

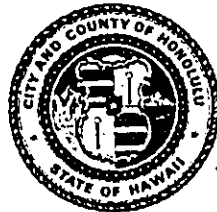
JUN 23 1995

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

RECEIVED

'95 JUN -8 P12:07

JEREMY HARRIS
MAYOR



OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

94/ED-009 (ASK)

June 7, 1995

The Honorable Gary Gill, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
State of Hawaii
Honolulu, Hawaii 96813

Dear Mr. Gill:

CHAPTER 343, HRS
Draft Environmental Assessment

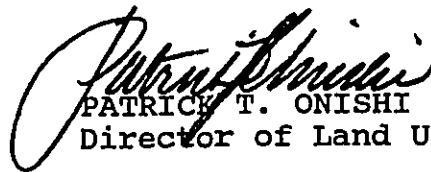
Recorded Owner/ Applicant	:	Hopper Limited
Agent	:	J. A. Schmit
Location	:	1162 and 1164 Nuuanu Avenue, Chinatown, Oahu
Tax Map Key	:	1-7-4: 08
Request	:	Chinatown Special District Permit
Proposal	:	Construction Of A Third Story On An Existing Historic Building
Determination	:	A Negative Declaration Is Issued

We are transmitting copies of documents which we wish to file as a Final Environmental Assessment (FEA) for the above named project. Although the current design may impact cultural resources, we expect project modifications to be developed during processing of the Special District Permit which will mitigate these impacts. As such, we have determined that preparation of an Environmental Impact Statement is not required.

The Honorable Gary Gill, Director
Page 2
June 7, 1995

We have enclosed a completed OEQC Bulletin Publication Form and four (4) copies of the FEA. If you have any questions, please contact Ardis Shaw-Kim of our staff at 527-5349.

Very truly yours,



PATRICK T. ONISHI

Director of Land Utilization

PTO:am
Enclosures

cc: Mr. James A. Schmit

g:94ed9.ask

1995-05-23-0A-FEA- Pegge Hopper renovation of ~~Historic~~ JUN 23 1995
Historic Bldg in Chinatown Special District

I. GENERAL INFORMATION

- A. Applicant Name: Pegge Hopper dba Hopper LTD.
Pegge Hopper Gallery
1162 and 1164 Nuuanu Ave
Honolulu, Hawaii 96817
- B. Recorded Fee Owner: Same
- C. Agent: J.A.Schmit
250 N. Beretania #400
Honolulu, HI. 96817
- D. TMK: 1-7-4:8
- E. Lot Area: 1746 SF
- F. Agencies Consulted in Making Assessment: DLU

II. DESCRIPTION OF THE PROPOSED ACTION

- A. General Description:
1. We propose to add a third floor Artists Studio to the existing Pegge Hopper Gallery.
 2. The project is not within the SMA.
 3. Location map: see Map attached.
 4. Approval is required - Chinatown Special District.
- B. Technical Characteristics:
1. Use: Commercial
 2. Physical characteristics - see attached plans.
 3. Construction characteristics - see plans.
 4. Utility requirements - All utilities existing no change
 5. Liquid waste disposal - Municipal sewer system already connected.
 6. Solid waste disposal - City and County at Nuuanu curb side.
 7. Access to site - From Nuuanu Ave sidewalk (pedestrian)
 8. There is no other pertinent info.
- C. Economic and Social Characteristics:
1. The cost of construction is estimated to be \$100,000 and should take approximately four months.
 2. Chinatown needs the support shown by this expansion both socially and economically.
- D. Environmental Character:
1. No soil is present except under the structure.
 2. No topography exists
 3. There will be no change in any drainage.

J.A.SCHMIT
ARCHITECT

4. There are no geological hazards. The Federal FIRM zone, LUO Flood Hazard District is zone X.
5. There is no other pertinent to the Special Management Area.

III. AFFECTED ENVIRONMENT

- A. A two story building completely covers the site. It is adjacent to the sidewalk on the east side, public parking on the west side and an adjacent building on the south side and 1/2 sidewalk 1/2 adjacent building to the north. North, east and west sides border properties with 200' height limits. General and Development land use designations are Commercial zoning BMX 4. There are no Unique features.
- B. There is no relation to publicly owned or used beaches parks and recreation areas; rare, threatened, or endangered species and their habitats; wildlife and wildlife preserves; wetlands, lagoons, tidal lands and submerged lands; fisheries and fishing grounds; other coastal/natural resources.
- C. The site is in Chinatown Special Design District which has historic and cultural impact on the site. The building has no historic listing.
- D. There are no coastal views affected by the project.
- E. There will be no effects on any receiving waters or ground water.
- F. Maps and photos included.

IV. PROJECT IMPACTS:

The project will have no impact relative to coastal zone or SMA guidelines.

V. MITIGATION MEASURES:

No mitigating measures are needed.

REGULATIVE

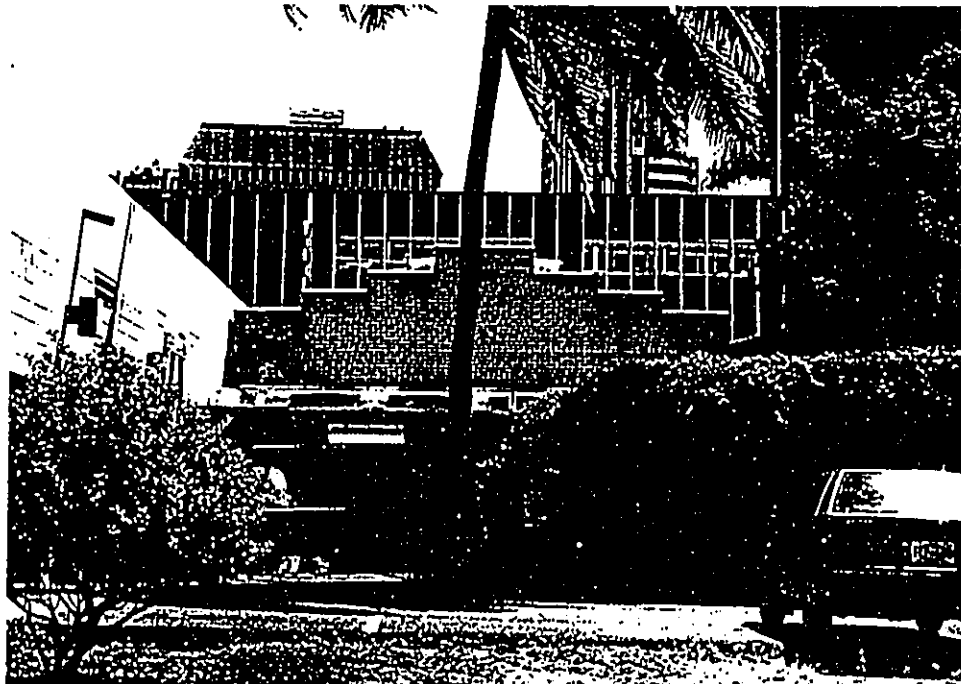
NOV 23 1994

DEPT OF LAND UTILIZATION
650 S KING ST. 7th FL.
HONOLULU HI 96813

SOUTH



WEST



J.A. SCHMIT
ARCHITECT

JASA - 250 N Beretania, Suite 400 Honolulu, Hawaii 96817, Telephone (808) 524 5733 Digital Pager (808) 287 3488

