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of the  
Hawaii  
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of Architects

# HAWAII ARCHITECT

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8/76

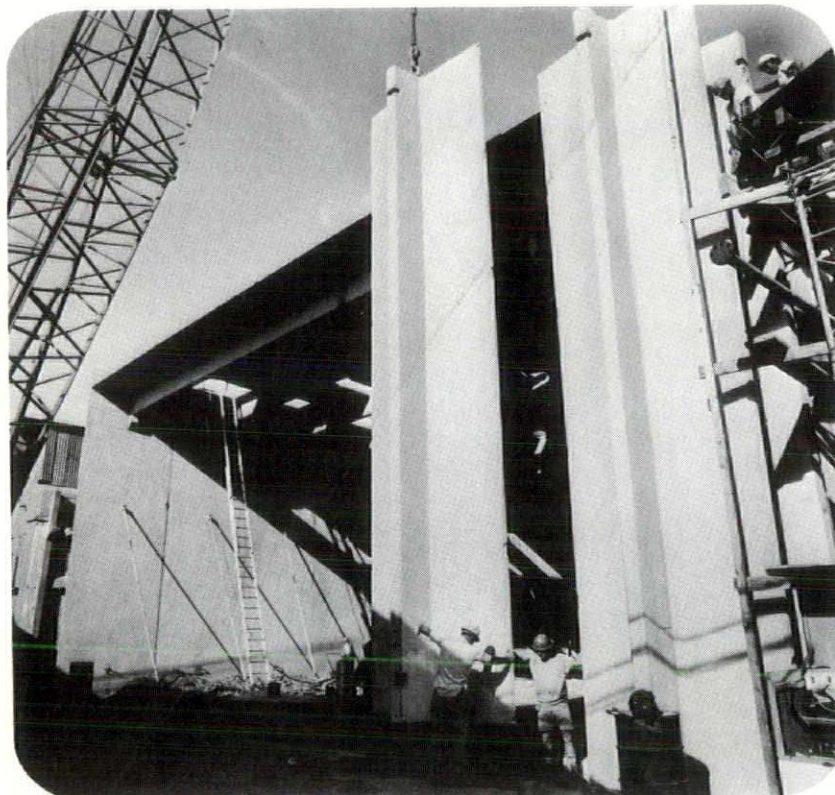
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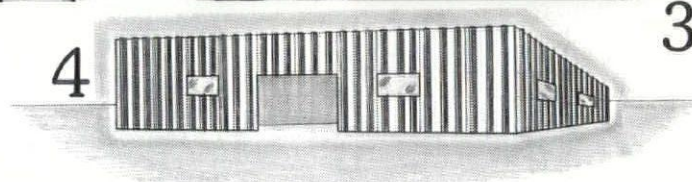


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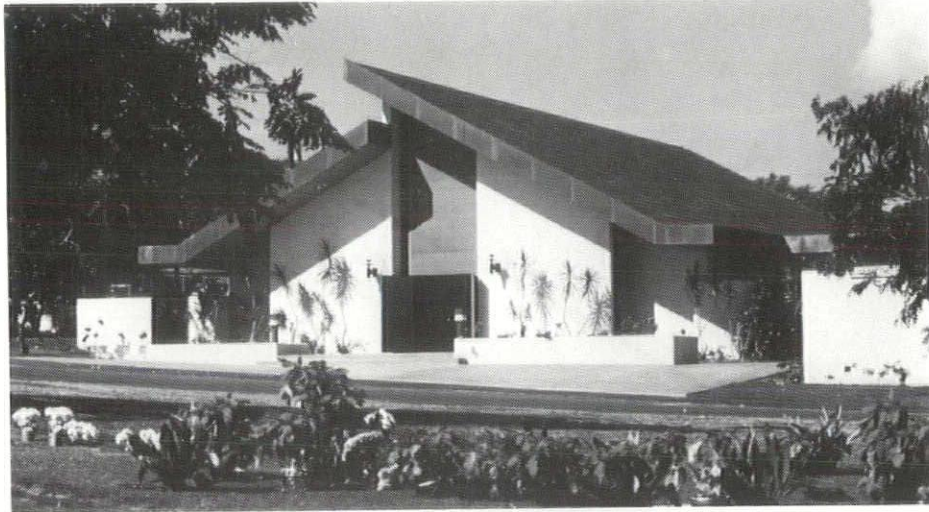
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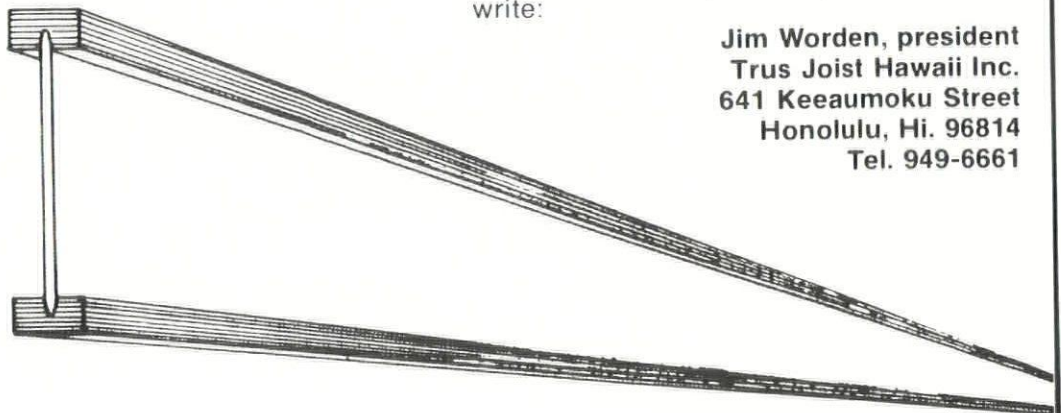
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# Chinatown

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Text and photos by Michael Leineweber AIA

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North King Street runs through a commercial sector of Chinatown.

Political and development pressures, coupled with neglect by both the public and private sectors, have commenced the destruction of significant portions of the urban fabric of Chinatown. Part of the "problem" of Chinatown appears to be an underlying belief of planners, architects, developers, and politicians, that preservation planning and redevelopment are exclusive, or at best, competing activities.

The proponents of historic preservation are sometimes seen as forces opposed to redevelopment and the attendant civil and economic benefits.

