

HART/KAKO'O MEETING

24 July 2014

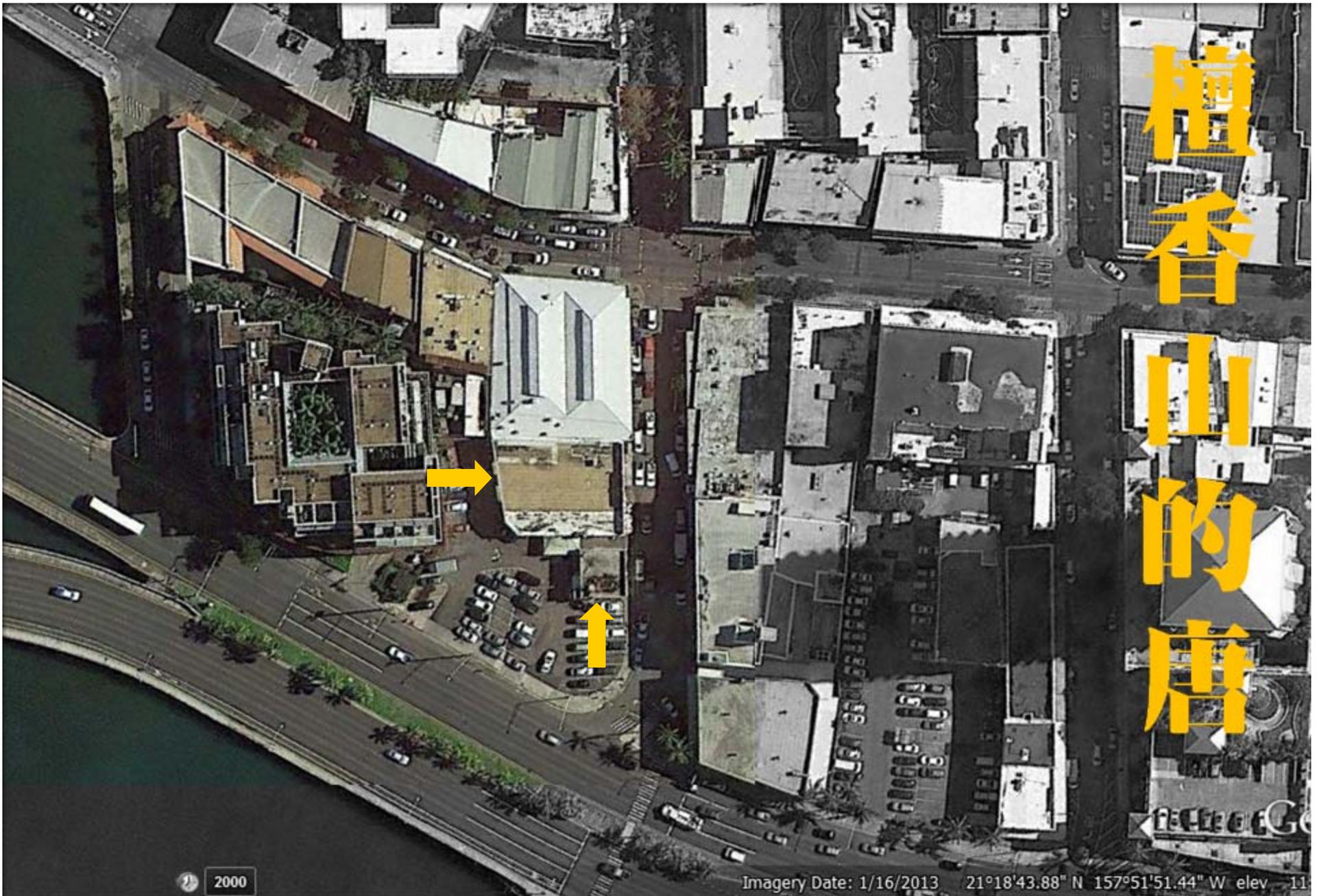
- Welcome and Introductions
- Chinatown Station Plaza on Kekaulike Street – Conceptualization
 - 928 Kakaulike Street
 - 930 Kekaulike Street
- Historic Preservation Fund Update
- General Project Updates
- Open discussion and Wrap-up

檀香山 的 唐 2013



Imagery Date: 1/15/2013 21°18'39.34" N 157°51'45.00" W elev 2

檀香山的唐



2000

Imagery Date: 1/16/2013 21°18'43.88" N 157°51'51.44" W elev 11

H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

928 Kekaulike Street

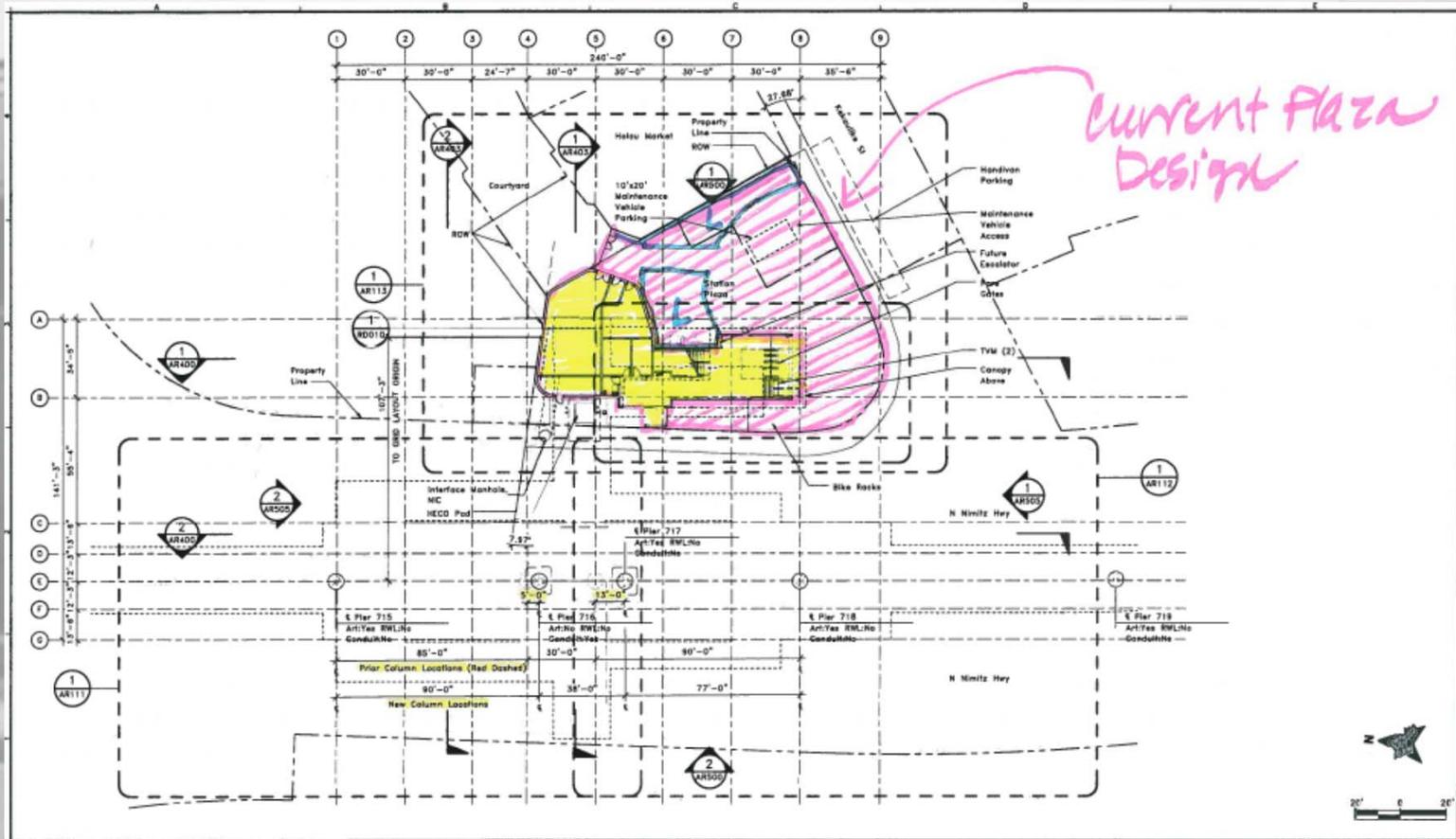
- Identified in an architectural survey of Chinatown (1998) that was conducted under the direction of UH Professor Bill Chapman as “Historic Property No. 87H”
- Identified in the “Historic Effects Report” as one of “two historic properties that are contributing buildings to the Chinatown [H]istoric [D]istrict” (2009)
- Identified as a historic property in the FEIS (2010) that will incur adverse effects to integrity of setting, feeling, and association

