



# Historic Hawai'i Foundation

## PRESERVATION COMMITTEE MEETING

Monday, February 6, 1995, 5 p.m.  
Historic Hawai'i Office, Building D, 2nd Floor (Above Nohea Gallery)  
The Ward Warehouse, 1050 Ala Moana Blvd.  
Honolulu, Hawai'i 96814

### AGENDA

Opening.....Ralph E. Portmore

### PRESENTATION

Dorm Building D, Bishop Museum.....William Chapman - *Bill*  
Chinatown Improvement Project.....*(with design)* Ralph E. Portmore - *Glen*  
*Housing - 2 bedroom with layout apartment* Eric G. Minuth

### ANNOUNCEMENT AND DISCUSSION

Merging of the Preservation Projects and  
Preservation Review Committees  
Name change to "Preservation Committee".....Ralph E. Portmore  
Eric G. Minuth

### REPORTS

✓ Moloka'i Ranch/Maunaloa Village.....Spencer Leineweber - *Maunaloa*  
U. S. Post Office Custom & Courthouse.....Gary Canner  
Transfer of Development Rights Council Bill.....John Whalen

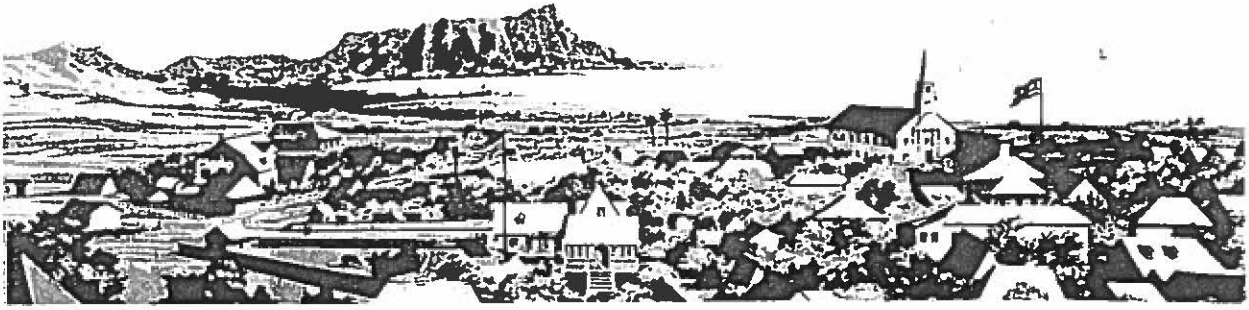
*TDR Bill City Council - Garry Gill supported it*  
*DLU Report to City Council - Administration should initiate it*

#### Attachments:

- 1/09/95 PRC Minutes
- PRC&PPC Data Base (combined)
- Membership invitation to Jim Adams

*Harold Edwards*  
*Sec. 109*  
*22-27 historic*  
*plantation houses*  
*are due for destruc*  
*affordable housing*  
*owners available*  
*on infrastructure*

*Waikiki Master Plan - Ralph P. attended - d*



## Historic Hawai'i Foundation

### Preservation Review Committee Minutes

5 p.m., Monday, January 9, 1995  
Historic Hawai'i Foundation Conference Room  
The Ward Warehouse

PRESENT:   Ralph Portmore           Sanford Murata           Mary O'Leary  
              Marion Kelly           John Whalen             Eric G. Minuth  
              Dion Coschigano       Alan Ragains

GUESTS:   Philip Russell, Graham Murata Russell  
              Terry Tusher, Stringer Tusher  
              Buzz Paxton, Bank of Hawai'i

ABSENT:    John Farias Jr.           Gary Canner           Spencer Leineweber  
              Joyce Noe           Virginia Murison      Michael Toma  
              Lani Lapilio        Bill Chapman         Glenn Mason

#### MATERIALS DISTRIBUTED AT MEETING:

12/7/94 DOE letter re FEMA/Kapa'a      12/15/94 letter to Moloka'i Ranch  
and Kalaheo schools                      12/6/94 letter to Advisory Council  
about Waihe'e from Tom Cannon

The meeting opened at 5:10 p.m. by Chair Ralph E. Portmore.

