FINDINGS
The general conclusions drawn in this report are organized in sections below and address the specific historic preservation findings, conditions, and recommendations that will help shape plans and policies for stewardship and maintenance of the structure.

The overall recommended treatment for the Panama Hotel is rehabilitation with specific highly significant areas recommended for preservation. We identified these spaces for a preservation treatment approach partly because of their national significance and rarity within the building. The National Historic Landmark nomination for the Panama Hotel establishes 1910 to 1942 as the period of significance.

The overall rehabilitation approach outlined in this report is intended to provide flexibility in previously altered spaces.

DEGREE OF EXTANT CHARACTER-DEFINING SPACES AND FEATURES

The building and its spaces and features, remain remarkably intact. They offer visitors an opportunity to step back through time and connect with the hotel's historic associations. The layers of changes within the period of significance remain visible to visitors while enhancing features and spaces stemming from the hotel's original design and construction.

- The exterior retains a moderate level of integrity. Upper story windows, most of the brickwork, parapet, and fire escapes remain intact. Alterations rebuilt in-kind in the northeast corner due to a piece of heavy equipment crashing into the corner. Modernization of the storefronts along South Main Street resulted in the openings being reclad in Marblecrete, covering over original transoms. The front hotel entrance received contemporary finishes that replaced the original transom and small balcony above the doorway. The former 603 1/2 South Main Street basement entrance was removed and the 609 1/2 South Main Street basement entrance reconfigured with an exterior doorway and the interior wainscoting removed. The southwest entrance to the upper floors remains intact behind a boarded over door. The bathhouse entrance remains moderately intact, having lost the brass hand railings to metal thieves. Alterations removed the sheet metal belt course and cornice, replacing these with flat Marblecrete panels. Windows at the first story level along the east and west facades retain their openings, but the sash have been altered. Construction of the Northern Pacific Hotel, abutting the south facade, covered the south windows, the openings of which were retained and only the sash removed.

- Interior spaces retain a high level of integrity at the upper floors and the bathhouse, and a moderate level at the first floor and the basement service spaces. Commercial spaces at the first floor experienced the highest level of alterations due to changing tenants. Many of the original materials often remain behind added layers. The hotel spaces and bathhouse remain intact, with historically significant additions to the hotel spaces. The hotel manager's kitchen on the third floor was remodeled in the 1980s and the common bathrooms have experienced remodels and small changes.

- Furnishings remain largely intact within the hotel spaces. The exact origin of many of the furnishings within the spaces is not always known. Many of the hotel rooms contain notable built-in armoires.

- Collections within the basement as well as art work in hotel rooms remain intact.

CONDITION ASSESSMENT FINDINGS

Overall the building remains in good condition. The following list some of the key condition issues for the building.

- There is a settlement issue at the south side that appears to have stopped. The top of the doors along this side often have a half inch or more of space between the jamb and door top rail.
• Water exposure either through infiltration from the exterior or leaking interior pipes represents the main condition issue for the building. The extent of patching at ceilings and walls, as well as current leaks in the southwest stairway ceiling attest to this as a standing issue.

• Windows are in poor condition and in need of repairs and weather-stripping upgrades.

• Steam lines run through the main collection space, posing a significant threat to the collections. No testing was conducted on their insulation wrapping in the basement for asbestos.

• Water damage from hotel room sinks over flowing and/or leaks in sink plumbing. This has occurred in multiple locations within the building.

**DESIGN AUTHENTICITY AND FUTURE MODIFICATIONS**

No additions are anticipated under the rehabilitation treatment approach recommended for the building, based upon its historical significance and siting. Future modifications to the building present an opportunity to reverse previous alterations and enhance the building’s visual character.

• Restoration of the storefronts, cornice, and belt course however represent an important opportunity to enhance the building’s design authenticity. The Marblecrete panels at the storefronts covers over the original transoms.

• Signage served an important role historically advertising businesses within the building, including the hotel. Returning signage to the building provides an opportunity to increase exposure and draw users, as well as enhance the overall neighborhood character.

• Bathroom rehabilitation provides an opportunity to balance occupant comfort levels with authentic experience. One of the common bathrooms has been extensively remodeled with some alterations to the other spaces. Rehabilitation of the spaces provides an opportunity to both increase user amenities and improve design authenticity in the spaces.

**COLLECTIONS**

Collections constitute an important part of the significance and storytelling capacity of the building. The following list identifies principal collections existing within the building. No collections assessment was undertaken.

• Basement World War II-era personal effects left by families of Japanese descent when the U.S. government detained and relocated families to confinement sites during World War II. Belongings were left in the hotel basement for safe keeping and pick up at the end of the war. Many families returned to claim their belongings, others did not. Reportedly the current configuration of the room and collections remains largely undisturbed. These personal effects, in their current setting, have a profound significance and capacity to convey the turmoil surrounding the war time events.

• Hotel furniture stems from a variety of time periods. The built-in wood armoires are attributed to Mr. Hori. The furnishings support the significance of the building’s hotel function.

• Art work in the hotel is attributed to the personal collection of Jan Johnson. Building components, including the original front doors, interior doors, and pieces of hardware that all pertain to the building and are stored in various locations within the building.

**UNIVERSAL ACCESS**

Overall there are several constraints for providing universal access per the American Disabilities Act (ADA), Architectural Barriers Act (ABA), and International Existing Building Code (IEBC). They key issues are from the site to the building’s basement and upper floors.
Site to Basement: The basement holds two key interpretive spaces, the bathhouse and the room with the stored personal belongings. The basement floor level is closest to grade along Sixth Avenue South; however, this avenue is quite steep. Within the building, there is a floor level change between the east and west portions of the basement that would need to be traversed for visitors looking at both interpretive spaces.