928 Kekaulike Street

- Identified as a historic property in the FEIS (2010) with adverse effects to integrity of setting, feeling, and association
- Identified in the PA as one of two “properties which are contributing elements to the Chinatown Historic District” and that the project will have “*no direct impact* to the building” (2011)

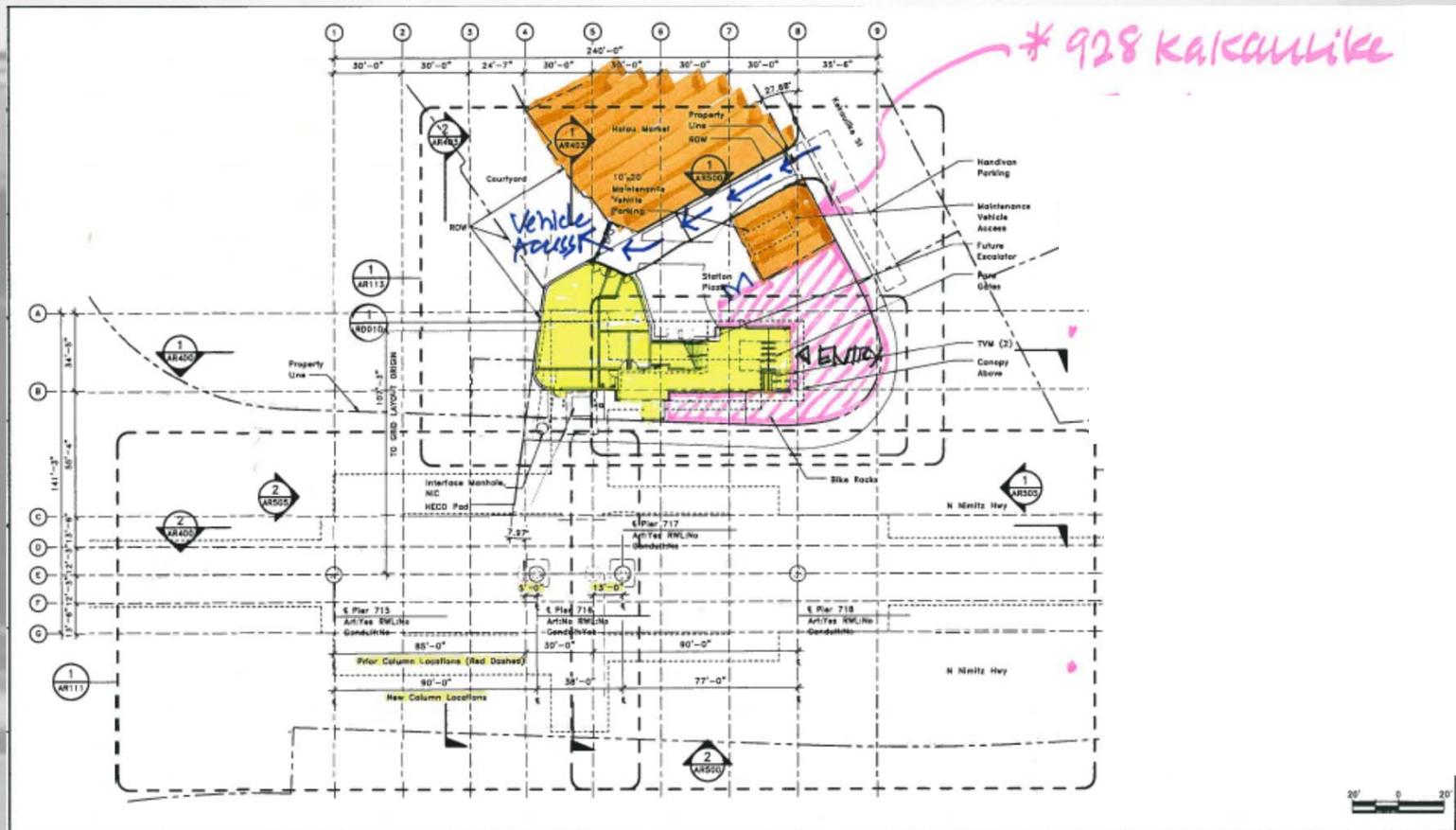
928 Kekaulike Street (cont'd.)

