



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 545/21

MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday December 1, 2021 - 3:30 p.m.

Board Members Present

Dean Barnes

Taber Caton

Russell Coney

Matt Inpanbutr

Kristen Johnson

Ian Macleod

Lawrence Norman

John Rodezno

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Roi Chang

Lora-Ellen McKinney

Acting Chair Kristen Johnson called the meeting to order at 3:30 p.m.

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx Event link or the telephone call-in line provided on agenda.

ROLL CALL

120121.1

PUBLIC COMMENT

Karen Yoshitomi spoke in support of nomination of the Panama Hotel and said it is a 'no brainer'. She said oftentimes in retelling the history of the Japanese in the Seattle area we neglect to talk about Nihonmachi and the once vibrant community that began and grew from the Issei pioneers in the late 1800s into a thriving and vibrant community until 1942. She said Nihonmachi was expansive in 1942 and today the Panama is one of the last vestiges of what was Nihonmachi. She said in addition to the historical significance of the hotel and the bathhouse, she offered the board the opportunity for the record to recognize the architect Sabro Ozasa. She said he was known for his progressive design, from the lightwells to the central steam heat to the corridors and the beautiful finishes in the hotel. The building represents the community that existed; Panama wasn't simply an SRO catering to blue collar workers; it was a residential hotel that afforded housing for people who wanted to live in the city. She said it was a central hub for the Japanese community before the outbreak of WWII. She said under the stewardship of Jan Johnson and as a Seattle landmark, we can interpret that other important part the contribution of the history and that is the Japanese community before the outbreak of WWII. She noted the contributions the Panama Hotel can make commentary of today's society in terms of the humanity, the stewardship and the stories that can be told through the lives that were affected by the businesses and the stories affiliated with the Panama Hotel. She said there is an opportunity to tell a broader story not only about the Panama Hotel but about the Japanese American community that is here in Seattle.

Betty Lau spoke in support of nomination of the Panama Hotel. She said she has known owner Jan Johnson for a long time and said Ms. Johnson spends her own funds to protect and restore the building history. She said landmarking will provide a level of protection and Ms. Johnson has fended off greedy idiots who would stucco the building, destroy its historical character and turn it into an eyesore rather than the jewel of Japantown that it is. Landmark status will enhance and serve as warning to those who are trying to move in and take it over and destroy it.

Ms. Doherty read brief comments by Alexa Berlow who supported nomination of the Panama Hotel's architectural, cultural, structural, and civic significance, as their connection to the meeting was not working.

120121.2 SPECIAL TAX VALUATION

120121.21 Stimson-Green Mansion
1204 Minor Avenue

Mr. Inpanbutr recused himself.

Chris Moore, The Washington Trust said the house was built in 1901 as a residence and remained so until 1975. He said the house was gifted to the Washington Trust in 2001.

Ms. Sodt explained that eligible rehabilitation costs are \$ 620,670.80. Work on the designated portion of the landmark received a Certificate of Approval or was determined by staff to be in-kind repair that did not require review by the Board.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: the Stimson-Green Mansion, 1204 Minor Avenue, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/IM/DB 8:0:1 Motion carried. Mr. Inpanbutr recused himself.

120121.3 CERTIFICATES OF APPROVAL

120121.31

Queen Anne Boulevard

Multiple addresses

Proposed change of species to select trees; part of replanting plan

Kevin Bergsrud, Seattle Parks & Recreation said Queen Anne Boulevard design was influenced by but not designed by the Olmsted. He said the trees are stressed by narrow planting strips and impacts by utilities. He said that trees have been replaced for decades but there is no record on what Olmsted envisioned. He said there is an 'open door' for tree selection because there is no plan. He said replacement species were selected based on less susceptibility to heat and fungal infections. He said the Chinese Chestnut is not available for the replanting, so they want to substitute the Gingko Biloba.

Ms. Johnson said existing trees require pruning around power lines and asked if new trees will have same issue.

