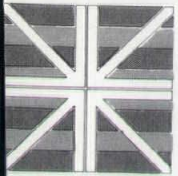


# HAWAII ARCHITECT



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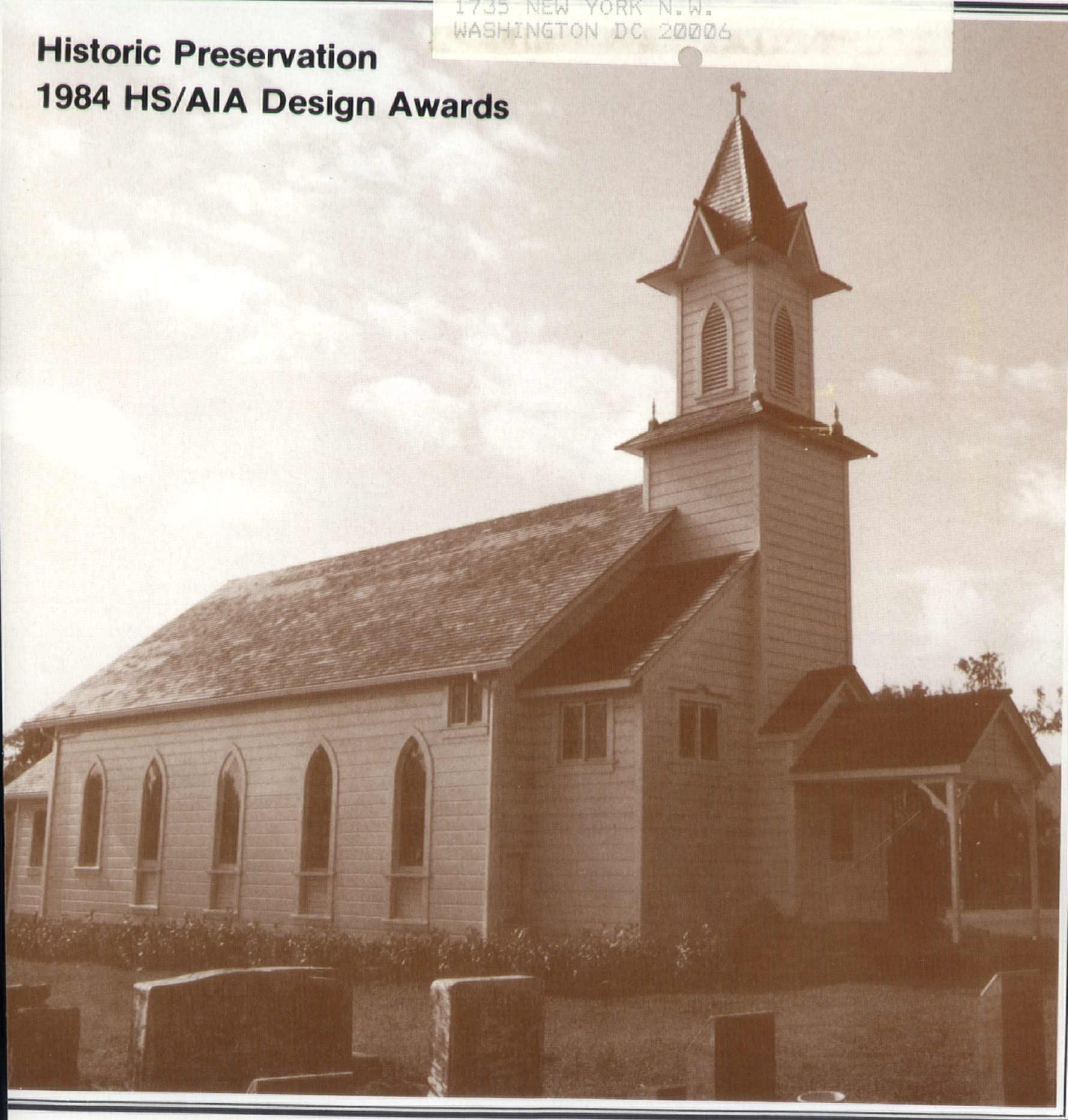
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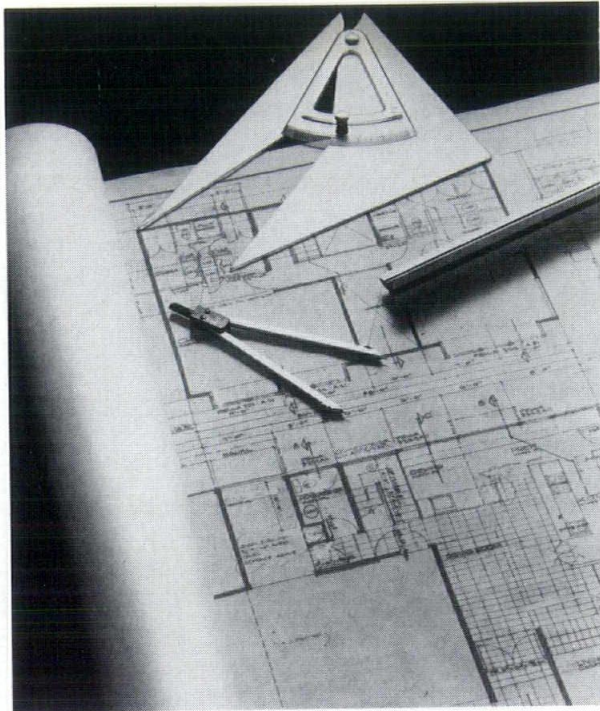
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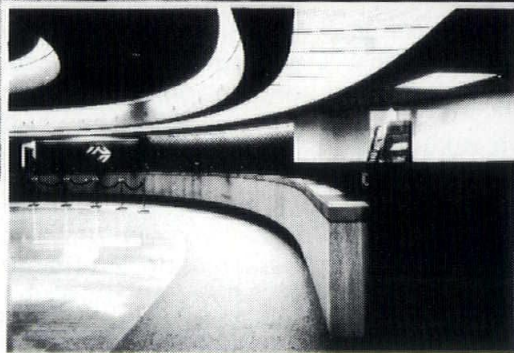
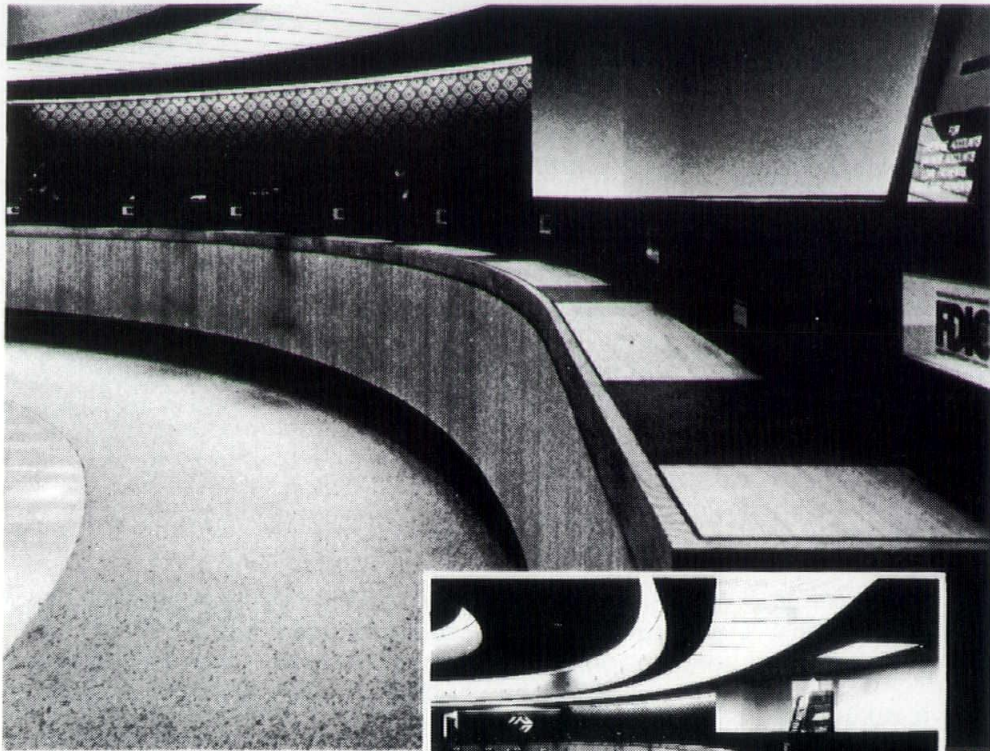
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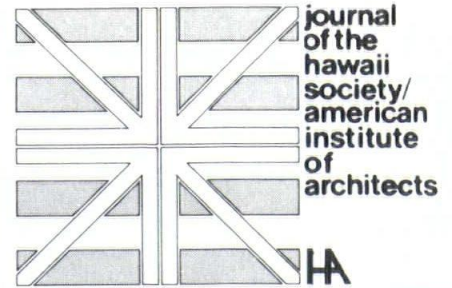
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Headlines

# Historic Preservation

by Chris J. Smith  
President, HS/AIA



I have a suspicion that my respect and compassion for preservation of architecture has a lot to do with my age. It all started with the realization that time was going by entirely too fast and Mother Nature was right; I was getting older. I noticed that my marathon times weren't getting any better and that my oldest son thought a hi-fi meant giving a sporting "high five"!

So I've come to respect age and, along with this historic moment, I've gone back to *Bannister-Fletcher* for nighttime reading. For those of you who were not required at college to take nine units of architectural history, this is the architect's Bible and explains everything about architecture except Michael Graves.

Most seasoned architects—myself included—have an innate fondness for the preservation of good "historic" structures. Having had the good fortune to participate in several projects that have involved restoration, I can attest to the special reward that comes with saving a building of note. The creative analysis and talent that an architect offers has to be coupled with the developer's vision and his recognition that marketing historic charm can be profitable.

