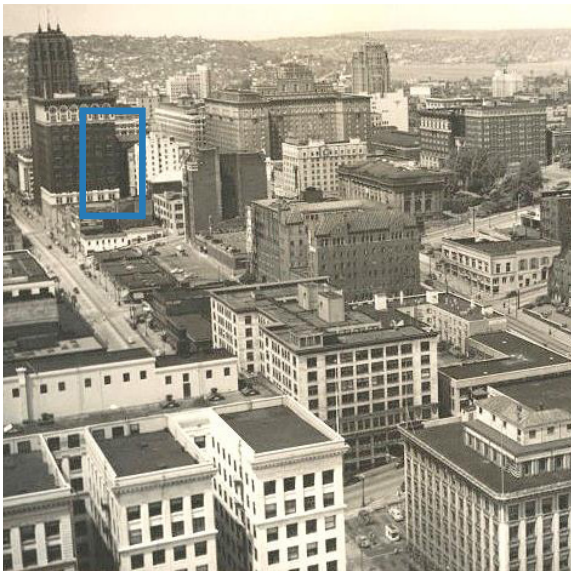
The project is the rehabilitation and renovation of the historic Continental Hotel located at 315 Seneca Street. The 12-story, 36,240 SF reinforced concrete structure was designed by Dudley B. Stuart for the owner/builder Stephen A. Berg and constructed in 1926. The existing hotel will be rehabilitated and renovated into a eighty-guest room boutique hotel. The hotel lobby and bar will be located at street level as a double height volume. The primary guest entrance will continue to be located at the existing central stepped entrance and an accessible entrance will be provided in the eastern most storefront on the north façade. Guest amenities including fitness room, meeting room, restrooms, and lounge space will be provided on Level 2, volumetrically connected to Level 1 via a balcony.

The existing third through twelfth guest room floors will be renovated with approximately nine guest rooms per floor. The upper floors will provide junior suites, reducing the room count to eight guest rooms per floor on Levels 8-12 and only four on Level 12. The basement level will provide operations and utility infrastructural spaces.

The project will be designed to comply with the requirements from the Seattle Landmarks Preservation Board. The exterior stucco with terra cotta ornamentation will be repaired and restored. Significant character-defining features of the exterior façade will be preserved, restored, or replaced in-kind. The existing marblecrete and concrete “eyebrow” canopies will be removed. The original terra cotta ashlar and granite base that exists under the marblecrete will be repaired and restored. The aluminum replacement windows will be replaced with new windows designed to replicate the original size, shape, and configuration. The street level storefront windows will be replaced and/or restored with a new wood storefront system that replicates original size, shape, and configuration. Where new storefront is proposed for the accessible entrance, the new storefront will be designed to be distinctly new and complimentary to the existing building design. Similarly, a new, modern and complimentary canopy is proposed above the main entrance.

The project will be classified by the Seattle Department of Construction and Inspections (SDCI) as an Alternation 3. The project scope of the renovation includes accessibility improvements, egress improvements, elevator modernization, interior reconfiguration, new non-fossil-fuel-burning mechanical systems, voluntary life safety system improvements, fall protection provided at egress stairs, and existing plumbing repairs throughout. A new electrical transformer vault will be constructed in the basement as required by Seattle City Light.

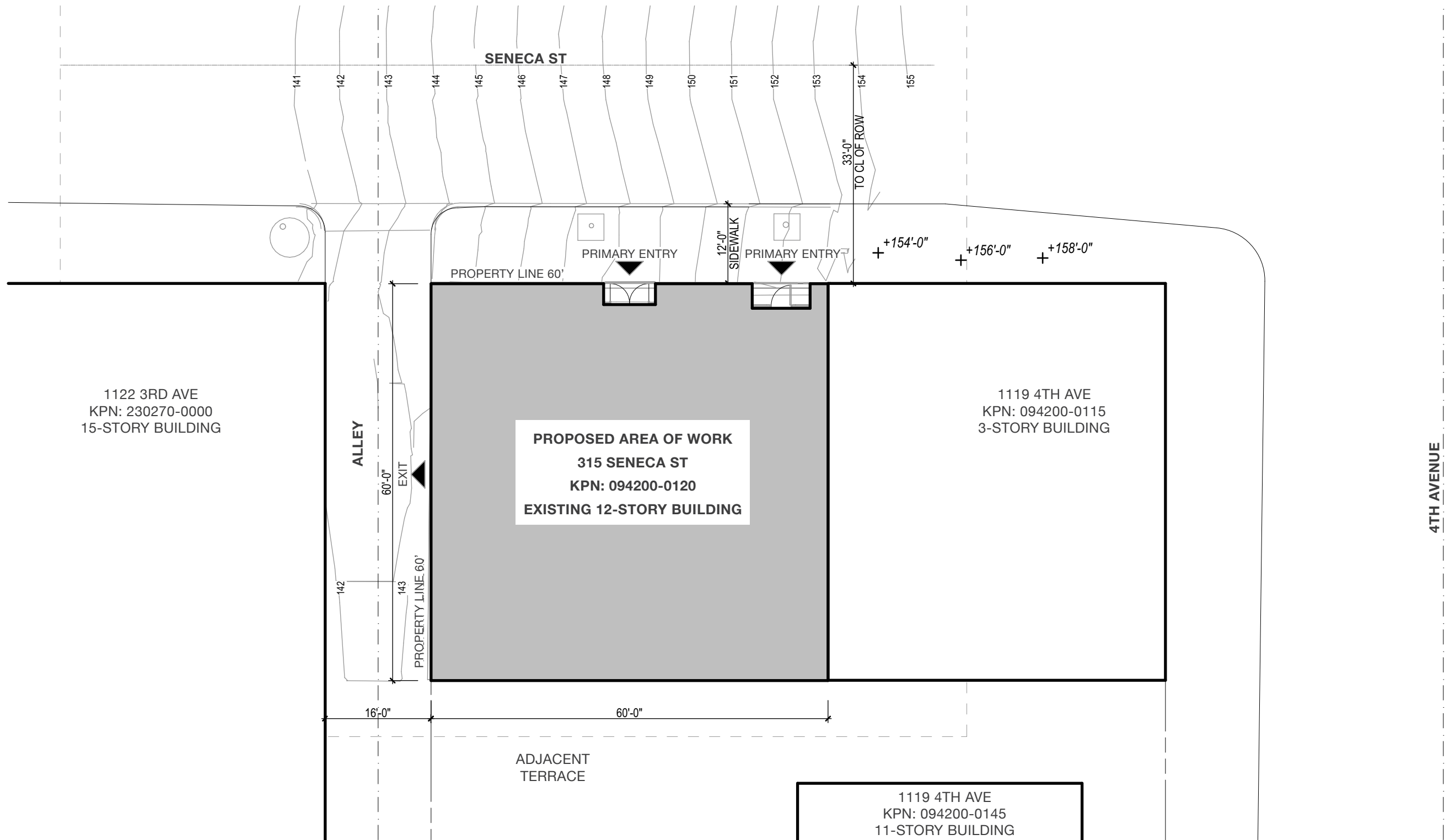
The rehabilitation of the Continental Hotel as a boutique hotel will restore and preserve this important historic building. We look forward to discussing this proposal with the Landmark Preservation Board.