NORTH



RE
JANUARY

NOV 23 1994

DEPT OF LAND UTILIZATION
650 S KING ST. 7th FL
HONOLULU, HI 96813

EAST

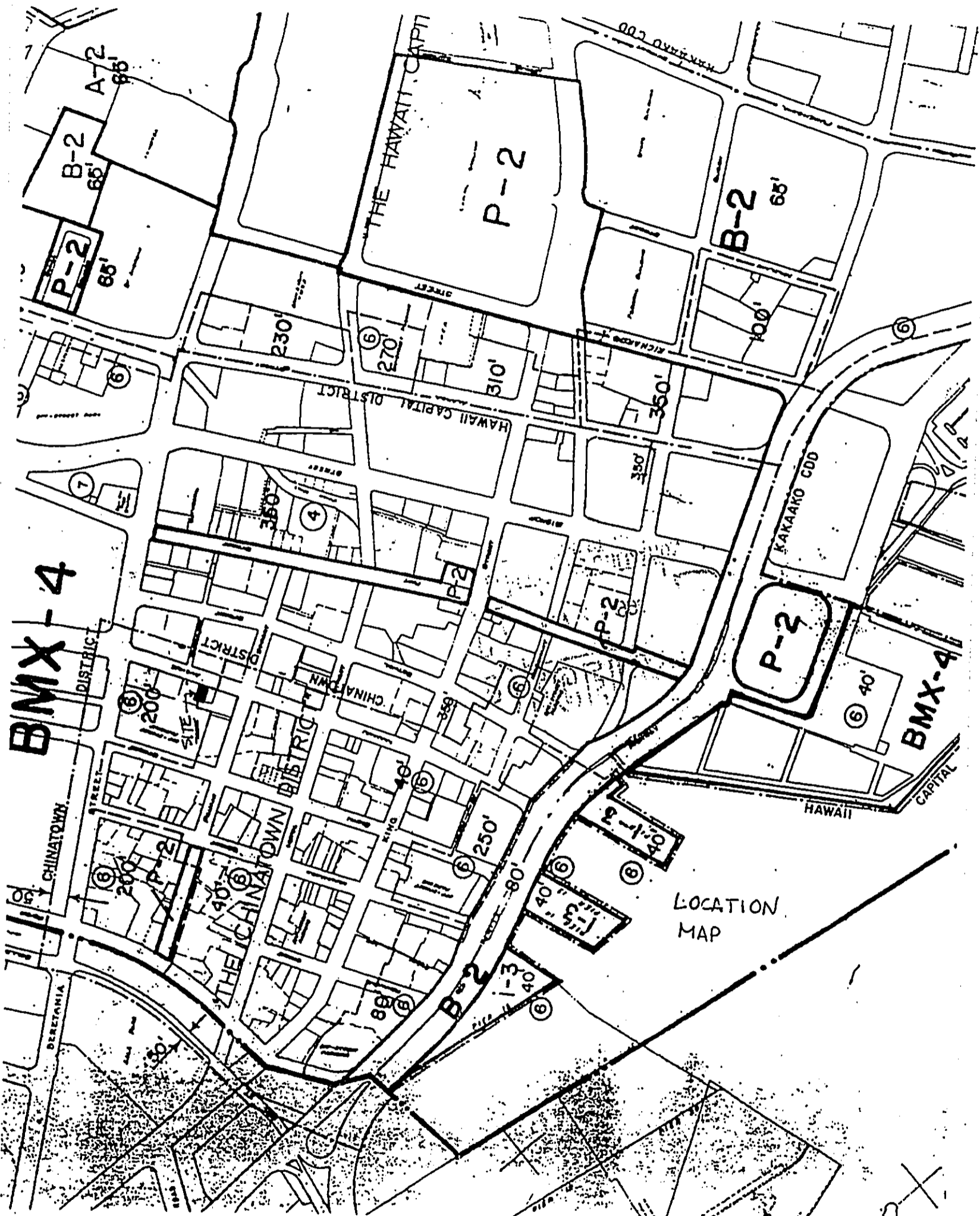


J.A. SCHMIT
ARCHITECT

BMX-4

BMX-4

LOCATION
MAP



BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

December 22, 1994

Mr. Donald A. Clegg
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

14-01129

KETH AHUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY

JOHN P. KEPPELER II

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT

CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

LOG NO: 13492
DOC NO: 9412TM23
ARCHITECTURE

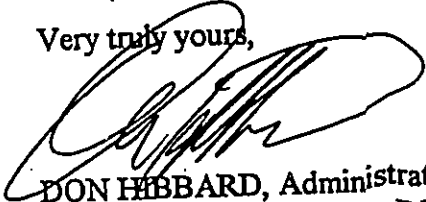
Dear Mr. Clegg:

**SUBJECT: Environmental Assessment
Hopper Limited
TMK: 1-7-04:008, Chinatown, Oahu**

Thank you for your letter regarding the above proposed project. The subject building is a contributing building in the Chinatown Historic District which is listed on the National Register of Historic Places, contrary to what is stated in the Environmental Assessment. As an integral part of the district, we feel that the visual impact of an additional floor will have an adverse effect on the historic character of the district at this location. Unlike the typical Chinatown building which is mainly viewed from the front facade, this building is exposed at two faces. The view from the north is of particular concern as it will have the greatest visual impact to the public that drives or walks *makai* on Nuuanu Avenue. An additional floor will impose on the neighboring low buildings, especially the small stone building to the *makai* of the Hopper building. Greater consideration should be given to the building's context within the Chinatown Historic District.

Thank you for the opportunity to comment. Should you have any questions, please call Tonia Moy at 587-0005.

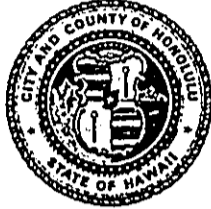
Very truly yours,


DON HUBBARD, Administrator
State Historic Preservation Division

TM:ab

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432



JEREMY HARRIS
MAYOR

LORETTA K.C. CHEE
Acting Director
94/ED-009 (ASK)

January 11, 1995

Mr. James A. Schmit
250 North Beretania, Suite 400
Honolulu, Hawaii 96817

Dear Mr. Schmit:

Draft Environmental Assessment for the
Pegge Hopper Gallery Addition
Tax Map Key: 1-7-4: 8

We have reviewed the Draft Environmental Assessment (DEA) for the Pegge Hopper Gallery Addition and offer the following comments:

- 1) The building (Bo San Tan Building) is historically significant and is listed on the National Register of Historic Sites. The DEA should be revised to disclose ~~this information~~ and describe the impacts that the project will have on the historic attributes of the building and surrounding historic district.

Specifically, the DEA must describe the elements of the existing structure which will be demolished, identify steps to be taken to preserve the existing brick walls, and explain how the proposed second story addition is appropriate for this area.

Construction drawings are not sufficient for describing the technical characteristics of the project. A narrative description should also be provided.

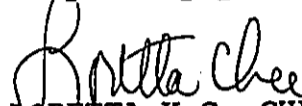
- 2) Because of the historical significance of the building, it is essential that the design and character of the building be preserved.

A Major Special District Permit will be required. During the processing of that permit, the Urban Design Branch may recommend greater setbacks from the Nuuanu Street facade to minimize the visual impact to the existing structure and streetscape, and also greater setbacks from the side and rear walls of the existing structure to preserve the existing brick walls. Demolition or plastering of these walls will not be permitted.

Mr. James A. Schmit
Page 2
January 11, 1995

If you have any questions, please contact Ardis Shaw-Kim of our staff at 527-5349.

Very truly yours,

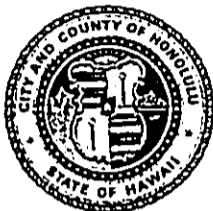


LORETTA K.C. CHEE
Acting Director of Land Utilization

LKCC:am
a:hopperea.as6
g:hopperea.ask

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

JEREMY HARRIS
MAYOR



PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

94/ED-009 (ASK)

February 22, 1995

Mr. James A. Schmit
250 North Beretania, Suite 400
Honolulu, Hawaii 96817

Dear Mr. Schmit:

Project Name : Pegge Hopper Gallery Expansion
File No. : 94/ED-9
Tax Map Key : 1-7-4: 8

We are forwarding copies of all comments we have received during the 30-day public comment period for the Draft Environmental Assessment (DEA) for the above referenced project.

The issues raised in those comments relate primarily to the effect the proposed expansion may have on the historic character of the building and the Chinatown District. Prior to our determination on whether or not to require an Environmental Impact Statement, Chapter 343, HRS requires the following:

- Your written response to the enclosed comments.
- Preparation and submittal of a Final Environmental Assessment (FEA), including enclosed comments and your responses, as well as revised text, if appropriate.

In determining whether or not to require an Environmental Impact Statement (EIS), we must consider the significance criteria outlined in Title 11, Chapter 200, Section 11-200-12. Generally, if the proposal involves substantial degradation of a natural or cultural resource, then it shall be determined to have a significant effect on the environment and an EIS shall be required.

Based on the reviews by our department and the State Historic Preservation Division, the proposal appears to adversely affect the historic character of the structure and the Chinatown Historic

Mr. James A. Schmit

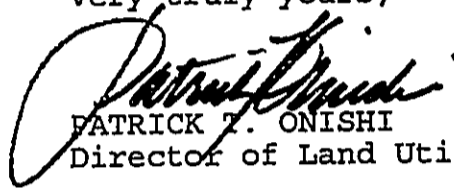
Page 2

February 22, 1995

District. We recommend that the proposal be modified to mitigate this impact.

If you have any questions regarding the requirements of Chapter 343, HRS, please contact Ardis Shaw-Kim of our staff at 527-5349.

Very truly yours,



PATRICK T. ONISHI
Director of Land Utilization

PTO:am
Enclosures

dea94ed9.ask

bcc: Urban Design Branch

95-02721

May 8, 1995

'95 MAY 10 PM 2 55

Mr. Patrick Onishi
Director of Land Utilization
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

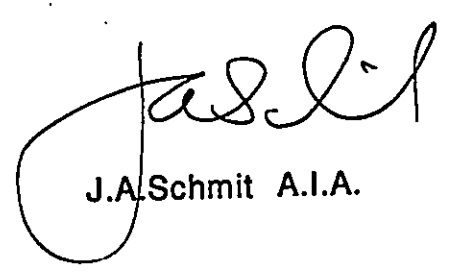
Dear Mr. Onishi,

Regarding your letter of February 22, 1995, I disagree with Don Hibbard's conclusions and do not believe an Environmental Impact Statement is required.