Site to Commercial Spaces: Access to the commercial storefronts along South Main Street exists historically at many of the storefronts and can be accomplished with minor modifications to previously altered steps at those without access. It is not known if the slope of South Main Street is compliant with universal access standards. Within the building, each commercial space has a different floor level.

- 601 South Main Street: A ramp with historic tiles extends out to the sidewalk, providing universal access.

- 603 South Main Street: A ramp with contemporary tiles extends out to the sidewalk, providing universal access.

- 605 South Main Street: The original ramp and historic tiles remain on the interior; however the full storefront below the transoms (including contemporary concrete base) has been reconfigured. This storefront could be rehabilitated to return the doorway to its original location, where it would utilize the ramp that leads up from the sidewalk.

- 607 South Main Street: This entry has two contemporary concrete steps leading up to a ramp with historic tiles. This entrance would be difficult to modify without damaging the tiles. Opportunities within the building from adjoining spaces should be explored for providing universal access.

- 609 South Main Street: This entry has a slight step at the west portion that is contemporary concrete and could be eased. Any work would have to keep away from the historic tiles on the main portion of the ramp.

- 611 South Main Street: A contemporary concrete partial step could be cut out to provide a sloped ramp into the space. The tile in the entry are all contemporary and could be modified as needed.

Toilet rooms within the building would need to be modified based on level of universal access.

- Commercial spaces are currently served by two small bathrooms. The one in 605 South Main Street has been remodeled, and the one in 603 South Main Street is historic. Within the overall floor plate, there are two different floor levels. The west portion (601, 603, and 605) has two small bathrooms, one of which would be lost if an elevator is installed. One universally accessible bathroom could service the three commercial spaces. The east portion (607, 609, and 611) could also employ one universally accessible bathroom to service all three commercial spaces.

Site to Upper Floors: Two stairways provide access to and between the floors. An internal elevator could provide access to each floor if located in the west light well. This could connect to the corridors on each floor and would occupy a utilitarian portion of the basement. Access to the elevator could be provided from the 605 South Main Street commercial space via the existing ramp from the street to the commercial space. For interpretive purposes the elevator would only need to access from the basement to the third floor. The fourth and fifth floors repeat many characteristics of the third floor. Neither of the two main stairways could be adapted to universal access due to their narrowness, steepness, and historic finishes.

Based on the above constraints and the building’s status as a qualified historic building, the recommended approach is interpretation of the building and its role in the community from
the commercial spaces. Use of an elevator could extend interpretive access to the basement and upper floors.

The IEBC, Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities provides guidance for review of building alterations that are subject to Section 106 of the National Historic Preservation Act (in the instance of a federally funded project) and exterior work that are not subject to Section 106, but are subject to Certified Local Government review due to the building’s listing status on the International Special Review district.

IEBC Section 605 Accessibility states:

» 605.1 General. A building, facility or element that is altered shall comply with the applicable provisions of Sections 605.1.1 through 605.1.12, Chapter 11 of the International Building Code and ICC A117.1 unless it is technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible.

IEBC Appendix B Section B101.4 states:

» Where an alteration or change of occupancy is undertaken to a qualified historic building or facility that is not subject to Section 106 of the National Historic Preservation Act, and the entity undertaking the alterations believes that compliance with the requirements for accessible route, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the entity shall consult with the state historic preservation officer. Where the state historic preservation officer determines that compliance with the accessibility requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historical significance of the building or facility, the alternative requirements of Section 1005 for that element are permitted.

» B101.4.1 Consultation with interested persons. Interested persons shall be invited to participate in the consultation process, including state or local accessibility officials, individuals with disabilities, and organizations representing individuals with disabilities.

» B101.4.2 Certified local government historic preservation programs. Where the state historic preservation officer has delegated the consultation responsibility for purposes of this section to a local government historic preservation program that has been certified in accordance with Section 101 of the national Historic Preservation Act of 1966 [(16 U.S.C. 470a(c))] and implementing regulations (36 CFR 61.5), the responsibility shall be permitted to be carried out by the appropriate local government body or official.

B101.5 states: In qualified historic buildings and facilities where alternative requirements of Section 1005 are permitted, displays and written information shall be located where they can be seen by a seated person. Exhibits and signs displayed horizontally shall be 44 inches maximum above the floor.
Basement & baths

Baseline floor plan showing a potential hydraulic elevator location (yellow) and connections to interpretive areas. This space is a utilitarian storage space that lines up vertically with altered spaces on the first floor and the west light well on the upper floors.

First floor plan showing potential universal access routes into the building from South Main Street; as well as, the potential elevator location.
Second floor plan showing potential universal access routes onto the floor.

Third floor plan showing potential universal access routes onto the floor from the elevator. The potential elevator location extends into the light well and occupies part of the previously altered kitchen area and back of house office spaces for the hotel.
BUILDING SYSTEMS AND SECURITY

The building is fully equipped with sprinklers throughout the basement and upper floors. The system and exterior fire escapes have been tested and recertified. The building has smoke detectors, but does not appear to have a hard wired alarm system. There are no security systems at the commercial spaces.

HAZARDOUS MATERIALS

Hazardous materials are a common issue for historic buildings. The following recommendations presume interior and exterior paint and varnish finishes throughout the building contain lead. These layers are historically significant for types of finishes used, colors, frequency of application, and changes over time.