With the development of blocks "F" and "G" looming in the Kukui Redevelopment area, the concerns of the preservationists have acquired an immediacy that is brought home by the apparent "failure of modern architecture" to contribute to the urban vitality of the area.

This failure can be visually contrasted with the vitality of old Chinatown, which despite the series of plagues, fires, developers, demolitions large and small, and intervention by assorted governmental agencies and departments, has continued to perform its function as an active urban core area.

Preparation and publication of various plans for Chinatown have been mandated over the

**Continued on Page 6**

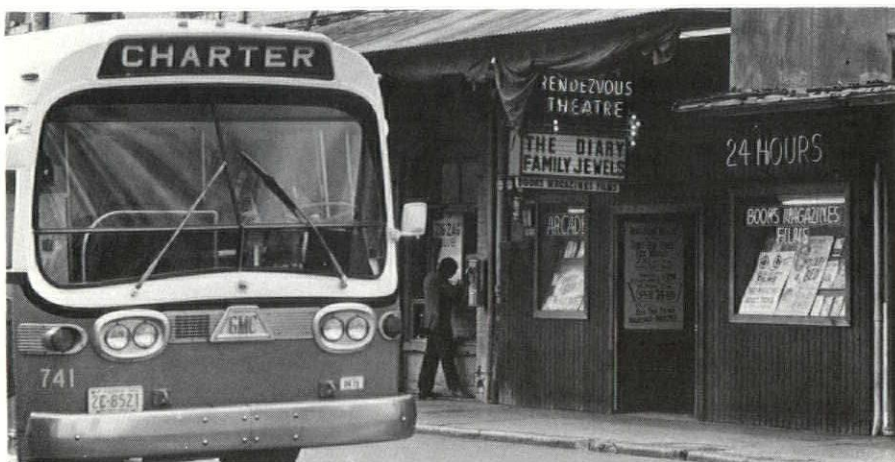


# Chinatown

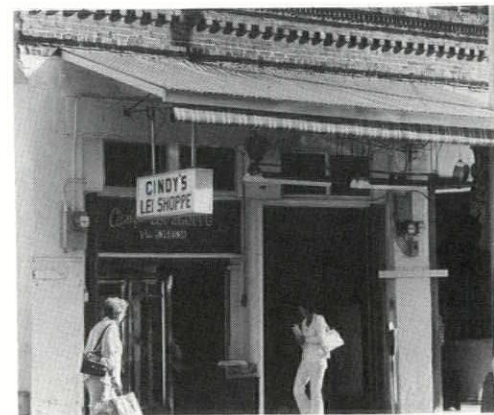
from 5



There was a time when buildings defined the street and related harmoniously to their neighbors.



For the tourist, there is much that is exotic in the neighborhood.



Cindy and others on Maunakea Street make and sell leis from high-ceiling, cool, storefront locations.





Michael Leineweber is an architect/urban designer with Urban 9, a planning and research oriented group associated with Group Architects Collaborative, Inc.

past several years. The City Council is currently considering a bill for an ordinance to establish "Historic, Cultural, and Scenic District No. 4, The Chinatown District." These plans and this ordinance should be studied in detail by persons interested in current City administration and City Council planning initiatives.

The purpose of this brief article is to stimulate professional interest in what will probably be one of the significant urban design issues of the next decade. Planning for preservation and renewal in Chinatown deserves your close study and informed opinion now.

It is in large part thanks to volunteer activists and preservationists, and their unstinting efforts over the past decade, that Chinatown has retained any identity and visibility as a district. Now that some of the major problems, issues, activities, physical features, and opportunities have been identified, design professionals should come forth with the difficult but potentially exciting urban design solutions that will enhance the unique qualities which characterize Chinatown.

Even if you don't have "solutions," maybe you have some insights as to what the problems and issues are in Chinatown. Give your inputs to the City Council and administration. You can be sure that other interested parties will.



Residential activities continue to characterize Chinatown.



Condition of buildings often helps define the viability of a neighborhood.



# Chinatown

from 7



Fine original fabric often lays behind more recent "improvements."



The "choices" at times appear to be no choice at all.



Yesterday, today, and tomorrow.



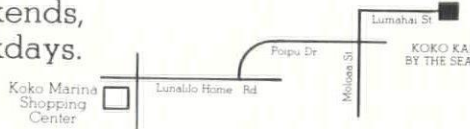
The Kukui Redevelopment Area forms a background for future development in Chinatown.