There is a price to pay when dealing with renovation. Unpleasant surprises and unanticipated unknowns—e.g., unexpected damage and/or poor soil conditions—often occur when least expected. Many times the risks outweigh the tangible rewards. Preservation is, by its very nature, a labor of love in some part. It takes people with a special kind of devotion to expose themselves to the risks and rewards inherent in such enterprises. We are fortunate to have members of our community

who are visionaries in their own right and willing to extend themselves in such a way. They provide the impetus to save our Hawaiian heritage. I use the word "our" because I feel history does not belong to a special interest group but to any person who desires to learn from its riches. I would like to take this opportunity to salute the many individuals who were recently honored by the Historic Hawaii Foundation.

I was pleased to see the Foundation acknowledging those individuals who have worked toward a continuing goal in preserving our architectural heritage. It is important to recognize the efforts that assist in setting up the *framework* for encouraging historic preservation. The awards to Mayor Eileen Anderson, Beatrice Krauss, and the Daughters of Hawaii are special. Their awards signify that they are not *only* cognizant of preservation but that they create a vehicle and contribute to the momentum that allows for preservation of the Hawaiian heritage to exist. It's good to see the movers and shakers getting the acknowledgement they deserve.

It has often occurred to me how noteworthy it would be if every architect, prior to his registration, was required to work on a restoration or adaptive reuse of a building. We would certainly save a lot of old buildings or have fewer architects!

In closing, I want to say that I think you have recognized by now that the design format and layout of the *Hawaii Architect* has changed appreciably and for the better. Continuity in reading matter is becoming more of a reality as evidenced in the articles that are part of this issue.

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# HAWAII ARCHITECT

May, 1984

Volume 13, No. 5



**Cover.** The historic Evangelical Lutheran Church of Lihue was reconstructed by Keith Long, AIA, after it was destroyed by Hurricane Iwa in 1982. (See photos on Page 23.) Photo by Keith Long.



6. 1984 HS/AIA Design Awards



21. Koloa renovation—"Before"



27. Diversity & Change

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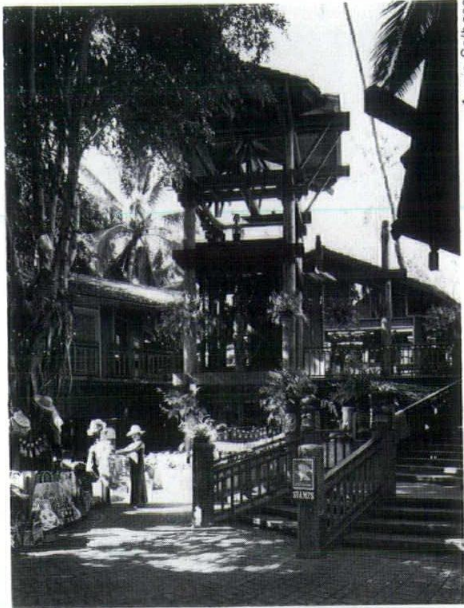
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Augie Salbosa



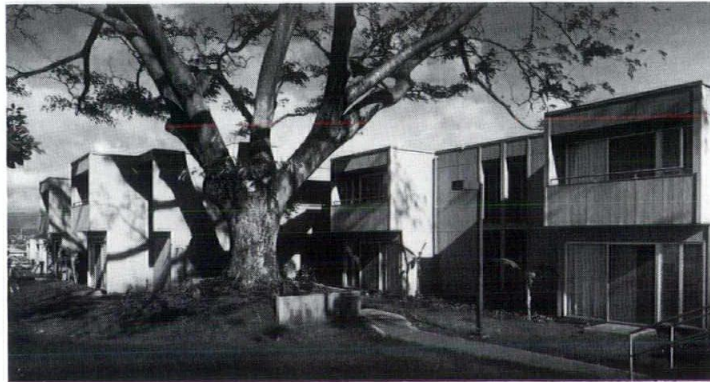
Laurels

## HS/AIA 1984 Design Awards

*Banyan Bazaar—Wimberly, Whisenand, Allison, Tong & Goo*

The Hawaii Society/American Institute of Architects presented awards for nine projects at the 1984 Design Awards Banquet on April 19 N. Robert Hale, AIA, was Design

Awards Program Chairman. Jurors included Vladimir Ossipoff, FAIA, chairman; John Hara, AIA; Norman Lacayo, AIA; Spencer Leineweber, AIA; and James Tsugawa, AIA.

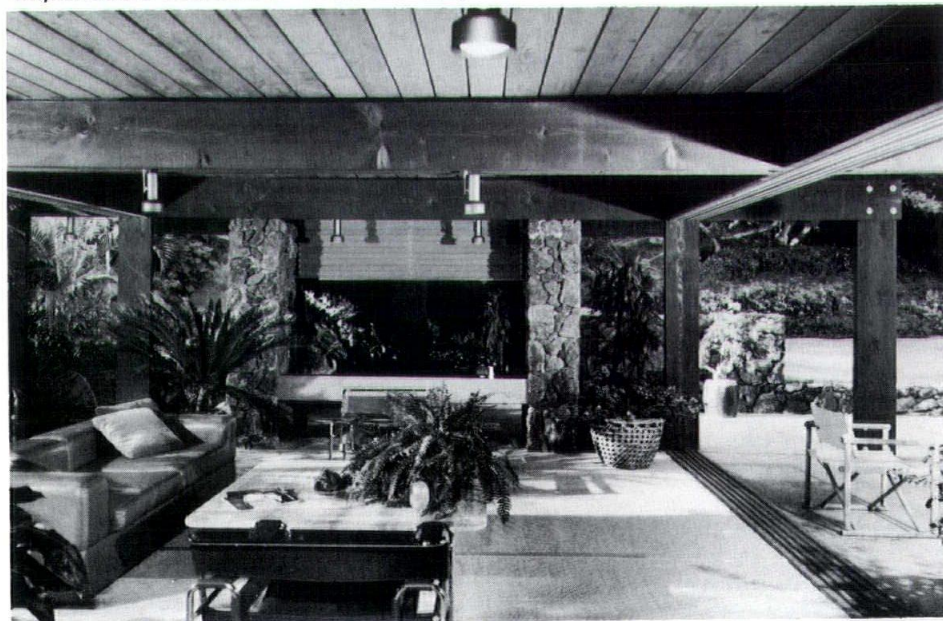


Augie Salbosa

*Jack Hall Housing—Lewis Ingleson*

Excellence in Architecture Awards went to Franklin Gray & Associates/Architects Inc. for a small expandable residence, Group 70 for the Hale Pohaku Mid Level Facility at Mauna Kea and Media Five Ltd. for the Pavillion at Ward Center and RoxSan's Patisserie.

*Expandable Residence—Franklin Gray*



David Franzen

Six merit awards were given. An award for simplification of a complex problem at Kahi Mohala, a Brown Schools psychiatric hospital in Ewa Beach, was given to Harwood K. Smith & Partners of Dallas, Texas and Robert H. Hartman, AIA. Wimberly, Whisenand, Allison, Tong & Goo Architects received an award for preservation of an established character for the Banyan Bazaar, International Market Place, Waikiki. Site planning for the Jack Hall Memorial Housing project, a low income rental project in Waipahu, won an award for Lewis Ingleson AIA & Associates.

A merit award went to George Heneghan Architects for sensitive rehabilitation of a building in Kona. Media Five Ltd. won an award for innovative military housing for design of Unaccompanied Enlisted Housing (UEPH) at Pearl Harbor. An award for urban enhancement went to Franklin Gray & Associates/Architects, Inc. and Chapman Desai Sakata, Inc. for their design of Pauahi Tower, Bishop Square, a high rise office/commercial complex.



David Franzen

Mauna Kea Facility—Group 70



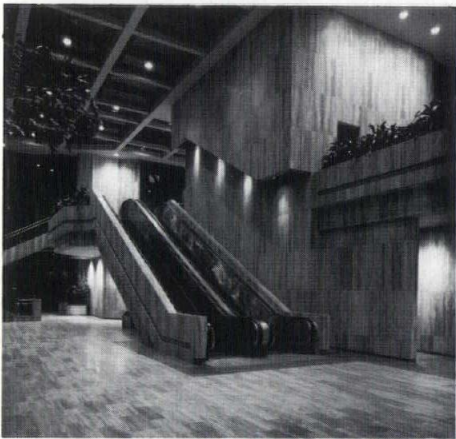
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Military Housing—Media Five Ltd.



Lee Allen Thomas

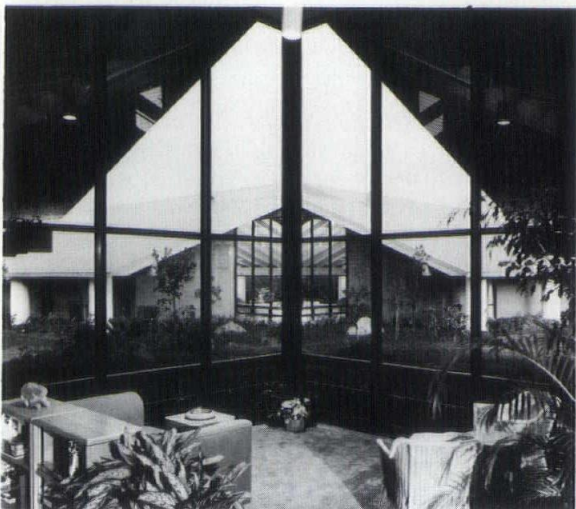
Kona Courthouse—George Heneghan



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Bishop Square—Franklin Gray and Chapman Desai Sakata

