FINAL ENVIRONMENTAL IMPACT STATEMENT

INTERNATIONAL MARKET PLACE REVITALIZATION PROJECT

Appendix 6

Preliminary Evaluations of International Market Place, Miramar Hotel, and Waikiki Town Center (Architecture)

Preliminary Evaluations of

International Market Place,
Miramar Hotel, and
Waikiki Town Center

(TMKs 26022036, 26022037, 26022038, 26022039, and 26022043)

by

Mason Architects, Inc.

Honolulu

February 21, 2012

for

WCIT Architecture

Honolulu

Background

WCIT Architecture is assisting the owner, Queen Emma Land Company, and developer, TRG IMP LLC, with planning and design of the International Market Place (IMP) Revitalization Project. In 2011 Mason Architects, Inc. (MAI) was contracted to provide research and evaluation of the structures on the project site (TMKs 26022036, 26022037, 26022038, 26022039, and 26022043). See Figures 1, 2, and 3.

Scope and Methodology

MAI was tasked to:

- research the construction dates and alteration histories for the buildings on the project site,
- make a site visit and take digital photos,
- evaluate the National Register of Historic Places (NRHP) eligibility of the properties, using the National Park Service (NPS) guidelines,
- meet with WCIT Architecture and the State Historic Preservation Division (SHPD).

MAI's project scope was very limited and did not include extensive research into, or writing, the history of the property.

Research started with obtaining copies of field records from the City and County of Honolulu Real Property Assessment Division. Further research was conducted utilizing historic photo collections at the Hawaii State Archives and at the Bishop Museum, as well as newspaper articles, and books about Waikiki.

The project site visit was conducted and digital photographs taken on November 3, 2011. For the evaluations of the buildings and structures limited on-line research was done, to place them within the national or international context of similar properties.

A meeting was held on January 13, 2012, with representatives of Mason Architect, WCIT Architecture, and the Architectural Branch of the SHPD, to discuss the preliminary evaluations of the properties.

Project Team

The research, field work, and writing for this project were done by Ann Yoklavich, with assistance and advice from Polly Tice, and Glenn Mason. Ms. Yoklavich and Ms. Tice meet the NPS Professional Qualification Standards under Architectural History. Mr. Mason meets the NPS qualifications under Historic Architecture.

Applicable Cultural Resource Regulations

Because many of the buildings on the project site are more than50 years old, the project is subject to review by the State Historic Preservation Division under Chapter 6E, Hawaii Revised Statutes.

Findings

The preliminary research information and photographs of the buildings are presented in tabular format on five pages, following the figures. The first two pages cover the four TMK lots that have only one building (IMP entry building parcels, Town Center, and Miramar Hotel). The main IMP parcel is more complex, since it had at least nine (now has eight) buildings, plus carts, on-site carvings, and entry signage.

Research and the site visit indicated that all of the buildings and features on the project site have been altered to a greater or lesser extent. Therefore, no final evaluations of NRHP eligibility were made. Instead, the meeting between MAI, WCIT and SHPD was set up to discuss the next steps and to ensure that the proposed project is in keeping with the historic review process.

Discussions with SHPD

At the meeting or in follow-up contacts, SHPD was informed of the following key points:

- The developer intends, at this point, to demolish all the structures on the site, including the Miramar at Waikiki Hotel;

- Two banyans trees and one monkeypod tree present on the site will be retained; and
- The developer intends to salvage and refinish the existing "International Market Place" sign that is currently located on Kalakaua Avenue. Although this is not the original sign, efforts will be made to locate it appropriately within the project.

SHPD informed MAI and WCIT that they would consider the information provided and either request more preliminary research or go directly to suggesting a Programmatic Agreement (PA) or Memorandum of Agreement (MOA) for the site. Although the following options were discussed as possible mitigation measures, it was noted that the final and appropriate measures would be as agreed to in the PA or MOA.

- Salvaging pieces of the Market Place (but it is unclear where they would be stored).
- Writing a book about the history of the Market Place, similar in quality to the *On Bishop Street* book required as a result of the Damon building demolition. History would include not only the building history, but also cover the musicians and other personalities associated with the Market Place.
- Collecting oral histories about the Market Place.
- Doing a film recordation of the Market Place, ranging from a simple walk-through filming to a film documentary.

MAI is awaiting SHPD's response.

