

The Seven Seas Building

1313-1315 1st Avenue

October 5, 2010

WOLLMAN
COLLINS
COERMAN



The Seven Seas building is located at 1313-1315 First Avenue in downtown Seattle, WA. Constructed in the late 1800s (approximately 1890), the building contains many aliases, including; Sultan Hotel, The Lusty Lady, Tolias Building, Hotel Vendome and The Seven Seas Building. Historical records from the City of Seattle indicate that the building that remains is half of the original structure that was constructed in 1890. The northern half (Hotel Vendome) was demolished in 1966 to give way to the Heliparker Parking Garage; which has been demolished to give way to the Four Seasons Hotel.

Over the years, the building has housed many uses, including; the First Avenue Service Center, The Seven Seas Tavern, Sultan's Cinema, low income housing for the Plymouth Housing Group, Seven Seas Hotel/Amusement Arcade and most recently the Lusty Lady. The lower levels have provided space for other organizations, including a union hall, a revolver club and a shooting gallery.

The building is one of the last buildings that remain from the early 1900s along First Avenue that provides a good example of early Seattle architecture. It is also an example of the early hotels that dotted First Avenue by the 1900s. It is also the last remnant of the older buildings that filled this particular block even in the 1990s.

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First Avenue

First Avenue represents the main building entrance for the Lusty Lady as well as providing direct access to levels L2 and B1. The marquee was installed in 1992 and is considered an icon within the City of Seattle.

Tucked between the Four Seasons to the north and Harbor Steps to the south, the Seven Seas Building that stands today represents the southern half of what was originally constructed in 1890.



View from the corner of Union & 1st Ave (2008)



View from the Seattle Art Museum (2008)



View from the corner of University & 1st Ave (2008)

Post Alley

Post Alley provides direct access to Levels B3 and B2 and also provides a direct connection to the main staircase park connected to Harbor Steps.

Post Alley provides vehicular and pedestrian access to the Seven Seas Building. The south end is pedestrian only (Harbor Steps) and the north end provides access to the garage for the Four Seasons Hotel.



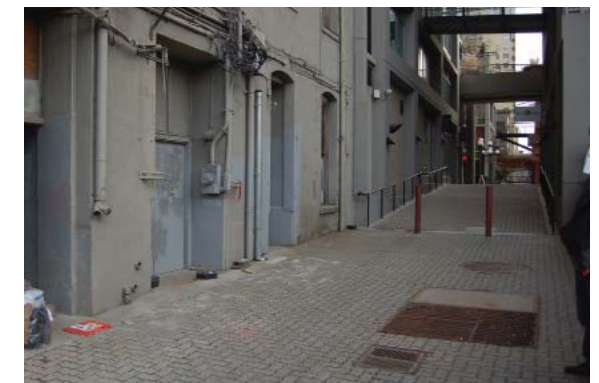
West facade (2008)



View looking north along Post Alley (2008)



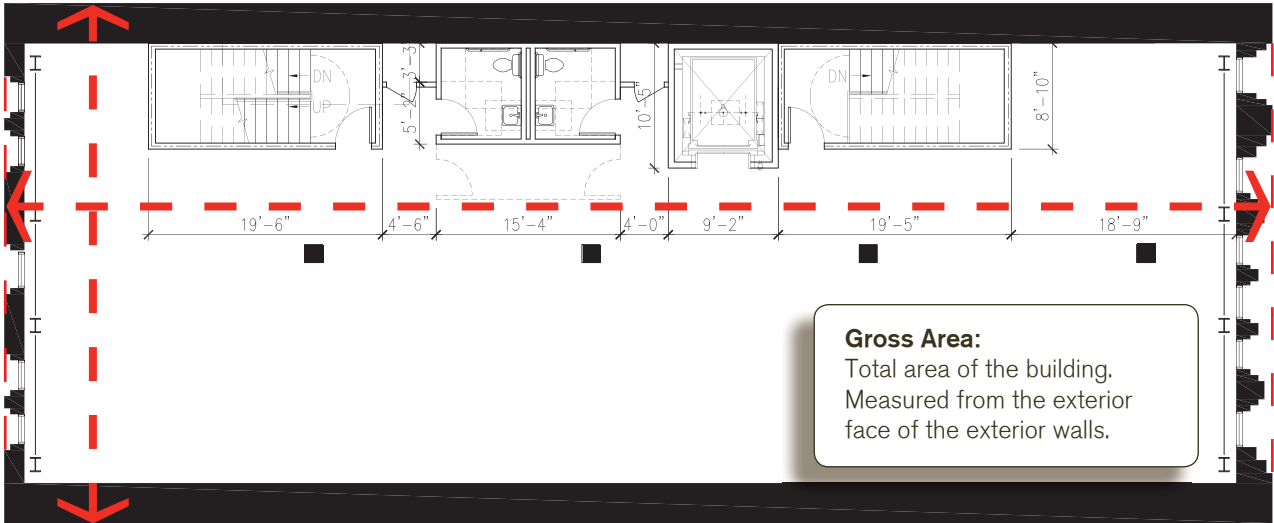
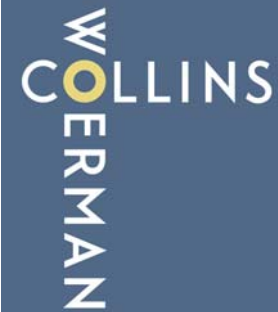
Post Alley (2008)