A. This design will not substantially degrade a natural or cultural resource.

B. This design will not have an adverse visual impact on the historic character of the District at this location.

Sincerely ;



J.A. Schmit A.I.A.

J.A. SCHMIT
ARCHITECT

JASA 2 Prospect Street, Honolulu, Hawaii 96813 Phone: 808-524-5733 Fax: 808-521-1741 dp: 287-3488 (9:00 - 5:00)

95-03032

May 20, 1995

'95 MAY 23 PM 2 31

Mr. Patrick Onishi
Director of Land Utilization
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

Dear Mr. Onishi,

Regarding Mr. Hibbard's letter of December 22, 1994, I am in complete disagreement with his conclusions. The Environmental Assessment does not state that the Pegge Hopper Gallery Building is not a contributing building in the Chinatown Historic District nor does it state that Chinatown is not listed on the National Register of Historic Places. It does state the district has historic and cultural impact on the site and that the building has no historic listing. The State Historic Preservation Division has been unable to back up their claims with any documentary evidence.

Mr. Hibbard is wrong in his analysis when he states an additional floor (regardless of design) will have an adverse visual impact on the historic character of the district at this location. The district at this location includes far more than three buildings on one side of Nuuanu. Rather than "impose on" "the small stone building to the makai" ,the gallery will present an improved backdrop by somewhat screening the highrise building to the north.

Great consideration has been given to the building's context within the district. Our intent is to design a structure that will be completely in character with the district.

Regarding Loretta K.C. Chee's letter of January 11, 1995, in which you state you have reviewed the draft environmental assessment for the Pegge Hopper Gallery.

You state that the Bo San Tan Building is historically significant. It is not. In fact it is not even a contributing building in the Chinatown District because according to the federal documents provided by the State

J.A.SCHMIT
ARCHITECT

JASA 2 Prospect Street, Honolulu, Hawaii 96813 Phone: 808-524-5733 Fax: 808-521-1741 dp: 287-3488 (9:00 -5:00)

Historic Preservation Division "due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period;". It was at some time shown on a map as having preservation value but no longer meets that test. Because we all wish it were historically significant, however, we intend to do everything possible to make this addition even more successful than our 1985 renovation which you are trying to preserve.

You state that the Bo San Tan Building is listed on the National Register of Historic Sites. Again, I disagree. It absolutely is not listed on the National Register of Historic Sites. I believe you are misreading Mr. Hibbard's comment that Chinatown is listed on the National Register of Historic Places

You state that the DEA must include the following: The only portion of the building to be demolished will be the roof and skylights added in 1985 to the non original cmu lean to at the rear. As shown on the drawings, the existing brick walls are to remain. The second floor addition was approved in 1985. We are now asking for a third floor addition which is appropriate because there are many three story buildings throughout the district.

You state the construction drawings are not sufficient for describing the technical character of the project and that a narrative description of what is in the drawings should be submitted. I disagree. They are more than adequate. This is not a construction permit submittal.

You state that the design and character of the building must be preserved because of the building's historical significance. It has no historical significance. You are requiring us to preserve the design and character of a building which I designed in 1985. The only remaining portion of the original building is the brick walls, which for the most part were never intended to be viewed as finished surfaces, but which we will nevertheless preserve.

You state that the Urban Design Branch (during processing) may recommend greater setbacks to minimize visual impact from Nuuanu Street. Because, as Mr. Hibbard states, Pegge's building, "unlike the typical Chinatown building which is mainly viewed from the front facade" is exposed to the North where "it will have the greatest visual impact to

J.A.SCHMIT
ARCHITECT


the public" the new floor should not step back from the facade as this would create an appearance totally out of character with the typical Chinatown building. Any setback will only serve to emphasize the modern nature of the resulting addition. This building is in fact viewed from an infinite number of vantage points and we would like it to look proper from all sides.

You state also that you may impose additional setbacks from the side and rear walls to preserve the brick and that demolition or plastering of these walls will not be permitted. It is inappropriate to suggest design changes to plans which have not been accepted for review and it is equally inappropriate to make firm decisions regarding primary structural elements when in the same letter you claim the plans are not sufficient for describing the technical characteristics of the project.

Everything Pegge wants to do with her building will provide a viable, active, positive change to a Chinatown that is either continuing to deteriorate physically and economically or becoming sterilized by the elimination of creative design for fear of disturbing a district which developed without the layers of control with which we now must contend.

Please let me know how you would like these responses incorporated in the final environmental assessment and I will submit it at once.

Sincerely ;



J. A. Schmit Architect

J.A.SCHMIT
ARCHITECT

NEW ARTIST STUDIO AN
PEGGE HOPPER GALLER
1162 AND 1164 NUUANU

'94 DEC 5 AM 11 44

LAND UTILIZATION
HONOLULU

ADDITION TO THE ERY AVE.

REVISIONS/PLOTTED

10/28/94

J.A. SCHMITT
ARCHITECT
200 W. BERTHOLD STREET, SUITE 402, HONOLULU, HAWAII, 96817
TELEPHONE: 808-534-5211, DIGITAL PAPER: 808-537-5408



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OR UNDER MY SUPERVISION AND
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WILL BE UNDER MY SUPERVISION
AS DEFINED BY THE BUILDING DEPT

TITLE PAGE

LOFT FOR ARTIST STUDIO
PEGGE HOPPER GALLERY
1162 & 1164 NUUANU AVE.
HONOLULU, HAWAII 96817
TMK: 1-7-4-8

DATE 7/25/94

SCALE NO SCALE

DRAWN MAC

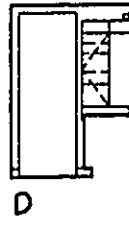
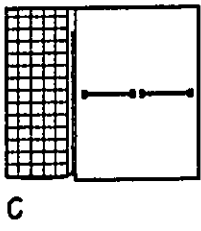
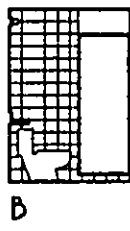
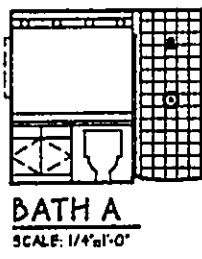
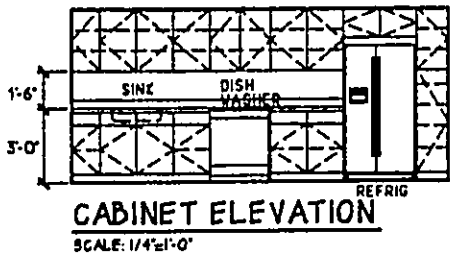
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SHEET