Mr. Bergsrud said yes. He said a lower tree height would take away the look of the boulevard. He said an Olmstedian boulevard design would have double the right of way width.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed tree species for replanting of select trees on Queen Anne Boulevard, as per the attached submittal.

This action is based on the following:

The proposed removal of these trees affects the features of the landmark as specified in the Report on Designation (LPB 435/15) and were previously approved for removal under Certificate of Approval LPB 339/20.

The proposed replacement tree species were selected for their resistance to various insect and fungal diseases, to minimize future structural issues, and monoculture issues leading to premature tree loss.

The proposed tree species are intended to be compatible with the overall planting palette of the boulevard.

4. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/MI/HW 9:0:0 Motion carried.

120121.4 CONTROLS & INCENTIVES

120121.41 Ingraham High School
1819 N 135th Street
Request for extension

Ms. Doherty said she has a signed agreement and said an extension to December 15, 2021, is needed for proper noticing.

Action: I move to defer consideration of Controls and Incentives for Ingraham High School, 1819 N. 135th Street, until December 15, 2021.

MM/SC/IM/HW 7:0:2 Motion carries. Mr. Inpanbutr and Ms. Caton recused themselves.

120121.42 líq'təd / Licton Springs Park
9536 Ashworth Avenue N
Request for extension

Ms. Doherty explained the request for six-month extension.

Kevin Bergsrud, Seattle Parks & Recreation said they reached out to Seattle Public Utilities (SPU) regarding upcoming extension asking for an update. He said the site has drainage infrastructure from the 1910s that runs beneath the park property, however there are no easements in place. He said Parks needs to negotiate a plan with SPU for future drainage work / maintenance, before completing a Controls and Incentives Agreement for the Landmark.

Action: I move to defer consideration of Controls and Incentives for líq'təd / Licton Springs Park, 9536 Ashworth Avenue N for six months.

MM/SC/IM/MI 9:0:0 Motion carried.

120121.43 Turner-Koepf House / Beacon Hill Garden House
2336 15th Avenue S
Request for extension

Ms. Doherty explained that the existing owner is in the process of selling the property to Historic Seattle. She requested a three-month extension and said Controls and Incentives negotiations will be resumed with the new owners.

Action: I move to defer consideration of Controls and Incentives for the Turner-Koepf House / Beacon Hill Garden House, 2336 15th Avenue S for three months.

MM/SC/HW/IM 9:0:0 Motion carried.

120121.44 Cassel Crag Apartments
Request for extension

Ms. Sodt explained the request for a three-month extension which she said is reasonable.

Action: I move to defer consideration of Controls and Incentives for the Cassel Crag Apartments for three months.

MM/SC/IM/HW 9:0:0 Motion carried.

120121.5 NOMINATION

120121.51 Panama Hotel and Hashidate Yu Bathhouse
605 South Main Street

Eugenia Woo, Historic Seattle said the building is a contributing resource in the International Special Review District and a National Historic Landmark. She noted the significance of the building and history and integrity and supported inclusion of interior.

Jan Johnson, owner said the bathhouse is the only one in America. The building was built in 1910 and designed by an Asian architect. She said she bought the building to save it for history. She noted the all-original woodwork, six commercial storefronts. She said she lives upstairs and noted the natural daylight that runs through hallways.

Ms. Woo thanked Karen Yoshitomi for her input and Mmes. Sodt and Frestedt for their review and input.

Spencer Howard and Katie Pratt, Northwest Vernacular prepared and presented the nomination report (full report in DON file).

Mr. Howard said the Panama Hotel building stands along the lower portion of the hill rising north of S Jackson Street at the southeast corner of S Main Street and Sixth Avenue S. The building is built out to the lot lines with concrete sidewalks along both S Main Street and Sixth Avenue S. The building is in Seattle's historic

Japantown (*Nihonmachi*) in the Chinatown-International District and contributing to the City of Seattle International Special Review District and the National Register of Historic Places Seattle Chinatown Historic District. The Panama Hotel is individually designated a National Historic Landmark due to its nationally significant association with the immigration of Japanese to the United States and as the location of one of only two surviving Japanese public bathhouses in the United States.

