



Continental Hotel / Hotel Seattle

Seattle Landmark Nomination

**A Presentation to
The Seattle Landmarks Preservation Board
February 2023**

BOLA Architecture + Planning
Seattle

The Central Business District in Early 20th Century



The mid-block downtown location at 315 Seneca Street, left above, identified on a Baist map of 1912.

Above, north on 2nd Avenue near Spring Street, 1907.



Left, looking north at 4th Avenue Regrades, 1906

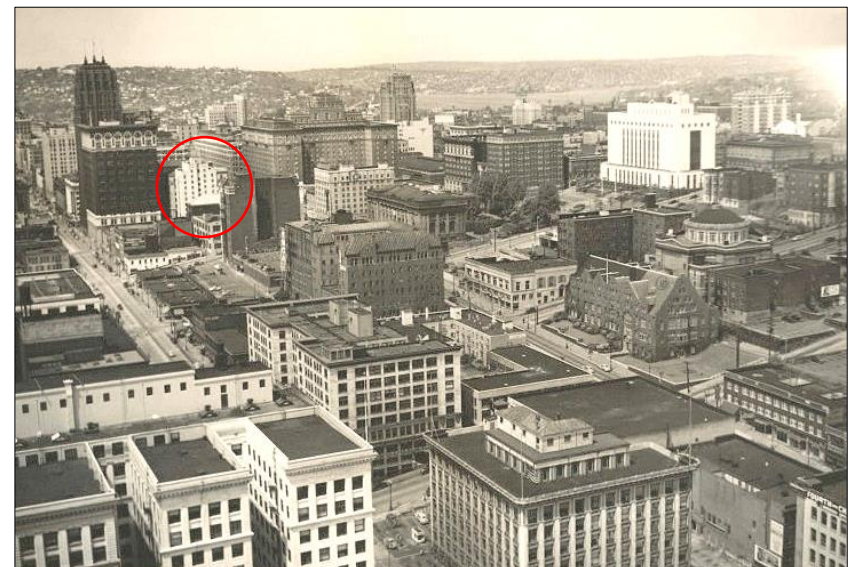
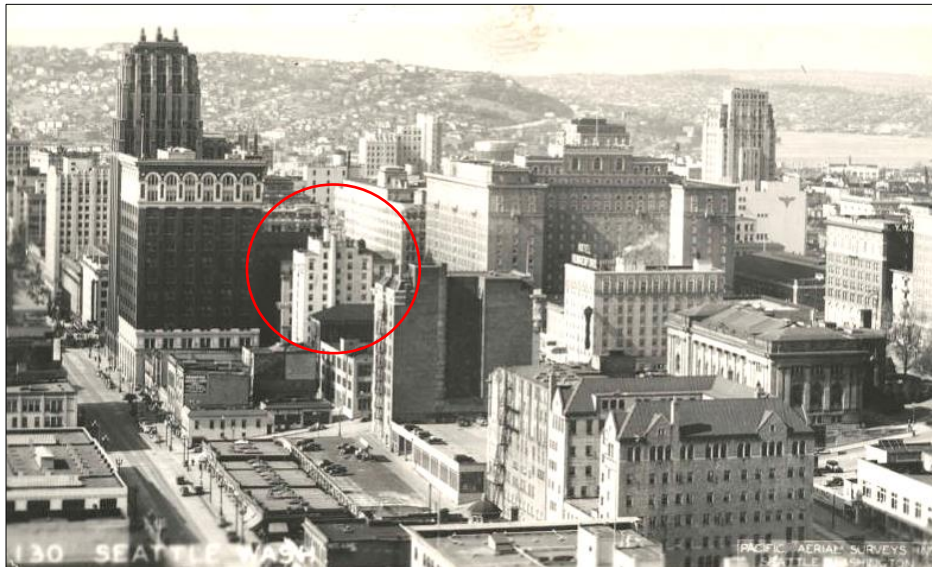
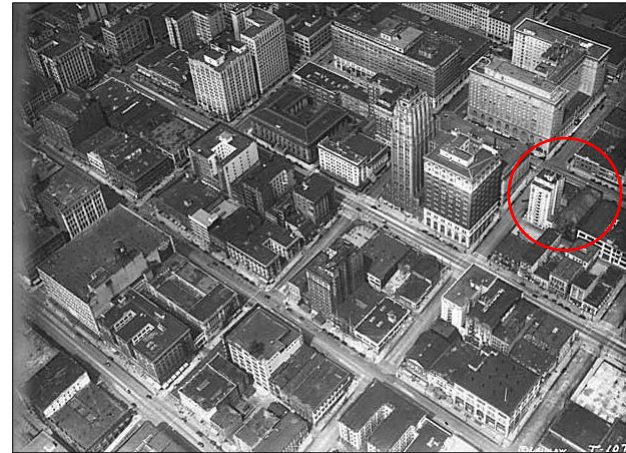


Density and Growth in the Downtown Business District

Left, north on 3rd in 1914

Below, downtown in 1930

Lower photos, increased density ca 1950.





The Post-war Era



Above, west on Seneca Street, 1960
Left, downtown in 1946 and 2010



Early Seattle Hotels and Emergence of a Building Type

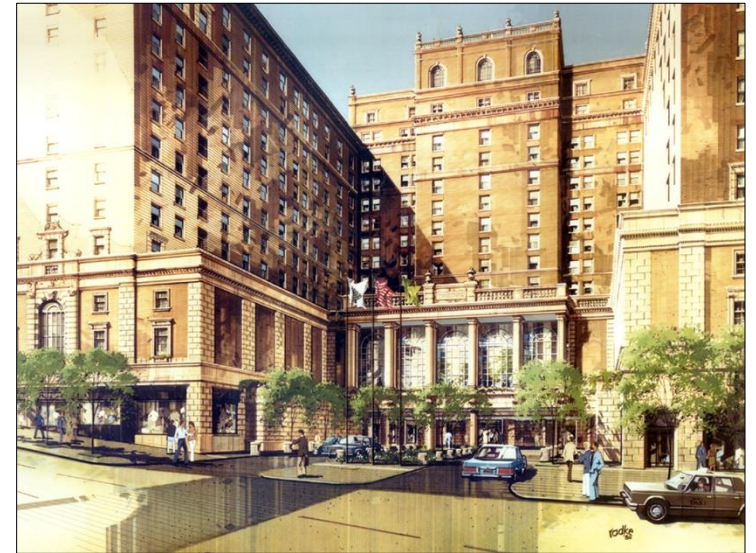
Left, the Fekler House, Front & Jackson Street (1853-1889)

Below, a postcard of Seattle hotels 1907. Clockwise from upper left: the Rainier Grand, Savoy, Butler, Lincoln, and Stander.