Committees restructuring. ACTION: The Preservation Review (PRC) and the Preservation Projects (PPC) will merge and PPC members are invited to join the PRC or serve on subcommittees supporting PRC work. During 1995, Eric Minuth, chairman of the PPC, will co-chair the PRC with Ralph Portmore.

Bank of Hawai'i Annex Tower Project. A presentation was made by Graham Murata Russell (GMR) and architect Terry Tusher. The project is on the site of the old Fisher Hawai'i building located at Nu'uau and Nimitz Highway, located in the Chinatown District. According to the SHPD, the site is historically significant but the structure is not. GMR has a contract with the Bishop Museum to do a site investigation, as required by the SHPD. The plan includes a 280,000 (gross - above ground) square foot structure plus a 6-floor parking structure (Smith Street access), open pedestrian area on street level, landscaping, and an arcade area. Whalen suggested developing additional arcade area on Marin Lane, and Kelly emphasized

the need to do a thorough archaeological site study. ACTION: Coschigano will contact SHPD for its response to the project and report back to the PRC.

Transfer of Development Rights. Now that the Council has reconvened, work will resume on the bill. ACTION: Whalen and Portmore will meet with new DLU Director Patrick Onishi.

Maunaloa Village. ACTION: Leineweber and Coschigano met with Harold Edwards of Moloka'i Ranch on 12/14/94. Leineweber was absent; report deferred to February PRC meeting.

U. S. Post Office Building Report. ACTION: PRC comments pending until potential plans for demolition of the makai side of the structure are reviewed. Gary Canner was absent; report deferred to February PRC meeting.

Lihu'e Theater/Elderly Housing Project. ACTION: Kathy Crowell of the Kaua'i Elderly Housing Project contacted PRC to thank them for supporting the project and to inform the committee that they would soon be responding to PRC concerns.

MOA comments re FEMA funding for Kapa'a and Kalaheo schools construction. Coschigano reported that Leineweber suggested including comments that HHF objects to the use of FEMA funds because the buildings have not been repaired for the past two years and have rapidly deteriorated in anticipation of demolition. ACTION: Committee members felt that withholding construction funds would not advance education on Kaua'i. Portmore and Murata will review FEMA comments draft expressing disappointment that the structures suffered neglect and hope that in the future we can work together more effectively with the DOE to preserve historic schools in Hawai'i.

PRC membership invitations. ACTION: David Hagino and Gary Gill have not responded to December 1994 PRC membership invitations. Portmore will personally contact them and invite them to become members.

The meeting was adjourned at 6:20 p.m. Respectfully submitted by Dion-Magrit Coschigano.