Mr. Howard said the front, north facade faces S Main Street with the main west side facade overlooking Sixth Avenue S. The brick-paved alley, named *Nihonmachi Alley*, runs along the east side facade. The south facade abuts the Northern Pacific Hotel, built 1914, and contributing to the special review and NRHP districts. The site slopes steeply, dropping over 20 feet from the northeast to the southwest corner. The five-story building features a flat roof with a parapet. Skylights occur at the main and southwest stairways. Exterior walls consist of common bonded brick masonry.

He said denser red veneer brick clads the primary facades with buff brick used for accents at quoins, window headers, and belt courses. Added marblecrete comprises wide bands above the north storefronts. Original wood 1:1 double hung windows provide day lighting and ventilation for interior rooms. Original metal fire escapes at the east and west ends provide emergency egress.

Mr. Howard said the building's six commercial storefronts extend along S Main Street on the north facade. As a general note, for all the floor plans, north is at the bottom. Each consists of a deep, narrow volume, with most having a recessed front entrance. All were occupied by Japanese owned or operated businesses at various times.

He said due to the slope of S Main Street, the height of the original wood transoms changes from east to west. This is visible in the middle image. Storefronts consist of added aluminum display window frames with marblecrete clad bulkheads. Tile floors remain at several of the recessed entrances. Interior finishes vary by space, but generally consist of a Douglas fir finish flooring over a sub floor, with painted plaster walls and ceilings. Temporary added protective coverings remain at several display windows.

Mr. Howard said interior spatial organization centers around the following key elements: Hotel rooms and corridors in the upper floors supporting the historic SRO function and professional offices. The bath in the basement as the location of one of only two surviving Japanese public bathhouses in the United States The artifact storage space in the basement as the location of personal belongings left for safekeeping during the forced removal and incarceration of persons of Japanese descent during World War II. Main stairs supporting the historic SRO function and professional offices, providing direct walk-up access from S Main Street

Mr. Howard said the second floor does not extend the full length of the building, due to the site's grade difference. The floor occupies only the western half of the building and contains the building's former professional office spaces, since

converted to hotel rooms. A double loaded corridor shown in yellow connects the rooms with the main north stairwell at 605-1/2, the southeast stairwell descending to the 302-1/2 entrance, and the west fire escape. The west light well shown in purple provides day lighting and ventilation for the inner rooms.

He said located at the middle of the north façade is the main entrance for access to the upper story hotel. At street level a pair of single lite wood doors provide access to the interior vestibule and stairwell. The entrance has an added curved canopy and eight-lite fixed transom above. The stairwell contains a direct flight up to the third floor with an intermediate landing. A pair of double action, single lite wood doors occur at the intermediate landing. The entrance vestibule features an original tile floor and wainscot, with painted plaster at the upper portions of the stairwell.

Mr. Howard said the corridor retains its wood and leather flooring, wood baseboard and chair rail, with plaster walls and ceiling finishes. Doorways with wood casings and transom open to the perimeter rooms, which feature painted wood floors and plaster wall and ceiling finishes and wood trim. Room finishes vary by space, but generally consist of a Douglas fir finish flooring, stained wood picture rail and window and door casings, with painted plaster walls and ceilings.

Mr. Howard said the third floor contains the check-in and office functions for the hotel at the top of the north entrance stairway with the check-in shown in green. A double loaded east-west corridor extends along the north portion of the floor between the two fire escapes, and the stairwells. Shorter double loaded corridors extend south to service the central hotel office functions and the blocks of rooms created by the two light wells shown in purple. The hotel check-in window opens to the central corridor near the top of the north stairs to provide direct access for arriving and departing guests and remains highly intact including the key rack and wood casings. Directly north of the office is a guest lobby, accessed by two doorways from the corridor with seating for use as a common area. The apartment manager's office occupies the rooms west of the office.