View from Post Alley looking south towards Harbor Steps (2008)

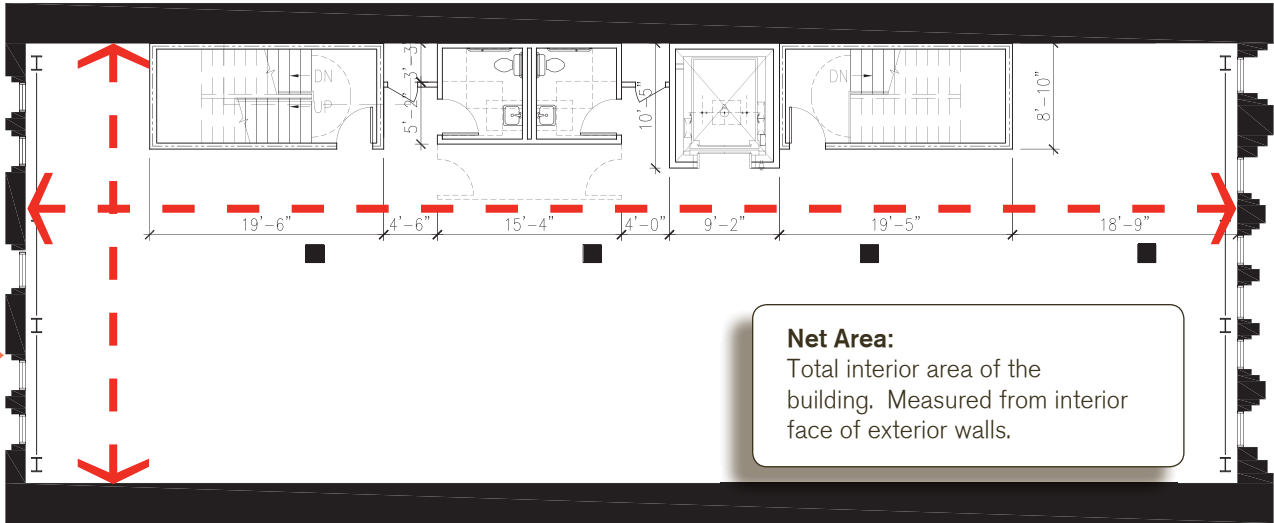
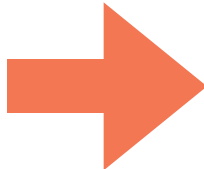
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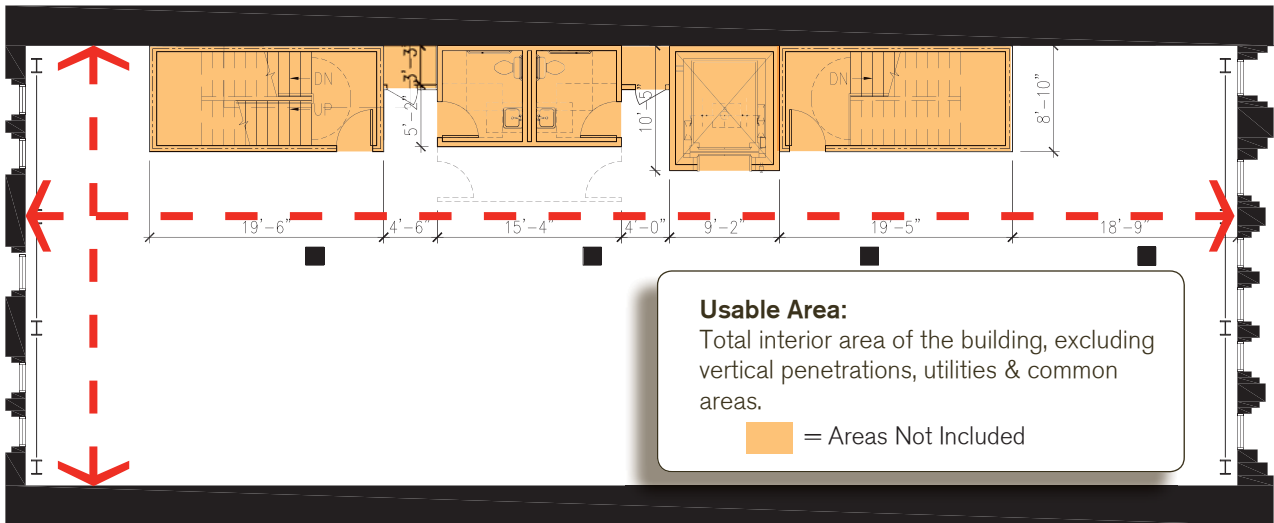
GROSS AREA