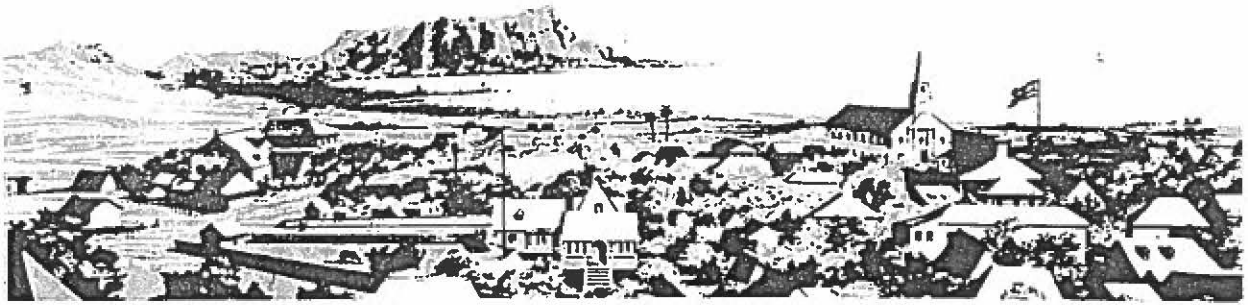
Preservation Committee

Salt	First	Mid	Last	Suff	Title	Company	Address 1	CITY	St	Zip	Phone
	Russ		Apple,	Ph.D			P.O. Box 47	Hawai'i I	HI	96718	967-7375/7278 FAX
Ms.	Nancy		Bannick			Sunset Magazine	871 Kapiolani Blvd., Rm. 3	Honolulu	HI	96813	533-7168/596-8257/923-5069H
	Gary		Canner,	AIA			20 Pu'ukani	Kailua	HI	96734	539-1902
	Thomas	R.	Cannon,	AIA		Architects Maui	420 Awalau Road	Haiku	HI	96708	572-4644FAX too
	William		Chapman,	Ph.D		UH American Studies	1890 East-West Rd., Moore 3	Honolulu	HI	96822	956-8574/4733 FAX
Mr.	Keola		Childs				75-5648-C Mamalahoa Hwy.	Holualoa	HI	96725	322-3646/6118 FAX
Mrs.	Beadle		Dawson				3966 Nuuanu Pali Drive	Honolulu	HI	96817	586-1113
Ms.	Sanna		Deutsch				3030 Pualei Circle #319	Honolulu	HI	96815	532-8751/922-8554
Mrs.	Mary		Evanson				P. O. Box 694	Makawao	HI	96768	572-9724
Mr.	John		Farias, Jr.		Preside	Hawaiian Memorial Park	P. O. Box 1246	Kaneohe	HI	96744	233-4410/4471FAX
Mr.	William	B.	Hardin				55 S. Kukui St., #1404	Honolulu	HI	96813	941-2297/536-9601
Mr.	Harry	D.	Jefferson				60 N. Beretania St., Rm 3503	Honolulu	HI	96817	521-1890(h)
	Marion		Kelly,	Ph.D			4117 Black Point Road	Honolulu	HI	96816	734-8238
Mrs.	Millicen	Y.H.	Kim				2645 Kaiwiki Rd.	Hilo	HI	96720	969-3114FAX too
Mr.	Russell		Kokubun		Directo	Hilo Main Street	308 Kamehameha Ave., #202	Hilo	HI	96720	935-8850/3899FAX
Mrs.	Lani		Lapillo				47-155 Okana Road	Kaneohe	HI	96744	539-4999/4996 FAX
	Spencer		Leinewebe	AIA	Preside	Spencer Mason Architects	1050 Smith Street, 2nd floor	Honolulu	HI	96817	536-3636/526-0566FAX/956-87
	Glenn		Mason,	AIA		Spencer Mason Architects	1050 Smith Street, 2nd Floor	Honolulu	HI	96817	536-3636/526-0566FAX
Ms.	Michelle		Matson				3230 Collins Street	Honolulu	HI	96815	737-7050/6727FX
Ms.	Lyn		McGregor				1594C Alewa Dr.	Honolulu	HI	96817	595-4931
Mr.	Eric	G.	Minuth			The Estate of James Camp	1001 Kamokila Blvd	Kapolei	HI	96707	6743146/FX6743111
Mr.	Sanford		Murata			Graham Murata Russell	345 Queen St., Ste. 400	Honolulu	HI	96813	524-5151/523-2810 FAX
	Virginia	D.	Murison,	AIA		500 Ala Moana Blvd.	7 Waterfront Plaza, #400	Honolulu	HI	96813	536-3320/526-1424 FAX
Mr.	Lyle	E.	Nelson				2112 Damon Street	Honolulu	HI	96822	941-1988
Mrs.	Joyce		Noe		Assoc.	UH School of Architecture	1859 East-West Rd.	Honolulu	HI	96822	956-4906/7778FAX
Ms.	Mary	J.	O'Leary		Planner	Group 70 International	925 Bethel Street, Fifth Floor	Honolulu	HI	96813	523-5866/5874FAX
	Ralph	E.	Portmore,	AICP		Group 70 International	925 Bethel St., Fifth Floor	Honolulu	HI	96813	523-5866/5874 FAX
Mr.	Alan	C.	Ragains				1315 Lopaka Place	Kailua	HI	96734	262-6455/235-7453
	Barnes		Riznik,	Ph.D	Directo	Grove Farm Homestead	P. O. Box 1631	Lihue	HI	96766	245-3202
Mr.	Arthur	C.	Tokin			Coopers & Lybrand LLP	1001 Bishop St., Pacific Tow	Honolulu	HI	96813	
	Michael		Toma,	AIA			170 Ka'eleloi Pl.	Honolulu	HI	96821	396-4820FAX too
	John		Whalen,	AICP	Preside	Lacayo Architects, Inc.	737 Bishop Street, #1550	Honolulu	HI	96813	531-6824/536-8309 FAX