He said the corridors retain their wood flooring, carpet floor runner, wood baseboard and chair rail, with plaster walls and ceiling finishes. Doorways with wood casings open to the perimeter rooms, which feature painted wood floors and plaster wall and ceiling finishes and wood trim. Room finishes vary by space, but generally consist of a Douglas fir finish flooring, stained wood picture rail and window and door casings, with painted plaster walls and ceilings. This floor continues the same basic layout as the third floor, with corridors and stairways shown in yellow, rooms in blue, and light wells in purple.

He said the corridors retain their wood flooring, carpet floor runner, wood baseboard and chair rail, with plaster walls and ceiling finishes. Doorways with wood casings open to the perimeter rooms, which feature painted wood floors and plaster wall and ceiling finishes and wood trim.

Mr. Howard said the fourth and fifth floors continue the same basic layout as the third floor, with corridors and stairways shown in yellow, rooms in blue, and light

wells in purple. The corridors retain their wood flooring, carpet floor runner, wood baseboard and chair rail, with plaster walls and ceiling finishes. Doorways with wood casings open to the perimeter rooms, which feature painted wood floors and plaster wall and ceiling finishes and wood trim.

He said the Hashidate Yu bathhouse occupies the western third of the basement and is shown in purple. The bath features a men's portion on the north side and a women's and children's portion on the south. A wood partition wall extends up between the two separate basins. North of the bath is a marble panel enclosed shower stall and sinks. West of the bath area are lockers and wood benches. A commercial laundry originally shared the west end of the basement, occupying the small area north of the bathhouse. He noted the marble clad concrete bath with built-in benches within the bath. This view shows the men's portion. Tiled floors (hexagonal with blue tile floral motifs and an outer fret band) extend around both the entire raised bath basin. The image at right shows the lockers and wood benches set on wood platforms with neighborhood business advertisements along the upper canted portions.

He indicated photos of a neighborhood business advertisement and signage, the upper portions of the lockers and the interior view of the raised bath basin showing the seat and heating element.

Mr. Howard said the east two-thirds of the basement provides mechanical and storage spaces in support of the upper story commercial and hotel functions. The main central volume, shown in green, provides the artifact storage area. A photograph shows an example of some of the artifacts remaining within the storage area; another provides an idea of the high volume of artifacts remaining within the storage area.

Ms. Pratt said the Chinatown International District was primarily developed between 1907 and 1927. Although originally referred to as Chinatown, the neighborhood became home to many different ethnic groups with sub-communities formed within the neighborhood. Asian immigrants – first Chinese, followed by Japanese and Filipino, began arriving in Seattle in the last quarter of the 19th century.

She said Seattle's first Chinatown developed following the Great Seattle Fire of 1889 in the Pioneer Square neighborhood. In 1907 the City of Seattle re-graded and widened S Jackson and S King streets, opening up an area east of the railroad tracks and south of the original Chinatown for further development.

Ms. Pratt said the first Japanese began to arrive in Seattle in 1879, reflecting the second wave of Asian immigration to the United States. The Japanese community in Seattle grew quickly, partially due to the fewer immigration restrictions placed on them than on the Chinese and anti-Chinese sentiment culminating in a February 1886 riot that forcibly expelled hundreds of Chinese from the city. By the early 1900s the Japanese population exceeded the Chinese population.

She said after the 1907 regrading of S Jackson and S King streets, the Japanese established what became known as Japantown (Nihonmachi), adjacent to Chinatown. Japantown was established in the area bounded by Yesler Way on the north, 4th Avenue S on the west, S Dearborn Street on the south, and 14th Avenue S on the east. The business core was located primarily along S Main Street and the north side of S Jackson Street. Japanese businesses included trading companies importing Japanese foods, florists (in connection with Japanese-owned and -operated greenhouses), dry-cleaning shops, restaurants, and hotels. Prominent businesses in Japantown included the Panama Hotel and its related storefronts (like Taisho-Do Bookstore), the Higo 10 Cents Store, and Cherry Land Florist.

