

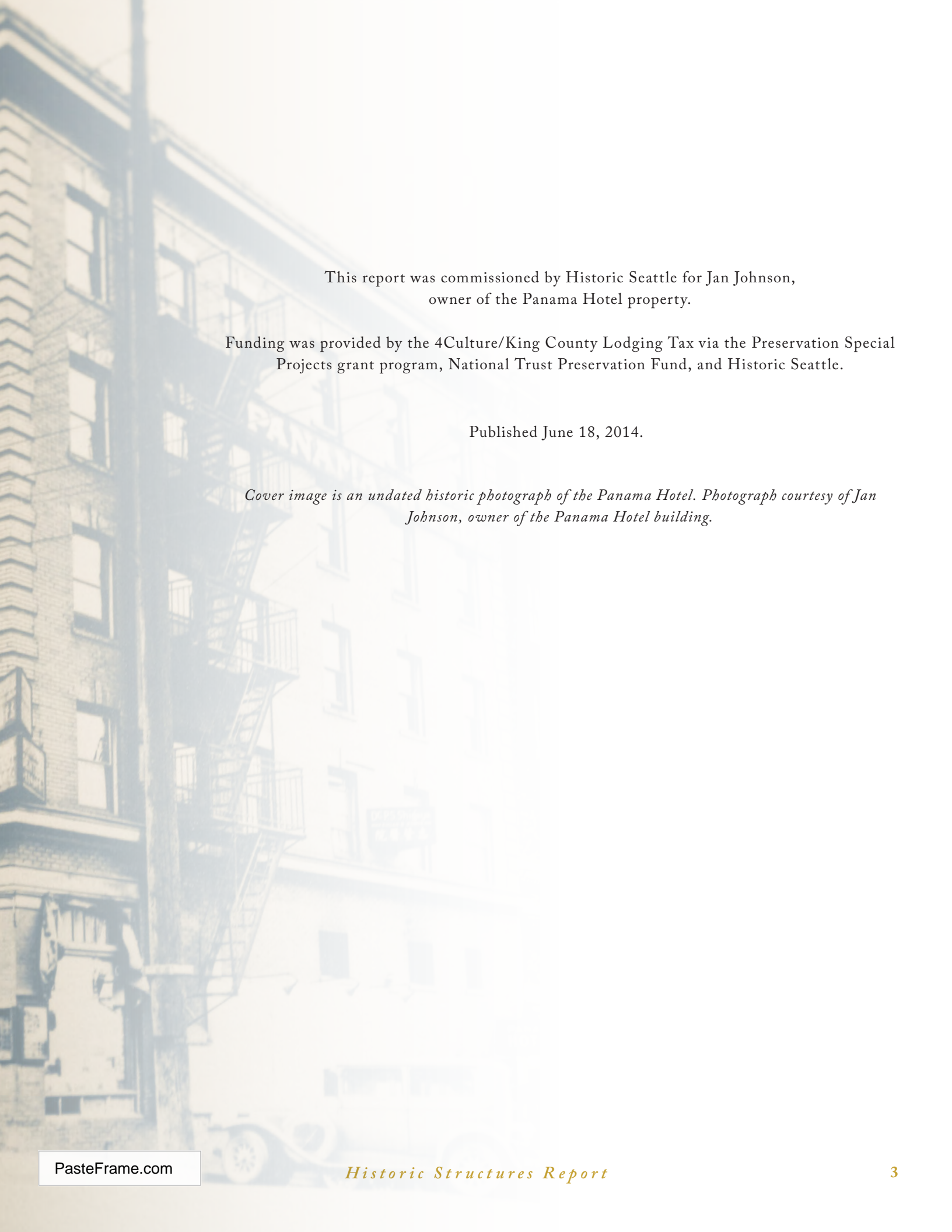


HISTORIC STRUCTURES REPORT

PANAMA HOTEL

HASHIDATE YU BATHHOUSE &
JAPANESE-AMERICAN COLLECTIONS





This report was commissioned by Historic Seattle for Jan Johnson,
owner of the Panama Hotel property.

Funding was provided by the 4Culture/King County Lodging Tax via the Preservation Special
Projects grant program, National Trust Preservation Fund, and Historic Seattle.

Published June 18, 2014.

*Cover image is an undated historic photograph of the Panama Hotel. Photograph courtesy of Jan
Johnson, owner of the Panama Hotel building.*

CONTRIBUTORS

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PROJECT TEAM

Project team members consisted predominately of Artifacts Consulting, Inc. staff. Michael Sullivan, principal, provided project coordination and vision. Spencer Howard, managing partner, provided project management, field work coordinating, photography, and writing. Katie Chase, partner, assisted in field work, archival research, photography, writing, and report design and layout. Additional team members included an architecture intern and editor. Brian Baker, architect intern and Historic Seattle volunteer, prepared the architectural drawings for the building. Niki Stojnic edited report text for spelling, grammar, and broad audience readability.

ADMINISTRATIVE DATA

Historic Name

Panama Hotel

Current Name

Panama Hotel

Year Built

1910

Address

605 South Main Street

Seattle, King County, WA

Proposed Treatment

Rehabilitation with Preservation of select highly significant areas

Owner

Jan Johnson

Legal Description

MAYNARDS D S PLAT, Block 42, Lot 1

Landmarks Status

- National Historic Landmark (listed March 20, 2006)
- Contributing Property, Seattle Chinatown National Register of Historic Places historic district (International District)
- Contributing property, International Special Review District (City of Seattle)
- Contains the last remaining intact Japanese bathhouse (sento) in the United States
- Contains personal belongings left by persons of Japanese ancestry (Nikkei) families interned at Minidoka under Executive Order 9066
- Designed by Sabro Ozasa, Seattle's first Asian-American architect

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EXECUTIVE SUMMARY



INTRODUCTION

A National Historic Landmark (NHL), the Panama hotel stands at the epicenter of Seattle's Nihonmachi (a term used to refer to historical Japanese communities), as a nationally significant representative of the Japanese immigration experience. In addition to its status as an NHL, the Panama Hotel is a contributing resource in the Seattle Chinatown Historic District (also known as International District or ID). The hotel building, designed by Sabro Ozasa, Seattle's first Asian-American architect, historically housed key aspects of daily life for Japanese immigrants in Seattle, providing lodging upstairs in the hotel; access to Japanese-owned businesses in the retail spaces, basement, and second floor; and community in the basement's traditional Japanese-style bathhouse or *sento*.

The building retains a high level of integrity, particularly in the hotel rooms and the bathhouse. The building's significance stems from its association with Seattle's Japanese business district, a refuge for immigrants; Sabro Ozasa, the first practicing Asian-American architect in Seattle; and the intact Japanese-style bathhouse, one of only two surviving historic Japanese-style public bathhouses in the United States.

The overall recommended treatment for the Panama Hotel is rehabilitation with preservation of select highly significant areas. National Historic Landmark nomination for this building establishes 1910 to 1942 as the period of significance.

As a recently designated National Trust for Historic Preservation (Trust) National Treasure, the long-term goal is to find new stewards who will operate the historic Panama Hotel and assure the long-term preservation and interpretation of the building and its collections. The Trust is working closely with the current owner, Jan Johnson, who has carefully stewarded the Panama Hotel for over 30 years and is a true "preservation hero." While the exterior is protected by the local International Special Review District designation, the Panama Hotel does not have a plan in place for long term stewardship and protection.

The Trust identifies National Treasures as:

- Irreplaceable, critically threatened places across the country where the National Trust for Historic Preservation is making a deep organizational investment. Guided by more than 60 years of experience, we [Trust] are taking direct action to protect these places and promote their history and significance, engaging local preservationists to help us advance the cause of preservation nationally.
- National Treasures represent the diversity of our nation's built history and remind all of us of the importance of preserving the irreplaceable places that tell America's stories. From historic buildings to cultural landscapes, National Trust National Treasures are unique, movement-defining places of action—some of them iconic, others less familiar—that will galvanize support and spark greater public understanding of how preservation contributes to vibrant communities.

WHAT IS A HISTORIC STRUCTURES REPORT?

A Historic Structures Report (HSR) is a written and illustrated reference document that provides a thorough historic and architectural evaluation of a building, site, or structure. It identifies significant original and subsequently added features and spaces, existing appearance and condition, and historic events associated with the structure. The purpose of this evaluation is to provide a basis for making decisions relating to maintenance, restoration, or rehabilitation of the building or structure. An HSR is usually prepared prior to planning interpretation, and any alterations, additions, rehabilitation, or restoration for buildings, structures, objects, or sites that are either on or eligible for listing to the National Register of Historic Places. The report is used to guide contemporary modifications, reuse, or restoration of the property. Under the direction of the United States Department of the Interior, the National Park Service establishes specific content guidelines for the creation of Historic Structures Reports and suggests when a report should be prepared. These reports are required when performing work on federally owned historic buildings or structures and recommended for other buildings and structures that have considerable historic significance and community value.

PURPOSE OF THIS REPORT

This Historic Structures Report serves as an extensive repository of information concerning the materials, spaces, and historic and architectural significance of the Panama Hotel. The report builds upon the background prepared for the National Historic Landmark nomination and is prepared for the purpose of providing the basic information needed to make decisions related to interpretation, maintenance, modifications, and continued use of the building. In narrative form, the document presents the architectural and historical significance behind the treatment levels ascribed to the building's spaces, materials, and structural system. Identification of these spaces and features facilitates their incorporation into future planning. This report is based on a detailed survey and inventory performed to investigate the historic character of the building and to identify original, intact, significant elements of the 1910 architecture and historically significant changes on all floors and the building exterior. Surveys of all floors and the building exterior were conducted between August and November 2013. Not all spaces were accessible, due to active hotel and management use. No access was possible to the attic or roof. Each space and building feature was examined and photographed, and the current use and defining physical characteristics and condition was noted. Then, each character-defining feature and volume was categorized by architectural and historical significance. No destructive investigation measures were employed.

The content of this HSR provides an understanding of the building as a historic landmark and is organized to facilitate the use of this report as a development and conservation-planning tool. Treatment recommendations incorporate an understanding of historic preservation design guidelines, such as *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (1995).

SUMMARY OF REPORT CONTENTS

This report uses the conventions for content and organization of a Historic Structures Report identified in the National Park Service Preservation Brief No. 43, “Preparation and Use of Historic Structures Reports” (2005). This report includes an expanded exploration of the following subjects and chapters:

Executive Summary: Provides an executive summary for rapid consultation purposes. Sections include: What is a Historic Structures Report, Purpose of This Report, Summary of Report Contents, and Summary of Report Findings.

History: This chapter identifies the period of significance for the building and historical and architectural significance. Sections in this chapter include: Significance Statement and Context Statement. The historic narratives and background materials explore key events, businesses, and individuals associated with the planning, construction, alterations, and use of the building.

Physical: This chapter addresses the building’s character-defining spaces and features. Sections in this chapter include: Physical Description, Catalog of Spaces, and Catalog of Features. The Physical Description presents a narrative overview of the building, its structural system, and interior organization to help navigate the following catalogs. The space catalog addresses individual spaces within the building and provides a narrative summary, list of character-defining features, list of alterations, and a list of condition issues. The features catalog expands the detail on individual features within the building that repeat through spaces, such as baseboards, brick, and plaster. This catalog provides a narrative summary, list of character-defining features, list of alterations, and a list of condition issues for each feature. Levels of architectural significance and original public visibility assigned in each catalog are based upon the period of significance, integrity, and role in the original building design.

Findings: This chapter provides the tools for guiding preservation, restoration, and selective rehabilitation efforts that will respect and balance the historical significance of the building’s original design, character-defining features, circulation patterns, and spaces while also maintaining and improving functionality for building users. These tools, organized by section, consist of a Summary of Findings, Analysis of Significance, Analysis of Public Visibility, Decision-making Matrix, and Treatment Recommendations. Maps and coded drawings included in the sections on Analysis of Significance and Analysis of Public Visibility illustrate the relative architectural significance, historic importance, and level of original public visibility.

Supplemental: This chapter presents reprints of digitized historic records and provides a summary of resources consulted. Sections include: Historic Photographs, Condition Photographs, As-built Drawings, and Bibliography. Digital versions of drawings and photographs scanned to illustrate the report, as well as all contemporary digital photographs taken during field survey, are stored on an accompanying DVD containing the Project Archives. The Bibliography provides a detailed list of primary and secondary sources consulted for the project.

SUMMARY OF REPORT FINDINGS

The following summarizes report findings for quick consultation. Refer to “Findings” on page 145 for full text of the findings and the section references for further information.

Degree of Extant Character-defining Spaces and Features

The building, its spaces, and features, remain remarkably intact, offering 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.

Condition Assessment Findings

Overall the building remains in good condition. Key issues are settlement along the south side that appears to have stopped, water exposure on the building interior, window conditions, and steam and plumbing lines running through sensitive collection areas.

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.

Planning and treatment recommendations follow in the Findings chapter. The importance cannot be overstated 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 work to be done. 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.

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HISTORY



SIGNIFICANCE STATEMENT

A National Historic Landmark (NHL) in Seattle's International District (ID), the Panama Hotel stands in the heart of the historic Japanese community, Nihonmachi or Japantown, as a nationally significant representation of the Japanese immigration experience. In addition to its status as an NHL, the Panama Hotel is a contributing resource in the Seattle Chinatown Historic District. The hotel building historically housed key aspects of daily life for Japanese immigrants in Seattle, providing lodging upstairs in the hotel, access to Japanese-owned businesses in the retail spaces, basement, and second floor, and community in the basement's traditional Japanese-style bathhouse or *sento*.

The building retains a high level of integrity, particularly in the hotel rooms and the bathhouse. The building's significance stems from its association with Seattle's Japanese business district, a refuge for immigrants; Sabro Ozasa, the first practicing Asian-American architect in Seattle; and the intact Japanese-style bathhouse, one of only two surviving historic Japanese-style public bathhouses in the United States.

The building sits at the intersection site of Sixth Avenue South and South Main Street; according to historian Gail Dubrow, this area served as "the physical and cultural epicenter of Seattle's Nihonmachi, literally at the heart of the goods and services provided by the Nihonmachi."¹ Emphasizing the importance of the district, Dubrow says the district was "the center of the universe for Japanese immigrants and their American-born children who had made Shiatoru, as they called it, their home before World War II."² Neighboring buildings housed additional hotels and boarding houses, restaurants, barbershops, and grocery stores, all of which helped Japanese immigrants establish a strong sense of community in their new home.

The Panama Hotel established a traditional bathhouse in the basement, making the building an important cultural and communal place, where Japanese immigrants could participate in a vital cultural tradition.

Sabro Ozasa, the building's architect, immigrated to the United States from Japan circa 1894, arriving in Spokane via Shanghai, Hong Kong, and Australia.³ Ozasa later relocated to Eugene, Oregon, to attend the University of Oregon, where he studied civil engineering and graduated in 1907. Ozasa arrived in Seattle in 1909 and began to practice architecture, designing the Gaffney and Hyde apartment building (1909–10), the Cascade Investment house (1909–10), R. Malan house (1910), and Specie Bank of Seattle building (1910–11, demolished), in addition to the Panama Hotel (1910).⁴

1 Dr. Gail Dubrow, "Panama Hotel," National Historic Landmark Nomination, 2002 (listed 2006), 18.

2 Gail Dubrow with Donna Graves, *Sento at Sixth and Main: Preserving Landmarks of Japanese American Heritage*, (Washington, D.C.: Smithsonian Books, 2002), 1.

3 David A. Rash, "Ozasa, Sabro," in *Shaping Seattle Architecture: A Historical Guide to the Architects*, ed. Jeffrey Karl Ochsner (Seattle: University of Washington Press, 1994), 349; Dubrow, "Panama Hotel," 20.

4 David A. Rash, "Ozasa, Sabro," in *Shaping Seattle Architecture: A Historical Guide to the Architects*, ed. Jeffrey Karl Ochsner (Seattle: University of Washington Press, 1994), 349.

BACKGROUND

This report builds on the National Historic Landmark nomination for the Panama Hotel and the National Register of Historic Places nomination for the Seattle Chinatown Historic District. The Wing Luke Museum also has a directory for South Main Street businesses that we utilized and expanded upon for this report. No original drawings have been found for the building.

ORIGINAL PLANS AND CONSTRUCTION

A March 1910 *Seattle Times* article on new construction in Seattle indicated Ozasa's plans for the hotel consisted of a five-story brick building, to measure 60 feet by 120 feet.⁵ Construction commenced soon after this article, and was completed by the end of 1910 or beginning of 1911, with the finished building appearing in a photo in the January 15, 1911, issue of the *Seattle Times*.⁶



1911 view of the recently completed Panama Hotel.

Source: *Seattle Times*, January 15, 1911.

5 "Summer Building Should Be Heavy," *Seattle Sunday Times*, March 27, 1910, 10.

6 "New Panama Hotel at Main and Sixth South," *Seattle Sunday Times*, January 15, 1911, 12.

SEATTLE'S INTERNATIONAL DISTRICT AND NIHONMACHI

Originally referred to as Chinatown but becoming the International District to reflect the non-Chinese immigrants who also made their homes there, the district was largely developed between 1907 and 1929.⁷ Different ethnic groups often clustered together, forming their own sub-communities within the neighborhood. The Chinese business district was located along King Street, the Filipino along South Weller Street and west of Maynard Avenue South near King Street, and the Japanese business core (“Japantown” or “Nihonmachi”) along South Main Street. According to Larry Kreisman, the author of the historic district’s National Register of Historic Places nomination, “The history of the Seattle Chinatown Historic district is inextricably tied to the history of Asian settlement in Washington, and is characterized by alternating periods of immigration and deportation, cultural florescence, and racial discrimination.”⁸



Undated view outside of Taisho-Do Books & Stationary storefront in the Panama Hotel building.

Source: Reproduced from photographs hanging in the Panama Hotel.

The city’s first Chinatown developed following the Great Seattle Fire of 1889. Chin Gee Hee, a merchant and labor contractor, constructed a brick building to house his Quong Tuck Company on South Washington Street and Second Avenue, which sparked new development in the area, with Chinese merchants leasing buildings up and down Washington Street. These businesses included restaurants and shops; the largest merchant shops included the Wa Chong Company, the Quong Tuck Company, and the Ah King Company.⁹

Chinatown continued to grow throughout the late 1800s and early 1900s and South Washington Street became crowded as the number of single male laborers in the district increased. In 1907 the City of Seattle re-graded and widened South Jackson and South King

streets, opening up an area east of the railroad tracks and south of Chinatown for further development. Goon Dip, a leader in the community and the Chinese Investment group Kwong Kick (Quong Yick) Company had a series of buildings erected on King Street between Eighth Avenue South and Maynard Avenue South.

While Chinatown was growing, the first Japanese settlers also began to arrive in 1879. The Japanese community grew quickly, partly due to fewer immigration restrictions than were

7 Lawrence Kreisman, “Seattle Chinatown Historic District,” National Register of Historic Places Nomination, 1986, Section 7, Page 1.

8 Kreisman, Section 8, Page 1.

9 Kreisman, Section 8, Page 2.

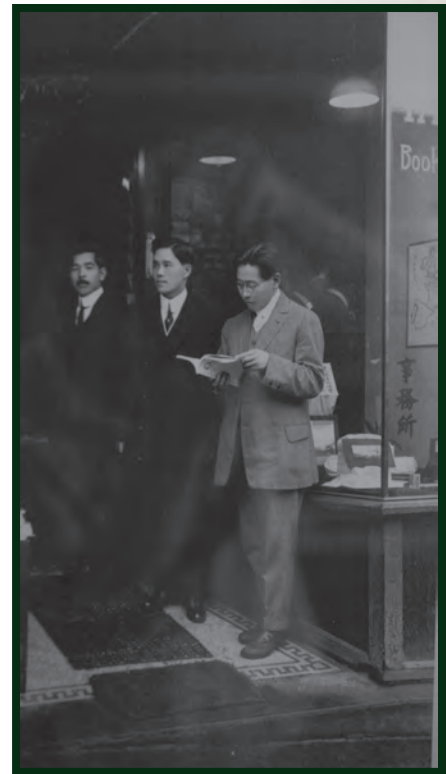
placed on the Chinese, and the Japanese population exceeded that of the Chinese by the early 1900s. The Japanese established what became known as Japantown (Nihonmachi), adjacent to Chinatown, centered at South Main Street and Sixth Avenue South, and extending from Second to 12th avenues between Yesler Way and South Jackson Street.¹⁰

The Japanese faced racial discrimination upon their arrival, intolerance codified with the passage of immigration legislation in the 1920s that prevented Japanese residents from attaining citizenship or owning, leasing, or operating farms. Such restrictions likely triggered the decline in the city's Japanese population, which dropped from 8,448 in 1930 to 6,975 in 1940.¹¹ Anti-Japanese sentiment further intensified following Japan's attack on Pearl Harbor on December 7, 1941, and the United States' entrance into World War II. President Franklin Roosevelt issued Executive Order 9066 in February 1942, relocating citizens and non-citizens of Japanese ancestry inland, out of the Pacific military zone. Within weeks of the order, all of the Japanese in Western Washington, Western Oregon, and California were required to gather at nearby assembly centers—Western Washington's assembly center was located at the Puyallup Fairgrounds.

Allowed to bring precious few belongings with them to the relocation centers, the Japanese stored their belongings where they could; one such place was in the basement of the Panama Hotel. After the end of the war, Japantown, practically empty during the internment, never quite recovered. Many Japanese chose not to return to Seattle and Japanese and non-Japanese laborers working war-related jobs moved into the neighborhood. Of those Japanese who did return to Japantown, not all collected their belongings from the Panama Hotel. As a result, items from this era remained in the hotel's basement even as the building's ownership shifted from the Hori family to Jan Johnson.

The construction of Interstate 5 in the 1960s further altered the character of Nihonmachi and the rest of the International District, as it effectively bisected the neighborhood. A major housing project then went in east of Seventh Avenue, where the pre-WWII Japanese residential area had been. By the early 1960s, Hashidate Yu, the only public bathhouse to reopen in the district following the end of the war, was closed.

Another significant impact on the district (and historic buildings in general) was the passage and enforcement of stricter building and fire codes. In 1973, *Seattle Times* reporter and religion editor Ray Rupert interviewed hoteliers of downtown residential hotels, including Takashi Hori, about the challenges of running a residential hotel. Hori and the other operators shared their struggles with Rupert, from the fixed income of their residents and guests to the rising costs of meeting city codes. Hotel and apartment fires, specifically the 1970 Ozark Hotel fire and the 1971 Seventh Avenue Apartment fire which together claimed 32 lives, led the city to tighten its fire and housing codes.¹²



Undated view of men standing in the entrance of Taisho-Do Books & Stationery storefront in the Panama Hotel building.
Source: Reproduced from photographs hanging in the Panama Hotel.

10 Kreisman, Section 8, Page 4.

11 Kreisman, Section 8, Page 5.

12 Ray Rupert, "Third-Class Hotels: First-Class Struggle," *The Seattle Times*, December 21, 1973, D-1.

USE

Japanese architect Saburo Ozasa was hired to design a five-story brick hotel building at the corner of Sixth Avenue South and South Main Street. Ozasa completed the plans for the building, designed to measure 60 feet by 120 feet, in March 1910. Construction costs were estimated at about \$50,000. Upon completion, the building featured six storefronts available for retail businesses on the north facade, basement retail spaces (the exact number of which are unknown), a basement bathhouse, a floor for professional office spaces, and three floors of hotel rooms.

The building continues to host the Panama Hotel on its upper floors with six retail storefronts on the north facade, only two of them occupied. The bathhouse closed in 1964 and has remained vacant. The basement retail spaces serve as storage for the Panama Hotel and also contain personal belongings left in the basement during the forced relocation of the community's Japanese during World War II.

The building, which has stood on the corner of Sixth and Main for more than 100 years, has only had a few owners, with the Hori family owning the building the longest, from 1938–1985.

HOTEL

The Panama Hotel has continuously operated as a single-room occupancy hotel since the building's construction in 1911. Throughout the building's life, it has only had a few owners: the West Coast Building Company, the Sound Trading Investment Company, the Enterprise Investment Company, the Hori family, and its current owner, Jan Johnson.

Original and early owners

The NHL nomination for the Panama Hotel building traces the building's development and ownership. It appears that the building's owners were also typically the owners of the hotel, even though other individuals may have served as managers. When the building was constructed in 1910, owners August Packard, a lawyer, and George Ward, vice president of the Oriental Trading Company, formed a corporation, the West Coast Building Company. According to Dubrow, this type of ownership structure was not unusual for the time. She says, "Because of the prohibitions against alien land ownership in the Washington State constitution, bicultural umbrella companies were a common mechanism for allowing Japanese Americans into the real



Undated view of the Panama Hotel at the corner of Sixth and Main.
Source: Reproduced from photographs hanging in the Panama Hotel.

estate market at the time.”¹³ Over the next several years, it appears that a couple of different corporations owned the building and hotel— Sound Trading Investment from 1915–1920 and Enterprise Investment Company in 1925—but this may simply reflect name changes, rather than actual ownership changes.

A number of proprietors managed the Panama Hotel during its first decades in business. T. Maedo and M. Miyuta appear as managers in the city directories between 1914 and 1931; the men are listed together, individually, or with other managers throughout this period. In 1917, I. Yasui is listed as the manager. Then in 1931 M. Tatsumi took over ownership and management of the Panama Hotel.



Undated historic image of the west facade of the Panama Hotel, depicting signage for the Hashidate Yu and the hotel.

Source: Reproduced from photographs hanging in the Panama Hotel.

Hori Family

Takashi Hori and his father, who had previously managed a different apartment building, purchased the Panama Hotel and took over its operation in 1938. The Hori family consisted of Sanjijiro and his wife Toyo, along with their five children—two sons, Takashi and Fukashi, and three daughters, Aiko, Florence, and Toyome. When the Japanese were interned during World War II, the Hori family, along with their neighbors and friends of Japanese ancestry, were relocated to the Minidoka Relocation Center in southern Idaho. A.D. Munroe leased the hotel from the Horis during the internment, beginning in March 1943.¹⁴ Takashi and his brother Fukashi briefly returned to

Seattle in September 1944 to sort through belongings stored in the building's basement, and were actually the first known Japanese-American civilians to travel without escort in the region, following the forced relocation.¹⁵

Sanjijiro eventually retired, passing away in 1954 after a long illness.¹⁶ Takashi took over ownership of the building and continued to own and manage the hotel, alongside his own family, until 1985.