Psychiatric Hospital—Harwood K. Smith and Robert H. Hartman



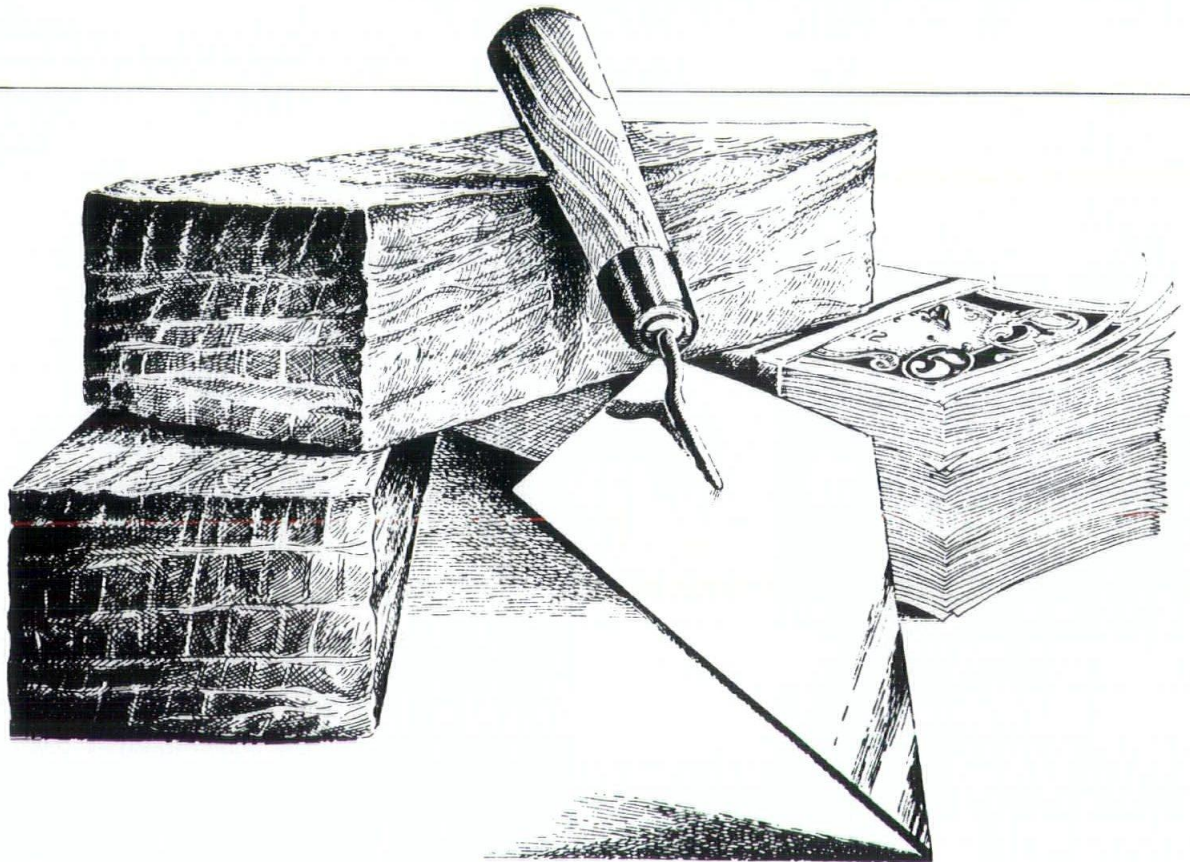
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Pavillion and RoxSan's—Media Five Ltd.



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# Perspective on Preservation

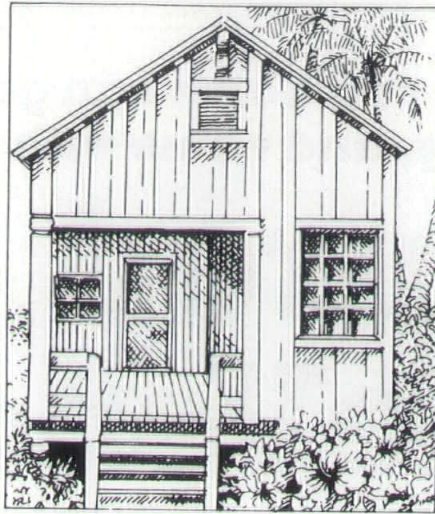
by Ronald L. Baers, AIA

It was a typical sunny day in 1973 when a small group of Hawaii citizens met with a team of advisors from the National Trust for Historic Preservation. They were in their mainland suits and we were sitting in the audience at a meeting room in the Royal Hawaiian Hotel. We listened to what the National Trust was doing to promote heritage preservation in America, from museums to real estate development. Each member of the team had a success story to tell about his or her experiences in the preservation business. They also shared with us some of the failures.

Meetings and tours were packed into a week-long schedule including all the islands. There was a sharing of hopes, desires, and a critical look at Hawaii's efforts in heritage preservation. The catchy phrase "hysterical preservationists" was interchanged with "historical preservationists" to show us that this business was very much an uphill battle to garner a critical mass of converts and believers. The conclusion of this week-long preservation parade was the formation of Historic Hawaii Foundation.

The community climate has certainly changed. Since that time, the federal government has taken the bull by the horns and made it palatable for landowners and developers to realize some monetary benefits for saving old buildings and converting them into an exciting and meaningful part of

*Ronald L. Baers, AIA, architect and urban designer, is director of planning with Community Planning, Inc. He is responsible for project planning and urban design for large-scale residential, resort, industrial and commercial developments.*



a community's urban/rural fabric.

Historic Hawaii Foundation must be encouraged to continue the significant progress that Hawaii has made since 1973. To recount their accomplishments would be too lengthy. But a fair summary of their current agenda follows:

1. The preservation parade is alive and well, but constant reminders are needed to prevent accidents like Haleiwa Theatre, Katsuki House and, almost, the Falls of Clyde.
2. Regulatory rules and procedures which govern the development process need to be sharpened to expedite preservation projects through the regulatory mill.
3. Continuing education programs are sponsored for the general public on the many benefits which a historic/cultural preservation ethic can provide our community.
4. The Main Street program provides continuing education and guidance through community-based design plans which reflect the historic and cultural value of Hawaii's diverse neighborhoods.
5. There needs to be assurance that federal tax credits for commercial rehabilitation will continue, enactment of a local tax assessment freeze for owners who rehabilitate historic buildings and further implementation of the real property tax exemption for registered homes.
6. There can be greater use of volunteer resources for specific projects, such as the Oahu Market, which provides the catalyst to

make projects work.

7. Value should be placed on existing residences—from plantation homes to individual residences—to maintain our existing building stock.



8. Legislation can be strengthened to protect our existing resources. Funding and staffing to implement this legislation needs to be assured.

9. Establishment of a preservation/rehabilitation curriculum at the University of Hawaii would benefit students and professionals who want opportunities for continuing education.

10. Intern programs for students to gain actual work experiences could be offered.

Preservation of our unique historic and cultural values is a way of viewing our environment and setting future goals which encompass appreciation of the past in concert with building anew for the future. Perhaps the most important thing we can do is to be willing and able to share experiences with one another so that the educational process comes full circle.

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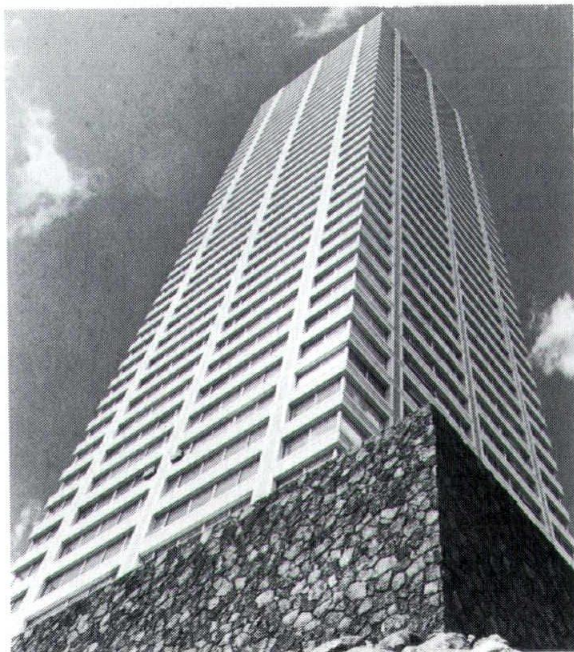
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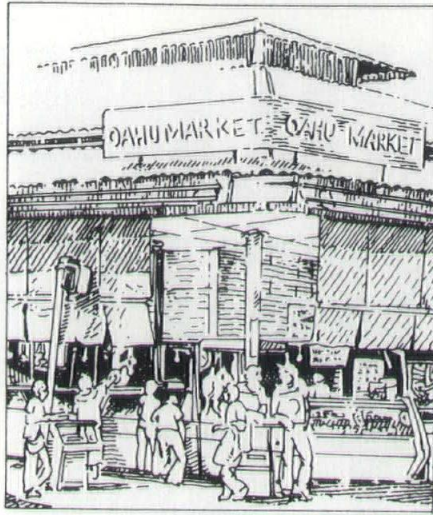
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# Renovating Chinatown's Oahu Market

by Jim Reinhardt, AIA

If you have driven through the Ewa/makai part of Chinatown recently, you will have seen the ongoing resurgence of the area. It seems that every building has either just been renovated or is in the process of being restored. For years, people have asked, "Why

don't we have an "Old Town" like San Francisco?" The resurgence of Chinatown is producing that sort of district in Honolulu and the results are now beginning to show.

One of the buildings undergoing a face lift is the eighty-year-old Oahu Market at the corner of King and Kekaulike streets. Built in 1904 for Anin Young, the market has been owned until recently by the Young family. The 9500-square-foot space was leased to numerous small tenants. In 1983 the tenants, many of whom had occupied their spaces on month-to-month leases for years, organized to form a corporation to purchase the building. Phyllis Fox of the Historic Hawaii Foundation; Bill Stricklin and David Shibata of Hamilton, Gibson, Nickelsen, Rush and Moore, attorneys for the corporation; and Dick Coons of Touche Ross & Co., the financial advisor to the corporation, were vital participants in helping Becky Kehrwieler, president of the new Oahu Market Associates, Ltd., find her way through the process.