- PE design proposed building removal for the construction of the Chinatown Station Plaza (2014)



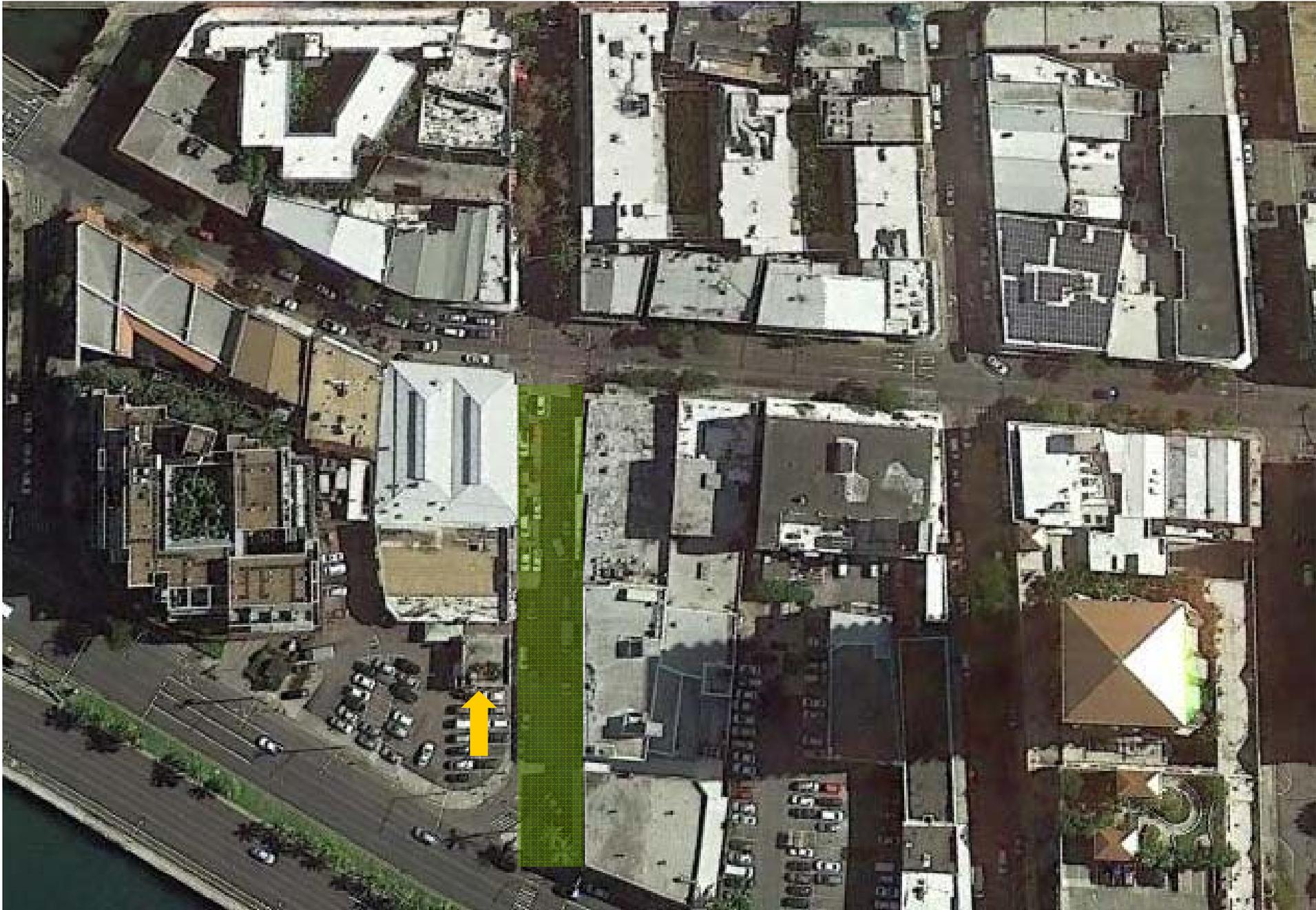
928 Kekaulike Street (cont'd.)

- Following a review and assessment of the previous documents, however, HART will not pursue removal of this building but will preserve it



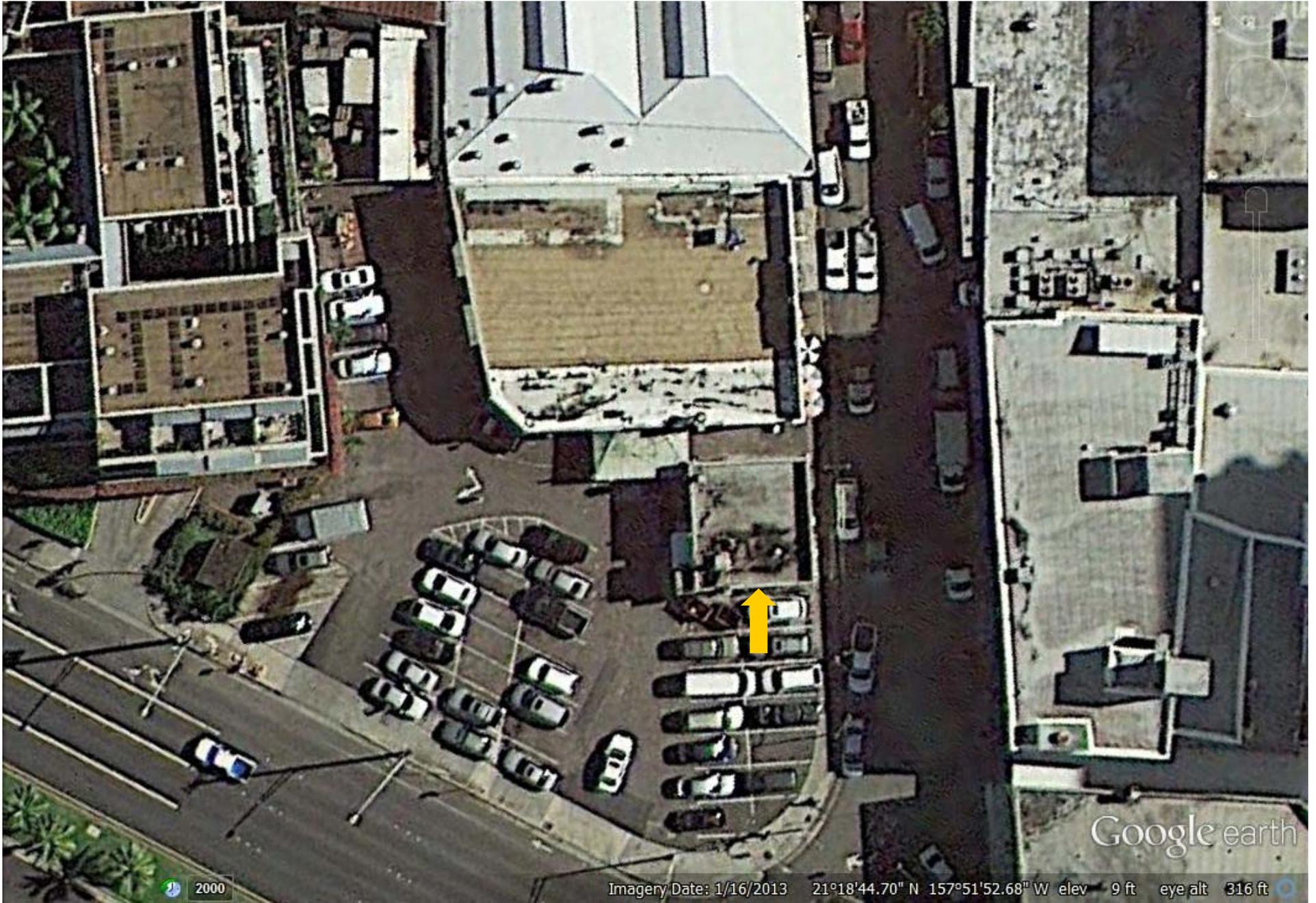
928 Kekaulike Street (cont'd.)