Johnson

The Hori family sold the building and hotel business to Jan Johnson in 1985. Johnson has taken her role as steward of the building and its important story seriously; she continues to operate the Panama Hotel on the upper floors of the building and has renovated three of the six storefronts, two of which house The Panama Hotel Tea and Coffee House. Historic photographs of the building and Nihonmachi highlight the interior of the tearoom. The building

13 Dubow, 20.

14 Robert Mahaffay, "Japanese Bath Is 'Discovered' in Hotel 'Cave,'" *The Seattle Times*, September 24, 1944, 2.

15 "Seattle Japanese Pick Up Belongings, Yearn to Stay," *The Seattle Times*, September 22, 1944, 13.

16 "Sanjijiro Hori," *The Seattle Times*, September 15, 1954, 45.

was already listed as a contributing resource in the National Register of Historic Places for the Seattle Chinatown Historic District, and historic preservationist Gail Dubrow sought further recognition for the building because of its national role in the Japanese American story. In 2006, they succeeded in getting the National Park Service to list the Panama Hotel as a National Historic Landmark for its association with the immigration of Japanese to the United States and its connection with an important cultural aspect of Japanese life.



Collection items stored in basement storage area.
Source: Artifacts Consulting, Inc..

PROFESSIONAL OFFICE SPACES

The second floor in the Panama Hotel building is accessible from the intermediate landing of the Panama Hotel's primary stairwell. Due to the building's construction on a sloped lot, the second floor is almost a mezzanine level and exists only at the west end of the building (above the storefronts at 601, 603, and 605 S Main) rather than extending the entire length of the building. Businesses often advertised their presence here by placing signs in their windows, evidenced in historic photographs of the building. A complete list of businesses is unavailable, but companies or individuals rented space on the floor during the following years:

1912

- B. K. Sugiura and S. Ikeda, Japanese Interpreters. Rooms 1 and 2.

1916

- S. Watanabe. Japanese interpreter.
- T. Nagasawa, dentist.
- B. Ishibashi, dentist.
- H. S. Matsumoto, life insurance agent.
- Keizo Uchimura, life insurance agent.
- J. Shiguma, physician, Room 5.

1917

- T. Nagasawa, dentist.
- H. S. Matsumoto, life insurance agent.
- Keizo Uchimura, life insurance agent.
- S. Watanabe. Japanese interpreter.
- J. Shiguma, physician, Room 5.

1928

- Zenzo Shimomura, dentist. Married to Kiku. Listed as in Room 3.
- Keizo Uchimura, Agent for New York Life Insurance Co. Married to Rue.
- Shuichi Watanabe, interpreter. Married to Sadako.

1929

- Zenzo Shimomura, dentist
- Keizo Uchimura, Agent for New York Life Insurance Co
- Shuichi Watanabe, interpreter.
- Dr. Paul S. Shigaya, physician. Married and his wife was an X-ray technician. Shigaya graduated from Kent High School and the University of Washington.
- Yuko Morinaga, photo finisher. Room 10.

1930

- Zenzo Shimomura, dentist
- Keizo Uchimura, Agent for New York Life Insurance Company
- Shuichi Watanabe, interpreter.
- Dr. Paul S. Shigaya, physician.
- Yuko Morinaga, photo finisher.

1932

- Zenzo Shimomura, dentist
- Keizo Uchimura, Agent for New York Life Insurance Company
- Shuichi Watanabe, interpreter.
- Dr. Paul S. Shigaya, physician.
- Yuko Morinaga, photo finisher.

1934

- Dr. Paul S. Shigaya, physician.
- The former office spaces are now used as additional hotel rooms.

BATH

In its basement, the Panama Hotel building housed a Japanese style public bathhouse, a community social center. Known as Hashidate Yu, the laundry and bathhouse was one of several baths in the Nihonmachi. According to the NHL nomination, "Religious institutions, Japanese language schools, laundry facilities, barbershops, and bathhouses were all places for gathering, sharing of resources, networking, and affirmation of cultural traditions in a new land." These



1964 view of the hotel's northeast corner after the heavy equipment ran into the corner.

Source: Seattle Times, August 19, 1964.

community centers, like the bathhouses, catered to Japanese immigrants, welcoming them to the community and providing protection from the racial discrimination they faced at other establishments. As a result, the bathhouses were often not advertised, at least in English, as bathhouses. Hashidate Yu appeared in the Seattle City Directory under “Laundries—Chinese and Japanese,” rather than being strictly advertised as a bathhouse. Over the years, the bath was listed in the city directory as Hashidate, Hashidate Yu, Hashidate Laundry, and even just under the name of whoever was the current manager. The business operated as both a bathhouse and a laundry facility.

The first known manager of Hashidate Yu was R. Kobayashi in 1916. Kobayashi continued to manage the bath through at least 1917. Sosuke Tokushige managed it between at least 1929 and 1931. In 1932, Fukuo Sano was listed as the manager in the Seattle City Directory. The NHL nomination indicates Sano owned and managed the bathhouse, alongside his wife, Shigeko and their two sons, Eddy and Ted, between 1930 and 1942 and from 1946 to 1954.¹⁷ During World War II, the Hori family leased the building to A.D. Munroe and it appears Munroe in turn rented the bathhouse space as a residence to a George Francis.¹⁸ A 1963 article in the *Seattle Times* indicates the bathhouse may have still been in operation until late January of 1963.

STOREFRONTS

In addition to the hotel services, professional offices, and former bathhouse, the Panama Hotel building features six storefronts on its north facade. The following sections provide a brief summary of known occupants for each storefront.

601 South Main

The first known occupant of the retail space at 601 South Main Street was the Pacific Print Co. (or Pacific Printing Co.), which appeared as a listing at the address by 1916. Management for the company—at least in 1931—consisted of Jiro Kaneko, Tojiro Kono, and Mori-ji Takei. The company continued to occupy the storefront until at least 1942. The next known occupant was Kazuye Kuritsuka in 1951 followed by Kiichi Mayeda in 1955.



Undated view of the men's bathhouse, looking southeast.
Source: John Stamets, 1995.

603 South Main

Although this was a single storefront, at one point the Seattle Directories indicate the existence of businesses at 603 1/2 S Main in addition to 603 S Main. It is unclear how or if these businesses operated together. An Ikeda Seiky, who worked as a Japanese interpreter, is listed at

¹⁷ Dubow, 21.

¹⁸ Mahaffay, “Japanese Bath Is ‘Discovered’ in Hotel ‘Cave.’”

603 1/2 S Main in 1912; in 1918, S. Yamane ran a restaurant out of the space, and between 1925 and 1928 Mr. and Mrs. Frank Kawabata operated a restaurant in the space.

Listings for 603 South Main Street begin in 1916, with U. Yuasa who ran a barbershop and billiards room out of the storefront. Yuasa continued to operate his shop through 1917, and by 1928 with Shizahara and Ura Aoki. In 1931, Aoki's business is identified as the Aoki Shoe Co., operated by Shizahara and his wife Ura. The Aoki Shoe Co. occupied the storefront until at least 1932. Seattle City Directories listed the retail space as vacant between 1940 and 1955, but Fujitomi Real Estate, operated by Eiji Fujitomi, was listed at the address in 1953.



Undated image inside Taisho-Do Books & Stationery.
Source: Reproduced from photographs hanging in the Panama Hotel.

605 South Main

The first known occupant of 605 South Main Street was the Yamaki Grocery in 1928. The grocery store leased the storefront until at least 1933. Managers of the store included M. Hayashi (1933) and J. Isozaki (1928–1930). Valley Food Mart then occupied the space beginning in 1948 and until at least 1963.¹⁹ Keisuke Yoshida owned the business in 1953 followed by Ineko Yoshida in 1955.

607 South Main

The earliest found occupant of the storefront at 607 South Main Street was Asahi News Company in 1916. The Asahi News Company published *The Asahi News*, the Japanese Morning Daily newspaper. It also appears that the newspaper shared space with the Taisho-Do Bookstore. In 1917, J. Ito Terusaki was listed as the manager.

The K. Kanda Co. is the next known tenant, beginning in 1928. Operated by K. Kanda, the store specialized in women's furnishing goods, dress making, piece goods, and ladies' clothing. Kanda leased the space until at least 1932. The next known occupant was the Yamato Importing Co. in 1938 followed by the Educational Society of Japanese Cannery Workers between 1941 and 1942. Kosaku Sato operated his store, Joe's Antiques, out of the storefront between 1948 and 1958. Prior to WWII and his internment, Sato leased retail space directly across the street. In addition to the aforementioned businesses, it appears Taisho-Do (lessees of the adjacent retail space, 609 S Main) rented the space, according to an undated historic photograph.

¹⁹ A sign for "Valley Foods" was still on the building in 1964 when a earth-mover smashed into the northeast corner of the building.

609 South Main

The primary historic occupant of the storefront at 609 South Main Street was the Taisho-Do Bookstore, which sold books, stationery, crockery, glassware, and cut flowers. The Taisho-Do leased the space by 1916 and continued to occupy the storefront until at least 1937. The store even shared space with the neighboring storefront, 607 Main. Managers of the business included W. Sunada and W. K. Omura (1916), W. Sunada (1917), Taichiro Miyasaki (1928–1932), and G. Miyasaki (1933–1937).



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.

611 South Main

The first known occupant of the retail space at was Fujii Kataro in 1915. Kataro's business was listed under "Cigars & Tobacco-Retail" in the Seattle Directory. In 1930, Main Pool Parlor occupied the space and then a Mrs. Taka Omura, a clothes presser, rented the space between at least 1938 and 1942. Henry Bayani is listed in the space in 1943 and 1944, followed by Kaeis-eoka Yoshida in 1951. A Keisuke Yoshida is then listed at the address in 1955.

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PHYSICAL

PHYSICAL DESCRIPTION

The following description of the building's physical features and spaces provides a general orientation to the building. Catalogs of features and spaces in the following sections expand upon this framework to provide specific details, significance, historic public access level(s), conditions, and alterations. All information builds upon the 2006 National Historic Landmark nomination for the Panama Hotel.

Built in 1910, the Panama Hotel occupies a prominent location at the corner of Sixth Avenue South and South Main Street, on the hill side overlooking the International District. A double-grade slope, dropping down steeply from east to west along the north facade, and north to south along the east and west facades, has the building's east half rising four stories above grade and the west half rising five stories above grade. A full daylight basement extends beneath the building, with a grade change at the mid-point. Two multi-story light wells service the upper floor rooms. A flat roof with low parapet shelters the interior spaces.



North facade, Panama Hotel.

Source: Artifacts Consulting, Inc (2013).

Reinforced concrete footings, foundation, and basement walls support the unreinforced brick masonry upper stories. Brick veneer clads the principal north and west facades. The Northern Pacific Hotel, built in 1914, directly abuts the building's south wall. This same pattern transfers to the internal structure. Reinforced concrete walls support the unreinforced brick masonry of the main stairwell (first story only), and the unreinforced masonry partition wall between the 609 and 611 South Main Street commercial spaces. Heavy timber columns and beams on concrete footings at the basement level support the unreinforced partition walls between each of the other commercial storefronts (first story only). The reinforced masonry wall between the 605 and 603 commercial spaces is an exception—it continues up through all floors. This wall serves as a fire stop with a fire door at each corridor opening on the upper floors. Upper story interior construction consists of wood frame partition walls with floor joists spanning east to west.

Spatial organization within the building has little vertical relation between the basement, first, and upper floors. The upper floors, however, maintain nearly identical floor plans, with only slight variations on the second floor.

Several former commercial spaces and the bathhouse are laid out along the north and west sides, with smaller storage and mechanical spaces filling out the surrounding floor space. A main hallway runs the full length of the floor along the south side connecting the boiler rooms

on either end. Originally two stairways descended along the north side to commercial spaces, now only one remains. A stairway on the west side accesses the bathhouse and former laundry space. A former doorway on the east end provided access to mechanical spaces. Due to the sloped site, small window openings along the east and west facades provide day lighting and ventilation to those adjacent spaces. Historic photographs indicated that some of the first-story bulkheads had vents and screens, providing additional ventilation for basement spaces.

First floor layout is dominated by the six commercial spaces and the centrally placed main hotel entrance and stairway. Each commercial space features a broad storefront door flanked by display area(s). Originally, transoms above the storefronts provided day lighting and ventilation for the deep commercial spaces, but a modernization of the first story facade covered these over. At the east and west end walls, small windows provide day lighting and ventilation for the eastern and western most commercial spaces. A stairwell on the west side ascends to the second floor from Sixth Avenue South.



Men's bathhouse, looking northeast.
Source: Artifacts Consulting, Inc..

Upper floor layout orients around the two light wells and the main double loaded corridor on each floor. This enables each room to have a window for day lighting and ventilation. In plan view the two light wells create an “E” shaped footprint. Common bathrooms service each floor. The third floor contains the administrative offices for the hotel, directly off the main stairwell. The second floor only extends half the length of the building, due to the site's slope.

Vertical circulation within the building, in addition to stairways mentioned above under basement and first floor layout, consists of a quarter-turn stairway in the southwest corner servicing the second through fifth floors, and a continuation of the main stairway servicing the third through fifth floors.

CHRONOLOGY OF CHANGES

The building has transitioned through remarkably few owners. The building remains largely intact, partly due to the long ownership periods, the original design's functionality and high quality materials used, and the high cost of significant alterations. The following timeline of alterations identify major changes to the building and their effect on character-defining features and spaces.

Post 1910, ca. 1920s: Installed the fifth window along the second floor. The photograph in the January 15, 1911 Seattle Times article showing the then-recently completed building does not have this window.¹

Ca. 1945: Removed the street level 603 1/2 South Main Street entrance down to the basement. This stairway is visible in the same January 15, 1911 Seattle Times photograph. The stair-

¹ “Photograph,” *Seattle Sunday Times*, January 15, 1911.

way was incorporated into the 605 South Main Street commercial bay in the same manner as the 609 1/2 South Main Street stairway is incorporated into the 609 South Main Street bay.² When Joe Sato returned to Seattle following World War II, he re-opened his antique shop in the 607 South Main Street space, which was renowned for its product selection. The removal of the 603 1/2 South Main Street stair and installing the current floor-accessed basement stair as part of the conversion of the former basement commercial space to storage would have suited Sato's business well.³

1928: Fire in the 611 South Main Street commercial space destroyed the fruit stand business then operating out of the space.⁴

1964: A 25-ton earth mover rolled down hill on South Main Street during construction of Interstate 5. The vehicle rammed into the northeast corner of the hotel. All of the brick wall and parapet collapsed, from the hotel's northeast corner to the west edge of the third window opening in, as well as a portion of the east wall back to the first window opening. This required a full rebuild of the collapsed walls, which triggered a modernization of the building's facade and storefront. The sheet metal cornice and belt course were removed. These locations and the storefronts all received a covering of Marblecrete. Storefront display windows were replaced with aluminum sash display windows.

1990s: Skylights installed in roof over the main and southwest stairways.

2011: Fire escapes on the east and west facades repaired and recertified for continued use.

1970, 1971: Fires in the Ozark Hotel (1970), killing 20 people, and in the Seventh Avenue Apartments (1971), killing 21 people, prompted the City of Seattle to strictly enforce building codes, including the addition of sprinklers and other safety measures.⁵

2 "Photograph."

3 "Wanted: Able-Bodied 'Pack Rat' for 'Antique Junk Shop,'" *Seattle Times*, March 24, 1955, 20.

4 Byron Fish, "Fruit Stand is Razed by Early Morning Fire," *Seattle Daily Times*, January 19, 1928, 18.

5 Ray Rupert, "Third-Class Hotels: First-Class Struggle," *The Seattle Times*, December 21, 1973, D-1.

CATALOG OF SPACES

The purpose of the following catalog of character-defining spaces is to facilitate compliance with the two core goals of the Secretary of the Interior's Standards for the Treatment of Historic Properties:

- Preserve the building's historic spaces
- Preserve the building's distinguishing visual and physical character

The approach employed by Artifacts Consulting, Inc., in developing this catalog follows guidelines established in the National Park Service Preservation Brief 17 Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character. This catalog can serve as a quick reference during space programming for rehabilitation projects in order to identify which spaces remain intact and are important to maintaining the character of the building, and which have been altered and as such are more adaptable to new uses. The building's floor plans, spatial types, and individual spaces serve as the organizational framework for this catalog. Within each grouping, spaces are listed alphabetically according to their original function. The data on each space provides information on general description, changes when known, level of significance, and images for identification. Cross references are provided to the catalog of character-defining features to provide additional detail on individual features within the spaces.

The vast collection of character-defining spaces fall into two main groupings:

- Those key spaces, individually attributed to the building's character and historical significance
- Those contributing collectively to the building's character and historic function(s)

An example of the first category include the Hashidate Yu bathhouse. Examples of the second category include spaces such as the intact hotel rooms and corridors.

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BASEMENT

OVERVIEW

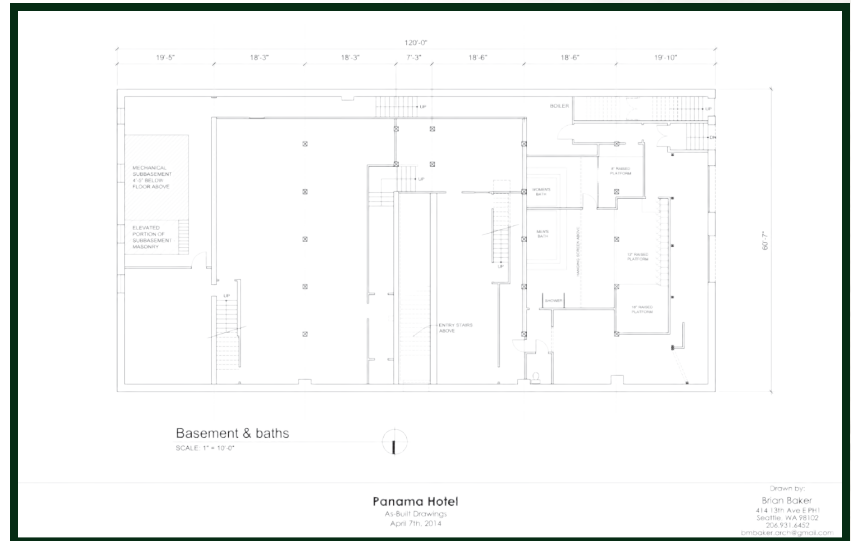
The basement, with the exception of the Hashidate Yu bathhouse, is comprised of private, utilitarian spaces supporting the building's mechanical systems and first floor commercial spaces. There are two floor levels within the basement, with the transition occurring at approximately the mid-point of the floor (on the exterior this aligns with the shared wall between the 607 South Main Street storefront and the main stairway). Two internal stairways (in hallway 14 and between spaces 5 and 7) bridge the floor level change. Ceiling heights in the east portion are approximately 118-inches (finish floor to finish ceiling) and ranging between 134 and 142 inches in the west portion. A concrete slab extends throughout the basement.

The Hashidate Yu bathhouse occupies the western third of the basement, and is addressed separately in this report due to its significance. The following discussion addressed the remaining two thirds of the basement, including the central portion utilized for artifact storage.

Layout of basement spaces follows the north-south orientation of load-bearing interior walls and columns, creating bays. Working from east to west, the first bay contains a storage space at the north end, with the building's main mechanical space at the south end. The next two bays to the west contain storage space for the artifacts. A narrow central bay abuts these on the west and aligns with the footprint of the main stairway above that services the hotel. The last, and easternmost bay, of these utilitarian spaces contains two storage spaces.

A hallway runs along the full length of the back (south) side of the basement spaces, allowing access between the southeast mechanical space and the mechanical space of the Hashidate Yu bathhouse in the southwest corner.

There are three entries to the basement, with one no longer in use: From South Main Street a stairway descends between the 611 and 609 South Main Street storefronts. A service doorway from the alley once provided access to



the southeast basement mechanical space; however, previous repaving of the alley covered the lower portion of this doorway. An internal stair descends from the 605 South Main Street commercial space to space 6.

Key spaces:

- Artifacts Storage (Space 3)
- Bathroom A (Space 4)
- Bathroom B
- Hallway A (Space 5)
- Hallway B (Space 14)
- Hallway Bathroom
- Hallway, West
- Hashidate Yu bathhouse
- Laundry
- Mechanical A (Space 2)
- Mechanical B
- Stairwell A
- Stairwell B
- Stairwell C
- Stairwell D
- Storage A (Space 1)
- Storage B (Space 7)
- Storage C (Space 6)

ARTIFACTS STORAGE (SPACE 3)

Secondary | Private

This space is bounded on the north by the reinforced concrete exterior wall, the wood frame hallway wall at the south, the reinforced concrete interior wall and the wood frame wall of the northeast stairwell along the east. Wood frame walls form the west wall. All wall and ceiling surfaces feature painted plaster.

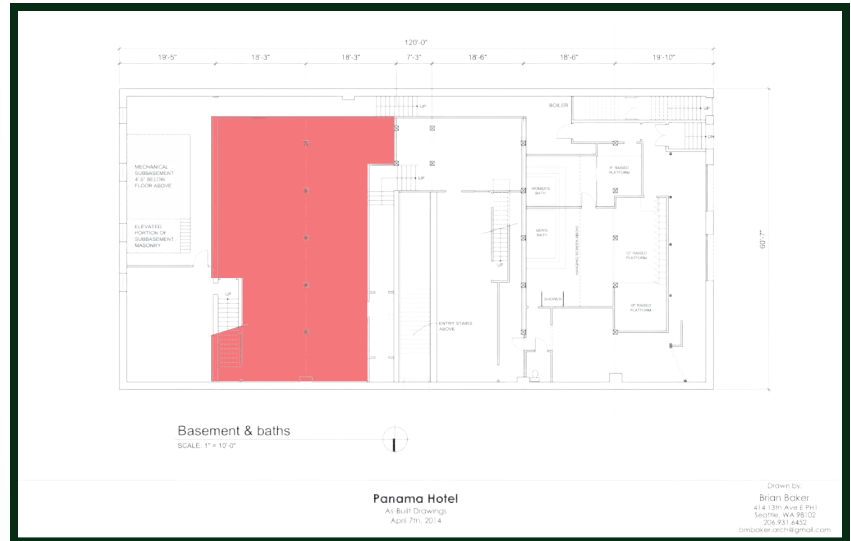
A door in the southeast corner leads to the south hallway. Another in the northeast corner accesses a storage space below the northeast stairwell. This space was not accessible during field visits. A third door on the northwest side leads to hallway connecting to the western basement spaces. Based on the open character of the original 609 1/2 South Main Street stairway and the wood door with a single lite accessing this space from the stairwell, this space likely served as a commercial space at various times. A “For Rent” sign is just visible in the historic photograph showing the 609 1/2 South Main Street stairway.

Character-defining Features:

- Artifacts and personal effects stored in this space date from a variety of time periods, the most significant of which are those stemming from World War II and consist of trunks and other personal items left by Japanese-American families being relocated to internment camps during WWII and were not reclaimed following the end of the War
- Structural wood columns and beams
- Plaster wall and ceiling finishes
- Concrete floor
- Single bulb light fixtures, suspended on insulated chords, with brass escutcheons, and fed by surface mounted conduit
- Fire sprinklers, ceiling mounted within space
- Fuse box, wood, wall mounted, plywood and Douglas fir construction, stained, and clear coat finish, located on the south wall
- Hot water lines for radiators, wrapped with insulation

Condition:

- Poor condition overall
- Several areas of ceiling loss due to water infiltration



Alterations:

- Former doorway along the south wall to the corridor in-filled
- Plumbing and electrical piping run throughout the space along the ceiling
- An opening added in the ceiling of 607 South Main Street commercial space allowing café users to view artifacts stored in the basement
- Wall opening in-filled above former door opening, role of former opening unknown

CHARACTER-DEFINING SPACES CATALOG

BATHROOM A (SPACE 4)

Secondary | Private

Rectangular space containing a bathroom at the north end and connecting to hallway A (space 5) at the south end. A door on the east side opens to the artifacts storage room (space 3). The space features a higher level of finishes than the other basement spaces.

Character-defining Features:

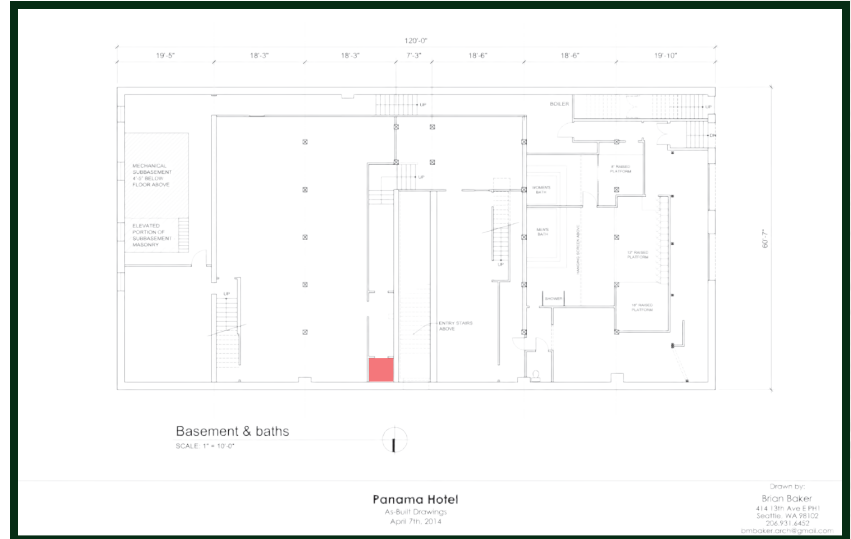
- Toilet with wood tank and lid
- Douglas fir partition and four-panel wood door, stained, clear coat
- Plaster wainscot, scored to replicate subway tiles
- Douglas fir cap along top of plaster wainscot, Douglas fir, stained
- Single pendant fixture suspended from the ceiling
- Plaster walls and ceiling
- Concrete floor
- Utility sink and backsplash, cast iron with porcelain enamel coating, wall mounted on decorative brackets
- Vertical wood slat transom at south doorway to hallway

Condition:

- Overall poor condition
- Extensive paint failure on plaster surfaces
- Chips in plaster wainscot

Alterations:

- Added shelving, wall mounted, along the east and west sides, shelving attached to face of partitions
- Plumbing, heating, and electrical lines added along ceiling
- Added items stored within space
- Sprinklers run through south door surround
- Piping runs through south doorway transom, causing removal of several slats



BATHROOM B

Minimal | Semi-private

Located in the northwest portion of the basement, this bathroom served the men's side of the Hashidate Yu bathhouse and the commercial laundry function in the northwest corner of the basement. The space is accessed via a short hallway from a door in the northeast corner of the bathhouse. The hallway also opens to the west into the commercial laundry space.