Preservation Committee

Salt	First	Mid	Last	Suff	Title	Company	Address 1	CITY	Sta	Zip	Phone
Ms.	DeEtta		Wilson				14 Aulike Street, #505	Kailua	HI	96734	263-4873/235-7435





## Historic Hawai'i Foundation

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### TRUSTEE EMERITUS

Mrs. Allyn Cole, Jr.

### EXECUTIVE VICE PRESIDENT

Dion-Magrit Coschigano

January 26, 1995

Mr. Jim Adams  
Cultural Resource Manager  
U.S.S. Arizona Memorial  
National Park Service  
Honolulu, Hawai'i 96818

Dear Mr. Adams:

Today's complex development issues present great challenges to planning. Historic preservation as a unique, special interest position needs strong voices in the plans. The Preservation Review Committee (PRC) was developed in 1990 by Historic Hawai'i Foundation to meet this need.

The committee is responsible for reviewing development projects with recommended evaluation and action as necessary. The decisions of the committee are referred to Historic Hawai'i's Executive Committee and Board of Trustees for approval and implementation.

Our most recent work includes drafting new legislation designed to avoid the loss of historic commercial buildings by offering property owners and developers tax relief and financial incentives to maintain and let stand structures of historical significance.

This is just one creative and effective tack the PRC takes in our challenge to protect Hawai'i's historic sites while respecting the legal rights of property owners. Because the recommendations of Historic Hawai'i and its allies, in efforts to protect the physical reminders of Hawai'i's past, often do not carry the weight of law, we rely on the creative contributions our members lend the PRC for our preservation efforts.

Your expertise in archaeology, cultural resources and historic preservation would greatly contribute to the work of the committee. We would be honored if you would consent to

Adams/Page two

serve on the committee.

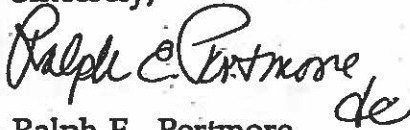
Our next meeting will be:

5 p.m.; Monday, February 6, 1995  
Historic Hawai'i office, Ward Warehouse, Bldg D, 2nd Floor  
(above Nohea Gallery), 1050 Ala Moana Blvd, Honolulu

I hope you will lend us your support to preserve Hawai'i's heritage. Please call Acting Executive Director Dion Coschigano at Historic Hawai'i, 593-9564, to let us know if you will be able to attend or if you have any questions.

Thank you.

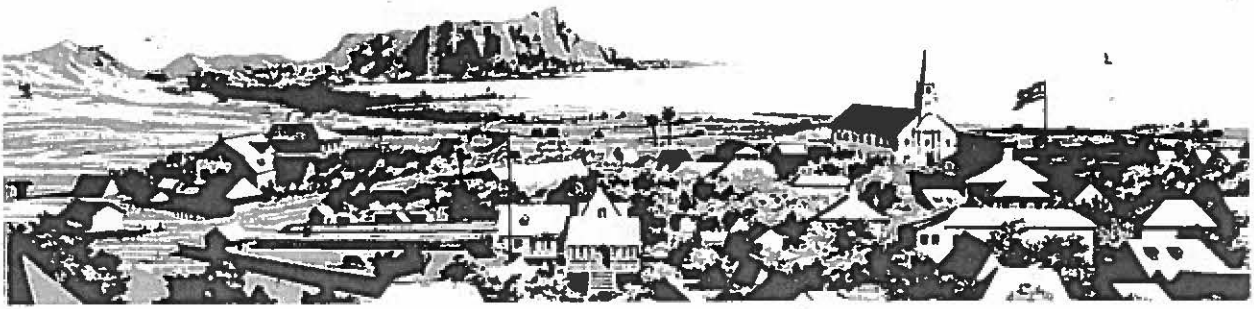
Sincerely,

Handwritten signature of Ralph E. Portmore in cursive script.