Not to Scale



NET AREA

Not to Scale



USABLE AREA

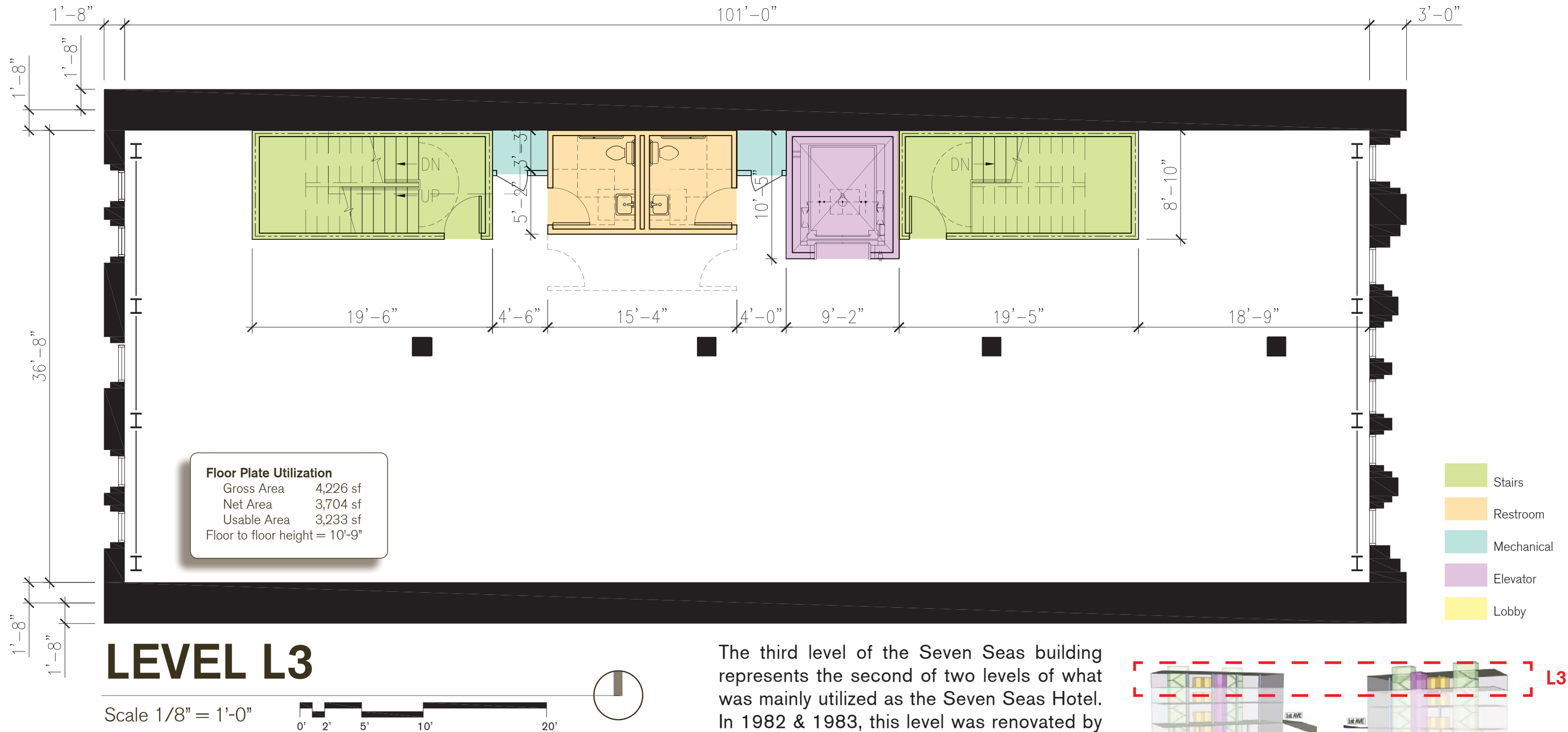
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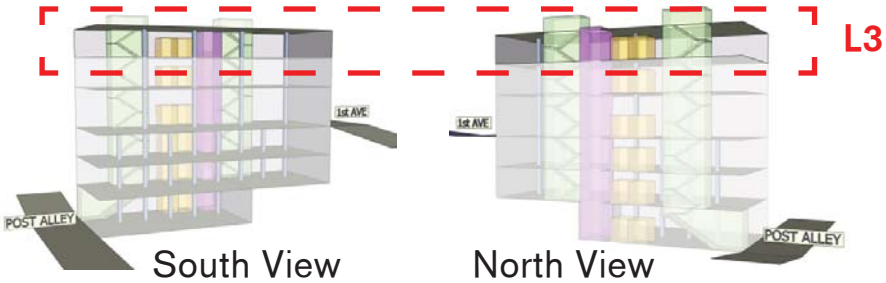
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Note: Base shell drawings created from documentation obtained from the Department of Planning at the City of Seattle. Utilization areas based on new core elements (elevator, stairs, rest rooms and mechanical space). Usable area defined by inside face of walls, excluding stairwells, mechanical space, elevator, and lobby space and does not reflect true as-built measurements.