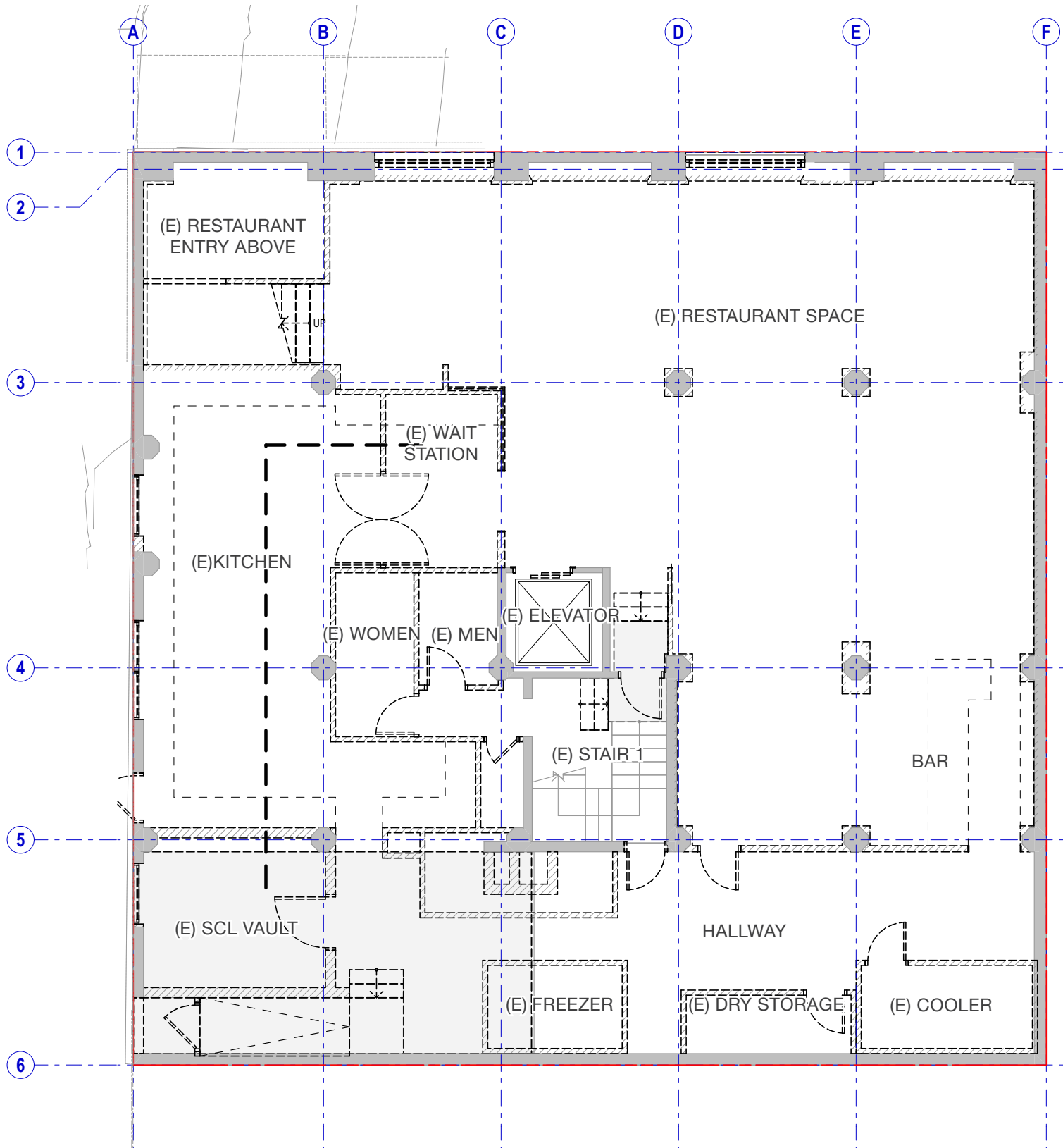
2.0 PHOTOGRAPHS



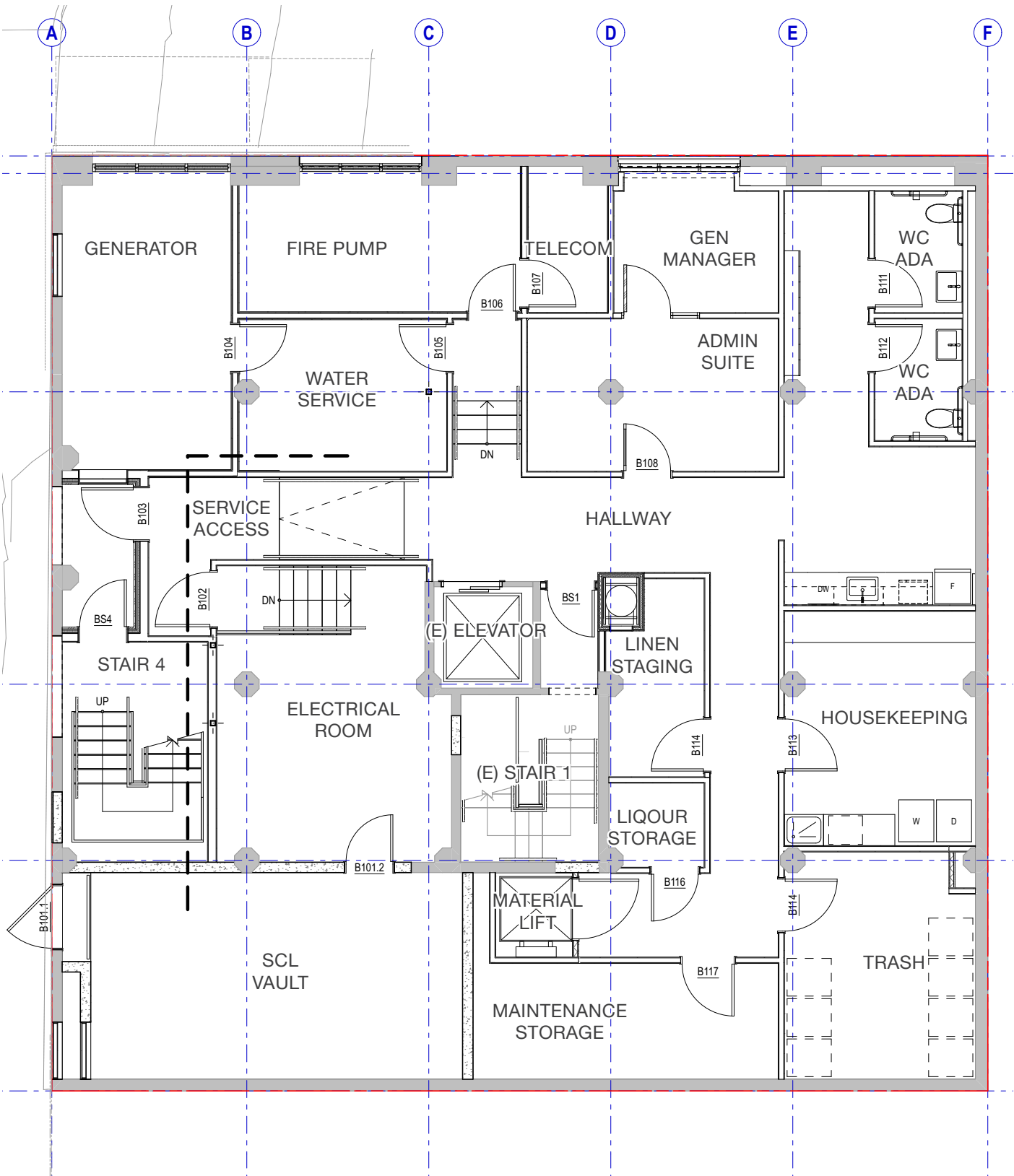