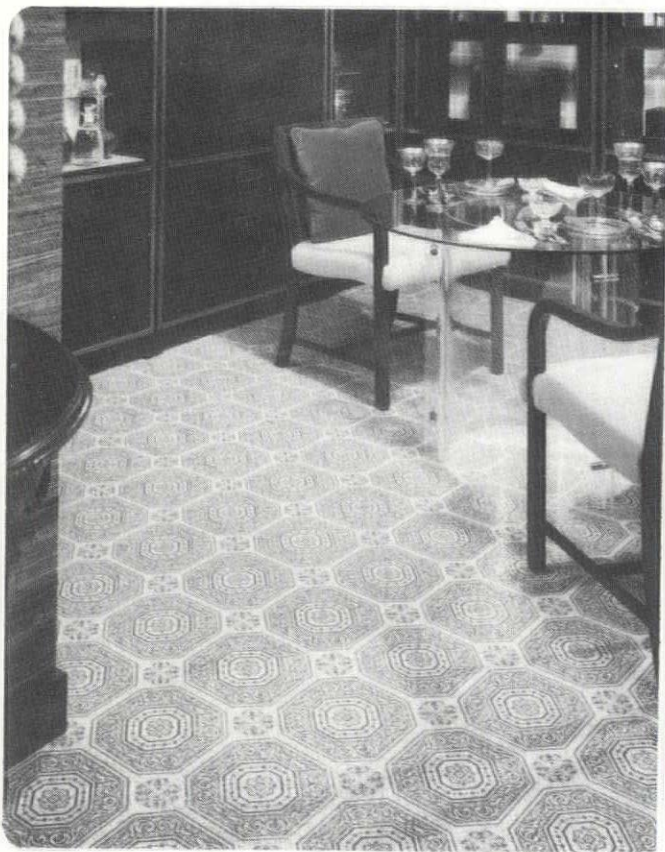
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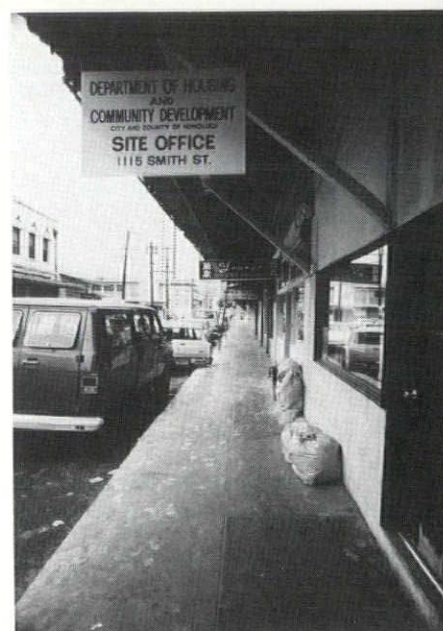
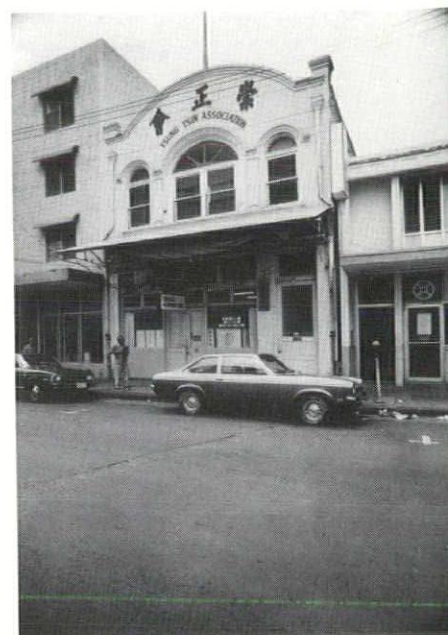
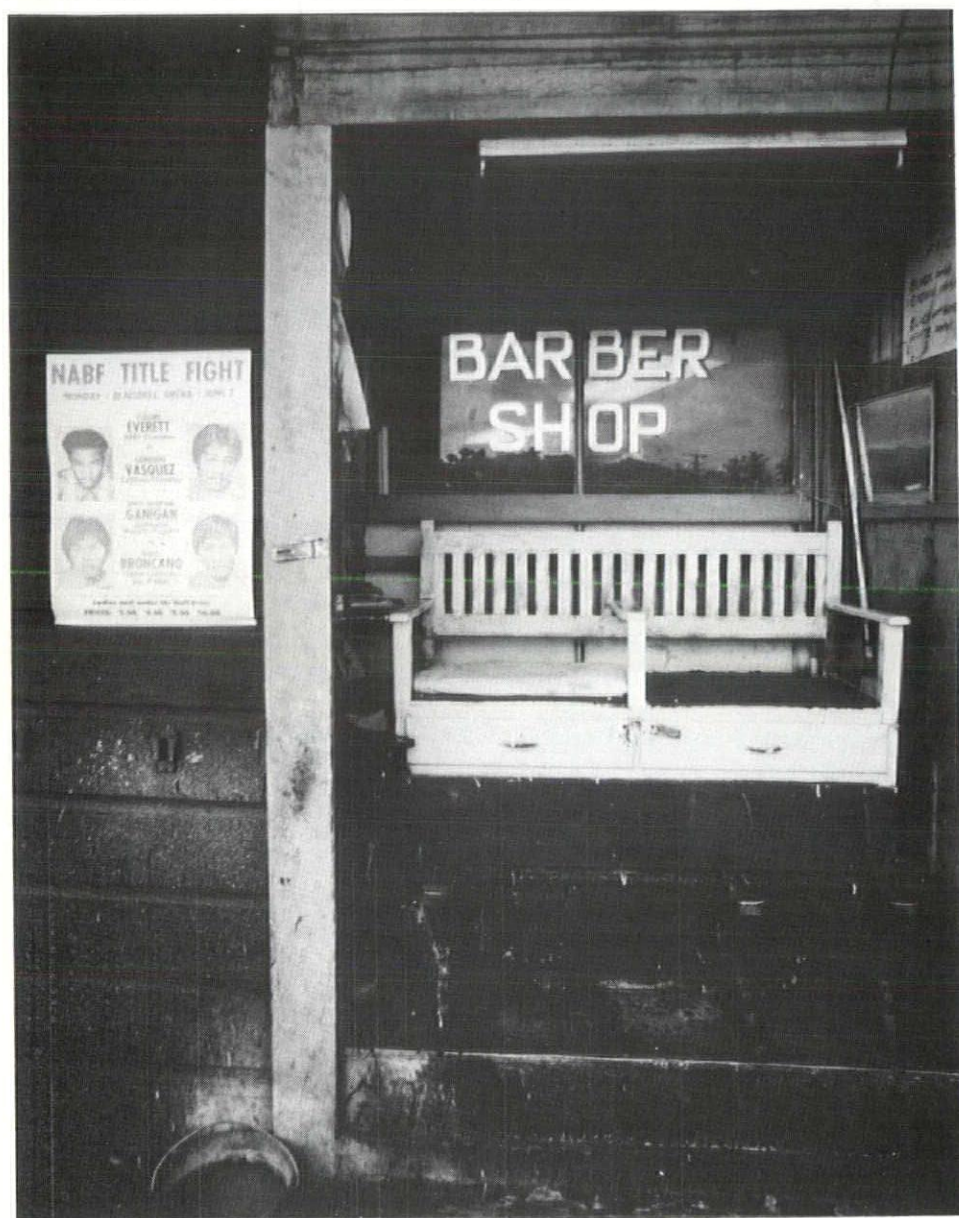
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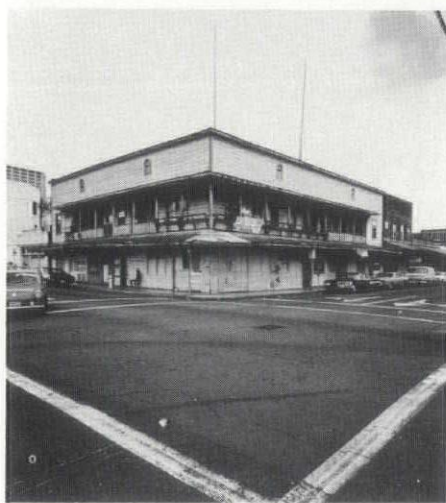
# Chinatown - Cloudy Sunday A.M.

by ERIC ENGSTROM





A cloudy Sunday morning is a good time to visit anyplace. It's quiet—and for most it's a day of rest. But occasionally sparks of life and work seem to be just down the alley or across the street. Especially in Chinatown.