Asbestos-containing wraps appear (based on physical character and age) to exist around some steam lines within the basement. No testing was conducted to confirm insulation wrap materials. New plumbing work has been done with ABS piping and copper. No abatement of existing steam lines has been conducted. These plumbing lines are not historically significant and should be removed as part of renewing and upgrading the steam heating system within the buildings. Insulation in the attic space should be tested for asbestos content. If it contains asbestos, it should be removed and new insulation installed.

The prioritized system for lead abatement, outlined below, is recommended. A space and feature level of significance guide this approach. Wholesale removal of interior finishes and features is not appropriate for the building given its history and rarity. Testing to verify lead content should precede each of these steps for all significance levels.

Pivotal and primary features

» Encapsulation. Involves managing lead paint through careful cleaning and treatment with specialized, encapsulating paint layers. This retains the valuable chronology of historic paint layers and materials and preserves the features in their original locations.

» Abatement if encapsulation will not work. An architectural conservator must first assess the feature or space to determine original paint types, sequence, and colors. All fixed features such as trim, casings, fireplaces, and plaster should be abated in-situ. Doors and removable features can be stripped and refinshed offsite.

Secondary features

» Encapsulation if feasible.

» Abatement on or offsite. As with the pivotal and primary features, an architectural conservator must first assess the feature or space to determine original paint types, sequence, and colors.

Minimal features

» Abatement if the feature will continue in use. This could occur on or offsite. No architectural conservator assessment needed.

» Document and remove the feature if it is no longer needed.

Non-significant features should be removed.
SEISMIC

Seismic upgrades and modifications are an essential component to maintaining user life safety. There are, however, a variety of ways to accomplish the same performance goals, and some have less impact on the character-defining features of historic buildings than others. National Park Service Preservation Brief 41 provides additional guidance on seismic upgrades to historic buildings: www.nps.gov/history/hps/tps/briefs/brief41.htm

At the time of preparing this report, the City of Seattle is considering mandatory seismic upgrades on commercial and multi-family, unreinforced masonry buildings within the city. This would apply to the Panama Hotel. Currently no seismic upgrades have been made to the building. The following should be considered as part of planning and designing seismic upgrades to the buildings:

• The building has stood for more than 100 years through several earthquakes. Any seismic retrofits must look at the whole building system in a different way from standard new construction.
• The building directly abuts the National Register of Historic Places-listed Northern Pacific Hotel. Seismic upgrades should be coordinated between the two buildings to their mutual benefit through lower design and construction costs. This would also reduce the potential for extreme performance differences between the two buildings that could adversely affect them.
• Building survival through a seismic event is important for the community. In many instances seismic design considers only the need for building occupants to safely egress and facade elements not to fall on pedestrians, but not preventing the kind of building failure that would require demolition.
• Structural settlement issues must be addressed prior to, or in conjunction with, retrofitting the building. The cause of settlement along the south facade needs to be evaluated by a structural engineer.
• Connections between the floors and perimeter walls must be made to minimize impacts to interior finishes.
• Install bracing to minimize visibility and without damaging decorative interior or exterior details.

PROGRAMMING

Programming consists of fitting uses to the overall site, building, and interior spaces. The ACHP Sustainability and Historic Federal Buildings report frames this process as two questions:

• Will the building be used as it was historically or will it be given a new use?
• What are the elements of its original use and what modern uses align with these patterns?

The closer a historic use can match a new use, generally, the less extensive the interior and exterior modifications will be that are necessary to adapt to the new use. Aligning patterns of the original uses to modern uses draws on a building’s significance and historic levels of public visibility to help inform where modern uses may need to adapt to historic spaces and where the historic spaces can more easily adapt to modern uses. Historically, the buildings functioned as a hotel with ground level commercial spaces and the basement bathhouse. When considering potential uses for a space, use the following guides:

• Prioritizing operation as a travelers’ hotel, due to the significance this use represents to the community and the rarity of this use. The Panama Hotel is one of the last remaining commercial buildings in the City of Seattle that has remained in ongoing utility as a traveler’s hotel.
• Commercial usage of the ground level floors to support building operation and community commercial activities.
• Interpretive use of the basement spaces supporting the interpretation of Japanese American cultural traditions through the bathhouse and the Japanese American detention and confinement during World War II.
ANALYSIS

Historical and architectural significance and levels of original public visibility are the primary factors in evaluating a building's physical features, spaces, and setting in order to determine the level of historic integrity and relative priority of features and spaces. The building can be divided into areas of relative character-defining importance. The historic significance of these areas stems from the history of construction, past occupants and events, and quality and integrity of architectural details. This analysis takes into consideration National Register Bulletin *How to Apply the National Register Criteria for Evaluation* and the building's status as a National Historic Landmark (2006) and a contributing property for the Seattle Chinatown Historic District (International District, 1986) National Register of Historic Places listing.

- Applicable National Register criteria: A and C
- Applicable National Historic Landmark (NHL) criteria: 1 and 4.

The National Park Service NHL guidelines state the criteria as:

- Criterion 1: This Criterion relates to National Register Criterion A. Both cover properties associated with events. The Landmark Criterion, however, requires that the events associated with the property be outstandingly represented by that property and that the property be related to the broad national patterns of U.S. history. Thus, the quality of the property to convey and interpret its meaning must be of a higher order and must relate to national themes rather than the narrower context of State or local themes.