SITE PLAN

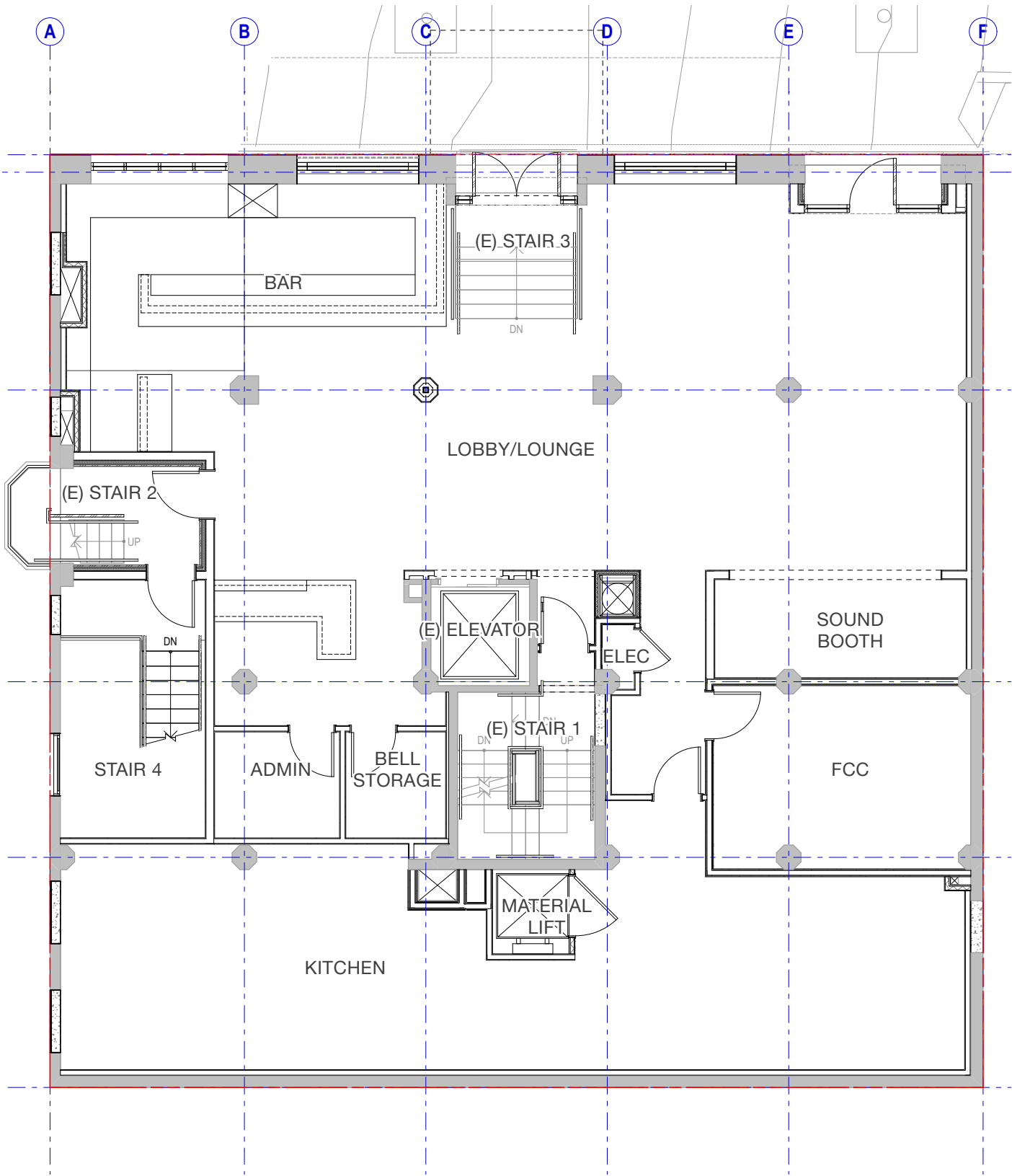
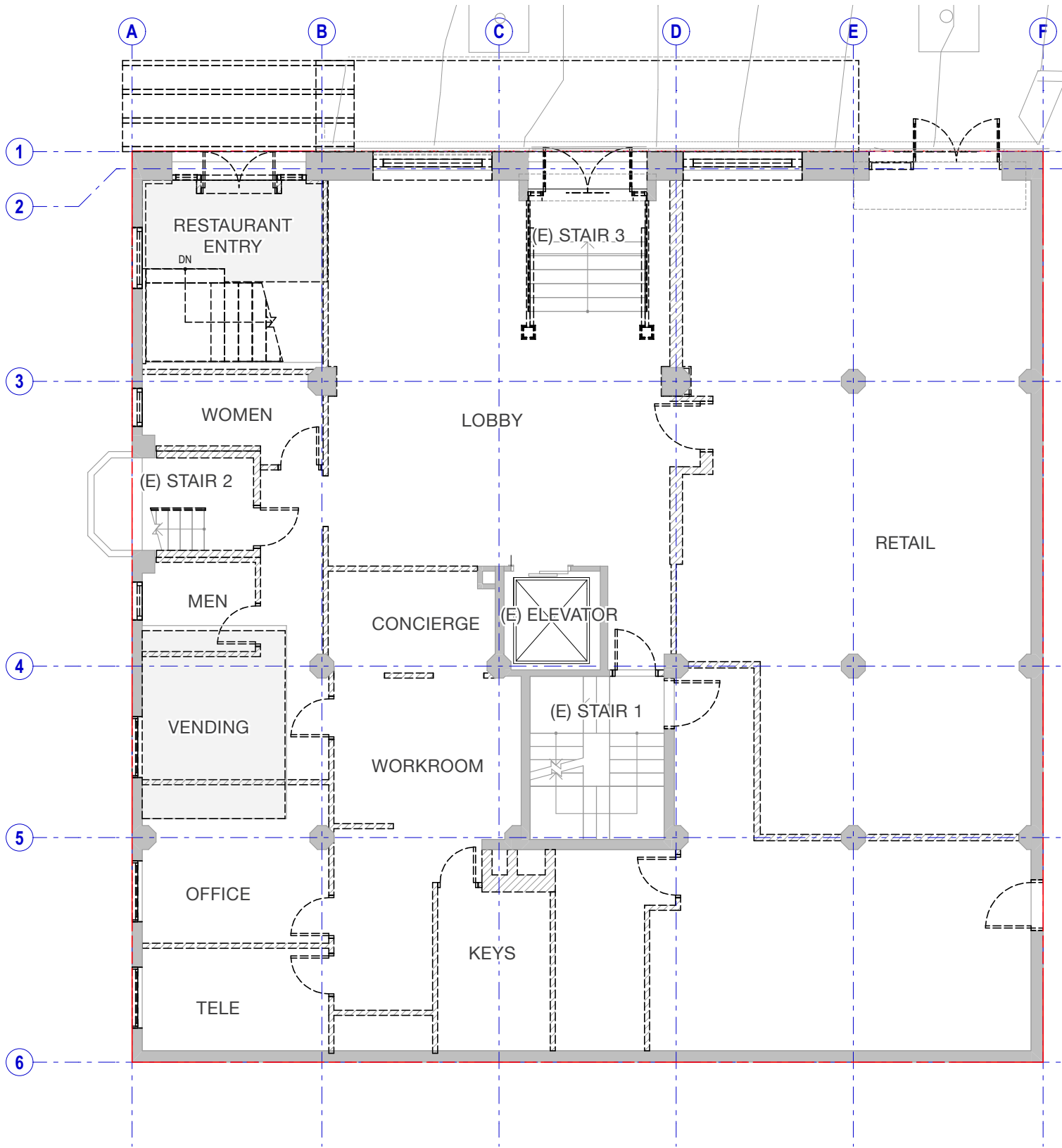
3.0 PLAN SET