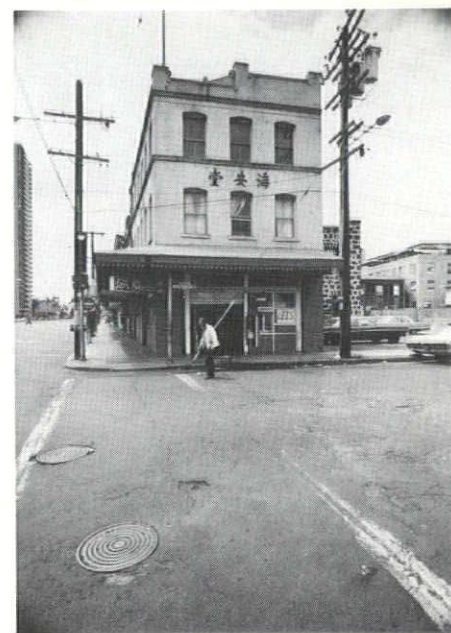
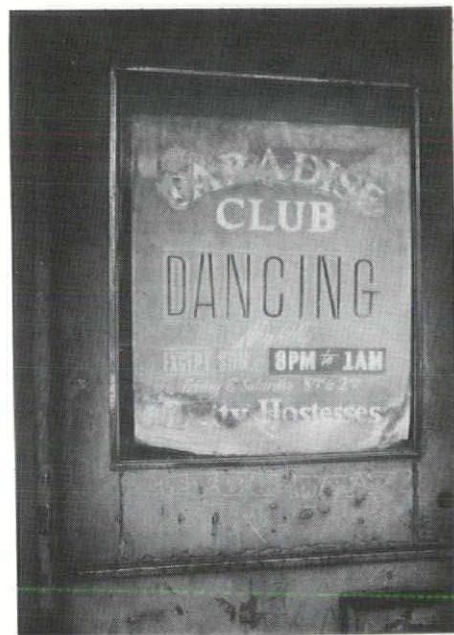




Walking through on a cloudy Sunday with a camera, you're told that the guy down the street has some fantastic orchids he's growing. Maybe you want to take a picture? You tell him you're shooting

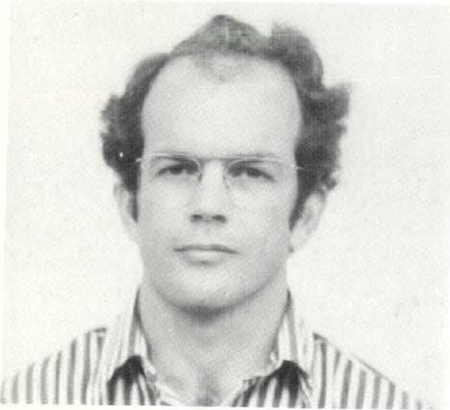
the buildings and windows in black and white and he says "How come? These buildings are old and falling down—and the flowers are much prettier.

And that's Chinatown, too."





# New Members



**WILLIAM E. MASON.** Professional associate; Ossipoff, Snyder, Rowland, & Goetz. B.S. Bldg. Sci., B. Arch., Rensselaer Polytechnic; M. Arch. Urban Design, Harvard. Wife: Ulla E. K. Children: Jonas 5, Justin 3. Hobbies: guitar, tennis.

## Etcetera

Haines, Jones, Farrell, White & Gima, a locally based firm of architects, planners, and graphic and interior designers, has changed its name.

Effective July 1, the new name became Architects Hawaii.

Founded by Cyril W. Lemmon, FAIA, in 1946, the name change comes after 30 years of steady growth and productivity in Hawaii and throughout the Pacific. The firm employs over 60 and has offices in Honolulu and Maui.

"We now have seven principals," said principal Paul Jones, "although only five appeared in the official company designation.

"Carrying all seven principals in one company name would be extremely awkward—so that wasn't a good solution either.

"The newly selected name of Architects Hawaii dramatizes a sense of cohesiveness and solidarity among the principals and staff of our company," Jones said.

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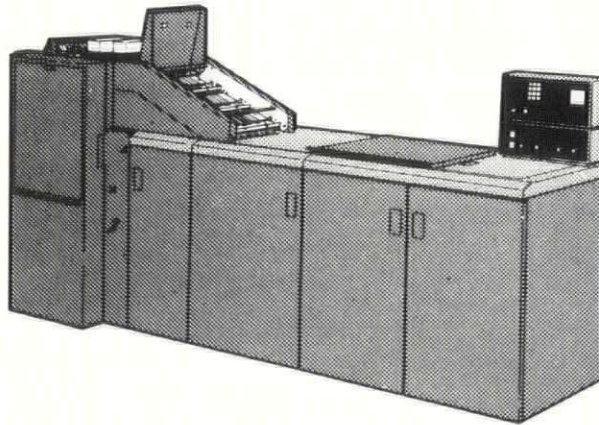
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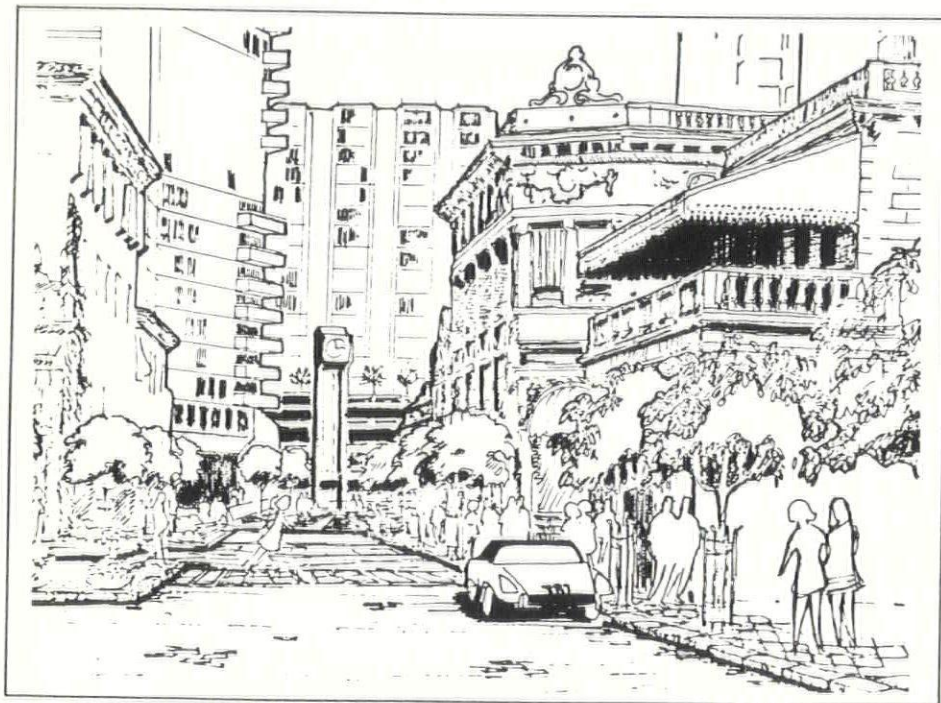
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# Chinatown