- HART will select an SOI-qualified architect to prepare a building assessment, as-built drawings, and a scope of work
- HART will consider a number of adaptive reuse options
- HART's architectural historian will prepare a Historic Preservation Certification Application for the project which will qualify it for HP and other applicable tax credits



H O N O L U L U R A I L T R A N S I T P R O J E C T
www.HONOLULUTRANSIT.ORG

HART
HONOLULU AUTHORITY FOR RAPID TRANSPORTATION



2000

Imagery Date: 1/16/2013 21°18'44.70" N 157°51'52.68" W elev 9 ft eye alt 316 ft

H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART
HONOLULU AUTHORITY FOR RAPID TRANSPORTATION



H O N O L U L U R A I L T R A N S I T P R O J E C T
www.HONOLULUTRANSIT.ORG

HART
HONOLULU AUTHORITY FOR RAPID TRANSPORTATION



H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION



HONOLULU RAIL TRANSIT PROJECT
www.HONOLULUTRANSIT.ORG

HART
HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

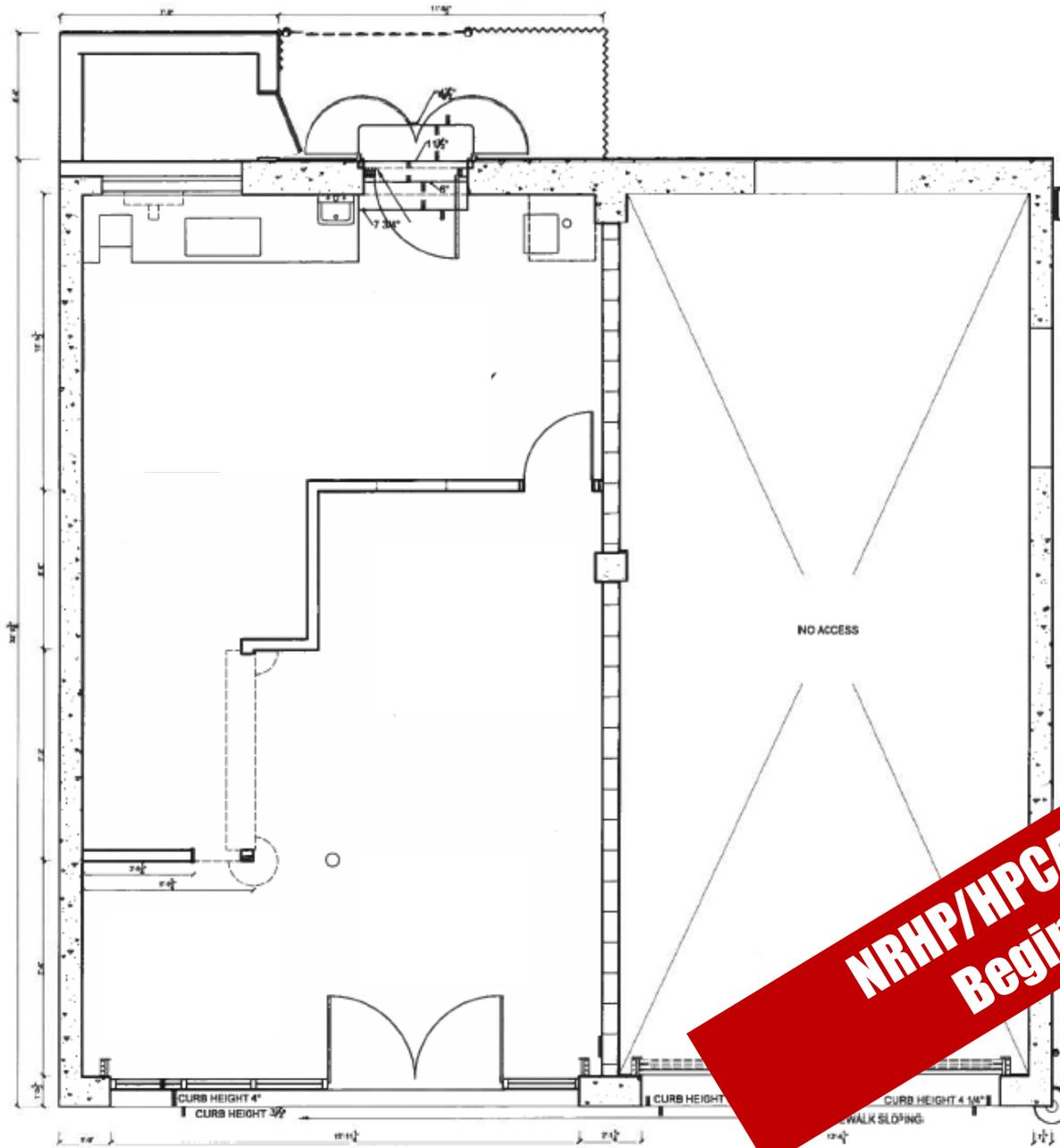


H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION



**NRHP/HPCA Fieldwork
Begins 072514**

930 Kekaulike St. (Holau Market)

檀香山
的
唐



930 Kekaulike St. (Holau Market)

Holau Market, a contributing building to the Chinatown Historic District, has been acquired by HART

Holau Market requires immediate stabilization because of water damage and HART will be selecting an SOI-qualified architect to prepare a building assessment, as-built drawings, and a scope of work

HART will consider a number of adaptive reuse options including mixed use

HART's architectural historian will prepare a Historic Preservation Certification Application for the project which will qualify it for HP and other applicable tax credits, as well as Federal funds