DEMOLITION PLAN LEVEL B



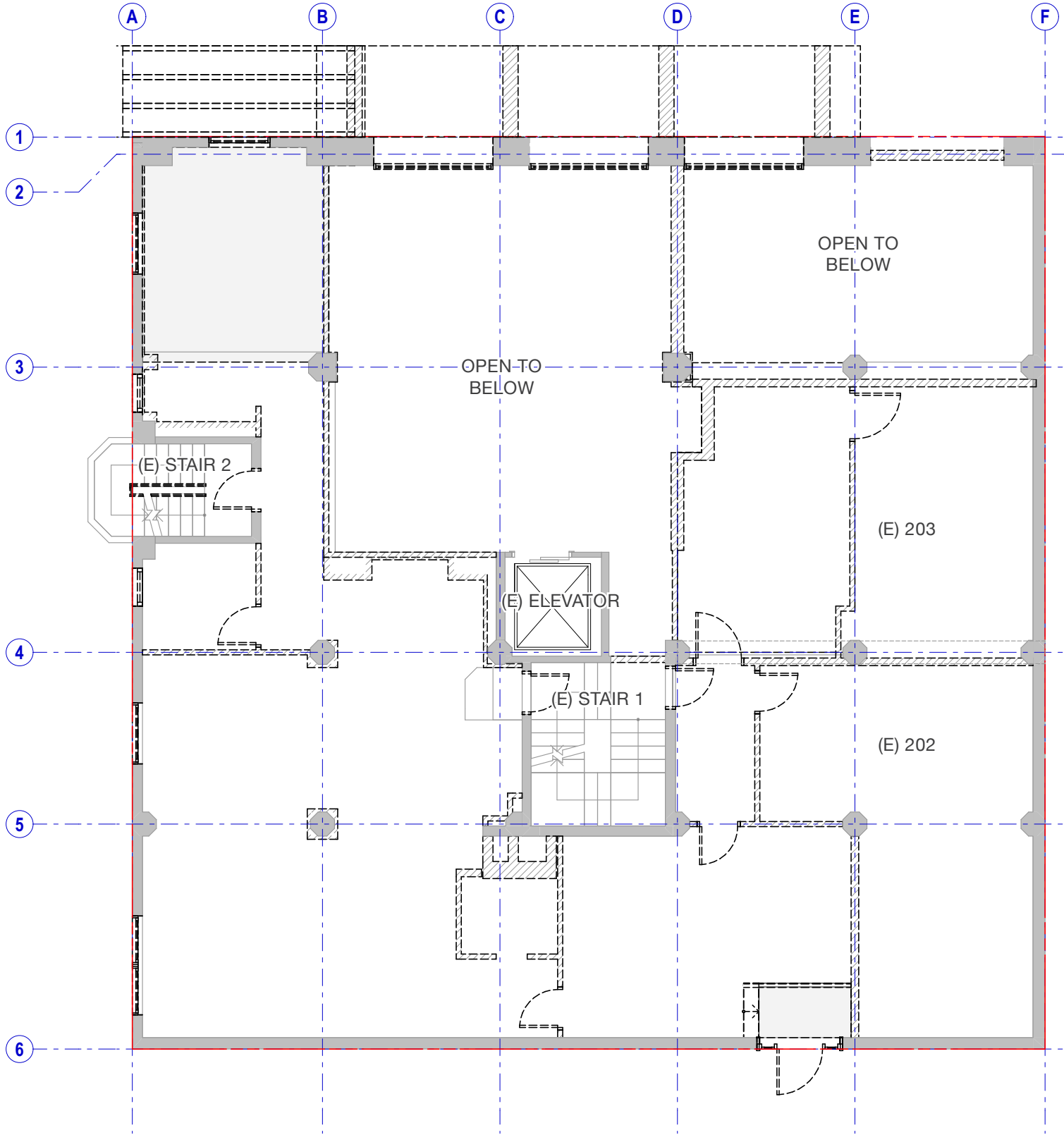
FLOOR PLAN LEVEL B



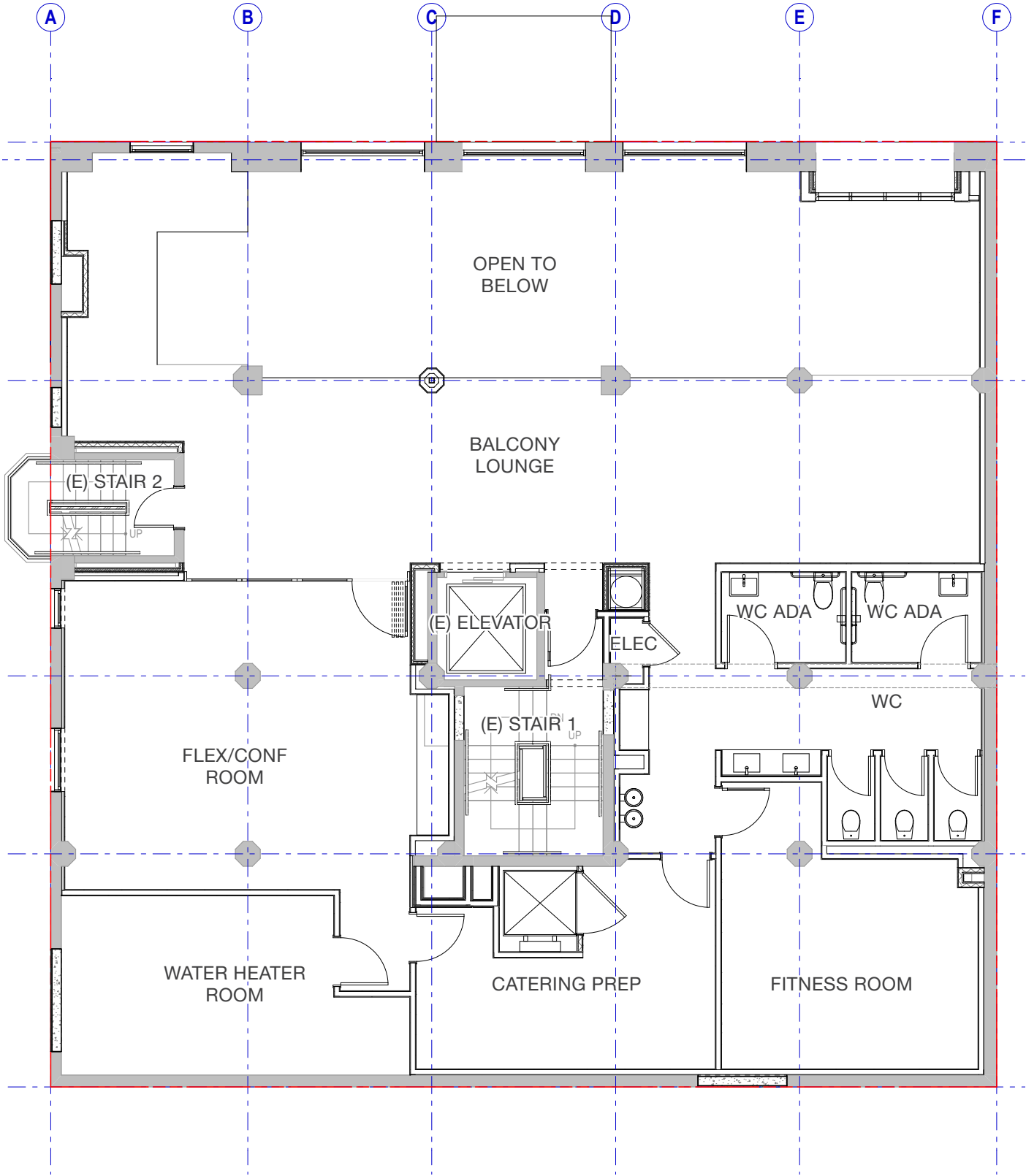
DEMOLITION PLAN LEVEL 1

FLOOR PLAN LEVEL 1

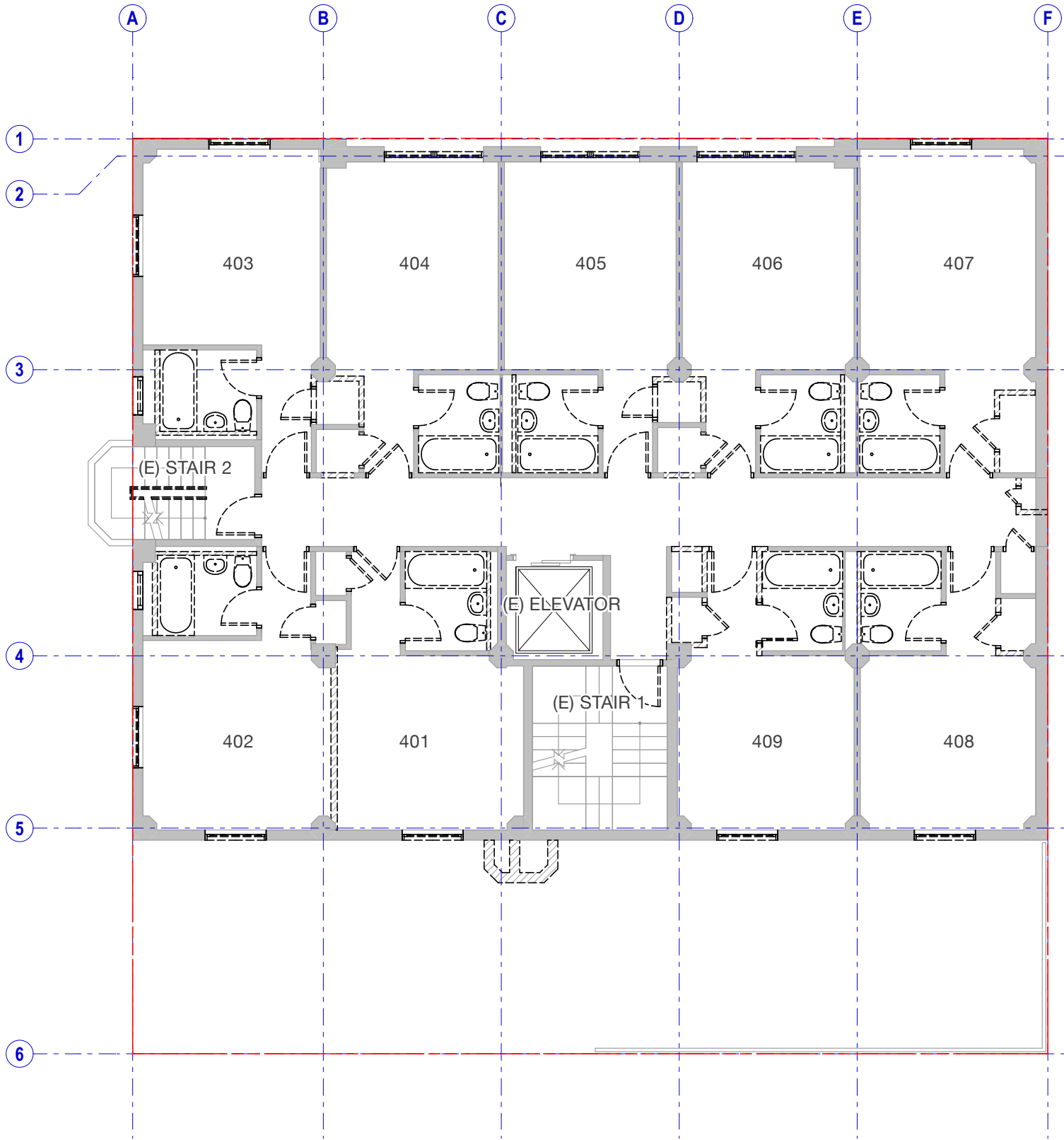
3.0 PLAN SET



