

# ANALYSIS

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

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

The National Park Service NHL guidelines state the criteria as:

- Criterion 1: This Criterion relates to National Register Criterion A. Both cover properties associated with events. The Landmark Criterion, however, requires that the events associated with the property be outstandingly represented by that property and that the property be related to the broad national patterns of U.S. history. Thus, the quality of the property to convey and interpret its meaning must be of a higher order and must relate to national themes rather than the narrower context of State or local themes.
- Criterion 4: This Criterion relates to National Register Criterion C. Its intent is to qualify exceptionally important works of architecture or collective elements of architecture extraordinarily significant as an ensemble, such as a historic district. Note that the language is more restrictive than that of the National Register Criterion in requiring that a candidate in architecture be "a specimen exceptionally valuable for the study of a period, style, or method of construction" rather than simply embodying distinctive characteristics of a type, period, or method of construction. With regard to historic districts, the Landmarks Criterion requires an entity that is distinctive and exceptional. Unlike National Register Criterion C, this Criterion will not qualify the works of a master, per se, but only such works which are exceptional or extraordinary. Artistic value is considered only in the context of history's judgment in order to avoid current conflicts of taste.

## SIGNIFICANCE LEVELS

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

The intent is not to fragment the building into divisible parts that can individually be preserved, modified, or discarded in future planning; rather, it is to view the building as a collective resource of character-defining features and spaces and provide some direction for necessary treatments or alterations. The goal is to steer toward solutions that will permit continued improvements to areas with minimal or no significance, and to prevent eroding or adversely impacting those character-defining features and spaces with primary significance levels.

This section is intended for use in conjunction with the Decision-making Matrix. Significance levels assigned through this analysis are listed with their respective spaces and features in the Catalog of Spaces and Catalog of Features, as well as plotted on maps within this section.

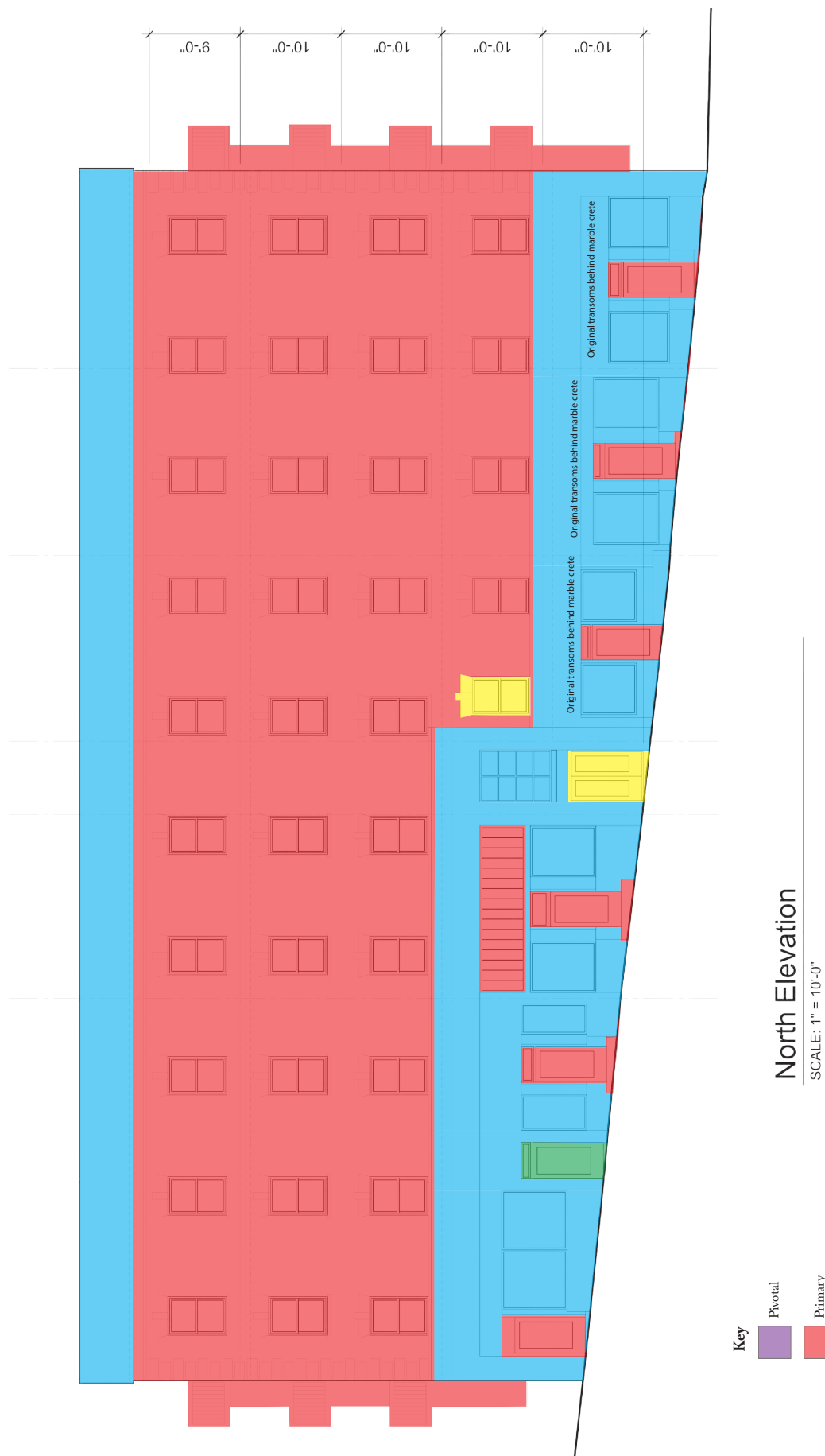
**Pivotal:** Features and spaces original to the building that display a high level of physical integrity, although possibly with minor changes or historically significant alterations designed to fit into the design or character of the original feature or space. These spaces and features are of such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

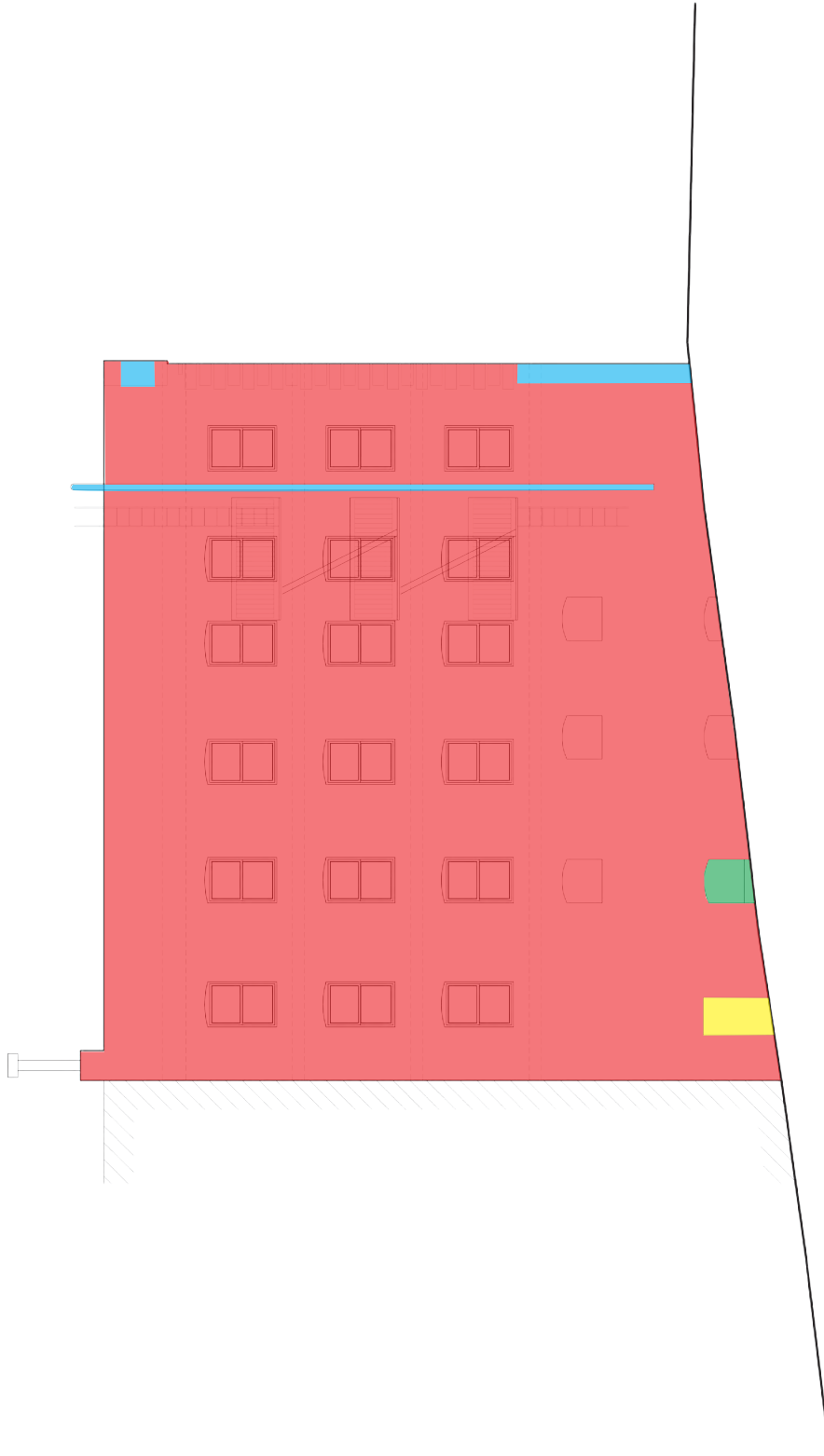
**Primary:** Features and spaces original to the building that display a high level of physical integrity, although possibly with minor changes or historically significant alterations created to fit into the design or character of the original feature or space. At an architectural significance level,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

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

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

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





**Key**

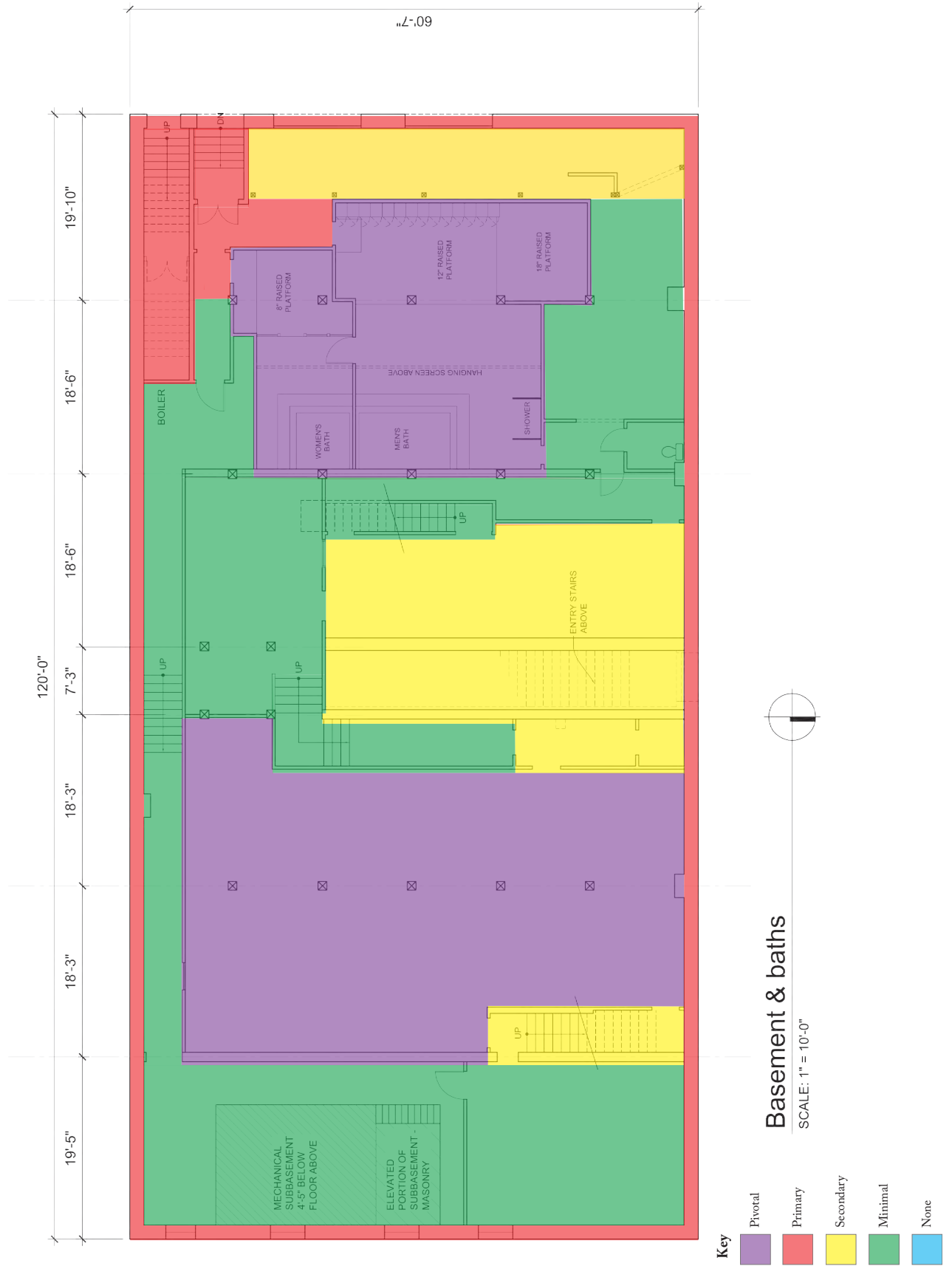
	Pivotal
	Primary
	Secondary
	Minimal
	None