Character-defining Features

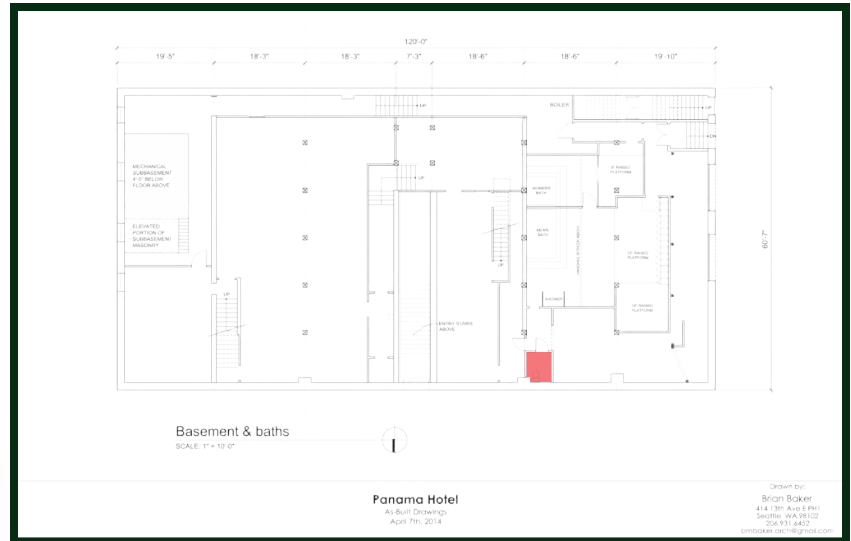
- Concrete floor
- Plaster walls and ceiling
- Wainscot cap
- Five-panel wood door opening into the space

Condition

- Overall poor condition
- Extensive plaster and paint damage within the space

Alterations

- Repainting of the space
- Toilet is old, but not the original
- Sheetrock ceiling patching



CHARACTER-DEFINING SPACES CATALOG

HALLWAY A (SPACE 5)

Secondary | Private

Rectangular space connecting the bathroom and by extension the artifacts storage spaces with storage space B (space 7). The space features utilitarian finishes. Interior stairway D connects to the south end of the hallway

Character-defining Features:

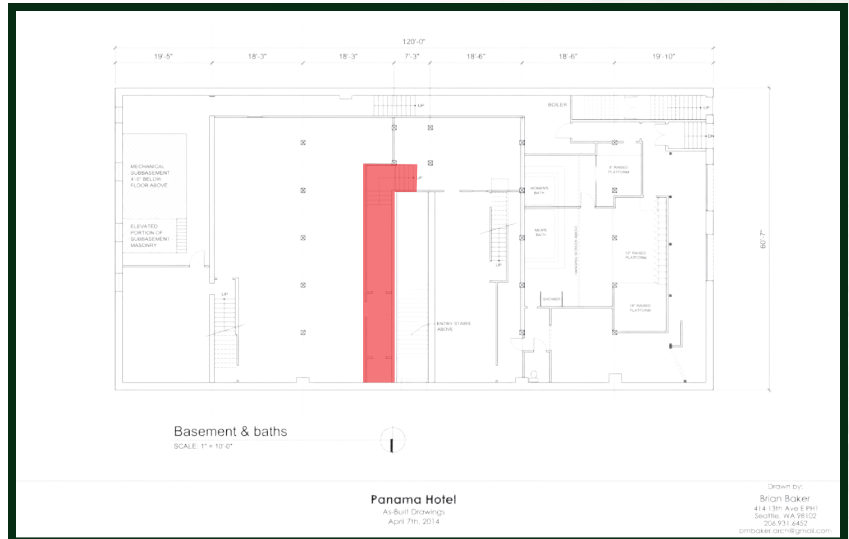
- Plaster wall and ceiling finish, with brushed on finish
- Single bulb ceiling light hanging on an insulated chord
- Graffiti along the walls was not examined closely. This should be inspected to determine if it has any potential historical significance

Condition:

- Overall fair condition

Alterations:

- Added plumbing and electrical conduit along the ceiling
- Original exterior doors to the main entrance stored in the hallway
- Emergency fallout shelter supplies (food and water) stored in the hallway



HALLWAY B (SPACE 14)

Minimal | Private

A narrow hallway along the south side of the basement providing service access between the east and west boiler rooms. Originally, doors along the north side of the hallway provided access to adjoining basement storage spaces. The hallway features utilitarian finishes. A stairway at approximately the midway point of the hallway descends down from the elevated eastern floor level.

Character-defining Features:

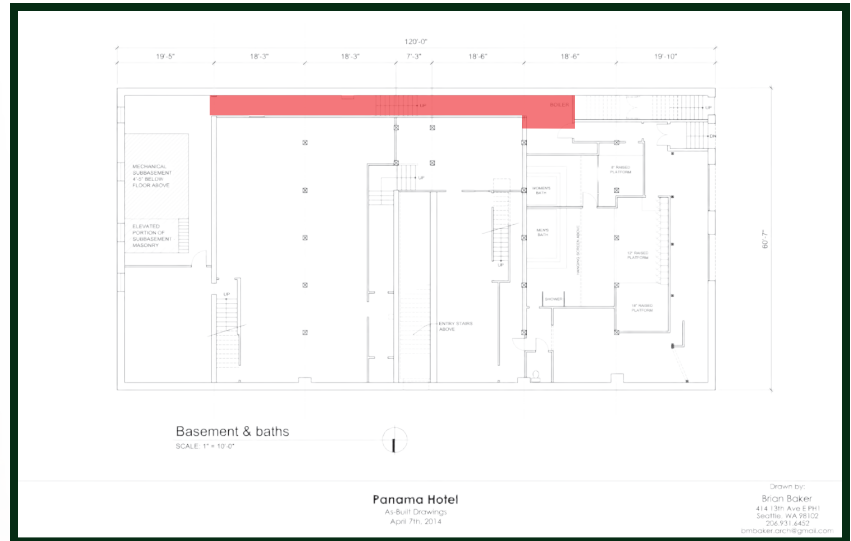
- Plaster wall and ceiling finishes
- Concrete floor
- Douglas fir stairs, see north stairway

Condition:

- Overall poor condition
- Extensive soiling along walls, floor and ceiling
- Staining and material deterioration along walls and ceiling from previous water infiltration

Alterations:

- Mechanical and plumbing systems run overhead through space



CHARACTER-DEFINING SPACES CATALOG

HALLWAY BATHROOM

Minimal | Private

A short hallway in the northwest corner of the basement providing access between the bathhouse, bathroom, and commercial laundry space. The space features a lowered ceiling.

Character-defining Features

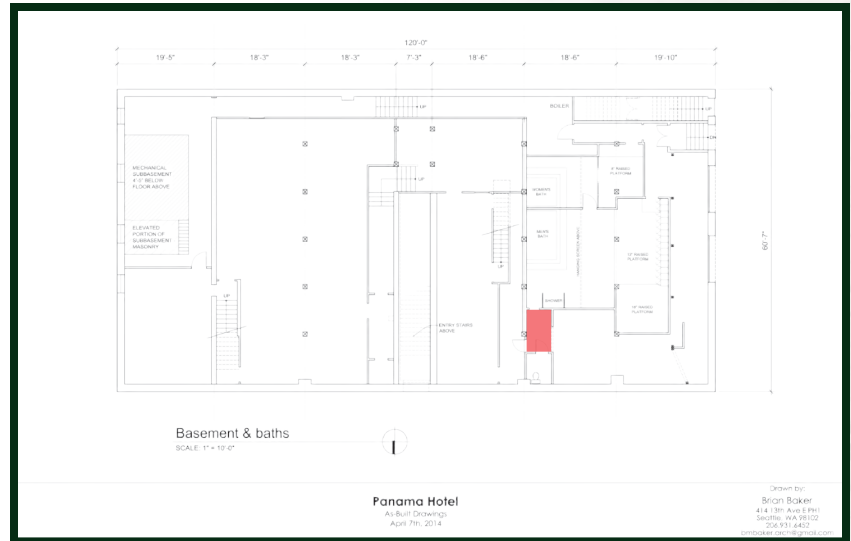
- Wood walls, painted
- Bead board cladding, painted, on exterior side of wall facing commercial laundry space
- Wood ceiling, lower in height than the main basement ceiling, creating mezzanine level with storage above
- Concrete floor
- Doorway access to the three rooms

Condition

- Overall fair condition
- Some paint loss and general soiling

Alterations

- Stored items in the hallway



HALLWAY, WEST

Secondary | Private

Located along the west edge of the basement, this hallway provided access to the bathhouse, and continued north to connect with the laundry space. The wood frame walls of the bathhouse form the east side with the concrete exterior basement wall along the west and north.

Character-defining Features

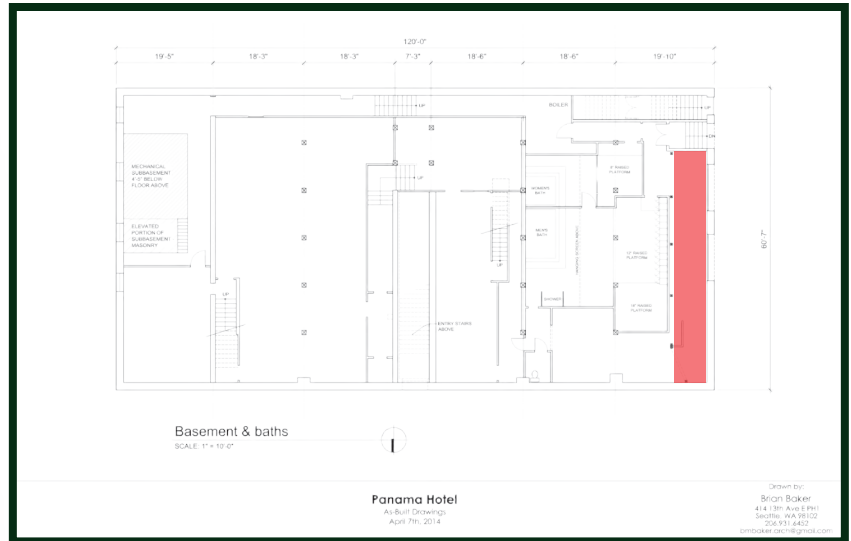
- Concrete floor
- Plaster ceiling
- Parging, painted, on concrete exterior walls
- Wood frame, bead board clad bathhouse walls, painted
- Overhead lighting
- Round electrical switches, flip type
- Wood structural columns exposed
- Metal gear extending down from ceiling, original use unknown
- Windows along the west side

Condition

- Overall fair condition
- Several areas of water infiltration along exterior walls
- Leaking down spout in south end
- Parging failing along some walls, particularly below the west windows

Alterations

- Stored items related to the hotel function within the space
- Sheetrock ceiling patches



CHARACTER-DEFINING SPACES CATALOG

HASHIDATE YU BATH-HOUSE, 302 6TH AVENUE

Pivotal | Semi-private (baths)

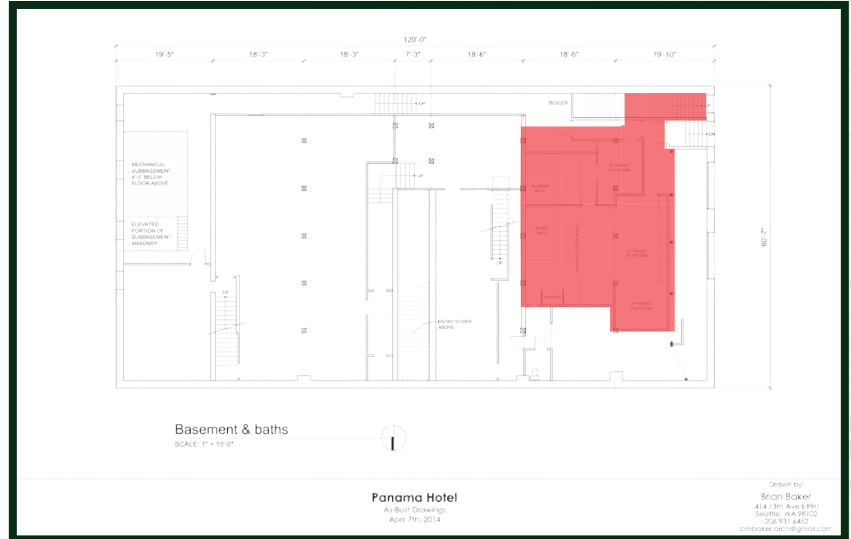
Primary | Semi-public (entry)

Located in the west end of the basement, this rectangular space contains the Hashidate Yu bathhouse. The main bath is divided into a larger men's portion on the north and a women's portion on the south. Each side features a large tiled expanse around the bath, with seating at the base of the bath. To the west a raised wood platform with lockers along the perimeter provides a dressing space. Neighborhood businesses bought advertisements along the upper canted portions of the outer west wall. Connecting doorway on south side to women's bath.

The women's bath features a low wood partition wall with open top railings between the bath space and the changing area.

Character-defining Features

- Bath, men's and women's, featuring Alaska Tolkein marble cladding over a concrete bath structure, the bath abuts the east wall, narrow built-in concrete bench within the bath, concrete floor, paving on concrete
- Hexagonal tile floor with blue tile floral motifs at a regular grid pattern with an outer band containing fret pattern
- Floor drains
- Shower on the north end of the men's bath, with two Alaska Tolkein marble panels separating the function from the sinks to the west and the door to the bathroom on the east
- Alaska Tolkein marble wainscot along the north side
- Wall mounted, cast iron, porcelain enameled sinks along the north wall
- Two spigots above a wall mounted shelf with metal pans, just west of the wall mounted sink
- Plaster walls and ceiling
- Overhead upper dividing wall, wood frame with bead board panels, painted
- Wood stools in space
- Exposed structural columns, with mirrors, lights, and a sink attached to the central column
- Wood lockers, recessed two-panel doors, painted, along the west wall, with bead board backing, surface mounted hinges, and metal latch at door
- Low wood benches, built in, painted, along west wall in front of lockers for changing
- Advertisement spaces along the canted walls above the lockers and west walls in both the women's and men's changing areas
- Linoleum covering over lower and upper wood platforms in men's side
- Sliding windows, along north and west sides of men's upper wood platform
- Built in cabinets (vertical at east end, and horizontal along south side) at entrance to men's for shoe storage
- Bead board cladding on partition walls along south side
- Metal tool for adjusting hot water temperatures, located just north of men's bath



CHARACTER-DEFINING SPACES CATALOG

- Metal wall mounted radiator within the baths, with perforated wood protective covering so bathers did not accidentally touch the metal and burn themselves
- Wall mounted shelf and spigot on north side of women's bath
- Wood frame partition walls with bead board panels and open railings between the women's changing area and bath
- Mirror mounted to east side of the partition walls in the women's bath, and to the exposed structural column
- Bench and storage cabinets in the women's changing area, along with a mounting bar and metal hooks along the west side for hanging clothing

Condition

- Overall fair condition
- Moderate paint deterioration and loss
- General soiling, particularly at upper ceiling and wall surfaces
- Notable pitting and wear along surface of marble at bath, this is part of the character of the bath and should not be changed, much of this pitting is already evident by 1944, as seen in a September 24, 1944 Seattle Times photograph

Alterations

- Added vent extending out over shower stall from east wall, sheet metal, round duct
- Surface mounted electrical conduit and switches



CHARACTER-DEFINING SPACES CATALOG

LAUNDRY

Minimal | Private

Located along the west end of the basement's north side. This space served as a commercial laundry facility. A raised concrete pad in the north end with associated sinks and racks providing the cleaning area.

Character-defining Features

- Sinks, utility
- Raised concrete pad
- Wood rack above concrete pad
- Plaster ceiling
- Concrete walls with parging

Condition

- Overall poor condition

Alterations

- Added plumbing and electrical through space
- Stored items within space
- Sheetrock patching at ceiling



MECHANICAL A (SPACE 2)

Minimal | Private

Consisting of reinforced concrete walls with parged (half inch thick) surfaces along the east, west, and south walls. Cement parging clads the wood frame partition wall along the north side. The boiler resides in a mechanical 77-inch deep subbasement space accessed via a ladder in the northwest corner. Metal pipe hand railings and a narrow walkway extend around the upper edge of the mechanical space. The ceiling height from the walkway is 143-inches. Two windows along the east side provided day lighting and ventilation before alley repaving in filled one and partially filled the other. A metal clad fire door connects from the southwest corner to the hallway along the south side of the basement. A doorway led up to the alley; however paving of the alley closed off the doorway.

Character-defining Features

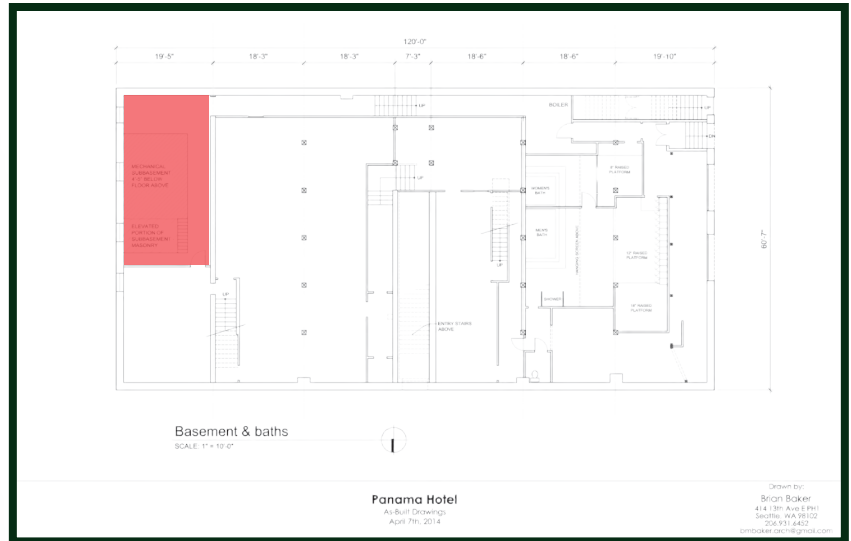
- Fire door
- Painted metal pipe railing along edge of mechanical pit, rising from a low concrete curb
- Metal ladder, 24-inches wide, painted, with pipe railings, descending into mechanical pit
- Cement parged concrete walls (lower 118 inches) with parging over brick and stud walls above
- Concrete floor
- Single-bulb lighting fixture
- Copper, soda-acid type fire extinguishers stored in space

Condition

- Overall the space remains in good condition
- The boiler equipment has been upgraded
- Concrete flooring deteriorated below the north corner of the fire door.

Alterations

- Upgrading of the boiler
- Alley paving partially in filled the windows and doorway



CHARACTER-DEFINING SPACES CATALOG

STAIRWELL A

Minimal | Semi-public

Basement stairway down from the 605 South Main Street commercial space to the basement. Based upon location and framing this stairway is a later addition.

Character-defining Features

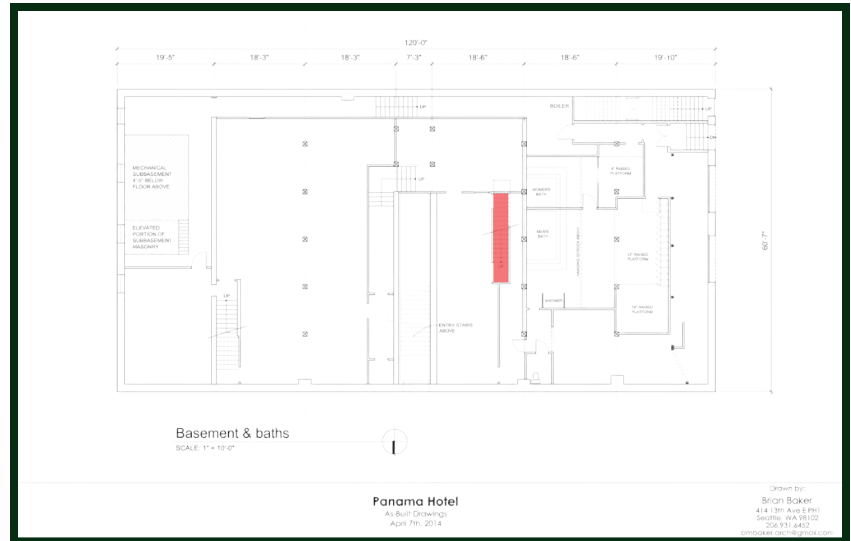
- Wood stairs
- Fire door at basement level
- Wood stairwell enclosure
- Screen door at basement level

Condition

- Overall in good condition

Alterations

- None



CHARACTER-DEFINING SPACES CATALOG

STAIRWELL B

Minimal | Private

Basement stairway within the hallway along the south basement corridor. The stairway transitions between the two basement floor levels.

Character-Defining Features

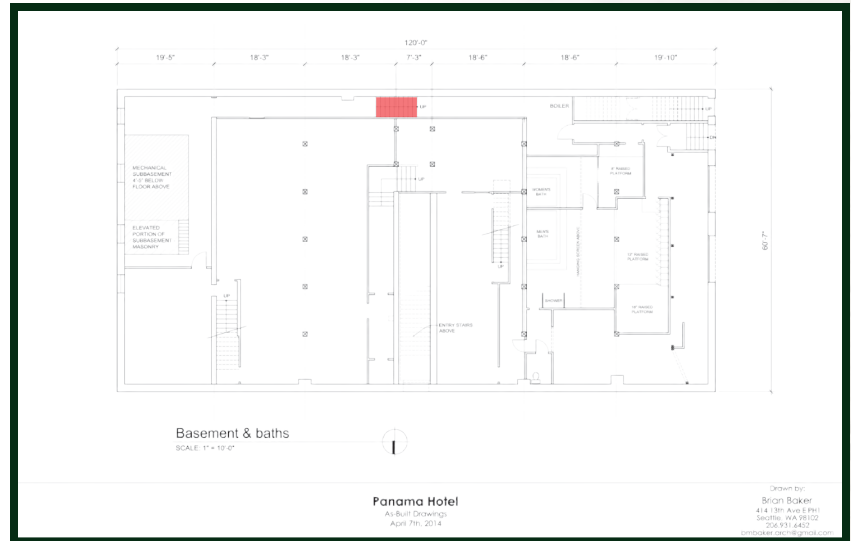
- Douglas fir stairs, stained, 11 risers, solid
- Tread with one-inch nosing
- Douglas fir, round hand railings mounted on brass brackets attached to a wood mounting board along either side
- Plaster wall and ceiling finishes as part of the hallway

Condition

- Overall in poor condition
- Extensive debris accumulation on the stairs from disuse
- Water damage evident on some risers and tread from previous leaks

Alterations

- None



Basement stairway that transitions between the two basement floor levels in the central portion of the basement. A quarter-turn stairway descending from the hallway to the storage space.

- Reinforced concrete steps, four risers at upper steps
- Douglas fir steps, six risers at lower steps
- Concrete landing
- Concrete parging on landing, treads and risers
- Wood railing, square wood newel, and flat Douglas fir hand rail

- Overall in good condition
- Some chips in parging along tread edges

- Added linoleum sections along lower steps at the middle portion to hide or reduce wear on the wood tread
- Added brass nosings



CHARACTER-DEFINING SPACES CATALOG

STORAGE B

Minimal | Private

Rectangular space with utilitarian finishes. Wood frame walls comprise all four sides of this space. In the eastern third of the space, four structural wood columns extend south from the concrete walls below the main stairwell up to the hotel. A door and relite open to the north into space 6. Stairs lead up to the northeast into the hallway and connecting spaces.

Character-defining Features:

- Plaster walls and ceiling finishes
- Wood structural columns and beams
- Vertical dimensional lumber in-fill framing along the west side between columns

Condition:

- Overall fair condition
- Water infiltration evident along upper wall portions around the space, along with previous patching

Alterations:

- Added overhead plumbing and electrical lines
- Motor for chilling 605 South Main Street mounted along upper portion of south wall
- Selective ceiling and wall plaster replacement with sheet rock
- Former doorway in the southwest corner to the south hallway in-filled
- Added opening through the south wall for mechanical ducting
- Storage of a variety of hotel furniture pieces and other artifacts within the space



STORAGE C

Secondary | Private

Rectangular space along the north side of the basement. A doorway and relite open off the south side of the space to storage space B (space 7). A stairway descends from the 605 South Main Street commercial space down to this space along the west side. A fire door separates the two spaces. Personnel doors at the north and south end access a narrow hallway along the west side of this space that extends under the stairway descending from the commercial space above. The concrete wall along the east side runs below the east wall of the main hotel entrance stairway above.

The level of finishes and former north stairway suggest this as a possible former commercial space accessible from either South Main Street or within the 605 South Main Street commercial space. The addition of the south stairway and closing off of the north stairway marked the transition from commercial space to storage space supporting the 605 South Main Street space.