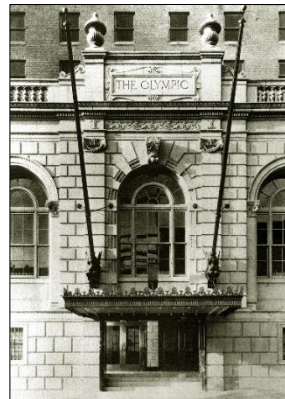


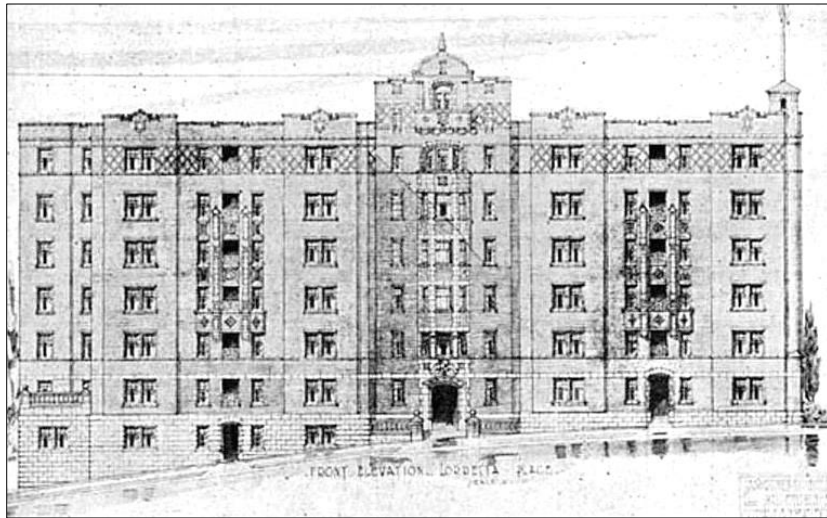
**The City's Preeminent Hotel:
The Olympic (1924)**



Georgian Dining Room, Hotel Olympic Seattle

The Georgian, 1930s





Stephen Berg, Residential Builder & Developer

Biltmore Apartments & Biltmore Annex on Capitol Hill

Claremont/Adra Hotel & Bergonian/Mayflower Park Hotel



Why Worry

with the problems of home
building when you can select
with confidence from

**20 of My Beautiful
New Homes**

in choice residence districts
of the city?

Stephen Berg

3402 Woodland Park Ave.





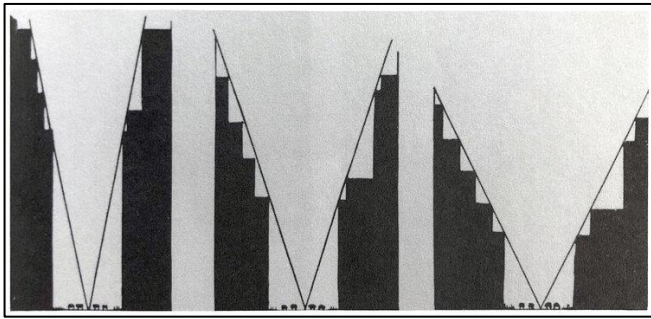
Architect B. Dudley Stuart of Stuart & Wheatly

Designer of Stephen Berg's Biltmore Apartments & Biltmore Annex on Capitol Hill, and the downtown Claremont & Bergonian Hotels