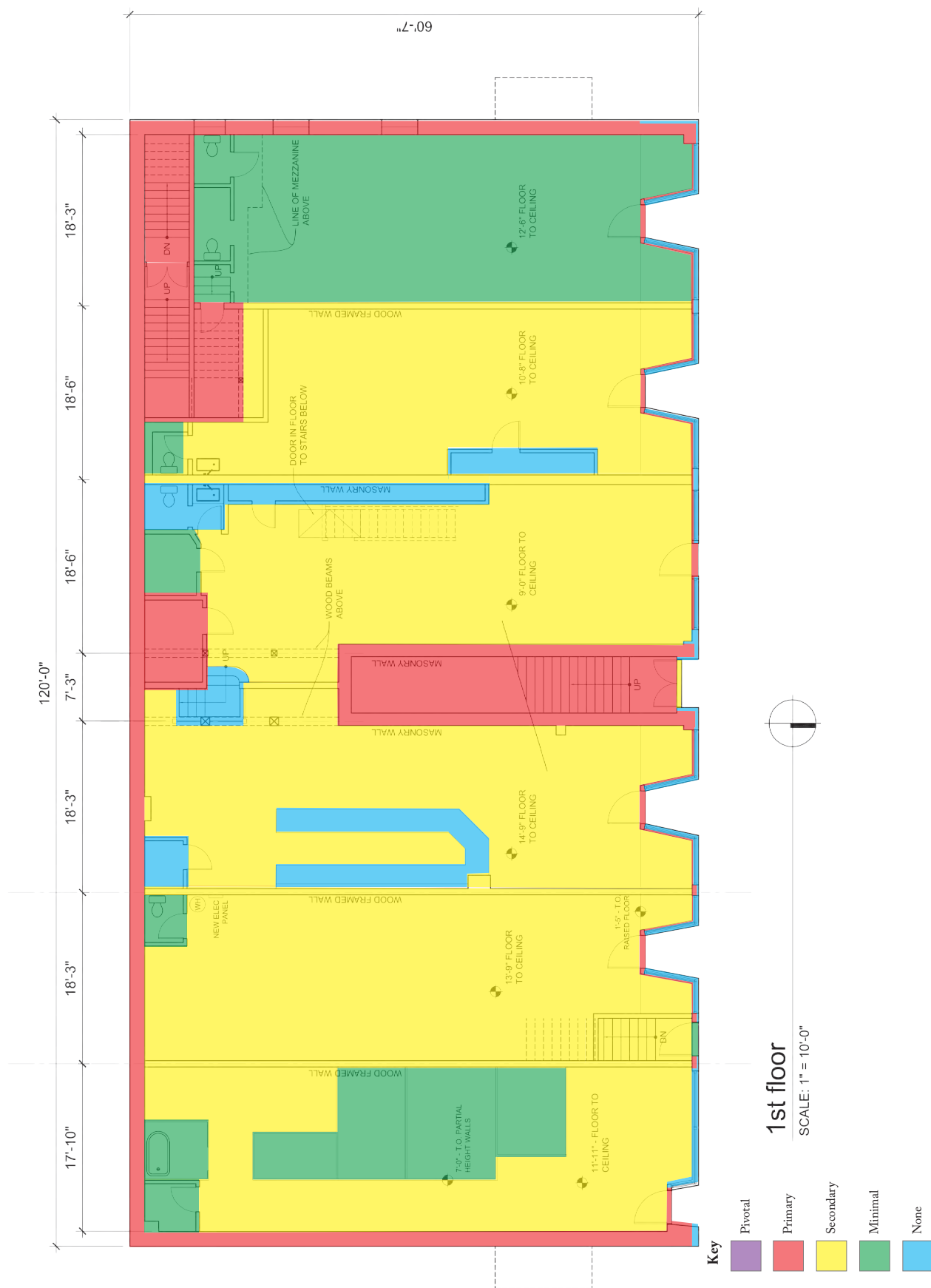
**East Elevation**

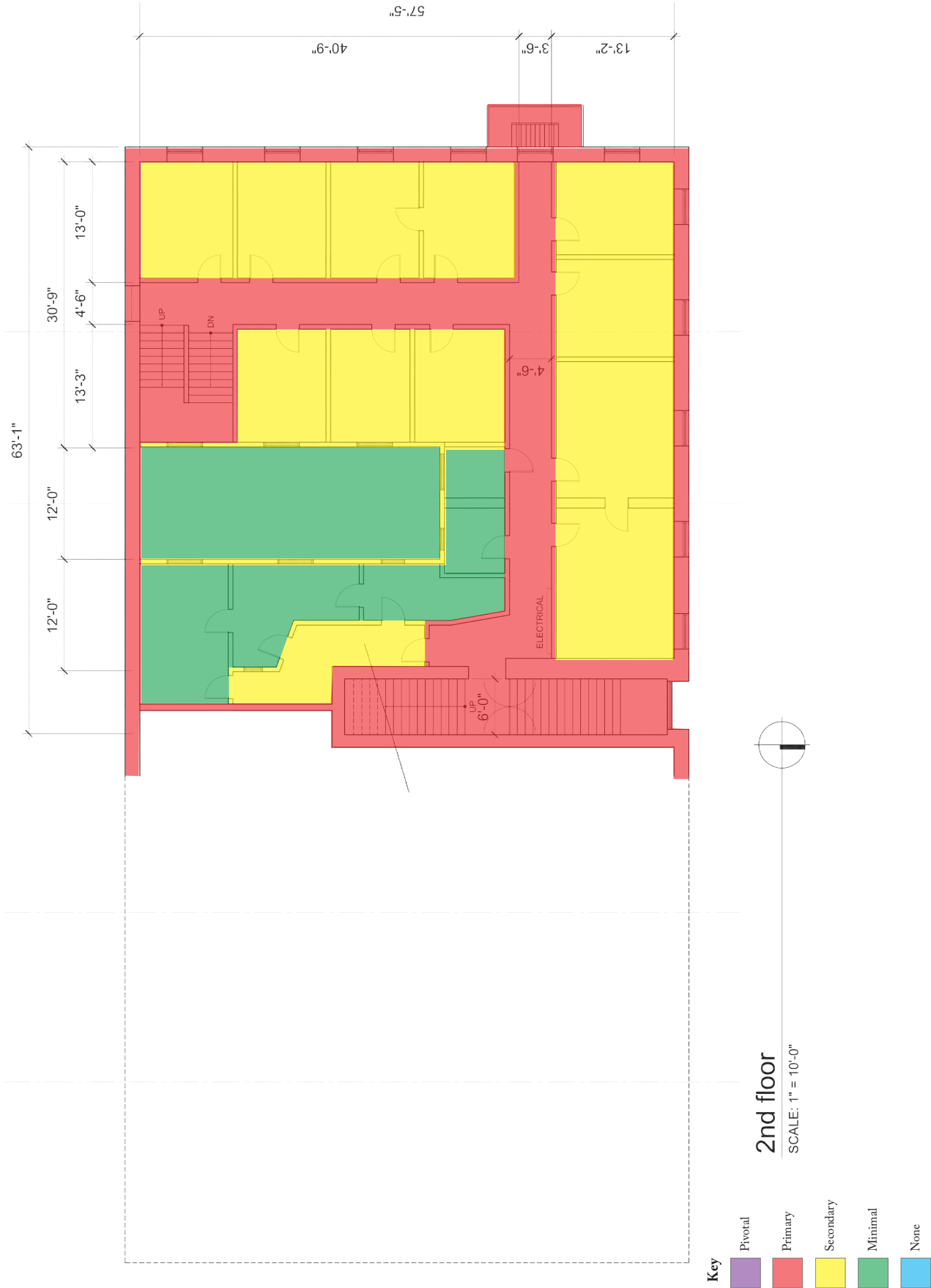
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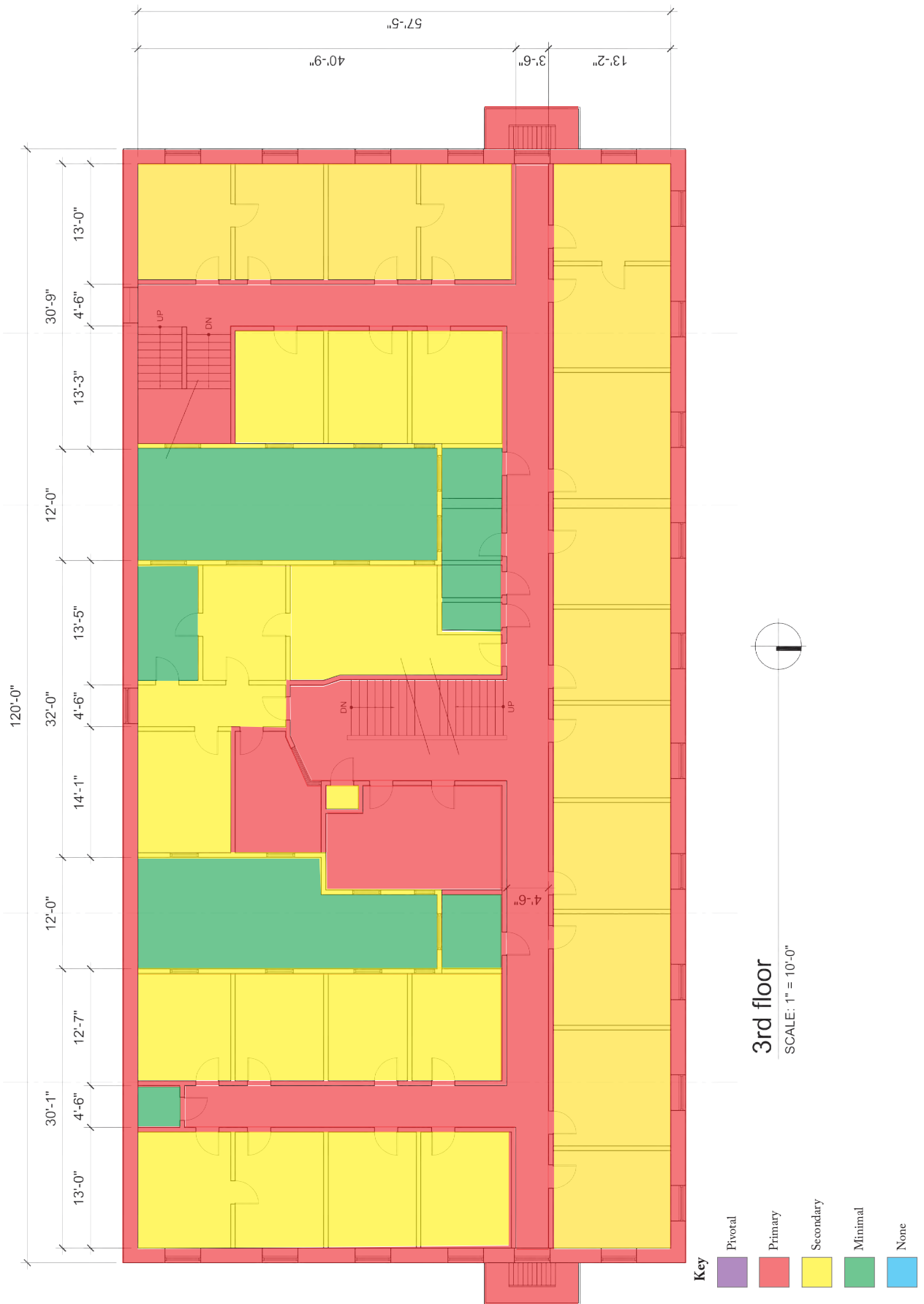


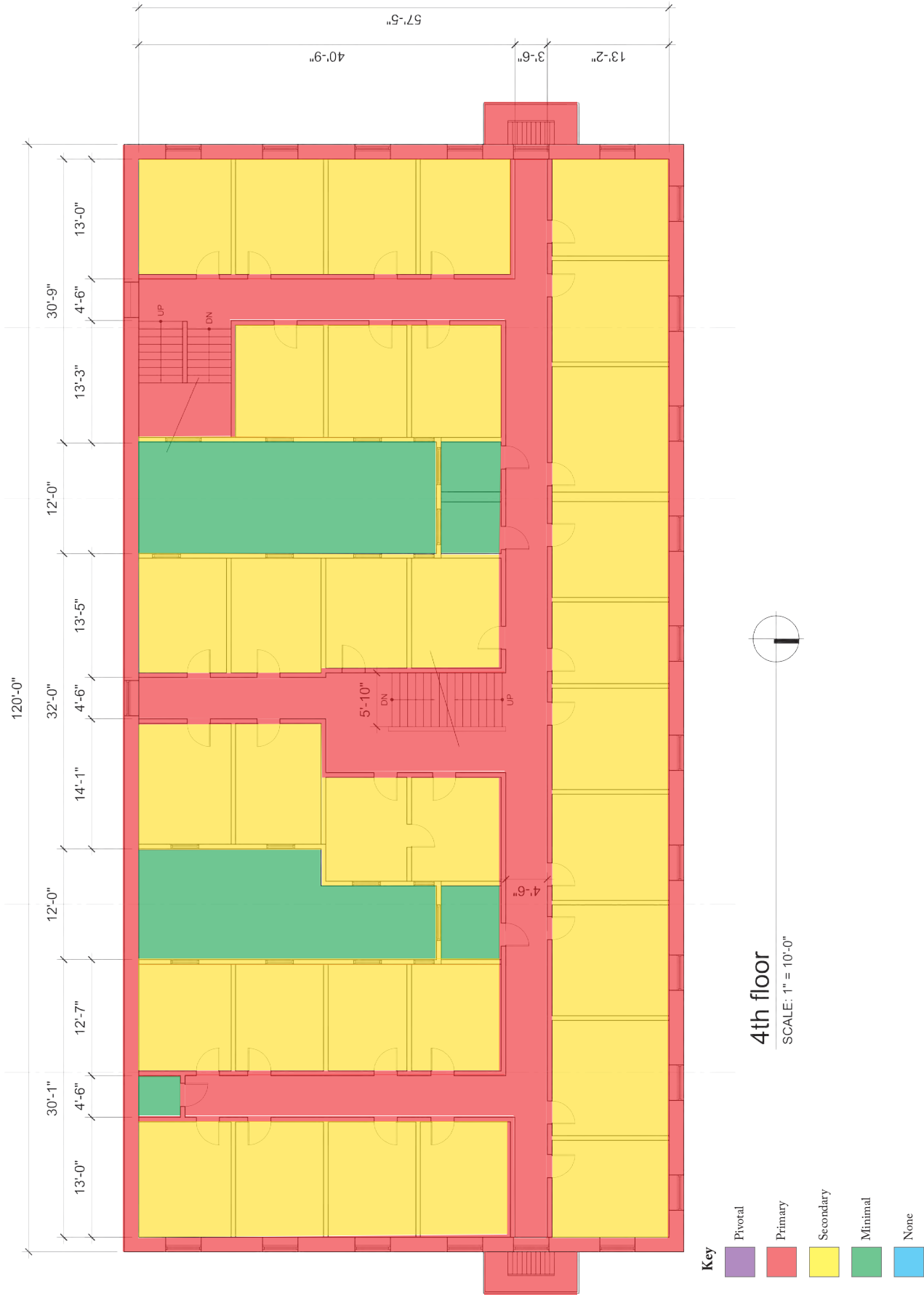


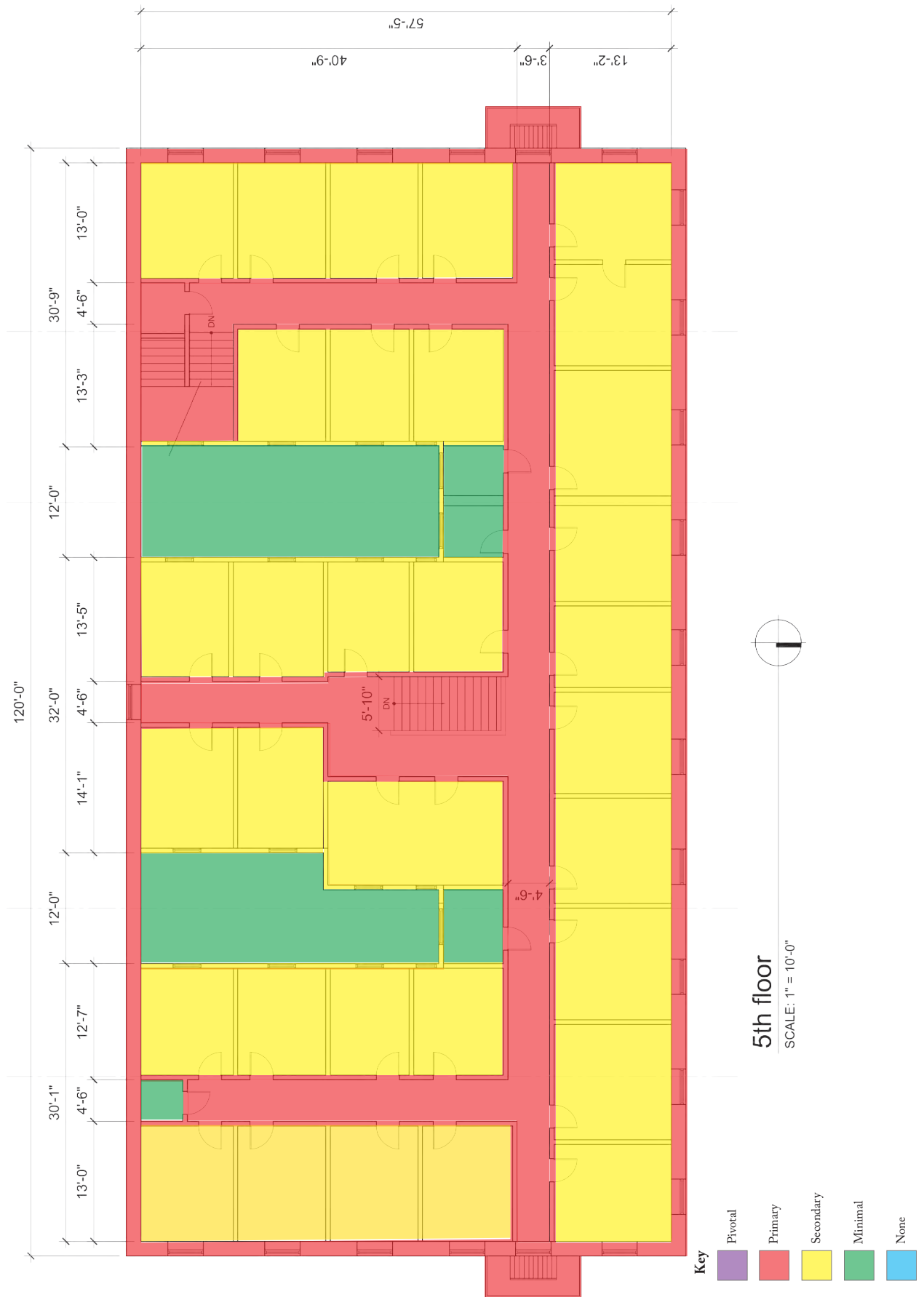














## PUBLIC VISIBILITY LEVELS

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

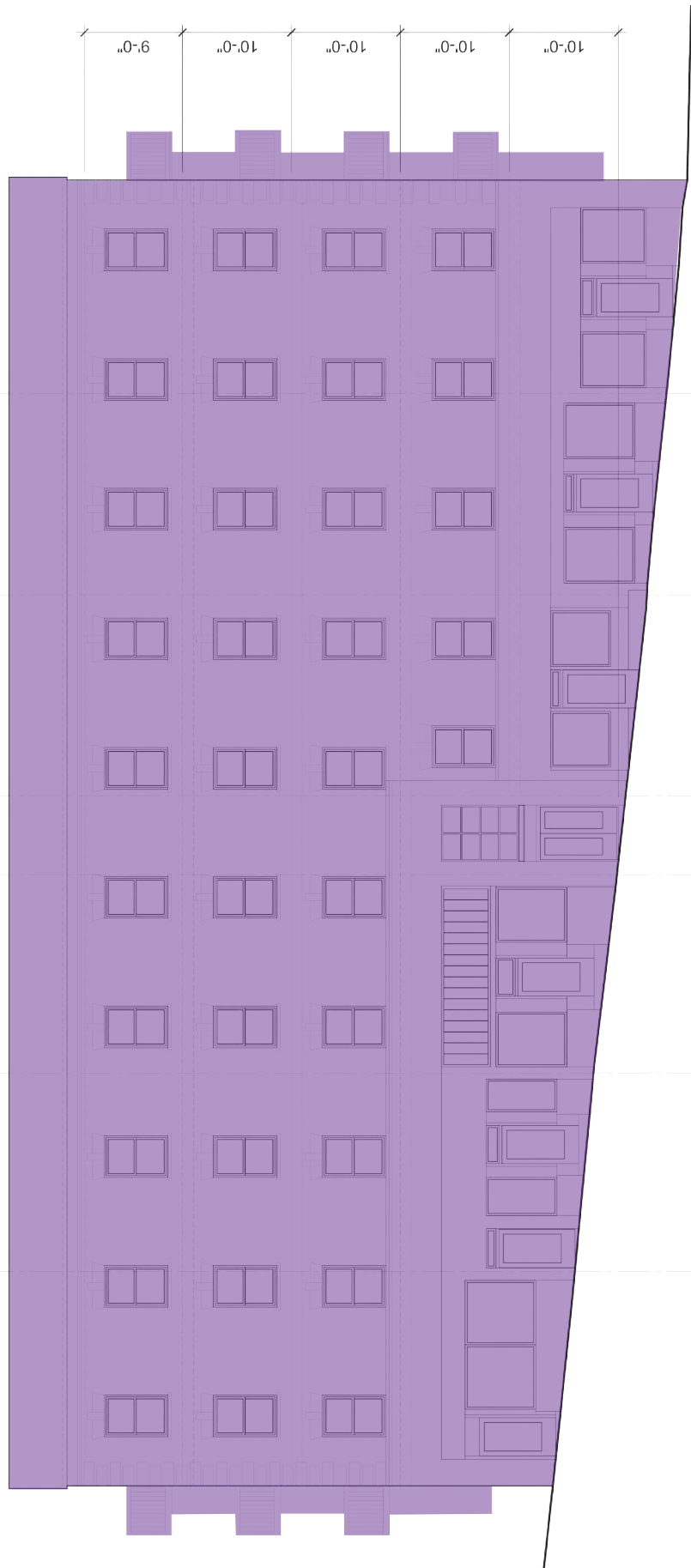
In order to assist in decision-making, the following public accessibility maps show these original levels of public accessibility layered over building floor plans. Matching spaces originally intended as public or private with similar new levels of access and functions preserves the interpretive value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