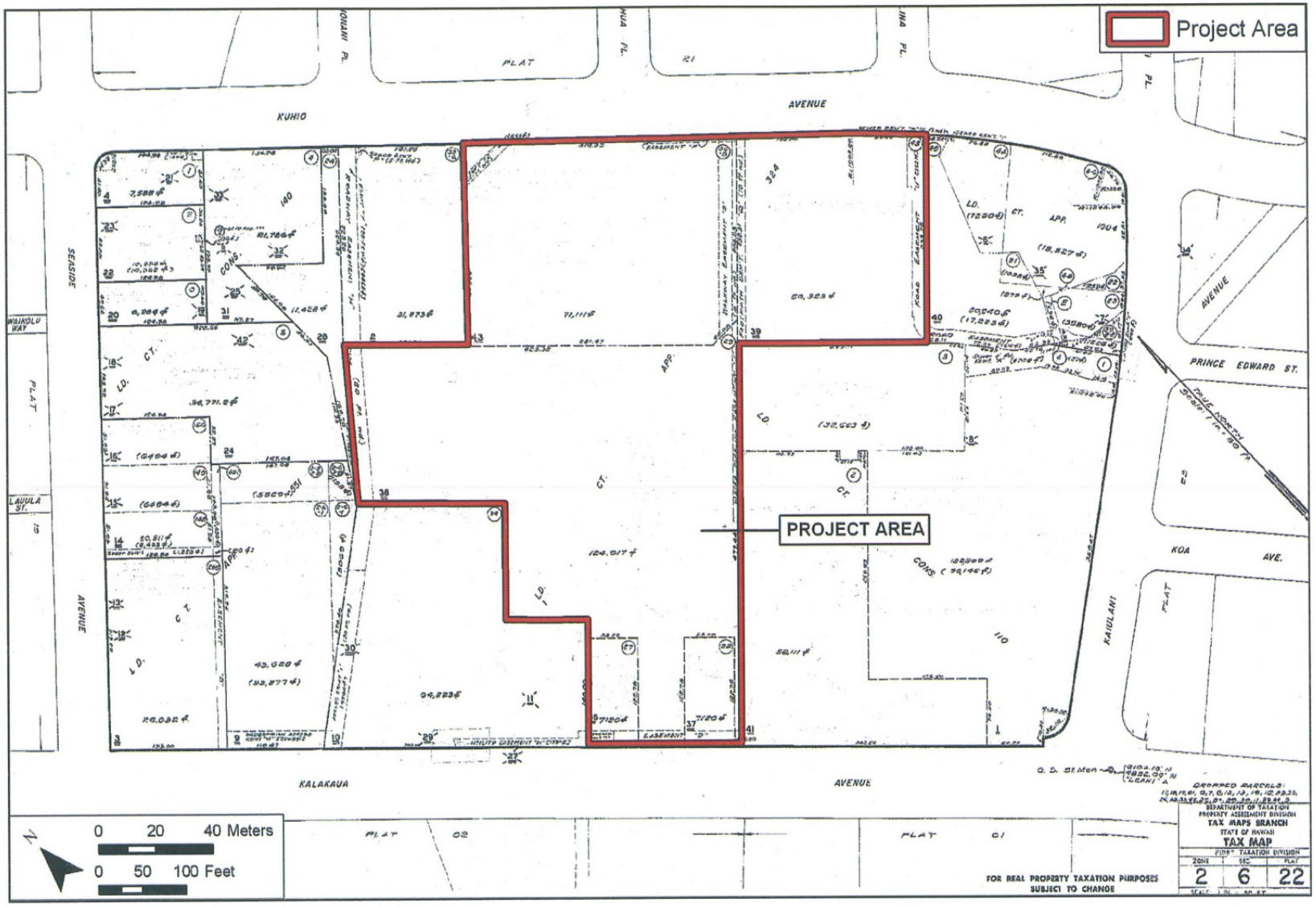

Figure 1: TMK Map showing International Marketplace redevelopment parcels. *(Source: Final Archaeological Inventory Survey Plan for the International Market Place Re-Development Project, Waikīkī Ahupua'a, Honolulu (Kona) District, Island of O'ahu TMK: [1]-2-6-022: 036, 037, 038, 039 & 043)*