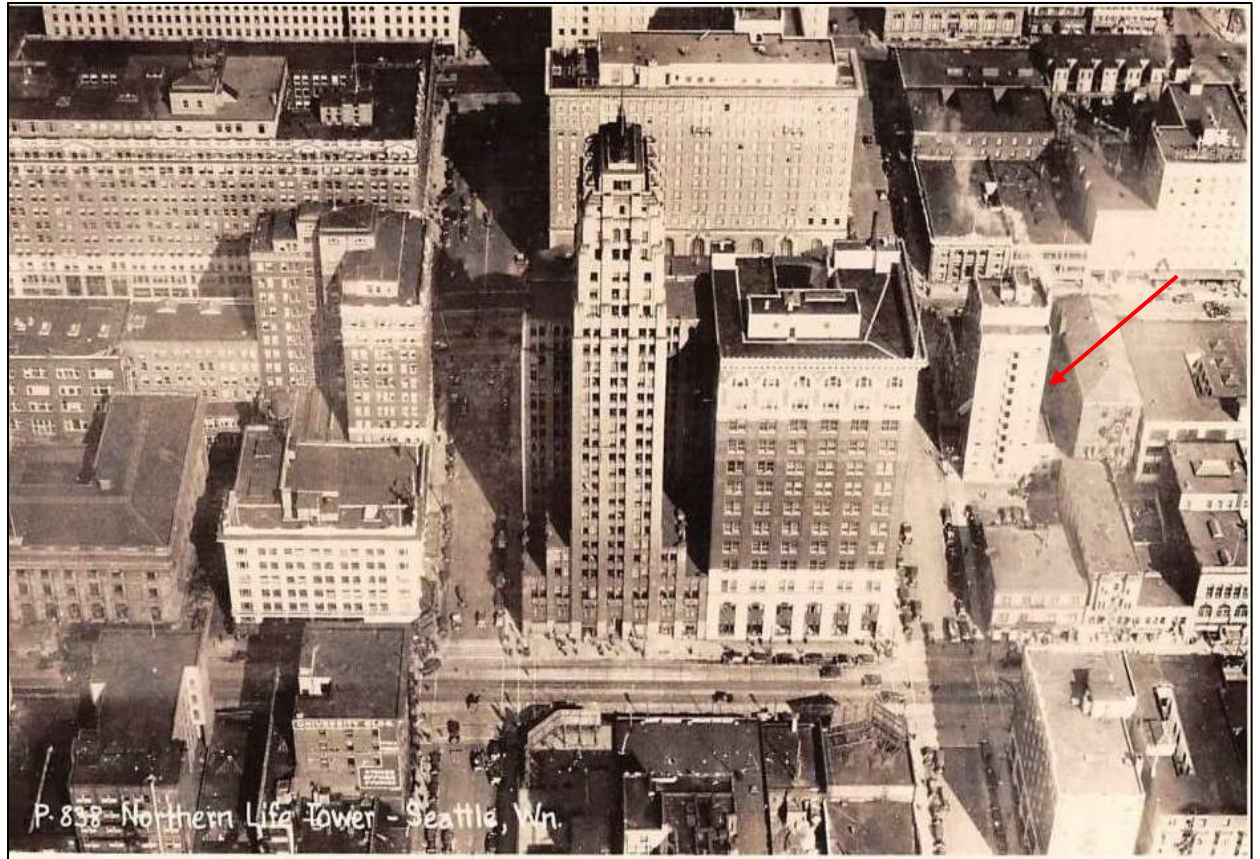
Stuart & Wheatly Projects in the 1920s

- Biltmore Apartments & Annex (1923)
- Holland Building Addition (1923)
- Landham Residential Hotel (n.d.)
- Sigma Alpha Epsilon Fraternity (1925)
- Davison Apartments (1926)
- Levere Apartments (1927)
- Sunset Electric Building #3 (1925-26)
- Christie & Company Building (1927)
- Garfield Building (1929)
- Claremont Apartment Hotel (1925)
- Bergonian Hotel (1926-1927)
- Continental Hotel (1926)
- Exeter House Apartments (1927)
- Marlborough Apartments (1926-27)



A New Eclectic Style with Stepped Massing



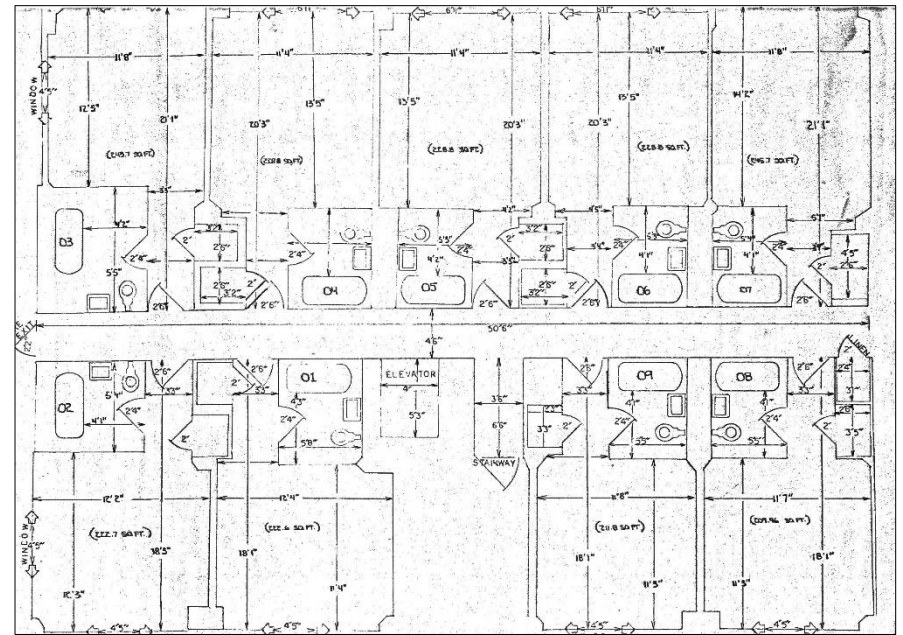


P. 838 Northern Life Tower - Seattle, Wn.





The Original Building, 1926



REMARKS

F-527642-R 1000 -5-19-6
Manual To Automatic F.

APARTMENT HOTEL OFFICERS-KING COUNTY AR

SEATTLE

HOTEL

EARL


From the Collections of the Astor
92.142.27
FOR RESEARCH USE ONLY

RATES AS LOW AS --
\$1.50 SINGLE \$2.00 DOUBLE

ALL OUTSIDE ROOMS WITH BATH

Earl Hungenford
MANAGING DIRECTOR

SENECA AT FOURTH



LOCATION

Here in Seattle's far famed metropolitan center is a hotel that meets every demand of tourist, business man or family party. The new modern building in itself provides every modern hotel comfort. When you come to Seattle, come to the HOTEL EARL . . . you will be delighted. The hotel commands an excellent view of the downtown district; snow-capped Mount Rainier; the Olympic Mountains and Elliott Bay, Seattle's port to all corners of the world, Seneca Street at Fourth Avenue, highway 99, the HOTEL EARL is in the metropolitan circle of leading theatres, department stores, smart shops, financial and business districts.

THE LOBBY

First entering the Lobby, the potential resident at the HOTEL EARL is agreeably impressed by the atmosphere of conservative charm. Deep-cushioned arm-chairs; roomy lounges and subdued lights combine a spirit of restful quiet. The Lobby presents a highly desirable place to meet one's friends; to sit and gossip; to read or to while away the time in pleasant meditation. For your convenience an excellent Coffee Shop and Barber Shop are located off the main Lobby.



HOTEL EARL



The accompanying views depict the restful Lobby, delightfully appointed rooms and majestic, towering exterior of the HOTEL EARL. For positive assurance of complete comfort amid home-like atmosphere your problem of hotel selection is solved at the EARL.