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

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

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

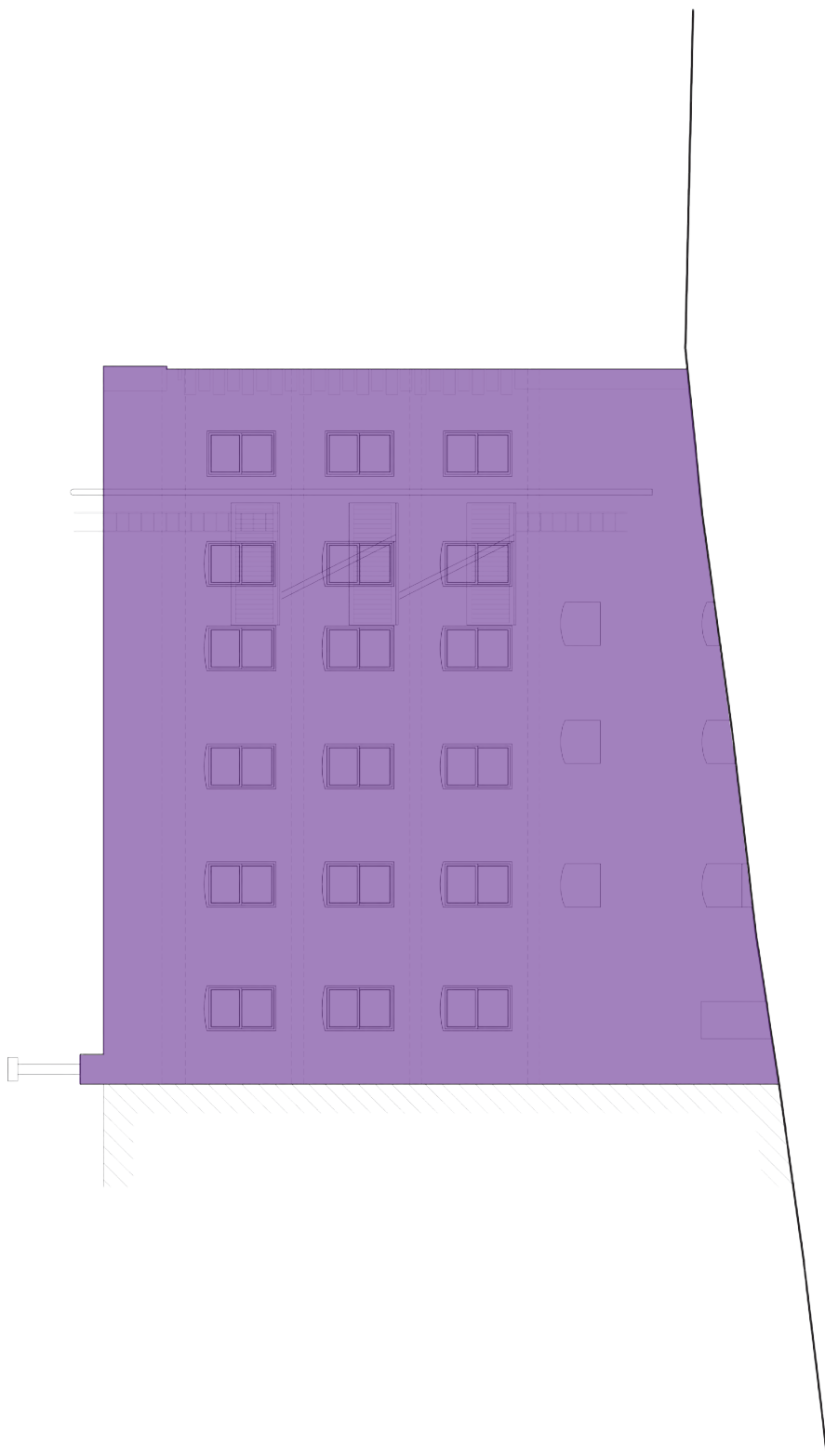
**Private Areas:** Originally for building owner, manager, and commercial space operator use.



## North Elevation

SCALE: 1" = 10'-0"

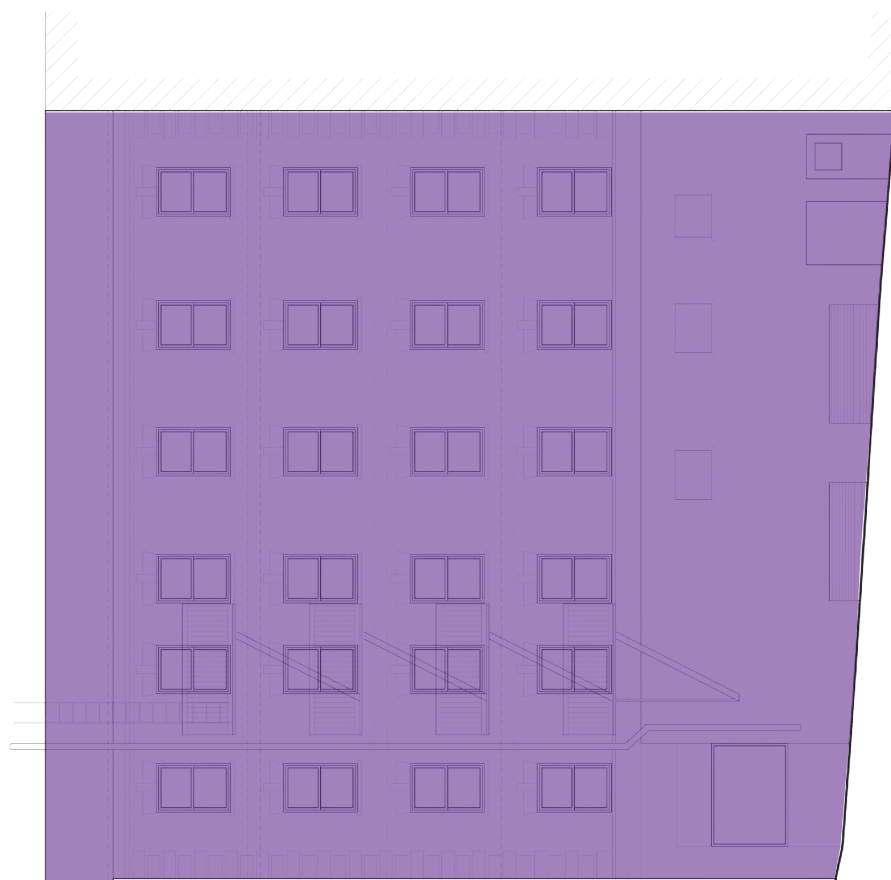
Key	Public	Semi-Public	Semi-Private	Private
	Public	Semi-Public	Semi-Private	Private



## East Elevation





SCALE: 1" = 10'-0"

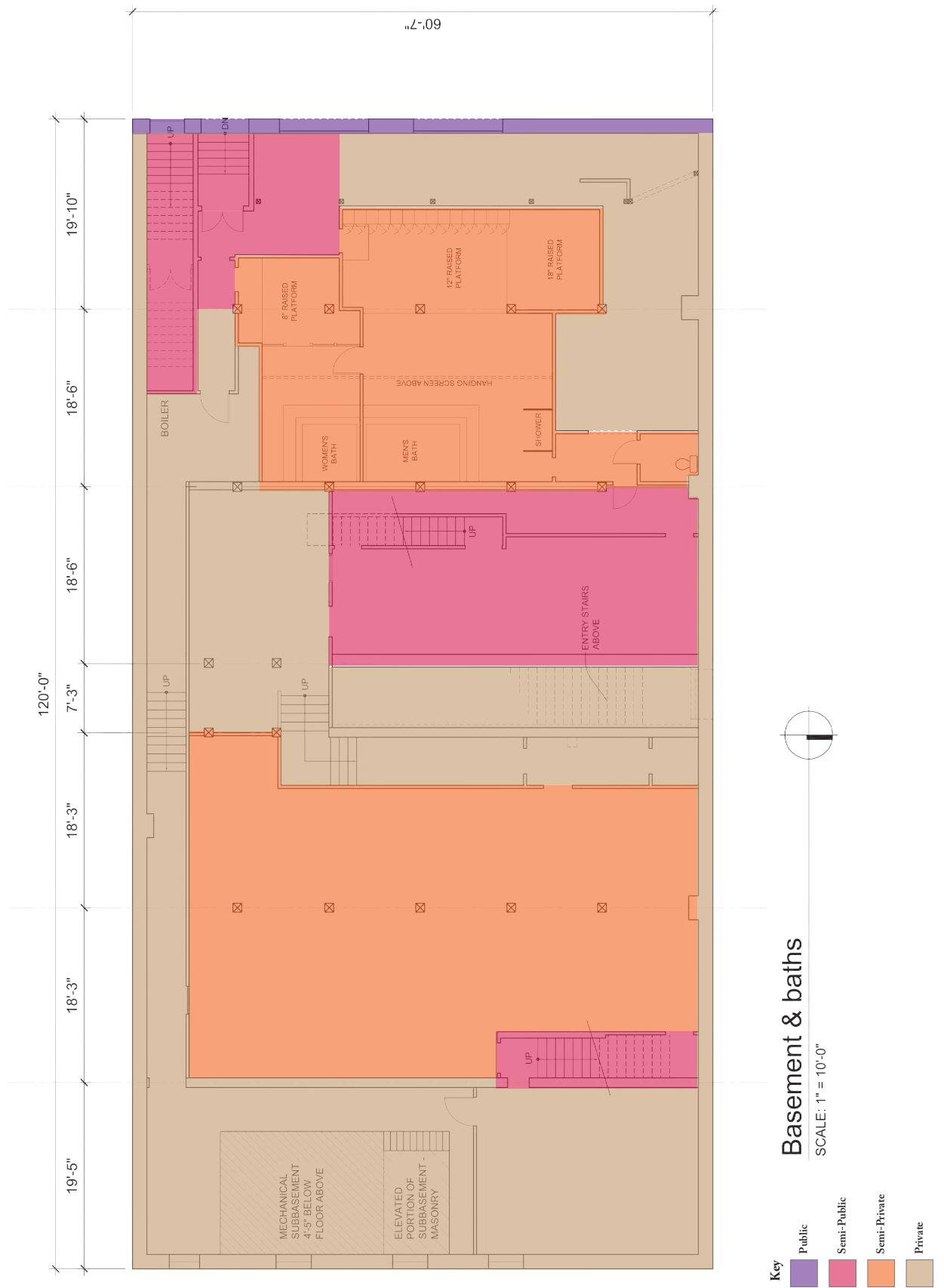
Key	
Public	Public
Semi-Public	Semi-Public
Semi-Private	Semi-Private
Private	Private