Character-defining Features:

- Wood frame stairway enclosure
- Fire door
- Relite along south wall, opening to adjacent storage space
- Plaster wall finish
- Concrete floor
- Doors and surrounds
- Relite along the west side of the space, above and south of the northern most doorway that correspond to a former stairway
- Wood wainscot, Douglas fir, painted, along the west side of the room
- Bead board wainscot, painted, Douglas fir along the east, west, and south walls, with a cap molding and quarter-round shoe
- Electrical switch, twist type, for overhead lighting
- Wall mounted, dry type, cartridge fire extinguisher

Condition

- Overall fair condition



Alterations

- Overhead conduit, plumbing, and heating lines running through ceiling space
- Fire sprinklers run through space
- Sheetrock replacement sections through majority of ceiling
- Added wood frame bracing installed along the north and northwest sides of the room to support and stiffen the floor above
- Former stairway on the north side removed and the floor above closed off. This former stairway is not visible in exterior historic photographs. It is unknown if it opened to the commercial space, the building exterior, or was built at the basement level but never extended to the first story. The stairway descended to a hallway with access at the south end to at least the storage space C (space 6). The addition of the south stairway partially in-filled this former hallway.
- Addition of the south stairway from the 605 South Main Street commercial space, including the vertical wood framing of the stairwell and the screen door at the south end between the storage space and former hallway
- Sections of wainscot removed along east, west, and north walls

CHARACTER-DEFINING SPACES CATALOG

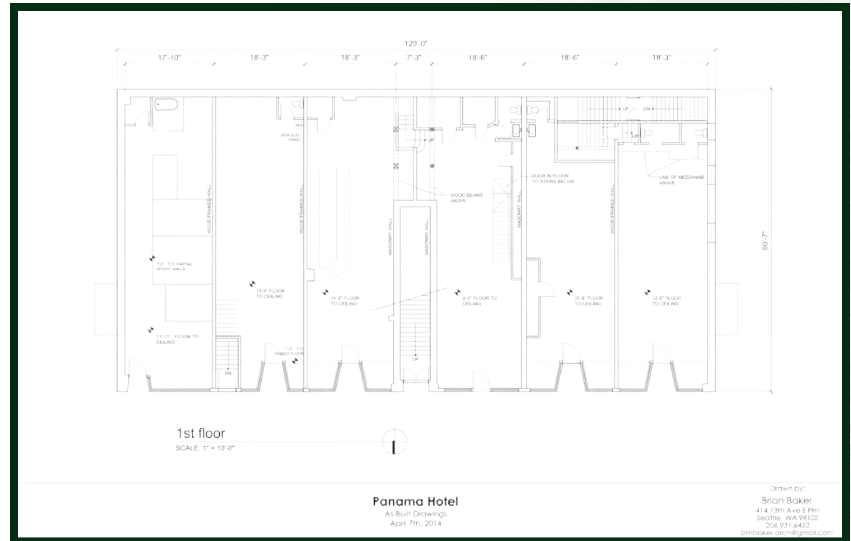
FIRST FLOOR

OVERVIEW

The first floor contains the building's six street level commercial spaces. Each commercial space features a dedicated storefront opening onto South Main Street. Access to the upper floors and basement occurs at the first floor level. This includes the basement entrance off South Main Street between the 609 and 611 South Main Street commercial spaces. The main stairway up to the hotel ascends from South Main Street between the 605 and 607 South Main Street commercial spaces. A main stairway up to the second floor ascends from just south of the 302 Sixth Avenue South entrance on the west facade.

The commercial spaces provide important street level activity, contributing to the immediate streetscape and overall neighborhood character. Historic photographs indicate that some of the storefront bulkheads featured either screens or glass allowing day lighting to the basement commercial spaces.

The first floor structure consists of wood joists running east to west between the wood columns, concrete end and interior load-bearing walls. Douglas fir finish flooring overlays a Douglas fir sub floor. Electrical systems run through the joists below the sub floor. In order to navigate the grade difference between the floor and street levels, the entrances are sloped at each storefront. These sloped areas are let into (framed in separately within the floor joists) the floor joist space below.



Key spaces:

- 601 South Main Street
- 603 South Main Street
- 605 South Main Street
- 607 South Main Street
- 609 South Main Street
- 611 South Main Street
- Entrance and Stairwell, 302 ½ Sixth Avenue South
- Entrance and Stairwell, 302 Sixth Avenue South
- Entrance and Stairwell, 605 ½ South Main Street
- Entrance and Stairwell, 609 ½ South Main Street
- Entrance, East facade

601 SOUTH MAIN STREET

Secondary | Public

This is the westernmost storefront and commercial space on the north facade. This space features a recessed entrance at the storefront. The west display window wraps around to west facade. Corner location with frontage along both South Main Street and Sixth Avenue South.

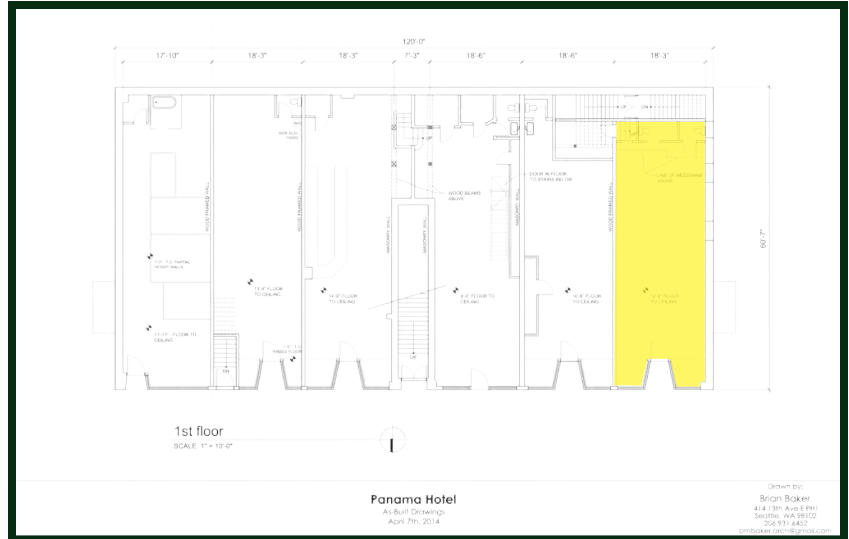
The interior layout consists of storefront display space at the front (north) end with a long rectangular volume extending to the rear (south). The south end of the space abuts the southwest stairwell. The south end contains a mezzanine storage level above three rooms. A partition separates these rooms from the main volume. The westernmost room contains a bathroom, with storage space in the middle and easternmost rooms. A short flight of wood stairs leads up from the easternmost room into a storage space built out within the back portion of the 603 South Main Street space.

Character-defining Features:

- Tiled entrance: hexagonal tiles with geometric border, sloped up from the street level
- Central entrance flanked by angled storefront windows
- Transom windows above storefront, currently obscured behind added Marblecrete cladding
- Bulkhead below storefronts, currently obscured behind added Marblecrete cladding
- Wood door, brass hardware
- Mezzanine along rear south wall, having a tongue-and-groove Douglas fir floor, supported on wood joists
- Bathroom space in southwest corner
- Storage spaces along south wall
- Plaster walls and ceiling
- Douglas fir floor
- Entrance door, Douglas fir, stained, with a single large lite and a hopper type single lite transom above
- Bathroom in the southwest corner, featuring Douglas fir casings, and the plaster wainscot scored to replicate subway tiles, with a single upper hopper window providing day lighting and ventilation

Condition:

- Overall poor condition



- Extensive soiling and some floor deterioration due to kitchen operation
- Missing putty at door transom
- Deteriorated door threshold
- Cracked tiles at southwest corner of tile floor
- Missing sections of ceiling plaster and lath

Alterations:

- New storefront display windows and frame, including built-out framing above doorway
- Added door frame elements
- Added vent at base of door
- Marblecrete covering transom and bulkhead
- Conversion of space for restaurant use, including addition of kitchen, and wall-mounted vent
- Extensive stored items within the space of unknown significance
- New lighting fixtures
- New door closer on door
- Added fill and coverings at the window opening
- Repainting of all wall and ceiling finishes throughout the space

CHARACTER-DEFINING SPACES CATALOG

603 SOUTH MAIN STREET

Secondary | Public

Storefront and commercial space immediately east of the westernmost storefront. This space features a recessed entrance at the storefront.

The interior layout consists of storefront display space at the front (north) end with a long rectangular volume extending to the rear (south). The south end of the space abuts the south end wall and the southwest stairwell, with part of the quarter-turn interior stairwell projecting into this space. A short flight of wood stairs leads up from the 610 South Main Street space into the rear storage space built out within the back portion of the 603 South Main Street space. A bathroom occupies the southeast corner.

Character-defining Features:

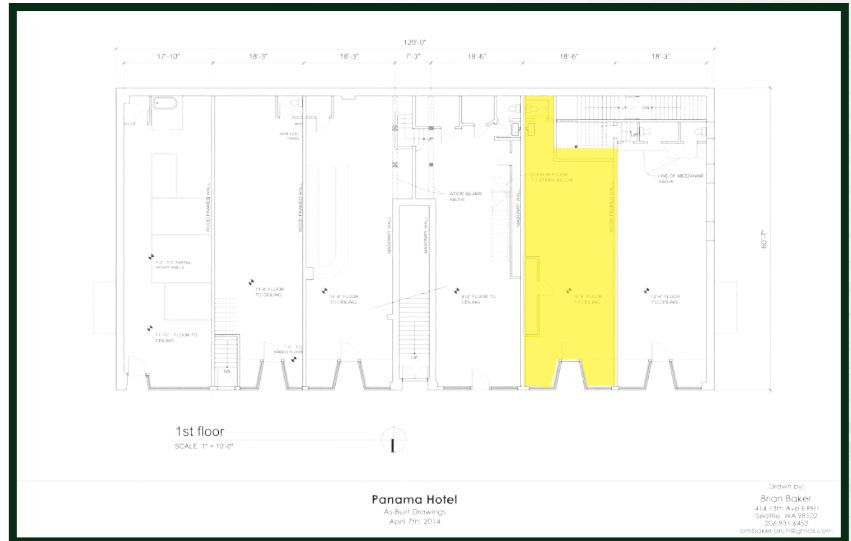
- Central entrance flanked by angled storefront windows
- Transom
- Bulkhead
- Wood door, brass hardware
- Tiled entrance, hexagonal tiles with geometric border
- Stairwell portions cutting across the back portion of the space, with bead board enclosure along the east wall
- Plaster wall and ceiling finishes
- Bathroom with typical tile floor, and bead board wall finishes, Douglas fir, originally stained

Condition:

- Weathered door, along bottom rail
- Extensive soiling along the floor within the rear storage space

Alterations:

- Contemporary square tiles replace original hexagonal tile entrance
- Marblecrete covering transom and bulkhead
- New door frame and transom
- New metal threshold
- Enclosed storage space for the 601 South Main Street space along the south wall
- Beadboard painted
- Added build out along the east wall to hide plumbing, consisting of two-by-four framing with sheetrock finish



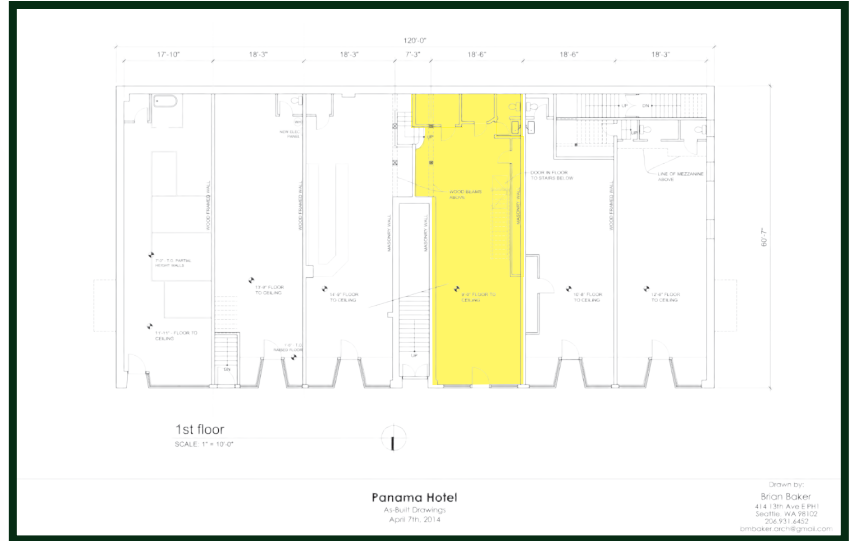
- Added build out in the southwest corner, consisting of two-by-four framing with sheetrock finish
- Added shelves beneath the rear stairway
- Added doorway into the 601 South Main Street space
- Refinished flooring throughout

605 SOUTH MAIN STREET

Secondary | Public

Storefront and commercial space immediately west of central Panama Hotel entrance bay. This space features a doorway flush with the storefront.

The interior layout consists of a long rectangular volume extending to the rear (south). The south end of the space contains a bathroom, storage space, and walk-in cooler. A short flight of wood stairs leads up from the 605 South Main Street space into the rear of the 607 South Main Street space.



Character-defining Features

- Central entrance flanked by flush storefront windows
- Wood door frame
- Walk-in cooler, featuring vertical tongue and groove bead board cladding, strap hinges at the door, with a single bulb fixture at the front above the door, and horizontal tongue and groove board cladding with built in wood shelves, interior surfaces painted white, concrete floor
- Storage room with Douglas fir bead board along the east wall
- Exposed structural columns and beams along the east side of the space
- Built in cabinets along the southeast side
- Picture molding wrapping around the upper portions of the space
- Crown molding around the wall perimeter
- Furnishings, several pieces relating to the hotel function

Condition:

- Weathered wood door frame

Alterations:

- New steel windows
- Added retractable metal security grate over entire storefront
- Plaster removed from brick interior walls
- Added metal shelving in the walk in cooler
- New painted plaster ceiling and west wall
- Refinished flooring throughout
- Built out space along the west side to hide plumbing, 2 x 4 frame with painted sheetrock



- New compatible tile in the bathroom, as well as new painted sheetrock walls and ceiling, plumbing and lighting fixtures
- Fire sprinklers added in space along ceiling
- New compatible ceiling mounted pendant-type light fixtures along the room center line (3)
- Added built in cabinets in the storage room
- Added stairs between the 605 and 607 South Main Street spaces, wood tread and risers with wood hand railings

CHARACTER-DEFINING SPACES CATALOG

607 SOUTH MAIN STREET

Secondary | Public

Storefront and commercial space immediately east of central Panama Hotel entrance bay. This space features a doorway recessed from the storefront.

The interior layout consists of a long rectangular volume extending to the rear (south). The south end of the space contains a storage room in the southeast corner. A short flight of wood stairs descends to the 605 South Main Street space.

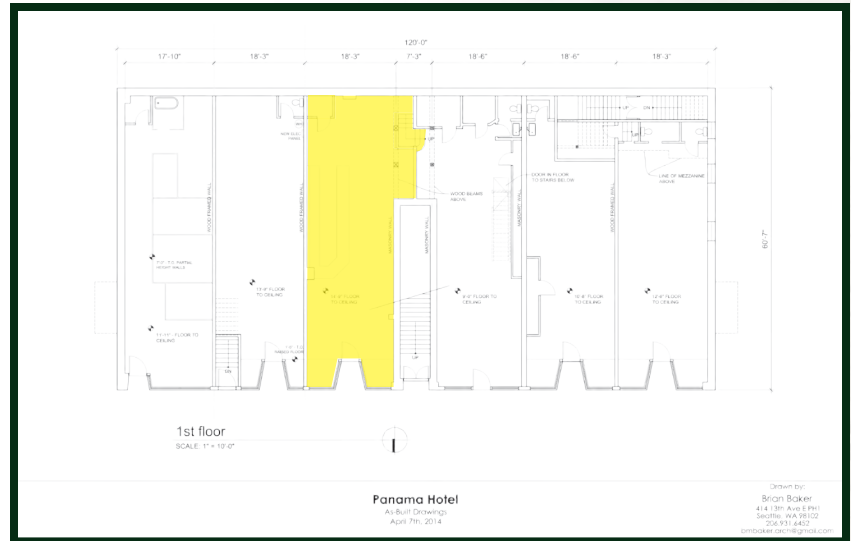
Originally the bulkheads appeared to have louvers allowing ventilation for the basement spaces.

Character-defining Features

- Central entrance with angled storefront windows and display areas with a tongue and groove Douglas fir floor and bead board cladding along the interior bulk head with a quarter-round shoe along the floor
- Douglas fir paneling along the sides and soffit of the display areas, and along the header over the storefront, with crown molding along the top of the header and door surround
- Metal light above entrance
- Steps up to hexagonal-tiled entrance
- Tiled entrance, tapered and sloped to transition up from the exterior steps
- Transom above the storefront and single lite, Douglas fir door
- Douglas fir floor
- Plaster wall and ceiling finish, painted
- Picture and crown molding around the rooms upper wall portions
- Wallpaper along the upper south and southwest wall portions
- Structural columns and beams behind the stairwell at the south end of the room

Condition:

- Transom intact, but weathered
- Weathered or missing brick mold
- Nails in brick mold



Alterations:

- Added screen door
- Metal grille over door transom
- Non-skid strips added to tile entry
- Marblecrete removed from above the transoms, restoring day lighting to the space
- Added stairs between the 605 and 607 South Main Street spaces, with wood tread, risers, and railing
- Floor refinshed
- Added compatible overhead pendant type lighting fixtures along the room center line (5)
- Added ceiling mounted spot lighting along the east and west sides over the bar and pictures along the west wall
- Some plaster repair and replacement sections consisting of painted sheetrock
- Added bar along the east wall

609 SOUTH MAIN STREET

Secondary | Public

Storefront and commercial space immediately west of easternmost storefront. The interior layout consists of a long rectangular volume extending to the rear (south). A toilet in the southwest corner services the space.

Originally the east display area was an open platform, with the glass display window set back at the same plane as the doorway. The west display area featured a taller bulkhead and a full display window. Both bulkheads in historic photographs appear to have had screens or glass allowing day lighting down to the basement spaces.

Character-defining Features

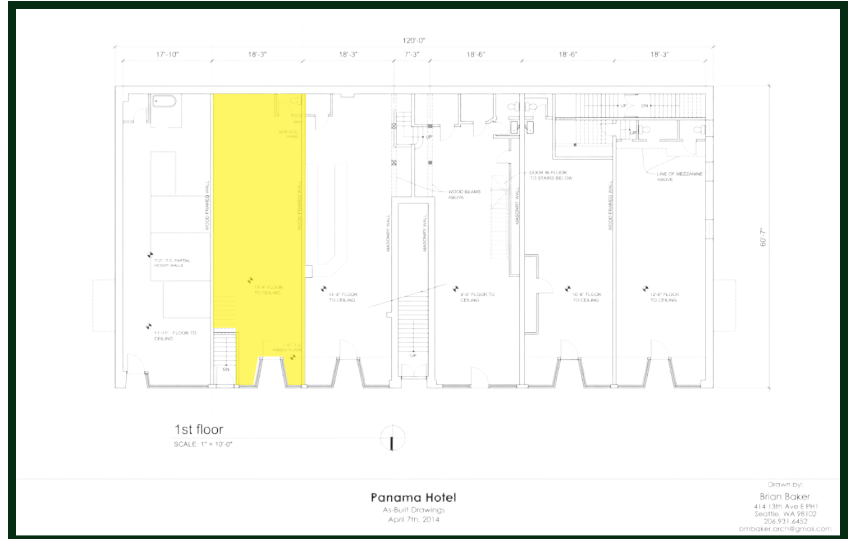
- Central entrance with angled storefront windows
- Transom
- Bulkhead
- Tiled entrance (hexagonal tiles)
- Douglas fir flooring throughout the space
- Baseboard around the perimeter walls
- Wood trim and scored plaster wainscot in the bathroom

Condition:

- Security tape added to windows and door
- Missing original door transom
- Water damage at ceiling and upper walls from water leaking down from hotel room sinks

Alterations:

- Bulkhead covered with Marblecrete
- Transoms were not rebuilt following the damage to this corner in the 1960s from the heavy equipment crashing into the building's northeast corner.
- Rebuilt door frame
- The walls and ceilings have been redone with sheetrock
- Added gas fired water heater, ceiling mounted heater, and gas meter
- Plaster removed from rear brick wall leaving masonry exposed
- Added vinyl flooring over wood flooring in south portion of space



CHARACTER-DEFINING SPACES CATALOG

611 SOUTH MAIN STREET

Secondary | Public

Easternmost storefront and commercial space on north facade. The interior layout consists of a long rectangular volume extending to the rear (south). Low bead board partitions extend along the west side of the space creating small spaces within the overall volume. A cast iron enamel sink, toilet, and claw foot bathtub in the rear, southeast corner service the space.

Character-defining Features:

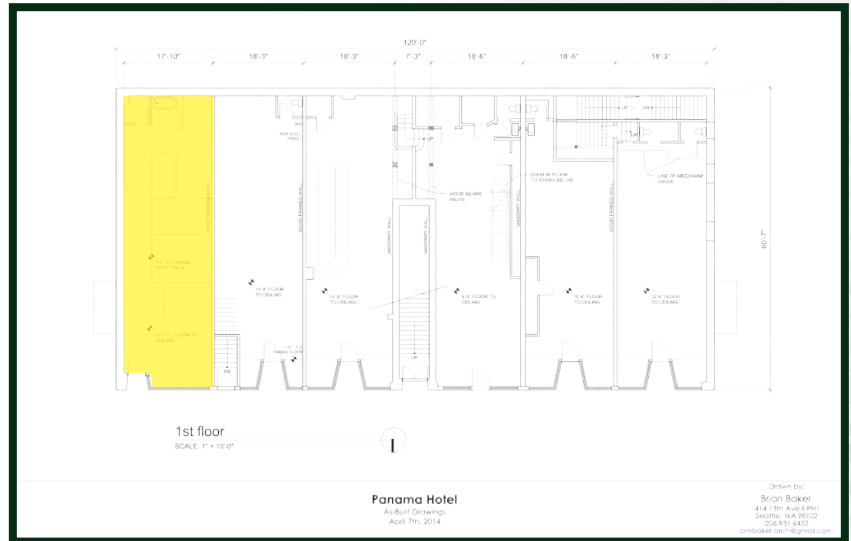
- Door located at east end of storefront
- Double-wide storefront display window (in comparison to other storefronts)
- Light above entrance
- Plaster walls and ceiling within the space
- Windows along the east side providing day lighting
- Douglas fir flooring throughout the space
- Wood trim above scored plaster in the bathroom to imitate a tile wainscot
- Wood baseboard around the perimeter of the space

Condition:

- Overall fair condition
- Water damage evident along the ceiling from overflowing sinks in the hotel rooms above
- Extensive stored items within the space that appear to be contemporary items

Alterations:

- Bulkhead covered by Marblecrete
- Transoms were not rebuilt following the damage to this corner in the 1960s from the heavy equipment crashing into the building's northeast corner.
- New door
- Contemporary square tiles in entrance
- Surface mounted electrical, burglar alarm box
- New lighting fixtures
- Previous patching with sheetrock at the ceiling to repair water damage
- Bead board partitions added within the space, based on materials they are over 50-years of age; however their original function is unknown. The cabinet below the sink appears to date from the same time period.



ENTRANCE AND STAIRWELL, 302 SIXTH AVENUE SOUTH

Primary | Public

An open stairwell leads down a direct flight of stairs to a set of French doors. Located at southern end of west facade this entrance provides access to the bathhouse.

Character-defining Feature:

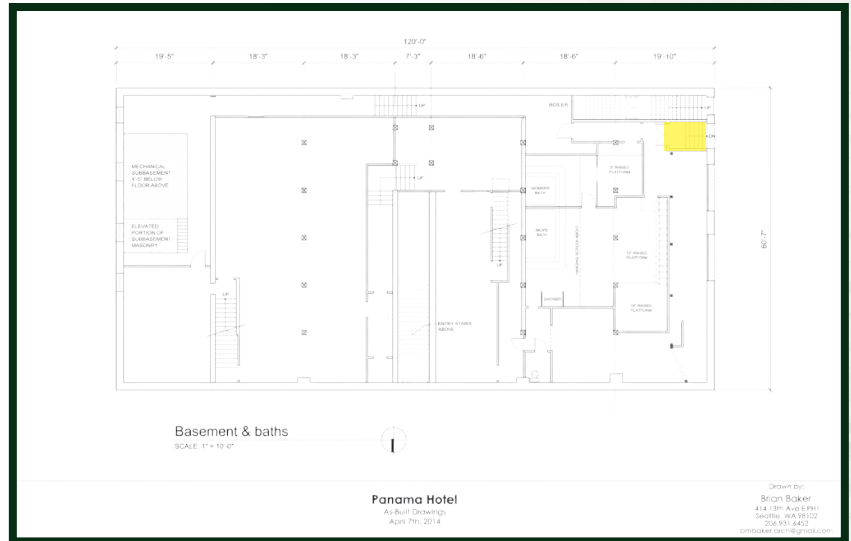
- Painted wood French doors, with single lite.
- Wood stairs lead down to a small vestibule (just enough for doors to open)
- Troweled plaster finish interior (of vestibule and stairway)

Condition:

- Weathered wood
- Missing hardware
- Railings and metal finishes have been stolen
- Flat metal arch (lintel) shows deterioration, likely from steam escaping the bathhouse
- Pitted, repainted
- Composite lintel, 1 section under brick veneer, other section under unreinforced masonry structure
- Well-worn and deteriorated stairs; treads soft
- Weathered threshold

Alterations:

- Chain gate blocks off entrance
- Surface mounted electrical
- Added ceiling and soffit; buckling
- Added pipes
- One pipe protrudes from ceiling and is capped off
- One set protrudes from ceiling and goes down along the south wall and branches into bathhouse
- One slim pipe above door
- Metal address numbers added
- Lighting conduit
- Removed wiring from west facade that trails into bathhouse entryway
- Brass railings stolen by metal thieves



ENTRANCE AND STAIRWELL, 605 1/2 SOUTH MAIN STREET

Primary | Public

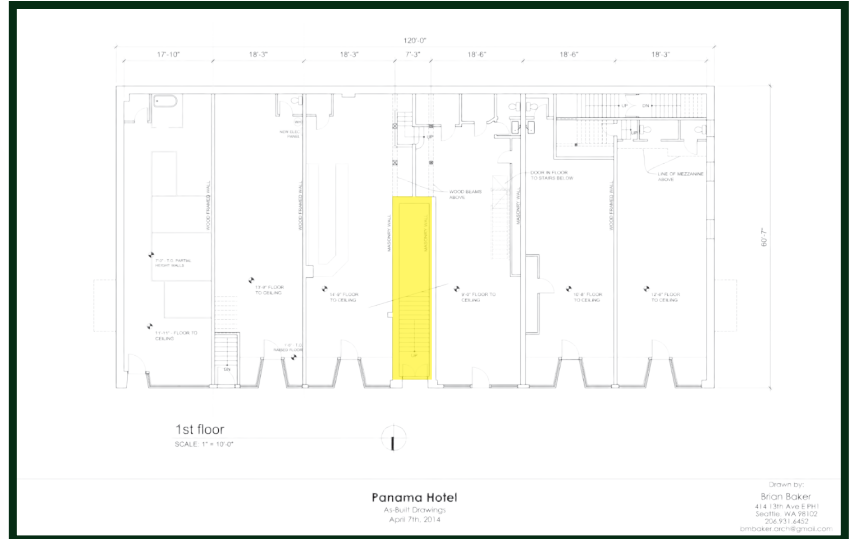
The front entrance from South Main Street opening to the main stairwell leading up to the hotel front desk on the third floor and continuing up to the fourth floor. Two direct flights with intermediate landing. The intermediate landing connections to the second floor. The lower portion is an enclosed stairwell, with the upper stairwell open to the third floor corridor. A third flight leads up from the third floor to the fourth floor. A skylight above this flight provides day lighting.