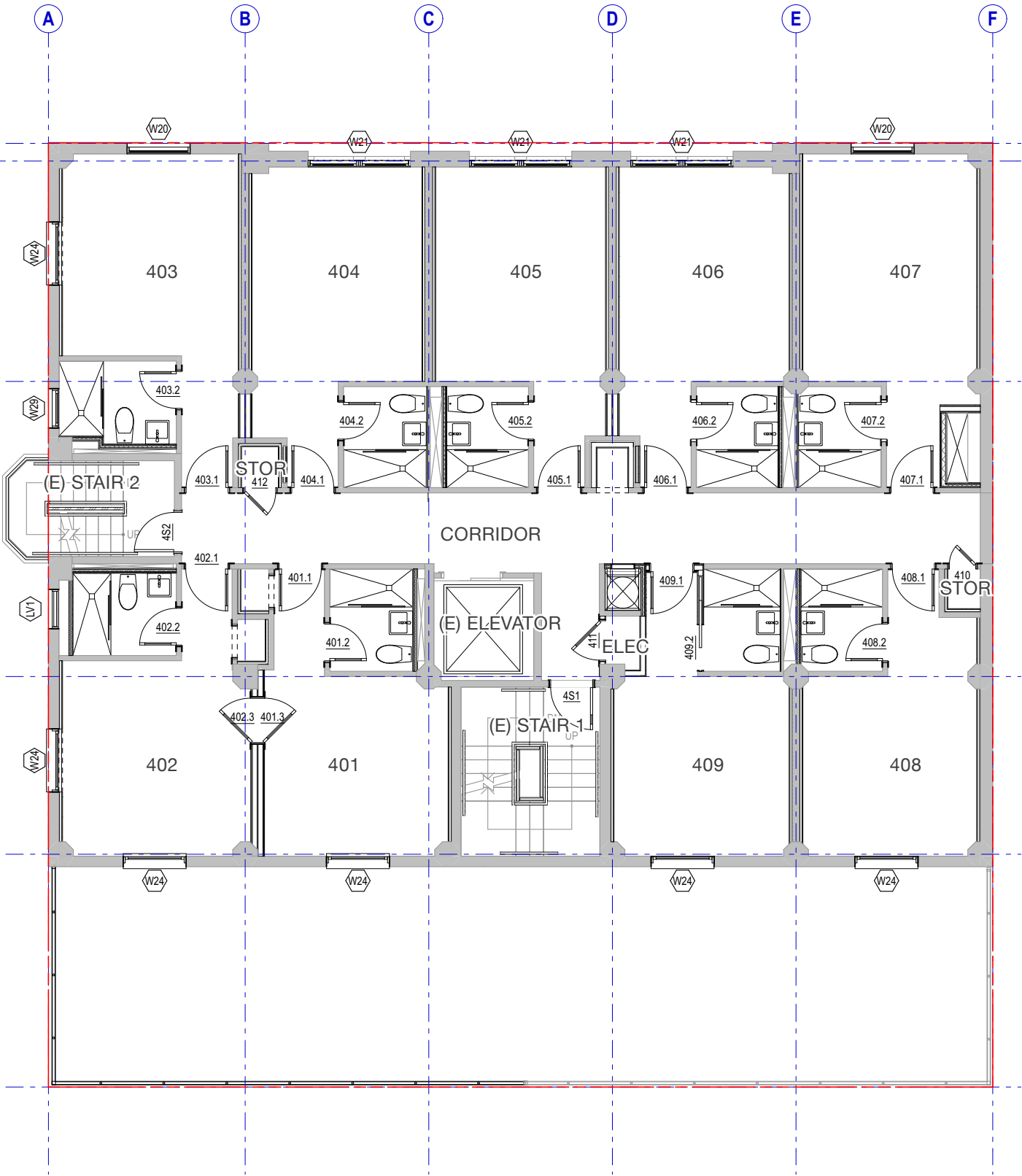
DEMOLITION PLAN LEVEL 2



FLOOR PLAN LEVEL 2

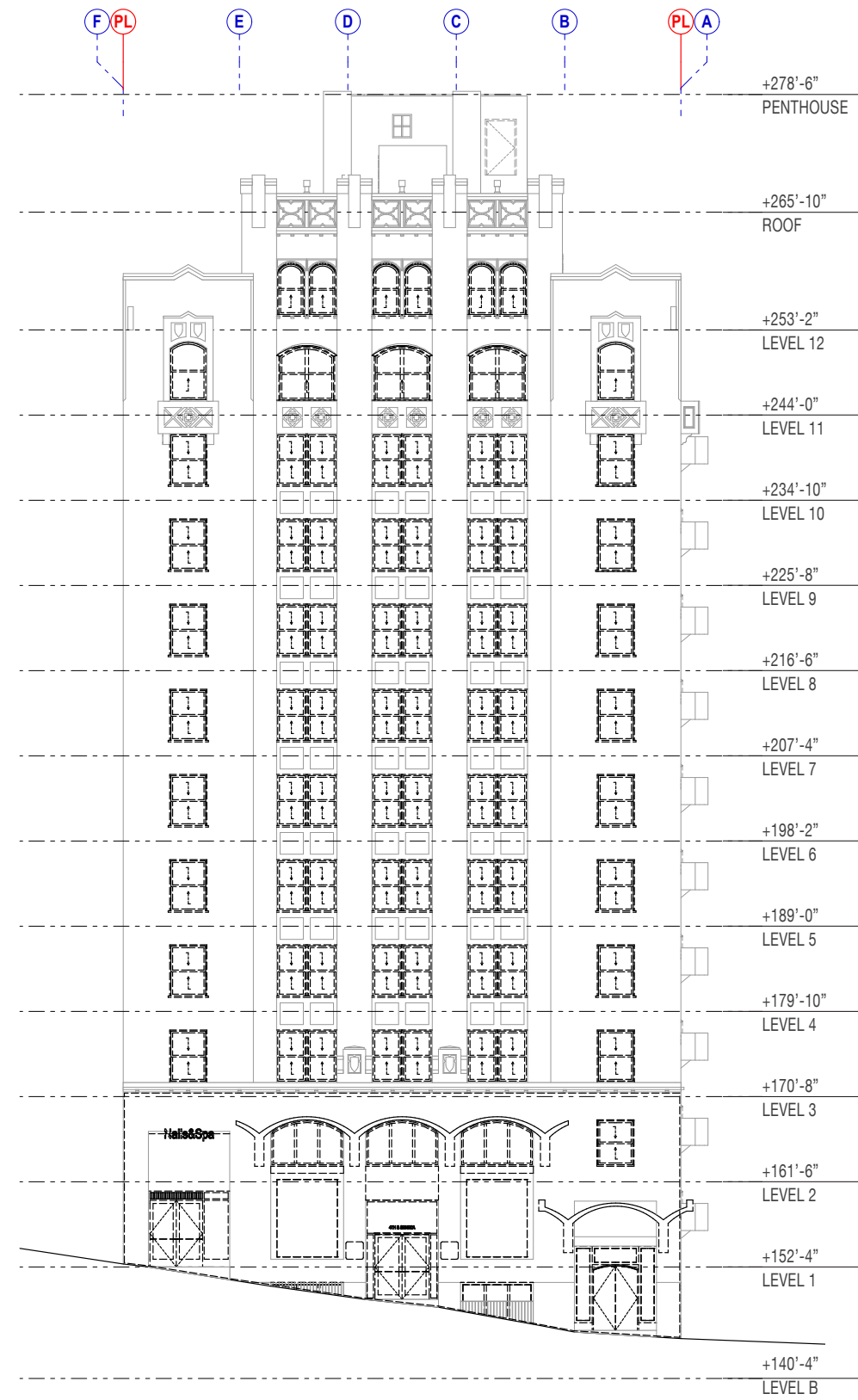


DEMOLITION PLAN LEVEL 4

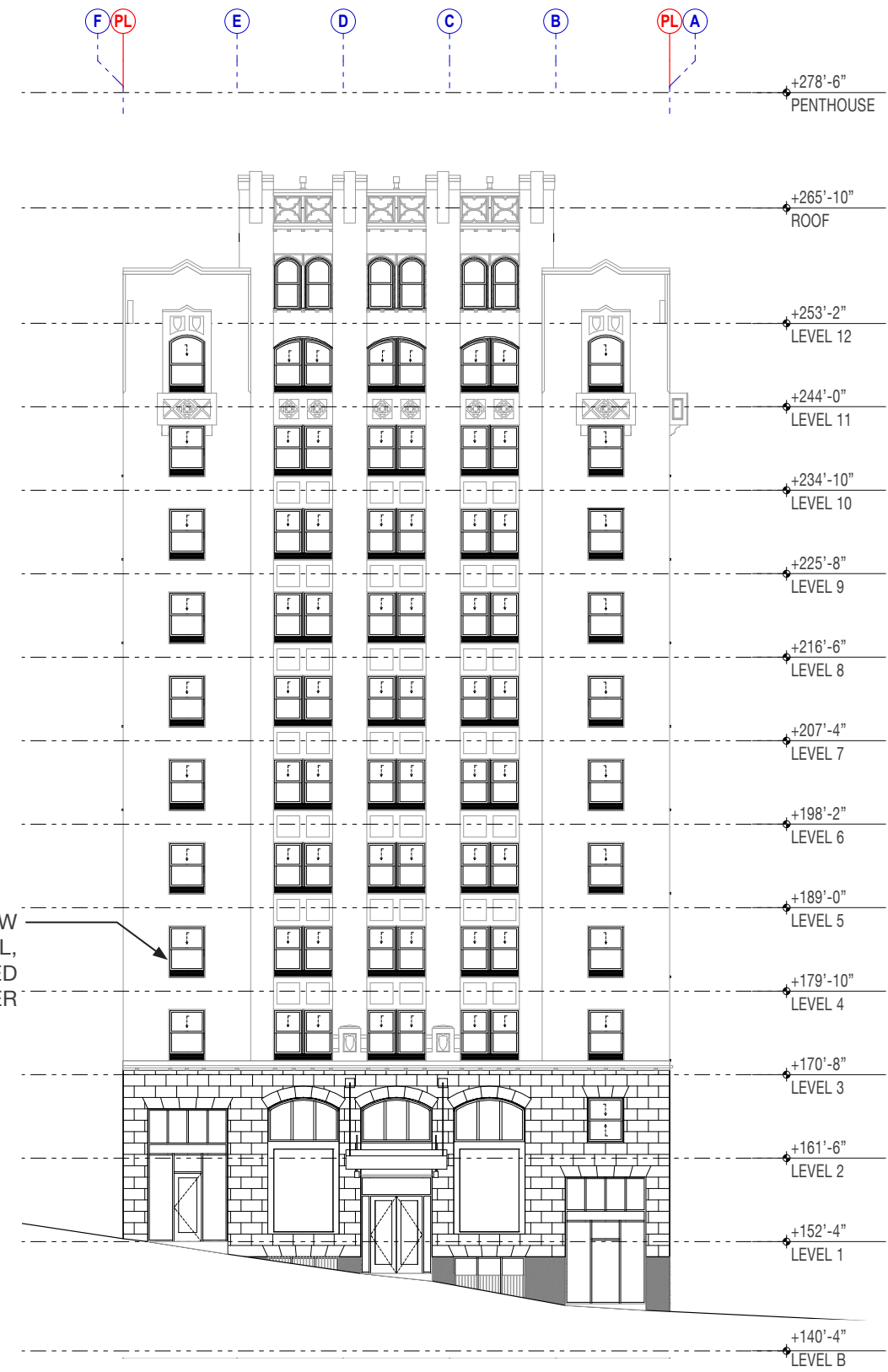


FLOOR PLAN LEVEL 4 (TYPICAL)