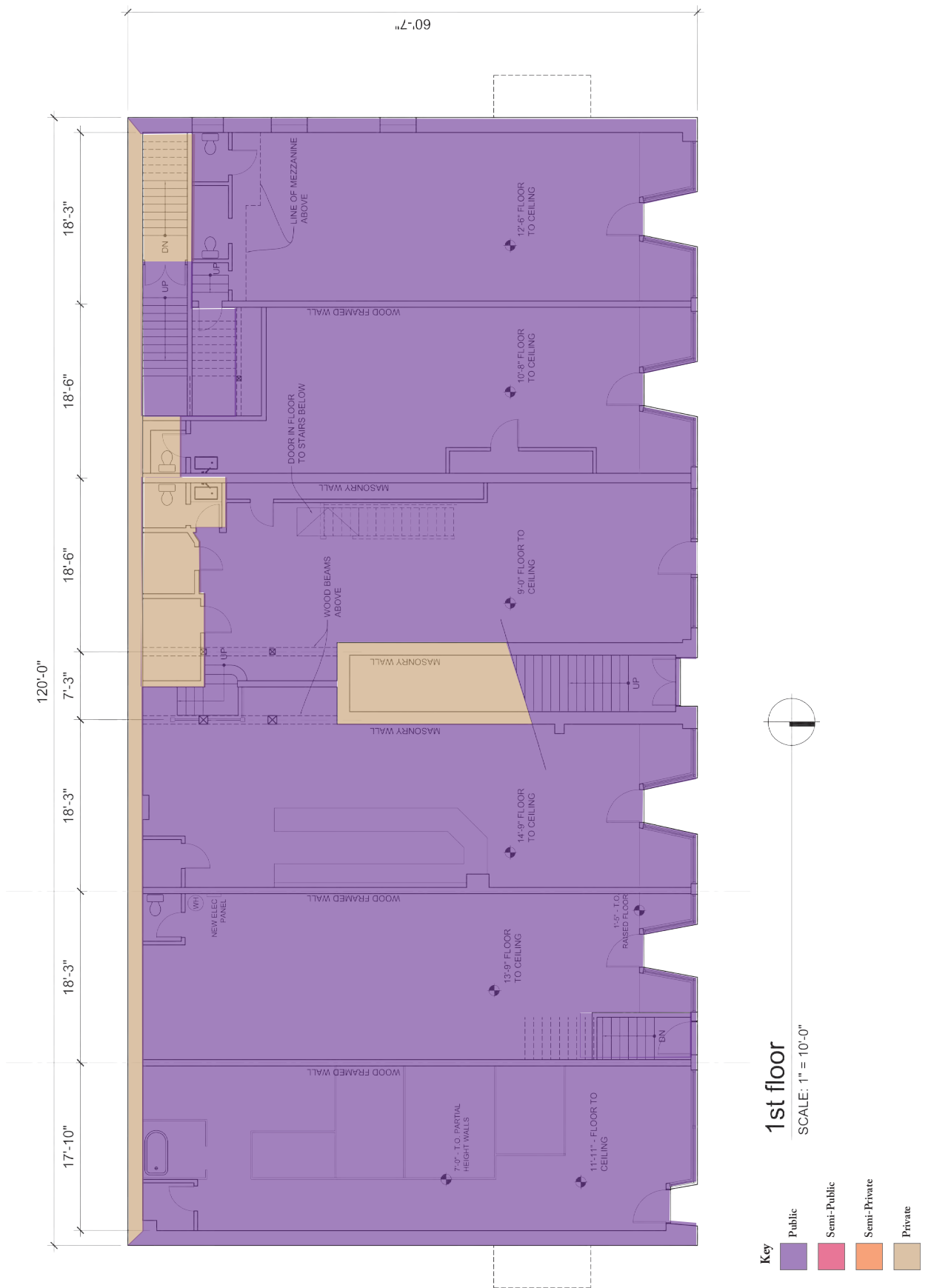


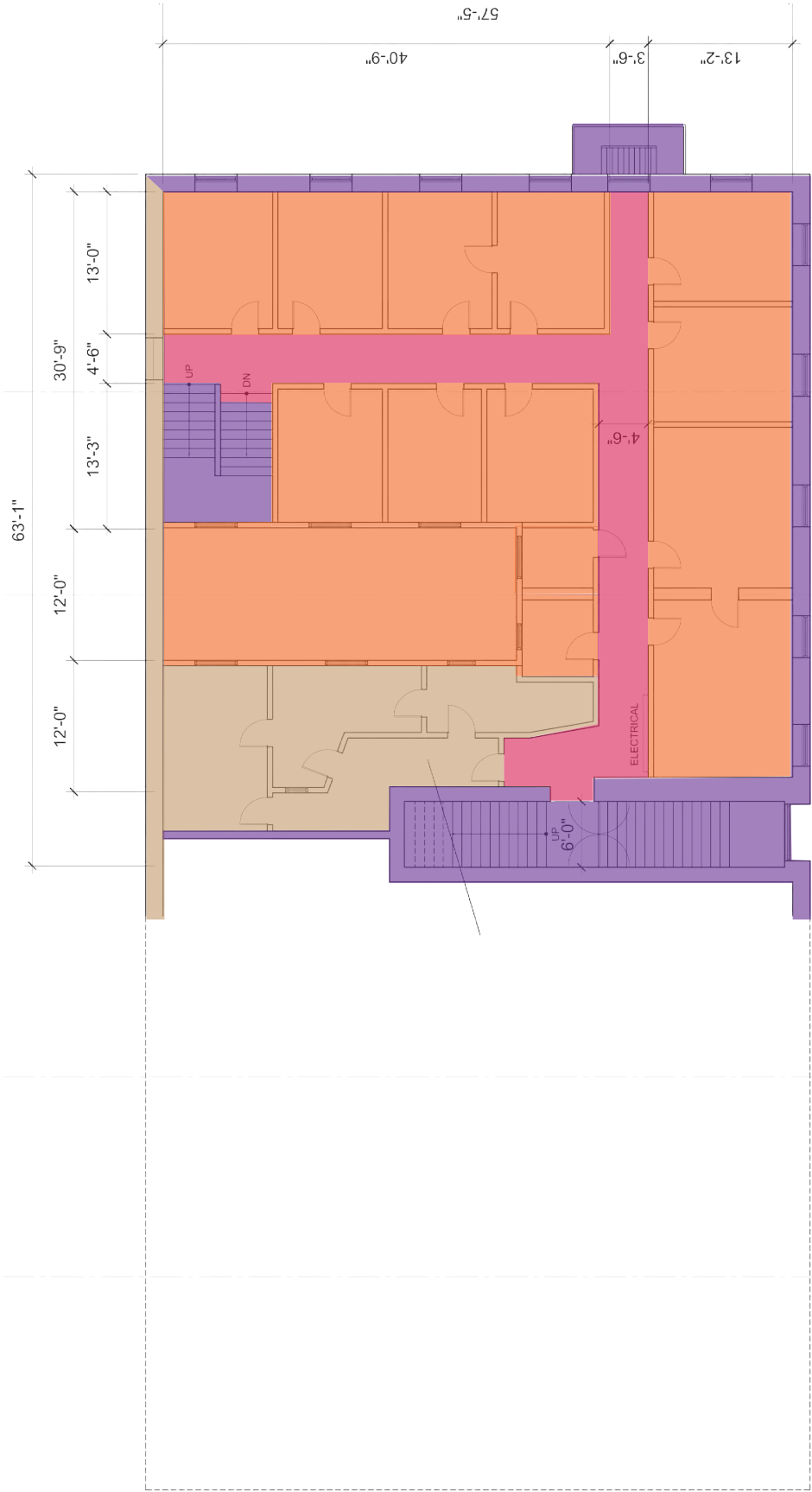
West Elevation

SCALE: 1" = 10'-0"

Key	Public	Semi-Public	Semi-Private	Private
				



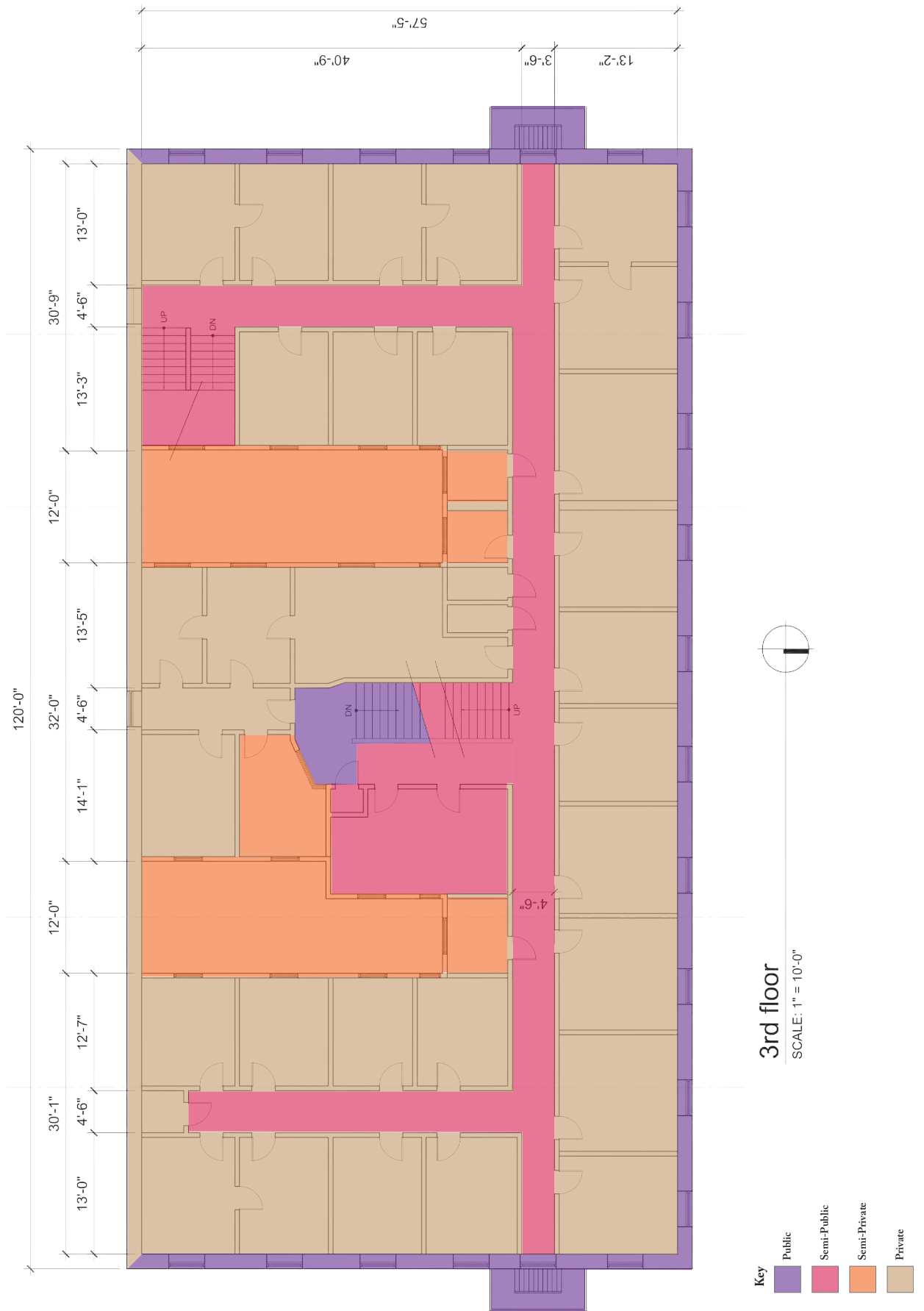


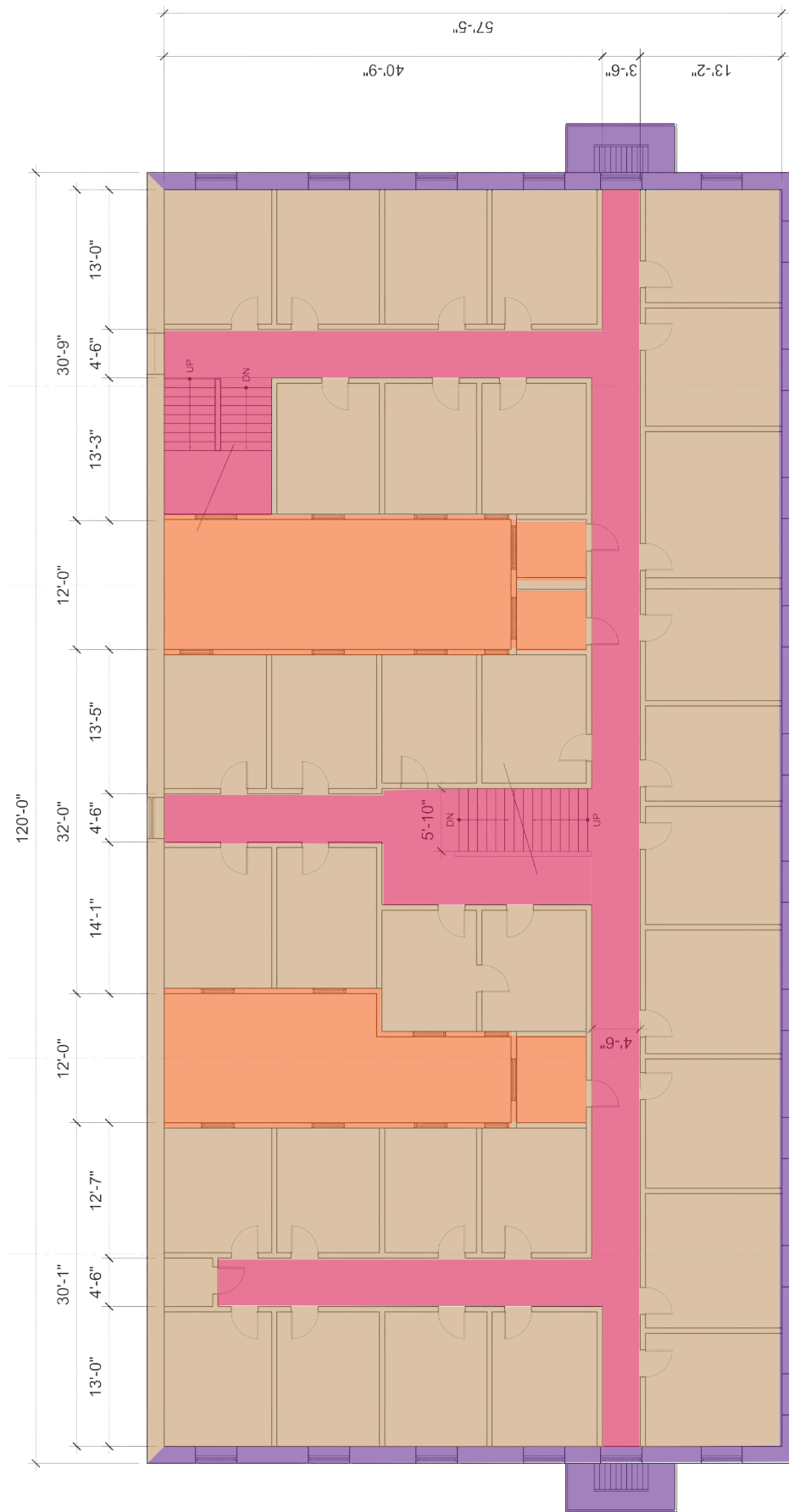


2nd floor  
SCALE: 1" = 10'-0"

Key	Public	Semi-Public	Semi-Private	Private







Key

Public
Semi-Public
Semi-Private
Private

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



## DECISION-MAKING MATRIX


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

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

<b>Significance   Visibility</b>	<b>Public</b>	<b>Semi-public</b>	<b>Semi-private</b>	<b>Private</b>
Pivotal	Preserve/Restore	Preserve/Restore	Preserve	Preserve
Primary	Preserve/Restore	Preserve	Preserve	Preserve
Secondary	Preserve	Preserve	Rehabilitate	Rehabilitate
Minimal	Rehabilitate	Rehabilitate	Adaptive Reuse	Adaptive Reuse
None	Adaptive Reuse	Adaptive Reuse	Adaptive Reuse	Adaptive Reuse

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

As a general guide to the approaches and levels of treatment recommended, this Historic Structures Report utilizes the tools and terminology developed for Historic Structures Reports by the federal departments engaged in historic preservation policy and implementation. The historic preservation community in the United States broadly follows guidelines established by the U.S. Secretary of the Interior for treating historic properties. These guidelines delineate four different approaches that are generally accepted as standards for treating architectural



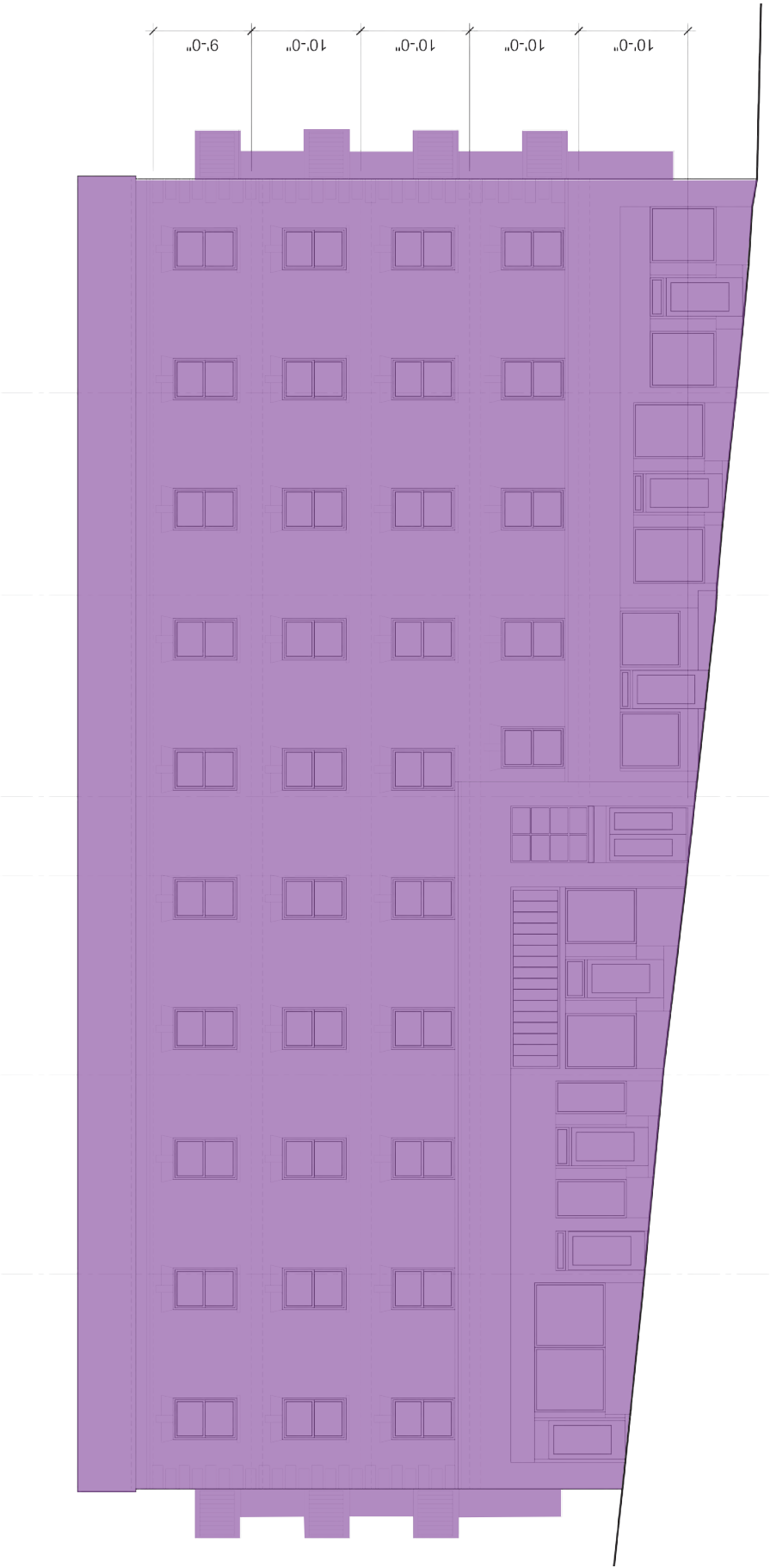
spaces and features. They are preservation, rehabilitation, restoration, and reconstruction or replication. These four standards can be applied to the development of programs for the building and to inform design development for future tenants.