Character-defining Features

- Railings between intermediate landing down to street level, two on each side
- Pair of double-leaf, double action doors at intermediate landing and at the street, see Door, Type G
- Landing, typical Douglas fir flooring
- Brass railings on either side, four brackets per rail, round tube ending in round end cap, 2-inch diameter
- Tile floor
- Tile base, high fired, vitreous glazed finish, 6 inch square, 1-inch nosing (quarter round), 1/8-inch-or-smaller grout lines
- Tile wainscot: 39 1/2 inches high, 3 x 6-inch subway tiles with vitreous finish, 1/16-inch grout lines, with staggered vertical grout lines
- 1/2-inch band tiles (red-brown, vitreous glaze finish)
- 2 x 6-inch cap with bull nose with an ogee
- Wood handrail
- Plaster walls and ceiling, painted
- Doors (exterior and landing)
- Balustrade
- Exterior brick around exterior door interior
- Double door with single lite in each door
- Metal awning (curved)
- Eight-light transom, vertical emphasis
- Tiled threshold, hexagonal tiles—continues into vestibule

Condition

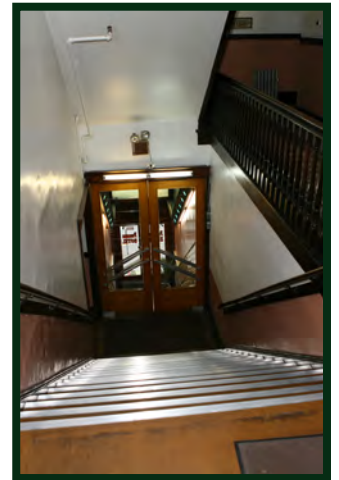
- Cracking in tiles
- Moderate deterioration



- Chips and scratched in tiles
- Some dents in railings
- Stairs, 3/4-inch settlement between carriage and tile wainscot
- Slight water damage to the curved metal awning

Alterations

- Added brass nosing with asphaltic grip over tread and at the second intermediate landing of the southwest stairway
- Added asphaltic covering at landings in both stairways
- Wood frame holding eight fiberglass relites
- Overhead sprinkler at ceiling
- Wall and ceiling mounted conduit
- All lighting fixtures removed
- New "ambiance" lighting
- Corrugated colored fiberglass on a wood frame with fluorescent tube lights
- New doors, added later to exterior and at landing, white oak with aluminum chevron push bars, each leaf 32 1/2 inches wide
- New metal threshold at stair
- Walls had decorative painted band (9 1/2 inches tall) above wallpaper
- Separation between stairway and tile
- Vestibule floor
- Emergency lighting
- Center most entrance is on north facade
- Entrance leading upstairs to Panama Hotel



CHARACTER-DEFINING SPACES CATALOG

ENTRANCE AND STAIRWELL, 609 1/2 SOUTH MAIN STREET

None | Public

Stairwell down to the basement from South Main Street, located between 609 and 611 South Main Street. A utilitarian stairwell providing access to basement mechanical and storage spaces.

Originally the stairwell was open to South Main Street. A four-lite transom extended across the top of the opening, aligned with the transom of the 609 South Main Street storefront. Brass handrails matching those at 605 1/2 South Main Street attached to wood mounting boards on either side of the stairway. Plaster walls and ceiling within the space. A wainscot ran below the hand railings. Although not definable from the historic photograph, based on the other stairwell treatments, it is likely either the white subway tiles or scored plaster to replicate the subway tiles.

Character-defining Features

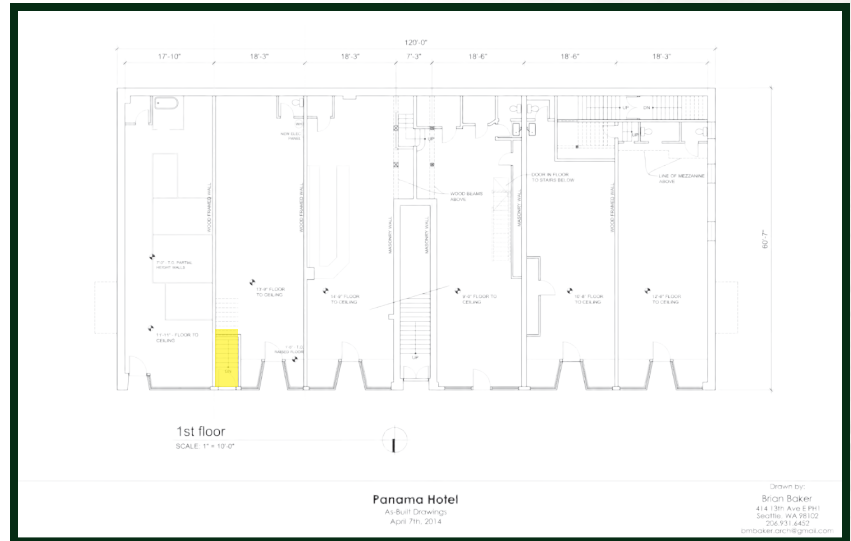
- Single-leaf door
- One lite
- Narrow Transom
- Plaster walls and ceiling

Condition:

- Overall fair condition

Alterations:

- Repainted walls and ceiling
- Former wainscot along sides removed
- Former handrails along sides removed
- Stairwell enclosed at street level for safety and security purposes



ENTRANCE, EAST FACADE

Secondary | Public

Located at the southern end of the east facade, this doorway provides accesses to the basement.

Character-Defining Features:

- Five-panel, single-leaf wood door

Condition:

- Weathered wood door and frame
- Original hardware rusted

Alterations:

- Pipes coming through door
- Concrete walk blocks door
- Extra wood panel nailed on as a kick plate
- Panel nailed over top of door
- Spray foam insulation installed around door



CHARACTER-DEFINING SPACES CATALOG

SECOND FLOOR

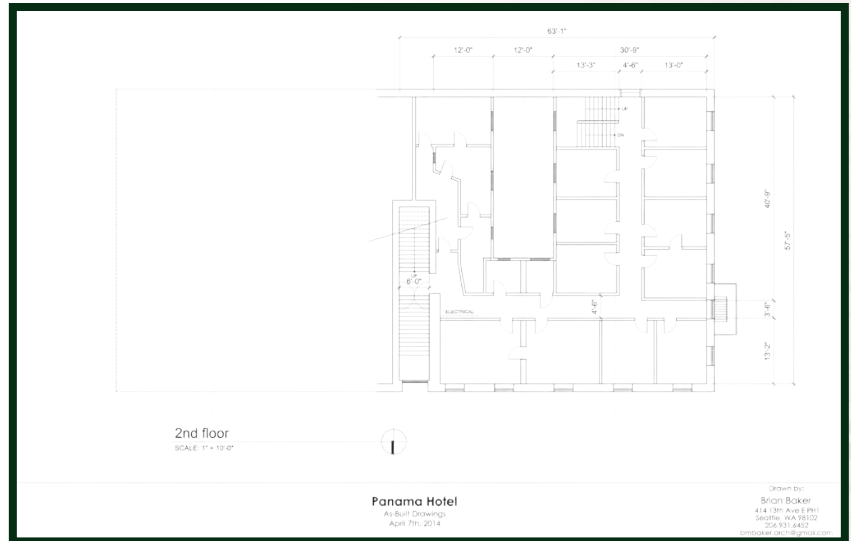
OVERVIEW

The second floor extends across only the western half of the building. This is due to the steep grade slope dropping down to the west. This floor contains the building's former professional spaces now serving as hotel rooms. A double loaded central corridor services the floor. The corridor connects to the main 605 1/2 South Main Street stairway at the east end and the 302 1/2 Sixth Avenue South stairway at the southwest corner of the floor, via the interior half-turn stairway. The west light well occupies the central-east portion of the floor providing day lighting to interior spaces.

The second floor structure consists of wood joists running east/west between the wood columns, concrete end and interior load-bearing walls. Douglas fir finish flooring overlays a Douglas fir sub floor.

Key spaces:

- Bathroom
- Corridor
- Laundry
- Professional Offices
- Stairwell, Southwest
- Water Closet A



CHARACTER-DEFINING SPACES CATALOG

BATHROOM

None | Semi-private

Currently used as a bathroom with a large bathtub. The original use is unknown.

Character-defining Features

- None, even room volume is not known, appears modified

Condition

- No integrity

Alterations

- New tile floor, floor drain, tub, marble threshold, bath tub fixtures, walls, new tile, outlets, switch
- New aluminum awning type window and new casings
- New sheetrock walls
- New drop ceiling and vent
- New light fixture
- New door to space, flush panel type



CORRIDOR

Primary | Semi-public

A double-loaded corridor providing circulation throughout the second floor. The west end connects to an exterior fire escape via the window opening at the end of the corridor. The east end of the corridor connects with the intermediate landing on the main stairway. Wall radiators provide heating. Contemporary overhead lighting illuminates the space. Transoms above doorways into adjacent rooms originally provided day lighting and ventilation.

Character-defining Features

- Double-loaded corridor
- Flooring, wood and leather
- Trim and moldings (baseboard, chair rail, door surrounds, window surrounds)
- Plaster walls
- Plaster ceiling
- Doorways with transoms
- Fire door
- Cove ceiling (partial area)
- Electrical box
- Corridor width
- Doors to rooms
- Electrical switches at east end
- Stairway connections at southwest and east ends
- Alarm bell and system

Condition

- Overall good condition
- Leather flooring deterioration
- Plaster wall condition
- Wood trim

Alterations

- Construction of Northern Pacific hotel blocked south window, sash removed, all other window parts remain
- Sprinkler system, standpipe, wall and ceiling mounted units, some lines run through transoms
- Electrical panels at east end of corridor, for full building, main power drop on exterior
- Surface mounted electrical along upper wall portions feeds electrical to each room



- Floor coverings carpet and throw rugs added, also leather flooring added
- Radiators removed, only one remains
- Phone lines in through west wall at window, mounted to window stool
- Wall mounted fire extinguisher, attached to door casing
- Transoms boarded over
- All new fluorescent tube type lighting in corridor
- New door to bathroom, flush panel type
- Added surface and added configurations at doorway to main stair
- Missing trim and baseboard at east end
- New doorway to laundry room, original door, new casings, or later addition, narrower casings

LAUNDRY

Minimal | Private

A utilitarian space with an irregular floor plan. A single door opens to the corridor and another to the adjacent south space. A window to the light well provides day lighting and ventilation.

Character-defining Features

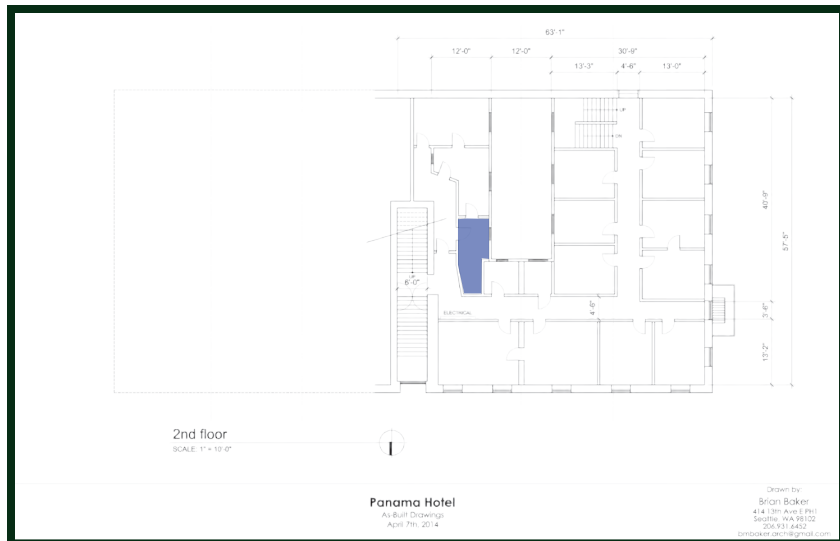
- Wood floor
- Base
- Picture mold
- Plaster wall and ceiling
- Cove on south wall
- Window type A
- Door

Condition

- Overall good condition

Alterations

- Painted floor, added rugs, painted shoe
- Surface mounted conduit on walls, multiple paint layers
- New partition wall at northwest corner, segmenting space form Bathroom A
- Added washer and dryer, with hookups, refrigerator, table, chairs



CHARACTER-DEFINING SPACES CATALOG

PROFESSIONAL OFFICES

Secondary | Semi-private

Professional office spaces occupied rooms along the north and west facades, and along the east side of the light well. There are 11 of these rooms.

Typical room configuration consists of a rectangular volume with day lighting provided and ventilation by an exterior window or a window opening to the light well. Each room features a doorway opening to the corridor with a hopper transom above the door for ventilation and day lighting of the corridor. Rooms featured plaster walls and ceilings, with a Douglas fir floor. Rooms have a 106-inch ceiling height.

By the end of World War II, the rooms transitioned to hotel room use.

Character-defining Features

- Plaster ceilings and walls
- Picture mold
- Baseboard
- Window and surround
- Door and transom and surround, type A, with obscure glass to the corridor
- Connecting door and surround, type A1
- One radiator
- Wood floor
- Light fixture
- Light switch
- Vanity with attached swivel mirror
- Hotel room conversion additions:
 - Front desk call button
 - Built in armoire
 - End table, scroll leg, square
 - Corner wash basin
 - Wood chair with leather seat

Condition

- Overall good condition



Alterations

- New base shoe in rooms
- Section of base missing under sink
- Transom boarded over and hardware missing
- Some new beds, metal on rollers, painted
- Wall to wall carpeting, attached, does not go all the way to east side
- Curtains and rod at window added
- Surface mounted rigid conduit feeding three-prong outlet
- Roller shade in window added
- Towel bar and vanity over sink added

ROOM, 207

Secondary | Semi-private

Rectangular volume. Day lighting provided by a window on the west wall.

Character--defining Feature

- Plaster ceilings and walls
- Picture mold
- Baseboard
- Corner basin
- Window and surround
- Door and transom and surround, type A
- Connecting door and surround, type A1
- One radiator
- Wood floor
- Light fixture
- Front desk call button
- Light switch
- Vanity with attached swivel mirror
- Built in armoire
- End table, scroll leg, square
- Wood chair with leather seat

Condition

- Overall good

Alterations

- New base shoe in room
- Section of base missing under sink
- Transom boarded over and hardware missing
- New bed, metal on rollers, painted
- Wall to wall carpeting, attached does not go all the way to east side
- Curtains and rod at window added
- Surface mounted rigid conduit feeding three-prong outlet
- Roller shade in window added
- Towel bar and vanity over sink added



CHARACTER-DEFINING SPACES CATALOG

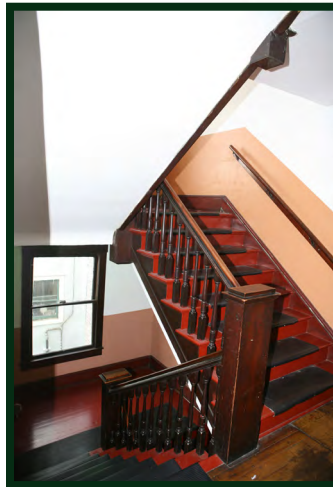
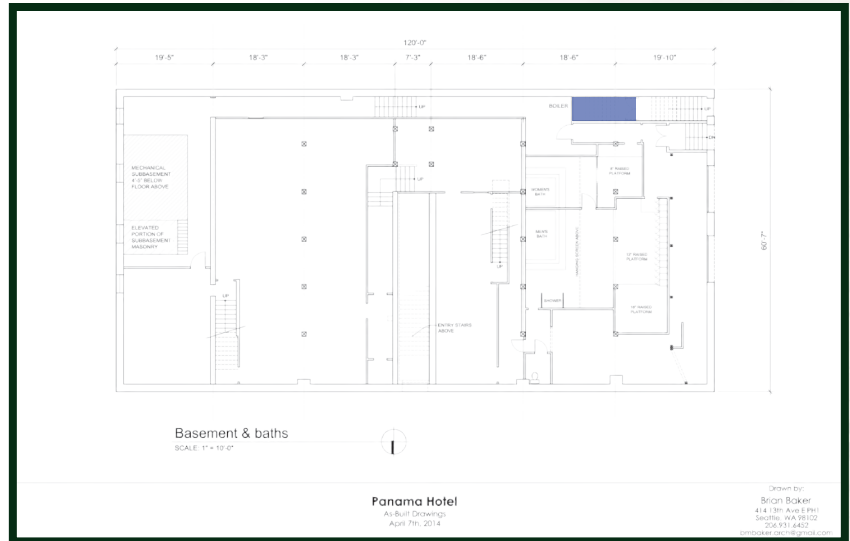
STAIRWELL, SOUTHWEST

Primary | Semi-public

Located at the southwest corner of the building. These stairs provide vertical access between the second, third, and fourth floors. They also connect to the southwest 302 1/2 Sixth Avenue South stairway leading to Sixth Avenue South.

Character-defining Features

- Tread with returns at edges, 11 1/2-inch edge of nose, 7 1/2-inch rise to top of tread, 1 1/4 inch thick tread
- Painted, Douglas fir
- Ogee molding under the nose (1 1/2-inch nose)
- Banister featuring 5 1/2-inch-square newel post and intermediate newel, 33 1/2 inch high railing, 3 1/2 inches between each baluster, two turned balusters per step
- Douglas fir railing with integral grip, Stained and clear-coated
- Cap piece on intermediate newel
- Drop newel (pyramid "hipped")
- Landing with 3 1/4-inch tongue and groove wood floor, matching wood flooring used throughout building
- Baseboard, typical per building, see Baseboard
- Handrail attached to chair molding, brass brackets (1 7/8 inch diameter) on outer walls of stairway, four brackets per rail
- Chair rail on descending flight continues, rail typical per building, see Chair rail
- Base cap inverted and continued under stair carriage
- Wood rail, on wall with bronze holders
- Wood banister
- Wood treads
- Intermediate landing between street level and half-floor mezzanine has a step down
- Railings on either side
- Railings, brass and wood
- Banister with turned balusters
- Plaster walls and ceiling
- Landings
- Tread and risers
- Interior vestibule doors
- Exterior doors
- Skylight at top (dome/bubble)



- Tile wainscot
- Base
- Lighting fixture (brass)
- Open stairwell

Condition

- Overall fair condition
- Separation of carriage from masonry wall along south side

Alterations

- Sprinklers
- Rubberized tread
- Painting
- Globe missing from light fixture
- Bulb replacement with green
- Exterior window/light well at intermediate landing

WATER CLOSET A

Secondary | Semi-private

A small rectangular volume. A window to the light well provides day lighting and ventilation.

Character-defining Features

- Walls and ceiling plaster
- Wainscot
- Tile floor
- Window and surround
- Sink (missing)
- Light switch

Condition

- Overall fair condition
- Several broken tiles and missing tiles behind toilet, new tiles at toilet on west side
- Former sink location patched along south wall

Alterations

- Original sink removed, stubs remain and wall patched
- New utility sink on two-by-fours and metal brackets added in the northeast corner, cast iron enamel with cat iron enamel back splash, brass with chrome plating dual taps, all new plumbing below sink; soap holder above sink
- Toilet new
- Toilet paper holder new
- Mirror new
- Rectangular wood table with turned legs, old table but not original to space
- Waste basket new
- Two copper lines, hot and cold, added within the room
- Fluorescent tube light fixture and surface mounted conduit
- Chair rail height offset at east wall, scoring missing on plaster patched along the north and east half of the south wall, plus some of west wall
- Toilet paper holder attached on west wall to scored plaster
- Faux base painted along bottom of plaster wainscot
- Sheet rock along east and north wall replacing plaster wainscot sections



THIRD THROUGH FIFTH FLOORS

OVERVIEW

The third through fifth floors maintain a consistent configuration. The second floor has several slight differences due to the reception and administration functions of the hotel. The fourth and fifth floors are identical.

These floors contain the building's hotel rooms. A double-loaded central corridor services each floor. The corridor connects to the main 605 1/2 South Main Street stairway, fire escapes at the east and west ends, and the stairway in the building's southwest corner providing vertical circulation between the floors. The light wells provide day lighting to interior spaces.

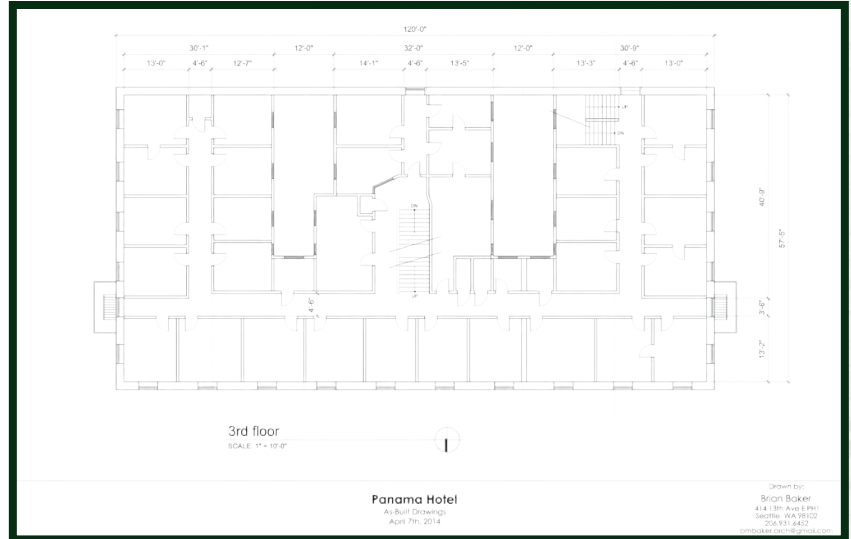
Each floor structure consists of wood joists running east to west between the supporting internal brick masonry end and interior load-bearing walls. Douglas fir finish flooring overlays a Douglas fir sub floor.

Distinct second floor features:

- Reception, office, and hotel manager quarters at the top of the main stairway
- Electrical spaces off the corridor (rooms 323 and 324)

Key spaces:

- Bathroom 333
- Bathroom 421
- Bathroom 429
- Bathroom 523
- Corridors
- Hotel Rooms
- Manager Quarters
- Office
- Reception Room
- Service Spaces



CHARACTER-DEFINING SPACES CATALOG

BATHROOM 421

Secondary | Semi-private

Rectangular volume. A window in the south wall, opening on to the light well provides day lighting and ventilation.

Character-defining Features

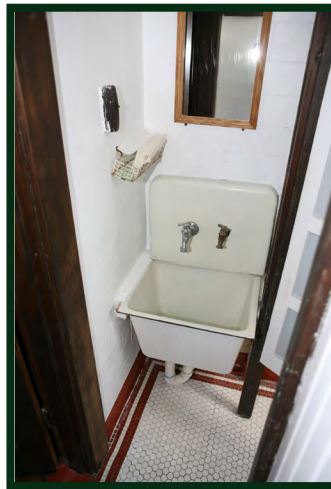
- Tile
- Tall wainscot
- Bead board stall partitions with 4 horizontal panels
- Stall doors (two hinges), Douglas fir
- Stalls are 76 1/4 inches high
- Utility sink (same as second floor, hook up and style)

Condition

- Moderate integrity

Alterations:

- New toilets
- Partitions added (but likely within period of significance)
- Stall doors painted
- Tiles have been replaced around new toilets
- Light fixture changed out



BATHROOM 429

Secondary | Semi-private

Rectangular volume. Day lighting and ventilation provided from a window opening onto the east light well.

Character-defining Features

- Tile floor
- Tall wainscot
- Plaster walls and ceiling
- Window, type B
- Door, type B1
- Cast iron, claw foot tub
- Corner sink
- Original light switch

Condition

- **Moderate integrity**
- Painting of all wood work
- Missing tile around new toilet
- Damaged plaster around new toilet

Alterations:

- New light fixture
- New toilet
- Added mirror, toilet paper holder, towel rod, and coat hook



CHARACTER-DEFINING SPACES CATALOG

BATHROOM 523

Minimal | Semi-private

Rectangular volume with a window opening onto the light well providing day lighting.

Character-Defining Features

- Door, type B1 with added facing on interior (bathroom interior side) of door

Condition

- Overall fair condition

Alterations

- This space was completely remodeled, adding Formica wall and tile (all non-original)



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CHARACTER-DEFINING SPACES CATALOG

CORRIDORS

Primary | Public (at center leg)

Primary | Semi-private (at rest)

Each of the three floors features a double loaded corridor with fire escapes at either end. The fourth and fifth floor corridors feature a center leg that ends at a window on the south wall opening to the light well of the Northern Pacific Hotel. The corridors connect with the central main stair and the west leg connects with the southwest stair. The east leg terminates at a dead end.