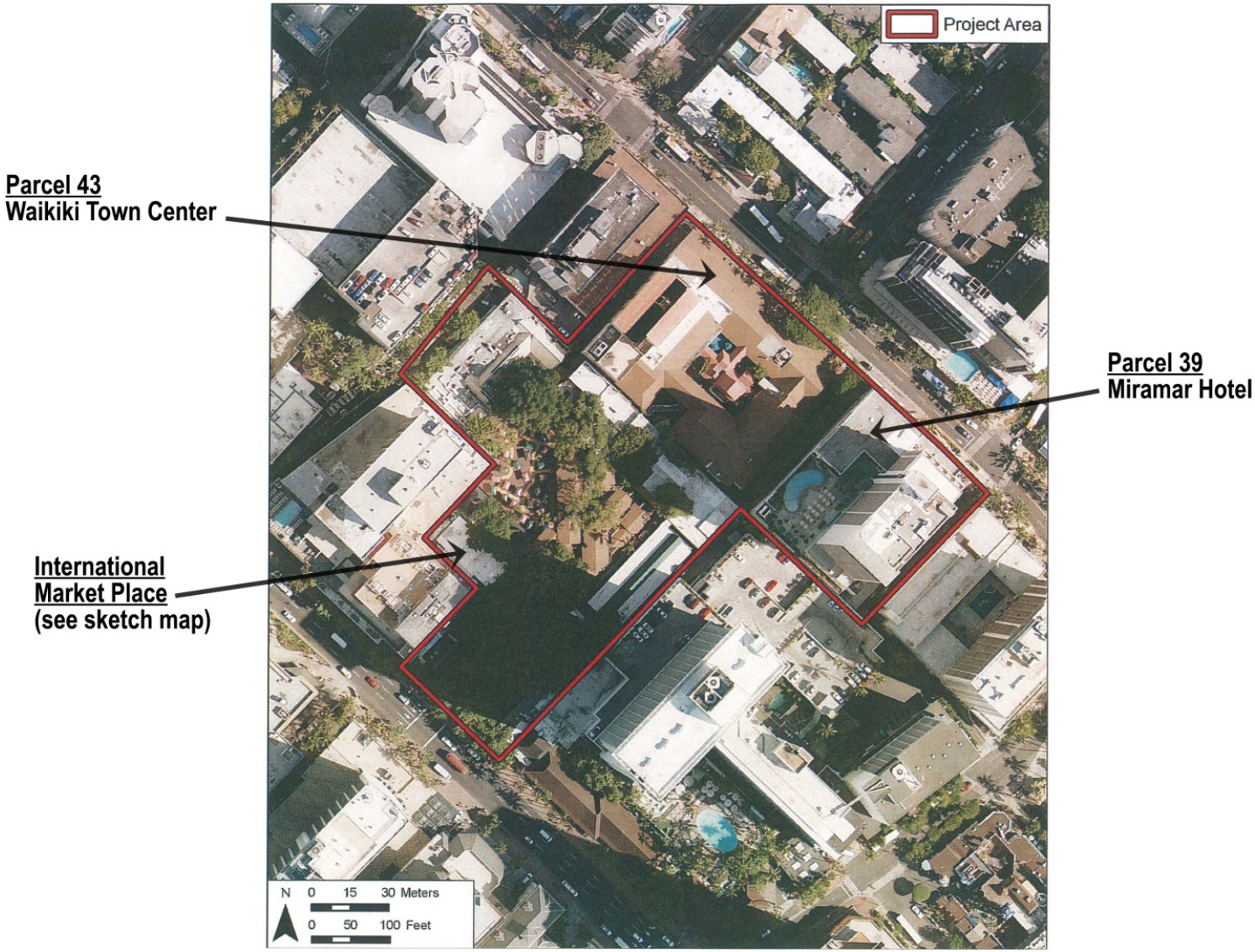

Figure 2: Aerial Photograph showing International Marketplace redevelopment site. Parcel names/numbers added by MAI.
(Source: Final Archaeological Inventory Survey Plan for the International Market Place Re-Development Project, Waikīkī Ahupua'a, Honolulu (Kona) District, Island of O'ahu TMK: [1]-2-6-022: 036, 037, 038, 039 & 043)