3.0 PLAN SET

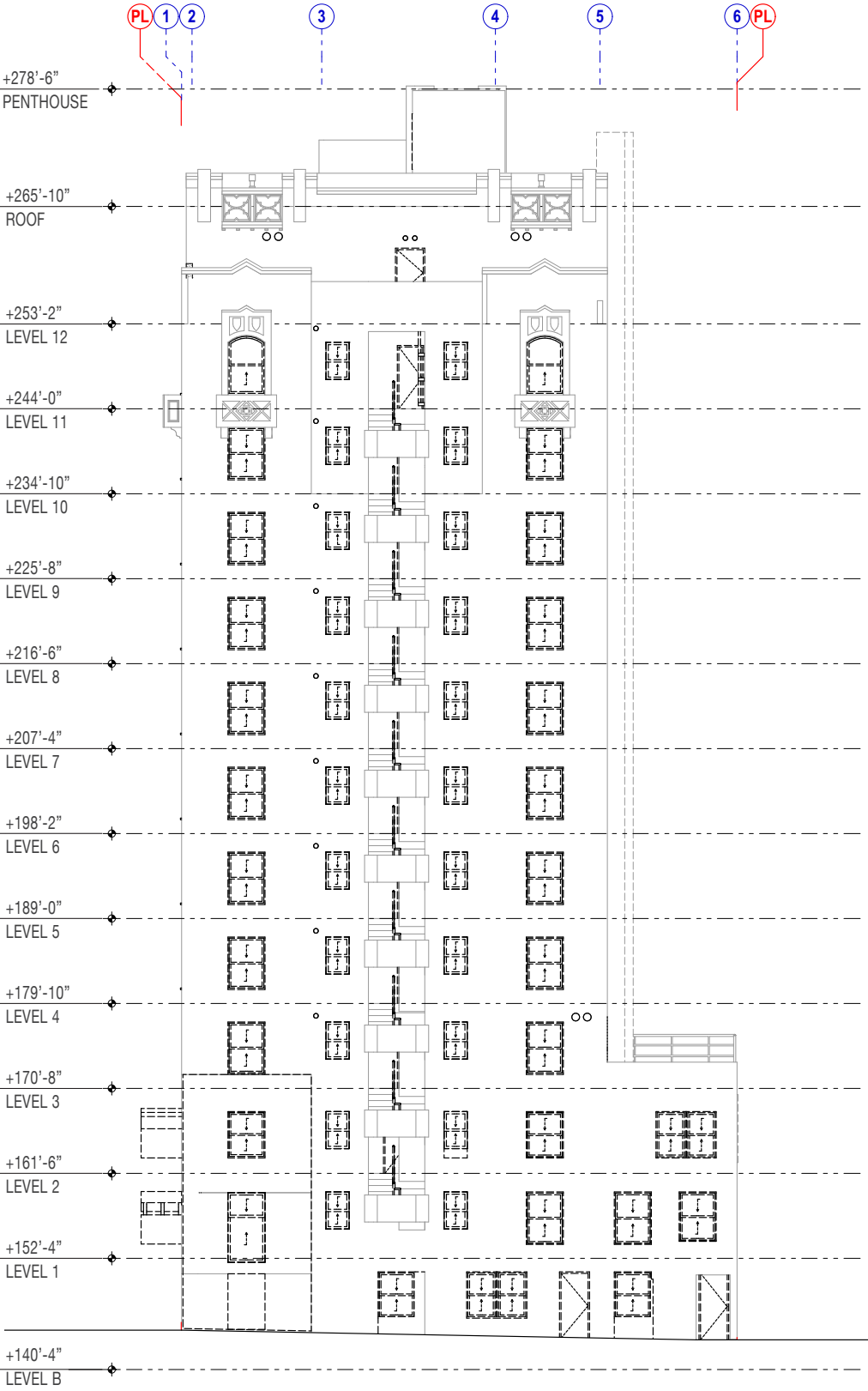


DEMOLITION NORTH ELEVATION

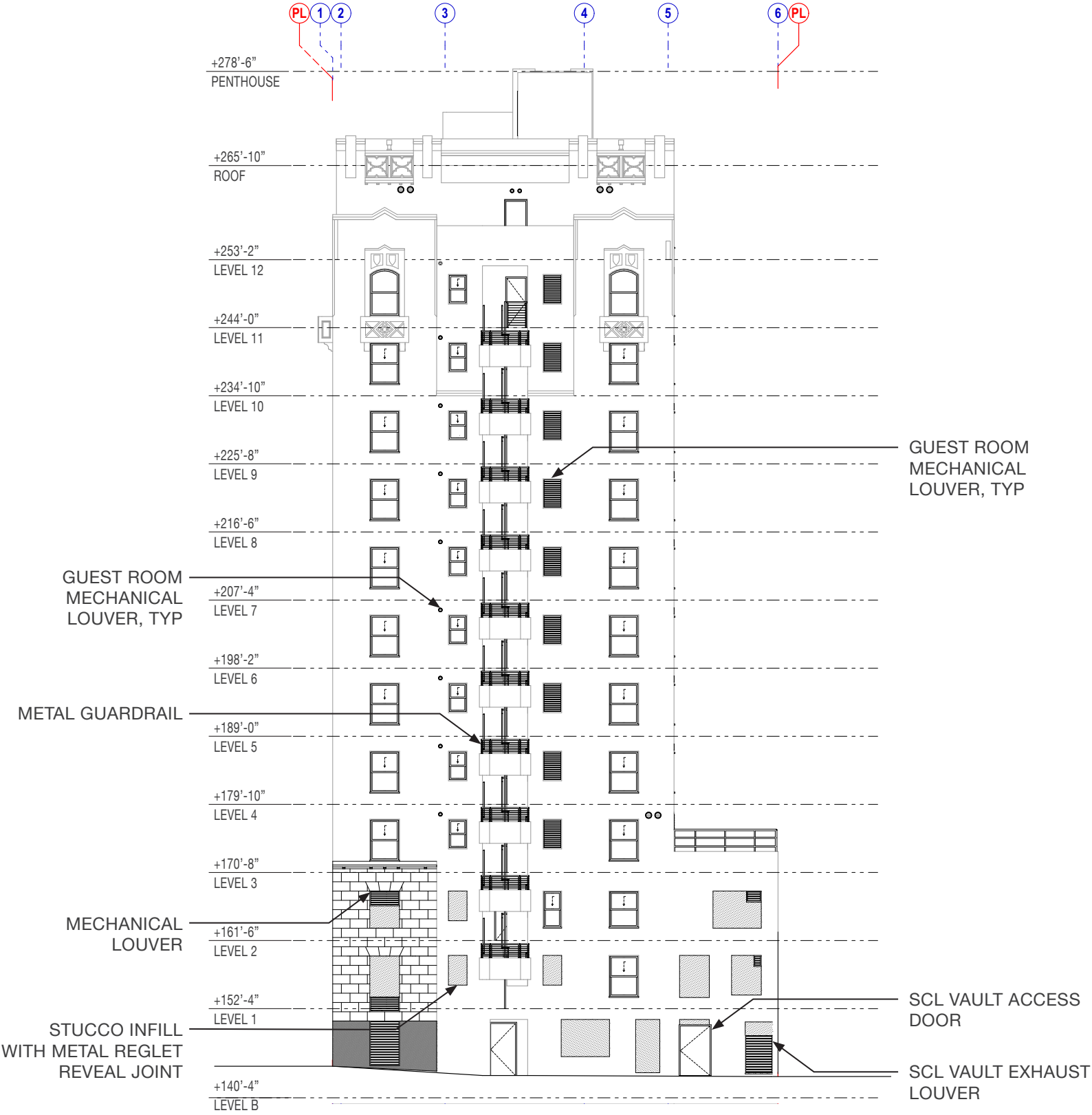


NORTH ELEVATION



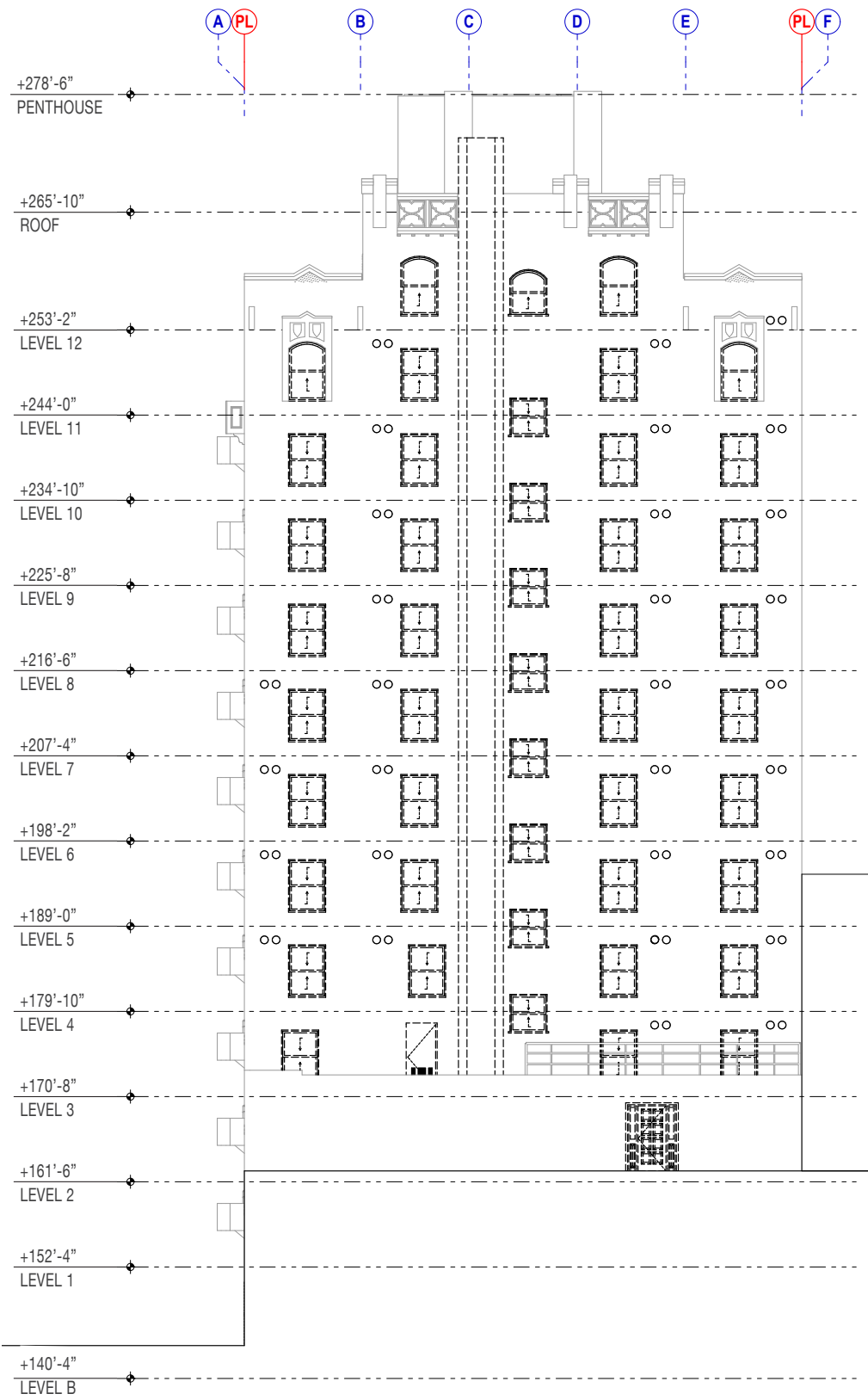


DEMOLITION WEST ELEVATION