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

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

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

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



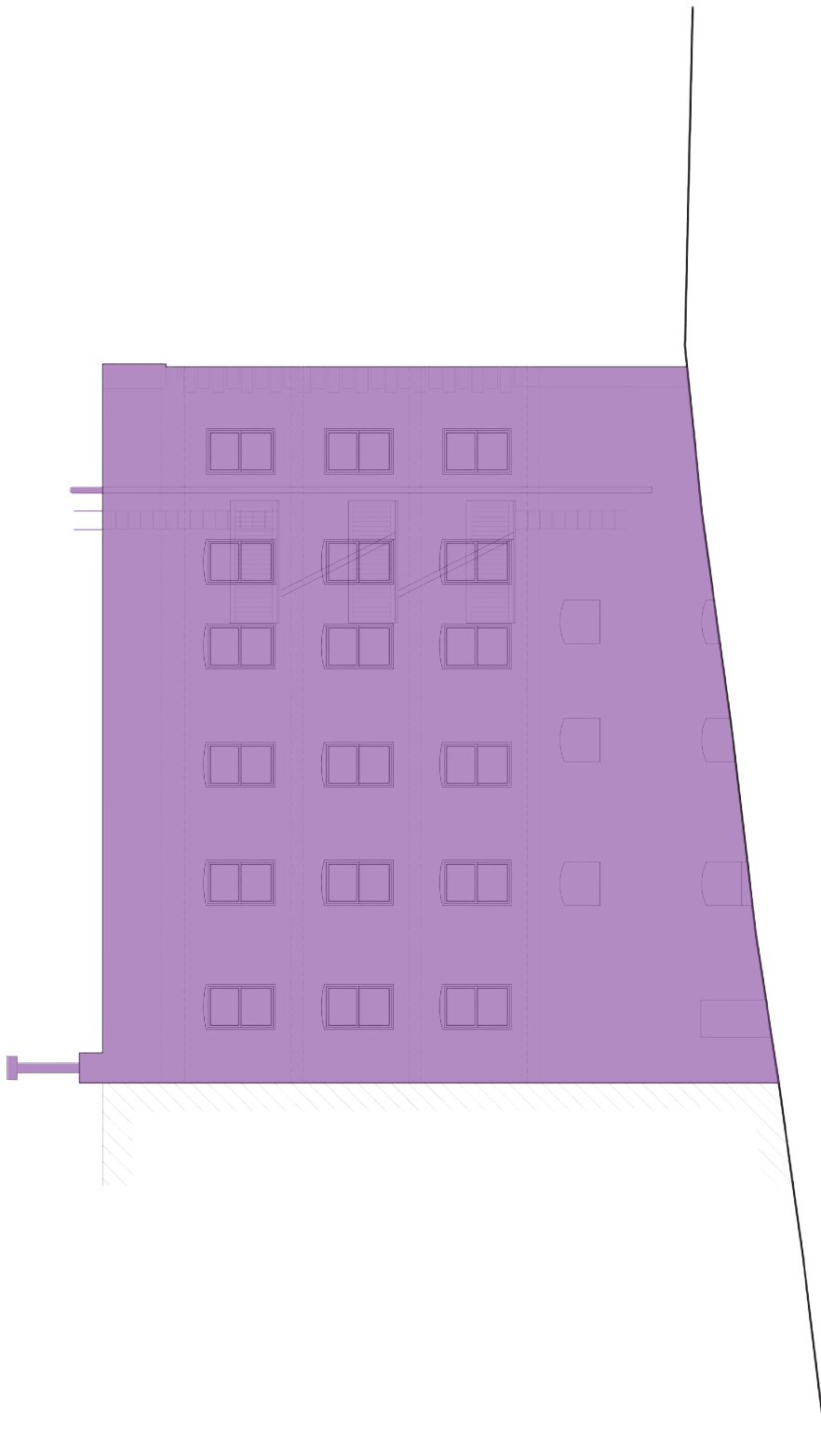
North Elevation

SCALE: 1" = 10'-0"

Key

Rehabilitation

Preservation



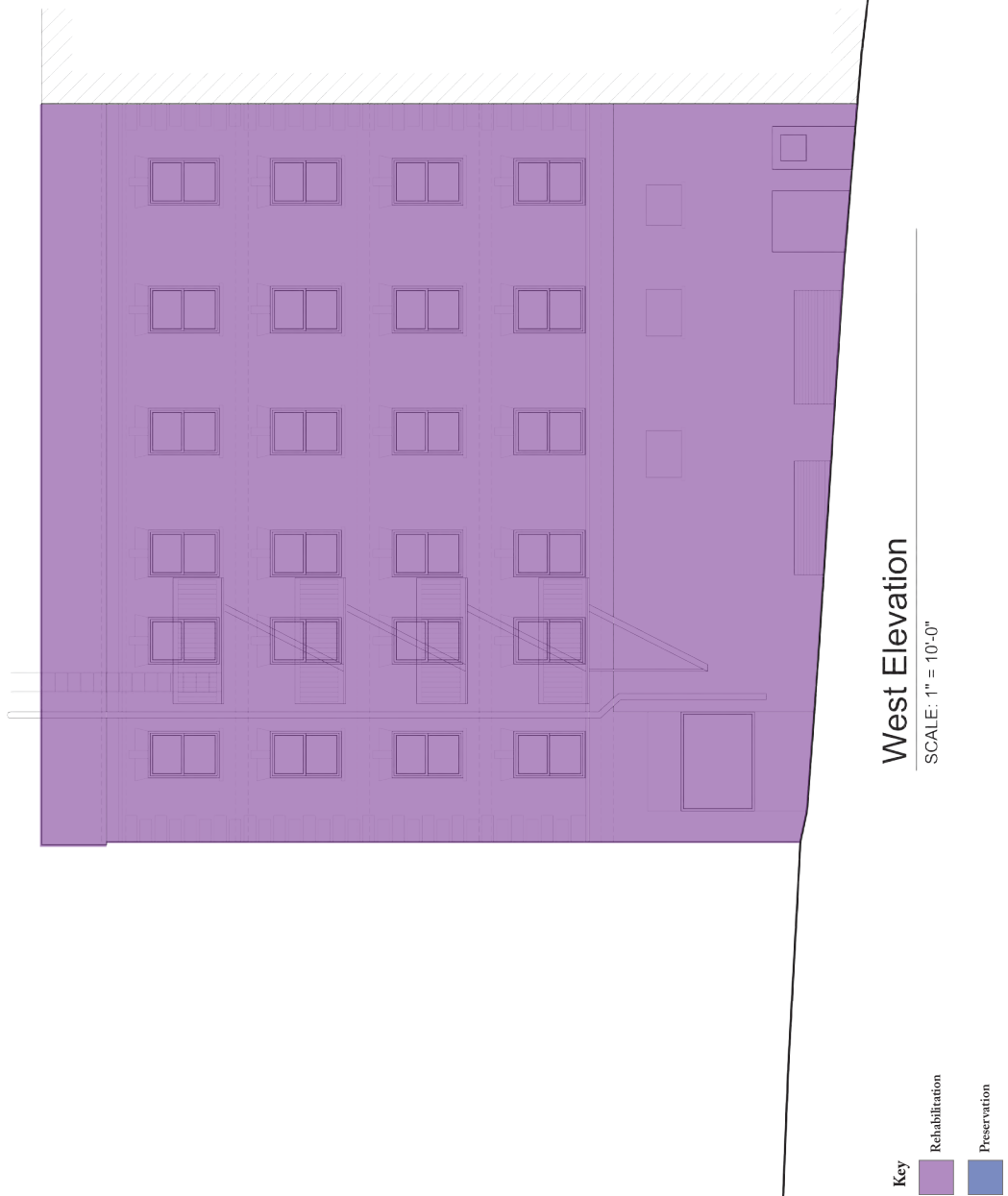
## East Elevation

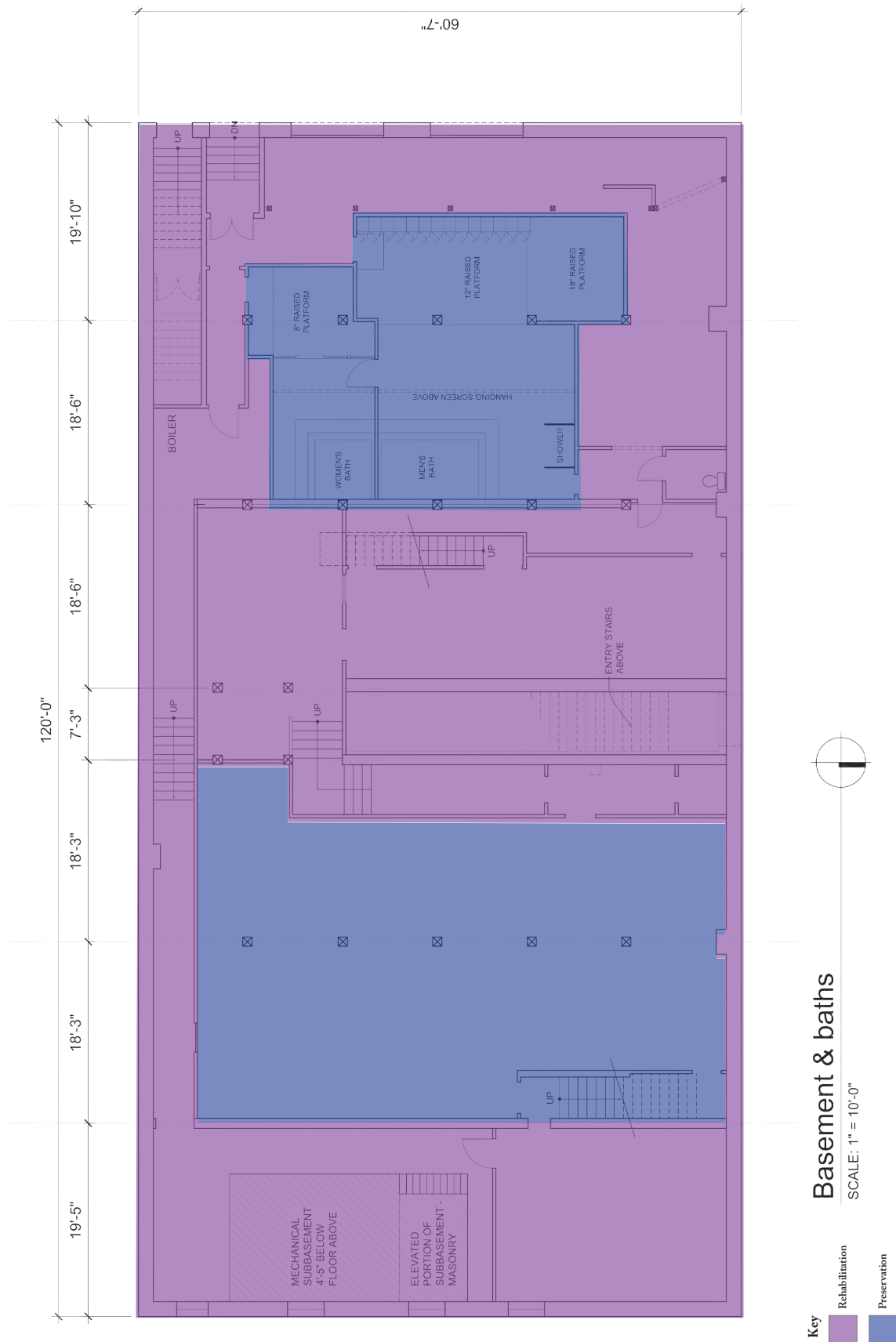
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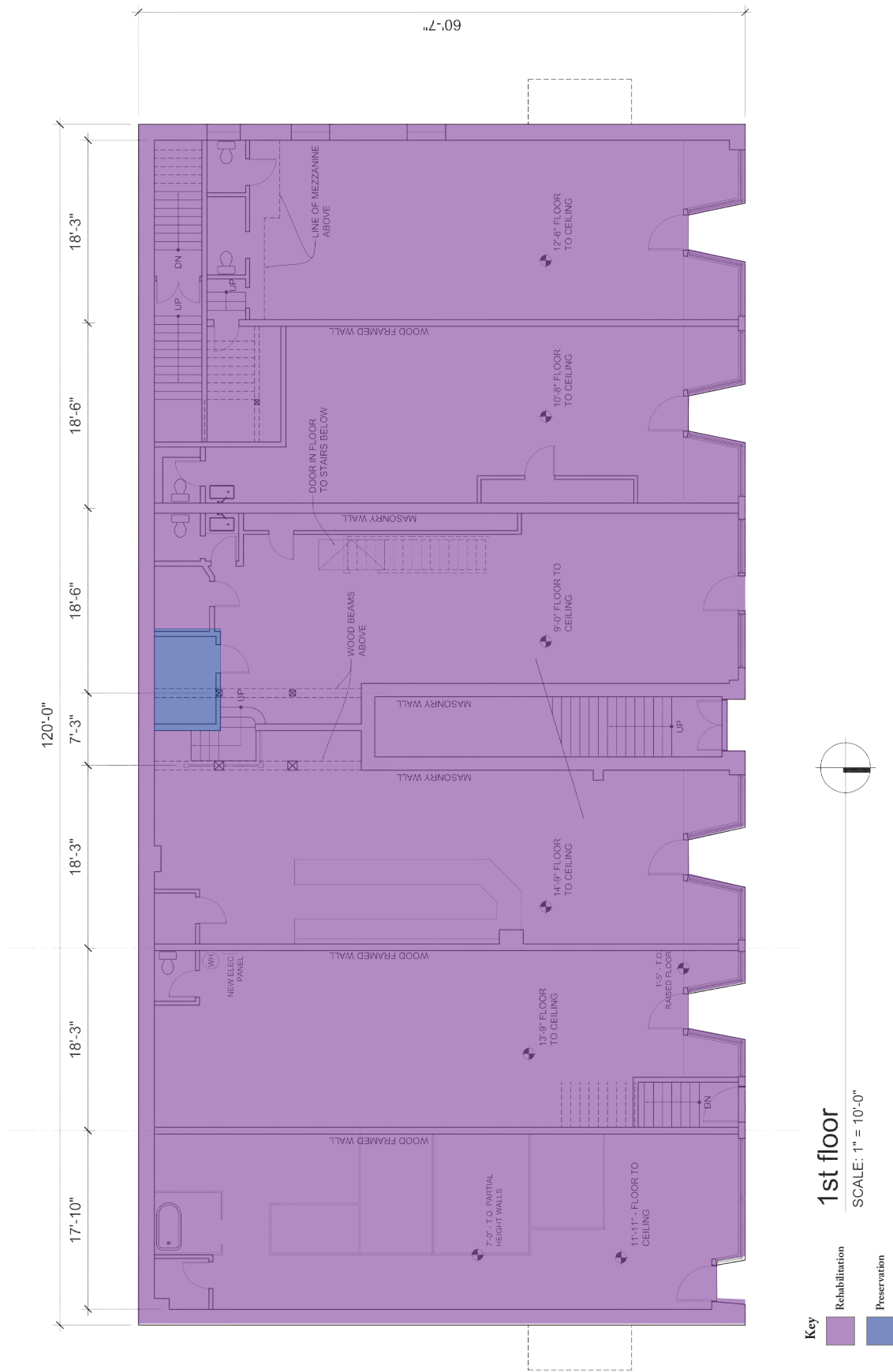
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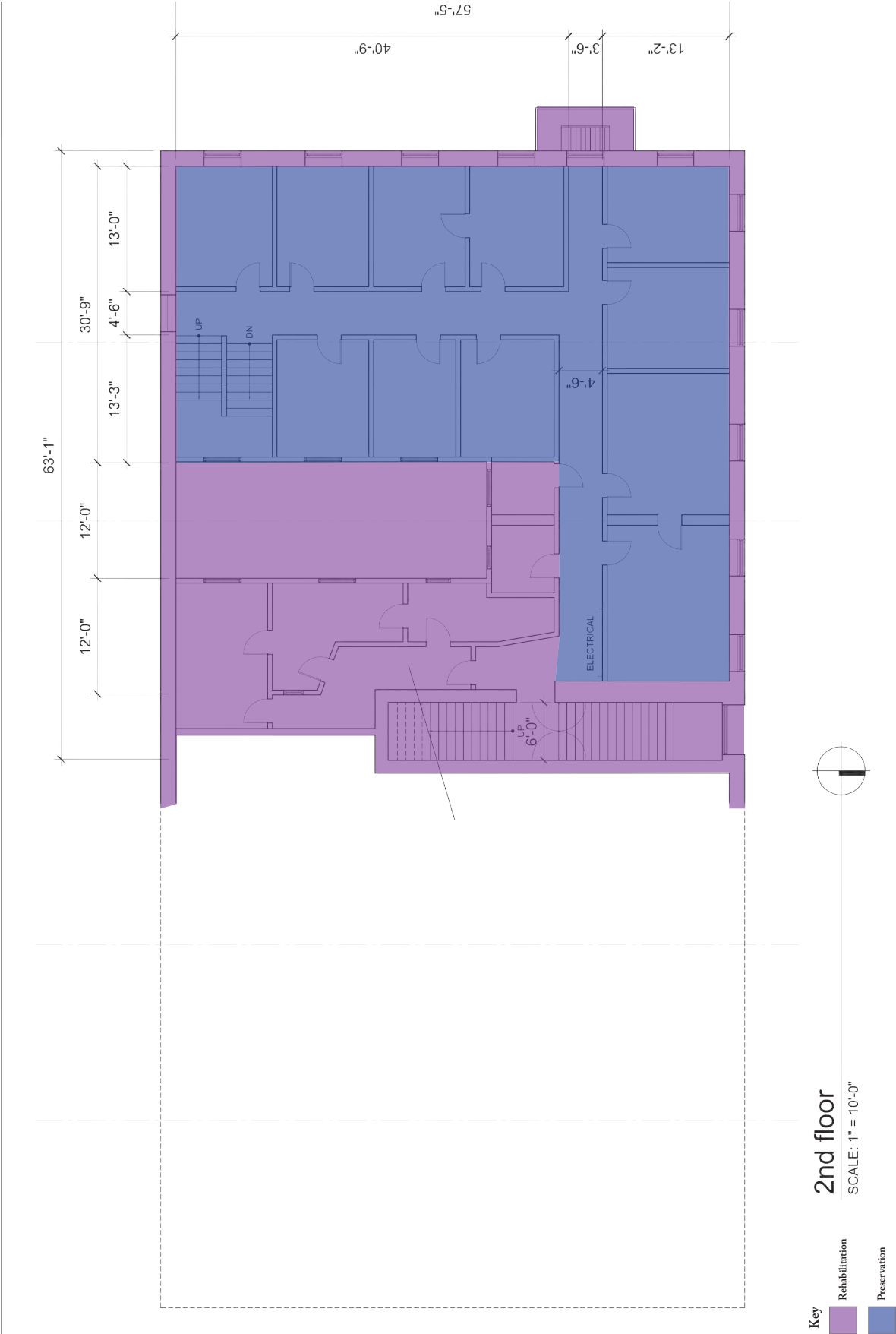
	Rehabilitation
	Preservation