A plan for renewal prepared for the  
Dept. of Housing & Community Development—1975

Daniel, Mann, Johnson & Mendenhall—Planners



Chinatown: Merchant Square

Retention and rehabilitation of a number of historic and architecturally interesting structures should be a major design objective for the redevelopment of Chinatown.

The significance of historic buildings has been outlined by the State Parks Historical Task Force, and resulted in the Chinatown area being listed on the National Register of Historic Places.

The most predominant element of Chinatown's historic buildings is their continuous facade groupings with the exceptions of the Old Iron Works building, the Yee Hop warehouses and the Oahu Market, which are isolated buildings with multifacades. Such continuity should be sought in preservation.

The impact of historic groupings also is more evident at street intersections (notably Hotel and Maunakea; Hotel and Smith; and Pauahi and Maunakea). The retained buildings must be economically a part of the Chinatown community and not simply museum pieces on an urban scale for historic preservation to be realized. The concentration of historic preservation, with this in mind, is to center around the proposed central commercial core areas and the Merchant Square area.

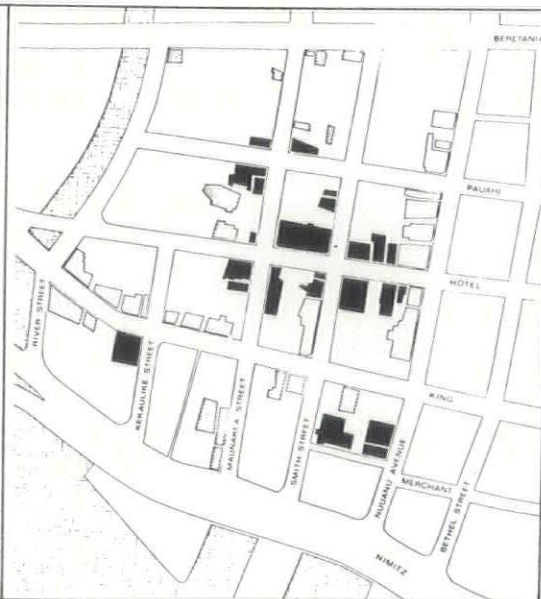
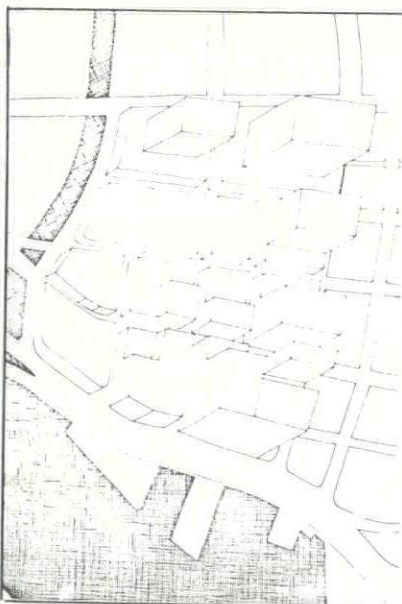
Some buildings in these zones have highest priority for retention. New construction height and facade treatment should be most carefully monitored in the central core area to assure compatibility with historic facades.

Buildings of second priority for retention are buildings generally located outside of the central core or Merchant Square areas. Buildings which are isolated would be advantageous to retain but are at a considerable disadvantage in that their groupings are scattered such as at the corner of Beretania and River Streets.

The Nuuanu and King Streets widenings proposed under the Oahu General Plan will eliminate 17 buildings noted as historical.

Proposed building heights.

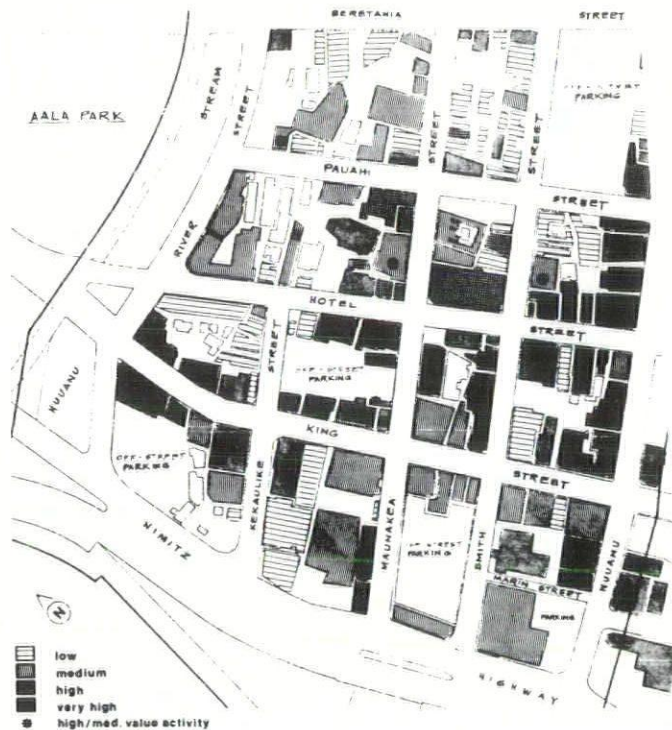
Buildings of significant historic value.



