

Eitel Building to become State Hotel

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Rendering by Weinstein A+U [\[enlarge\]](#)

Crews are adding an eighth floor and reconstructing the storefronts on the 1906 building.

Renovation is now underway on the Eitel Building, at [1501 Second Ave.](#), to convert it into the State Hotel, a 90-room independent boutique hotel.

Columbia Hospitality of Seattle will manage and operate the State Hotel, and its CEO, John Oppenheimer, is one of the investors who bought the property.

In a statement, Oppenheimer said, “It is an honor to collaborate with an incredible partnership group as we revitalize this landmark. We are going to create an extraordinary guest experience at an iconic location that is right in our backyard.”

Two years ago, an LLC associated with Lake Union Partners paid \$5.35 million for the mostly vacant landmarked structure at the northwest corner of Second and Pike Street.

The steel-frame building was built in 1905 with six stories. A seventh story was added in 1906. It sits on a 5,592-square-foot lot, and now has about 45,000 square feet.

Lake Union Partners' Pat Foley said, “We want to create a fun, local hotel and restaurant for all of our guests, in one of the most important neighborhoods in our city.”

Earlier this year, the Landmarks Preservation Board approved renovation plans, which will include adding an eighth floor, as well as seismic upgrades, new elevators, refinishing the exterior masonry and reconstructing the storefronts. The new floor will contain eight guest rooms with east-facing terraces, and a seasonal bar on the south end, with views of Pike Place Market and Elliott Bay.

The State Hotel is expected to open next summer. Documents filed with the city indicate the project will cost about \$16 million.

Others in the hotel ownership group include Jon and Kim Hemingway, with extended family members, and the Oppenheimer family.

There will be a 2,400-square-foot ground-floor restaurant, but the operator hasn't yet been determined.

The Eitel project team includes Weinstein A+U, architect; Exxel Pacific, general contractor; Coughlin Porter Lundeen, structural and civil engineer; Glumac, mechanical engineer; Rushing, electrical; and Vida Design of Portland, interior designer.