HONOLULU RAIL TRANSIT PROJECT

www.honolulustransit.org

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION



H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION



H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

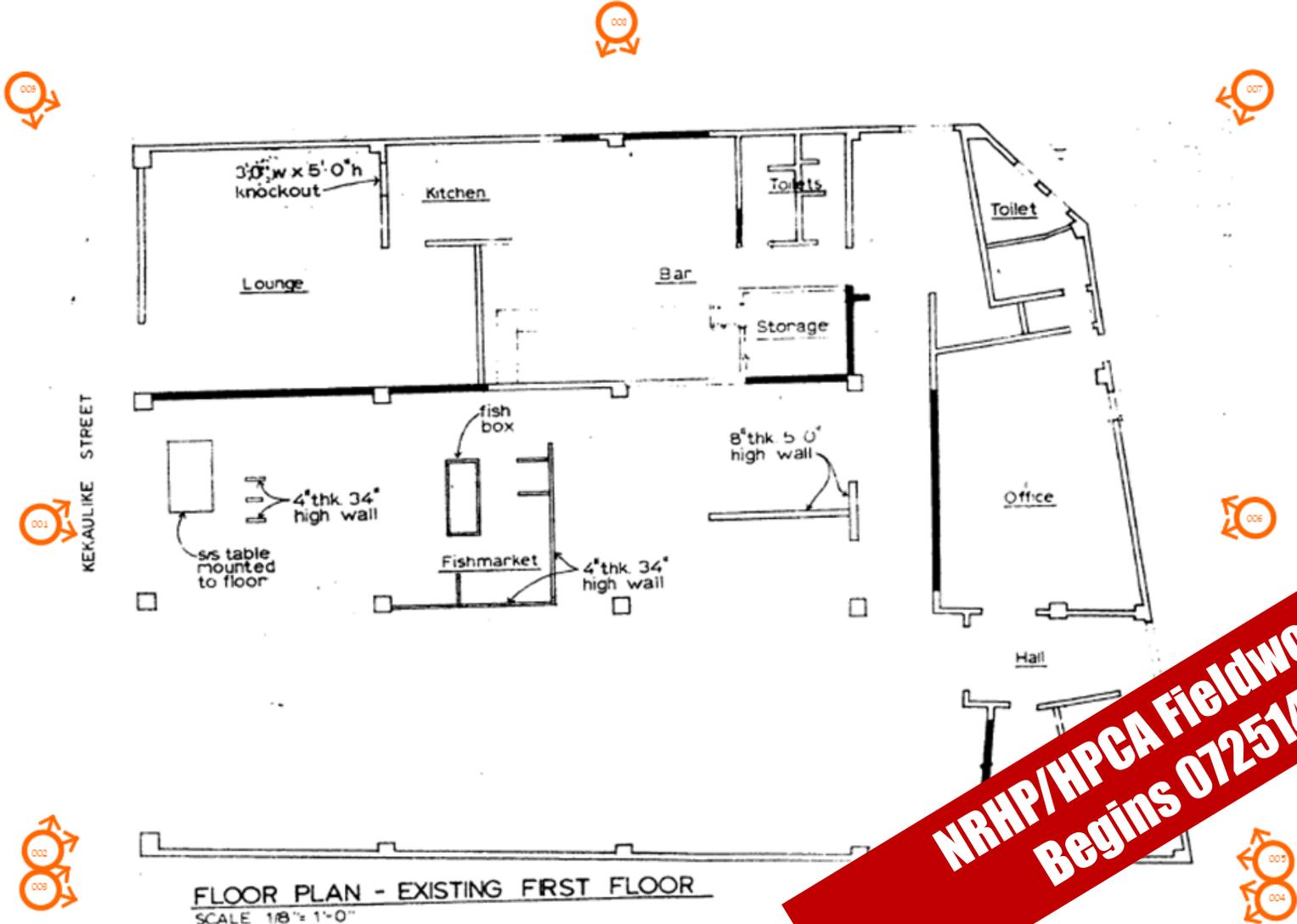


H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION



NRHP/HPCA Fieldwork Begins 072514



FLOOR PLAN - EXISTING MEZZANINE

SCALE 1/8"=1'-0"

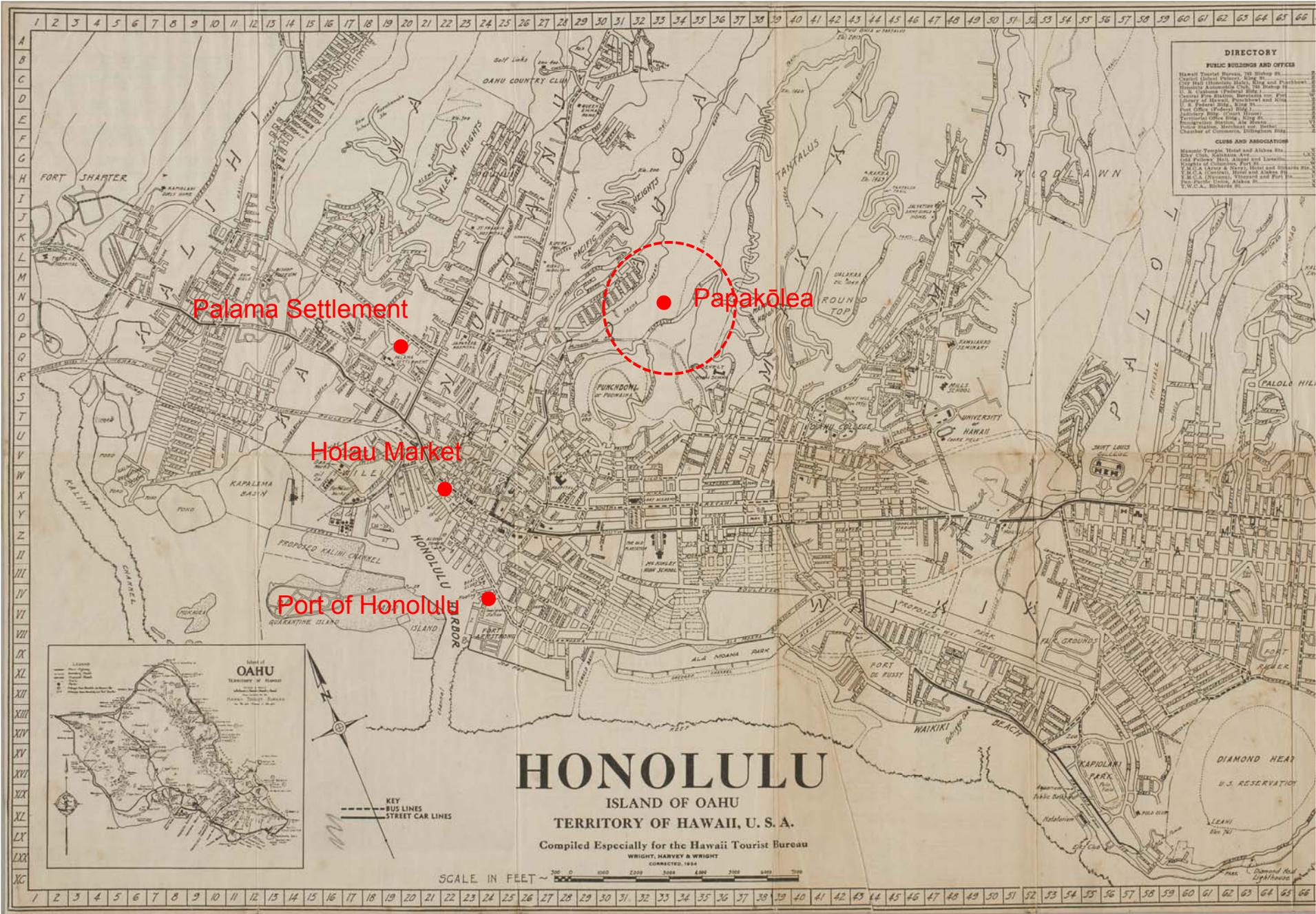
930 Kekaulike St. (Holau Market)