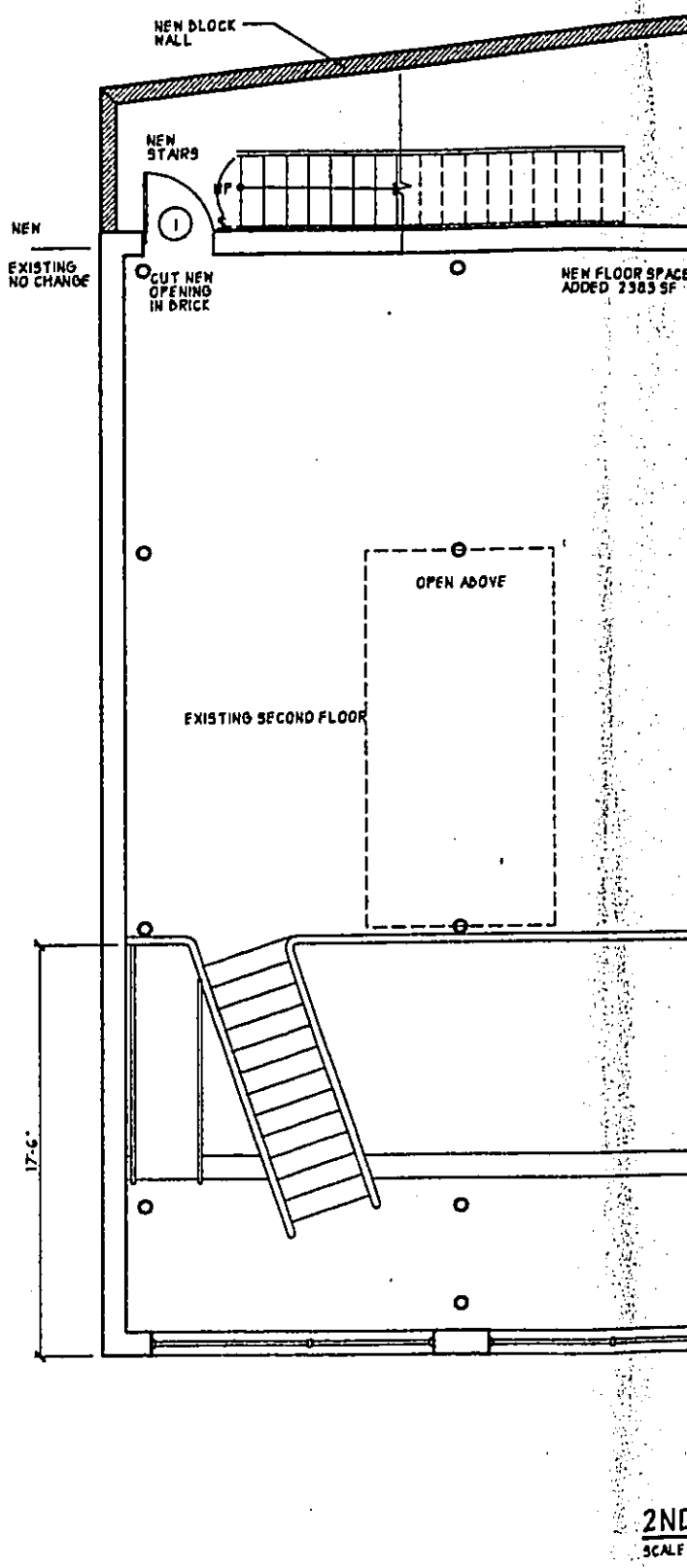
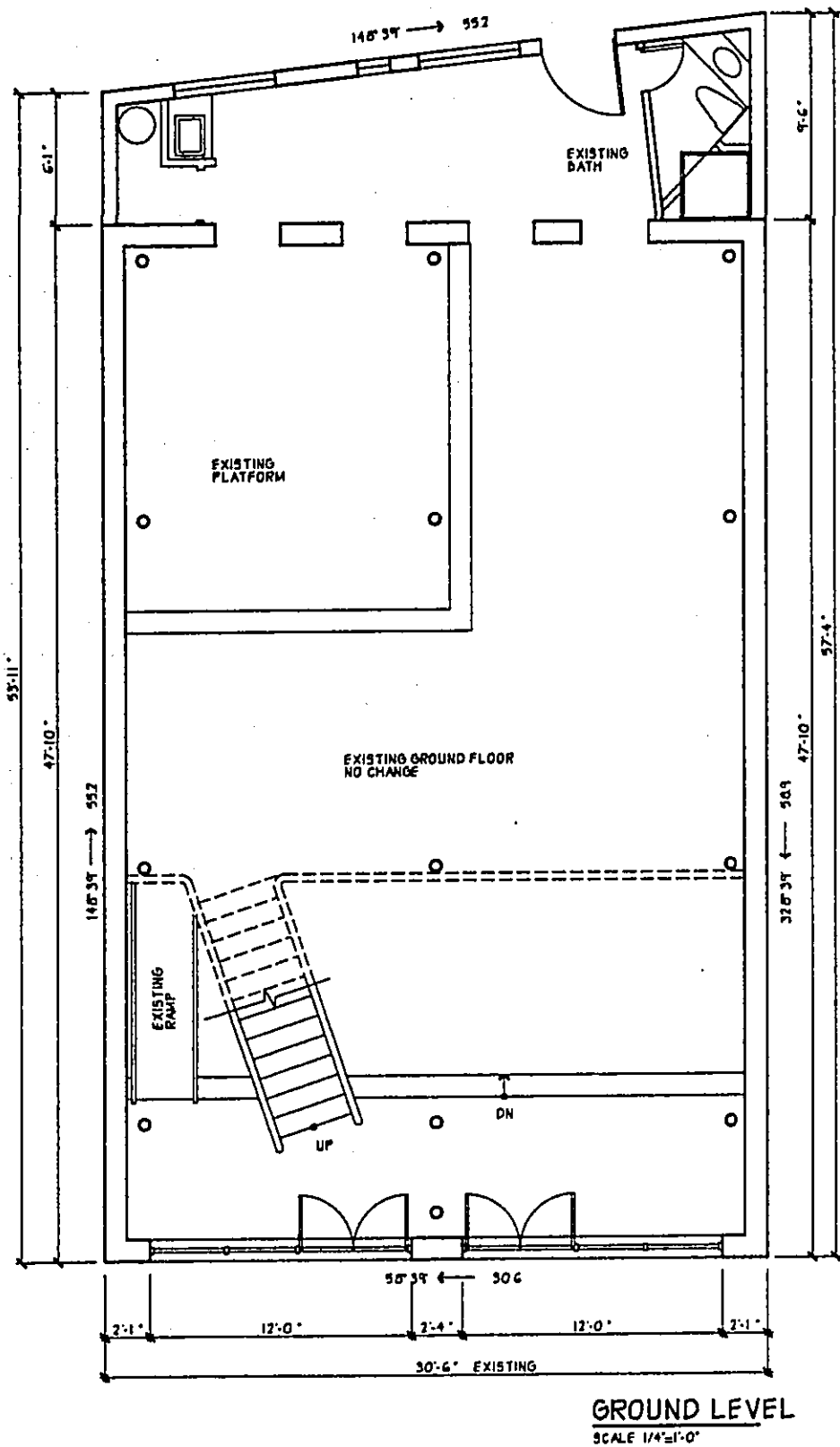
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OF SHEETS

07/25/94



DOOR SCHEDULE		
MARK	TYPE	SIZE
1	A	3'-0"X6'-8"
2	A	3'-0"X6'-8"
3	B	2'-4"X6'-8"