- Criterion 4: This Criterion relates to National Register Criterion C. Its intent is to qualify exceptionally important works of architecture or collective elements of architecture extraordinarily significant as an ensemble, such as a historic district. Note that the language is more restrictive than that of the National Register Criterion in requiring that a candidate in architecture be “a specimen exceptionally valuable for the study of a period, style, or method of construction” rather than simply embodying distinctive characteristics of a type, period, or method of construction. With regard to historic districts, the Landmarks Criterion requires an entity that is distinctive and exceptional. Unlike National Register Criterion C, this Criterion will not qualify the works of a master, per se, but only such works which are exceptional or extraordinary. Artistic value is considered only in the context of history’s judgment in order to avoid current conflicts of taste.

SIGNIFICANCE LEVELS

Building features and spaces are designated as Pivotal, Primary, Secondary, Minimal, or None, based on the level of contribution each makes to define the building’s architectural character and historical significance. The basis for categorization stems from: the importance of the feature or space for patrons and staff; whether the feature or space is original, or is a historically significant or contemporary addition; the extent of modifications and additions to the feature or space; and the compatibility of finishes and building materials employed in the historic and contemporary changes to the feature or space.

The intent is not to fragment the building into divisible parts that can individually be preserved, modified, or discarded in future planning; rather, it is to view the building as a collective resource of character-defining features and spaces and provide some direction for necessary treatments or alterations. The goal is to steer toward solutions that will permit continued improvements to areas with minimal or no significance, and to prevent eroding or adversely impacting those character-defining features and spaces with primary significance levels.
This section is intended for use in conjunction with the Decision-making Matrix. Significance levels assigned through this analysis are listed with their respective spaces and features in the Catalog of Spaces and Catalog of Features, as well as plotted on maps within this section.

**Pivotal:** Features and spaces original to the building that display a high level of physical integrity, although possibly with minor changes or historically significant alterations designed to fit into the design or character of the original feature or space. These spaces and features are of such a high level of rarity coupled with a national level of significance making them exceptionally significant for preservation and interpretation. At an architectural significance level, the finishes, design, and materials are of a high quality and assemblies are well made. They convey a consciousness of setting, often public use, and typically exhibit design qualities defining the building’s architectural style or trademarks of the architect. They reflect prevailing design influences during the building’s period of construction. These elements contribute to the building’s National Historic Landmark listing status under Criterion C (architectural character). At a historical significance level, they may also be noted for important historic events supporting the building’s National Historic Landmark status under Criterion A (association with historic events). Their removal or extensive alteration would jeopardize the building’s National Historic Landmark status and detract from the overall architectural and historical significance of the building. Pivotal spaces and features may exhibit either or both architectural and historical significance associations.

**Primary:** Features and spaces original to the building that display a high level of physical integrity, although possibly with minor changes or historically significant alterations created to fit into the design or character of the original feature or space. At an architectural significance level, the finishes, design, and materials are of a high quality and assemblies well made. They convey a consciousness of setting, often public use, and typically exhibit design qualities defining the building’s architectural style or trademarks of the architect. They reflect prevailing design influences during the building’s period of construction. These elements would contribute to the building’s National Historic Landmark listing status under Criterion C (architectural character). At a historical significance level, they may also be noted for important historic events supporting the building’s National Historic Landmark status under Criterion A (association with historic events). Their removal or extensive alteration would detract from the overall architectural and historical significance of the building. Primary spaces and features may exhibit either or both architectural and historical significance associations.

**Secondary:** Features and spaces are original to building, though likely to have experienced changes and/or historically significant additions. They retain some historic character and significant features. They exhibit utilitarian, well-crafted but not lavish, building materials or architectural features. At a historical significance level, they often served supporting roles to historic functions in pivotal and primary spaces. Secondary spaces and features may exhibit either or both architectural and historical significance associations.

**Minimal:** Features and spaces have few distinguishing architectural characteristics. Alternatively, an extensive, non-compatible contemporary remodel might obliterate nearly all significant architectural features and spatial configurations through introduced contemporary features and spaces.

**None:** Features and spaces have no remaining architectural features or spatial configurations dating to either original construction or significant historical modifications, or are contemporary features and spaces that are not compatible with the original design. Due to the absence of original materials, configurations or architectural design elements, these spaces do not have historical associations.
Original transoms behind marble cote

North Elevation
SCALE: 1" = 10'0"

Key
Pivotal
Primary
Secondary
Minimal
None
2nd floor

Key

- Pivotal
- Primary
- Secondary
- Minimal
- None

Scale: 1" = 10'-0"
3rd floor

SCALE: 1" = 12'-0"
PUBLIC VISIBILITY LEVELS

Public visibility complements the architectural and historical significance category by identifying which spaces and features were originally accessible to or visible by the public. Accessibility in this sense does not pertain to either the American Disabilities Act (ADA) or International Building Code (IBC) access; rather, it speaks to the user groups originally intended for these features and spaces. Distinguishing between levels of accessibility on the building exterior and interior identifies which features and spaces should receive increased attention to their preservation and interpretation due to their original public nature. There are four categories of public visibility applicable to the building: public, semi-public, semi-private, and private. Public and semi-public spaces typically feature a higher level of architectural detailing and design than private family areas; they also generally have larger square footage, larger windows for natural lighting and view appreciation, and less physical divisions (i.e., walls). Features and spaces that are primary and public are particularly important and deserve special attention due to their role in presenting the architectural style and design intent.

In order to assist in decision-making, the following public accessibility maps show these original levels of public accessibility layered over building floor plans. Matching spaces originally intended as public or private with similar new levels of access and functions preserves the interpretive value of the original function of the space, while facilitating the adaptive reuse of private spaces.

**Public Areas:** Features and spaces, to which any visitor or hotel guest originally might view or enter with minimal to no restrictions placed on ability to approach, move through, or occupy. Consequently, the role as a public space was integral to the design process as reflected in the functions and design of the features and finishes, hardware, fixtures, furnishings, sizes, and proportions of interior spaces.