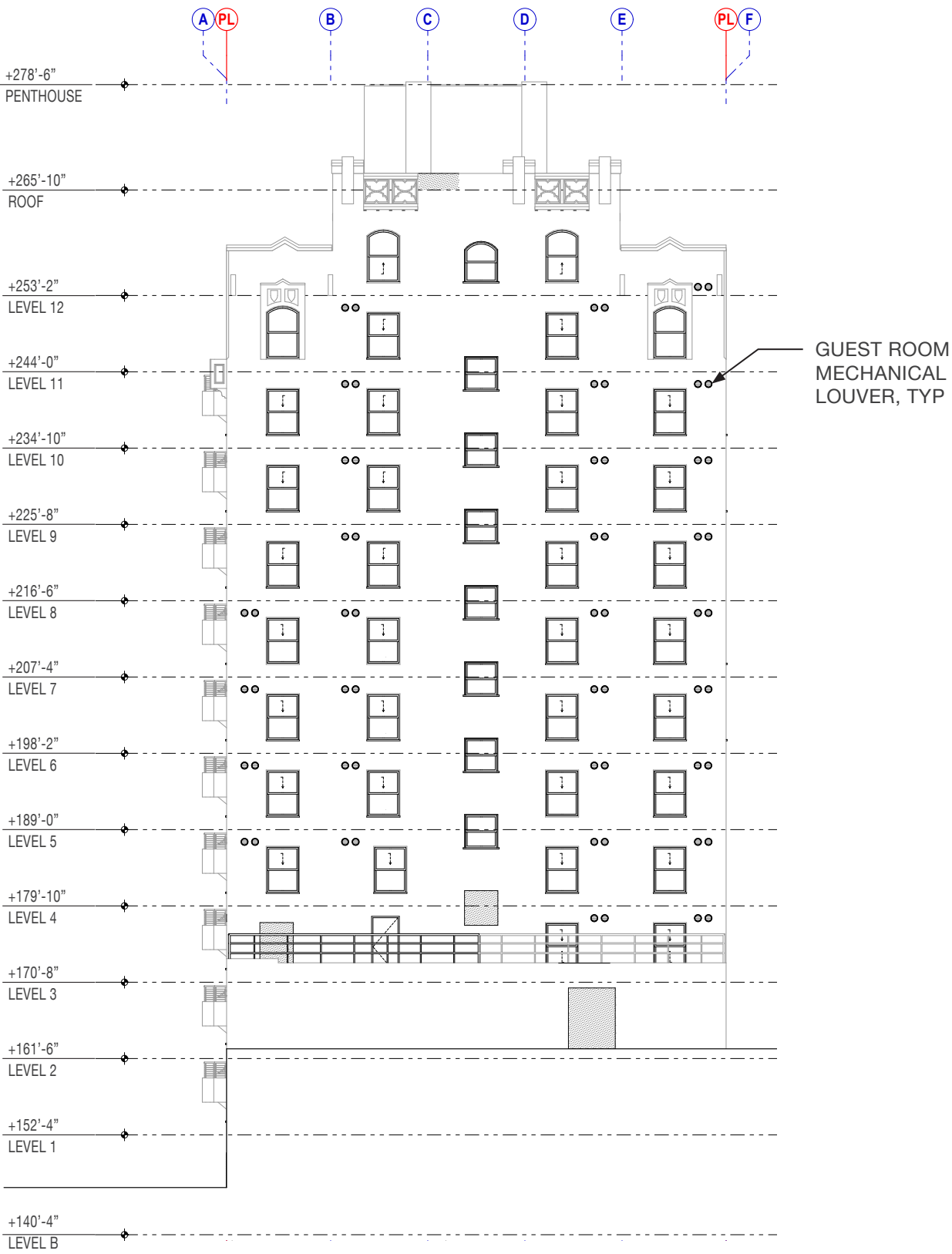


WEST ELEVATION

3.0 PLAN SET

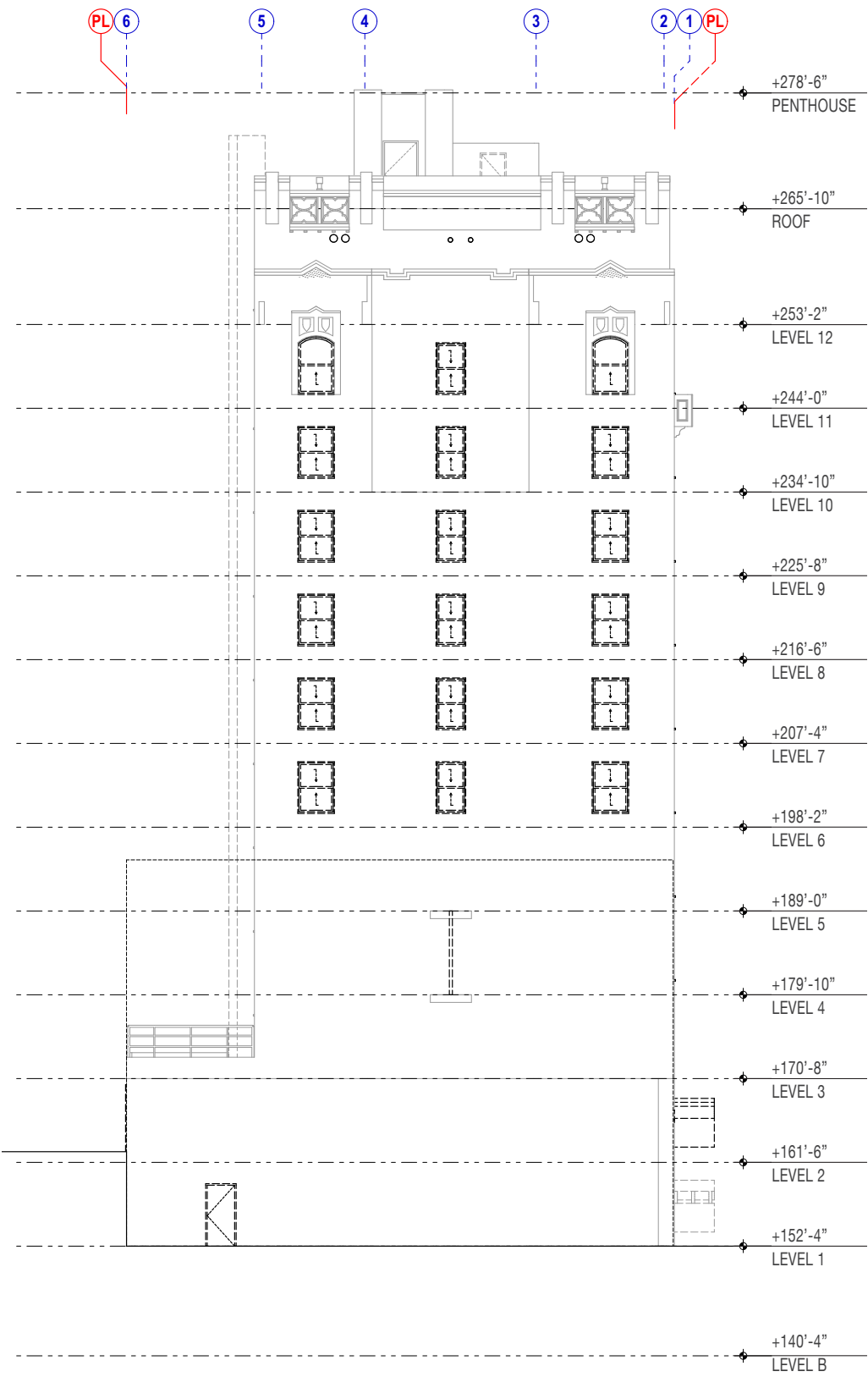


DEMOLITION SOUTH ELEVATION

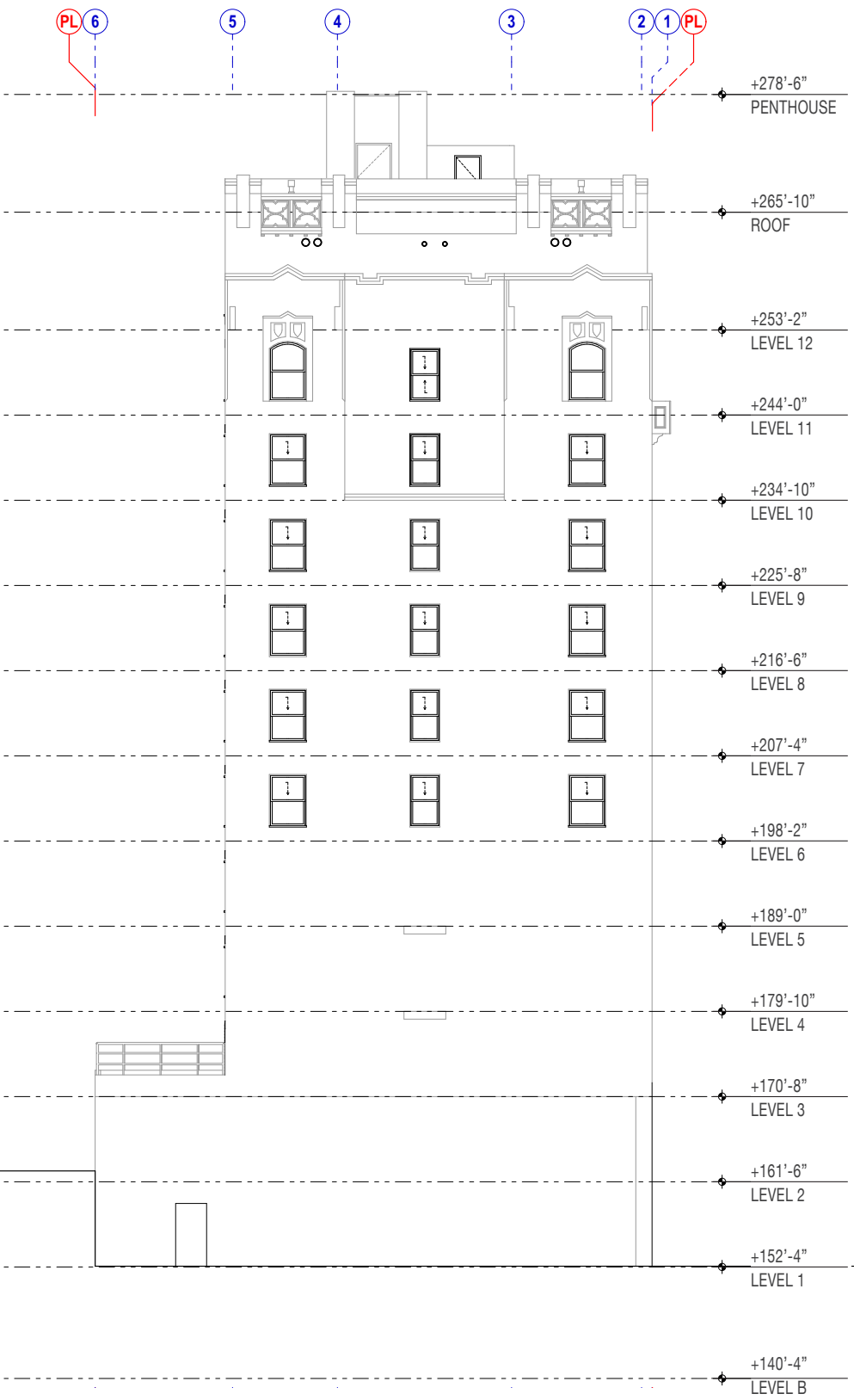


SOUTH ELEVATION