SCHEDULE	
SIZE	DESCRIPTION
5'-0"X6'-8"	SOLID CORE DOOR
5'-0"X6'-8"	SOLID CORE DOOR
7'-4"X6'-8"	HOLLOW CORE FOR BATH

WINDOW SCHEDULE			
MARK	TYPE	SIZE	DESCRIPTION
1-6	A	4'-4"X3'-8"	SLIDER SEE ELEVATIONS
7-12	B	5'-0"X6'-0"	SEE ELEVATIONS

'94 DEC 9 AM 11 44

LOT OF LAND UTILIZATION
HONOLULU

REVISIONS/PLOTTED	
10/28/94	

J.A. SCHMITT
ARCHITECT
204 BERTHOLD STREET, SUITE 400, HONOLULU, HAWAII, 96813
TELEPHONE: 808-534-3371, 808-534-3408



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J.A. Schmitt

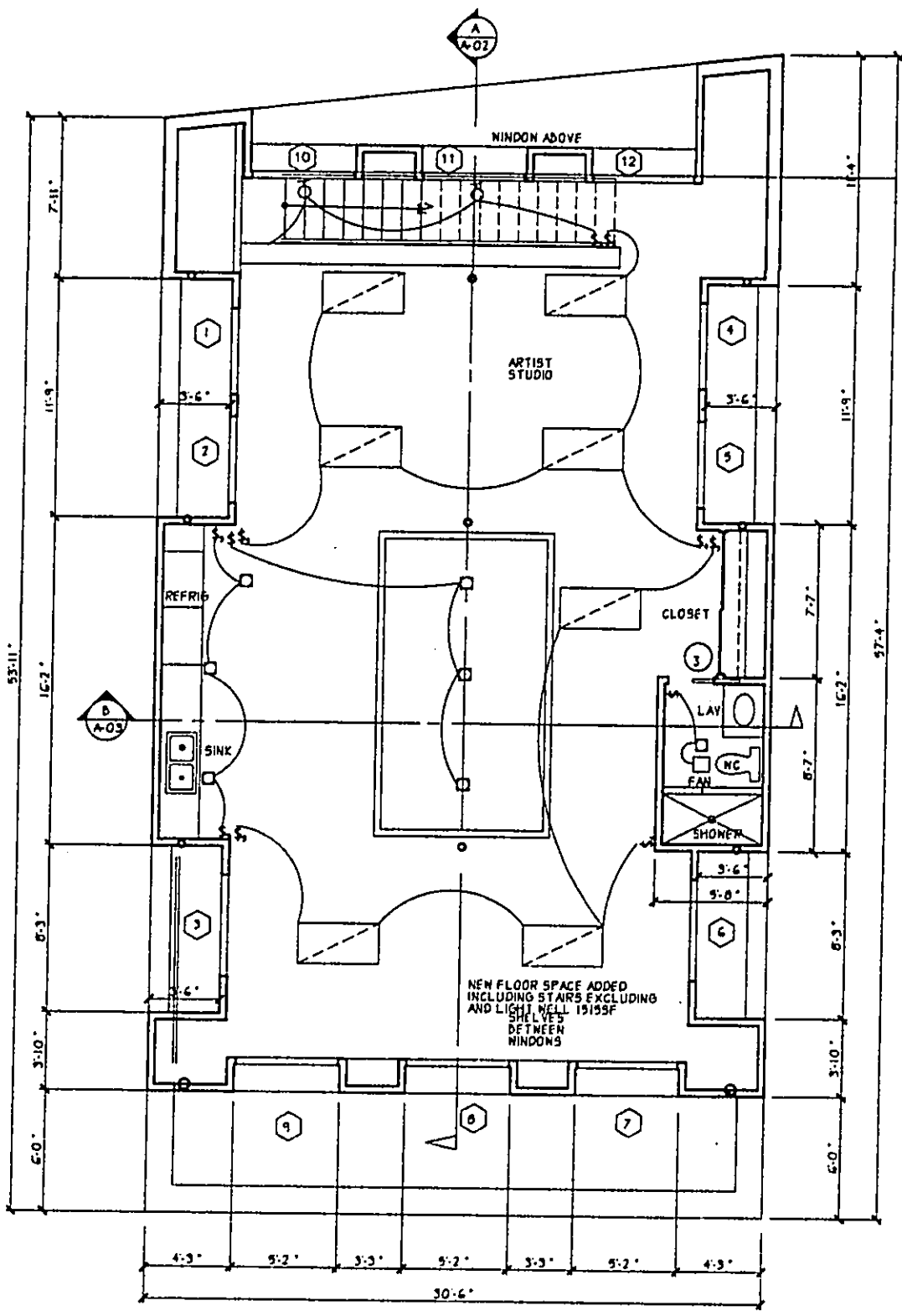
FLOOR PLANS
INTERIOR ELEVATIONS
AND DOOR AND WINDOW
SCHEDULE

LOFT FOR ARTIST STUDIO
PEGGE HOPPER GALLERY
1162 & 1164 NUUANU AVE.
HONOLULU, HAWAII 96817
TMK. 1-7-4-8

DATE	7/25/94
SCALE	1/4"=1'-0"
DRAWN	MAC
JOB	9323
SHEET	A-01

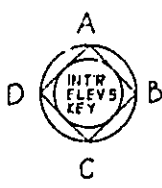
07/25/94

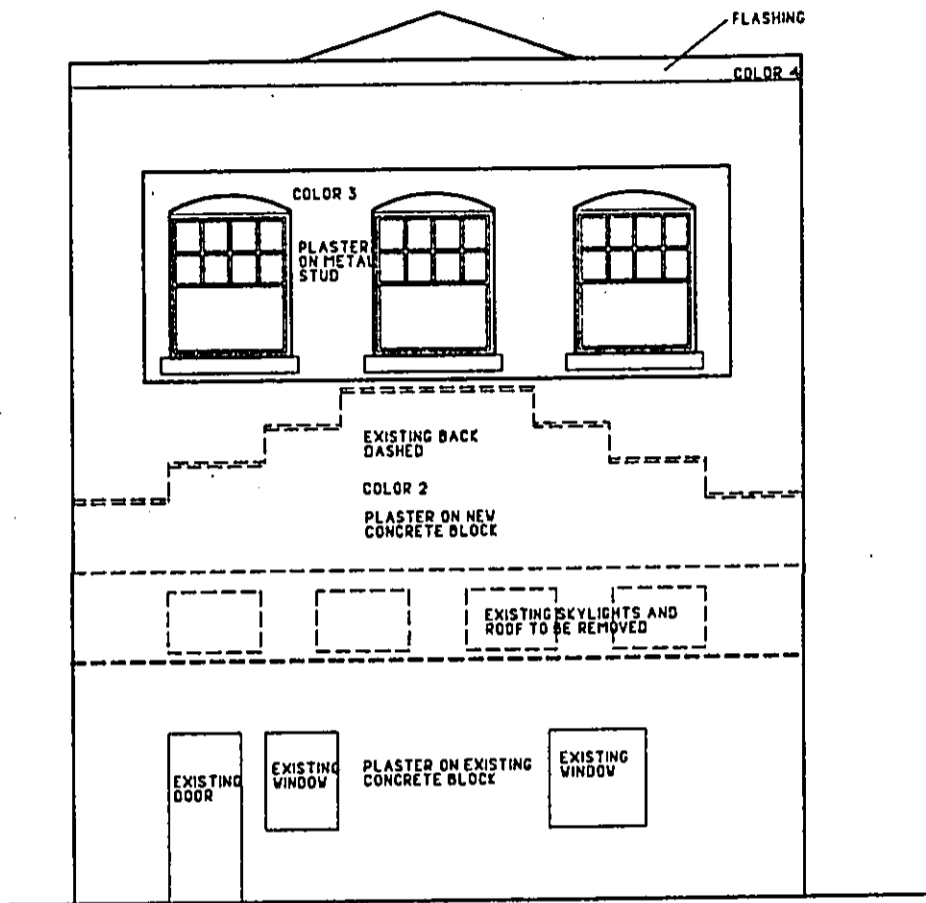
2 OF 2 SHEETS



2ND FLOOR
SCALE 1/4"=1'-0"

ARTIST STUDIO
SCALE 1/4"=1'-0"

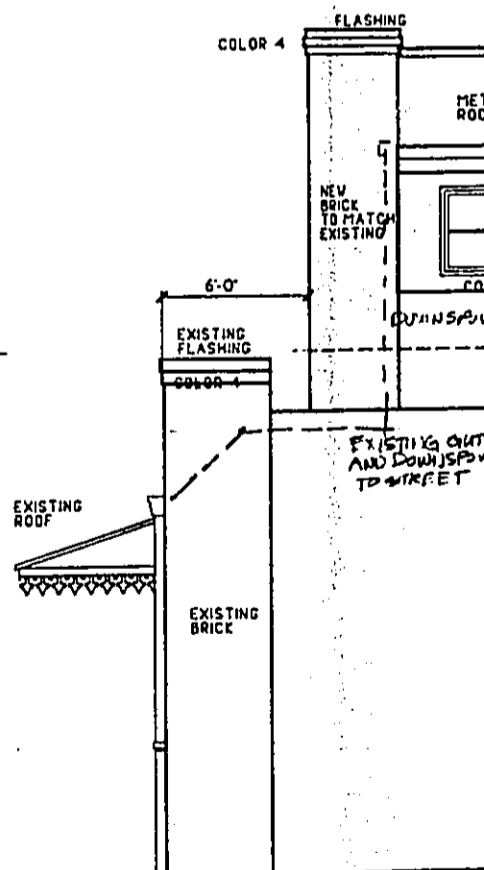




REAR ELEVATION
SCALE: 1/4"=1'-0"



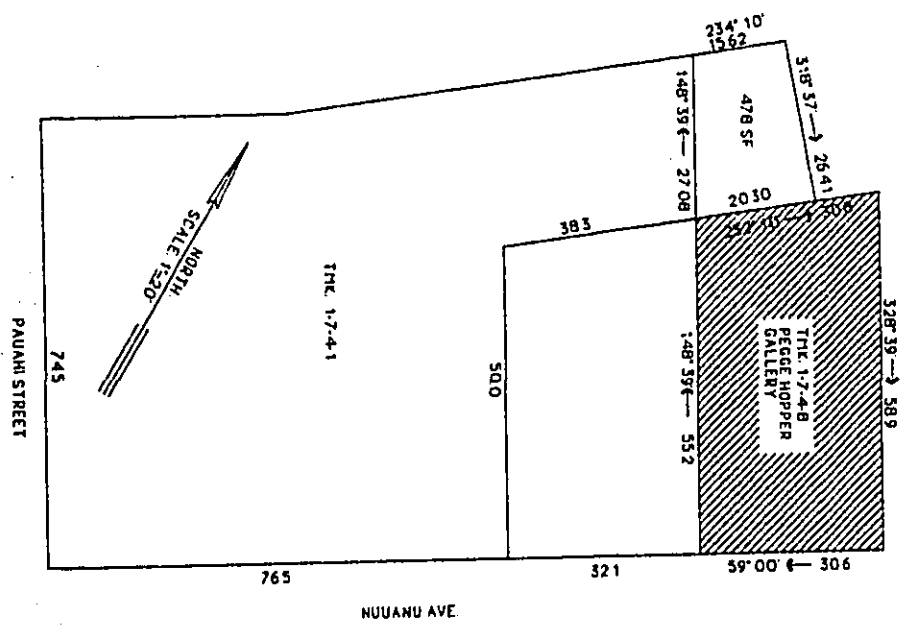
FRONT ELEVATION
SCALE: 1/4"=1'-0"