As the purchase agreement neared completion, it was discovered (through the help of the Historic Hawaii Foundation and the Hawaii State Preservation Office) that funds might be available from a Historic Preservation Grant to help with the

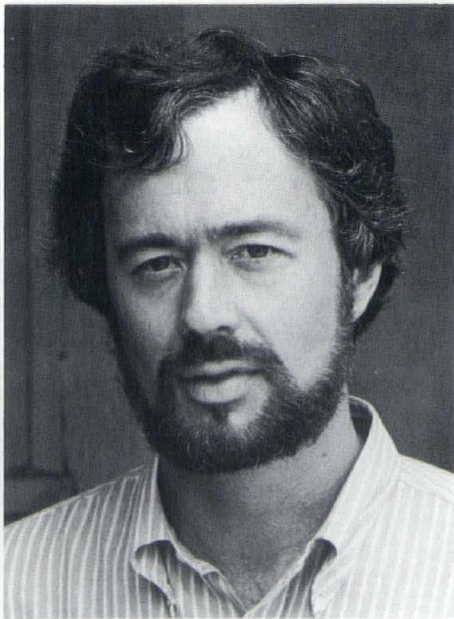
rehabilitation of the building, but that in order to qualify, construction on the preservation work would have to begin by the end of 1983. At this time it was November.

The scope of work was identified, construction documents were produced, a building permit obtained, bids solicited and received, and a contract issued—all within a six-week period, resulting in the Phase I construction starting December 29th.

Phase I consists of replacing the badly deteriorated corrugated metal roofing, cleaning and rustproofing the existing steel roof trusses, and replacing a substantial portion of wooden structural system which was badly termite eaten with new steel components.

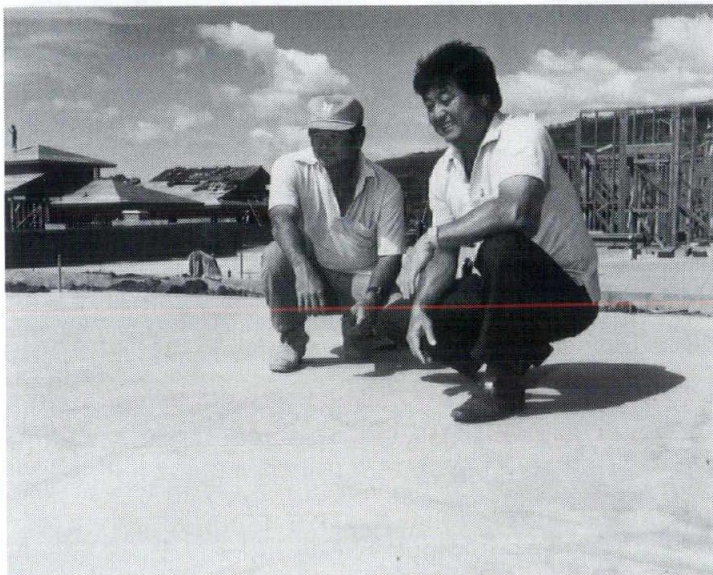
The roof is composed of two hip-roof elements, each with a ventilating monitor along the ridge. The ventilating louvers, originally of wood, had been eaten away by termites and the openings had been filled in with plywood. The plywood is being replaced with steel ventilating louvers.

The messiest part of Phase I work has been the removal of the totally deteriorated wood ceiling system, which was lying just above the visible non-combustible one. A



*Jim Reinhardt, AIA, is a principal of TRB/Hawaii Ltd., architects for Oahu Market Rehabilitation Project. He is past president of AIA and was editor of Hawaii Architect from 1972-78.*

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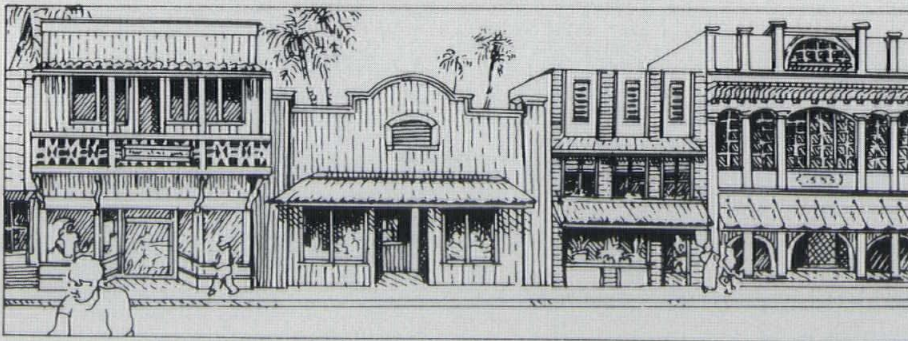


*It was business as usual during Phase I construction on Oahu Market. New owners received grants to fund the rehabilitation project. Photo by Phil Haisley.*

maze of conduits and pipes was intertwined with the rotten wood, and all were intertwined with the steel truss system. The demolition contractor, Richard Lee, has done a remarkable job untangling the mess and removing the rotten wood.

While this work has been going on, the Market has stayed in operation. This has taken great cooperation from the general contractor, Prime Construction, and from the weather bureau (since the entire roof has been off at one time or another).

The Phase I work is being one-third funded by a Historic Preservation Grant from the State Preservation Office at the Department of Land and Natural Resources, and two-thirds by a Community Development Block Grant (CDBG) loan from the City



## National Main Street Program

*Excerpted from a speech by Glenn Kimura  
Helber, Hastert, Van Horn & Kimura, Planners*

*The National Main Street program is a public-private partnership developed by the National Trust for Historic Preservation. It is designed to stimulate economic development*

*within the context of historic preservation. This program was started in 1977 as an experiment in developing a comprehensive strategy for economic revitalization that would emphasize the*

*existing and historic assets which are commonly found in many of our town's main streets. From the original experiments done in three states, the program has blossomed to a point where 11 states involving 333 communities are now participating in the program. The program essentially involves a process which uses the town's assets and gradually and affordably builds upon these existing resources.*

*The basis for the program is preservation—preservation not defined as "keep everything static and old" but rather accommodating progress and needed changes. Older buildings that are still usable and that represent the history and people of the area are blended with new development to stimulate renewed investment and interest. New Federal tax credits now make historic preservation economically attractive to many investors.*

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and County of Honolulu Department of Housing and Community Development.

Phase II is currently out for bids. This work will consist of installing a new sewer system, reconfiguring the floor to provide proper drainage, replacing the deteriorated work sinks, installing a new concrete topping over the existing slab, installing new electrical and lighting systems, renovating the restrooms, and installing new roll-down security grills on the King and Kekaulike Street sides.

The Phase II work will be funded

---

*"The temptation to apply the 'designer's hand' . . . has been resisted."*

---

by a long-term (30-year) low-interest (3%) CDBG loan from the City Housing and Community Development office.

One of the most remarkable and pleasant aspects of the Market project has been the enthusiastic help and support of all levels of government. From Joe Conant and his staff at the City Housing and Community Development office to the Department of Land Utilization through the Building Department and the State Preservation Office, everyone has been involved in helping to solve problems and make the project work, in spite of the difficulties of the moment.

The end of the three-quarter-million-dollar construction project may be somewhat puzzling to some. The result will not be a dazzling "new and improved" market place. It will, in fact, look very much like it has for the past eighty years. The goal of the entire process has been to preserve the Market, with all its disparities, randomness, and evolved characteristics. The temptation to apply the "designer's hand" has been great, but has been resisted. The atmosphere, the smells (most of them), the ethnic foods, the colorful people, the direct shopper-to-seller contact—all will remain. The Market stands as an evolutionary product of the original builders of the Market, the Young family, the tenants who have sold their foods in the Market over its lifetime, and of the twenty new tenants/owners.



## And in Waikiki . . .

*The Lewers House of the Halekulani Hotel retains much of its original atmosphere. Floors which were expanded during recent renovation were originally thought to be of ohia. On closer examination, Bill Sanders, of Sanders Trading Company, discovered that the floors were of eucalyptus. Sanders was able to order matching wood from the Australian company that provided the original flooring in 1931. Photo by Craig Kojima.*

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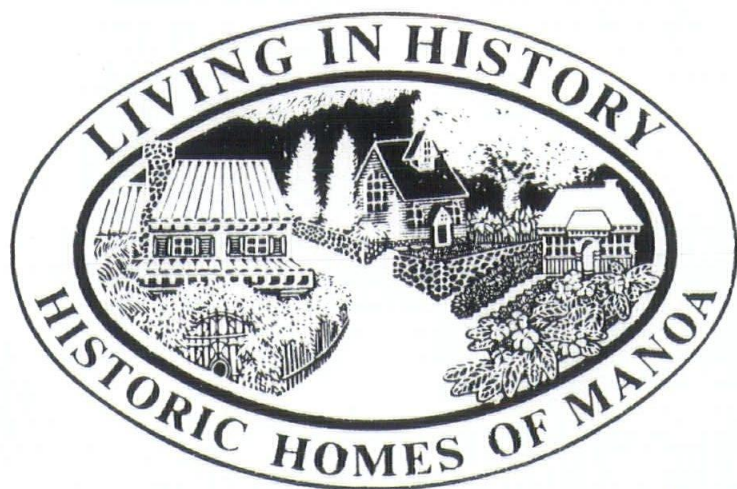
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## Historic Preservation Week in Hawaii

*Guided Tours, Open  
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The rich history and architectural heritage of Old Honolulu will come alive later this month with a very special weekend of guided walking tours and open houses in the historic neighborhoods of old Manoa. The event, which celebrates Historic Preservation Week in Hawaii, is being

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sponsored by the Historic Hawaii Foundation in cooperation with Hawaii chapters of the American Institute of Architects, American Society of Interior Designers, American Society of Landscape Architects, and the Building Industry Association of Hawaii.

"Living in History: Historic Homes of Manoa" tours will be conducted on Saturday and Sunday, May 19 and 20 from 9 a.m. to 3 p.m. The popular guided walking tours will be different each day.

A special feature of interest to old-house buffs will be daily brown-bag picnic-lunch seminars on caring for, restoring, and rehabbing older homes. Topics are

"Restoring the Older Home . . . the Beginning, the Goal and the Steps Between," by Spencer Leineweber, AIA, on Saturday; and "Interior Design for the Older Home . . . How Far Should You Go" on Sunday by Vance Borland, ASID.