**Semi-public Areas:** Features and spaces that were accessible to the public during business hours, such as commercial spaces, or originally not in prominent view from exterior public right-of-ways, or served as the connection between public and private spaces within the building. Visitors and hotel guests were welcome to view or temporarily occupy the space.

**Semi-private Areas:** Features and spaces that were available for hotel guest use, but not the general public. Also spaces used by hotel management for conducting business with hotel guests in which the space is not accessible to guests, but visible to guests. They are not in prominent view from exterior public right-of-ways.

**Private Areas:** Originally for building owner, manager, and commercial space operator use.
North Elevation

SCALE: 1" = 10'-0"
East Elevation

SCALE: 1" = 10'-0"
Basement & baths

Key:
- Public
- Semi-Public
- Semi-Private
- Private

SCALE: 1" = 10'-0"
DECISION-MAKING MATRIX

The following decision-making matrix below merges the elements of architectural and historical significance and current condition within the over-arching treatment recommendation of rehabilitation along a pathway that results in a recommended approach to the future treatment of the individual features, spaces, and the overall appearance of the building. Selected spaces are identified for a preservation treatment approach due to their national rarity and significance.

The matrix can guide the organization of a future use program to best match existing spaces with future uses based on corresponding levels of architectural significance and public access. The more important, public, significant, and intact the space or feature, the more careful attention should be paid to its preservation and enhancement. Conversely, the more a space or feature has served a private role or been previously altered in a non-compatible manner, thus removing historic fabric, the more amenable this feature or space is to compatible new work in order to accommodate an adaptive new use. Thus, further changes should be consolidated to features and spaces already altered, thereby reducing the need for and extent of modifications to intact, historically and architecturally significant features and spaces. These zones are mapped on the following treatment zone maps.

<table>
<thead>
<tr>
<th>Significance Visibility</th>
<th>Public</th>
<th>Semi-public</th>
<th>Semi-private</th>
<th>Private</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pivotal</td>
<td>Preserve/Restore</td>
<td>Preserve/Restore</td>
<td>Preserve</td>
<td>Preserve</td>
</tr>
<tr>
<td>Primary</td>
<td>Preserve/Restore</td>
<td>Preserve</td>
<td>Preserve</td>
<td>Preserve</td>
</tr>
<tr>
<td>Secondary</td>
<td>Preserve</td>
<td>Preserve</td>
<td>Rehabilitate</td>
<td>Rehabilitate</td>
</tr>
<tr>
<td>Minimal</td>
<td>Rehabilitate</td>
<td>Rehabilitate</td>
<td>Adaptive Reuse</td>
<td>Adaptive Reuse</td>
</tr>
<tr>
<td>None</td>
<td>Adaptive Reuse</td>
<td>Adaptive Reuse</td>
<td>Adaptive Reuse</td>
<td>Adaptive Reuse</td>
</tr>
</tbody>
</table>

- Pivotal and primary, public and semi-public features and spaces should be preserved in their existing locations and conditions or restored to their original appearances at a specific pre-determined period in time in order to retain their value.
- Pivotal and primary, semi-private and private features and spaces should be preserved to the extent feasible within the context of adaptive reuse of the space or feature.
- Secondary, public and semi-public features and spaces should be preserved to the extent feasible within the context of adaptive reuse of the space or feature.
- Secondary semi-private and private features and spaces should be rehabilitated. Rehabilitation of these spaces can balance retention and reuse of existing significant features and spaces while making the space more functional for its occupants.
- Minimal, and None public, semi-public, and private interior spaces and exterior features with less important architectural features and spaces, or those that are not character-defining, would be eligible for rehabilitation in which modifications to the features or spaces will have less impact on the historic significance of the building.

As a general guide to the approaches and levels of treatment recommended, this Historic Structures Report utilizes the tools and terminology developed for Historic Structures Reports by the federal departments engaged in historic preservation policy and implementation. The historic preservation community in the United States broadly follows guidelines established by the U.S. Secretary of the Interior for treating historic properties. These guidelines delineate four different approaches that are generally accepted as standards for treating architectural
spaces and features. They are preservation, rehabilitation, restoration, and reconstruction or replication. These four standards can be applied to the development of programs for the building and to inform design development for future tenants.

**Preservation (recommended approach for highly significant areas)** focuses on the maintenance and repair of existing historic materials and retention of a property’s form as it has evolved over time. Protection and Stabilization are consolidated under this treatment. Preservation is defined in the Secretary of the Interior’s Standards for the Treatment of Historic Properties (1995) as the “act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.”

**Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods. Restoration is defined by the Secretary of the Interior’s Standards for the Treatment of Historic Properties (1995) as the “act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.”

**Rehabilitation (recommended approach)** acknowledges the need to alter or add to a historic property in order to meet continuing or changing uses while retaining the property’s historic character. Rehabilitation is defined by the Secretary of the Interior’s Standards for the Treatment of Historic Properties (1995) as the “act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”

**Reconstruction or Replication** re-creates vanished or non-surviving portions of a property for interpretive purposes. Reconstruction is defined by the Secretary of the Interior’s Standards for the Treatment of Historic Properties (1995) as the “act or process of depicting, by means of new construction, the form, features, and detailing of an non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.”
East Elevation

SCALE: 1" = 10'-0"
Panama Hotel

West Elevation

Key
- Rehabilitation
- Preservation

SCALE: 1" = 10'-0"
4th floor
SCALE 1" = 10'0"
PRIORITIZED RECOMMENDATIONS

The recommendations in this report cover a wide variety of future work necessary to preserve, maintain and restore the building, and that range in difficulty and expense. Recommendations are tailored toward the long-term goal of preserving the building and interior spaces. Establishing this organized approach is necessary to facilitate fundraising and ensure that work proceeds in a logical sequence of mutually supportive tasks rather than compounding future projects through repetition or reversing previous work. Tasks can be undertaken on an individual basis as funding permits or folded into a larger set of projects. It is also necessary to match specific tasks with the available skills of volunteers and contractors.