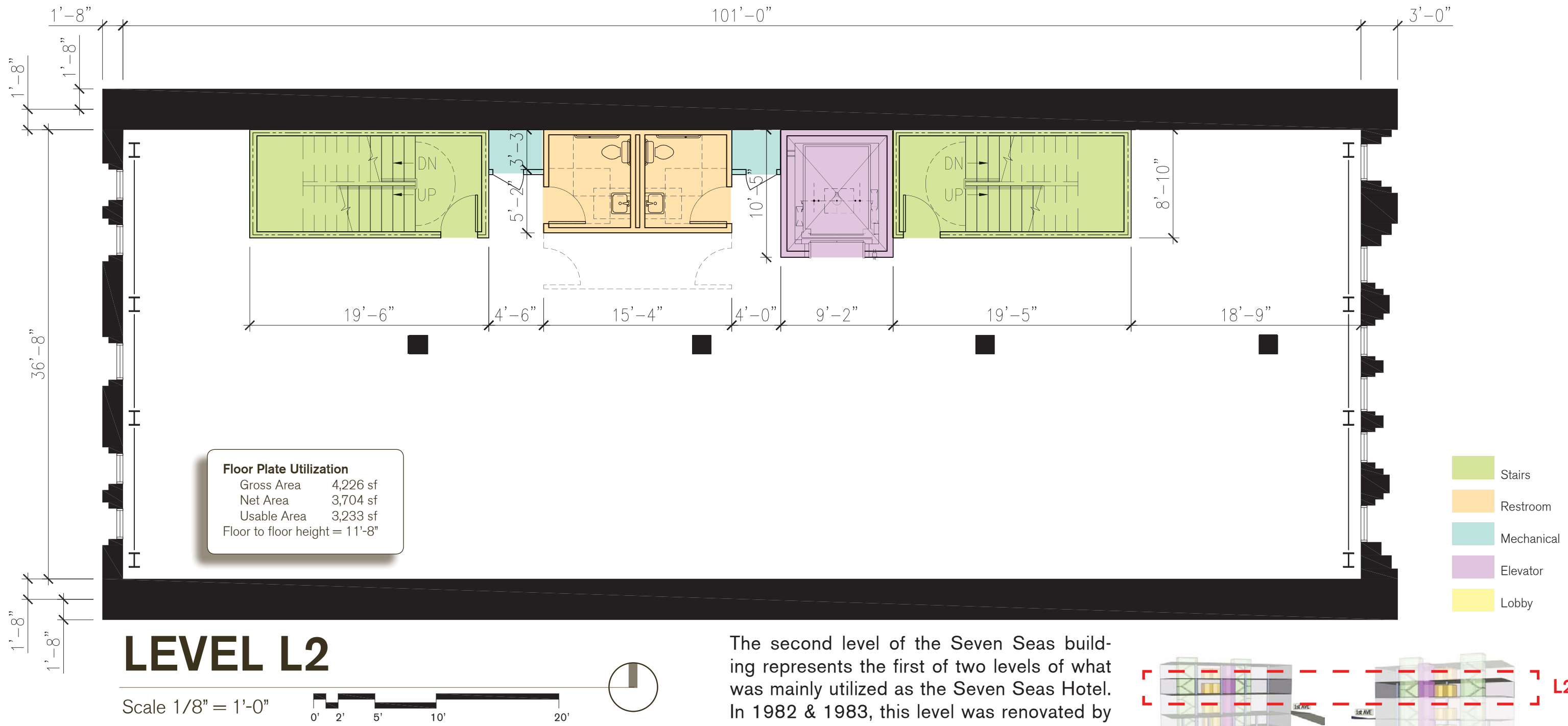
The third level of the Seven Seas building represents the second of two levels of what was mainly utilized as the Seven Seas Hotel. In 1982 & 1983, this level was renovated by the Plymouth Housing Group to provide low income housing within the downtown core. Since 1985, it has been unoccupied.