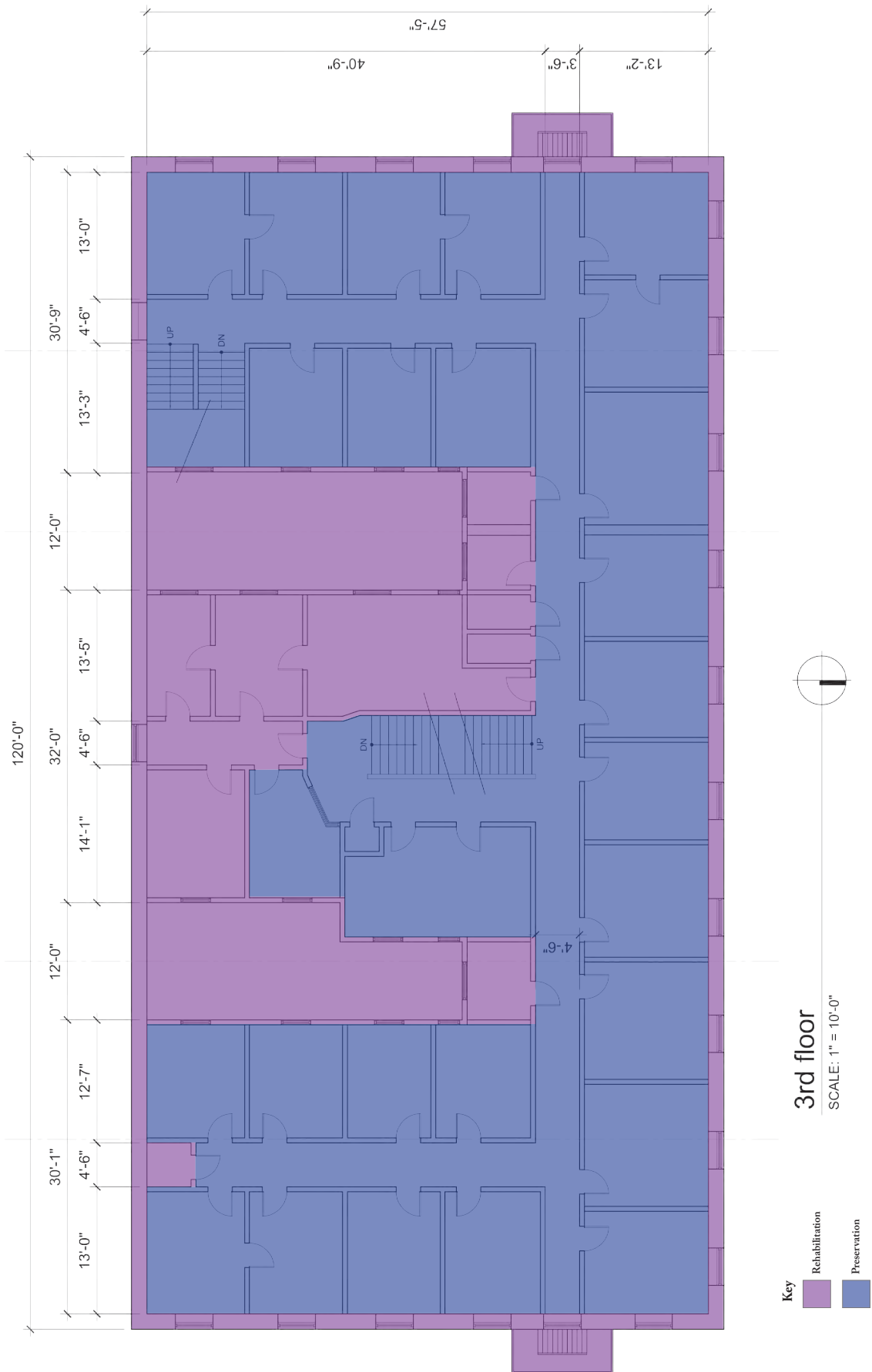


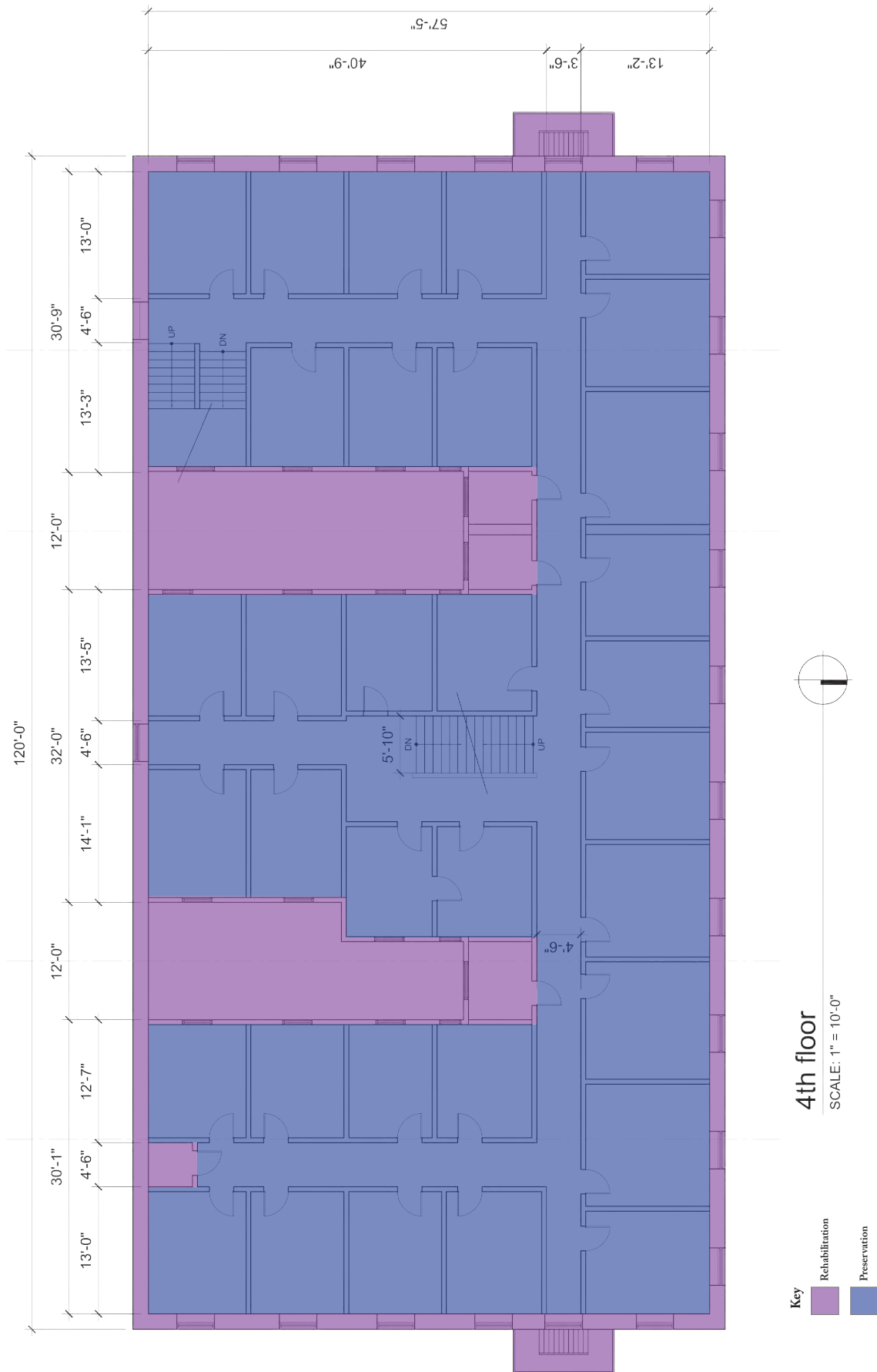


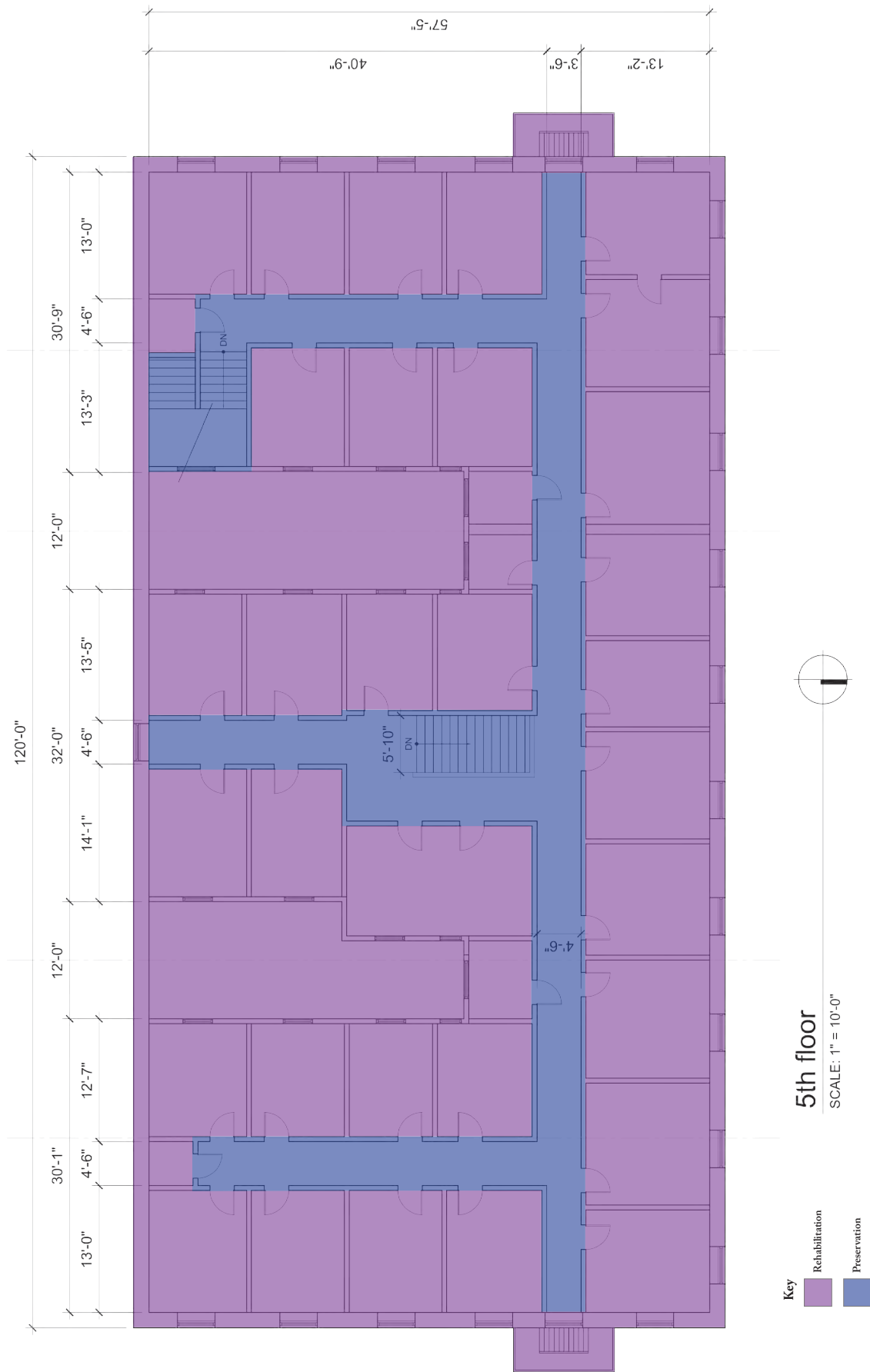














## PRIORITIZED RECOMMENDATIONS

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

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

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

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

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

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

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

## *Short Term (2014 to 2016)*

### **Planning**

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

### **Minor**

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

### **Major**

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

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

### **Planning**

- Develop a signage plan for the building exterior. Historically, signage served an important commercial, community, and cultural role. The original signage has been removed; however the locations and types of signage would benefit the hotel, commercial, and interpretive uses. Explore the potential for development of Nihonmachi signs, and coordinate with any signage plans SCIDpda, Interim, or the CIDIBIA may have.
- Electrical plan development to guide retention of the existing system. The complex electrical system is aging and parts, especially for the switches, are becoming increasingly difficult to obtain. The system is important to the interpretation of interior spaces.

- Locate commercial tenants for the 609 and 611 South Main Street commercial spaces. This could be a restaurant tenant in 611 South Main Street, since the basement spaces below are not sensitive and kitchen venting could occur on the alley facade.

#### Minor

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

#### Major

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

### *Long Term (2020 to 2030)*

#### Planning

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

#### Minor

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

#### Major

- Rehabilitate the southwest exist stairs to allow these to serve as a viable emergency exit for hotel guests.
- Evaluate laundry services versus onsite laundry needs and determine which works best for hotel operation. If onsite laundry is selected, upgrade laundry facilities provide onsite commercial washers and dryers.



- Restore the missing cornice and belt course. Removing Marblecrete additions and fabricating sheet metal cornices from historic photographs and field measurements taken at former cornice and belt course locations once the Marblecrete is removed.
- Repair the leather flooring at the second-floor corridors.
- Rehabilitate bathrooms at the hotel level to remove contemporary additions and improve service level for hotel guests and return windows to operation for ventilation and day lighting.
- Implement the collections plan, including working through individual rooms currently closed off to public access.
- Clean the exterior facade and repoint selectively as needed. Remove previous anchors no longer used.
- Repair roof drains at the light wells.
- Restore the main stairwell and balcony, removing added contemporary elements at the lower stairwell portion and restoring the original painting or wallpaper along the stairwell walls below added paint layers.
- Upgrade the supply systems to existing radiators and evaluate the potential for restoring missing radiators. Reroute supply lines away from sensitive collections areas.
- Rehabilitate the former managers' quarters for use as onsite managers residence.



# SUPPLEMENTAL

The following pages provide supplemental information, including Historic Photographs, As-Built Drawings, and Condition Photographs.

## HISTORIC PHOTOGRAPHS

The following are historic photographs of the Panama Hotel collected for this project.

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

Source: Wing Luke Museum.



ca. 1930s to 1940s photograph of the building's west facade showing the sign for the basement laundry, the sign above the southwest stairway for the hotel, and the large advertising space along the west facade. The street in the foreground is Sixth Avenue South, with north to the left.

Source: Panama Hotel, digital image of print taken by Artifacts Consulting, Inc.





1911 view of the recently completed  
Panama Hotel.  
Source: Seattle Times,  
January 15, 1911.

## *New Panama Hotel at Main and Sixth South*



1964 view of the hotel's  
northeast corner after  
the heavy equipment  
ran into the corner.  
Source: Seattle Times,  
August 19, 1964.





ca. 1920s view of the Panama Hotel following construction of the Norther Pacific Hotel (1914).  
Source: Puget Sound Regional Archives, Property Record Card.



Undated view of the 609 1/2 basement access, 609, and 607 South Main Street (from left to right).  
Source: Reproduced from photographs hanging in the Panama Hotel.





Source: Puget Sound  
Regional Archives,  
Property Record Card.



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



1964 view of the Panama Hotel's northwest corner following installation of the marblecrete at the storefronts, cornice, and belt course. Source: Puget Sound Regional Archives, Property Record Card.