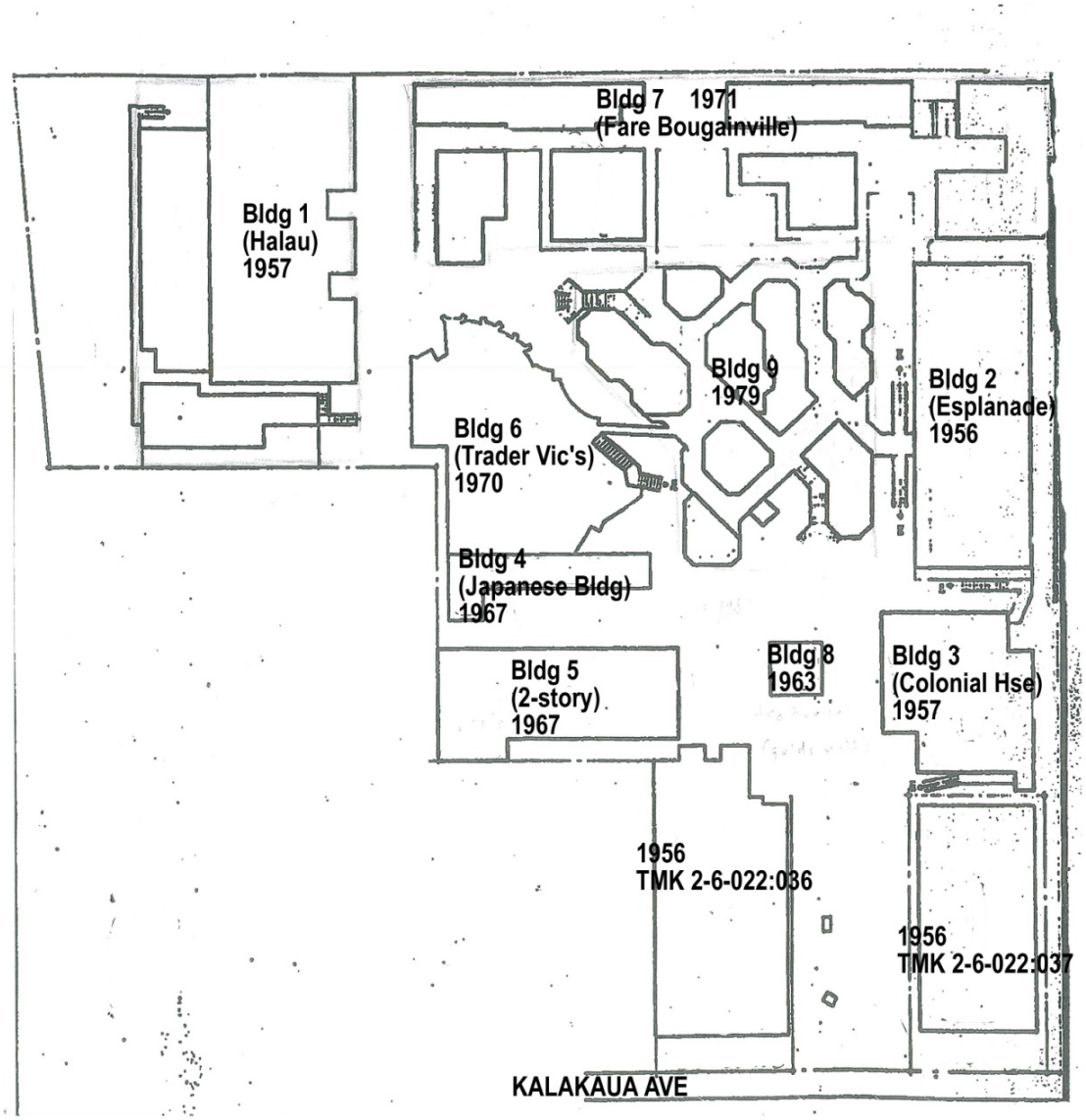

Figure 3: Map showing the second floor plan of the International Marketplace buildings (TMK 26022038). Building numbers and names added from tax records.
(Source: City and County of Honolulu, Real Property Assessment Division, microfilm pg. 2393)

Initial Research Information on
International Marketplace Entry buildings parcels,
Town Center parcel & Miramar Hotel parcel

TMK	Current Name (Orig. or Older Names)	Year Built	Renovations or Changes	Other Notes	2011 Photo
26022036	Entry Building - Ewa side (first tenants: Dagger bar [2-level, 150 cap] and Colonel Beach's Plantation Beefsteak and Coffee House [100 cap])	1956	$120K add'n of 824 sf 1966, $40K alts in 1969 & 1974, six alts <$5 K btwn 1970-1978, $15K combined alts in 1978, $150K alt in 1981. Parcel subdivided from 038 in 1968	• Wimberly & Cook reported as architects in HA June 21, 1955, p. B4 & HA Sept 5, 1956, p. B1articles (store tenants listed in HSB Sept 5, 1956, p. 28)	
26022037	Entry Building - DH side (Store #1 -first tenants were: Blair's Woodcarving, South Pacific Trading Co., Don's Gifts and Grog Shop & Diamond Head Sportswear)	1956	$85K alt in 1971, $180K in 1983 (Crazy Shirts) , at least two other alterations $30-40K	• Ditto	
26022043	Waikiki Town Center & car parking lift "structure" (Waikiki International Plaza or Kuhio Mall)	1980	Early plans in 1956 (2-12-56 HA, p. A6) proposed a hotel on this site. This parcel was subdivided from 26022002 in 1976. Before 1980 the two bldgs on microfilm pg. 2425 of Tax Office field book were demo'd	• Benjamin Lum (architect's stamp on dwg in Tax Office field book) • Less than 50 years old; the only portion of the parcel that MIGHT be of exceptional significance is the "mechanical garage" (history of these requires research)	