The Seven Seas Building

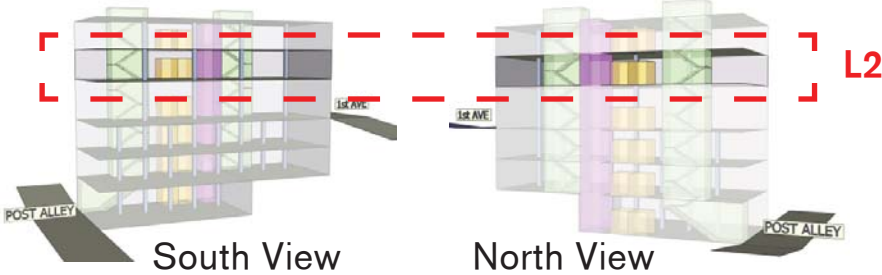
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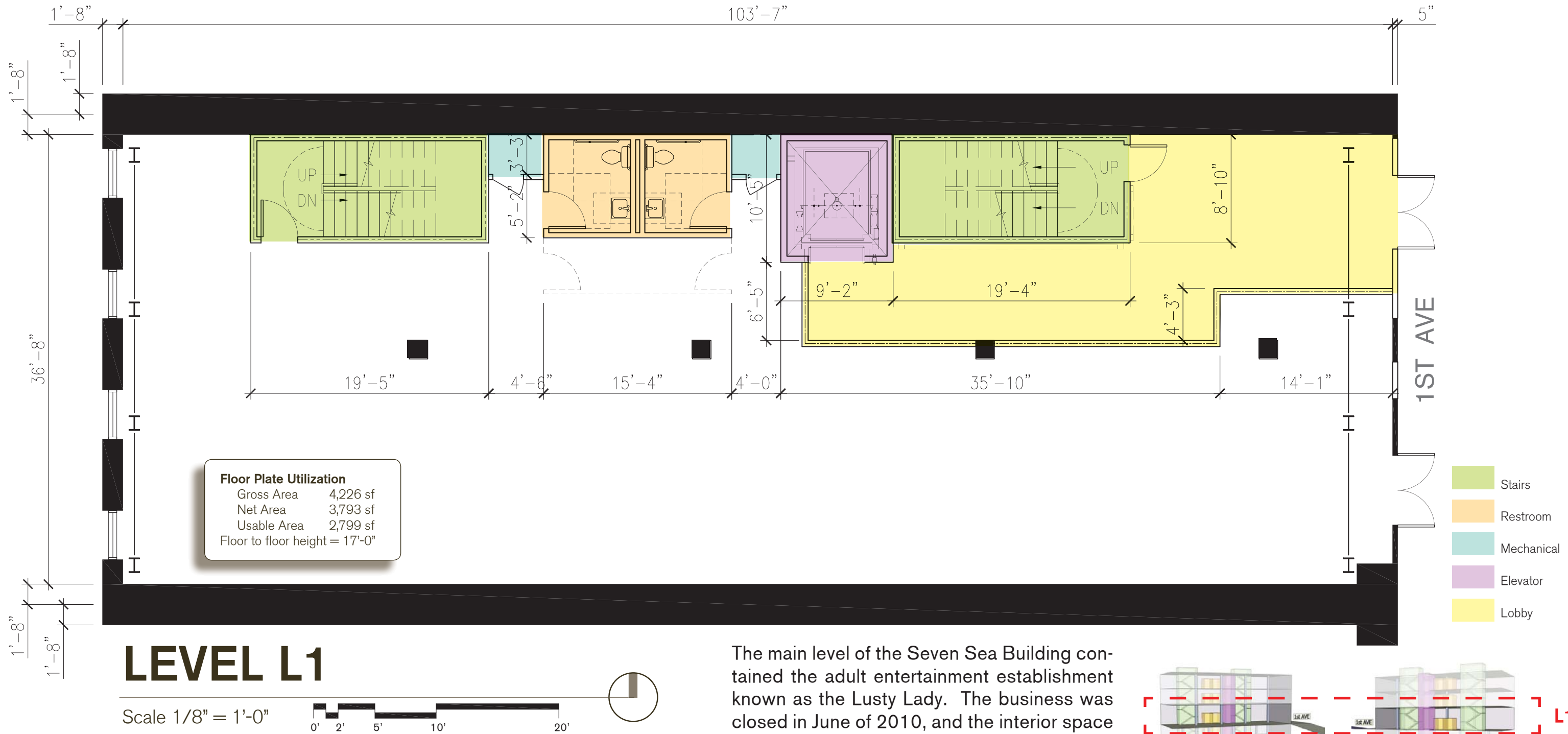
The second level of the Seven Seas building represents the first of two levels of what was mainly utilized as the Seven Seas Hotel. In 1982 & 1983, this level was renovated by the Plymouth Housing Group to provide low income housing within the downtown core. Since 1985, it has been unoccupied.



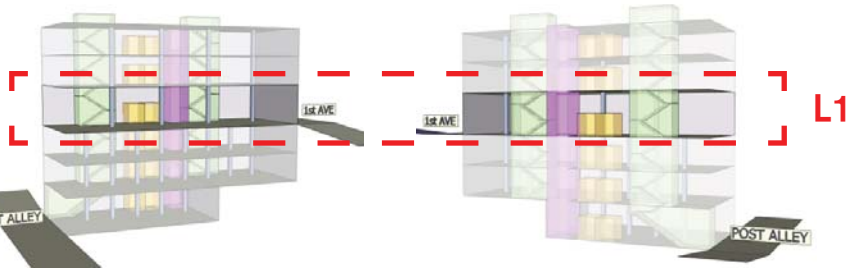
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The main level of the Seven Sea Building contained the adult entertainment establishment known as the Lusty Lady. The business was closed in June of 2010, and the interior space was demolished for future tenants. The business occupied the main level (L1) since 1985.