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



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



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





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



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



1910s to 1940s  
interior photograph.  
Source: Reproduced  
from photographs hang-  
ing in the  
Panama Hotel.

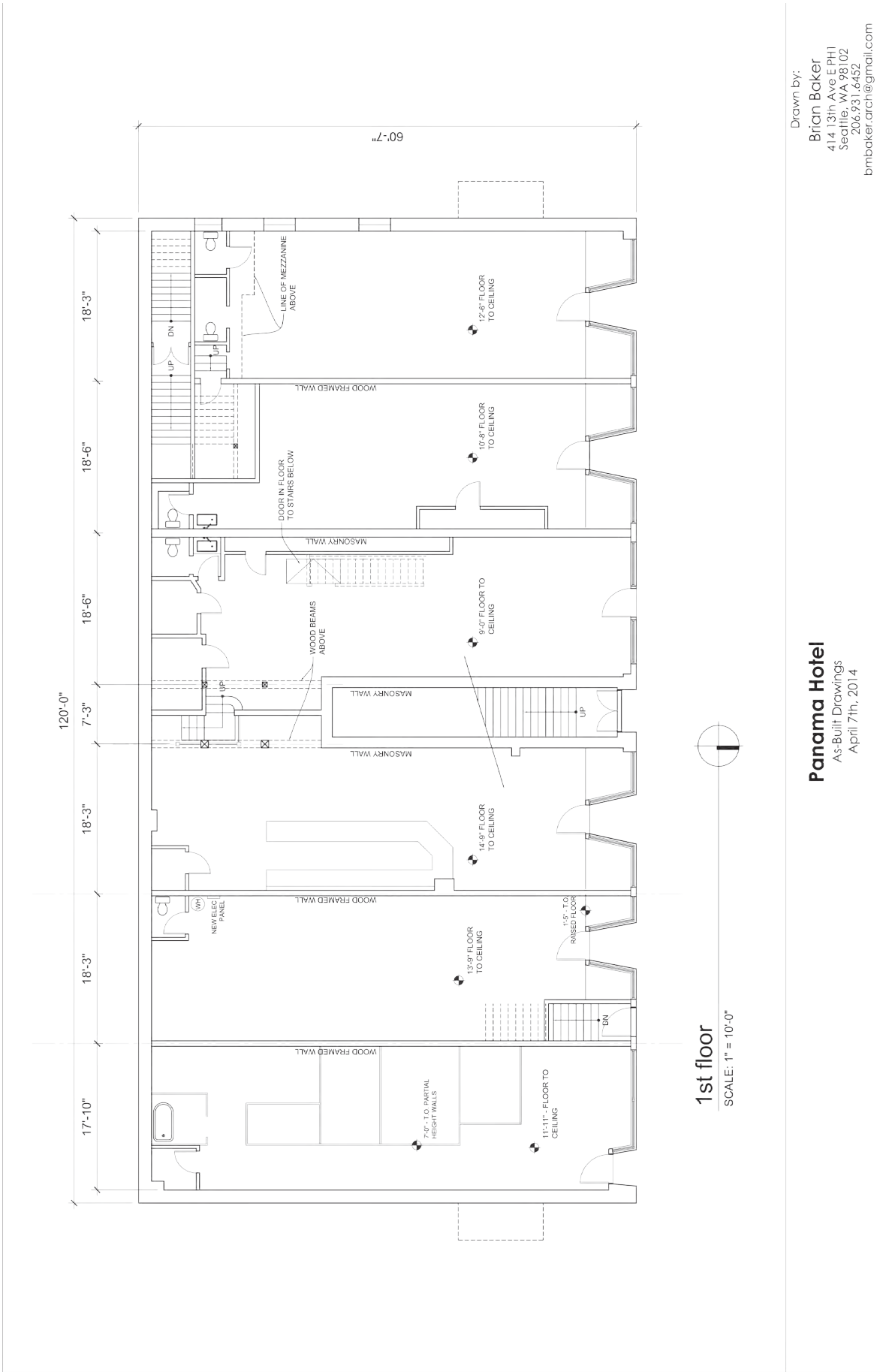


Unidentified persons  
associated with the hotel  
building; however the  
building in the back-  
ground is not the hotel.  
Source: Reproduced  
from photographs hang-  
ing in the  
Panama Hotel.



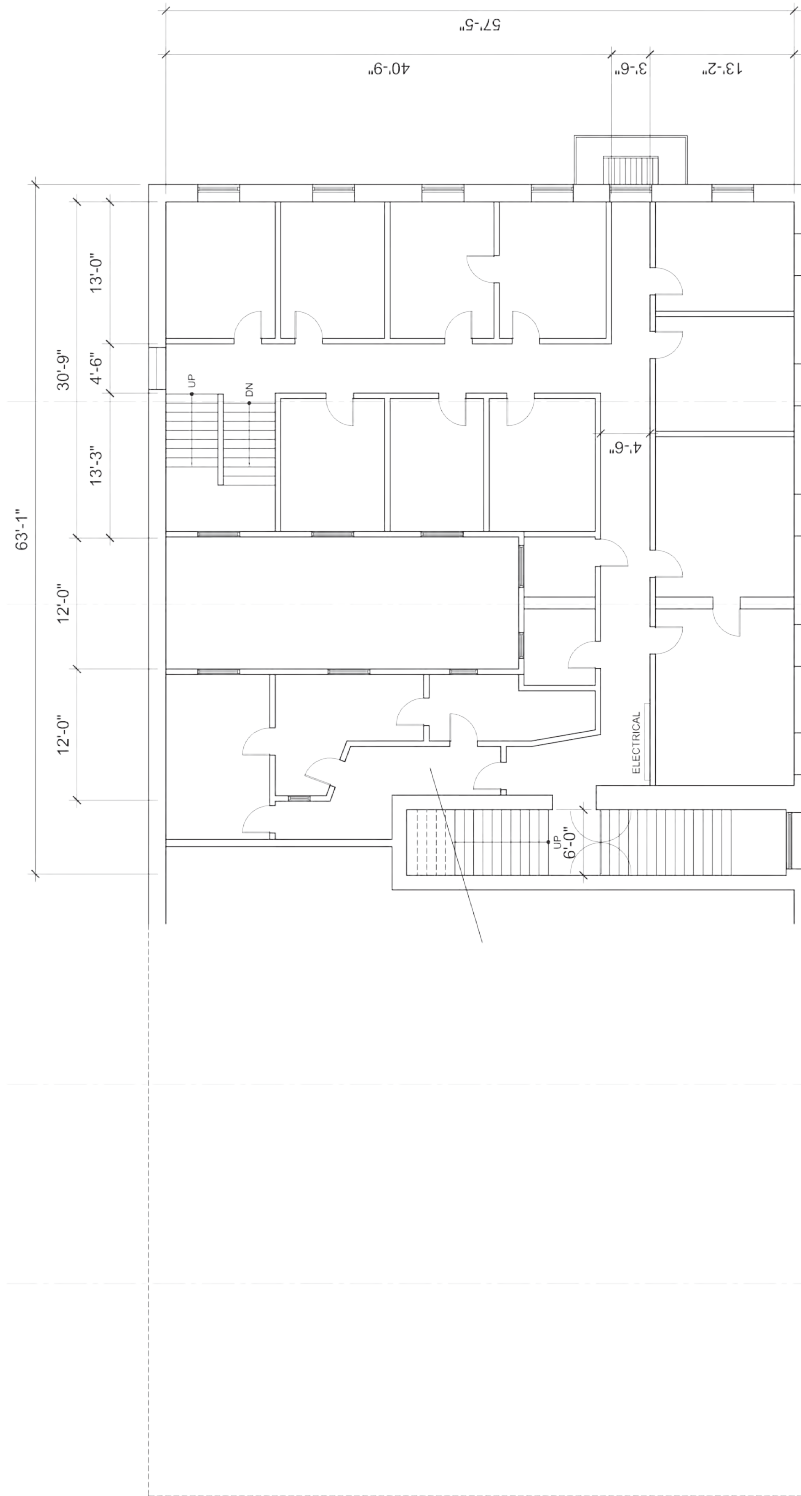
## AS-BUILT DRAWINGS

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



Drawn by:  
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**Panama Hotel**  
As-Built Drawings  
April 7th, 2014

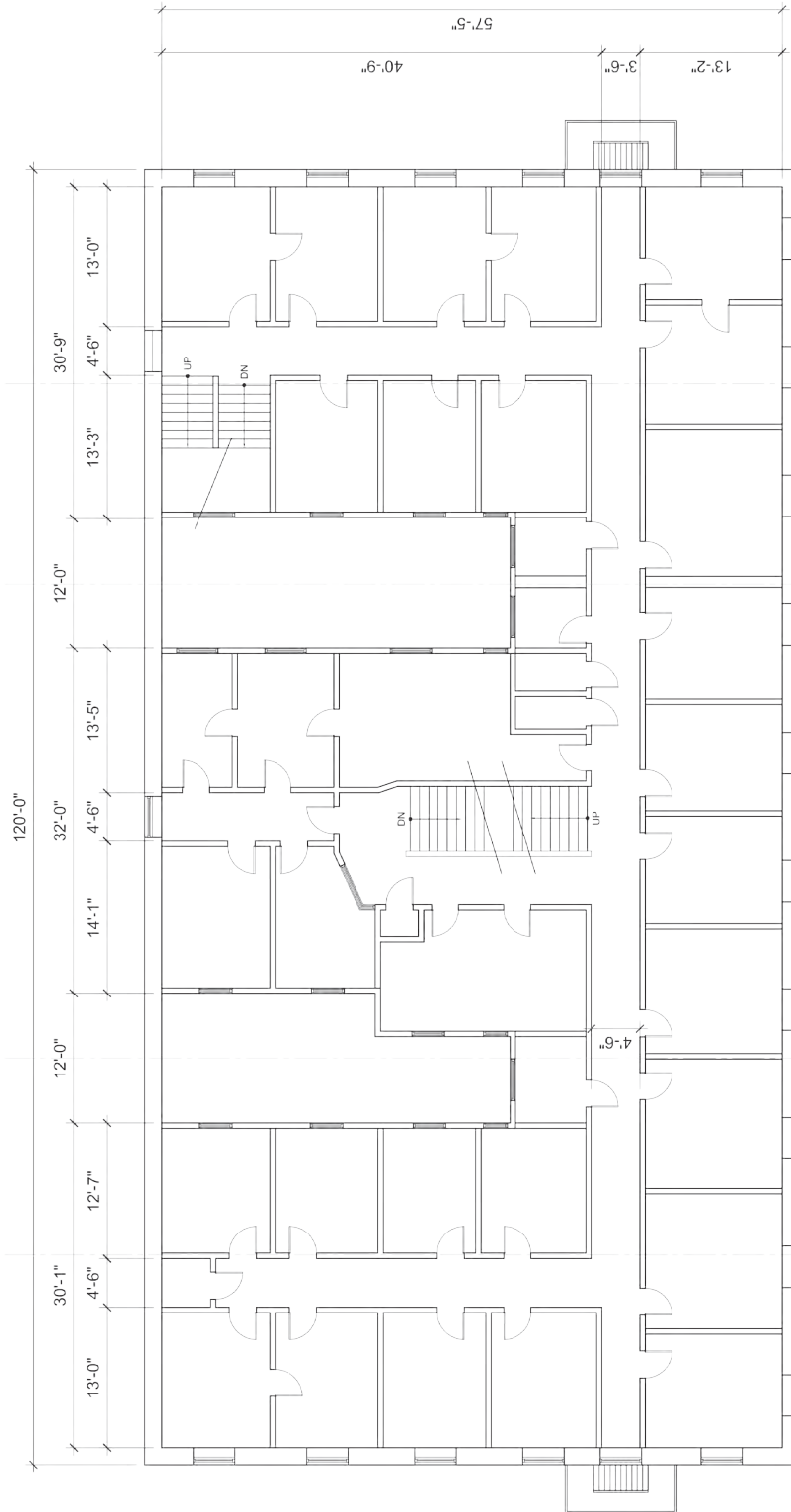


2nd floor  
SCALE: 1" = 10'-0"

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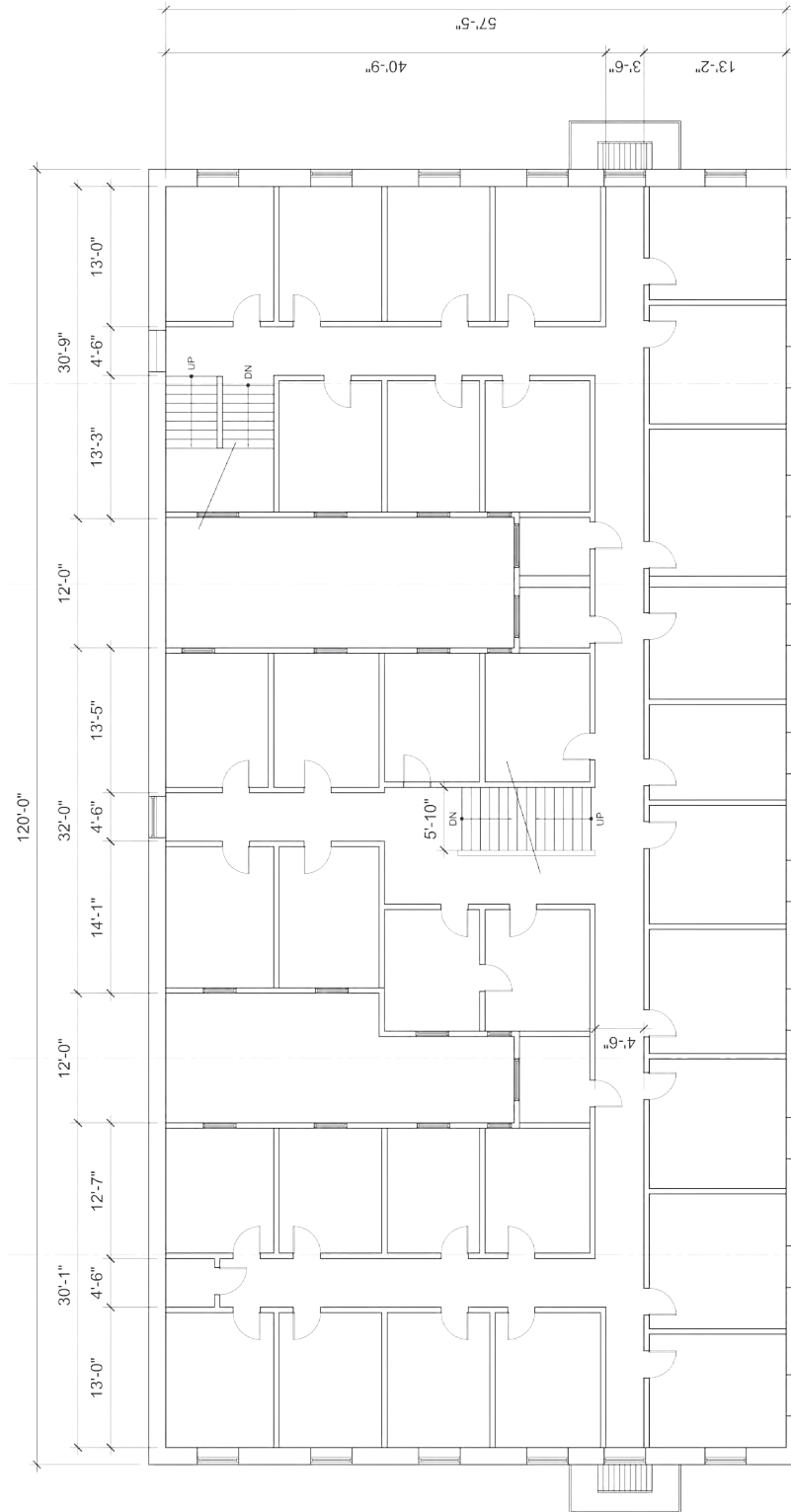




3rd floor  
SCALE: 1" = 10'-0"