A series of four post-Preservation Week seminars on the special ins-and-outs of older residences will be conducted by Historic Hawaii with Preservation Week co-sponsors.


The post-tour seminars will be free of charge to tourgoers and take place from 7-8:30 p.m. on Tuesday evenings at the Manoa Library. Topics include: "Restoration . . . Start at the Beginning"; "What it Costs to Achieve Your

Goals"; "Interior Planning . . . Its Methods and Objectives"; "Plants Plus Planning Enhances the Quality of the Environment."

Vance Borland, president of Contract Commercial Interiors, is serving as overall chairman of Preservation Week. Serving as shelter-industry liaisons are Chris Smith, AIA; Allison Holland, ASID; Tom Witten, ASLA; and Elroy Chun, BIA.

Tickets cost \$6 for one day or \$10 for both days and are available in person, by mail, or by phone from the Historic Hawaii office, 119 Merchant St., 537-9564. They may also be purchased at Manoa Gallery, Lanai Things, and Verena's.

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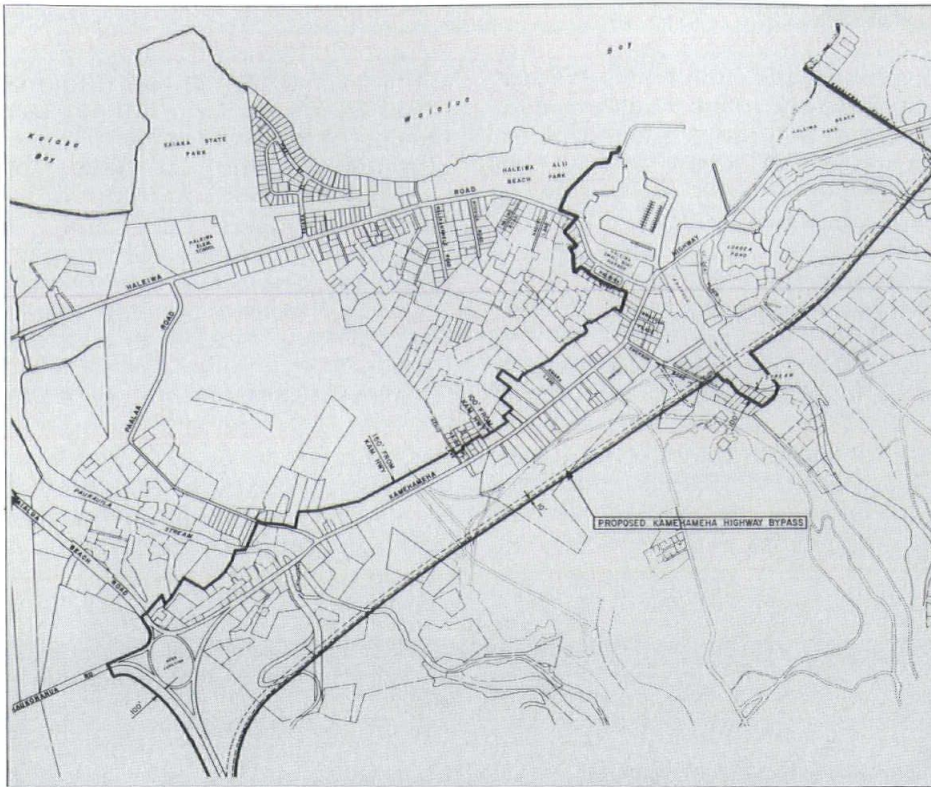
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The map outlines Haleiwa Historic, Cultural and Scenic District recently established by Mayor Anderson. Preservation of the rural quality of the area is a major concern of residents.

# Maintaining Haleiwa's Rural Character

by Jim Pearson  
 Department of Land Utilization  
 City and County of Honolulu

Haleiwa is a North Shore Oahu community established in the late 1800's. Throughout the years, it has provided residents and visitors a historical encounter with a "rural commercial" setting. Surrounded by sugar cane fields, interspersed with flood plains and two streams and bordered by the sea, Haleiwa is attempting to retain its rural character.

Efforts to maintain this character are evident by remodeling and new construction which for the most part retains single story height, early period design features and subdued materials. This maintenance of its rural qualities was generated by a concerned public and a responsive and determined Neighborhood Board. It has been accompanied by public meetings and calls of concern to public

officials and the Department of Land Utilization about rumored new construction and the appropriateness of the structures.

As a result of this community concern, zoning changes for three commercial uses and one industrial use were approved with conditions for compatibility of the design with Haleiwa's old structures. Designs were subject to review and approval by the Department of Land Utilization.

Thus far, most new and remodeled structures have retained a relatively rural character without the establishment of a Historic District. However, some inappropriate construction has occurred, and retention of historic and old structures and compatibility of new with the old were unassured.

By designating a Historic, Cultural and Scenic District for the area, it is intended that the character of future development will be compatible with that of the older existing community. Existing structures make an important contribution to the community's image. Without guidelines for preservation of these structures and the design of a new development, the rural quality of the area would be lost.

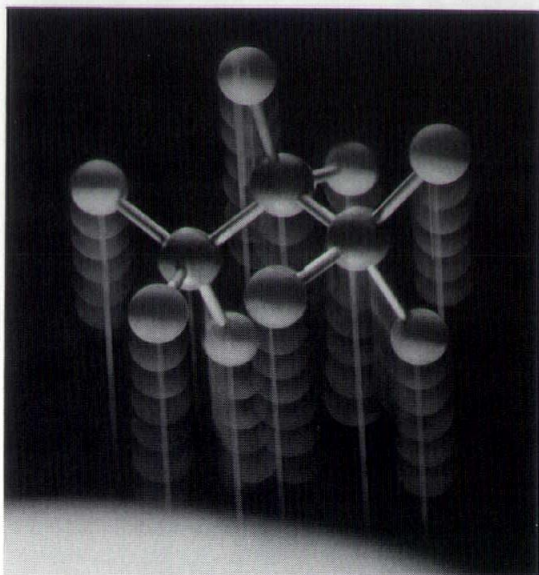
To assist the preservation of historic structures, certification of the District for eligibility for National Register Rehabilitation Assistance Programs is being sought.

We can look to Haleiwa's neighboring community of Wahiawa as an example of a similar historic-based rural commercial community with recent uncontrolled design and growth. A strip of fast food restaurants of standard prototype designs with accompanying paved parking lots and modern brightly lighted signs have replaced many of the structures which gave Wahiawa its special rural feeling.

The ordinance was preceded and supported by comprehensive research in the area and a report was prepared by the Department of Land Utilization. The draft ordinance was heard at the Planning Commission with a public hearing and approved by the Commission. The bill then proceeded to City Council where it underwent an additional public hearing and three readings. Historic Hawaii Foundation provided input and support all along this path to an ordinance. The Haleiwa Historic District became a reality when Mayor Anderson signed the ordinance.

For more information regarding the District or for a copy of the illustrated report, contact Mr. Jim Pearson at 527-5369 or Mr. Gerald Henniger at 527-5837.

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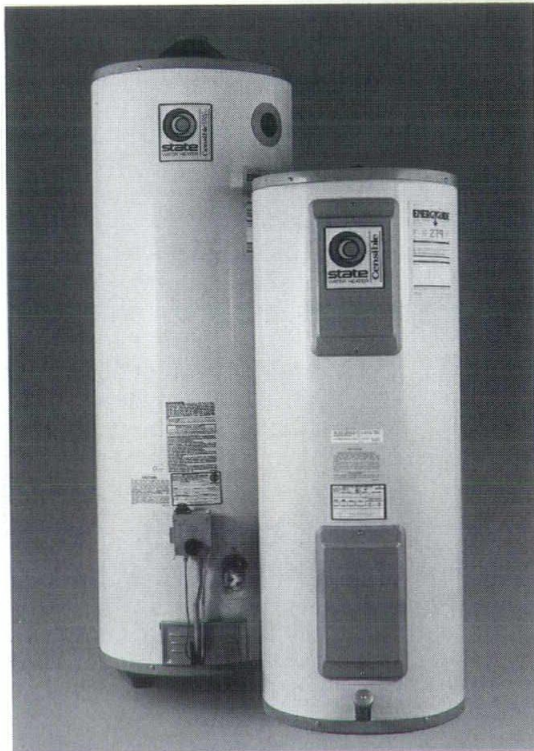
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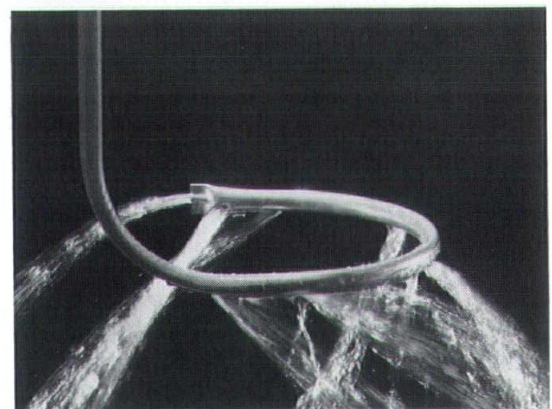
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Koloa's Yamamoto Store (right foreground) was built in 1900. (Photo courtesy of Yamamoto family). Right: Many windows in the old store were boarded up. Below: Since its 1983 renovation, the store has become a focal point. Photos by Spencer Leineweber.



## Kauai Tries the Main Street Approach

### Old Koloa Town Gets a Face Lift

by Michael S. Chu and Spencer Leineweber, AIA

Old Koloa Town is a current development by Bob Gerell of Koloa Town Associates. With a sixty-seven-year master lease for 2/3 of the commercial area of the town, Gerell has undertaken an innovative approach to revitalization in Hawaii.

Throw out the rule book! Forget those carefully learned design notions of "unity", "repetition of form", and "balance." Especially if you have a century old town and a population that likes it the way it is. Project architect Spencer Leineweber and landscape architect Michael S. Chu collaborated in preparing the overall master plan and detailed design work for the restoration and repair of Old Koloa Town. The challenge for the design team was to preserve the town without imposing twentieth century aesthetics. The focus for the development was on three major principles: design, organization, and economic restructuring. These elements are the basic premises of the national Main Street program, a program



sponsored by the National Trust for Historic Preservation. This program has been used successfully on the mainland for the past several years, however, this is the first test of the same philosophies in Hawaii.