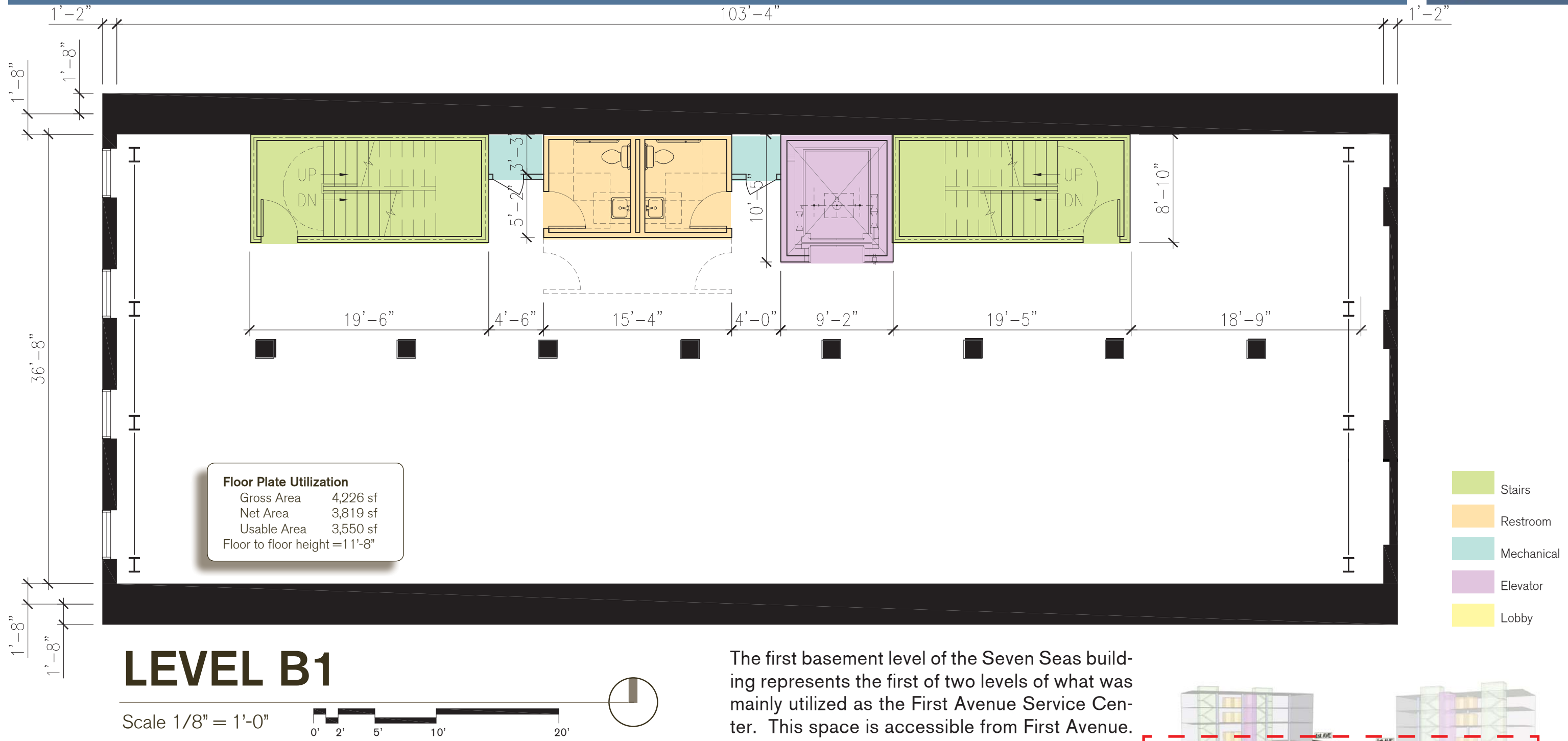


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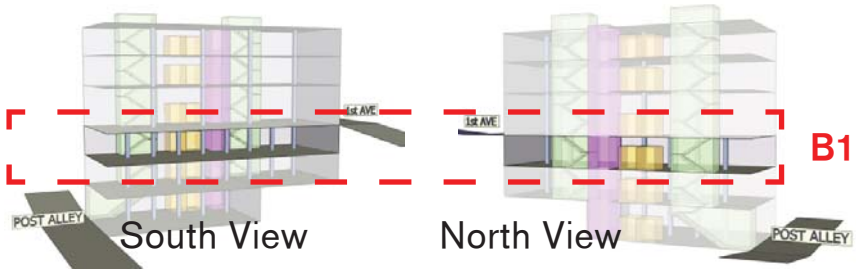
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The first basement level of the Seven Seas building represents the first of two levels of what was mainly utilized as the First Avenue Service Center. This space is accessible from First Avenue.