Ralph E. Portmore  
Chairman, PRC

cc:

PRC members  
Arthur C. Tokin  
Dion-Magrit Coschigano



## Historic Hawai'i Foundation

January 31, 1995

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### TRUSTEE EMERITUS

Mrs. Allyn Cole, Jr.

### EXECUTIVE VICE PRESIDENT

Dion-Magrit Coschigano

Mr. John L. Poole  
7660 Hawai'i Kai Drive, #706  
Honolulu, Hawai'i 96825

Dear Mr. Poole:

Today's complex development issues present great challenges to planning. Historic preservation as a unique, special interest position needs strong voices in the plans. The Preservation Committee (PC) was developed in 1990 by Historic Hawai'i Foundation to meet this need.

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Thank you for expressing an interest in the PC on your Volunteer Assistance Information Application. As an attorney with a background in historic preservation and real estate law, I am sure that you will contribute to the work of the committee. We would be honored if you would consent to serve. The time covers a one year term with regular monthly meetings held generally on the first Monday of each month.



Poole/Page two

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Thank you.

Sincerely,

A handwritten signature in black ink that reads "Ralph E. Portmore" with a stylized flourish at the end.

Ralph E. Portmore  
Chairman, PC

cc: PC members  
Arthur C. Tokin  
Dion-Magrit Coschigano



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January 31, 1995

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### TRUSTEE EMERITUS

Mrs. Allyn Cole, Jr.

### EXECUTIVE VICE PRESIDENT

Dion-Magrit Coschigano

Mr. Mark A. Wider  
P. O. Box 4263  
Honolulu, Hawai'i 96812

Dear Mr. Wider:

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Thank you for expressing an interest in the PC on your Volunteer Assistance Information Application. With your legal background, I am sure that you will contribute to the work of the committee. We would be honored if you would consent to serve. The time covers a one year term with regular monthly meetings held generally on the first Monday of each month.

Wider/Page two

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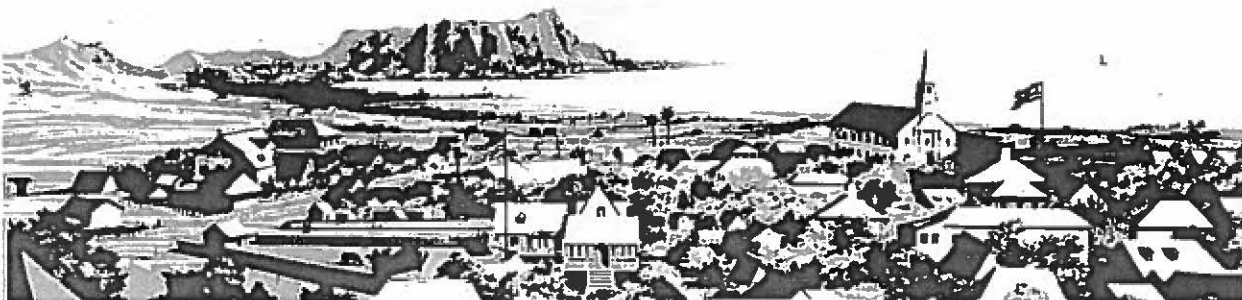
Thank you.

Sincerely,

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Ralph E. Portmore  
Chairman, PC

cc: PC members  
Arthur C. Tokin  
Dion-Magrit Coschigano



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January 31, 1995

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### TRUSTEE EMERITUS

Mrs. Allyn Cole, Jr.

### EXECUTIVE VICE PRESIDENT

Dion-Magrit Coschigano

Mr. Richard C. Malmgren  
4366 Aukai Avenue  
Honolulu, Hawai'i 96816

Dear Mr. Malmgren:

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Thank you for expressing an interest in the PC on your Volunteer Assistance Information Application. As the President of the RCM Construction Company, I am sure that you will contribute to the work of the committee. We would be honored if you would consent to serve. The time covers a one year term with regular monthly meetings held generally on the first Monday of each month.