ROOMS

Exacting as you may be in your demands there is a room at the HOTEL EARL that will meet your every requirements. Richly appointed all rooms are outside assuring you the maximum of natural light and air coupled with an excellent view. Equally desirable there is an abundance of hot water no matter the time of day or night.

PERSONNEL

You will find service at the HOTEL EARL not merely a gesture. It is given in infinite detail, but not obtrusively. There is no outward display of it. Members of a highly trained staff attend you the moment you enter the hotel making you feel immediately at home. It is a personal touch and is expressive of the HOTEL EARL atmosphere.

INFORMATION

For the convenience of out-of-town visitors a complete information bureau is maintained at the desk. Unfamiliar with the city, correct information on points of interest and how to reach them will be given you on request.

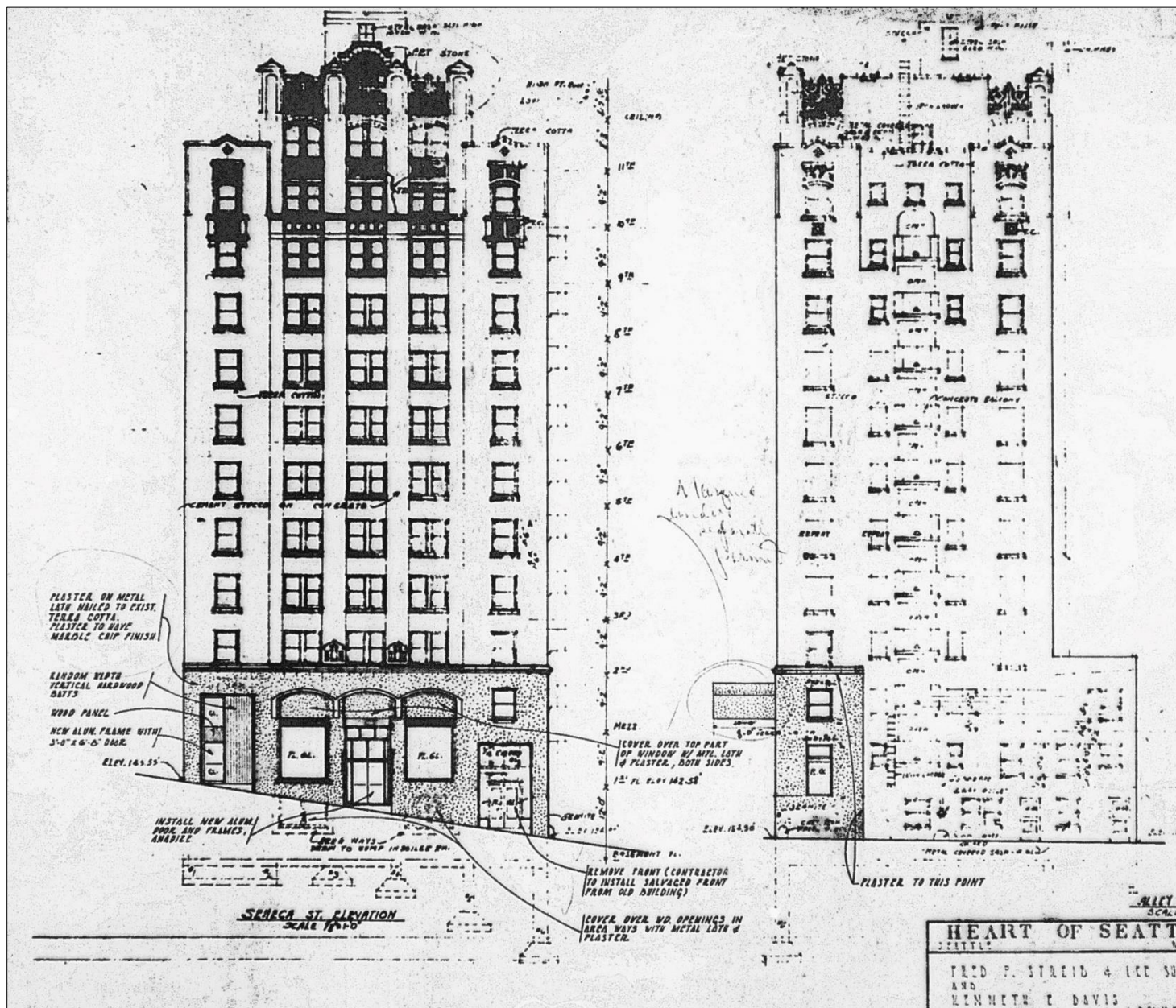
ALL OUTSIDE ROOMS WITH BATH, Rates as LOW as
\$1.50 SINGLE (Free Garage) \$2.00 DOUBLE



"Here in Seattle's famed metropolitan center is a hotel that meets every demand of tourist, business man or family party. The new modern building in itself provides every modern comfort ... a home-like atmosphere ... all outside rooms with bath ... assuring the maximum of natural light and air coupled with an excellent view ... an abundance of hot water no matter the time of day or night."

Later Transitions:
The Heart of Seattle Hotel, 1961-1977
Hotel Seattle, 1977 -2021