Character-defining Features

- Plaster walls and ceiling
- Chair rail
- Base
- Floor, wood
- Check in counter, see office
- Floor coverings, runner
- One radiators
- Open stair wells
- Fire alarm
- Light switches
- Fuse box
- Fire door
- Runners
- Skylight over main stairs

Condition

On the third floor

- Missing all but one radiator
- Some damage at outer plaster corners
- General wear and deteriorate at baseboard corners

On the fourth floor

- Some patches to ceiling at west leg junction with main corridor
- Extensive paint deteriorated at ceilings
- Cracking in plaster at wainscot at west dead end
- At center leg connect to exterior wall, one-inch settlement old event
- At east leg damage to wall, ceiling at mid length



- Plaster patch build up around electrical switches along walls
- Patching in ceiling at east end



On the fifth floor

- Ceiling and upper wall patches at south end of west leg
- Ceiling patch midway through west leg on east side
- Extensive racking of doors along corridor, often one inch or more
- At center leg window, extensive water infiltration at window header, plant growth at brick on exterior
- Multiple paint layers, flaking, repainted
- Ceiling patch at east leg at junction with main corridor replaced large area with sheetrock

CHARACTER-DEFINING SPACES CATALOG

- Ceiling patch at south end of east leg large section
- South end of west leg, all sheetrock over original materials

Alterations

On the third floor

- Patches to plaster sheet rock at west leg
- Sprinklers run through ceiling
- Data run along north side above door headers, bundled cables
- Armored conduit added along upper south wall

On the fourth floor

- Added floor covering at southwest stair, extensive deterioration, should be removed
- Runners down middle of corridor
- Window in filled at southwest corner and modifications to stool, at NP hotel wall
- Wall mounted fire extinguisher
- Emergency lighting, wall mounted

On the fifth floor

- New runners

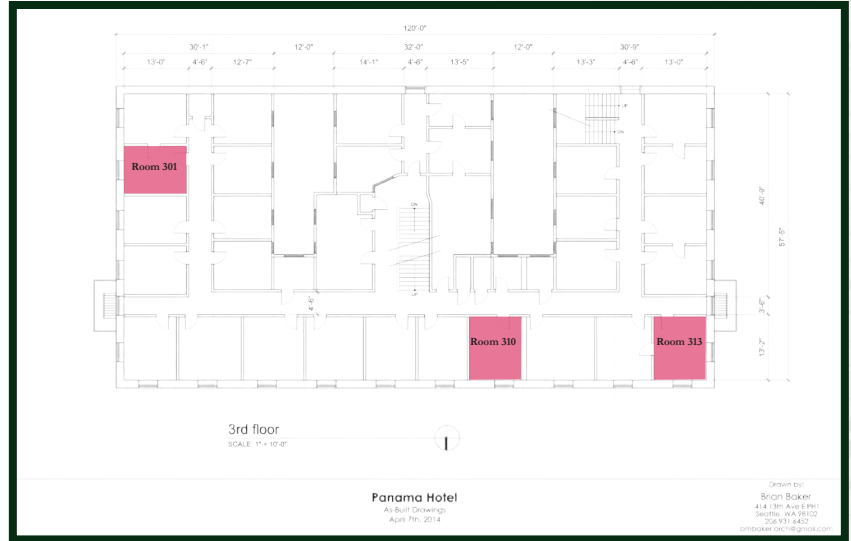


CHARACTER-DEFINING SPACES CATALOG

HOTEL ROOMS

Hotel rooms serve an essential role in the operation and character of the building. The survey process worked around the hotel operations. The following data on rooms surveyed provides a representational sampling of room configurations, character-defining features, condition, and alterations.

Refer to the floor plan at right for the location of each of the following hotel rooms within the floor.



ROOM 313

Primary | Private

Located in the northwest corner of the third floor. Two windows provide day lighting and ventilation. A door in the east wall connects to the adjacent room.

Character-defining Features

- Wood floor
- Base, picture rail
- Plaster walls and ceiling
- Corner sink
- Radiator
- Windows, two type A
- Doors, 2 one type B and one type B1
- Double, extra wide armoire

Condition

- Moderate integrity

Alterations:

- Added luggage rack, mirrors, art
- Smoke detector
- Furnishings that are potentially significant:
 - Metal bed
 - Dresser with vanity
 - Two wood tables (one rectangular-topped pedestal, one small round pedestal)
 - Wood chair with leather seat



ROOM 310

Primary | Private

Same configuration as 313 but no adjoining room.

Character-defining Features

- Same as Room 313
- Coved ceiling at northern brick masonry wall

Condition

- Overall good condition
- Heavy plaster cracking at northern wall

Alterations

- Added luggage rack, mirrors, art
- Smoke detector
- Furnishings that are potentially significant:
 - Metal bed
 - Dresser with vanity

CHARACTER-DEFINING SPACES CATALOG

- Two wood tables
- Wood chair with leather seat

ROOM 301

Secondary | Private

Rectangular hotel room. An exterior window provides ventilation and day lighting. A transom over the doorway to the corridor transmits day lighting to the corridor and facilitates cross ventilation.

Character-defining Features

- Walls and ceiling, plaster
- Window and casings
- Door to corridor, type B
- Door to connecting room, type B1
- Corner sink
- Baseboard
- Picture rail
- One radiator
- Call button
- Vanity with swivel mirror
- Armoire, free standing
- Metal bed, rubbed oil type on rollers
- Artwork
- Side table
- Chair, wood
- Wood threshold
- Light switch

Condition

- Moderate integrity
- Split casing at corridor and at strike plate at door
- Picture rail offset at northeast corner
- Cracking in plaster along south wall and east side
- Split panel in corridor door, multiple previous fasteners and holes
- Door knobs loose

Alterations

- Over paint at baseboard
- Section of base and wall patched below sink on north wall
- Transom boarded over
- Added mirror

- Towel bar, vanity over sink with waste basket below
- Luggage stand added
- Wall to wall carpet
- Surface conduit for electrical
- Curtains new



CHARACTER-DEFINING SPACES CATALOG

ROOM 428

Secondary | Private

Rectangular hotel room. The east light well provides day lighting and ventilation. A door in the south wall connects to the adjacent hotel room.

Character-Defining Features

- Wood floor
- Plaster walls and ceiling
- Wood base and picture rail
- Window, type C
- Two doors, type B and B1
- Corner sink
- Radiator
- Single armoire
- Coved ceiling at east wall

Condition

- Overall good condition

Alterations:

- New light fixture
- Furnishings that are potentially significant:
 - Metal bed
 - Vanity
 - Scroll leg, square-top table
 - Wood chair

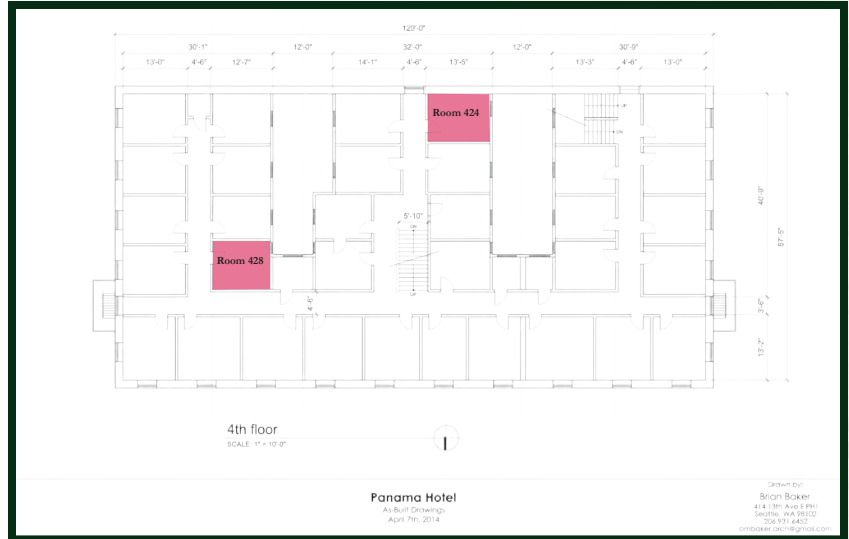
ROOM 424

Secondary | Private

Rectangular hotel room. The west light well provides day lighting and ventilation.

Character-defining Features

- Wood floor, painted
- Plaster walls and ceiling
- Door type B
- Window type A, variation of this type with stool measuring 2 1/2 inches deep
- Base, picture rail
- Sink (wall mounted, not corner)
- Radiator



- Towel bar might be original
- Chimney chase
- Coved ceiling at west wall
- Wood armoire, painted, single door

Condition

- Overall good condition

Alterations

- Missing wood stove (at chimney chase)
- Floor settlement (separating from south exterior masonry wall by at least an inch)
- Furnishings that are potentially significant:
 - Metal bed
 - Wood vanity
 - Square top, scroll leg table
 - Non-historic footstool
 - Medicine cabinet



MANAGER QUARTERS

Secondary | Private

A series of three rooms open off the central leg of the third floor corridor. A doorway just off the main stairway closes these off from hotel guest access, and the rooms are currently used for hotel related storage. The back southwest room contains the kitchen space. How the other two rooms operated in conjunction with the kitchen and if functions extended into room 325 is not currently known.

Character-defining Features

- Plaster ceilings and walls
- Picture mold
- Baseboard
- Corner basin
- Window and surround
- Door and transom and surround, type A
- Connecting door and surround, type A1
- Radiators
- Wood floor
- Light fixture in room 327
- Light switches
- Furnishings

Condition

- Overall fair condition

Alterations

- Cabinets and tile counters appear to have been upgraded previously, close inspection was not possible during the survey work
- Vinyl flooring added in the kitchen
- Carpeting added in room 326
- New lighting fixtures in rooms 329 and 326



CHARACTER-DEFINING SPACES CATALOG

OFFICE

Primary | Private

Located southeast of the main stairway. This space serves as the front desk for hotel operations. A windows opening to the east light well provides day lighting and ventilation. The angled northeast wall contains a window and counter for interacting with guests.

Character-defining Features

- Wood floor
- Baseboard, picture rail
- Plaster walls and ceiling
- Window
- Door—Type E
- Pass through to reception room (later addition), two wood sash pass through, one slides with brass two finger pull; 10 1/2-inch stool, 1 1/2-inch apron, 3 1/2-inch casings, 5 1/2-inch header; previous hinge location on jamb
- Front counter and service window
- Built in hotel related furnishings

Condition:

- Overall good condition
- Plaster cracking at ceiling and walls

Alterations:

- Fire sprinkler
- Light fixtures all replaced
- General furnishings and paintings added



RECEPTION ROOM

Primary | Semi-public

Located centrally within the third floor. The space is directly east of the main stairway. Windows opening to the east light well provide day lighting and ventilation. The room was created from two former hotel rooms. The space serves as a meeting area for hotel guests and informal work area for hotel staff. Windows to the east light well provide day lighting and ventilation.

Character-defining Features

- Wood floor
- Leather floor
- Baseboard, picture rail
- Plaster walls and ceiling
- Cove on east wall
- Windows (one is type A with narrow stool, one is type C)
- Two doors, type E
- Pass-through (later addition)
- Pass-through (Two wood sash pass throughs, one slides with brass two finger pull; 10 1/2-inch stool, 1 1/2-inch apron, 3 1/2-inch casings, 5 1/2-inch header; previous hinge location on jamb)
- Merging two spaces (later addition)
- Drinking fountain
- Two radiators

Condition:

- Overall good condition
- Wear and divots in leather floor at furniture locations
- Plaster cracking at ceiling and walls

Alterations:

- Fire sprinkler, ceiling, center of room, comes in from corridor
- Partition wall removed (happened before leather floor put in)
- Light fixtures all replaced (original consisted of a single center ceiling fixture)
- Paper overlay on transoms (patterned tissue or wax paper), mostly missing in north transom
- Telephone booth bump out into room (after leather floor)
- Sheetrock walls but with typical base
- General furnishings and paintings added



CHARACTER-DEFINING SPACES CATALOG

SERVICE SPACES

Minimal | Private

Each floor contains a similar set of service spaces. These were not possible to inspect as part of survey work

- Spaces at the end of the east leg of the corridor on each floor
- Spaces at the end of the west leg of the corridor on the fifth floor
- Electrical closets on the third floor off the main corridor



ATTIC

Minimal | Private

The attic was not possible to inspect as part of field work.

CHARACTER-DEFINING SPACES CATALOG

COMMUNICATION AND DATA SYSTEM

Secondary

These are all added features to the building, one of which is historically significant.

Character-defining Features

- Front desk call button, mounted to door casing in each hotel room, later addition, post office use

Condition

- Overall fair condition

Alterations

- Added surface mounted phone lines



ELECTRICAL SYSTEM

Primary

The electrical system is a later addition to the building. The knob-and-tube and many of the switches are historically significant. Hori installed these to eliminate the need for natural gas within the building attributed to his boyhood experience of having to check rooms for gas leaks and dead patrons.

Character-defining Features

- Knob-and-twist type switches, lights mounted throughout most of the building

Condition

- Overall in poor condition
- Replacement parts are becoming increasingly difficult to obtain

Alterations

- Electrical box, fuse box for rooms, Douglas fir casings, stained mitered joints, 2 7/8-inch face, plywood door with exterior hinges



FIRE SUPPRESSION AND ALARM SYSTEM

Primary

The fire suppression system is a later addition to the building. The fire alarm system is also a later addition; however some parts are historically significant.

Character-defining Features

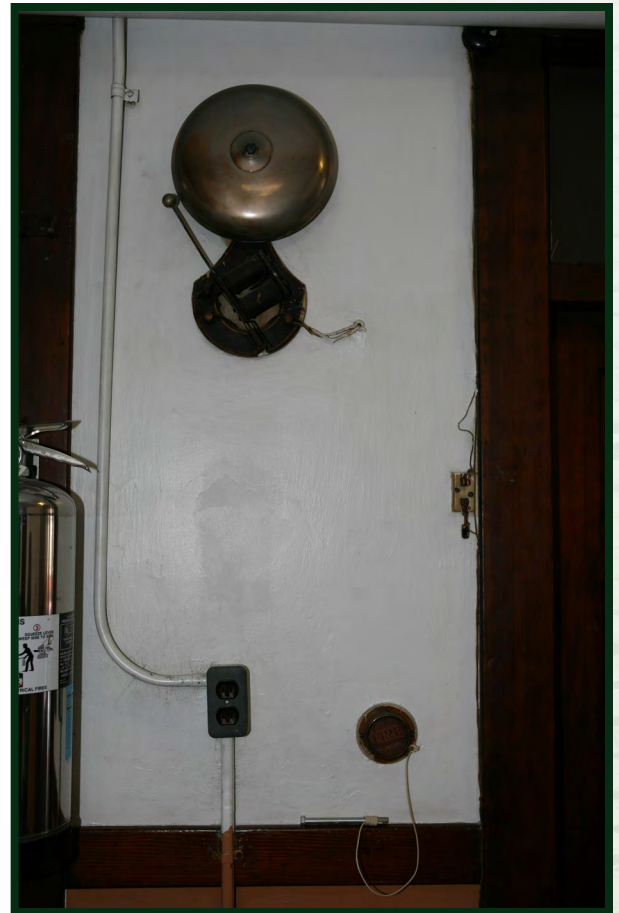
- Brass 10-inch diameter bell, connected to round “Break in Case of Fire” glass, wall mounted, located on each corridor on each floor at central location

Condition

- Overall good condition with the fire sprinklers and exterior fire escapes having passed their last inspection

Alterations

- Added sprinklers throughout the building



LIGHT WELLS

LIGHT WELL, EAST

Minimal | Private

Rectangular in footprint, with the exception of the wall stepping into the space at the northwest corner to accommodate hotel rooms that were bumped out due to the main stairwell width. This vertical shaft provides day lighting and ventilation for hotel rooms and bathrooms located along its perimeter. The light well extends up from the third floor.

Character-defining Features

- Windows
- Brick
- Volume
- Window openings

Condition

- Overall fair condition
- Standing water

Alterations

- Enclosure of the well's south wall due to construction of the Northern Pacific Hotel
- Cladding of the light well walls with sheet metal, screwed to a wood framework mounted to the brick
- Rolled asphalt composition roofing installed
- Multiple plumbing and vents into space



CHARACTER-DEFINING SPACES CATALOG

LIGHT WELL, WEST

Minimal | Private

Rectangular in footprint, this vertical shaft provides day lighting and ventilation for hotel rooms and bathrooms located along its perimeter. The light well extends up from the second floor. Roof drain in southeast corner

Character-defining Features

- Windows
- Brick
- Volume
- Window openings

Condition

- Standing water in places on roof
- No slope to roof drain

Alterations

- Rolled asphalt composition roofing installed
- Metal sheeting, installed over wood furring over brick on walls
- Multiple plumbing and vents into space
- Enclosure of the well's south wall due to construction of the Northern Pacific Hotel



PLUMBING SYSTEM

Minimal

The plumbing system provides steam to the radiators, hot and cold water to sinks and showers, cold water to toilets and spigots, and the sanitary lines for returning water from each of the above areas and the floor drains in the basement. A variety of connection systems, including straps and rigid connections support lines spanning basement rooms. Lines have not been deeply let into floor joists. Plumbing lines at upper floors run within finished walls. Roof drains are addressed under Roof.

Character-defining Features

- Spigots at bathhouse
- Sinks
- Original toilets

Condition

- Overall poor condition with potential asbestos wrap on some of the basement steam lines. No abatement has been done on the pipe insulation.
- The original fixtures that remain are the key elements for retention for interpretation
- The lines feeding these fixtures and new fixtures are in need of upgrades, particularly to the hotel spaces

Alterations

- Changes for commercial spaces, replacing former systems with ABS systems at the localized work areas. Typically these new ABS systems would connect in with the main cast iron lines.
- Wall to sink connection changes in all of the hotel rooms
- Toilet upgrades in the hotel common bathroom spaces



ROOF

Minimal | Private

A low parapet wraps the outer perimeter of the entire roof and the light wells. Contemporary roofing clads the roof. Access locations are in the southwest and central portions.

Character-defining Features

- Parapet

Condition

- Overall good condition

Alterations

- Reroofed in the 1980s
- Skylights installed above each of the main stairways in the 1990s

STREETSCAPE

Minimal | Public

Street frontage extends along the north (South Main Street) and west (Sixth Avenue South) sides.

Alley frontage along the west side.

Character-defining Features

- Concrete sidewalk and curb, from building face to street
- Brick paving in the 16-foot wide Nihomachi alley

Condition

- Overall fair condition

Alterations

- Streetlight, red base, decorative “acorn” type fixture, one at northeast and one at northwest corners
- Alley, asphalt overlays on brick paving
- Alley, concrete replacement section approx. three feet wide along full length of building facade
- Sidewalk, half round planter areas with two courses of hard, orange paving brick with half-inch mortar joints around edge
- Iron grate around tree opening, cast by Olympic Foundry Company
- Brick pavers around base of light standards, same brick type as planting areas
- Multiple small grates in sidewalk
- Trees, two planted along north side of building, angle out over street
- Plants added along the north side of the building include a Wisteria vine growing on the eastern most of the street trees, and small annuals at base of trees



CHARACTER-DEFINING FEATURES CATALOG

The purpose of the following catalog of character-defining features is to provide supporting detail for the catalog of character-defining spaces. This information facilitates compliance with the goal of the Secretary of the Interior's Standards for the Treatment of Historic Properties, which is to preserve the building's distinguishing visual and physical character.

The approach employed by Artifacts Consulting, Inc., in developing this catalog follows guidelines established in the National Park Service Preservation Brief 17, "Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character." This catalog facilitates quick reference during rehabilitation projects in order to identify which features remain intact and are important to maintaining the character of the building and spaces, and which have been altered and as such are more adaptable.

Features follow in alphabetical order and address:

- 1) Configuration
- 2) Character-defining features
- 3) Condition
- 4) Alterations

All information is based on fieldwork conducted between August and November of 2013 and available archival records. The significance level is stated at the top of each feature's profile. Public visibility is provided only for the facades. Public visibility levels for the other features varies according to the facade they are on or the room in which they occur.

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CHARACTER-DEFINING FEATURES CATALOG

NORTH FACADE

Primary | Public

Serving as a public, primary facade facing South Main Street, this front features a narrow central bay, opening to the main hotel entrance. Prior to construction of Interstate 5 in the early 1960s, South Main Street was a thoroughfare between Pioneer Square and the neighborhoods to the east, bringing commercial and consumer traffic past the storefronts along South Main Street. Once Interstate 5 was built, it stopped the flow of traffic at Seventh Avenue and reduced traffic along South Main Street.

The central entrance services the building providing access to the upper floor hotel and professional spaces. Three storefronts line each side. An entrance between the eastern-most two storefronts leads to the basement storage spaces.

Street grade slopes upward from west to east. Grade angles across below the storefronts as a continuous line. Individual storefronts adjust their entrances and transom heights to accommodate the change.

Character-defining Features

- Windows (35 total) penetrate the upper stories
- Six storefronts and their transoms
- Veneer and buff brick at bands, windows, quoins
- Signage that has a historical role
- Basement doorway
- Massing and bay divisions
- Parapet

Condition

- Overall fair condition
- Refer to the condition statements for the above character-defining features for detailed information



Alterations

- Electrical drop for the building located on the north facade, near the central stairway
- East three bays rebuilt in 1962, included installation of new brick work, lintels, and windows
- Marblecrete and storefront remodel along commercial spaces by 1964
- Replaced belt course and cornice with Marblecrete by 1964
- Balcony above the main hotel entrance removed as part of storefront remodel
- Removal of original hotel and tenant signage

EAST FACADE

Secondary | Semi-Public

Serving as a secondary, semi-public facade overlooking the alley. Red structural brick comprises the finish wall surface. The brick directly abuts the north brick wall of the Northern Pacific Hotel. The east fire escape provides egress on this facade from the main corridor on each of the upper floors.

Character-defining Features

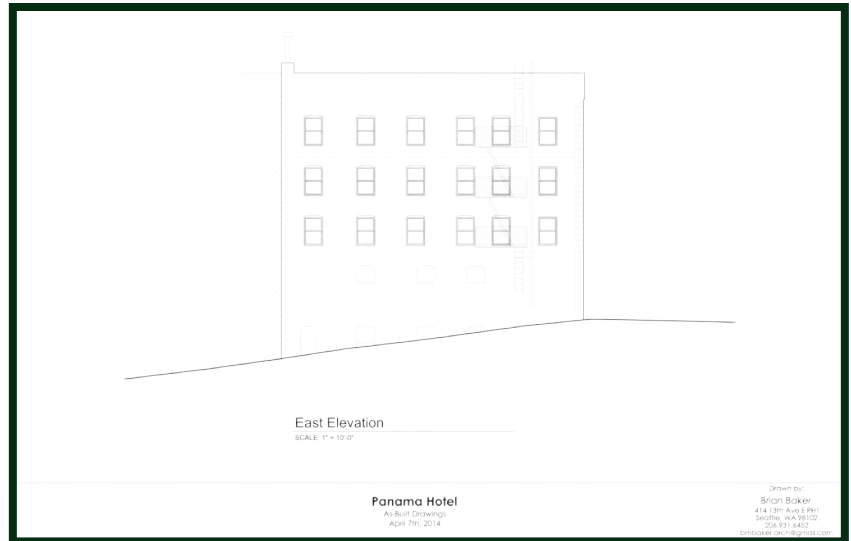
- Windows (23 total) at the upper stories and basements
- Basement doorway at southeast corner
- Fire escape
- Red brick unreinforced masonry walls
- Massing
- Parapet

Condition

- Overall fair condition
- Refer to the condition statements for the above character-defining features for detailed information

Alterations

- Grade level of the alley raised, with concrete poured across lower portions of the basement door and windows, and covering nearly all of the northernmost window
- Board formed concrete infill at basement window openings
- Multiple conduit attachments surface mounted to facade along basement and first story levels
- Corner rebuilt with new brick, all window headers switched to flat brick with steel lintel at outer bay, new brick coursed into existing brick
- Returns at upper belt course not done, bonding holes in brick visible
- Capped off pipes come out of center basement window opening



CHARACTER-DEFINING FEATURES CATALOG

WEST FACADE

Primary | Public

This public, primary facade fronts Sixth Avenue South. A second hotel entrance at the south end of this facade leads to the second floor. The double slope of the site (sloping down from east to west and down from north to south) precluded the use of storefronts here. A portion of the northwest corner storefront wraps around a single bay. The steepness of Sixth Avenue South allowed for access to a basement commercial space at the south end of the facade. The central portion of the facade served as a large signage board at street level.

Character-defining Features

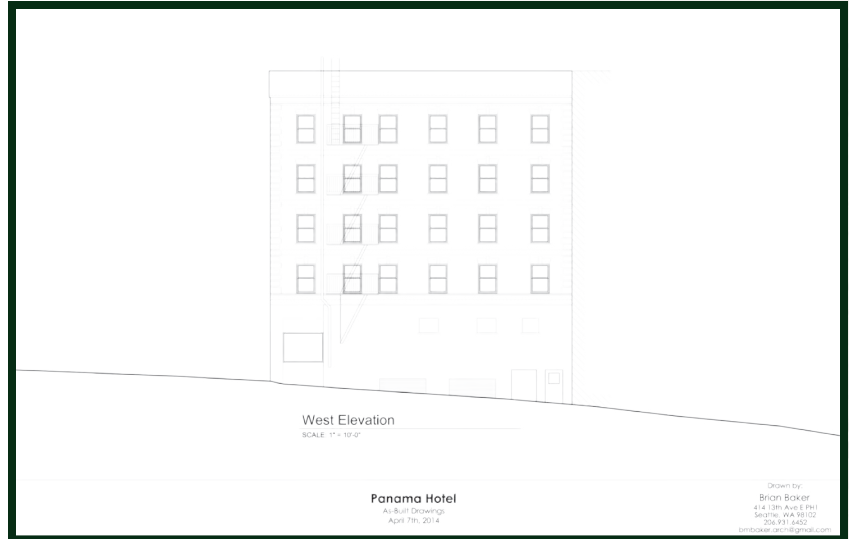
- Windows (29 total) at each level
- Fire escape
- Basement bathhouse entrance
- Southwest entrance to the stairway leading up to the second floor
- Storefront and transom
- Veneer and buff brick at bands, windows, quoins
- Signage historical role
- Massing and bay divisions
- Parapet

Condition

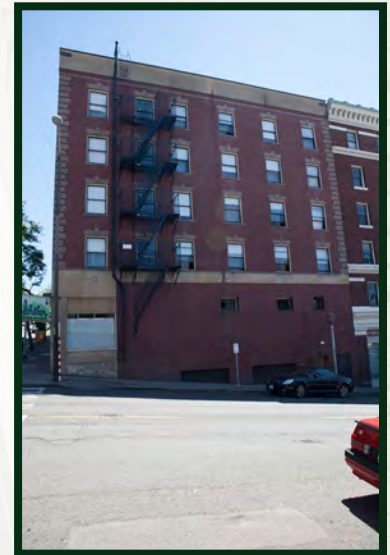
- Overall fair condition
- Refer to the condition statements for the above character-defining features for detailed information
- Some windows are inoperable
- Caulking between upper brick mold and lintels painted over
- Significant weathering on bottom rails

Alterations

- Sprinkler standpipe installed as part of sprinkler system upgrade, galvanized iron, painted black to match the fire escape, bolted to facade, just north of fire escape with 3-connect at grade; grout and epoxy fill at anchor locations
- Added lights attached along top of parapet, string type
- Some upper sashes have been nailed shut
- Over paint on putty
- Holes through brick mold and window frames
- Glazing missing in several windows at the first story level



- Added mechanical venting [in northernmost window] with sheet metal filling opening
- Replacement moldings around window (profile not compatible with brick mold)
- Added mechanical [in southernmost window]
- Damaged brick mold at some windows
- 2 larger openings (between storefront section and entrance to bathhouse), openings, covered with wood-drop siding



- Storefront Marblecrete alterations, see North Facade
- Belt course and cornice Marblecrete alterations, see North Facade
- Signage removal along this facade
- Above Bathhouse entrance, surface-mounted electrical conduit servicing the contemporary fixture

SOUTH FACADE

Minimal | Private

This private, minimal facade abuts the north wall of the Northern Pacific Hotel (built 1914). It was built anticipating that an adjacent building would be erected to directly abut this facade. The use of light wells mitigated this direct contact between the two buildings, while providing day lighting and ventilation for the inner spaces of the Panama Hotel. The window openings were not in filled when the NP hotel was built.