Like the Chinese, the Japanese faced racial discrimination upon their arrival. This intolerance was codified with the passage of immigration legislation in the 1920s. In 1921, Washington State House Bill Number 79 extended the state's constitutional prohibition against alien land ownership to also prohibit leasing or renting land. A loophole which allowed Japanese to find creative solutions to retaining their land was closed in 1923. Such restrictions likely triggered the decline in the city's Japanese population, which dropped by approximately 1,500 between 1930 and 1940. In addition to living in Seattle, Japanese had also established themselves in communities, many of them farming, throughout the Puget Sound region and would make special trips into Seattle to frequent the Japanese businesses and use the bathhouses. While public bathhouses were critical for SRO residents in the early 1900s, in Japantown, these bathhouses were more than bathing facilities, they were a social and cultural gathering place for Japanese living in the city.

Ms. Pratt said anti-Japanese sentiment further intensified following Japan's attack on Pearl Harbor on December 7, 1941. President Franklin Roosevelt issued Executive Order 9066 on February 19, 1942. This authorized the Secretary of War and the military to prescribe exclusion zones to restrict or prohibit anyone from entering, remaining in, or leaving those zones. While the executive order did not explicitly call out Japanese, its implementation had life-altering effects for the Japanese population through military orders in proscribed military zones, curfew, voluntary relocation, temporary assembly and, ultimately, forced relocation of all people of Japanese ancestry. Within weeks of evacuation orders, all the Japanese in Western Washington, Western Oregon, and California were required to gather at assembly centers—Seattle area residents were gathered at the Puyallup Fairgrounds. They could only bring what they could carry to the relocation centers, so some Japanese stored their belongings where they could, including the basement of the Hori's Panama Hotel.

The Panama Hotel's role as a Single Room Occupancy (SRO) hotel is significant, particularly with its location and historic ownership/management. As Chinatown and Japantown were established, the majority of early Asian immigrants to the neighborhood were single men. And SROs provided an affordable housing option. Between 1900 and 1930, nightly rental rates for SROs south of Yesler Way ranged between 10 and 50 cents. In 1908, Japanese operated fifty hotels and SROs in Seattle and by 1920, hotel and apartment operation comprised 26% of the jobs held by Japanese in the city. These business owners formed a business association, the

Seattle Japanese Hotel and Apartment Association (SJHAA) and began meeting in January 1910. What began as a support for business owners, expanded over the years to host social gatherings and events for the owners' families. The SJHAA ceased operating between 1942 and 1949 but resumed business in 1949 with only eight fewer hotels than before the war.

She said construction of the 5-story brick Panama Hotel building at the southeast corner of S Main Street and 6th Avenue S began in spring 1910 with a design by Sabro Ozasa. The building was completed by mid-January 1911. When it opened, the Panama Hotel building had six storefronts available for retail businesses, 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.

Ms. Pratt said the original owner of the property was the West Coast Building Company, with the owners of record listed as August Packard, a lawyer, and George Ward, vice president of the Oriental Trading Company. This type of ownership was not uncommon due to alien land ownership laws in Washington State – so bicultural umbrella companies were established to allow Japanese into the real estate market. The West Coast Building Company were the developers of the building while F. Fujii was the Japanese hotel proprietor. The original proprietor of the bathhouse was T. Ohme, eventually taken over by the Sano family. Over the next several years, it appears that a couple of different corporations owned the building and hotel, 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 were the between 1914 and 1931; they were listed together, individually, or with other managers throughout this period. In 1931, M. Tatsumi took over ownership and management of the Panama Hotel.

Ms. Pratt said the Panama Hotel building features six storefronts on its north façade. These storefronts housed a number of businesses over the years. Businesses in the storefronts included Pacific Print Co., Japanese-owned restaurants, a barbershop, billiards room, Fujitomi Real Estate, Yamaki Grocery, Valley Food Mart, Asahi News Company which published *The Asahi News*, a Japanese Morning Daily newspaper. Taisho-Do Bookstore; K. Kanda Co.; Yamato Importing Co.; Joe's Antiques; and Tokuda Drugs.