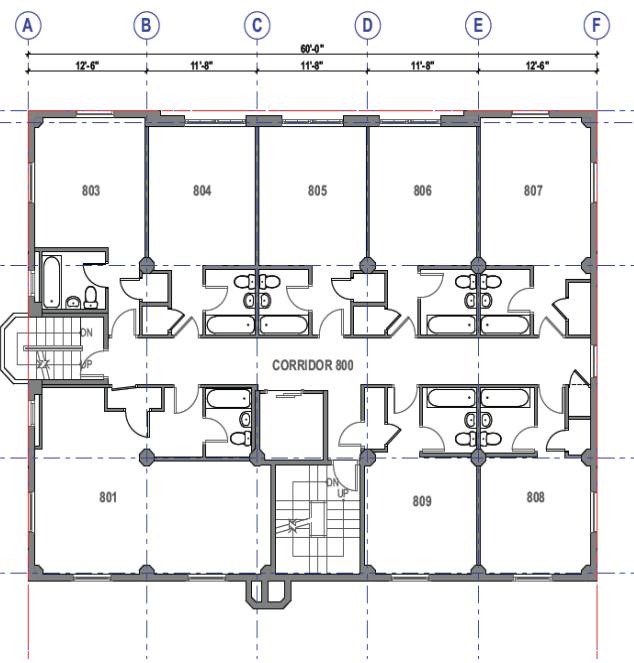
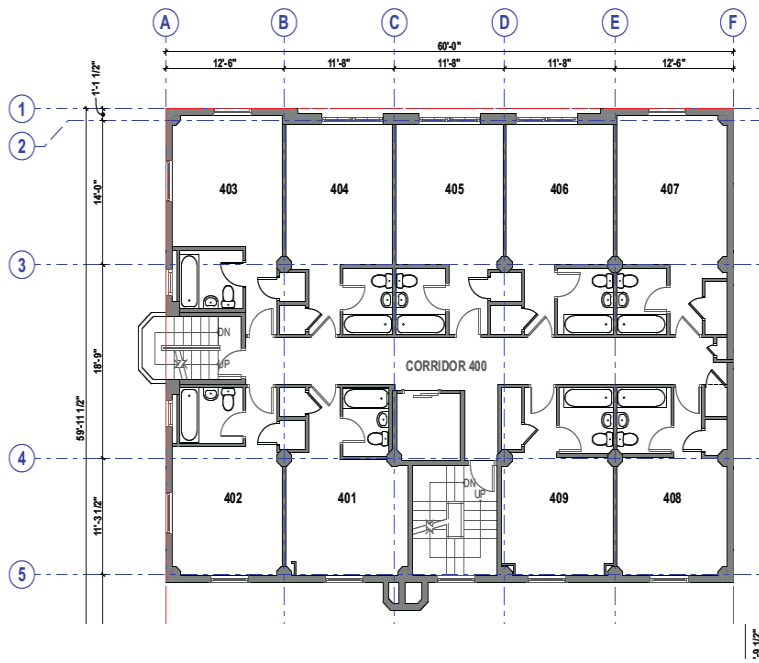
Elevations, 1962

**Current
Record Drawings**

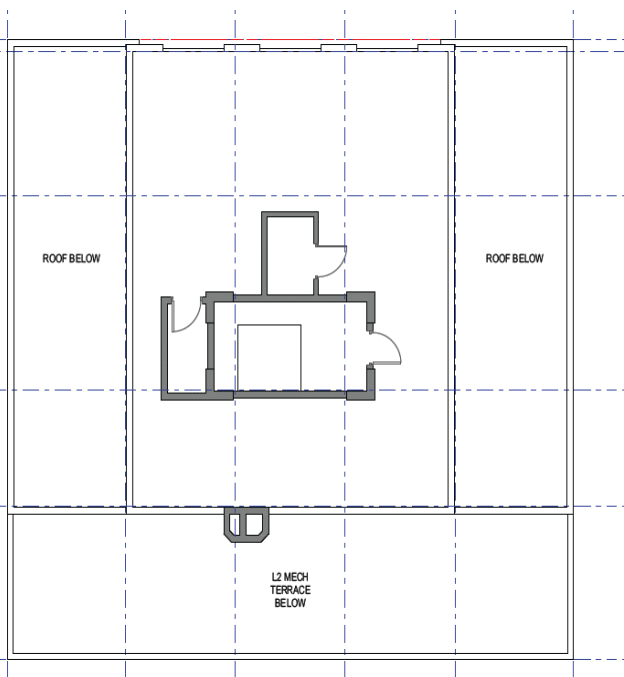
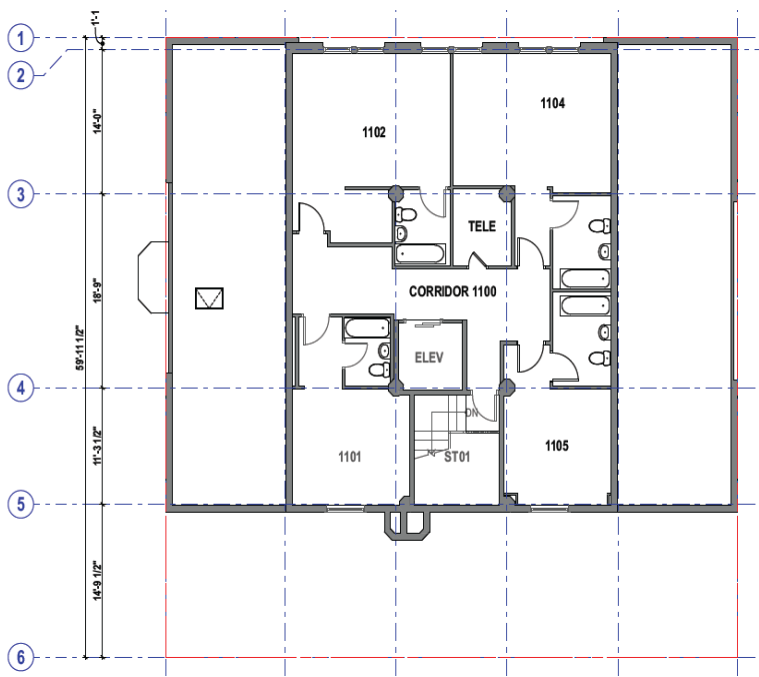
**Basement &
1st Floor Plans**