Organization of the recommendations prioritizes projects on a short-, mid-, and long-term basis according to the immediacy of maintaining the building in anticipation of ongoing hotel, commercial, and interpretive use.

- Short-term projects are those that need to be done immediately within the next one to two years in order to protect the safety and authenticity of the structure.
- Mid-term projects are those that generally should be done within the next two to five years to weatherize the building and improve overall conditions, but are not immediately critical to the life safety and function of the building, and that require planning and fund-raising to accomplish.
- Long-term projects are those that should be implemented within the next five to 10 years as substantial capital improvements, rehabilitation or restoration projects and may be delayed that long to allow for thorough planning and fundraising.

Conceptualization of projects within the short-, mid-, and long-term time frames organizes the tasks under the categories of Planning, Minor and Major building projects. These groupings are based on the skill types and resources necessary to implement the tasks.

- The first category in the process of working with the building is Planning. This involves identifying available local resources, developing schedules, cultivating funding, assigning tasks, and implementing necessary studies.
- To facilitate this process, projects that could be undertaken by skilled local volunteers, staff or maintenance persons and that require minimal resources and funding are in the category of Minor building projects.
- Those projects requiring specialized services, substantial funding and the intense time and resource commitment of a contractor are in the category of Major building projects.

The importance of taking the necessary time to review the full scope of work involved in the short-, mid-, and long-term recommendations to gain familiarity with the broad pattern of possible work cannot be overstated. This will enable development of a long-range plan for the preservation of the building, so that immediate needs are taken care of in a timely manner and long-term projects are planned, funded and implemented.

Most funding agencies will require such a preservation plan from their recipients to ensure that priorities are well understood and part of the overall scheme. To this end, this report was written with the concept in mind that certain expensive and complicated items could be put off for several years to allow time to determine the best solution, find the money to do the projects and hire competent and sensitive craft persons to perform the work. The following planning and project recommendations stem from archival research and site visits conducted in the summer and fall of 2013. No destructive investigation was conducted. Access to the rooftop, attic, and many of the hotel rooms was unavailable. All exterior upper story conditions were observed from grade and from windows where accessible.
**Short Term (2014 to 2016)**

**Planning**

- Collections management planning. Work with stakeholders to develop an assessment plan for all collections and furnishings within the building. Prioritize addressing items stored in the basement storage space. This plan is needed to guide fundraising and work related to collections conservation.
- Interpretive plan development. Work with stakeholders to develop a vision for how to best communicate the building’s stories to the public. Develop a plan to implement this vision. Seek opportunities to coordinate with and draw on broad community support.
- Secure commercial tenants for the 601 and 603 South Main Street spaces to activate South Main Street, the corner with Sixth Avenue South, and provide revenue for building maintenance. Avoid restaurant uses requiring a kitchen and exterior venting due to impacts on the space and building systems. A restaurant space could be located in 611 South Main Street, see below.
- Retain a structural engineer to evaluate the settlement along the south side of the building. Doors and baseboard/floor connections along the south side, particularly along the center north/south corridor have significant alignment changes.
- Seismic design development and costs for upgrading the building.

**Minor**

- Clean out the 601 South Main Street space to promote marketing for a commercial tenant and scoping of repairs and rehabilitation needs.
- Identify opportunities to expand signage within the International District, directing people to the hotel to improve visibility, circulation, and raise awareness.
- Conduct a survey of graffiti within the basement spaces, such as in Hallway A, to determine if the graffiti has historical significance and to map any locations with historical significance on the building floor plans so they can be protected in place. Document any graffiti of historical significance with digital photography. This should be coordinated with the Wing Luke Museum.

**Major**

- Correct water infiltration at the southwest corner over the stairway. The space above the stairway is locked and was not accessible for inspection to determine the cause of the water infiltration.
- Rehabilitate the 601 South Main Street space to address material damage. Coordinate this work with tenant improvements for a committed tenant.
- Storefront restoration at 601, 603, and 605 South Main Street commercial spaces. Remove added Marblecrete covering to expose original transoms.
- Bathhouse entrance stair restoration. Restore the deteriorated stair and replace the contemporary chain link gate with a gate compatible with the overall character of the building.
- Secure the main stairway balustrade at the third floor. The existing original balustrade is loose.

**Mid-term (2016 to 2020)**

**Planning**

- Develop a signage plan for the building exterior. Historically, signage served an important commercial, community, and cultural role. The original signage has been removed; however the locations and types of signage would benefit the hotel, commercial, and interpretive uses. Explore the potential for development of Nihonmachi signs, and coordinate with any signage plans SCIDpda, Interim, or the CIDIBIA may have.
- Electrical plan development to guide retention of the existing system. The complex electrical system is aging and parts, especially for the switches, are becoming increasingly difficult to obtain. The system is important to the interpretation of interior spaces.
• Locate commercial tenants for the 609 and 611 South Main Street commercial spaces. This could be a restaurant tenant in 611 South Main Street, since the basement spaces below are not sensitive and kitchen venting could occur on the alley facade.