PAVING STREET
745

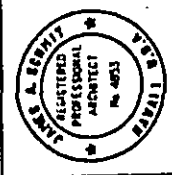
REVISIONS/PLOTTED
10/28/94

1994 DEC 5 AM 11 44
 LAND UTILIZATION
 OFF HONOLULU



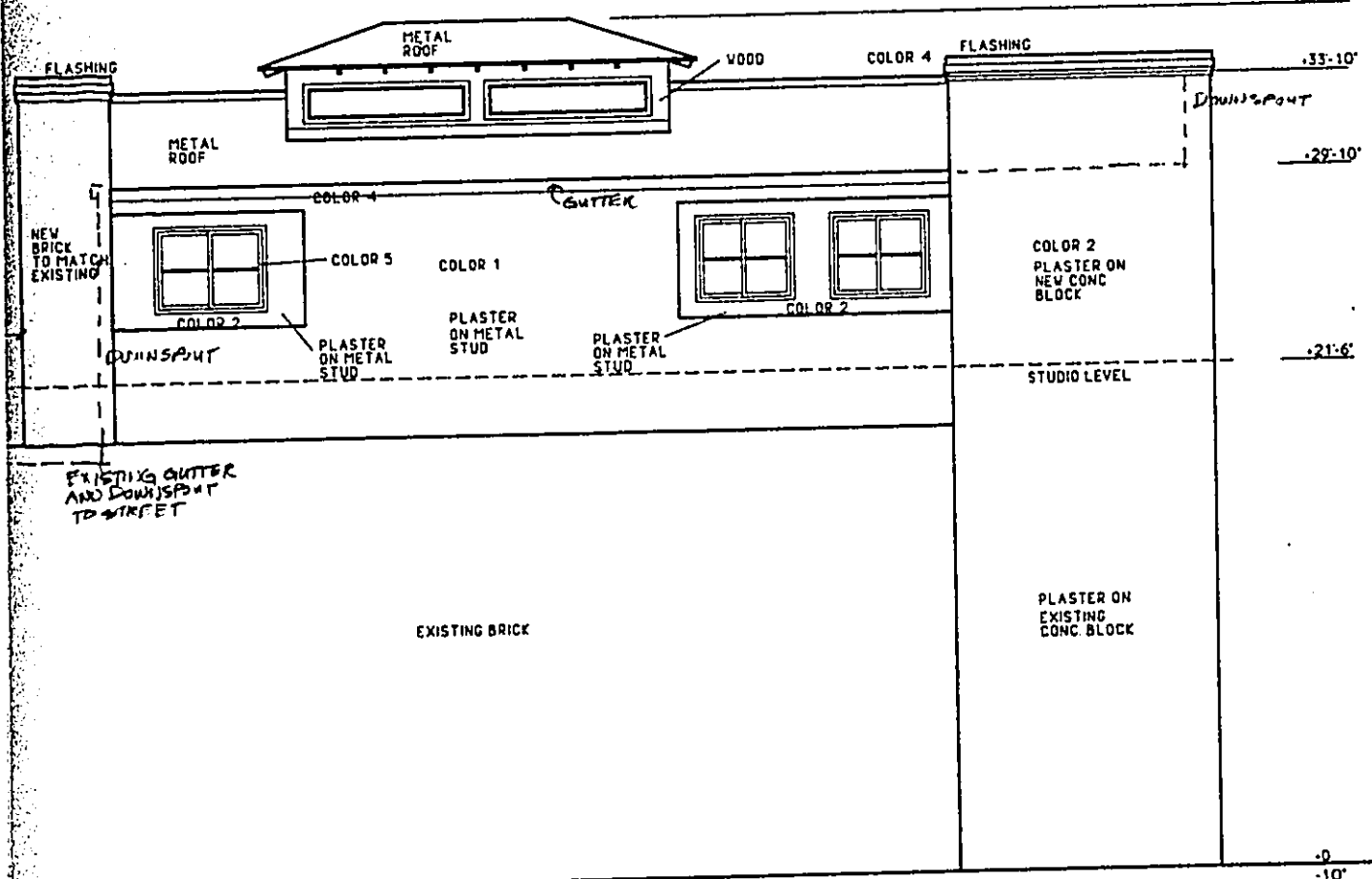
PLOT PLAN
 SCALE: 1/16"=1'-0"

J.A. SCHMIT ARCHITECT
 250 KUKUIA STREET, SUITE 400, HONOLULU, HAWAII 96817
 TELEPHONE: 808-534-5325, FACSIMILE: 808-531-5400



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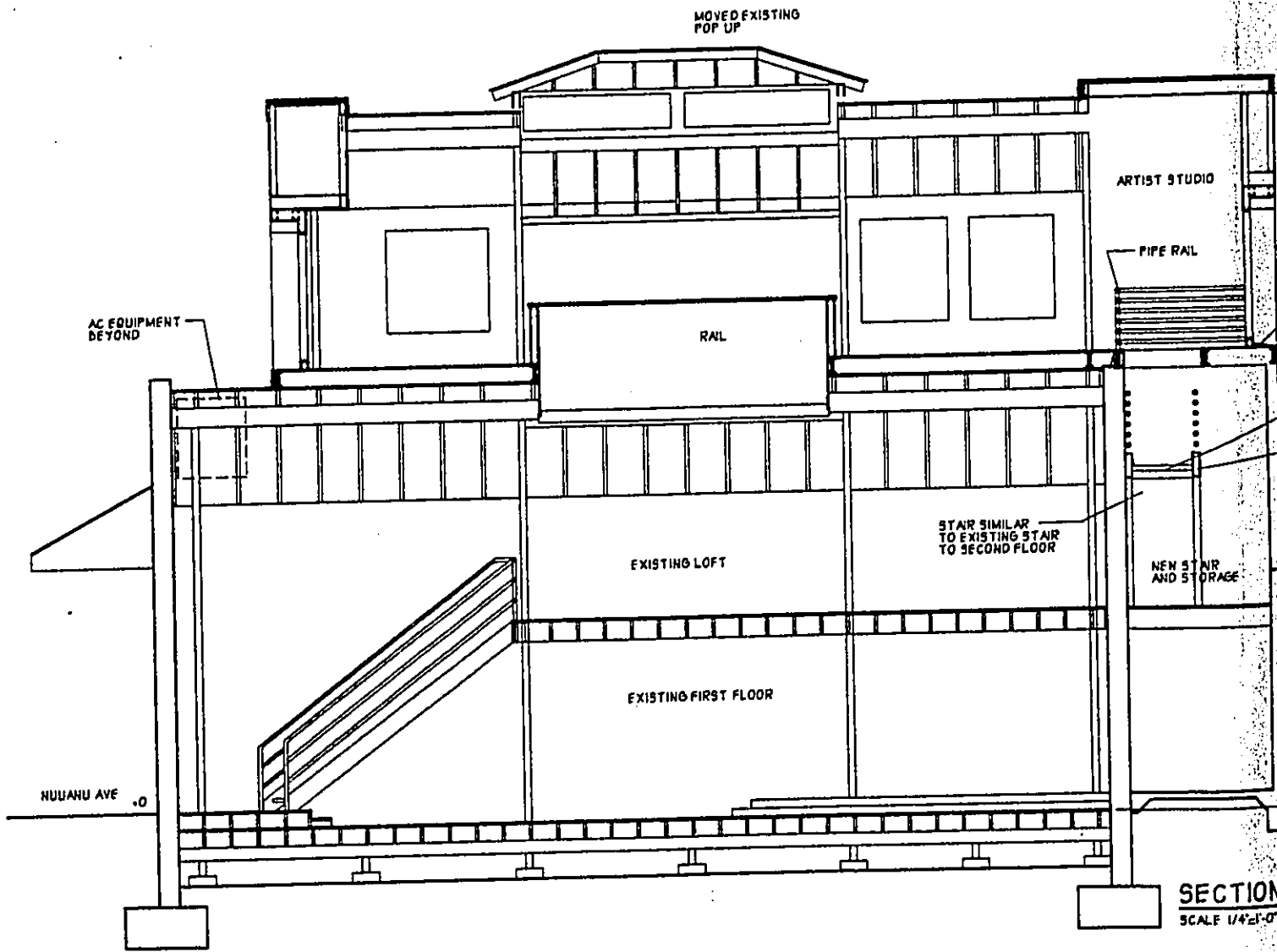
ELEVATIONS AND PLOT PLAN



SIDE ELEVATION
 SCALE: 1/4"=1'-0"

LOFT FOR ARTIST STUDIO
 PEGGE HOPPER GALLERY
 1162 & 1164 NUUANU AVE.
 HONOLULU, HAWAII 96817
 TMK: 1-7-4-8

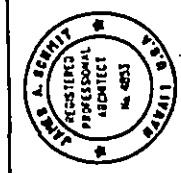
DATE	7/25/94
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SHEET	A-02