The history and buildings of Koloa date back to the birth of the sugar industry in Hawaii. It was here that the first sugar mill was established in 1835. Its remaining

smokestack still stands as a proud monument to the early beginnings of the town. Also remaining is the first hotel on Kauai, a one-story structure (1898) flanking Waikomo Stream and located behind the old Yamamoto Store (1900).

There are three distinct character areas that help to define the history of the development of the town. The primary asset of each area is historic fabric that is



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unique to a particular period of the town's history. Although the majority of the structures were in an extremely dilapidated condition when the project began, the emphasis of the renovation was to bring the historic assets of the town back into focus. Techniques for accomplishing this include the careful repair of cornice moldings, small window panes, decorative rail work, as well as substantial replacement of structural beams and roofings.

The design development of the oldest area, known as the Kahalewai Court, concentrated on restoration of the old general store and the old hotel building. Since the Yamamoto Store has the strongest visual image for Koloa, this area will become the visual gateway to the development. The area will have an open lawn for outdoor performances. A dry stream bed will meander through the area to provide a necessary relief drainage system. It is quite common in older developments that the buildings are not always positioned in the most ideal locations for drainage. Since the existing relationship with the ground was critical to the overall perception and scale of the buildings, a secondary drainage system that was not foreign to the old town was added so that the original ground drainage patterns could remain.

The second area in the town's development was the Plantation House Shops. As the plantation expanded, housing for the workers began to develop around the town. A portion of these residential buildings will be developed into small craftsman-style shops. The landscape development in this area will be residential in scale and have that "chop suey" look of many plantation villages.

The last area of the town to develop was the false front "old west" commercial structures. These buildings will once again

---

*"This area will have that 'chop suey' look of many plantation villages."*

---

have canopies over the sidewalk and boardwalks connecting the buildings to each other. Large shop windows that have been boarded up for years will once again display merchandise.

Within each of these areas, there was also the problem of integrating the twentieth century automobile into the intimate pedestrian scale of the town. Years of rubbish were hauled away to reveal old Japanese carp ponds. Ancient trees were pruned for the first time in decades. The final result is a vitality that is impossible to match in a shopping center complex.

One of the distinct advantages of a shopping center, organization of the tenants, was applied to Koloa. Since the developer, Mr. Robert Gerell, has a sixty-seven-year master lease with the landowner, all of the shops can have a similar lease. This arrangement gives them common marketing advantages (promotions, sales, common store hours, signage). The merchants begin to give up the idea of being the biggest and the best on the block and seek a stronger image of being part of a larger whole. The design team organized a design advisory committee composed of the community leaders. The residents had an opportunity to participate in the process that will affect them in the variety of roles they play in the community.

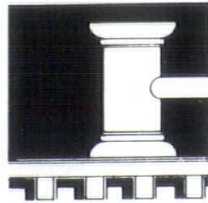
The economic restructuring of the town is also critical to the long-term health. The filling of vacancies with tenants that create a balanced mix of commercial and professional services will produce a viable, healthy and complimentary collection of activities.

The revitalization of any area cannot happen overnight. The emphasis is not on instant solution to problems that have taken years to develop. A gradual but steady program of improvements based on a flexible master plan is essential in anticipating the dynamics of this town of Koloa.



*Keith Long, AIA, reconstructed the Lutheran Church of Lihue after it was destroyed by Hurricane Iwa in 1982. The seafaring heritage of the original German builders is evident in the arched floor (note the side pews sloping toward the outside walls) and the balcony reminiscent of ship's stern deck. Photos by William LeGro, courtesy of The Garden Island (above), and Keith Long (right).*





Lex Scripta

# Tax Incentives for Preservation

by Paul Alston  
Paul, Johnson & Alston

The historic-preservation movement in America has grown considerably in scope since Congress's passage of the National Historic Preservation Act of 1966 (NHPA). In recent years, Congress has further strengthened NHPA's policy of preserving America's architectural heritage by providing owners with certain tax benefits for restoring historically significant structures. Architects, as well as developers, should be aware of these benefits, as they may play a significant role in decisions to acquire and rehabilitate historic buildings.

In 1976, Congress passed the Tax Reform Act (TRA), wherein it exercised for the first time its taxing power to encourage historic preservation. The TRA provides for (1) special deductions for contributions of certain interests in property to organizations dedicated exclusively to preservation, (2) a 5-year amortization period for expenditures incurred to rehabilitate "certified historic structures," and (3) accelerated depreciation for the substantial rehabilitation of certified historic structures.

In addition, the TRA created important disincentives for demolition of historically significant structures by denying deductions formerly allowed for demolition expenses, requiring those expenses to be capitalized as part of the non-depreciable basis of the land, and denying accelerated depreciation for any structure which replaces a demolished historic structure. These tax benefits were considered vital to preventing

developers from destroying landmarks and to providing financial assistance to property owners whose compliance with preservation laws typically required a substantial financial outlay.

The Reagan administration significantly altered these tax incentives in its Economic Recovery Tax Act of 1981 (ERTA). The ERTA did away with rapid amortization and accelerated depreciation. It also reinstated the deductibility of demolition expenses. These incentives for preservation were replaced by a three-tier investment credit scheme for "qualified rehabilitation expenditures." This scheme permits a:

- 15% credit on the expenditures incurred in the rehabilitation of a building at least 30 years old;
  - 20% credit on the expenditures incurred in the rehabilitation of a building at least 40 years old;
  - 25% credit on the expenditures incurred in the rehabilitation of a certified historic structure.
- "Qualified rehabilitation expenditures" include amounts paid for capital improvements, such as expenditures for new plumbing, wiring, roofing, air conditioning, and certain interior reconstruction. Acquisition costs and expenditures for enlargement do not qualify for the credit I.R.C. § 48 (g) (2) (B) (ii) and (iii).

To qualify for any of the three credits, the building must be a "qualified rehabilitated building"—one that has been substantially rehabilitated, placed in service before the beginning of the rehabilitation, and has 75% of its

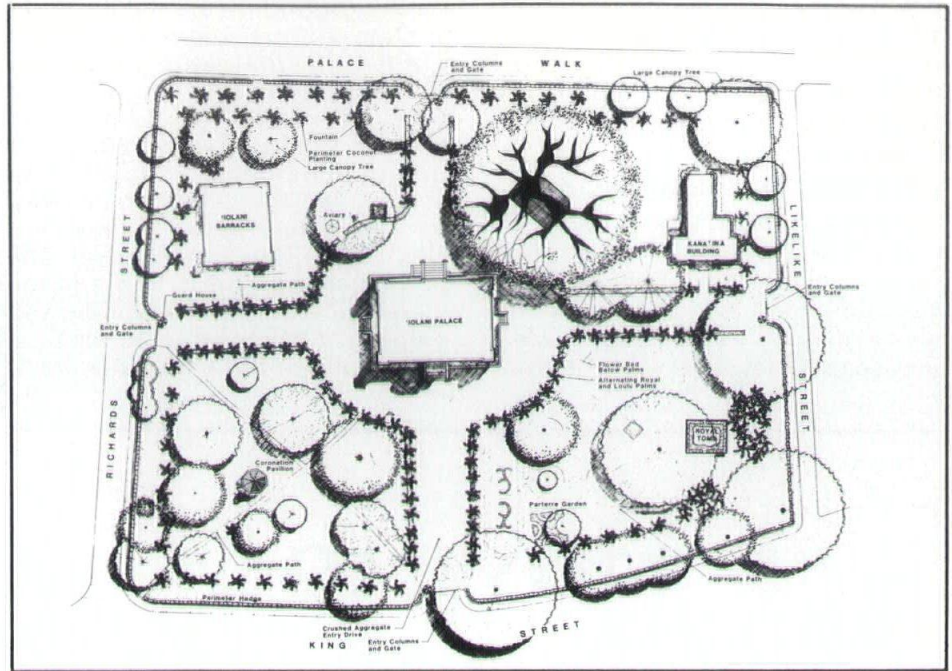
external walls retained as external walls after the rehabilitation. I.R.C. § 48 (g) (1) (A). A building is "substantially rehabilitated" only if the qualified rehabilitation expenditures over a 24-month period exceed the greater of (1) \$5,000, or (2) the adjusted basis of the property. I.R.C. § 48 (g) (1) (C). The building must also be used in trade, business, or an income-producing activity, except that the credit for rehabilitation of certified historic structures is available even if they are used for residential purposes after the work is completed.

While investors may favor the investment tax credit because of its dollar-for-dollar reduction of tax liability, the ERTA's credits are not without their offsetting costs. All rehabilitation expenditures must be depreciated using the straight-line method. I.R.C. § 48(g) (2) (B) (i). Expenditures qualifying for rehabilitation credit are not eligible for regular or energy investment tax credit. I.R.C. § 46 (a) (2) (F) (ii). The rehabilitated property must be held for at least five years in order for the owner to retain the full amount of credit. I.R.C. § 47 (a) (5). The full amount of credit must be recaptured if the property is held for less than one year. I.R.C. § 47 (a) (5). Finally, the basis of qualified rehabilitation expenditures must be reduced by 100% of the allowable credit for other than certified historic structures, and by 50% for certified historic structures. I.R.C. § 48 (g) (3).

The ERTA's investment-tax-credit scheme favors long-term owners whose buildings are in need of major renovation and are likely to have a low adjusted basis. It discourages investors from acquiring historic properties with a view towards rehabilitation. With its repeal of the TRA's major tax incentives for rehabilitation and disincentive for demolition, the ERTA may also very well have restored the pre-TRA incentive to demolish rather than rehabilitate. Architects should therefore direct clients looking into the possibility of restoring historic structures to seek professional assistance in exploring the tax ramifications of any proposed rehabilitation before advising them about proceeding with their plans.