She said Takashi Hori and his father, Sanjiro, who had previously managed a different apartment building, purchased the Panama Hotel and took over its operation in 1938. Sanjiro immigrated to the U.S., eventually ending up in Seattle. He married his wife, Toyo, and they started a family – having five children—two sons, Takashi and Fukashi, and three daughters, Aiko, Florence, and Toyome. Sanjiro purchased and operated a diner, before selling to lease an apartment building. Takashi helped his family run the business, even while attending high school. After he graduated, he attended the University of Washington to study accounting. Sanjiro decided to switch from apartments to the Japanese hotel business and purchased the Panama Hotel when it came up for sale in 1938 for \$20,000.

Ms. Pratt said in the midst of the Hori family's early ownership of the Panama Hotel, the world was at war. The U.S. entered World War II after the bombing of Pearl Harbor and Executive Order 9066 was issued in February 1942. Over a period of six months, over 120,000 individuals of Japanese descent were forced to leave their homes, businesses, and belongings. The Hori family, along with their neighbors and friends of Japanese ancestry, were held at the Puyallup fairgrounds before being relocated to the Minidoka Relocation Center in southern Idaho, one of 10 civilian relocation camps administered by the War Relocation Authority. Prior to the forced relocation and incarceration, the Hori family allowed members of the Japanese community to store their belongings in the Panama Hotel's basement.

Ms. Pratt said while some Japanese, like the Horis, returned to Seattle's Japantown after the war, many others did not. The businesses that resumed in Japantown provided familiar goods and services to returning Japanese families, but the number of businesses dwindled as the area's demographics shifted. Sanjiro Hori eventually retired, passing away in 1954 after a long illness. Takashi took over ownership of the building and continued to own and manage the hotel, alongside his own family—his wife Lily Morinaga and their two children, Susan and Robert—until 1985.

Ms. Pratt said a key component of Japantown was the presence of public bath facilities, which served Japanese SRO hotel residents as well as the larger Japanese community. The Panama Hotel's bathhouse was called Hashidate Yu. It operated as both a bathhouse and a laundry facility. The original proprietor of the bathhouse is believed to have been T. Ohme, with R. Kobayashi managing it in 1916. By 1914, there were 10 bathhouses south of Yesler Way, nine of which were in SRO hotels. The number of bathhouses operating in Japantown slowly decreased and by 1936, only three were still in operation (Miyako-Yu, Hashidate-Yu in the Panama Hotel, and Hinonde-Yu). The Hashidate Yu was the only bathhouse to reopen following the end of World War II. Hashidate-Yu continued in operation until the mid-1960s.

Ms. Pratt said when the bathhouse closed it was the last *sentō* operating in Seattle and may have been one of the last public bathhouses in the western United States. There were once hundreds of Japanese-style bathhouses throughout the western United States, but now only two are known to remain: the Hashidate Yu in the Panama Hotel and one in Walnut Grove, California. The Walnut Grove example is listed in the National Register and is a contributing property within the Walnut Grove Historic District. However, it is an example of a small public bathhouse in a small community rather than a large *sentō* like the one in the Panama Hotel. A shed that used to house a Japanese-style soaking tub (or *furo*), rather than a public bathhouse (*sentō*), has been restored and is located at the Neely Mansion in Auburn, a King County landmark.

She said the Panama Hotel building was designed by Sabro Ozasa. He immigrated to the U.S. from Japan in 1893, arriving in Spokane via Shanghai, Hong Kong, and Australia. Ozasa's Japanese birth name was Kosasa Saburo. He later moved to Eugene, Oregon, to attend the University of Oregon. He graduated in 1908 with a degree in Mining Engineering. Ozasa arrived in Seattle in 1908 and began to practice

architecture—the first Japanese (and Asian) individual to do so in Seattle. He advertised his services in the *Seattle Post-Intelligencer* between 1908 and 1910. Very little is known about Ozasa's personal life. He is listed in the 1910 U.S. Census as living at 1058 Austin Street (in the Delridge neighborhood of Seattle) and married to Shizu with a young son named Yonao (born ca. 1909).