Drawn by:  
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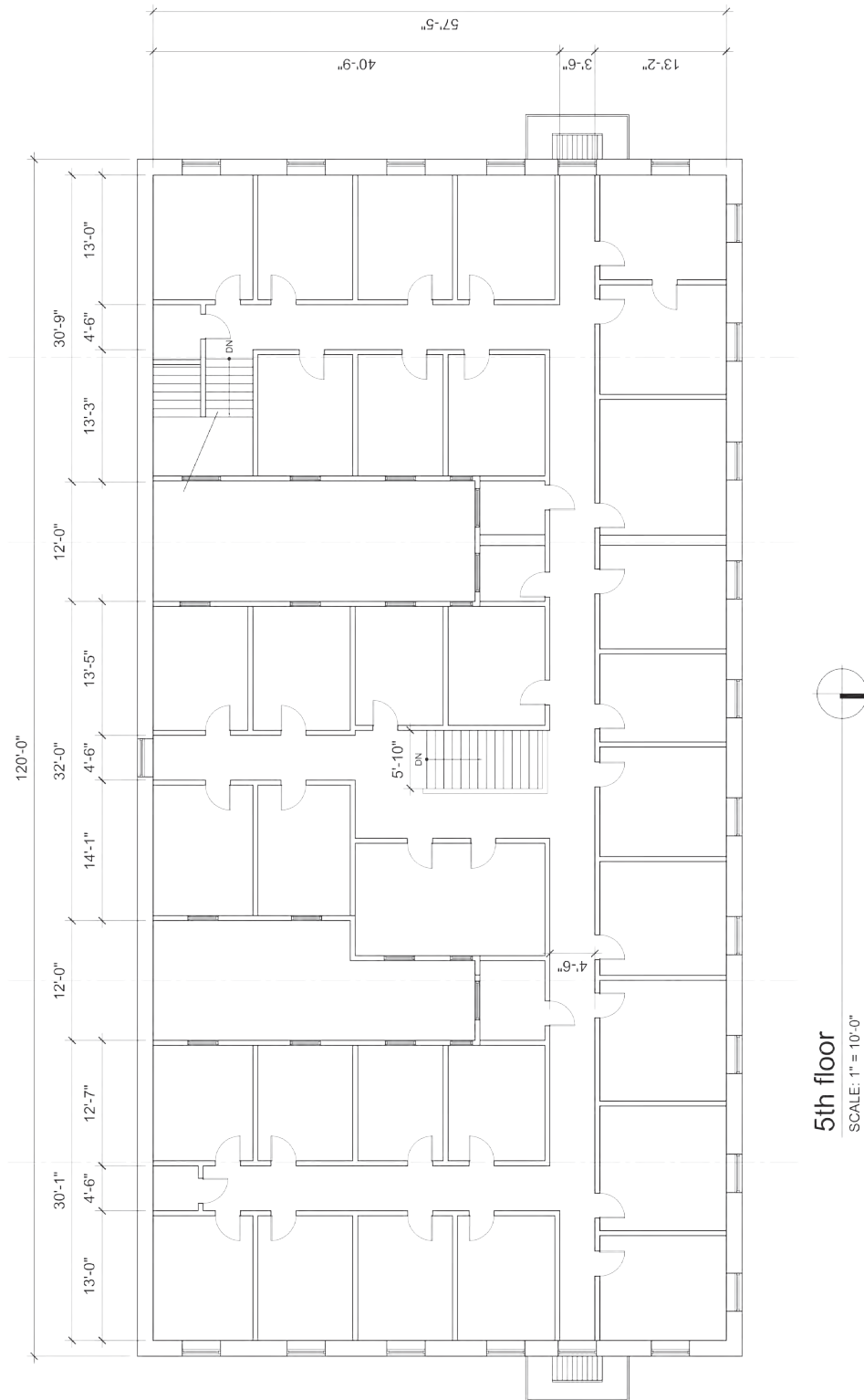
**Panama Hotel**  
As-Built Drawings  
April 7th, 2014



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

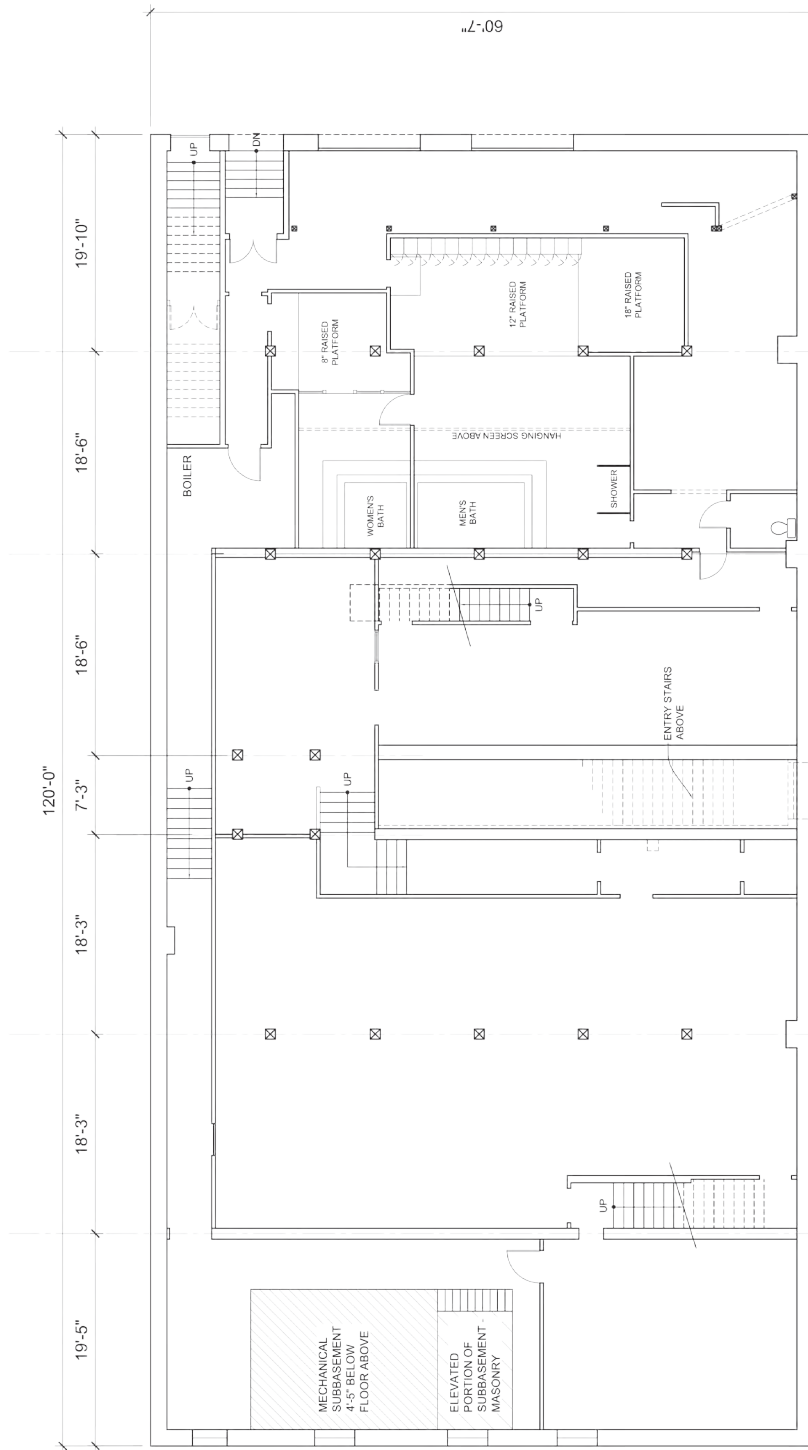
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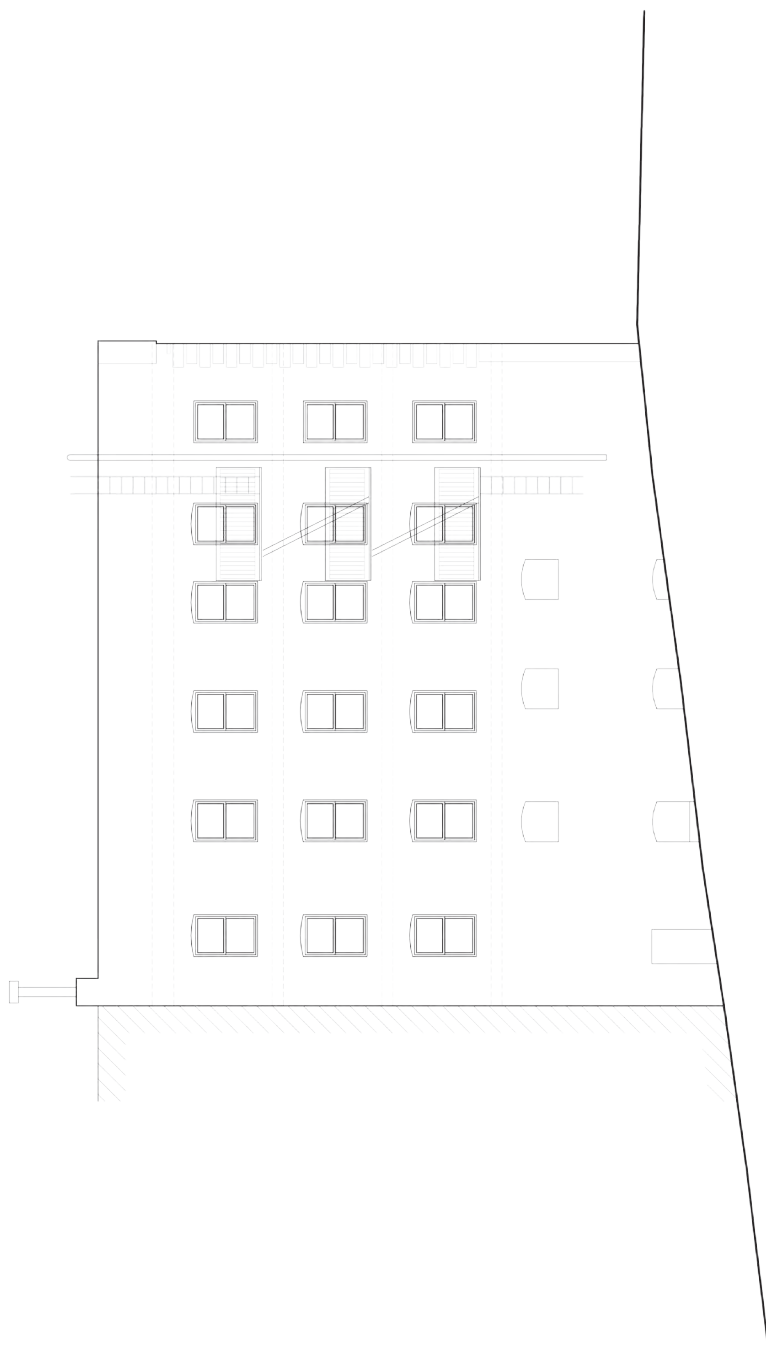
## Basement & baths

SCALE: 1" = 10'-0"



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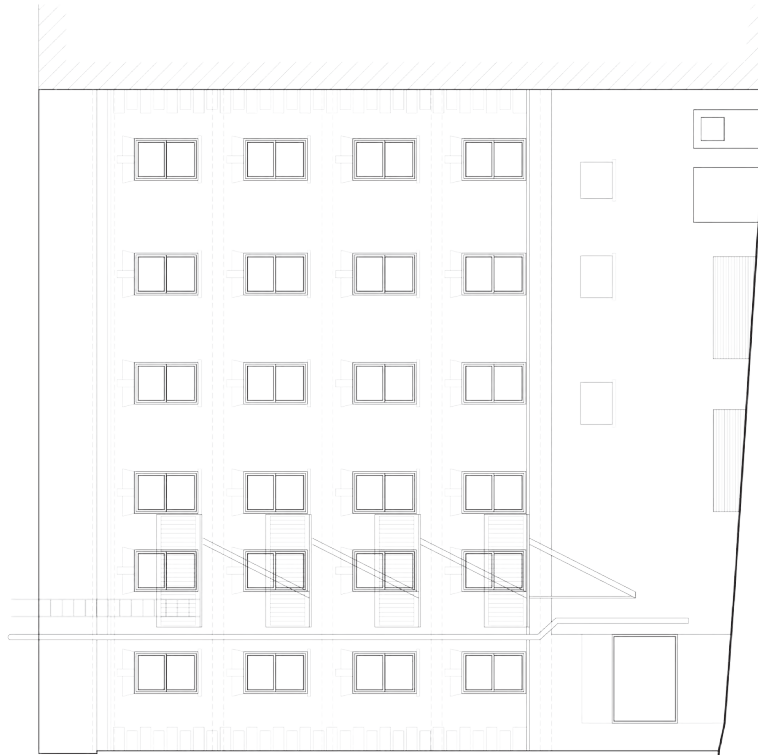
### East Elevation

SCALE: 1" = 10'-0"

Drawn by:  
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West Elevation

SCALE: 1" = 10'-0"

Drawn by:  
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## CONDITION PHOTOGRAPHS

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



CP 1. East facade,  
Panama Hotel, showing  
typical window and  
window opening type  
on this facade



CP 2. East facade,  
Panama Hotel, showing  
blending of original and  
rebuilt walls



CP 3. East facade,  
Panama Hotel, showing  
in-filled window open-  
ings and  
miscellaneous pipes



CP 4. East facade,  
Panama Hotel, showing  
basement-level window  
opening with  
arched lintel





CP 5. East facade,  
Panama Hotel, showing  
arched window opening  
with an added screen  
and electrical conduit



CP 6. East facade,  
Panama Hotel, showing  
fire escape





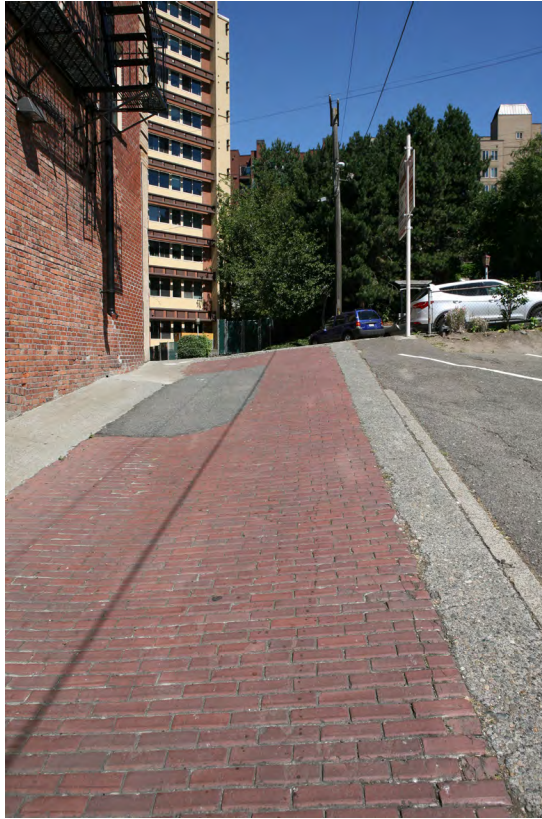
CP 7. East facade,  
Panama Hotel, showing  
in-filled  
window opening



CP 8. East facade,  
basement door



CP 9. Alley running  
along east side of Pana-  
ma Hotel



CP 10. Masonry and  
wall deterioration detail





CP 11. Boarded up  
window opening, base-  
ment storage room



CP 12. Boiler room,  
basement



CP 13. Boiler room,  
basement



CP 14. Collection  
items stored in base-  
ment storage area





CP 15. Collection  
items stored in base-  
ment storage area



CP 16. Collection  
items stored in base-  
ment storage area





CP 17. Detail of scored walls, basement corridor and bathroom



CP 18. Basement bathroom, extant toilet and stall door



CP 19. Basement  
corridor, looking up at  
former relite



CP 20. Men's bath-  
house, looking northeast





CP 21. Bath detail,  
men's bathhouse



CP 22. Views within  
601 South Main Street  
space looking north



CP 23. Ceiling detail in 601 South Main Street



CP 24. Former restaurant space along west wall, in 601 South Main Street





CP 25. Floor within  
storage space at the back  
of in 601 South  
Main Street



CP 26. Storefront transom detail in 601 South  
Main Street



CP 27. Storefront  
detail at 601 South  
Main Street



CP 28. Corridor, 2nd  
Floor, Panama Hotel





CP 29. Corridor, 2nd  
Floor, Panama Hotel



CP 30. Corridor, 2nd  
Floor, Panama Hotel



CP 31. Corridor, 2nd  
Floor, Panama Hotel



CP 32. Reception  
Room, 3rd Floor, Pana-  
ma Hotel





CP 33. Bathroom, 4th  
Floor, Panama Hotel



CP 34. Bathroom, 4th  
Floor, Panama Hotel



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



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





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



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



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



CP 40. Corridor, 4th  
Floor, Panama Hotel





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



CP 42. Corridor, 4th Floor, Panama Hotel showing offset between a door and its frame



CP 43. Main Stair,  
Panama Hotel showing  
temporary connection  
reinforcement at  
the newel



CP 44. Threshold lead-  
ing from northeast stair





CP 45. Threshold detail



CP 46. Northeast stair showing wrapped pipes running over the stairwell



CP 47. Southwest  
Stair, Panama Ho-  
tel showing separation  
between the stair and  
the masonry wall



CP 48. Southwest  
Stair, Panama Hotel





CP 49. Southwest Stair, Panama Hotel showing water infiltration in the ceiling above due to a sink overflow in the room above





CP 50. Front north facade fronting South Main Street, looking west.





CP 51. East facade fronting the alley.





CP 52. West facade fronting Sixth Avenue South.



CP 53. Bathhouse, looking west towards the lockers from near the bath.





CP 54. Bath house, looking southeast at the bath. Behind the wood partition wall in the background is the women's bath.



CP 55. Basement storage space showing the collections stored in the space.



## SECRETARY OF THE INTERIOR'S STANDARDS FOR PRESERVATION

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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