Minor
• Remove stored items in the 609 and 611 South Main Street commercial spaces to allow rental of these spaces.

Major
• Undertake seismic upgrades to the building.
• Rehabilitate the 609 and 611 South Main Street spaces. Coordinate this work with tenant improvements for a committed tenant.
• Replace runners at the upper floor corridors.
• Implement signage upgrades, developed as part of the signage plan, along Sixth Avenue South.
• Restore storefronts at the 607, 609, and 611 South Main Street commercial spaces.
• Restore transoms at the upper floor corridors to improve day lighting and ventilation.
• Rehabilitate windows. Repair in-kind and repaint the existing windows. This project could be phased in by facade to permit the maximum number of hotel rooms to remain in operation. Work on the sash could be done off-site with a temporary fixed sash installed at windows to allow hotel room use.

Long Term (2020 to 2030)
Planning
• Develop a hotel business and management vision and plan for long-term operation of the hotel rooms. Determine the best means to sustain hotel use while maintaining the character of the hotel spaces and the unique experience of staying in the Panama Hotel. Integrate this with the interpretive plan and the building’s community role.
• Coordination with the Northern Pacific Hotel, Seattle Chinatown International District Preservation and Development Authority (SCIDpda), the Wing Luke Museum of the Asian Pacific American Experience (Wing Luke Museum), Historic Seattle, the National Trust for Historic Preservation, Washington Trust for Historic Preservation, and the National Park Service on marketing, promotion, and interpretation of the Nihonmachi (Japanese American business) district, the Panama Hotel’s role in this district, and the larger Asian Pacific American context.
• Encourage commercial use along Sixth Avenue South and South Main Street in coordination with the SCIDpda to activate a corridor between Sixth Avenue South and South Jackson Street. Currently there are several anchor business along South Jackson Street at the intersection with Sixth Avenue South but little incentive for pedestrians to continue up the hill to South Main Street.

Minor
• Upgrade marketing and room booking tools for the hotel. This can include updated photographs for booking websites, such as Booking.com and Expedia.com. The current hotel website, www.panamahotel.net only allows booking via email; this could be upgraded to provide online booking directly through the hotel website. The hotel could also be listed as part of the National Trust for Historic Preservation’s Historic Hotels of America website (www.historichotels.org) for booking.

Major
• Rehabilitate the southwest exist stairs to allow these to serve as a viable emergency exit for hotel guests.
• Evaluate laundry services versus onsite laundry needs and determine which works best for hotel operation. If onsite laundry is selected, upgrade laundry facilities provide onsite commercial washers and dryers.
• Restore the missing cornice and belt course. Removing Marblecrete additions and fabricating sheet metal cornices from historic photographs and field measurements taken at former cornice and belt course locations once the Marblecrete is removed.

• Repair the leather flooring at the second-floor corridors.

• Rehabilitate bathrooms at the hotel level to remove contemporary additions and improve service level for hotel guests and return windows to operation for ventilation and day lighting.

• Implement the collections plan, including working through individual rooms currently closed off to public access.

• Clean the exterior facade and repoint selectively as needed. Remove previous anchors no longer used.

• Repair roof drains at the light wells.

• Restore the main stairwell and balcony, removing added contemporary elements at the lower stairwell portion and restoring the original painting or wallpaper along the stairwell walls below added paint layers.

• Upgrade the supply systems to existing radiators and evaluate the potential for restoring missing radiators. Reroute supply lines away from sensitive collections areas.

• Rehabilitate the former managers’ quarters for use as onsite managers residence.
SUPPLEMENTAL

The following pages provide supplemental information, including Historic Photographs, As-Built Drawings, and Condition Photographs.
HISTORIC PHOTOGRAPHS
The following are historic photographs of the Panama Hotel collected for this project.

1941 Japanese Chamber of Commerce float picture taken on South Main Street looking east with a portion of the Panama Hotel visible along the right side of the image. Source: Wing Luke Museum.

c. 1930s to 1940s photograph of the building’s west facade showing the sign for the basement laundry, the sign above the southwest stairway for the hotel, and the large advertising space along the west facade. The street in the foreground is Sixth Avenue South, with north to the left. Source: Panama Hotel, digital image of print taken by Artifacts Consulting, Inc.
1911 view of the recently completed Panama Hotel. Source: Seattle Times, January 15, 1911.

1964 view of the hotel’s northeast corner after the heavy equipment ran into the corner. Source: Seattle Times, August 19, 1964.
ca. 1920s view of the Panama Hotel following construction of the Northern Pacific Hotel (1914).
Source: Puget Sound Regional Archives, Property Record Card.

Undated view of the 609 1/2 basement access, 609, and 607 South Main Street (from left to right).
Source: Reproduced from photographs hanging in the Panama Hotel.
1995 view of the men’s bathhouse, looking southeast.
Source: John Stamets.
1964 view of the Panama Hotel’s northwest corner following installation of the marblecrete at the storefronts, cornice, and belt course. Source: Puget Sound Regional Archives, Property Record Card.

Between 1916 and 1937, photograph attributed to the 609 South Main Street commercial space and the Taisho-Do Bookstore. Source: Reproduced from photographs hanging in the Panama Hotel.
Between 1916 and 1937, photograph attributed to the 609 South Main Street commercial space and the Taisho-Do Bookstore. Source: Reproduced from photographs hanging in the Panama Hotel.