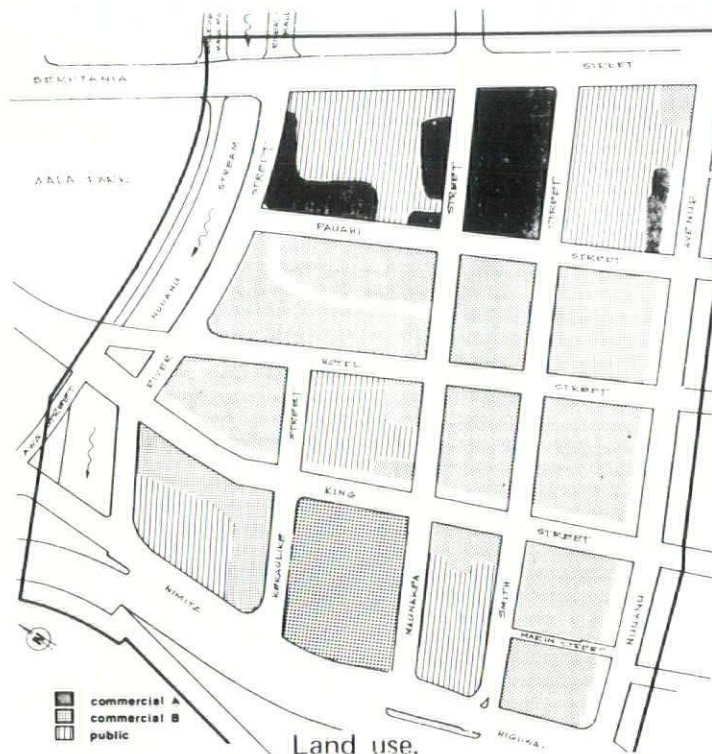


# Chinatown Historic Preservation Plan 19

Aotani & Hartwell, Architects & Planners



Preservative value.



Land use.

## PHYSICAL ENVIRONMENT

1—Structures with very high and high preservation values are the most important to consider for retention.

2—New and remodeled structures that house a useful function and are environmentally compatible in their location are important to the district and worthy of retention.

3—Building styles of the past should be preserved by promoting the essential elements of value. (These elements include continuous facades, intricate door and window detail, open shop fronts, and continuous sidewalk canopies or protective overhangs.) When these elements are repeated in sufficient number, the existing character will be assured of continuance in the future.

4—New developments should respect the character of structures with significant preservation values. Extreme contrasts in color, shape, and height should be avoided.

5—It is the grouping of buildings rather than individual structures which produces a total effect that characterizes a district and should be preserved.

6—The street level frontal views of the facade is the most significant design consideration. Sideviews are inconsequential except when structures are at corner lots.

7—Major street view and vistas of the facade recognized, protected and improved.

8—The boundaries of the district should be clearly defined and protected from obstruction.

9—Exterior architectural features should be harmonious with the character areas of the district.

10—The architectural features of areas with high preservation values should be concentrated in those areas.

11—Landscaping should be encouraged and promoted throughout the district.

12—New developments should be carefully designed with respect to the areas in which they are located to achieve compati-



bility with the existing environment.

13—Changes (new developments or alterations) should be intentional and sensitive instead of accidental and haphazard.

14—The character of Chinatown should be pedestrian-oriented.

## **SOCIAL ENVIRONMENT**

### **1—RESIDENTIAL:**

Mixed use living patterns, with residential units on upper levels over ground floor commercial uses, should be the dominant pattern in the district.

Living units should be designed to meet the needs of Chinatown residents.

The district should provide housing opportunities for various population groups as a means of improving community vitality.

Convenient access to recreation space and community facilities should be provided.

The environmental quality of residential areas should be improved.

Residential areas should be buffered from environmental hazards (heavy vehicular traffic, noise, dust) but not detached from the streetfront.

### **2—BUSINESS/COMMERCIAL:**

Economic controls and/or incentives should be developed.

Offices should generally be located on upper levels, with as much contiguous ground floor commercial space as possible.

Interior arrangements of commercial establishments should be related to activity type.

Retail activities should be concentrated to increase their strength as an efficient and convenient shopping area.

### **3—CULTURAL/SOCIAL:**

Facilities to meet the needs of residents, e.g., recreation center, medical care services, should be developed in conjunction with residential projects.

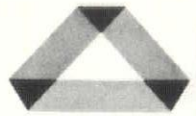
Existing activities of cultural/social significance should be assisted to remain in the district.

### **4—ENTERTAINMENT:**

Nightlife activities should be concentrated in the Hotel Street area.

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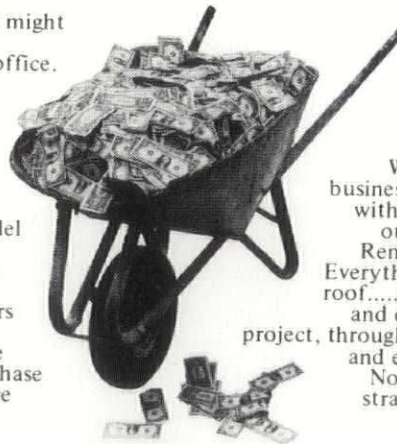
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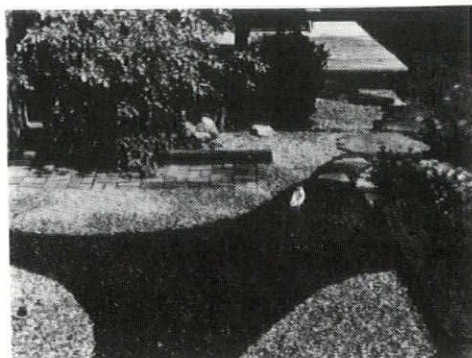
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# The Alan S. Davis Kam V Post Office Landscape Project

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Sponsored Jointly by:

The Outdoor Circle and  
The Garden Club of Honolulu

Landscape Architects:

EDAW Inc.