94 DEC 5 AM 11 44
 PLAN OF LAND UTILIZATION
 HONOLULU

REVISIONS/PLOTTED	
10/28/94	

J.A. SCHMITT
ARCHITECT
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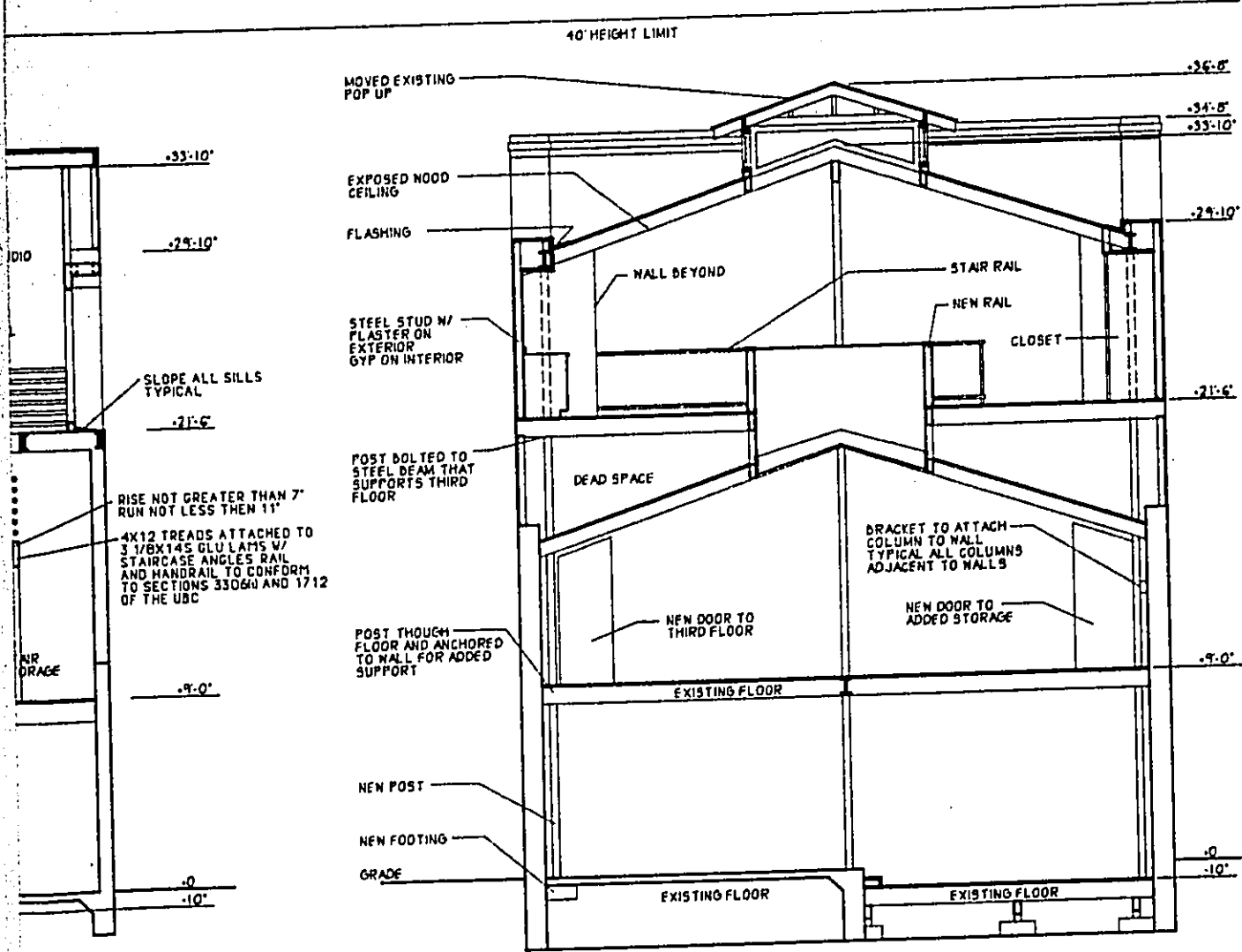
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J.A. Schmitt

SECTIONS A AND B

LOFT FOR ARTIST STUDIO
 PEGGE HOPPER GALLERY
 1162 & 1164 NUUANU AVE.
 HONOLULU, HAWAII 96817
 TMK: 1-7-4-8

DATE	7/25/94
SCALE	1/4"=1'-0"
DRAWN	MAC
JOB	9323
SHEET	A-03

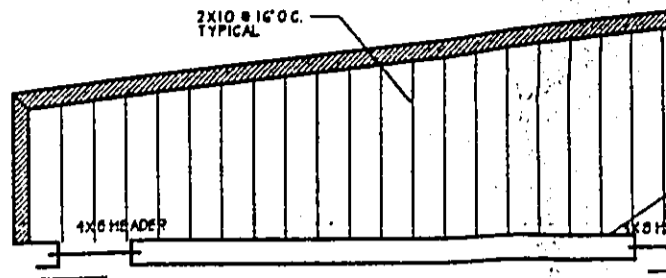


SECTION A
 SCALE 1/4"=1'-0"

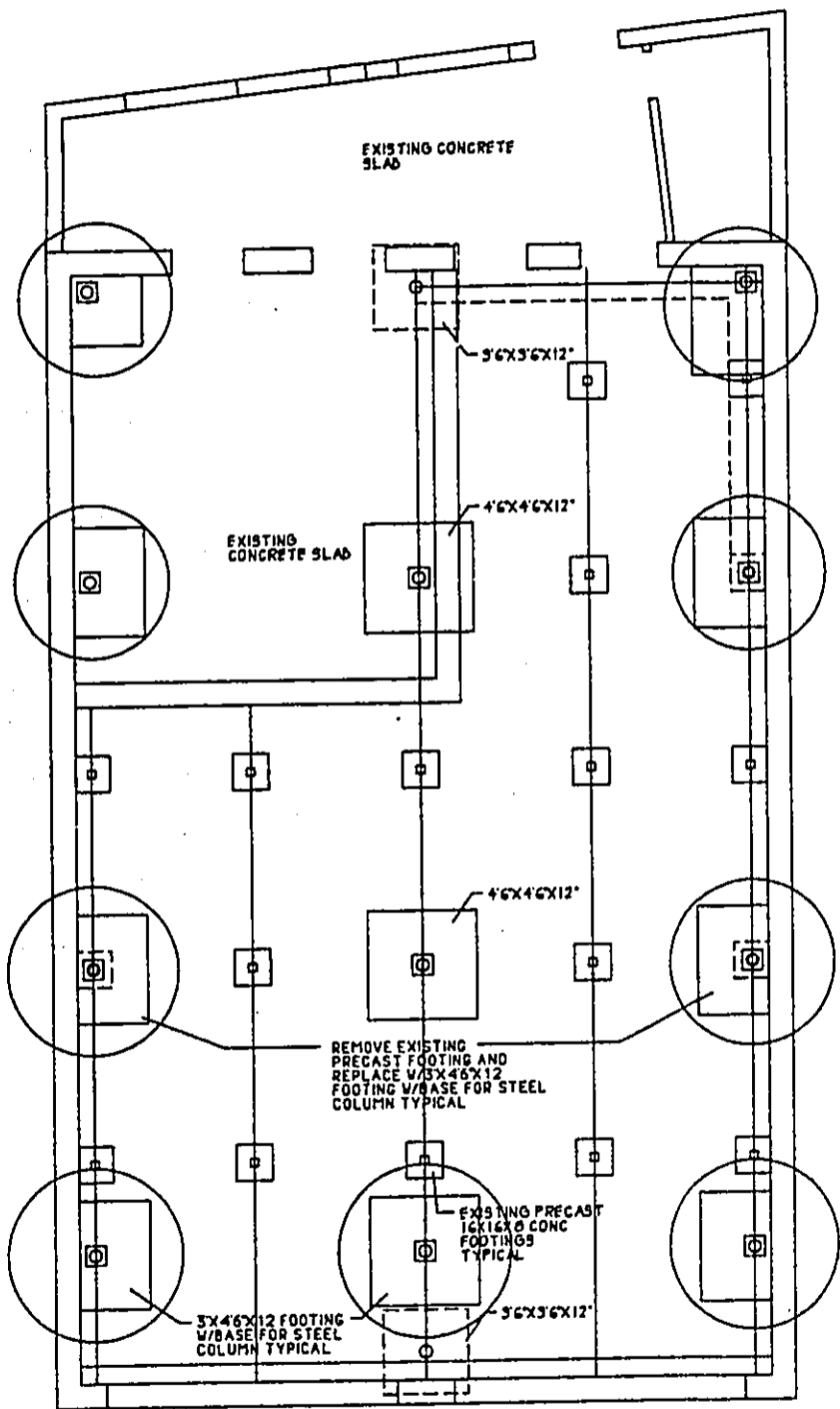
SECTION B
 SCALE 1/4"=1'-0"