*Iolani Palace's large, spreading canopy trees and open lawns create a park-like environment within walking distance of Honolulu's central business and municipal districts. All parking will ultimately be relocated outside of the Palace grounds.*



# Landscaping Guidelines for Iolani Palace

by Ronald W. H. Mah, ASLA, Phillips, Brandt, Reddick & Assoc., Inc.

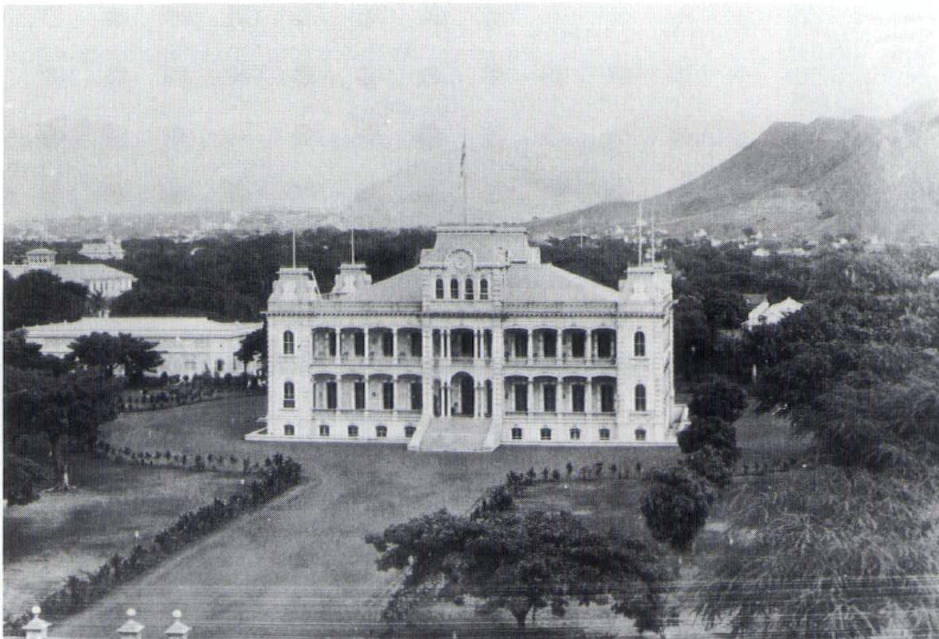
The ten acres of land surrounding Iolani Palace have served as the stage upon which much of Hawaii's history has unfolded. Before the arrival of the missionaries in the 1820's, a Hawaiian temple or *heiau* known as 'Ka'ahi-

mauili" was sited in this area, and later a small mausoleum was built on the grounds to house the remains of King Liholiho and Queen Kamamalu, the first royal Hawaiians to receive Christian burials. The first Iolani Palace,

which was occupied by King Kamehameha III in 1845, was situated approximately where the present Iolani Palace stands. In 1882, the existing Iolani Palace was built on this site. It was the official residence of Hawaii's last monarchs, King Kalakaua and Queen Liliuokalani (1882-1893). Today, Iolani Palace is being restored to its original state.

As part of the ongoing commitment that the Friends of Iolani Palace and the State of Hawaii have to the comprehensive restoration and preservation of Iolani Palace, a preliminary development study was completed in 1981 by the landscape architectural firm of Phillips, Brandt, Reddick & Associates (PBR). This study established guidelines for the development of the historic context of the Palace grounds. The following goals were established:

1. To develop a plan for the redevelopment of the Iolani Palace grounds whose ultimate implementation will provide for an environment which is both historically relevant to the Monarchy era, and is an aesthetic and practical enhancement to the restored Iolani Palace.



*Iolani Palace and grounds as they appeared in 1883. Renovation of the grounds will provide an attractive setting that is historically relevant to the Monarchy era. Photo courtesy of Hawaii State Archives.*

2. To create a proper and attractive setting for the Palace as well as to broaden the experience and increase the enjoyment for all those who come to visit Iolani Palace.

#### **Appropriate Historical Context**

The Hawaiian monarchy era of Iolani Palace extended from 1882, when construction of the Palace was completed, to 1893, when the monarchy was overthrown. Landscape development of the

Palace grounds in the 1880's was in a state of transition as existing plantings matured and new plantings and structural elements were introduced. It was not until the late 1880's or early 1890's that the grounds began to take on an established identity characterized by strong landscape themes and elements. The lowering of the perimeter wall to 3 ft. 6 in. and the installation of the iron fencing and gates in 1892 represented the final alterations of the Monarchy era.

In the interest of re-creating a well-established historic context for the Palace grounds, the period 1891-1892 was chosen as the model on which to base all conceptual development. It was felt that this period best represented the culmination of the development of the Palace grounds during the Monarchy era and that re-creation of this historical context would provide a proper and attractive enhancement to Iolani Palace.

#### **Design Methodology**

An analysis of the historic compatibility of the existing plants and other materials of the Iolani Palace grounds revealed that a precise restoration of the setting that existed in the monarchy period (1882-1893) was not feasible. The presence of valuable specimens introduced subsequent to the 1890's and the relocation of Iolani Barracks in 1965 precluded such restoration. The absence of definitive written and photographic records for many areas also made exact authentic restoration difficult. As a result, it was concluded that an exact restoration of the Palace grounds was both impractical and unfeasible. It is, therefore, the intention of the plan to re-create the "historic context" of the Iolani Palace grounds.

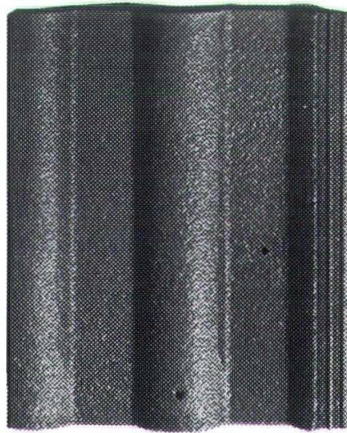
#### **Future Redevelopment of the Palace Grounds**

At this time, the Friends of Iolani Palace and the State of Hawaii are nearing the completion of their agreement of terms and conditions which is necessary to secure release of State funds to proceed with the landscape design documents and construction of the project. The State Department of Land and Natural Resources has administrative jurisdiction over the Iolani Palace and its grounds. The Friends of Iolani Palace, a non-profit organization, provides operational management for the historical restoration and redevelopment of the Iolani Palace and its grounds. PBR will be responsible for this next phase of landscape architectural services and Spencer Limited will handle the exterior architectural services for restoration of selected historical artifacts.

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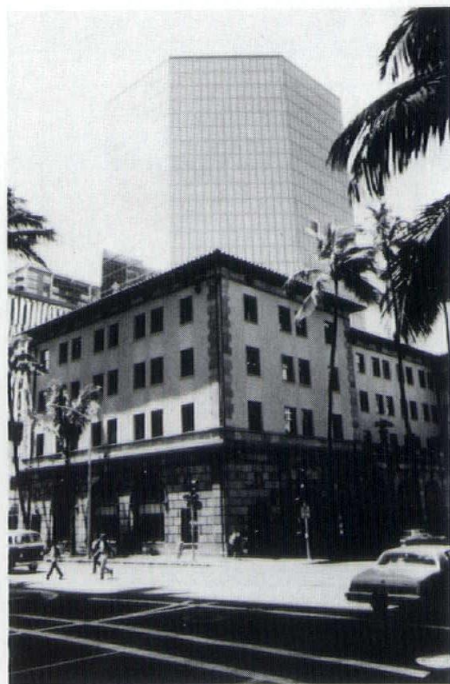
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# Diversity, Change, and Preservation in Hawaii

by Gerald Takano, GACI

As on the mainland, Hawaii's current architectural trends have followed obediently the styles and consequences set forth by the Bauhaus movement. Within a few decades, revival classical elements were replaced by the formulas of a new, technological age. This gave rise to larger, more functional forms in our state. Modernity became the new symbol of prosperity and social optimism. Adherence to prior expressions of the pre-industrial age was criticized as sentimental antiquity and preservation of the local vernacular was given little importance.

Within this context, pioneers such as Robert Venturi challenged the one-directional approach to the built environment. Phenomena such as the Las Vegas strip kitsch and Levittown tract houses were valid results of this new age.



The old Dillingham Building and new Grosvenor Center illustrate the diversity in our urban environment. Photo courtesy of Architects Hawaii.

Indeed, Venturi boldly identified the obvious fact that our built environment consisted of seemingly contradictory elements, all in consonance with the pluralism of our country. This

vision of architecture transcended the obsession for any singular style of architecture embracing the moment.

Our fragile architectural past can be the point of reference for future development. The contrast of Chinatown store fronts or Kaimuki bungalows with the corporate towers of downtown all represent the many facets of our local architectural history. All contribute to the diversity and excitement of the urban experience.

Too many of our historical

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resources are vulnerable to neglect and destruction. Although these buildings document a particular time in Hawaii's growth, this priority is often superseded by economic pressures for demolition.