**Mezzanine
& 2nd Floor Plans**



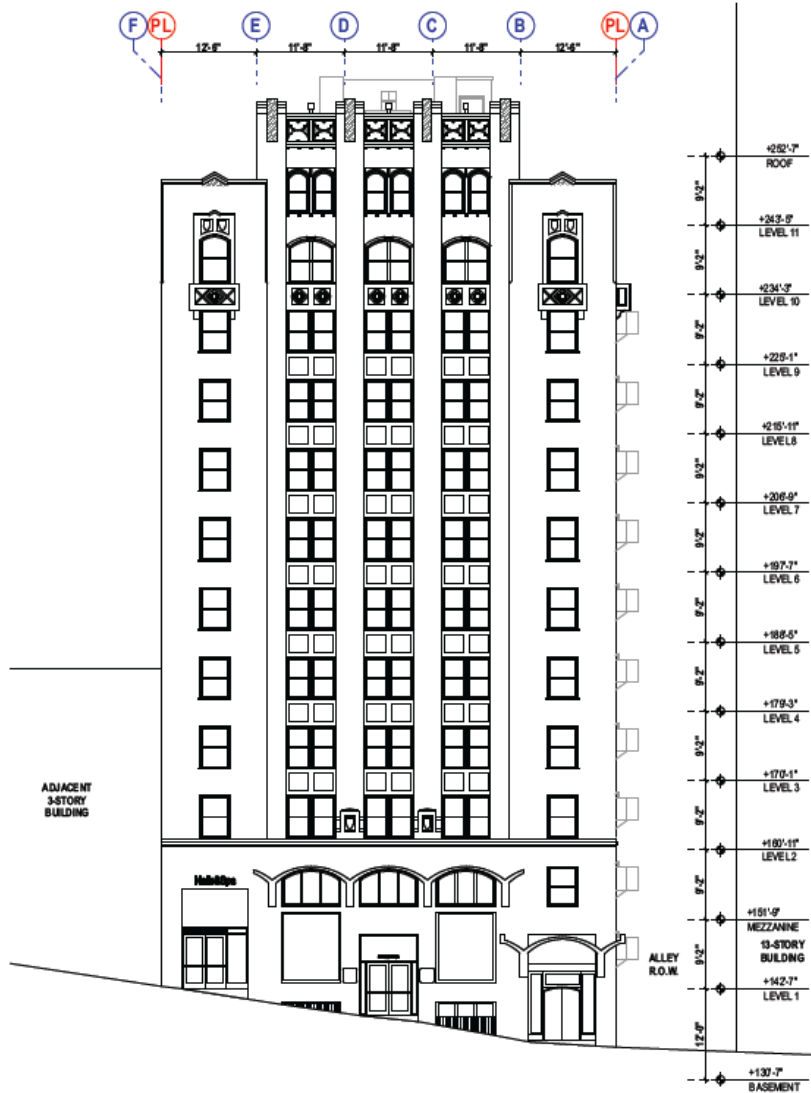


4th &
8th Floor Plans



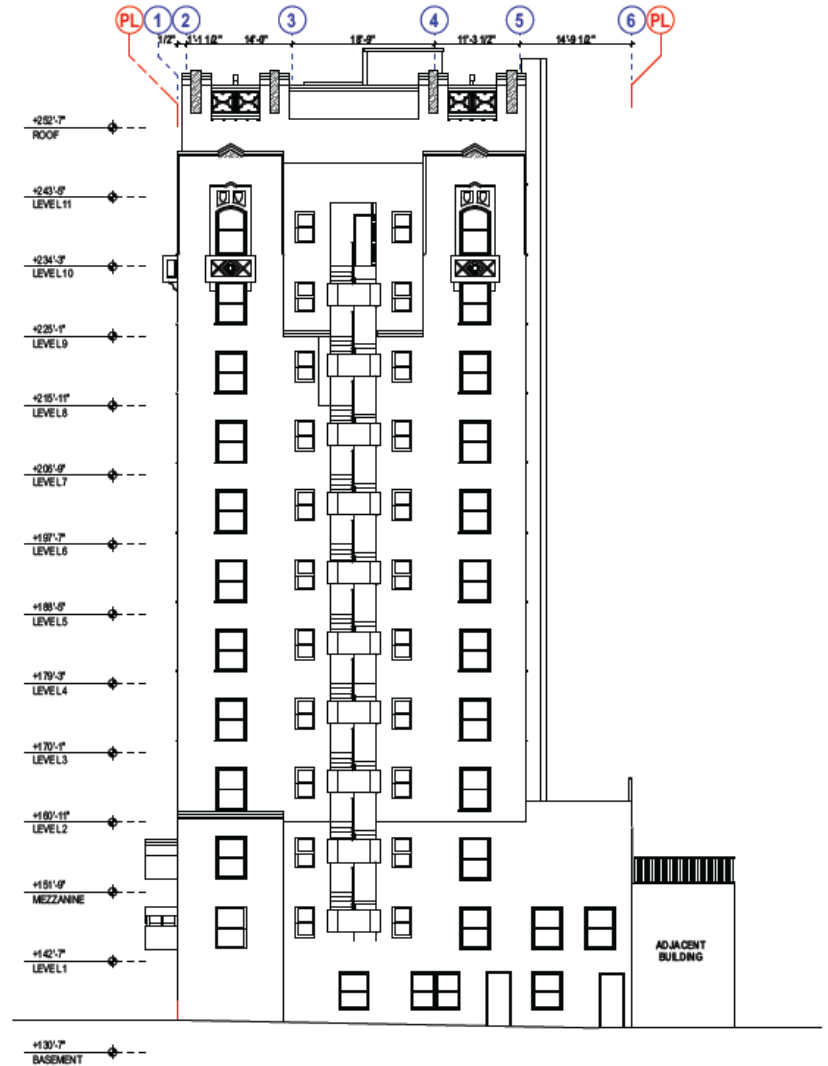
11th Floor
Plan &
Roof Plan

NORTH-ELEVATION



1
10 ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

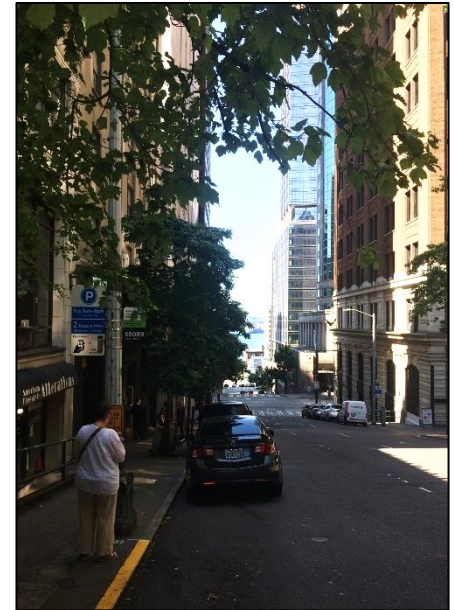
WEST-ELEVATION



1
12 ELEVATION - WEST
SCALE: 3/32" = 1'-0"