Ms. Pratt said Ozasa designed the Gaffney and Hyde apartment building, Cascade Investment house, R. Malan house, and Elgin Hotel/Bush Garden, in addition to the Panama Hotel (1910). The Panama Hotel is the largest of Ozasa's designs remaining in the United States, as he spent most of his career in Japan and died in Tokyo in 1915. The Hori family sold the Panama Hotel 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. The building is within Seattle's International Special Review District and is a contributing resource in the National Register of Historic Places Seattle Chinatown Historic District and. In 2006, it was listed as a National Historic Landmark by the National Park Service. She noted several significant themes that the Panama Hotel conveys about the Japanese story in Seattle: the Panama represents the limited work of Sabro Ozasa, the first Japanese architect to practice in Seattle; it is located within Seattle's Nihonmachi or Japantown; it contains the Hashidate-Yu, the last known traditional bathhouse or *senzo* in Seattle and one of only two known to remain on the West Coast; it reflects the establishment and growth of the Seattle Japanese Hotel and Apartment Association (SJHAA); it reflects the trauma inflicted upon the Japanese during the forced relocation during World War II; and it represents the enduring stewardship by the Hori family, who returned to their business after the war and continued to operate the SRO even when residential hotels were a challenge to run and maintain in the city.

Mr. Macleod asked the use of the upper floors.

Ms. Pratt said it is used as a hotel.

Mr. Macleod said the building is remarkably intact, especially down to the leather flooring. He said it is very unique.

Mr. Rodezno appreciated the thorough report. He asked if the artifacts would remain in the basement.

Ms. Pratt said they would.

Jan Johnson said she met with Secretary of State so have the building listed as a museum. She said 8,500 items were catalogued and mapped. She said the whole building is full of treasures including handmade tools. She said she is concerned about the continuation of the trunks and said they need to be there forever.

Mr. Inpanbutr asked when the marblecrete was applied.

Mr. Howard said in the 1960s.

Jan Johnson said there is brick underneath.

Ms. Woo said a truck ran into the northeast side; when repaired, marblecrete was applied.

Jan Johnson offered a tour of the building for the board members. She said the building has always operated as a hotel. She said there are 102 units and no television.

Ms. Sodt suggested inclusion of entire interior and do a tour as it will help when discussing interiors.

Mr. Coney thanked the owner for her decades of stewardship and saving the artifacts. He agreed that the entire interior should be included and wanted to hear what Mmes. Johnson and Woo want.

Ms. Wasserman said she is amazed the building is not already a Seattle landmark. She said to include the interior and pare back at designation. She said her book club met to discuss the "Hotel on the Corner of Bitter and Sweet" in the tearoom. She said she supported nomination.

Mr. Macleod said the book "Hotel on the Corner of Bitter and Sweet" was a touching book and puts you into the setting. He said there are so many layers of significance – the architect, culture. He said the intact interior is remarkable. He said the owner has been a great steward since 1985. He supported nomination with inclusion of interior.

Mr. Barnes supported nomination and appreciated the excellent presentation. He supported inclusion of the entire interior and pare back at designation.

Mr. Inpanbutr concurred and said it is a no-brainer. He appreciated the owner's stewardship and hard work.

Ms. Caton supported nomination and appreciated the owner's stewardship.

Mr. Norman said a lot of history was provided, and he is glad the bathhouse is still there. He supported nomination.

Mr. Rodezno concurred. He appreciated the owner's stewardship.

Ms. Johnson concurred and said she is lucky to get to vote on this. She noted the incredible history and stewardship.

Action: I move that the Board approve the nomination of the Panama Hotel and Hashidate Yu Bathhouse at 605 South Main Street for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features

and characteristics proposed for preservation include: the exterior and the interior of the building; that the public meeting for Board consideration of designation be scheduled for January 19, 2022; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/DB/HW 9:0:0 Motion carried.

Ms. Sodt said a tour will be arranged.

120121.6 STAFF REPORT