Organizations such as the Historic Hawaii Foundation under the guidance of Phyllis Fox, Executive Director, and volunteer support including architects, lawyers and businessmen, recognize this problem and have

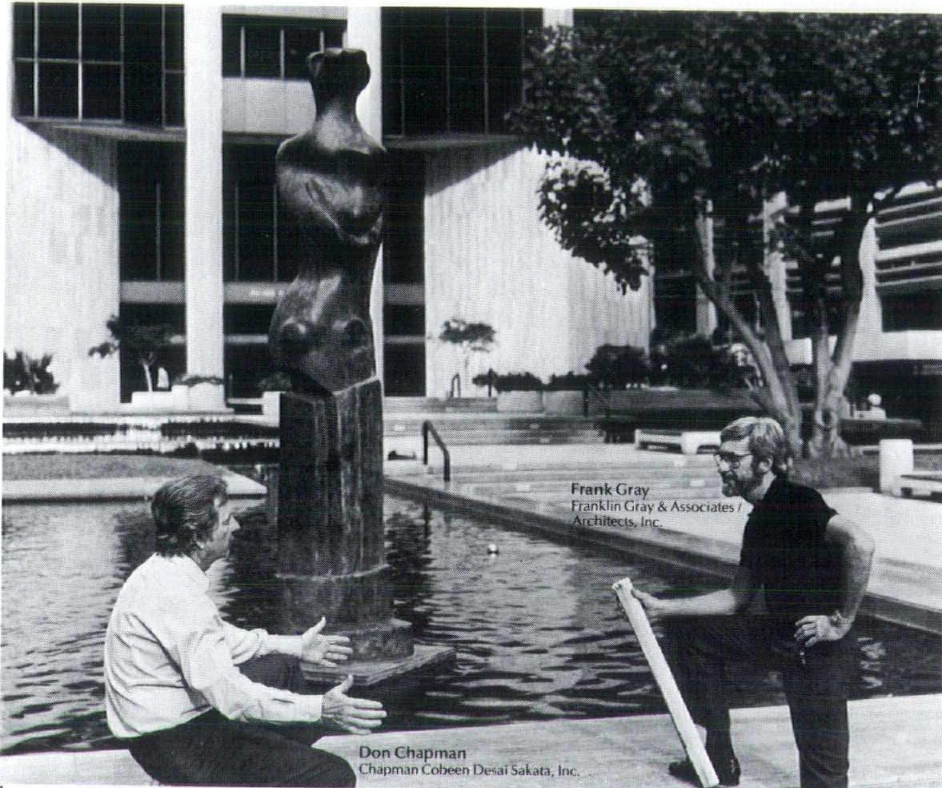
developed solutions to promote preservation. The Foundation understands that historical buildings will not be saved by academic philosophy alone. Instead, the organization has initiated options such as creative financing, tax-incentives and legislative actions to encourage preservation. These options are sensitive to both social concerns and economic flexibility and pragmatism.

Buildings of public affection

such as Iolani Palace have withstood the test of time. While State and City and County administrations have supported legislation to protect significant resources, private developers have also embraced the spirit of revitalization as witnessed in Chinatown and older communities of our state. Other significant buildings which enrich our state's architectural variety, however, are continually threatened. Many will disappear in the struggle against modernity's pressures without due consideration of alternative.

Venturi would agree that the architecture of Hawaii is a kaleidoscope of variety. It would be unfortunate to have one style dominate our evolution. It is time to look at our historical architectural processes as we proceed into a post-1984 commitment for our built environment.

*Gerald Takano is an associate of GACI, Inc. He was born in Honolulu, attended McKinley High School and graduated with a degree in architecture from Syracuse University in New York.*



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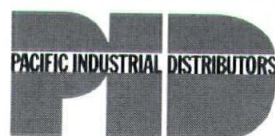
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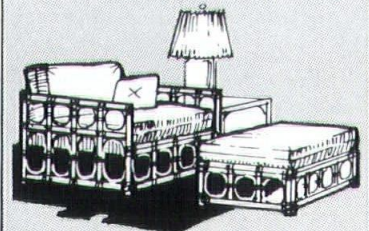
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Charles Kober Associates/Hawaii-Architects introduce their new corporate name, reflecting ownership by Hawaii principals at a gala reception. Pictured here at office blessing ceremonies are (l. to r.): Partner, Kurt Mitchell; president, Charles Kober, Charles Kober Associates, Los Angeles; Rev. David Kaupu, chaplain of Kamehameha Schools; managing partner, Clifford E. Hanssen; and partner, Charles J. Wyse.



Donald Chapman, FAIA

## AIA Fellowship Bestowed on Donald Chapman

Donald Chapman, president of Chapman Desai Sakata, Inc., has been advanced to the College of Fellows of The American Institute of Architects.

Chapman served as president of the Hawaii Society/AIA from 1968-69 and from 1981-82. He has received numerous design awards from The American Institute of Architects, Hawaii Society/AIA and the Secretary of Defense, among others.

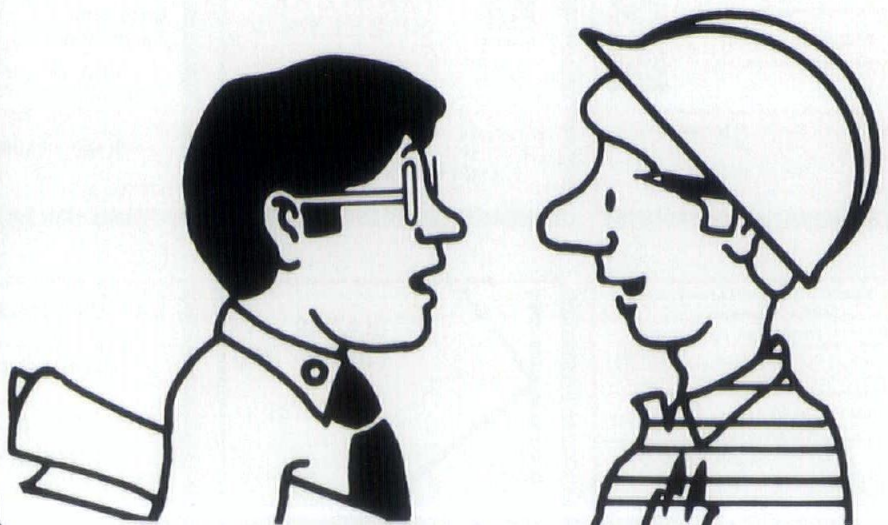
The most recent design award received from the Hawaii Society/AIA was a 1984 Merit Award for urban enhancement for Pauahi Tower, Bishop Square.



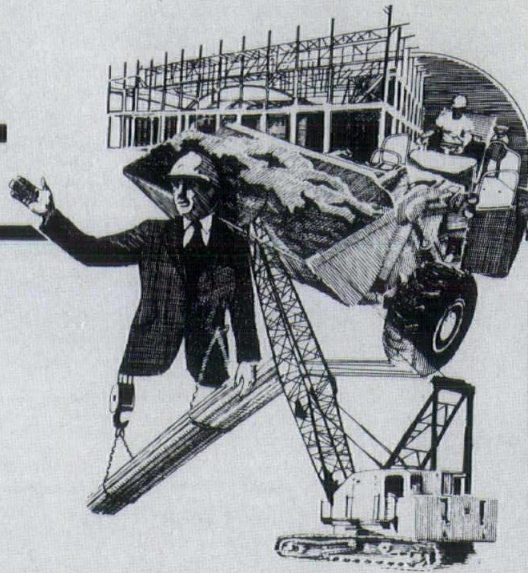
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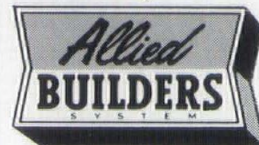
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The Team: Clayton Ing, Project Manager,  
Allied Builders

Bob Cleve, Facility Manager, Kaiser Mililani  
Kim Thompson, Architect,  
Trans Oceanic Architectural Design



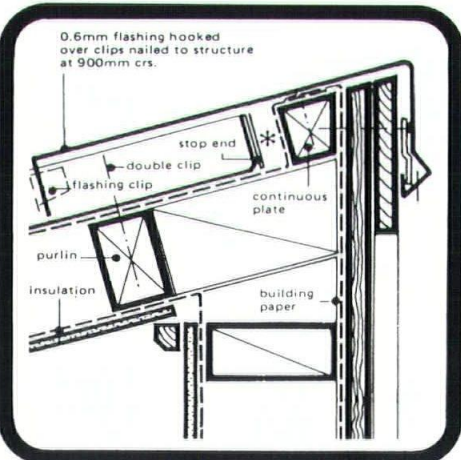
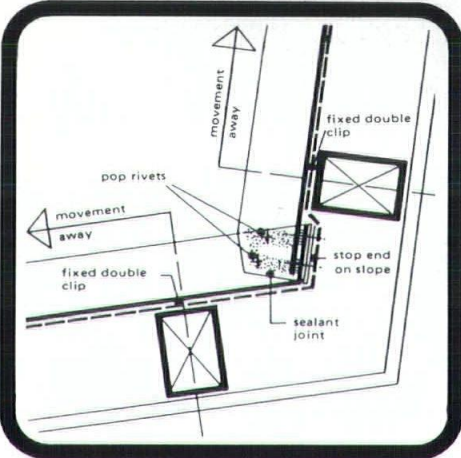
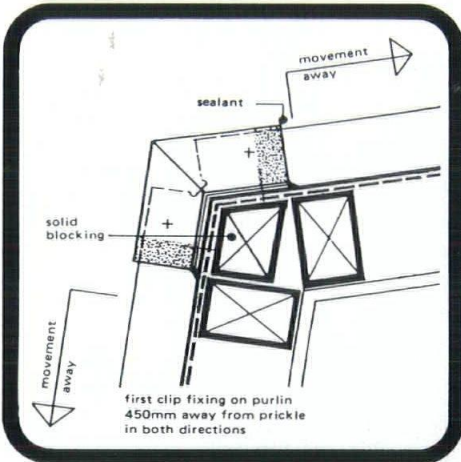
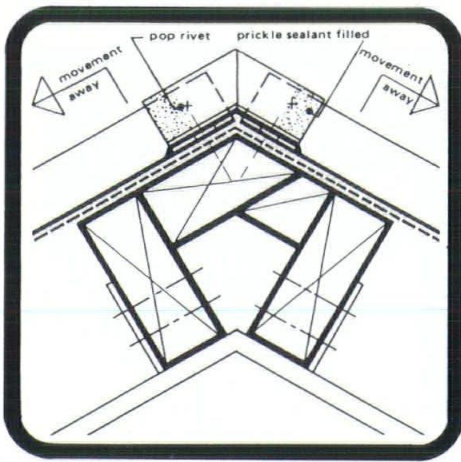
atmosphere. Including a giant bubble for children to play on was an excellent last-minute idea, but it meant revising plans and tightening deadlines. Allied teamwork came into play with a combination of timing, flexibility, coordination, and pure pride. The clinic was completed in 92 days — a month early.



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