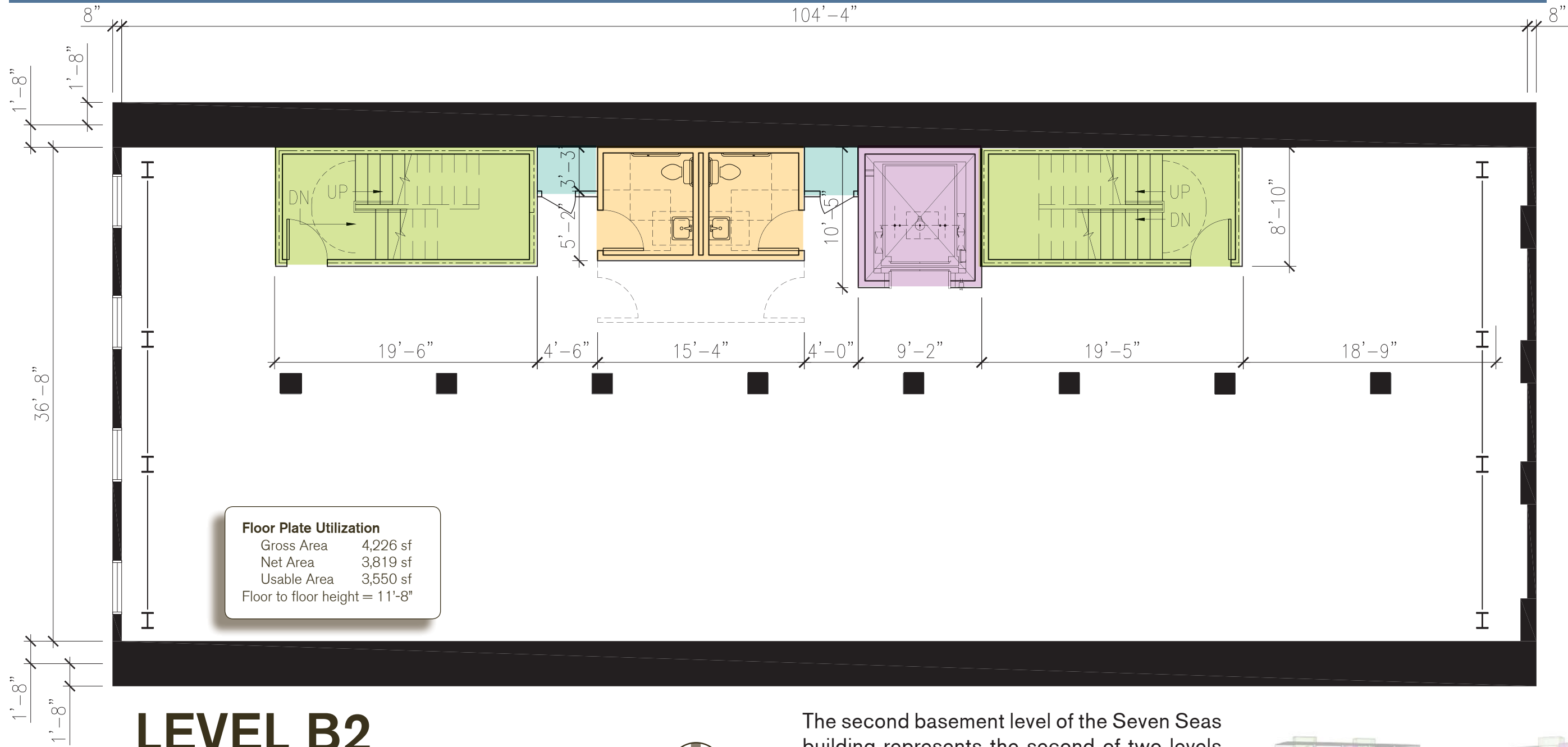


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LEVEL B2

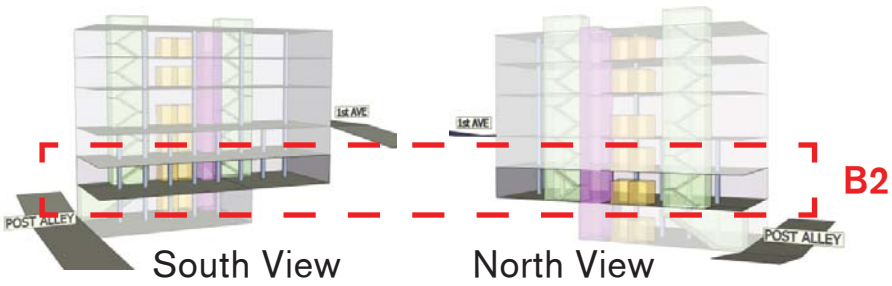
Scale 1/8" = 1'-0"



The second basement level of the Seven Seas building represents the second of two levels of what was mainly utilized as the First Avenue Service Center.