Holau Market is associated with Mary Ellen Holau Loncke, a Native Hawaiian, whose husband erected the building in the year of her death

The market is purported in the oral tradition to have been started by a hui who were relatives of lei sellers and stevedores who worked at the Port of Honolulu to sell Hawaiian food and produce

A number of them came from Papakōlea, an area also known as Auwaiolimu-Kewalo-Kalawahine

It was a Hawaiian Homes settlement that was home to lei sellers, stevedores, and baggage handlers who also worked at the docks



PAPAKŌLEA

A STORY OF HAWAIIAN LAND

a film by Edggy Lee



© 2004 Edggy Lee

1995 National Educational Media Network
Silver Apple Award

1994 Corporation for Public Broadcasting Silver Award
Independent Documentary Program

1993 CINE Golden Eagle

1993 Chicago International Film Festival
Most Award, Arts & Humanities



PAPAKŌLEA

A STORY OF HAWAIIAN LAND

a film by Edggy Lee

H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION





Hōlau

Moderate; swing eighths

Words & music by Lena Machado, 1941
Recording transcription



1. Ha - 'a - he - o Hō - la - u
2. He na - ni he pa - ni - 'o
3. He na - ni i ka ma - ka
4. E hō - lau ma - i a - na



- U - lu - we - hi - we - hi 'o - e Mā -
 He u - 'i ma - i ho - 'i ka - u ku (I) ka
 Ke 'i - ke a - hu A -
 I ka nu - i le - hu - le -



- ke - ke li - no - hā - u
 Na - ni 'oi ke - la kē - lā pai - a
 ha - na li - ma no - 'e - a u
 i - a i - la - i - la ka me - a



- A ka le - hu - le -
 E hu - la - li nei
 A ke a - ka - ma
 'A - i 'o - no a ka



- pu - 'u.



Hōlau, Lena Machado (1941)

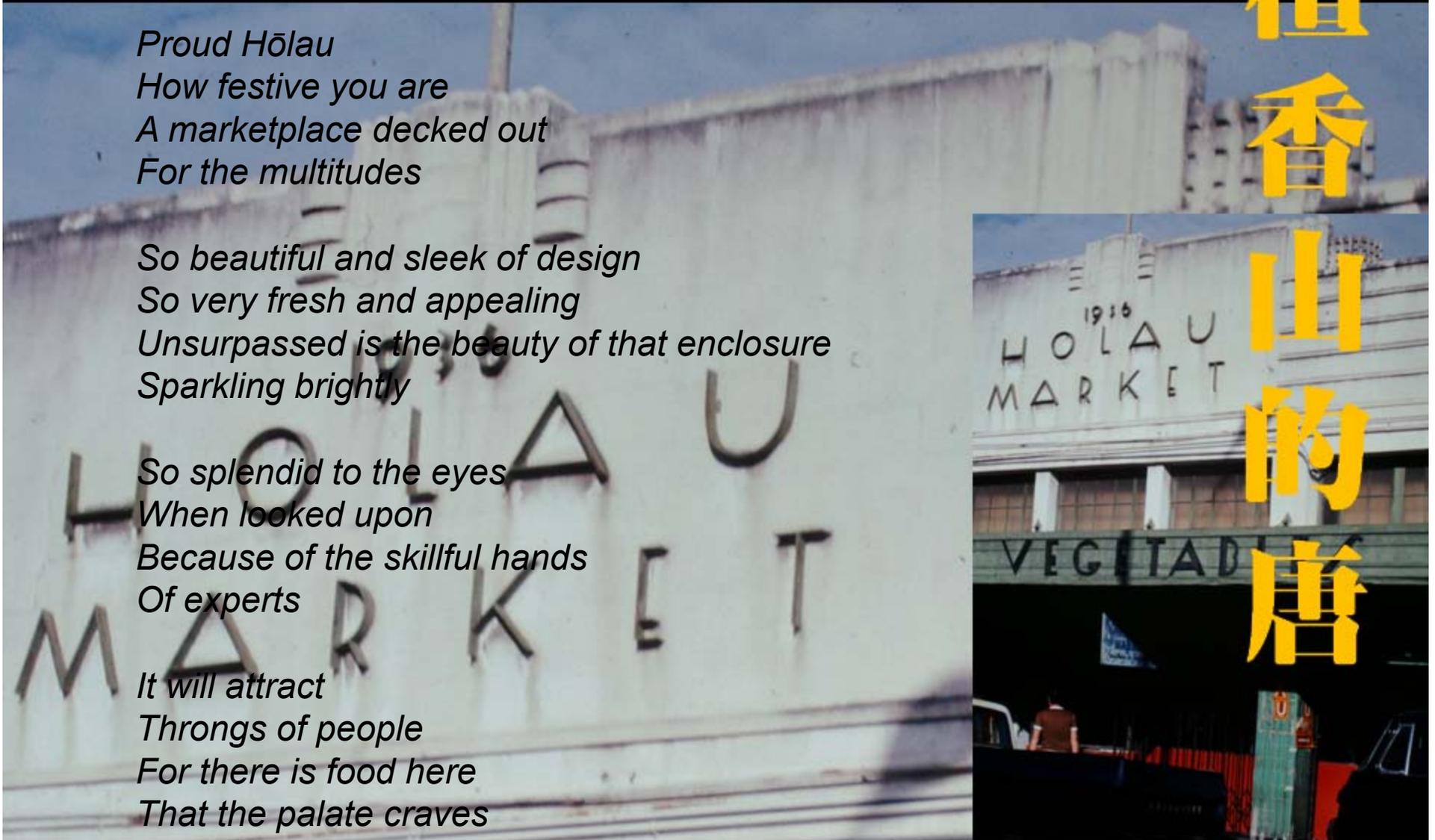
*Proud Hōlau
How festive you are
A marketplace decked out
For the multitudes*

*So beautiful and sleek of design
So very fresh and appealing
Unsurpassed is the beauty of that enclosure
Sparkling brightly*