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The recent celebration of this nation's 200th birthday has given us, besides a possible spiritual uplift, numerous Bicentennial projects to serve as reminders of the past. Thanks to the efforts of the Outdoor Circle and The Garden Club of Honolulu, Downtown Honolulu can boast of such a

project—the Kamehameha V Post Office/Alan S. Davis Park.

The historic significance of the park comes from the adjacent structure, constructed in 1871, which was originally built to house Hawaii's first Post Office and the Hawaii Gazette's publishing and printing plant. Since

then it has been used for many other purposes including its present use as a courtroom facility. The second floor is now vacant due to its poor structural condition.

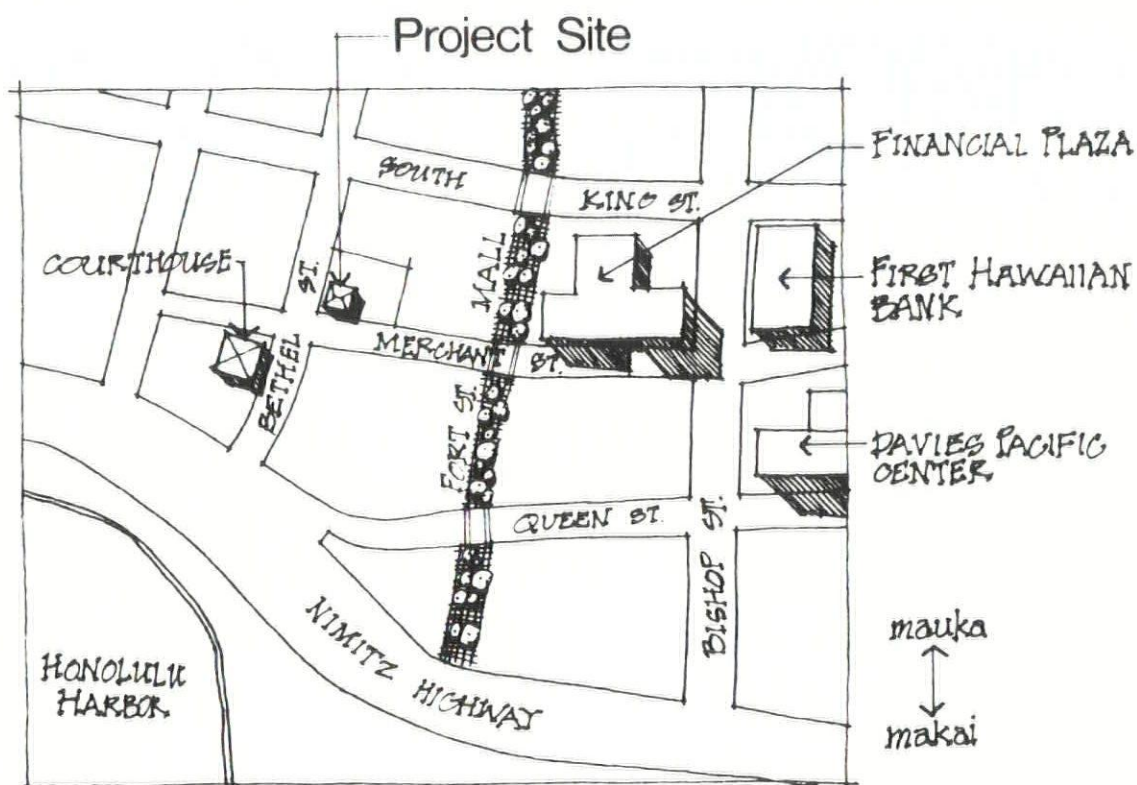
The structure, designed and built by J. G. Osborne of England, was the first in Hawaii

**Continued on Page 20**



# The Alan S. Davis Kam V Post Office Landscape Project

from 19





to be built entirely of precast ashlar concrete blocks with reinforced columns and lintels, a method rarely used during that time. The 105-year-old structure's historic significance is documented by its inclusion in the National Register of Historic Places. An annex was attached to the rear of the building in 1900, constructed of brick and plastered to match the existing building.

The original idea of a small park next to the Old Post Office was conceived in 1971, to replace an existing parking lot with an urban oasis to complement the structure and to be used by downtowners. Through the diligent work and generosity of the Outdoor Circle and The Garden Club of Honolulu, funds were generated to implement the project. Other major contributors were the Hawaii Bicentennial Commission and private donors.

The Honolulu firm of EDaw, Inc., landscape architects and environmental planners, donated their services to design the park.

The park is designed to create a gracious setting for the post office building. Reminiscent of monarchy days, yet up-to-date in its usability, the park includes a central turf area for sitting and strolling, and a dramatic fountain, contemporary in its form, which acts as a foil between the park and street activities. Construction of the project has already begun with an anticipated completion date near the end of this year.

Funds recently were appropriated by the State Historic Preservation Office to study the restoration potential of the structure itself. Final contractual arrangements are now being completed with the consultant.

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# Prescriptive Standards Will Limit Energy Savings

AIA — Washington, D. C.

Minimum prescriptive standards for thermal efficiency in buildings bypass significant energy saving opportunities, the American Institute of Architects told the Federal Energy Administration in testimony at a recent public hearing on FEA's proposed State Energy Conservation Plan Guidelines.

Because such prescriptive standards, best exemplified by ASHRAE 90-75, are the only energy conservation standards currently available, FEA "had no option but to cite Chapters 4 through 9 of ASHRAE 90-75 and the HUD Minimum Property Standards in the proposed Guidelines," AIA Vice President Carl L. Bradley, FAIA, chairman of the Institute's Energy Committee told the hearing.

But, said Bradley, AIA strongly recommends that FEA revise its proposed Guidelines to include Chapters 10 and 11 of the ASHRAE document, which cover alternate approaches to energy conservation, and that FEA "acknowledge that prescriptive standards are a first step, an interim measure," and encourage states to develop their own performance-based standards.

"Those states which take the easy way out and are content with the present prescriptive standards will not only be saving less energy, but they will also be postponing an inevitable transition to the performance approach," he said.

"We believe the full potential for energy savings will never be reached by using sets of prescriptive standards," Bradley said. The prescriptive approach prescribes the thermal efficiency of all components and subsystems that make up the

building. "Thicker insulation, fewer windows, and lower lighting levels will help initially in some buildings. But the prescriptive approach neither encourages nor promotes capturing the full degree of savings possible."