Character-defining Features:

- Red and salmon brick
- Windows (seven total) each featuring the brick wall of the Northern Pacific Hotel
- Parapet along the roof perimeter

Condition:

- Good condition overall
- Refer to the condition statements for the above character-defining features for detailed information

Alterations:

- Construction of the Northern Pacific Hotel abutting this facade
- Removal of sash on south facade windows
- Enclosure off of the south ends of the east and west light wells due to construction of the Northern Pacific Hotel

CHARACTER-DEFINING FEATURES CATALOG

ARMOIRE, REFRIGERATOR

Primary

Built by Takashi Hori following World War II, armoires addressed the need for space to hang clothing, as rooms did not previously have closets. Hori built them from salvaged refrigerator packing crates.

Some original packing crate lettering is visible. Two types exist: wall mounted and free standing. Each features identical construction materials and methods. The units served apartment dwellers and now serve hotel guests.

Character-defining Features

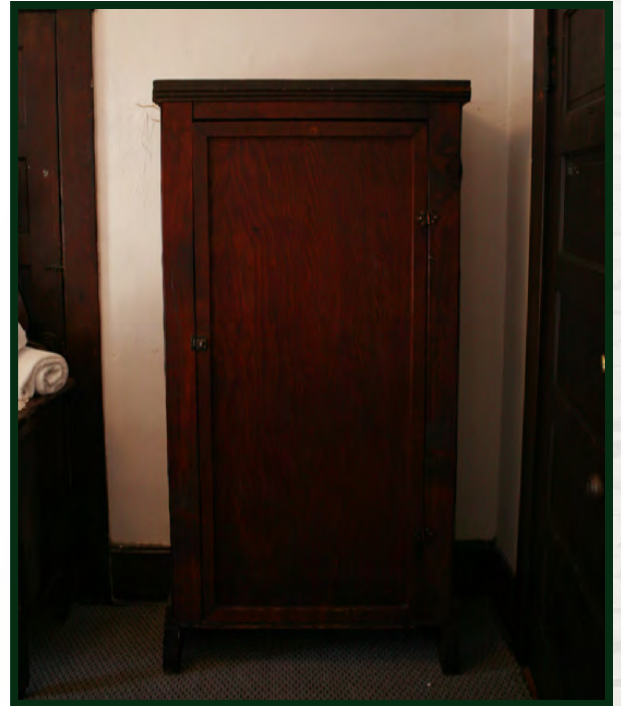
- Wall mounted: 49-3/4 x 12-1/2 (wall to front face) x 71-1/2 inches (length x width x height)
- Free standing: 33-3/8 x 13-7/8 x 69-5/8 inches
- No back, just bottom, top and sides on both types
- Plywood panel door, painted, over 2 x 4 framing
- Rods hung from "J" hooks, perpendicular to wall, nails bent around wood rods to hold in place

Condition

- Overall good condition
- There are some loose elements, especially rods; however this is in keeping with the quality of their original construction and part of their character
- They experience generally light use as part of hotel operations

Alterations

- New hangers in some of the units
- Some appear to have been repainted and newspaper added by previous users to line the bottoms



BASIN, CORNER

Primary

Located within some rooms, these were an alternative, more private option to the common bathroom facilities for hand/face washing. Original to the rooms.

Character-defining Features

- Corner to edge 18 inches, diagonal depth 21 1/4 inches
- Cast iron basin with white enamel coating
- Soap dish, shell shaped brass with chrome finish and rounded edges
- Separate taps for hot and cold water, 4 1/4-inch spacing between taps
- Brass plug and stopper pull

Condition

- Overall fair condition.
- Missing stopper at some sinks
- Several taps replaced, compatible types
- Plumbing below sink in poor condition in some locations

Alterations

- Plumbing below all sinks previously replaced and upgraded



CHARACTER-DEFINING FEATURES CATALOG

BRICK

Primary

Several different brick types exist within the building. Their type and associated characteristics correspond with performance requirements. The denser, more expensive red veneer brick was used for finish cladding. Softer, less expensive salmon brick comprises the main structural brick behind the veneer brick. Buff brick highlights the building's outer corners.

Character-defining Features

- Red veneer brick. Of primary significance. Retaining a high level of integrity.
 - Hard fired, does not have a vitreous face, terra cotta character, similar to sand struck, some light flecks in material, sharp crisp arises
 - Exterior on front north and west facades
 - Tight one quarter-inch joints, tooled with beaded joint, dark mortar
 - Flat jack arch headers at each window with raised key stone; jack arch at lower level west doorways
 - Rowlock course below each window for sill
 - Flat lintels with steel lintel at lower level window openings with rowlock sill
 - At the second floor, window 5 appears an after-thought, with key bricks half the size of other key bricks; king and queen closures at sides with irregular brick spacing; window opening out of alignment with window openings above
 - Parapet cladding
 - Salmon brick. Of minimal significance. Retaining a high level of integrity.
 - 8-1/2 x 2-1/2-inch with half-inch joints, bond course every sixth course
 - Used as structural, load-bearing brick within unreinforced masonry walls
 - Buff Brick. Of primary significance. Retaining a high level of integrity.
 - Hard vitreous surface, used for quoins and bands
 - Quoins at outer building corners, project from wall plane; four courses high with the bottom quoin being five courses high; a one-course spacing between quoins; also at parapet
 - Rowlock bands at west facade, one course, below bottom quoin and one course above top quoin; at north facade these bands continue from the west facade through five bays to entrance and steps up to grade change; continues
- above elevated portion as regular headers (not rowlock) and headers for sill below windows 5, 6, and 7 (windows from W to E 5,4,3,2,1) then split row locks below 8, 9, 10
 - Stacked course of buff brick between windows and band along north facade
 - Band spacing on north facade relative to quoins, different from west facade
 - Red brick. Of secondary significance. Retaining a high level of integrity.
 - Used along alley facade, harder than interior salmon brick
 - Used as rowlock sills at windows with parge coat at top
 - Extruded, more vitreous quality than front facade
 - Rowlock at every sixth course for bonding
 - Elliptical arches over window openings, no flat steel lintels visible
 - Upper story windows feature two course arches, lower story windows all feature three course arches; wood fill between window frame and masonry header





- Brick abuts Northern Pacific hotel brick
- Rowlock projecting sills; at basement level these sills have parging over the brick

Condition

- Some paint over spray at fire escapes and stand pipe
- Previous non-compatible repointing that used hard mortar and often overlapped on to the face of the brick
- Many added iron nails along west facade at former sign locations
- Brick cracked at southwest doorway entry beneath steel lintel
- Abrasion of brick on west side due to power washing to remove graffiti
- Parge coat failed at red brick window sills at basement level along alley
- Bird droppings accumulated at first story, north window
- Staining of brick at fire escape from corrosion of iron fire escape anchors prior to their repainting
- Irregularity to wall plane when looking up, on both north and west facades
- Soiling of brick below window sills, run off from sills, needs light cleaning
- Multiple areas of missing mortar and brick at wash needs selective repointing, existing mortar is general in good condition, does not need removal, would be difficult to remove given thinness of joints

Alterations

- Signage attachments of various types. Wood plugs on west facade, nails along north portion of west facade
- Previous selective repointing at brick work on north facade
- East end of north facade rebuilt in 1964 after heavy equipment crashed into the building corner; bays 10, 9 and 8, all brick work rebuilt, new buff brick at top band, quoins, and bottom band, good match, there are three with split row-



lock sills which may be reason new brick has central holes and could not run as original

- Added lights attached along the top of the parapet, string type
- Repointed full facade, wide joints, generally concave tooled, half-inch width

CHARACTER-DEFINING FEATURES CATALOG

COLUMNS & BEAMS

Columns stand on concrete footings. Beam ends at the outer walls bear on 12 x 30-inch concrete pilasters.

Character-Defining Features:

- 11 x 11-inch columns, painted white, with brown lower portions
- Wood beams spanning columns, painted white
- Iron capitals at columns supporting beams

Condition:

- Overall good condition

Alterations:

- None



DOOR, TYPE A

Primary

Located at the second floor former professional offices and management spaces at the third floor. This type consists of a single lite over three recessed wood panels with a hopper transom above the door. A transom bar separates the door and transom. The original door glass type is unknown at this time. Refer to “Trim, Doorways” on page 137 for associated surround.

Charactering-defining Features

- Single leaf door, Douglas fir, semi-gloss finish
- Door width 35 3/4 inches, thickness 1 3/8 inches
- Single light over three panels (1 horizontal panel over 2 vertical panels)
- Brass mail slot: Type 1—“MAIL” imprinted on it; Type 2—blank
- Brass round door knob on a rectangular escutcheon plate
- Brass lock set
- Transom, hopper operation with lever operating mechanism mounted within room on door casings
- Butt hinges at door and transom
- Lites on different doors feature multiple texture types of glass: Pebbled, softer pebbled with waves, metal security glass, waves with cross-hatch, and clear
- Douglas fir jambs, threshold, transom sash, and transom bar, stained, semi-gloss finish

Condition:

- Overall good condition
- Plumbing projects through some transoms
- Layers of paint on threshold
- Some damaged thresholds
- Nail and screw holes in some doors and jambs
- Damaged or missing molding pieces within door jamb

Alterations

- Wood plugs in one door
- One door has been cut down at the top portion
- Filled holes in jambs
- Added eye screw in one door jamb (Door 10)
- Refinished wood at most door locations
- Transoms boarded over
- Replaced glass



- Added peephole to all hotel room doors for occupant safety, to comply with City of Seattle building code
- New locksets
- Some glass painted over
- Added numbers on doors



CHARACTER-DEFINING FEATURES CATALOG

DOOR, TYPE B

Primary

Located at bathrooms on the upper floors. This type consists of five recessed wood panels with a hopper transom above. A transom bar separates the door and transom. Refer to "Trim, Doorways" on page 137 section for associated surround.

A subtype of this door does not have the transom above.

Character-defining Features

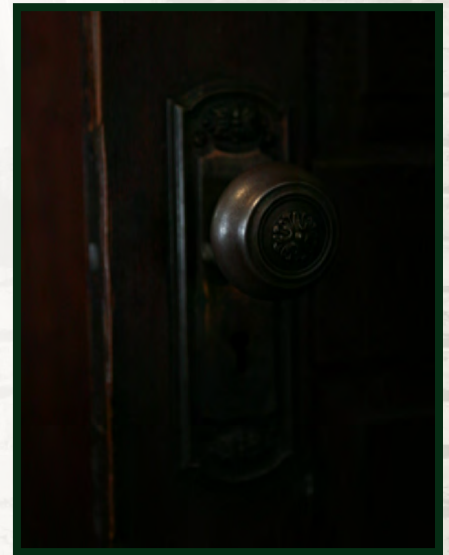
- Single leaf, Douglas fir, stained, semi-gloss finish
- Door 32 inches wide x 1 3/8 inches thick
- Five-panel wood door
- Transom, hopper operation with lever operating mechanism mounted within room on door casings
- Butt hinges at door, face-mounted hinges at transom
- Brass round door knob (with oil-rubbed bronze finish)
- Brass rectangular escutcheon plate
- Douglas fir jambs, transom sash, and threshold, stained, semi-gloss finish

Condition

- Overall good condition
- Loose door knobs at some locations
- Most doors have been refinished
- Filled holes in jambs
- Nail and screw holes jambs
- Added eye screw in one door jamb (Door 10)
- Damaged or missing molding pieces within door jamb

Alterations

- New lockset (with corresponding strike plate in jamb) added to some doors
- Added slide bolt lock to some doors
- Laundry room door on the second floor added
- Decorative bronze knob and escutcheon added to some doors
- Ceramic coated "TOILET" sign affixed to doors at bathrooms



DOOR, TYPE C

Secondary

Located in the basement at the main corridor on the second through fourth floors in the building's west portion. This type consists of a wood core clad with metal. Refer to "Trim, Doorways" on page 137 for associated frame, threshold, and surround information.

Two types:

- 1) Set within a pocket at each floor of the main east/west corridor and designed to close automatically in the event of a fire, these occur on the second through fourth floors
- 2) A side-hinged version that is always closed except when being opened to pass through the doorway. The latter type exists in the basement spaces at the east end mechanical space and north central space below the added stairway down from the first floor commercial space.

Character-defining Features

- Single-leaf, top-hung sliding door
- Wood core
- Door thickness 1 3/4 inches
- Sheet metal cladding (folded seams)
- Roller hardware for door
- Heat sensitive hold-open for the pocket doors

Condition

- Overall good condition

Alterations

- Added wood stop at top of pocket door path to prevent closure
- The fire door in room 6 was added as part of the south stairway addition down from the 605 South Main Street commercial space



DOOR, TYPE D

Primary

This type consists of a single lite over three recessed horizontal wood panels. Refer to “Trim, Doorways” on page 137 for associated frame, threshold, and surround information.

Character-defining Features

- Single leaf, Douglas fir, semi-gloss finish, three-panel wood door with single lite (three horizontal panels)
- Decorative brass knob and escutcheon
- Pebbled privacy glass in lite
- Douglas fir jambs and threshold, stained, semi-gloss finish

Condition

- Overall good condition

Alterations

- None

DOOR, TYPE E

Primary

Located at the third floor hotel reception and offices, as well as a narrower version at the telephone room. This type is comprised of a single lite over two recessed horizontal wood panels with a transom above. A transom bar separates the door and transom. Refer to “Trim, Doorways” on page 137 section for associated frame, threshold, and surround information.

Character-defining Features

- Single-leaf, Douglas fir, semi-gloss finish door with one tall lite over two horizontal wood panels
- Transom, hopper operation with brass lever operating mechanism mounted within room on door casings
- Decorative brass door knob and escutcheon
- Brass mail slot (one says “LETTERS,” other are blank, unknown at this time which is original)
- Douglas fir jambs, threshold, transom sash and transom bar, stained, semi-gloss finish

Condition

- Overall good condition
- Damaged or missing molding pieces within door jamb

Alterations

- Filled holes in jambs
- Nail and screw holes in jambs
- Clear, pebbled privacy glass in lite
- New lockset at some doors
- New peephole at hotel rooms doors
- New numbers above doors



CHARACTER-DEFINING FEATURES CATALOG

DOOR, TYPE F

Primary

Exterior door providing access between the sidewalk along Sixth Avenue South and the interior stairway leading up to the second floor.

Character-defining Features

- Single leaf, Douglas fir, stained, semi-gloss finish
- Brass closer and push bar
- Exterior brick jambs
- Interior wood casings and surround typical (see Trim section for more detail)
- Steel lintel, typical, see Steel, Lintels
- Door stops are wood lagged to the brick walls

Condition

- Overall poor condition

Alterations

- New plywood covering door for security purposes attached to inner and outer door face
- Light fixture above door has been removed
- This door is no longer used due to security concerns for guests at having a second, un-monitored entry to the upper floor hotel rooms



DOOR, TYPE G

Primary

The interior doors at the intermediate landing of the main stairways. A double leaf set, these doors help retain heat within the building by enclosing the stairwells leading to the exterior. A transom bar separates the door and transom.

Character-defining Features

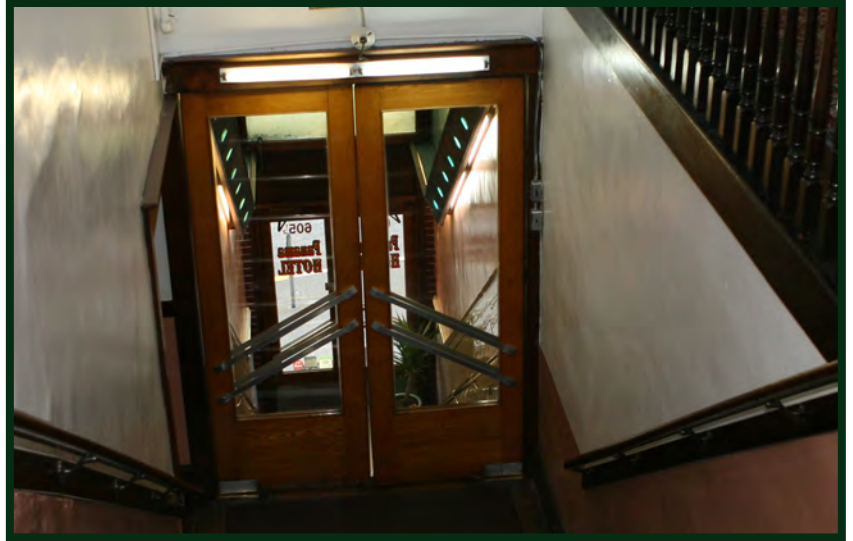
- Pair of double-leaf, double action, Douglas fir doors, stained, with a clear finish
- 22 1/2 inch wide, single-glass light, stopped in with Douglas fir stops
- Brass push plate
- Single light, hopper type, Douglas fir sash transom and transom bar above door
- Typical casings

Condition

- Overall fair condition
- Extensive finish loss on door stile near push plate

Alterations

- Missing brass transom hardware, formerly mounted to interior door casings
- Holes from previous fasteners in door stile



CHARACTER-DEFINING FEATURES CATALOG

ELECTRICAL, SWITCHES

Primary

Several electrical switch types service the rooms and corridors within the building. The switches service the lighting. All feature a round base.

Character-defining Features

- Original twist type knob switch, 5 amp 125 volt
- Ceramic base with metal or synthetic cap and switch

Condition

- Some base and caps taped together with electrical tape
- Replacement units increasingly difficult to obtain

Alterations

- “Eagle USA” later compatible replacements
- “Hart Switch” 3A23, metal base, composite knob



FIRE ESCAPES

Primary

Located at east and west ends of building. Window openings off the main east-west corridor provide access. They service each upper floor, with ladder from the top landing to the roof.

Character-Defining Features

- Iron, painted black
- Open grate flooring at each landing
- Bolted to brick walls
- Metal railing
- Metal ladder

Condition

- Good condition, recently repaired and re-certified.

Alterations

- Repainted



CHARACTER-DEFINING FEATURES CATALOG

FLOORING, LEATHER

Secondary

Added floor covering installed at the second floor corridor and main north stairway. The second floor corridor originally serviced the second floor professional offices.

Character-defining Features

- One quarter-inch-thick sheet, cut to fit spaces
- Secured with nails on generally four-inch spacing
- Base shoe sits on top of leather
- Fiber backing on sheet
- Brown color with waxed finish, semi-gloss
- There appears to be no adhesive used between flooring and wood

Condition

- Overall poor condition
- Shrunk back at some edges and seams
- Extensive damage in areas with torn edges and sections detached from flooring
- Board seams visible through leather as wear patterns and compression of sheet good

Alterations

- Some areas reattached with nails



FLOORING, WOOD

Primary

Used throughout the building's first through upper floors. Installed over a wood sub floor. This provides the finished floor in corridors, rooms and associated support spaces.

Character-Defining Features

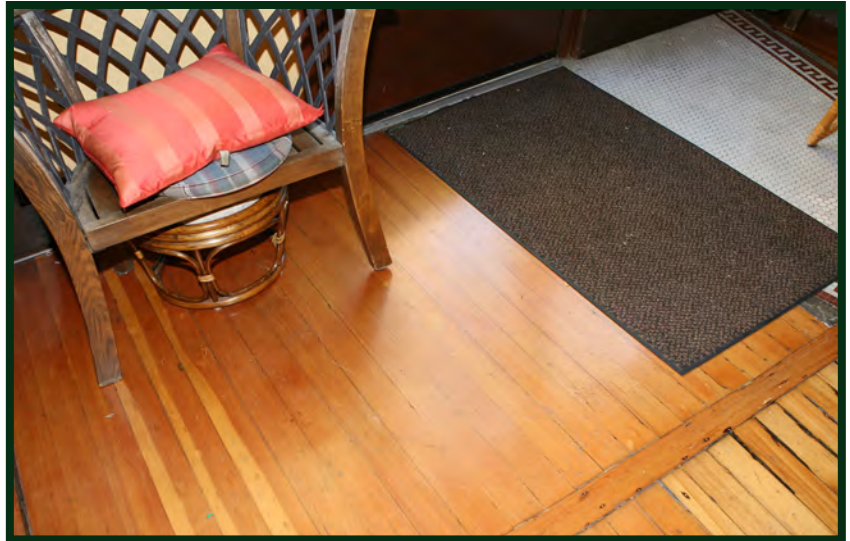
- 3 1/4-inch face
- Tongue and groove
- Douglas fir, oiled

Condition

- Generally in good condition
- Dry, finish loss below leather floor
- Some loose boards
- Moderate opening of joints between board lengths

Alterations

- Leather flooring added at second floor in corridor
- Carpet runners added at third and fourth floor corridors



CHARACTER-DEFINING FEATURES CATALOG

PLASTER, CEILING

Primary

Plaster ceilings serve as the finish ceiling throughout the building, including basement spaces.

Character-defining Features

- Plaster on wood lath (3-layer plaster)
- Painted with oil based paint, flat
- Smooth finish
- Cove ceiling at the east and west sides of load bearing masonry exterior and interior walls

Condition

- Overall fair condition
- Areas of failed and flaking paint layers, in particular on the short corridor leg at the second floor
- Areas of water damage, in particular the southwest stairwell

Alterations

- Multiple paint layers
- Multiple previous patches some blended well, others not



PLASTER, WAINSCOT

Primary

Located in hotel level restrooms and basement bathroom. The wainscot provided an easily cleaned surface. Scored plaster with quarter round base shoe and wood cap

Character-defining Features

- 3 1/2-inch face to wood cap, Doug fir, with rounded edges, stained with clear coat finish in the upper floor bathrooms
- Doug fir cap, stained, with canted edges, in the basement bathroom
- Scoring 8 1/2 x 4 inch with staggered joints
- 72 1/2-inch tall to top of wood cap
- Painted plaster

Condition

- Overall fair condition

Alterations

- Wood cap refinished in water closet A
- Wood cap painted in bathrooms
- Multiple added paint layers
- Previous patching and replaced sections



CHARACTER-DEFINING FEATURES CATALOG

PLASTER, WALLS

Primary

Plaster walls serve as the finish wall surface throughout the majority of the building's spaces.

Character-Defining Features

- Plaster on wood lath (three-layer plaster)
- Painted with oil based paint, semi-gloss
- Smooth finish

Condition

- Overall fair condition
- Some wear at outer corners from impacts

Alterations

- Repainting, multiple times, different color between portions above and below chair rail
- Multiple patching and repairs, some blended well, others not
- Surface-mounted conduit and data lines
- Rigid conduit and galvanized water lines run through and along plaster walls



PUSH BUTTON CALL

Primary

Additions, located in all hotel rooms, allowing hotel guests to page the front desk.

Character-defining Features

- One-inch diameter, composite
- Mounted to wood door casings
- Surface mounted wiring extending out into corridors through wall

Condition

- Overall good condition

Alterations

- None



CHARACTER-DEFINING FEATURES CATALOG

RADIATORS

Primary

The single pipe radiators employ steam to heat the building's interior space. The boiler in the southeast basement mechanical space heats the steam. Radiators are located in rooms and corridors.

Character-defining Features

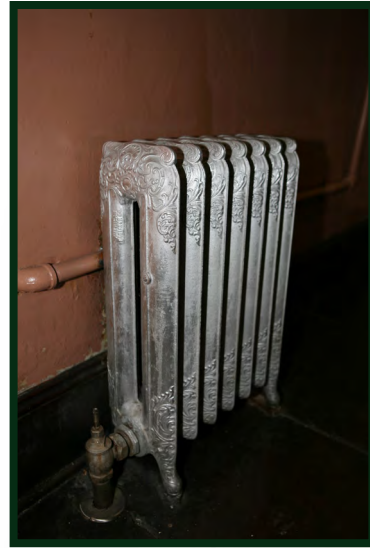
- Cast iron with silver paint
- Decorative casting along top edges and feet
- Seven-inch coils
- Floor mounted
- American Radiator Co. brand
- 16 1/2 inches wide x 26 3/4 inches tall

Condition

- Feet shimmed up
- Many have been repainted

Alterations

- Many are missing throughout the building and the feed line capped



RELITE, TYPE A

Primary

Located at the east end of the second floor corridor. This relite allows day lighting from the west light well to illuminate the corridor.