TMK	Current Name (Orig. or Older Names)	Year Built	Renovations or Changes	Other Notes	*2011 Photo*
26022039	Miramar Hotel (Kuhio Hotel) (Waikiki International Terminal Building)	1962 (initial 4-story bldg - mostly parking) 1970 (hotel)	$4M hotel add'n 1967-1970 (Note in Tax Office field book says "Add'n to be from 5th to 20th floor, Add'n up to 9th floor for 1969 – incomplete. A.J. 12/23/69") Btwn 1974 and 1983 the "tiki" entry changed to Chinese "roof" and mural. CMU block screen design for garage levels also changed.	• [earliest planned bldgs mauka of IMP incl.: "Beachcomber Blue Lagoon hotel, bungalows of native-type construction" (HA Jan. 16, 1955, p. 1), office blgd (HSB Je 14, 1955, p. 21), "small hotels and apartment[s]" (HA Feb 12, 1956, p. A6). • Waikiki Air Terminal built in 1962 with 4-level parking garage, plus shops and airline check-in counters. Its foundations were designed to support a high-rise building (offices or hotel use proposed at varying dates) • Design Associates (Frank Slavsky and L. Harold Whitaker) noted as designers, with Alfred A. Yee Associates as structural engineers of Waikiki International Terminal Building. • Guy Rothwell noted as consulting architect for hotel. • Glass elevator copied the 1963 one at the Ilikai? • 17th floor fire during construction may have been impetus for sprinkler system requirements in high-rises. (more research required)	

Preliminary Research Information on
Buildings within the
International Marketplace parcel
(TMK 26022038)

Bldg # (per Tax Office)	**Current Name / *site visit observation* (Orig. or Older names)**	**Year Built**	**Renovations or Changes**	**Other Notes**	**2011 Photo**
Overall Site	**International Market Place** (IMP)	1956-1979	42 Building Permits (BP) between 1971 and 1987 listed for overall site (specific buildings not always identified), and many alterations not clearly documented.	• ["a playground for visitors" HA March 1, 1957, p. A13] • Assoc. w/ Donn Beach • Early work of Wimberly & Cook. • Early example of "Tiki style"	
1	Food Court (Duke Kahanamoku's night club [HSB Apr 2,1966, p. A6]) (Halau or South Pacific Village)	1957	8 BP listed for additions and alterations between 1960 and 1978.	• Wimberly & Cook reported as architects in HA Sept 5, 1956, p. B1 article, and this bldg specifically mentioned	
2	Shops on 1st level, below offices (Esplanade)	1956	5 relatively minor BPs listed	• Probably a Wimberly & Cook design	
3	Lids & TLC [shops on 1st level below Coconut Willy's, closed] (Colonial House)	1957	5 relatively minor BPs listed	• Probably a Wimberly & Cook design, based on date (but not "Tiki Style")	

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IMP Bldg # (per Tax Office)	**Current Name / *site visit observation* (Orig. or Older names)**	**Year Built**	**Renovations or Changes**	**Other Notes**	**2011 Photo**
4	One of two ABC stores at IMP (Kimono Shop) (Japanese Bldg)	1967	3 BP alterations listed in 1970s	• Associated Innkeepers, a corporation run by Chris Hemmeter, built this. • It may have replaced an earlier bldg.	
5	Hank's Haute Dogs & Lava Rock Lounge (Surf City Building [name on IMP map]) (Tahiti by Six & Canton Puka)	1967	Only 2 BP listed but appears heavily altered.	• Ditto. 	
6	*now open space* (Cart Mall [name on IMP map]) (Trader Vic's restaurant)	1970		• Gone by Fall of 2011	
7	*mauka 2-story building* (Fare Bougainville)	1971	11 relatively minor BPs listed		

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8	"Stupid Factory" [T-shirt shop] (Goldsmith) (Professional Office) (Tea House)	1963	3 BP listed	• The medallions of Princess Kaiulani on gable ends are based on a historic medal	
9	Banyan Bazaar [2-stories of polygonal-shaped shops] (Village Shops)	1979	6 BP listed.	• WWATG design (GMrecalls)	
Entry signs & site art	*Original entry sign replaced and most site art (carvings) removed*	Dates Un-known		• Carvings seen in 2003 now gone.	(1969 photo by Sadie Doyle in BM Archives)