The performance approach, Bradley told the hearing, "recognizes that a building is an energy-consuming entity and that the effective utilization of energy is related to the many interrelationships among its various parts."

An energy use goal can be expressed as an energy budget for nonrenewable fuel consumption—a maximum number of BTUs per square foot per year, for example—without spelling out how the building is to be built, or without specifying the performance of any individual system within the building. Renewable energy sources such as solar power or wind could provide energy for use above the budgeted amount of nonrenewable energy.

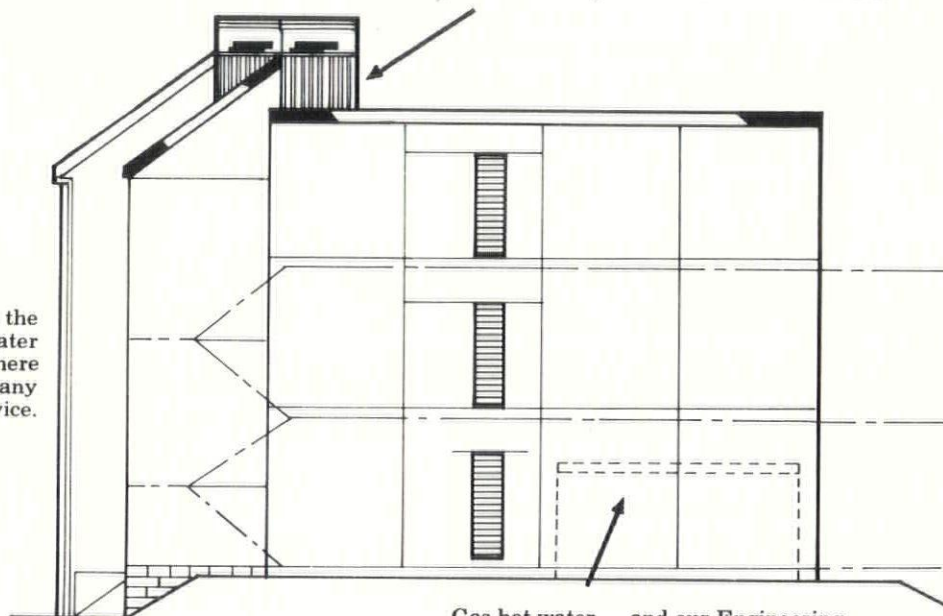
The General Services Administration has already started work on performance approaches, Bradley noted, and some states—among them Florida, Ohio, and California—are moving in that direction. Legislation authorizing the development of performance standards is currently being considered by a House-Senate conference committee.

"Whatever the outcome of this particular bill," Bradley said, "it is apparent that performance criteria represent the preferred approach and that significant initiatives have been taken toward the development of performance standards."



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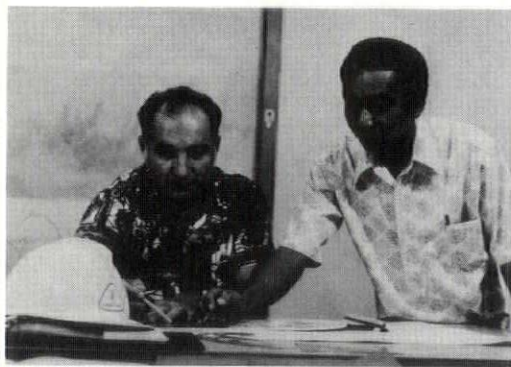
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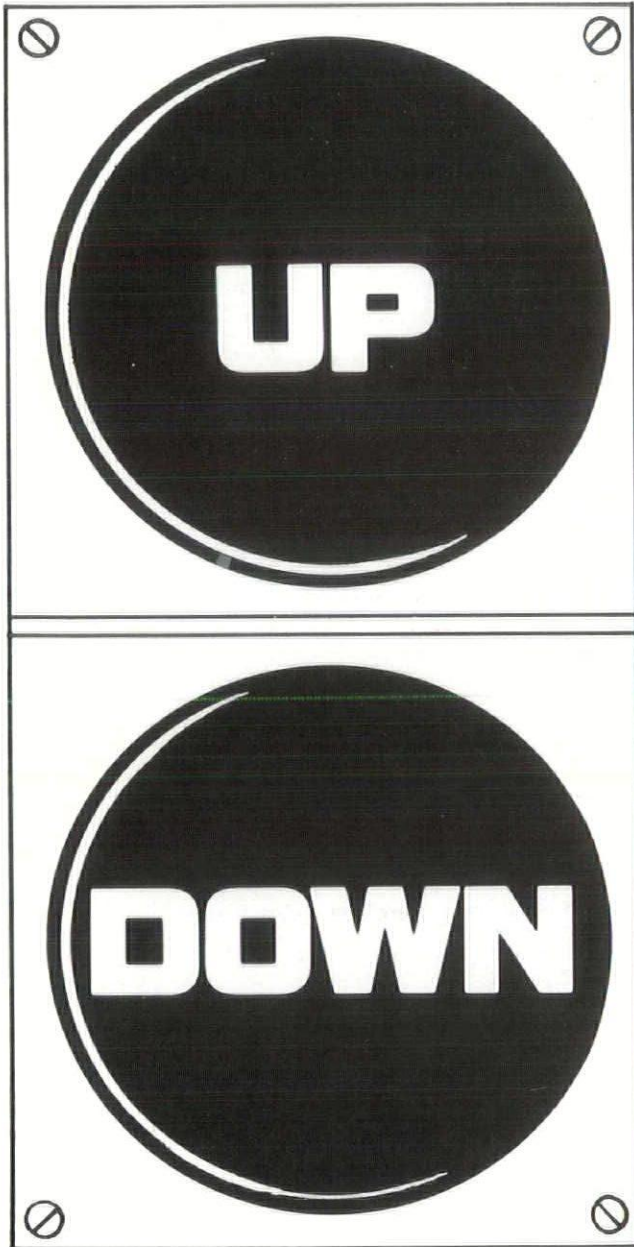
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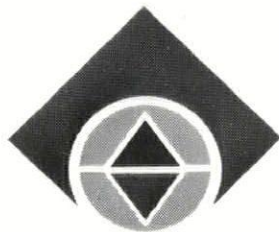
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