Malmgren/Page two

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Thank you.

Sincerely,

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Ralph E. Portmore  
Chairman, PC

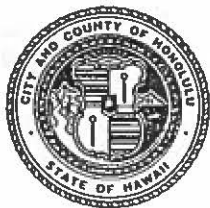
cc: PC members  
Arthur C. Tokin  
Dion-Magrit Coschigano

PLANNING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

JAN 30 1995

JEREMY HARRIS  
MAYOR



CHERYL D. SOON  
ACTING CHIEF PLANNING OFFICER  
CAROLL TAKAHASHI  
DEPUTY CHIEF PLANNING OFFICER

**VISIONING WORKSHOP  
FOR WAIPAHU TOWN PLAN**

**SPEAK OUT!!!**

- SUBJECT:** The Future of Waipahu (After Sugar Goes)
- SPONSOR:** Planning Department  
City and County of Honolulu
- PARTICIPANTS:** All Interested People Who Care About the Future of  
Waipahu
- DATE:** February 7, 1995
- TIME:** 6:30 p.m. - 9:30 p.m. (no later)  
This Session will start on TIME!
- PLACE:** August Ahrens Elementary School Cafetorium
- PURPOSE:** The City wants to hear and understand your interests  
and desires regarding the future of Waipahu as it  
begins to develop the Waipahu Town Plan to preserve  
its uniqueness and heritage while ensuring a viable  
future for the town and its community.

**THIS IS THE TIME TO SPEAK OUT!**



JAN 30 1995

# Action Briefings

January, 1995

## “Is Uncle Sam Preserving the Nation’s Heritage?”

You’ve heard this tale before... The General Services Administration (GSA) wants to construct a federal courthouse annex in the National Landmark district in Savannah. The plans call for an imposing, monolithic structure much like GSA-developed buildings adjoining the current courthouse and equally incompatible with the historic district in its site plan. The bitter pill for preservationists is that the annex project will demolish several significant historic buildings on the main commercial street, irreparably compromising the historic integrity of one of the city’s well-preserved squares.

*GSA has an uneven track record in the reuse of historic buildings despite laws requiring they do so.*

Savannahians are of mixed mind about the proposal. Most view a downtown location for the annex as a stimulant to commercial revival. Others are outraged that General James Oglethorpe’s 1773 Plan for Savannah - nominated as a World Heritage Site - will be violated by the large structure. Many are leery of the GSA because of the GSA-built structures with glazed exteriors which already adjoin the courthouse and are dubbed the “bathroom tile” buildings.

GSA has an uneven track record in the reuse of historic buildings despite laws and an Executive Order requiring they do so. The Historic Preservation Act’s Section 106 requires consideration of the effects of federal projects on historic buildings. The Public Building Cooperative Use Act mandates that federal agencies use existing historic buildings for office space downtown rather than building anew. Executive Order 12072 requires that space needs in urban areas for federal purposes shall be fulfilled by conserving existing urban resources and encouraging both the development and redevelopment of cities. That this rarely happens leaves preservationists wondering if anything short of a lawsuit or a General Accounting Office protest can change GSA’s course of action.

*GSA rarely questions the office space needs presented by the client.*

GSA is the federal developer and landlord: its client is the federal government. GSA can design, build, and lease projects, and can negotiate leases in privately-owned buildings. GSA works with the client to determine the scope of the services and space needs. Consultants report that GSA rarely questions the office space needs presented by the client nor do initial design proposals have to take into account local building code requirements and land use restrictions. It is after the basic building concept has been developed that the selected project developer is required to certify compliance with building codes and local land use restrictions, to the extent they do not interfere with the needs of GSA’s client.