Unidentified persons associated with the hotel building; however the building in the background is not the hotel. Source: Reproduced from photographs hanging in the Panama Hotel.
Between 1916 and 1937, photograph attributed to the 609 South Main Street commercial space and the Taisho-Do Bookstore. Source: Reproduced from photographs hanging in the Panama Hotel.
1910s to 1940s interior photograph. Source: Reproduced from photographs hanging in the Panama Hotel.

Unidentified persons associated with the hotel building; however the building in the background is not the hotel. Source: Reproduced from photographs hanging in the Panama Hotel.
AS-BUILT DRAWINGS

The following as-built drawings were prepared by Brian Baker as part of this project. Brian volunteered his time on the project as one of the final pieces of professional experience needed to complete his architectural license. He conducted field work to measure the building exterior and interior. Not all spaces were accessible. Artifacts provided measurements for some spaces.
Historic Structures Report

East Elevation

SCALE: 1" = 10'-0"

Panama Hotel

As-Built Drawings

April 7th, 2014

Drawn by:
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CONDITION PHOTOGRAPHS

The following condition photographs were taken by Artifacts Consulting, Inc. during field work from August through December of 2013. Additional photographs available through the digital project archive, with the caption information written into the metadata. The following are selected examples to illustrate condition issues described in the space and features catalogs. Larger images of the exterior and key interior spaces follow at the end.
CP 1. East facade, Panama Hotel, showing typical window and window opening type on this facade.

CP 2. East facade, Panama Hotel, showing blending of original and rebuilt walls.
CP 3. East facade, Panama Hotel, showing in-filled window openings and miscellaneous pipes.

CP 4. East facade, Panama Hotel, showing basement-level window opening with arched lintel.
CP 5. East facade, Panama Hotel, showing arched window opening with an added screen and electrical conduit.

CP 6. East facade, Panama Hotel, showing fire escape.
CP 7. East facade, Panama Hotel, showing in-filled window opening

CP 8. East facade, basement door
CP 9. Alley running along east side of Panama Hotel

CP 10. Masonry and wall deterioration detail
CP 11. Boarded up window opening, basement storage room

CP 12. Boiler room, basement
CP 13. Boiler room, basement

CP 14. Collection items stored in basement storage area
CP 15. Collection items stored in basement storage area

CP 16. Collection items stored in basement storage area
CP 17. Detail of scored walls, basement corridor and bathroom

CP 18. Basement bathroom, extant toilet and stall door
CP 19. Basement corridor, looking up at former relite

CP 20. Men’s bathhouse, looking northeast
CP 21. Bath detail, men’s bathhouse

CP 22. Views within 601 South Main Street space looking north
CP 23. Ceiling detail in 601 South Main Street

CP 24. Former restaurant space along west wall, in 601 South Main Street
CP 25. Floor within storage space at the back of in 601 South Main Street

CP 26. Storefront transom detail in 601 South Main Street
CP 27. Storefront detail at 601 South Main Street

CP 28. Corridor, 2nd Floor, Panama Hotel
CP 29. Corridor, 2nd Floor, Panama Hotel

CP 30. Corridor, 2nd Floor, Panama Hotel
CP 31. Corridor, 2nd Floor, Panama Hotel

CP 32. Reception Room, 3rd Floor, Panama Hotel
CP 33. Bathroom, 4th Floor, Panama Hotel

CP 34. Bathroom, 4th Floor, Panama Hotel
CP 35. Hotel Room, 4th Floor, Panama Hotel

CP 36. Hotel Room, 4th Floor, Panama Hotel
CP 37. Hotel Room, 4th Floor, Panama Hotel

CP 38. Hotel Room, 4th Floor, Panama Hotel
CP 39. Hotel Room, 4th Floor, Panama Hotel

CP 40. Corridor, 4th Floor, Panama Hotel
CP 41. Corridor, 4th Floor, Panama Hotel showing the offset between doors and their frames due to settlement along the south wall.

CP 42. Corridor, 4th Floor, Panama Hotel showing offset between a door and its frame.
CP 43. Main Stair, Panama Hotel showing temporary connection reinforcement at the newel.

CP 44. Threshold leading from northeast stair.
CP 45. Threshold detail

CP 46. Northeast stair showing wrapped pipes running over the stairwell
CP 47. Southwest Stair, Panama Hotel showing separation between the stair and the masonry wall

CP 48. Southwest Stair, Panama Hotel
CP 49. Southwest Stair, Panama Hotel showing water infiltration in the ceiling above due to a sink overflow in the room above.
CP 50. Front north facade fronting South Main Street, looking west.
CP 51. East facade fronting the alley.
CP 52. West facade fronting Sixth Avenue South.
CP 53. Bathhouse, looking west towards the lockers from near the bath.
CP 54. Bath house, looking southeast at the bath. Behind the wood partition wall in the background is the women’s bath.
CP 55. Basement storage space showing the collections stored in the space.
SECRETARY OF THE INTERIOR’S STANDARDS
FOR PRESERVATION

1. A property will be used as it was historically, or be given a new use that maximizes the re-
tention of distinctive materials, features, spaces, and spatial relationships. Where a treatment
and use have not been identified, a property will be protected and, if necessary, stabilized until
additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of
intact or repairable historic materials or alteration of features, spaces, and spatial relationships
that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work
needed to stabilize, consolidate, and conserve existing historic materials and features will be
physically and visually compatible, identifiable upon close inspection, and properly document-
ed for future research.

4. Changes to a property that have acquired historic significance in their own right will be
retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of crafts-
manship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate
level of intervention needed. Where the severity of deterioration requires repair or limited re-
placement of a distinctive feature, the new material will match the old in composition, design,
color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means
possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be
disturbed, mitigation measures will be undertaken.
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