Character-defining Features

- Wood stops holding the single pane glass in place
- Single lite, 30 x 38-inch opening dimensions
- Casings, Doug fir, stained
- Doug fir sash, stained

Condition

- Overall fair condition

Alterations

- Plywood board covering lite



RELITE, TYPE B

Secondary

Located in the basement storage space this relite provided day lighting to the basement space from the former stairway. It is unknown if the stairway descended from the street or within the commercial space. The bottom edge of the relite angles downward, following the former pitch of the stairway.

Character-defining Features

- At least eight lites, there may be more above the ceiling that are not visible from the basement
- Casings, Doug fir, painted

Condition

- Overall fair condition

Alterations

- Wood structural supports for the commercial space above added across part of the relite opening

SIGNAGE

None

Exterior signage advertises building functions. Signage changed over time with new tenants. Through the course of these changes signs continued to have the dual role of community information source and business advertisement.

Character-defining Features

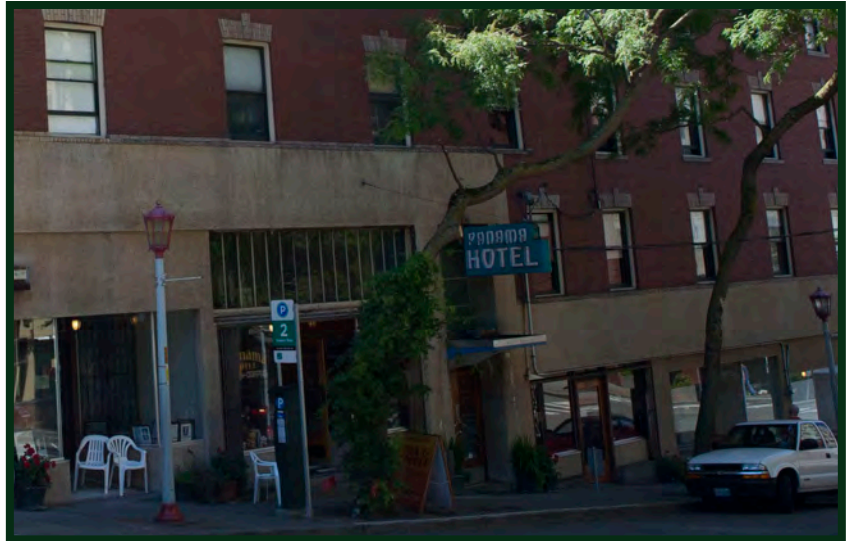
- None

Condition

- L-iron attachment for Panama Hotel sign is rusting and staining brick below

Alterations

- Ichiban (former restaurant) sign added at the northwest corner, bolted to brick
- Added Panama Hotel sign mounted on L-iron attachment on the north facade
- Missing sign above the southwest door to the second floor advertising the Panama Hotel
- Missing sign board on the west facade, including associated lights
- Missing bathhouse sign on west facade
- Missing signs for commercial businesses and the hotel along the north facade
- Missing angled corner signs in location currently occupied by Ichiban sign



CHARACTER-DEFINING FEATURES CATALOG

STEEL, LINTELS

Minimal

Located above exterior window and door openings. There are two steel plates per opening. The outer flat steel carries the load from the veneer. The inner steel plate picks up the main load-bearing brick wall.

Character-defining Features

- 1/2 to 3/4-inch thick, painted steel

Condition

- Extensive pitting at doorway lintels and at some windows

Alterations

- Previous painting
- Steel lintels added at northwest windows, three bays, as part of wall reconstruction



TILE, ENTRANCES

Primary

Tile flooring in building entrances. These include the southwest stairway, main north stairway, and commercial spaces along South Main Street.

Character-defining Features

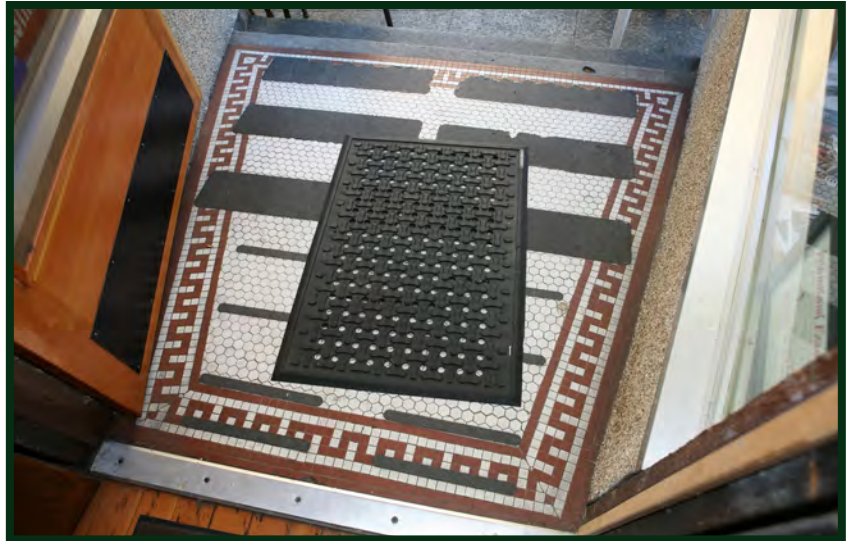
- Hexagonal white tile with geometric border
- One-inch hexagonal tiles
- Flat matte surface
- The tapered commercial space entrances feature an outer two-band border of 3/4-inch square red ochre tiles, an inner band of red ochre 3/4-inch square tiles, with a fret of the same red ochre tiles running between the bands
- Commercial space entrances sloped to bridge the grade to floor level height difference

Condition

- Chipped tiles at southwest stairway entrance
- Missing some tiles at 605 South Main Street space

Alterations

- Walk off mats laid over the tile
- Non-skid adhesive tape added over tiles on the 607 South Main Street space



CHARACTER-DEFINING FEATURES CATALOG

TILE, FLOOR

Secondary

Located in bathrooms on the upper floors for hotel use.

Character-defining Features

- One-inch hexagonal tiles
- Flat matte surface
- White field
- Border, two bands of 3/4-inch square red ochre tiles and inner band of white 3/4-inch square tiles

Condition

- Overall fair condition

Alterations

- Sections removed around toilets



TRIM, BASEBOARD

Primary

Baseboards transition between the floor and wall. They exist in nearly every space and are original to the building.

Character-defining Features

- 5/8 inch thick, 7-1/2 inches tall
- 1 3/4-inch double ogee cap molding
- 1-inch elliptical base shoe
- Douglas fir for base, cap and shoe
- Attached to studs with finish nails, counter-sunk, and filled
- Stained finish, dark, oiled
- Mitered outer corners

Condition

- Overall good condition
- Some outer corners opening
- Significant water damage and material loss at the second floor corridor, at west end outer corner

Alterations

- Previously refinished
- Some phone lines stapled to cap and holes through base for room access
- Base shoe pulled and replaced or reinstalled as part of leather flooring installation
- Over paint on base board in areas from wall painting



CHARACTER-DEFINING FEATURES CATALOG

TRIM, CHAIR RAIL

Primary

Located in the main corridor on each floor, these protect the walls from damage from chair backs and provide a visual division along the corridor walls.

Character-Defining Features

- Half inch thick, 3 1/2-inch face, and located 48 inches above floor (measured to top of rail)
- Douglas fir, attached to studs with finish nails, counter-sunk, and filled
- Eased corners, stained finish, dark, oiled
- Mitered outer corners

Condition

- Overall good condition

Alterations

- Previously refinished
- Some data lines stapled along top of rail into wall



TRIM, DOORWAYS

Primary

Located at all doorways within the building. Doorway trim consists of the surround (both interior and exterior). Surround consists of casings, crown molding, frieze, and cap. Nailed to walls. Nails counter sunk and filled.

Character-defining Features

- Douglas fir, semi-gloss finish
- Casing, 4 1/2-inch face
- Frieze, 5 3/4-inch face
- Cap, 1 3/4-inch face

Condition

- Some pitted surrounds
- Some damaged surround—added nails, nail holes, chips at type C doors
- Added eye hooks screwed into surround at type C doors

Alterations

- Some refinished sections
- Some new surrounds installed at type B door locations (2 1/2-inch casing, 4 1/2-inch header)



CHARACTER-DEFINING FEATURES CATALOG

TRIM, PICTURE MOLDING

Primary

Located in rooms throughout the upper floors. These provide a trim element for each room and a hanger from which to suspend artwork. Hanging pictures and art from a picture molding eliminates potential damage to the plaster walls from pounding of nails to hang pictures. Picture locations can be more easily moved without having to patch the plaster wall finish.

Character-defining Features

- 2-inch face
- Douglas fir, stained, dark, with oiled finish
- Molding ties in below door header and at top of window header
- Located eight feet above floor at top, around perimeter of room on all walls

Condition

- Overall good condition

Alterations

- Added paint layers



TRIM, WINDOWS

Primary

Located at all windows and relites within the building. Window trim consists of the interior and exterior surrounds. Surrounds include casings, sill (exterior), stool and apron (interior), brick moldings, crown molding, frieze, and cap.

A subset to the window trim type are the added window seat with a wood base molding under the seat at the fire escape windows at the east and west ends of the main corridor.

Character-defining Features

- Douglas fir, stained, semi-gloss
- Deep Douglas fir, lug stool at the interior due to thickness of masonry walls, 1 inch thick with 1 inch tail extension at either end, comprised of two 7-inch-wide boards
- Apron below stool, 4 1/4-inch face, comprised of two boards
- Casings around opening, 4 1/2-inch face
- Sill exposure, 6 3/4-inch
- Brick mold, 2 inch, with bull nose and fillet
- Casing, 4 1/2-inch face
- Frieze, 5 3/4-inch face
- Cap, 1 3/4-inch face

Condition

- Overall in fair condition
- Nail and screw holes in surround and frieze
- Moldings, separating from wall (south end walls)
- Holes in casings
- Attached curtain rod(s) to casings

Alterations

- None



CHARACTER-DEFINING FEATURES CATALOG

WINDOW, TYPE A

Primary

Located on the north, south, east and west facades. A subset to this window type are the fire escape windows at the east and west ends of the main corridor. These windows each have an added window seat with a wood base molding under the seat.

Character-defining Features

- 1:1, double-hung, Douglas fir, semi-gloss finished sash
- Deep Douglas fir, lug stool at the interior due to thickness of masonry walls, 1 inch thick with 1 inch tail extension at either end, comprised of two 7-inch-wide boards
- Apron below stool, 4 1/4-inch face, comprised of two boards
- Casings around opening, 4 1/2-inch face
- Jamb, 11 1/2-inch depth
- Inner stops between sash and casings, 1 3/4 x 1/2-inch
- Sash features square meeting rails: top rail, 2 inch thickness; meeting rail, 1 1/8-inch face; stile, 2-inch face; bottom rail 2 1/4-inch face
- “Weathered” slope to bottom rail, angled cut to match exterior sill
- Brass sash thumb lock (spring loaded)
- Brass sash thumb lift
- Safety catch on upper sash
- Parting bead, half inch
- 6 3/4-inch exposure on sill
- Three-quarter-inch face on outer stops
- Sash, mortise and tendon, no stile extensions
- 16-inch weight pocket access panels, cast iron weights within pockets attached by cotton cord to sash
- 2-inch brick mold with bull nose and fillet
- Window surround consists of typical frieze and cap molding
- Douglas fir frame

Condition

- Overall in poor condition
- Nail and screw holes in surround and frieze
- Moldings, separating from wall (south end walls)
- Holes in casings



- Scraped window jambs, finish removed
- Attached curtain rod(s) to casings
- Damaged inner stops
- Damaged parting beads
- Upper sash nailed partially open on several windows
- Upper sash hung but not operable from interior on several windows
- Damaged brick mold
- Caulking at upper brick mold and lintel

Alterations

- Added shelf, nailed into jamb (south end wall windows)
- Windows removed—only moldings remain (south end wall windows) when the adjacent Northern Pacific Hotel was constructed

WINDOW, TYPE B

Primary

Located within bathrooms. These windows open into the east and west light wells. They provide ventilation and day lighting to the bathrooms.

Character-defining Features

- Douglas fir, semi-gloss finished sash
- 1:1, double-hung sash
- Brass sash thumb lock
- Brass sash thumb lift
- Casing, 4 3/8-inch face, three-quarter-inch thick
- Header with cap (see Type A)
- Stool extends to entire width of south wall (3 3/4 inch depth from wall, 5 1/4 inch from sash)
- Apron (see Type A)
- Meeting rail (bottom sash), 1 1/4-inch face
- Cotton sash cord
- Douglas fir frame

Condition

- Overall in poor condition
- Several have been refinished, and at least one is in the process of being stripped of previous paint layers and refinished
- Painted and deteriorated paint at inner jamb and upper soffit jamb
- Damaged parting beads
- Painted sash cords
- Cut sash cords
- Damaged brick mold
- Caulking at upper brick mold and lintel

Alterations

- Added weather stripping at stiles of lower sash
- Non-historic curtain attached to casing headers
- Non-historic roller blinds added
- New privacy glass added
- Added privacy film over glazing



CHARACTER-DEFINING FEATURES CATALOG

WINDOW, TYPE C

Primary

Located along the west facade at the basement level. These windows provide day lighting and ventilation.

Character-defining Features

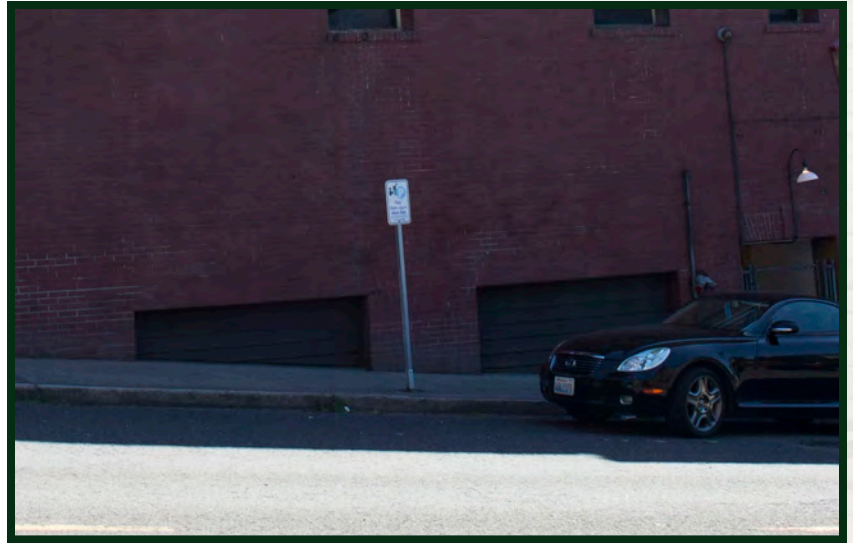
- Douglas fir, semi-gloss finished sash
- Double hung sash (each sash measures 33 1/2 inch x 28 inch)
- Brass sash thumb lock
- Brass sash thumb lift
- Cotton sash cord
- Stool, 1-inch thick with 1-inch lug sill
- Apron, 4-inch face
- Casing, 4 1/2-inch face
- Header (see Type A)
- Cap (see Type A)
- Stops, 1 1/2 inch
- Parting bead, 1 1/2 inch
- Douglas fir frame

Condition

- Overall in poor condition
- Damaged brick mold
- Caulking at upper brick mold and lintel

Alterations

- Added curtain ("J" hooks screwed into header)
- Roller blind (affixed to jamb)



WINDOW, TYPE D

Primary

Located along the west and east facades at the first story level. These windows provide day lighting and ventilation.

Character-defining Features

- Douglas fir, painted sash
- Hopper type sash
- Douglas fir frame

Condition

- Overall in poor condition
- Damaged brick mold

Alterations

- Kitchen vent extended out the northernmost of the west facade windows







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). The 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.

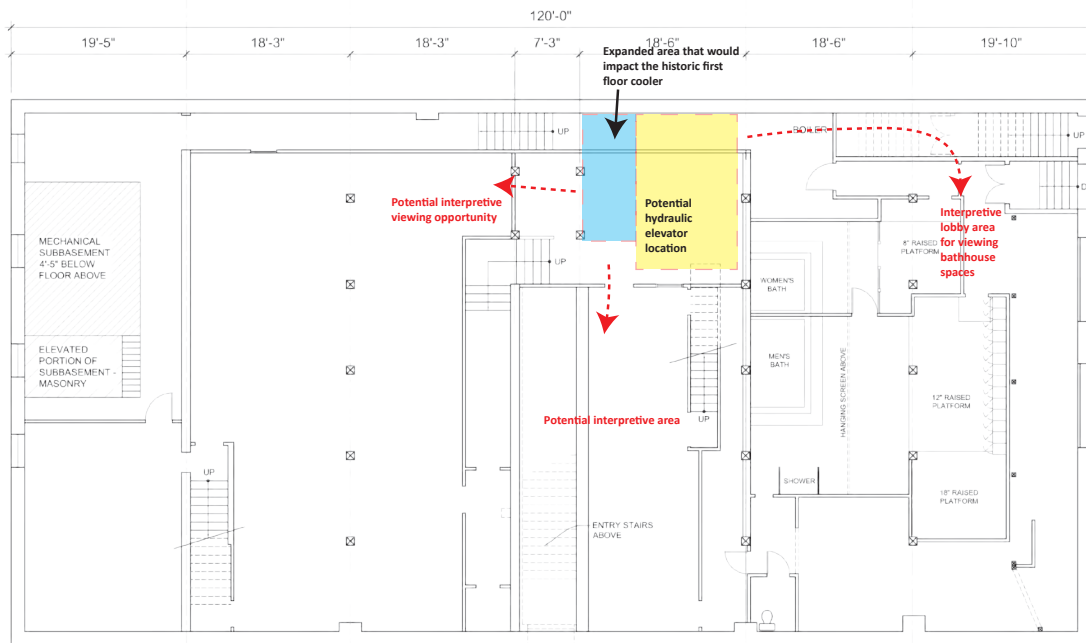
IEBC Section 605 Accessibility states:

- » 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.

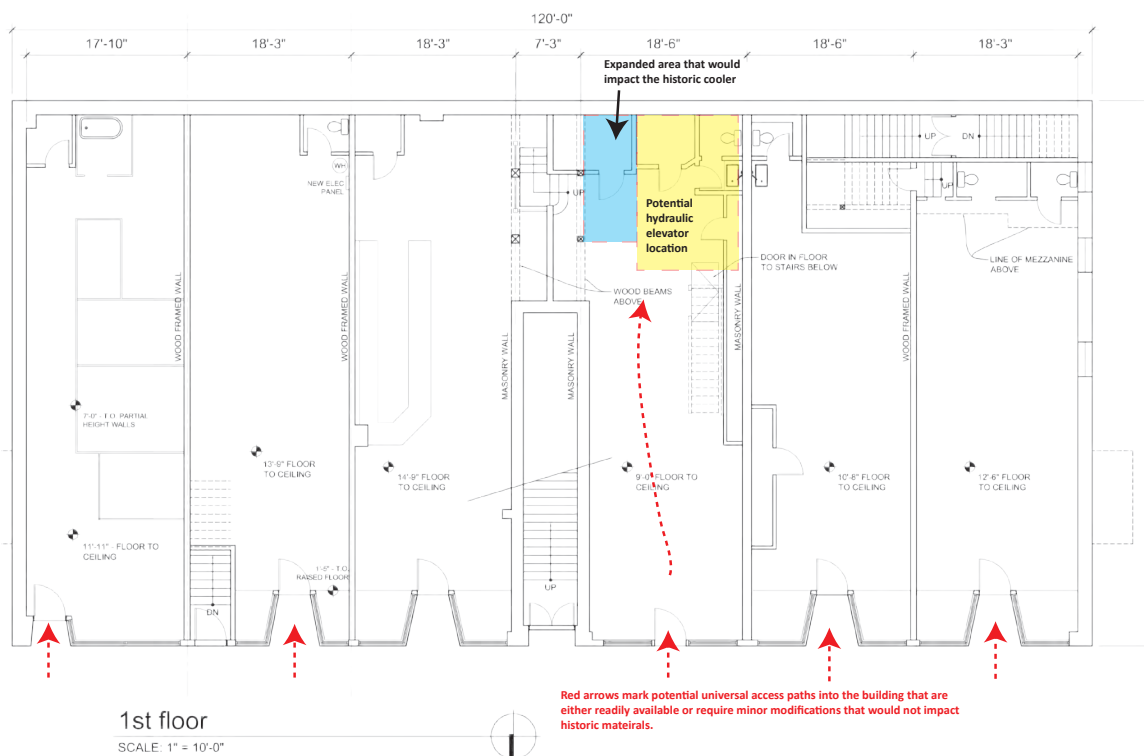
B101.5 states: In qualified historic buildings and facilities where alternative requirements of Section 1005 are permitted, displays and written information shall be located where they can be seen by a seated person. Exhibits and signs displayed horizontally shall be 44 inches maximum above the floor.



Basement & baths

SCALE: 1" = 10'-0"

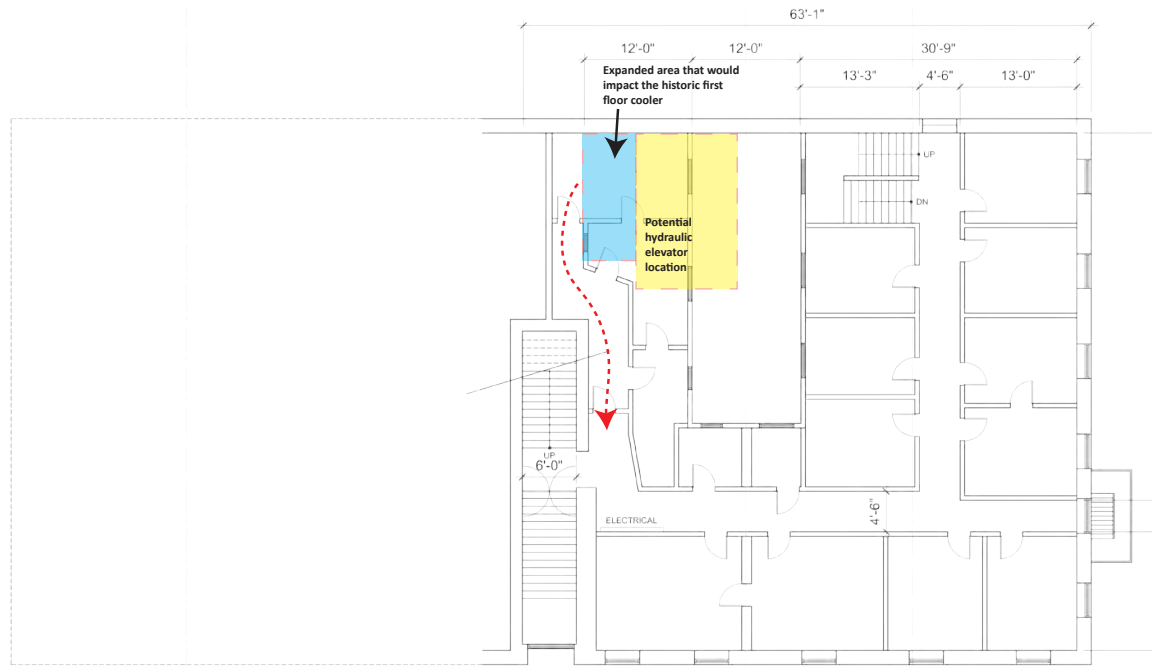
Basement floor plan showing a potential hydraulic elevator location (yellow) and connections to interpretive areas. This space is a utilitarian storage space that lines up vertically with altered spaces on the first floor and the west light well on the upper floors.



1st floor

SCALE: 1" = 10'-0"

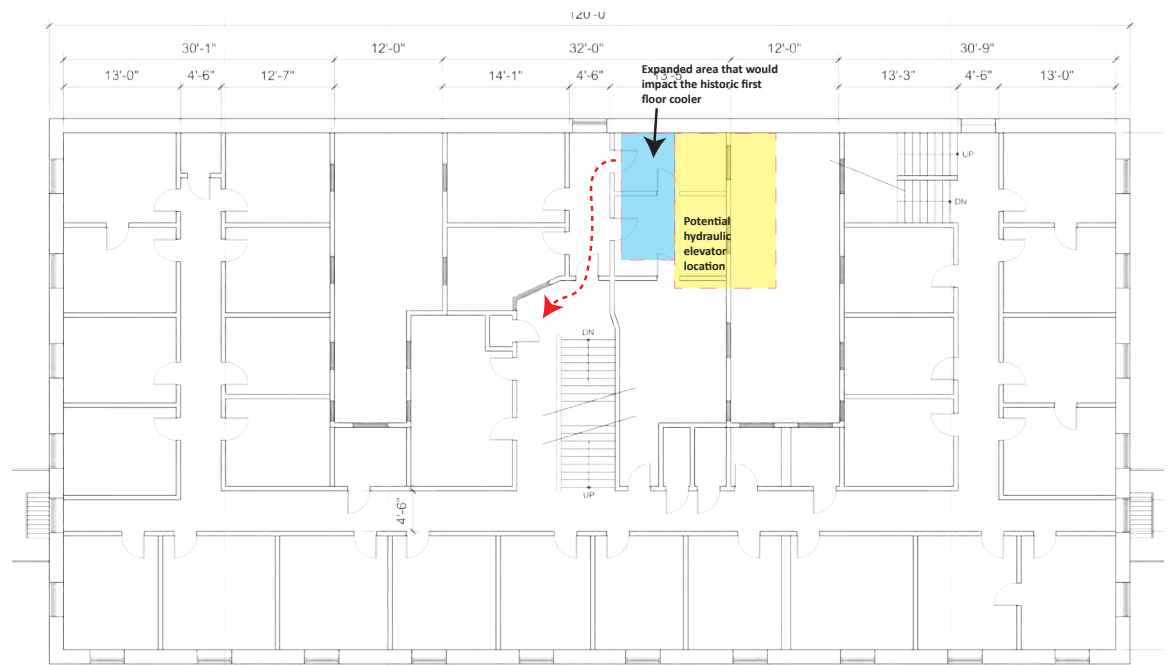
First floor plan showing potential universal access routes into the building from South Main Street; as well as, the potential elevator location.



2nd floor

SCALE: 1" = 10'-0"

Second floor plan showing potential universal access routes onto the floor.



3rd floor

SCALE: 1" = 10'-0"

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 refinished 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.