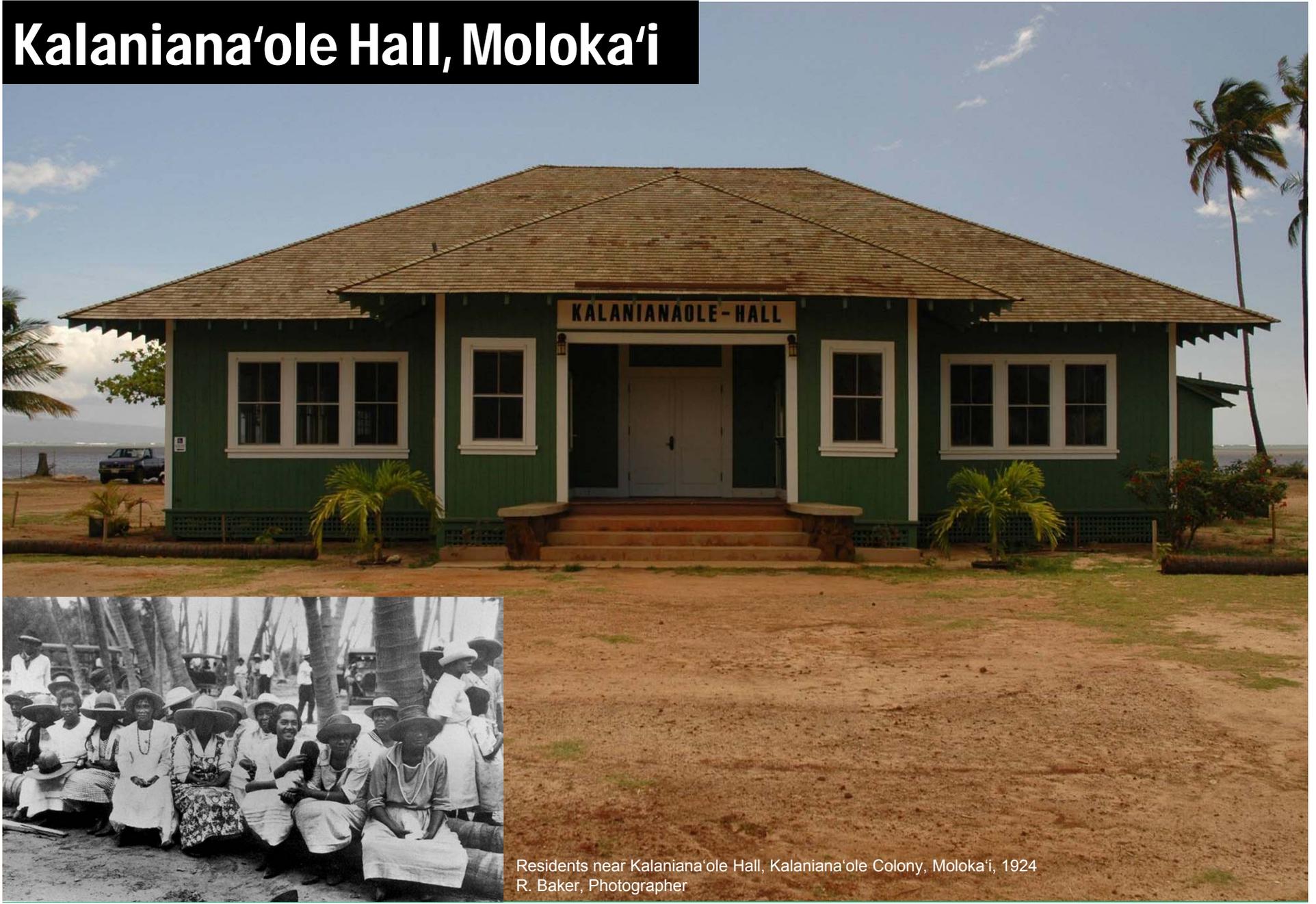
*So splendid to the eyes
When looked upon
Because of the skillful hands
Of experts*

*It will attract
Throngs of people
For there is food here
That the palate craves*

檀
香
山
的
唐



Kalaniana'ole Hall, Moloka'i



Residents near Kalaniana'ole Hall, Kalaniana'ole Colony, Moloka'i, 1924
R. Baker, Photographer

H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

History

"Highlight the great culture
and history here in Hawaii..."
Dan Grabauskas, HART CEO

Courtesy Hawai'i State Archives

1900

檀香山的唐

HONOLULU CHINATOWN

Historic Preservation Committee

July 8, 2014



2011

Courtesy Consuela Yokomura



1890

Courtesy Hawai'i State Archives

H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

Programmatic Agreement

The Historic Preservation Committee or “HPC” and the solicitation of project proposals are required by Stipulation IX.B, “Measures to Address Reasonably Foreseeable Indirect and Cumulative Effects Caused by the Project.”

The stipulation requires that: \$2,000,000 in funds be set aside for exterior improvements to both project related and other eligible or listed historic properties (including contributing resources within historic districts) within the Project’s Area of Potential Effect or “APE”

Work performed must be consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (36 CFR 68)

Imagery Date: 1/16/2013 21°18'39.34" N 157°51'45.00" W elev 21

H O N O L U L U R A I L T R A N S I T P R O J E C T

www.honolulustransit.org

HART

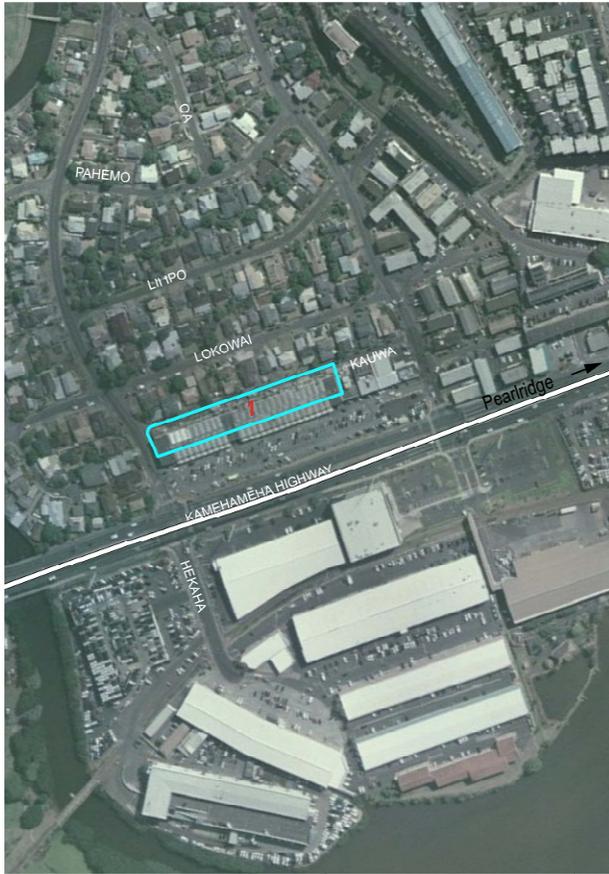
HONOLULU AUTHORITY FOR RAPID TRANSPORTATION



檀香山的唐 2013

Imagery Date: 1/16/2013 21°18'39.34" N 157°51'45.00" W elev 2'

Historic Preservation Committee Fund Program Applicants



LEGEND

TMK	TITLE/ OWNER
1. 98022074	Waimalu Shopping Center
2. 17002028	The Armstrong Building
3. 17003066	158-162 N. King Street
4. 17003050	Consuelo Zobel Alger Foundation
5. 17003048	Sumida Building
6. 17002008	Pacific Gateway Center
7A. 17003097	49 N. Hotel Street
7B. 17003004	39 N. Hotel Street