GSA is protective of its clients as the agency must develop projects to the clients’ specifications. This creates a dynamic for project design and development that is almost impossible for outsiders to penetrate or influence. In the case of Savannah’s proposed courthouse, the primary GSA client is the federal judges who will occupy the building. They are concerned with a smooth running court and have little concern for the impact that construction of the courthouse will have on the urban and community fabric. Bidders on a proposed courthouse may be informed that GSA desires one type of design only to find out later that judges on the source selection team are looking for something else. Sometimes options are placed into contracts that are not part of the bid but, once included without competitive bidding, can add considerably to the overall cost of projects.

*Clients have little concern for the impact that construction will have on the urban and*

In larger projects, GSA has preferred new and very large floor plates of 20,000 square feet or more per floor to allow flexible office space planning to accommodate the growth or shrinkage of an agency. Requirements for ceiling heights (e.g. no higher than 11 feet), thermal requirements, heating and air conditioning specifications, and disability access are given as reasons to reject historic structures, masking the availability of existing space determined eligible to meet federal standards. For example, despite the fact that asbestos must be handled in a more expensive way if a historic building is demolished, asbestos abatement is also used as an argument against the reuse of historic buildings.

GSA has a Washington-based office run by a Presidentially-appointed administrator and a deputy administrator. The agency has had more than 15 administrators in 23 years, suggesting difficulty in controlling the inner bureaucratic workings. GSA’s Washington office provides ultimate oversight but all project development and recommendations come from the regional level.

The regional administrator is appointed by the president and the deputy regional administrator is permanent staff. The four main divisions of GSA within the region, including the Public Building Service (PBS), report to the deputy regional administrator. The PBS conducts the planning and

*Certain requirements  
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*There have been  
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locally.*

makes recommendations for site selection, executes acquisitions, designs projects, and prepares the bids and environmental review including Section 106 review documents. The deputy regional administrator and project manager are the key players since all who are working on the project report directly to them.

GSA is often viewed as unresponsive to local concerns. After a 1 1/2 day visit of the Advisory Council on Historic Preservation in Savannah, GSA commissioner of public buildings Kenneth Kimbrough stated that:

"As brilliant as Oglethorpe's plan was, it didn't anticipate a building of [this] size... The building is not the only building that is going to make this kind of impact on the city. It is not the first and it is not the last... What will the city do the next time a major bank wants to build a 40-story high-rise? Where would you put a federal jail that there is a requirement for?... There are all kinds of considerations, and this building and this problem are not unique. It is a problem that has a larger set of requirements, and it begs a solution that is outside the box."

Notwithstanding GSA's anti-preservation decisions, there have been successes when heavy pressure is applied locally. The proposed courthouse in Charleston, S.C., was greatly altered from its original proposal through a full court press from a well-oiled City of Charleston and non-profit preservation initiative. GSA reluctantly rehabilitated the Old Post Office in Washington, D.C., with results that were not only extremely cost effective (\$60 per square foot) but were architectural and fiscal successes as well as a good public relations vehicle.

Impacting GSA decision-making for a preservation alternative requires public/private support and pressure at the local level. Contact agency officials early in the process with requests for specific information, amendments, and updates, understanding always that the "deal may be done" before GSA invites public input. Retain sympathetic architects and engineers to develop alternatives which meet GSA requirements. Ask for feedback on the alternatives and make such changes necessary to meet the GSA articulated needs. Document all meetings with GSA and share this information with them. Plan frequent informal meetings rather than infrequent formal meetings. Enlist the support of your mayor, congressional reps and senators. Work closely with the SHPO office throughout the process.

Even with all of these in one's toolkit, it will take a protracted, energetic effort to secure the agency's support. However, it is incumbent upon us as preservationists to make the commitment and to make the difference when so many tax dollars and so many short-term and long-term impacts are at stake.

#### **About Briefings ...**

*Briefings* provides information about a particular preservation-related issue that either has or is likely to involve federal legislation. If you have comments or suggestions for future editions, please contact the *Briefings* Editorial Board c/o Preservation Action. Board members are Nellie L. Longworth, Roberta Deering, Grace Gary, Ann Hassett, Tom Moriarity, Richard Nettler, and Brad White. This issue of *Briefings* was prepared by Greg Paxton and Richard Nettler with contributions from the editorial board.

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