- Stairs
- Restroom
- Mechanical
- Elevator
- Lobby

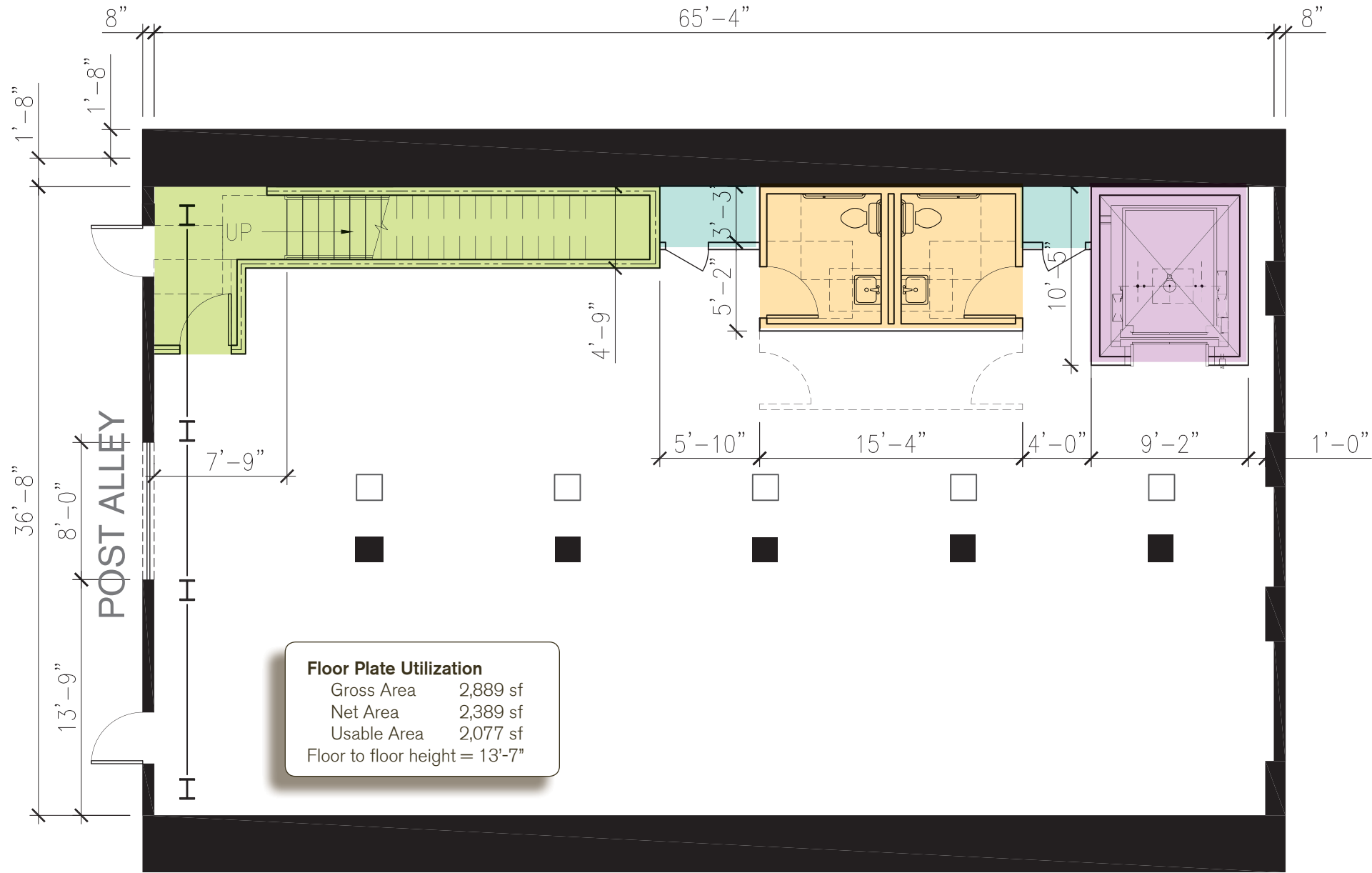
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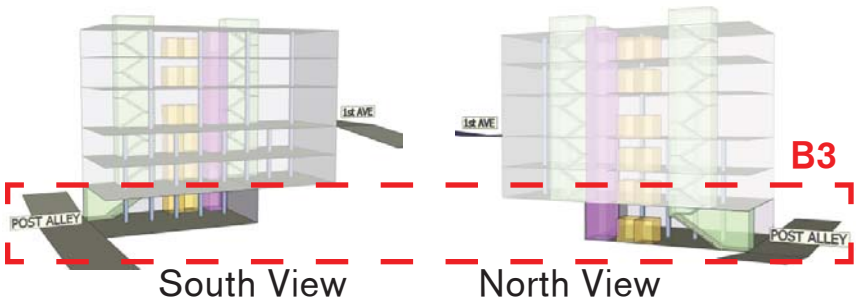
LEVEL B3

Scale 1/8" = 1'-0"



The third basement level of the Seven Seas building represents the base of the building that is accessible from Post Alley. This floor plate is the smallest, with dimensions of about 65'x37' and a crawl space in the remaining length of B2 above

- Stairs
- Restroom
- Mechanical
- Elevator
- Lobby



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Pike Place Market



Seattle Aquarium



Seattle Waterfront



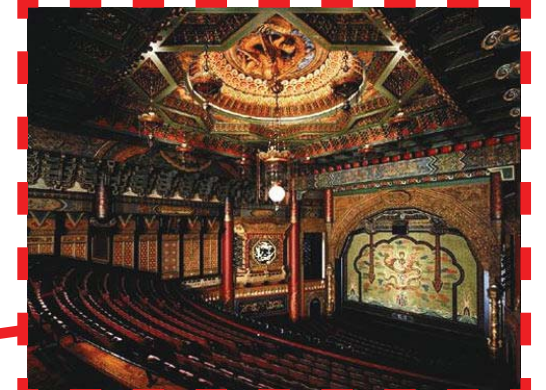
Ferry Terminal



SITE



Four Seasons Hotel



5th Avenue Theater



Benaroya Hall



Seattle Art Museum