D7/25/94

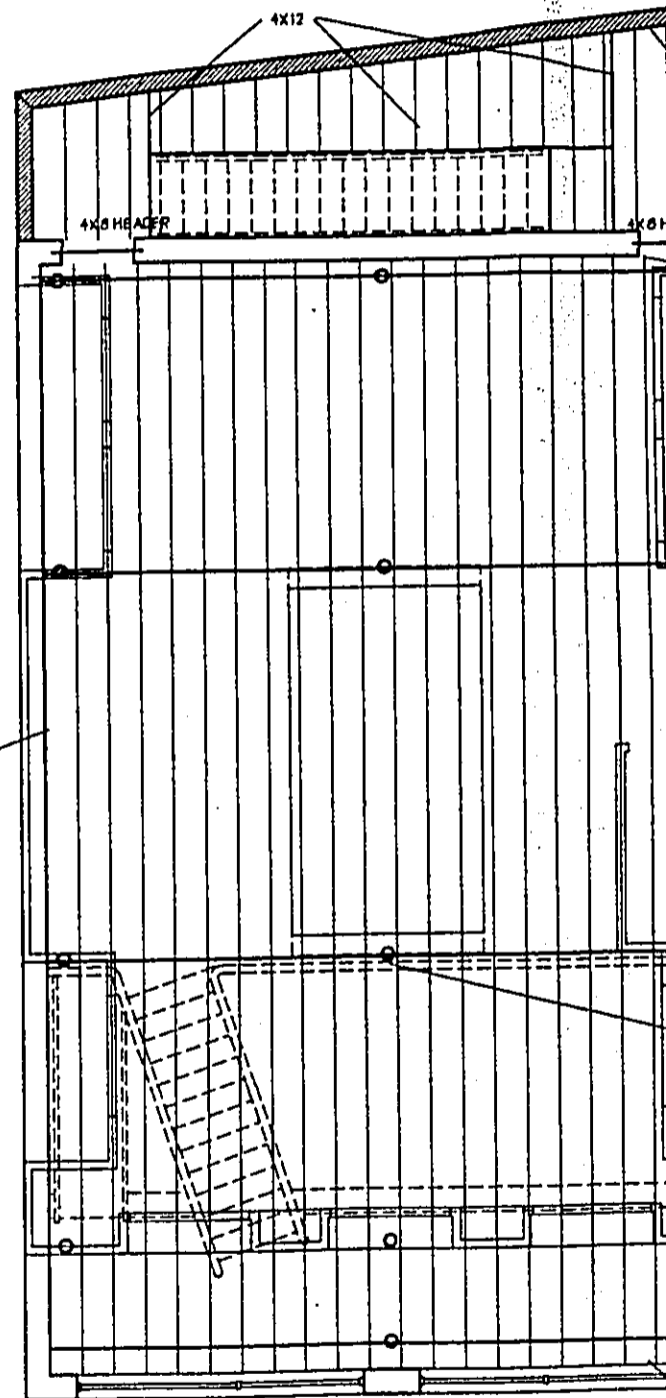
4 of 5 SHEETS



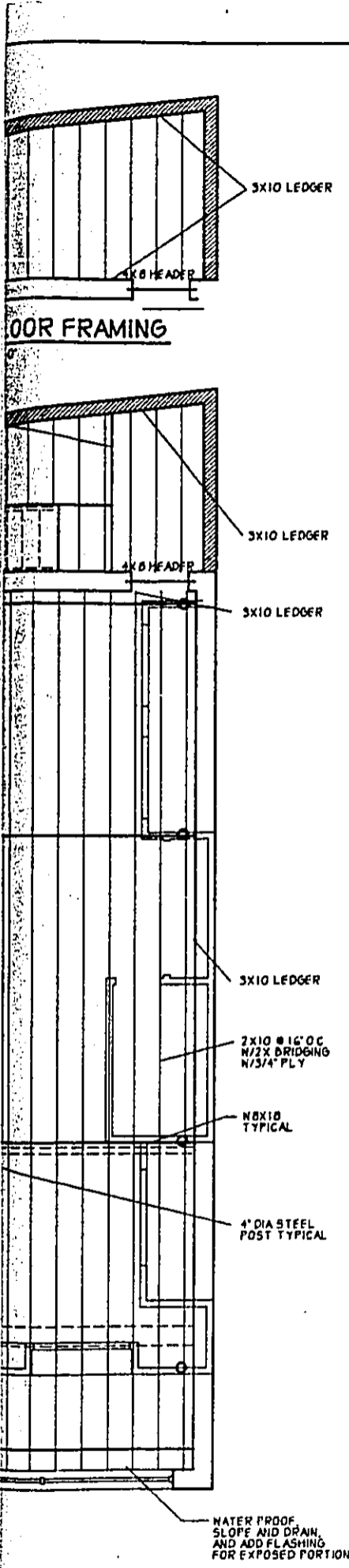
2ND FLOOR FRAMING
SCALE: 1/4"=1'-0"



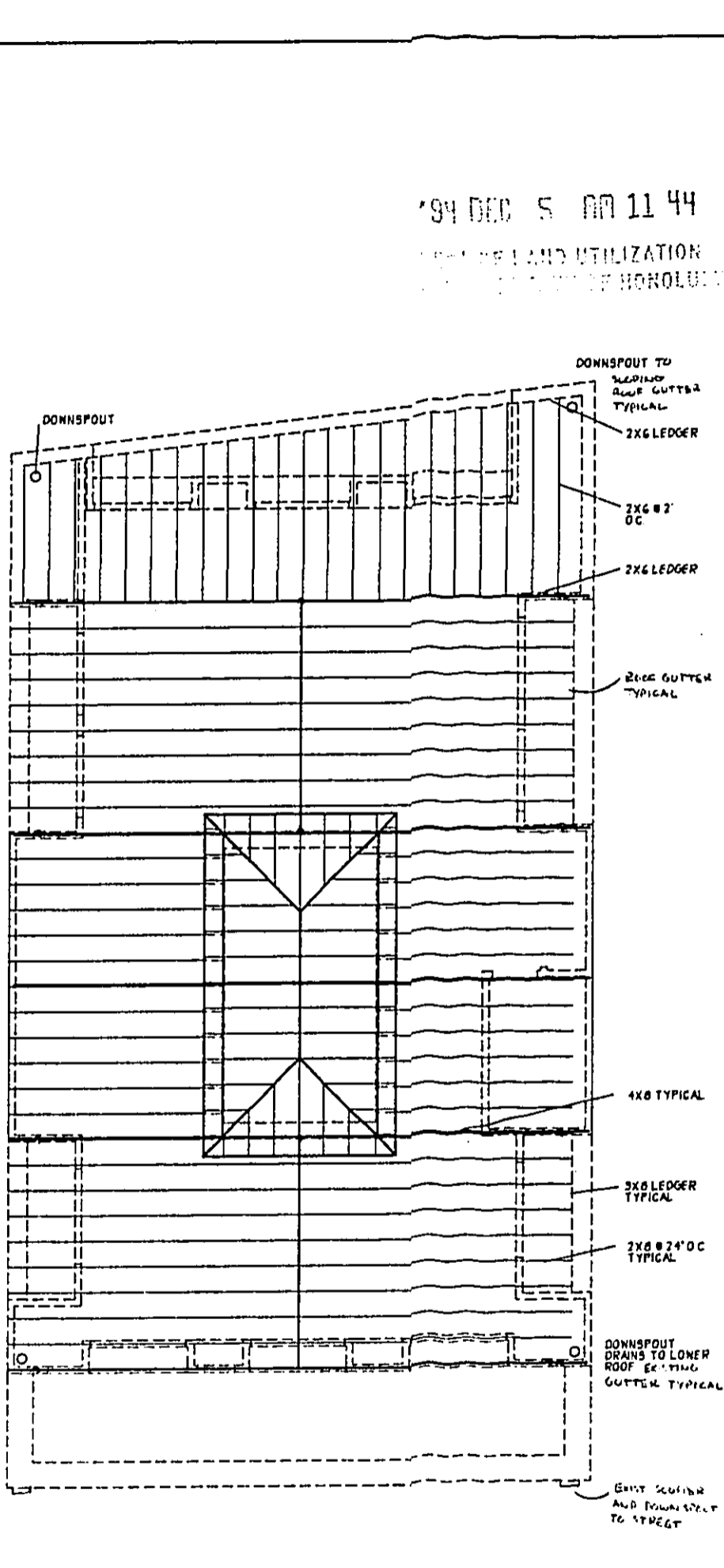
EXISTING FOOTING PLAN
SCALE: 1/4"=1'-0"



3RD FLOOR
SCALE: 1/4"=1'-0"



3RD FLOOR FRAMING
SCALE: 1/4"=1'-0"



ROOF FRAMING
SCALE: 1/4"=1'-0"

'94 DEC 5 AM 11 44

LAND UTILIZATION
OFFICE OF HONOLULU

REVISIONS/PLOTTED	
10/28/94	

J.A. SCHMIT ARCHITECT
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J.A. Schmit

FOOTING PLAN AND THIRD FLOOR PLAN AND ROOF FRAMING

LOFT FOR ARTIST STUDIO
PEGGE HOPPER GALLERY
1162 & 1164 NUUANU AVE.
HONOLULU, HAWAII 96817
TMK: 1-7-48

DATE	7/25/94
SCALE	1/4"=1'-0"
DRAWN	MAC
JOB	9373
SHEET	A-04