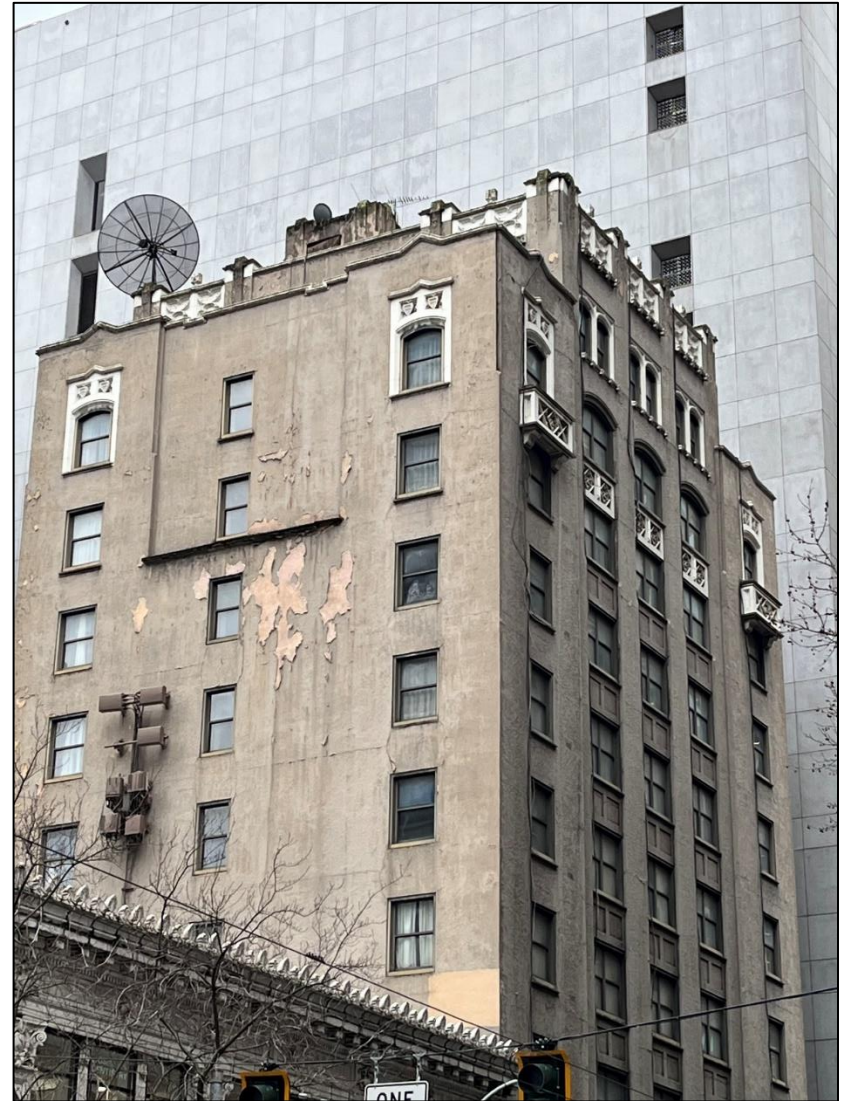


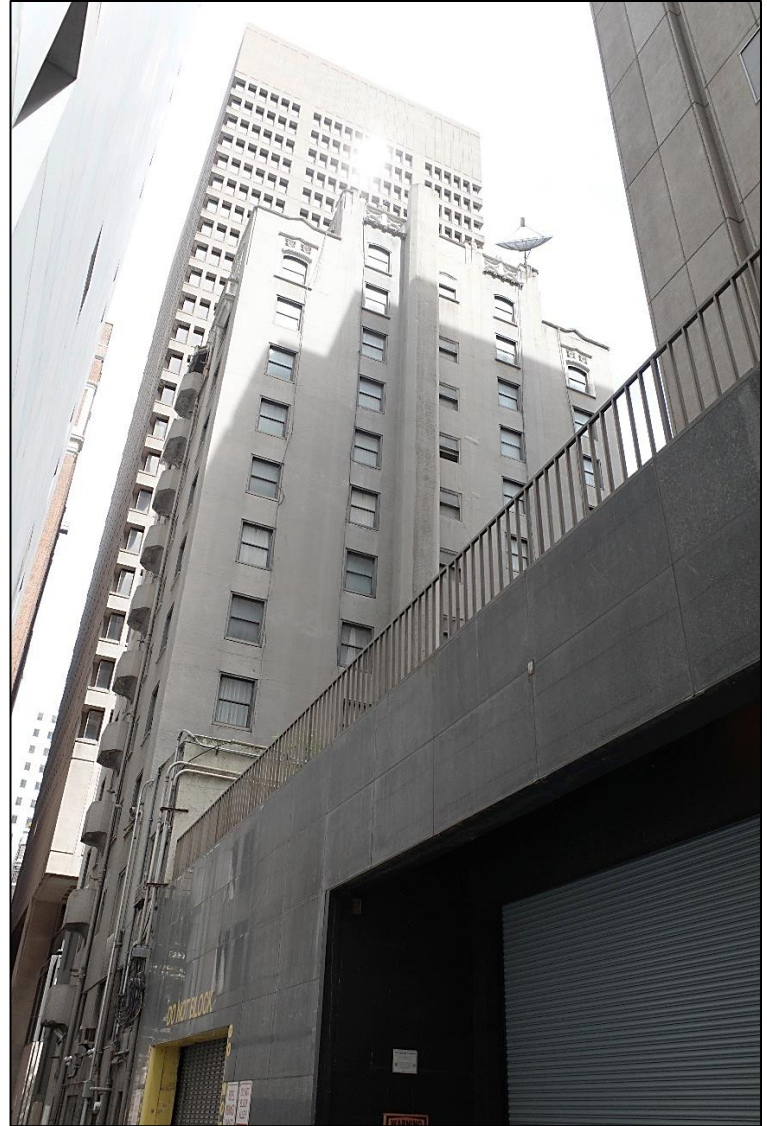
**Current Photos:
The Surroundings**



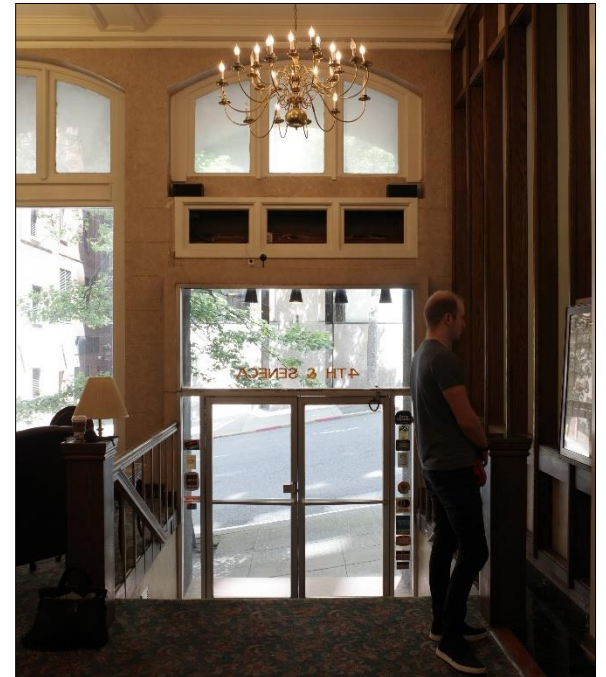


Current Photos: The Exterior

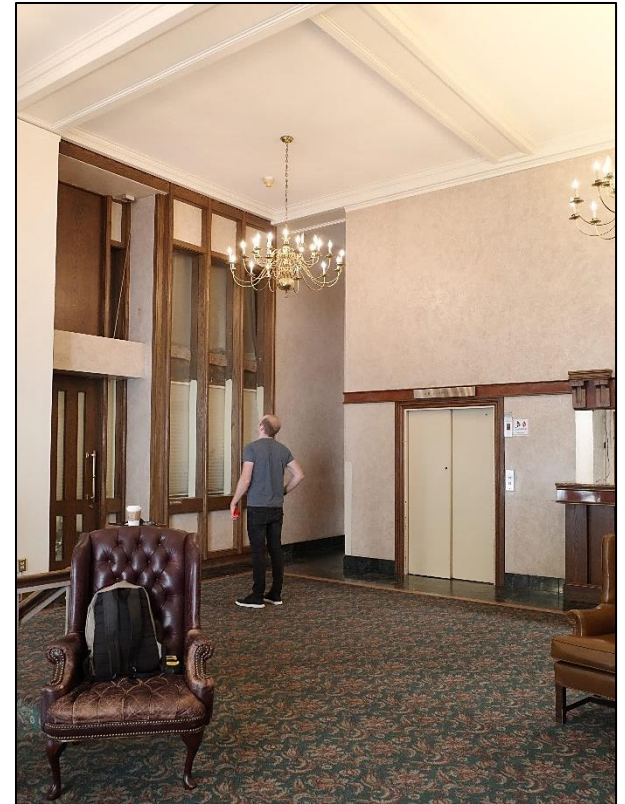
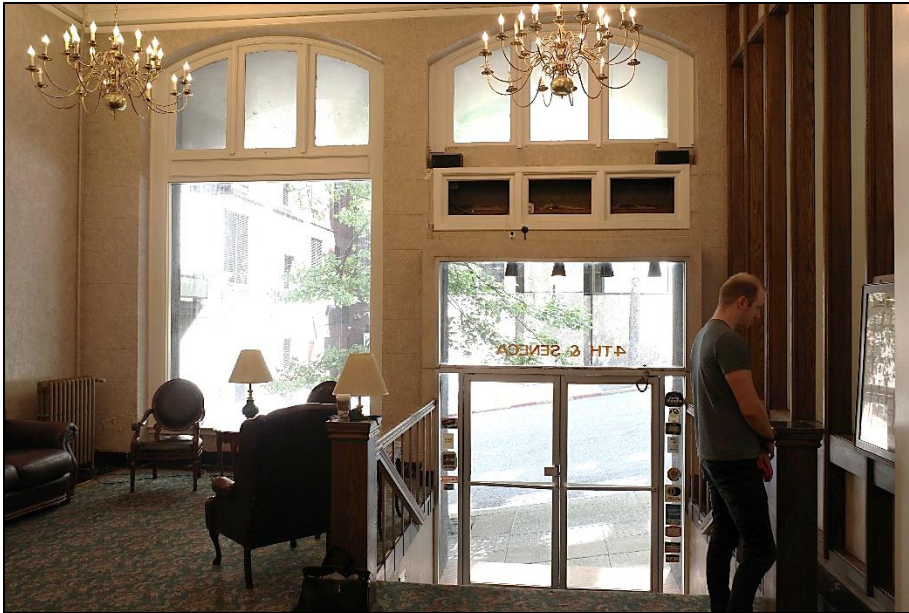








Current Photos: The Interior









Current Photos: Terra Cotta & Stone Cladding





Landmark Designation Criteria

Seattle's Landmarks Preservation Ordinance (SMC 25.12.350) requires a property to be more than 25 years old and to "have significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation," and that the property meet one or more of six designation criteria:

Criterion A. *It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, City, state, or nation.*

Criterion B. *It is associated in a significant way with the life of a person important in the history of the City, state, or nation.*

Criterion C. *It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state, or nation.*

Criterion D. *It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction*

Criterion E. *It is an outstanding work of a designer or builder.*

Criterion F. *Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.*