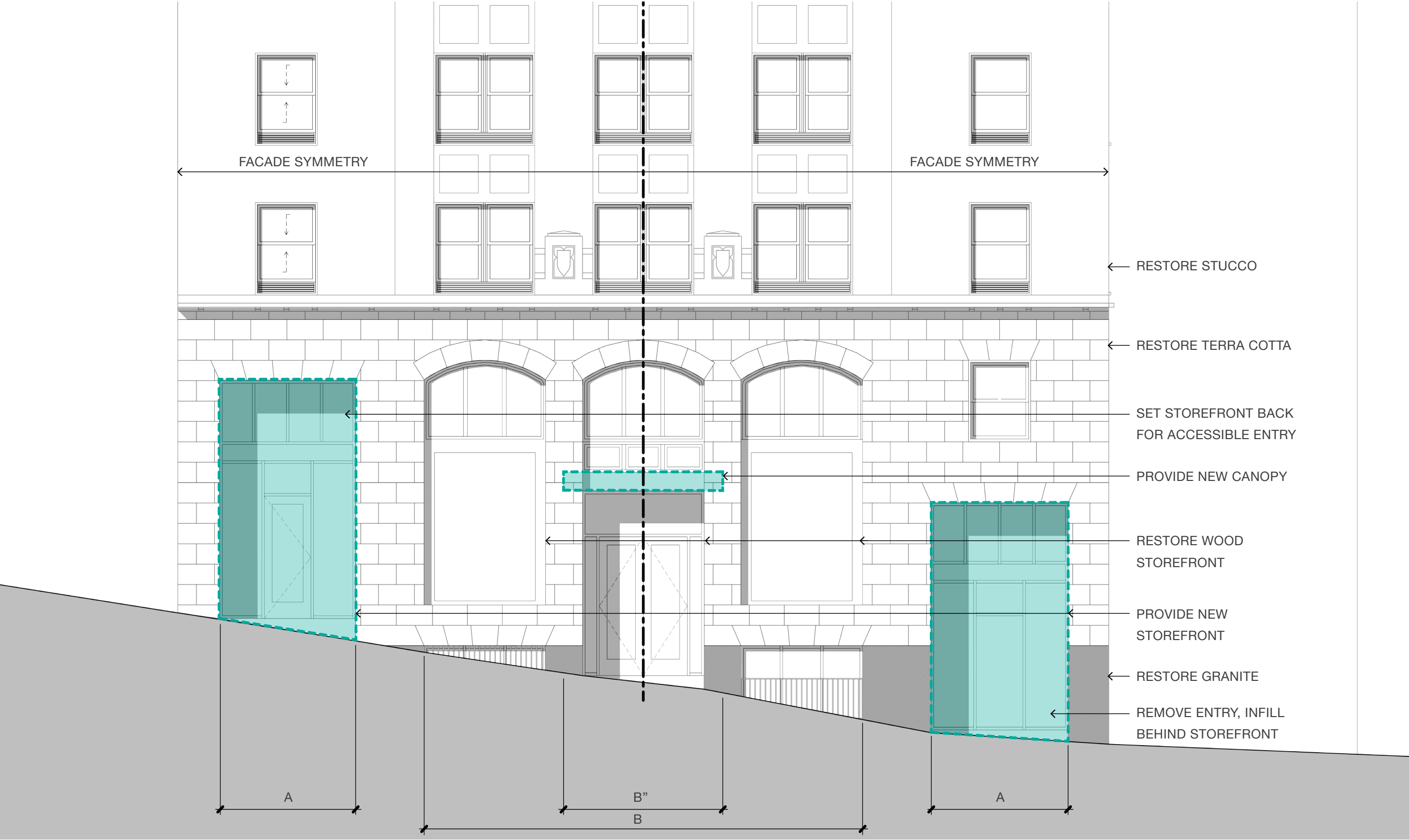


DEMOLITION EAST ELEVATION



EAST ELEVATION

4.0 SIGNAGE, AWNING, LIGHTING



NORTH ELEVATION



NW CORNER

5.0 MATERIALS, COLORS, FINISHES



NORTH



NE CORNER