8. 17003005	29 N. Hotel Street
9A. 17003083	25 N. Hotel Street
9B. 17003006	15-19 N. Hotel Street/ Nuuanu Shops
9C. 17003007	1 N. Hotel Street
9D. 21003017	Perry Block/ 2 N. Hotel Street
10. 17003059	40 N. Hotel Street
11. 17003058	30 N. Hotel Street
12. 17003056	2 N. Hotel Street

13. 21013003	C Brewer Building
14. 21014003	Dillingham Transportation Building
15. 21017009	YWCA Laniakea
16.	Chinatown Historic District
	Parcel boundary
	Historic District
	Station
	Guideway

HONOLULU RAIL TRANSIT PROJECT

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

HPC



FUNG
ASSOCIATES INC

Award

ARMSTRONG BUILDING (175 North King Street)

HPC Recommendations:

- Remove and Replace Awning (250' x 6')
- Remove and Replace Awning Light Fixtures
- Re-point Existing Masonry Below Awning
- Repaint exterior façade

Graffiti – Fund Separately

Estimated Construction Cost:	\$100,725.00
Estimated Design Cost:	\$13,878.00

Property owner match required to locate and arrest the source of water leaks which have caused water stains, cracking, spalling, and other deterioration of exterior plaster, mortar joints, and concrete paving.

HPC



Award

158-162 NORTH KING STREET

HPC Recommendation: Consider providing redesign of basement retail access.

- Remove AC units from front
- Place condensing unit on back roof
- Provide roof access (change roof access to pre-packaged pull down ladder)
- FAI to price schematic design for retail spaces

Estimated Construction Cost:	\$58,400.00-
Estimated Design Cost:	\$36,932.00
Estimated Schematic Design cost:	\$2,540.00

Property owner match required to pay for repair/replacement and re-painting of concrete, as well as Construction of the secondary entry to the basement from the stair hall.

HPC



FUNG
ASSOCIATES INC

Award

SUMIDA BUILDING (1138 Maunakea Street)

HPC Recommendation: FAI to revise design costs further. Including Electrical, Architectural, Construction Admin. Provide Schematic to show power source and lights only.

- Replace awning (including lights and wiring)
- Replace downspouts
- Just show layout to power source for lights
- Contractor shall field verify

Estimated Construction Cost: \$56,022.00

Estimated Design Cost: \$15,476.20

501 (c)(3) org; No property owner match required

H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

HPC



Award

PACIFIC GATEWAY CENTER (83 North King Street)

HPC Recommendations:

- Re-point exterior of front facade only
- Owner to re-point interior of front façade
- Remove abandoned service raceways on exterior
- Replace awning and lights
- Investigate horizontal crack below steel beam
- Revise Electrical costs

Estimated Construction Cost (exterior work):

\$52,310.00

Estimated Design Cost:

\$ 20,758.68

501 (c)(3) org; No property owner match required

H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

HPC



15 & 19 NORTH HOTEL STREET

HPC Recommendations: Investigate use of epoxy injection instead. Reduce architectural by writing simple spec. Reduce cost and re-pointing vent replacement.

- Investigate epoxy resin injection for lintel instead of replacement Re-point
- Add replacement of attic vent
- Re-check Design costs (cost estimating, electrical, architectural)

Estimated Construction Cost (structural beam): \$4,800.00+

Estimated Design Cost: \$11,790.35

Property owner match required

Award

H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

HPC



FUNG
ASSOCIATES INC

Award



30 NORTH HOTEL STREET

HPC Recommendations: Discuss options for one or both projects.

Separate sign restoration from awning replacement and lowering

Owner must provide at least 50% of neon light restoration costs

If possible, remove and replace awning (including lights) with a lower one to accommodate full restoration of neon sign

Estimated Construction Cost:

\$56,050.00

Estimated Design Cost:

\$19,620.41

Property owner match required

H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

HPC



FUNG
ASSOCIATES INC

Award

NU'UANU SHOPS (1024-1034 Nu'uanu Street)

HPC Recommendation: Reduce design costs. Otherwise okay as presented.

FAI Recommendation:

- Replace mortar to prevent further leaking at basement
- Re-point to base of awning
- Graffiti – *see item M*
- Clearly identify work required for each building
- Reduce design costs by using photos and specs instead of drawings; limit QA/QC hours

Estimated Construction Cost: \$7,958.62+

Estimated Design Cost: \$5,460.00

Property owner match required

H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

HPC



FUNG
ASSOCIATES INC

Award



2 NORTH HOTEL STREET

HPC Recommendations: Write specs for transom work rather than drawings. Recommend using photo-drawings to describe scope of work. Reduce architectural. Note that other improvements are in progress at this property at this time.

FAI Recommendation:

Re-expose the transom windows (windows will need replacement, may be fixed)

Estimated Construction Cost: \$19,200.00

Estimated Design Cost: \$10,158.42

Property owner match required

**STAFF
HPC**



PERRY BLOCK (1111 Nu'uanu Street)

HART Staff and HPC Recommendation: Okay as presented.

FAI Recommendation:

Report on recommended products for Graffiti removal to be presented at a community workshop

Estimated Construction Cost: \$0.00

**STAFF
HPC**



FUNG
ASSOCIATES INC.

Award



YWCA Lanakea (1040 Richards Street)

HART Staff and HPC Recommendation: Okay as presented.

FAI Recommendation: Repair cracks in exterior walls; repair columns, plaster moldings, and balusters; replace deteriorated window putty and missing hardware on windows; repair cracked sills and spalling concrete; restore teak entry doors and replace hardware; repair side gate designed by Julia Morgan.

Estimated Construction Cost:	\$18,029.74
Estimated Design Cost:	\$28,000.00

501 (c)(3) org; No property owner match required

HP Fund Awards

Project Number	Design	Construction	Total
#2	\$13,878.42	\$100,725.00	\$114,603.42
#3	\$36,931.62	\$58,400.00	\$95,331.62
#5	\$15,476.20	\$56,020.00	\$15,532.22
#6	\$20,756.68	\$52,310.00	\$73,066.68
#9B	\$11,790.35	\$4,800.00	\$16,590.35
#9E	\$7,958.62	\$5,460.00	\$13,418.62
#11	\$0.00	\$0.00	\$0.00
#12	\$10,58.42	\$19,200.00	\$29,358.42
Chinatown Imp. Dist.	\$36,556.74	\$100,000.00	\$136,556.74
#15	\$18,029.74	\$28,000.00	\$46,029.74
TOTALS	\$171,536.79	\$368,951.02	\$540,487.81

Imagery Date: 1/16/2013 21°18'39.34" N 157°51'45.00" W elev 21

HART/KAKO'O MEETING

24 July 2014

- Welcome and Introductions
- Chinatown Station Plaza on Kekaulike Street – Conceptualization
 - 928 Kakaulike Street
 - 930 Kekaulike Street
- Historic Preservation Fund Update
- General Project Updates
- Open discussion and Wrap-up

PAU