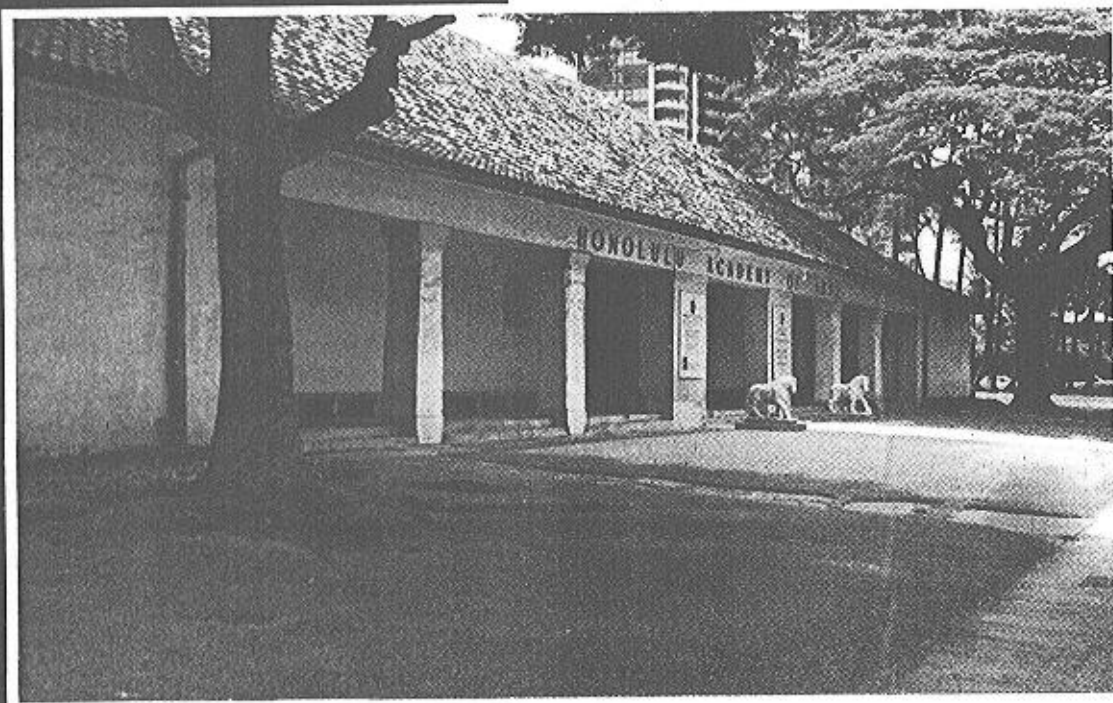


**Special
District
Design
Guidelines**

**THOMAS
SQUARE/
HONOLULU
ACADEMY
OF ARTS**

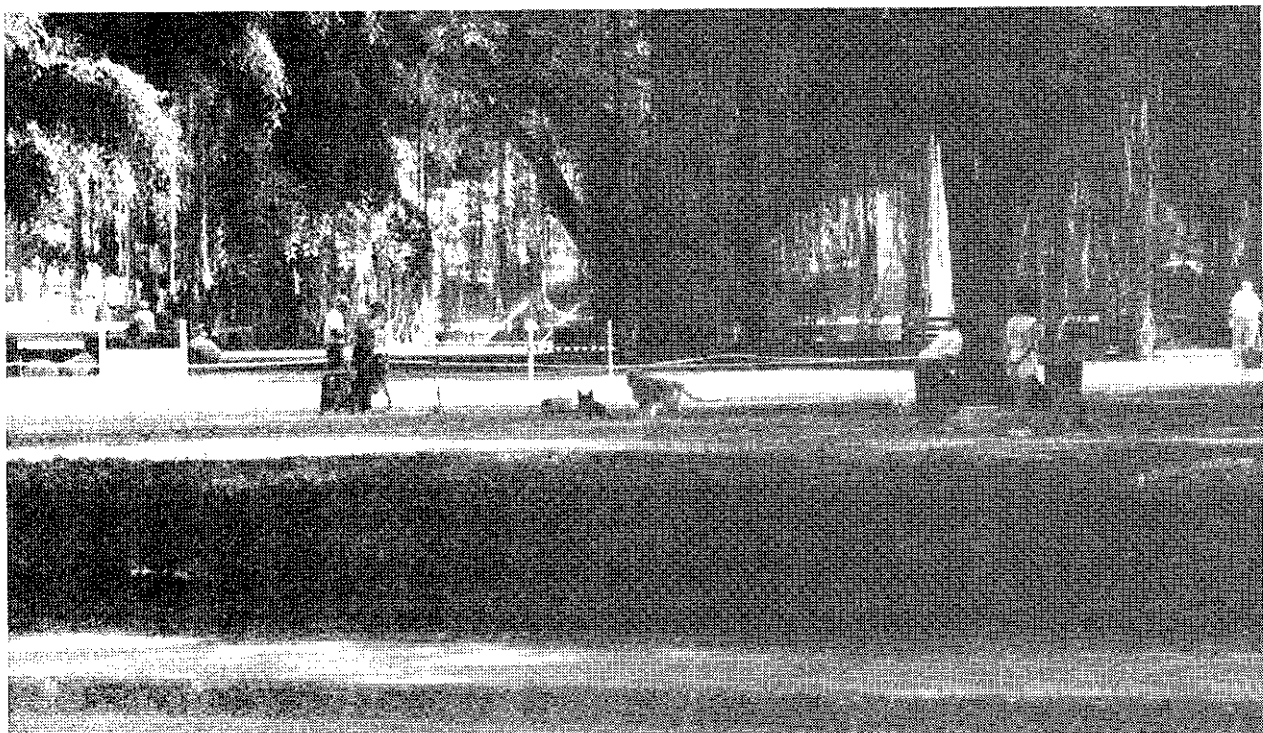


**Department of Land Utilization
City and County of Honolulu
June 1995**



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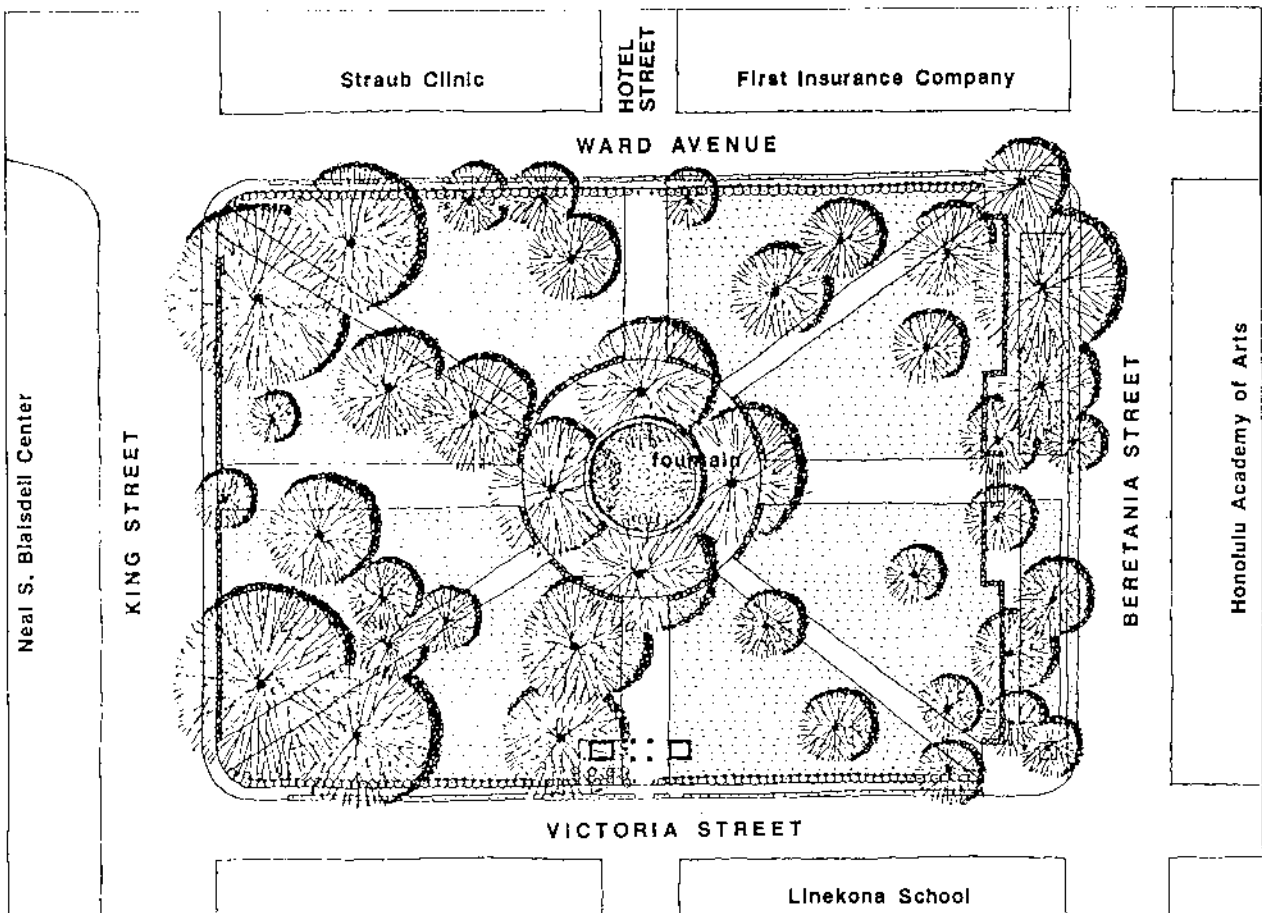
Thomas Square ambience

Introduction

Thomas Square and the Honolulu Academy of Arts are listed on the State and National Register of Historic Places. Thomas Square is an urban park, with a symmetrical design. It has historic significance as the site where the sovereignty of the Hawaiian Kingdom was restored to King Kamehameha III by Great Britain. It is also a focal point for the Honolulu Academy of Arts, the Neal S. Blaisdell Center and Linckona School. The Honolulu Academy of Arts has architectural significance, as an example of nationally

renowned architect Bertram Goodhue's work, and cultural significance as a major art gallery and museum.

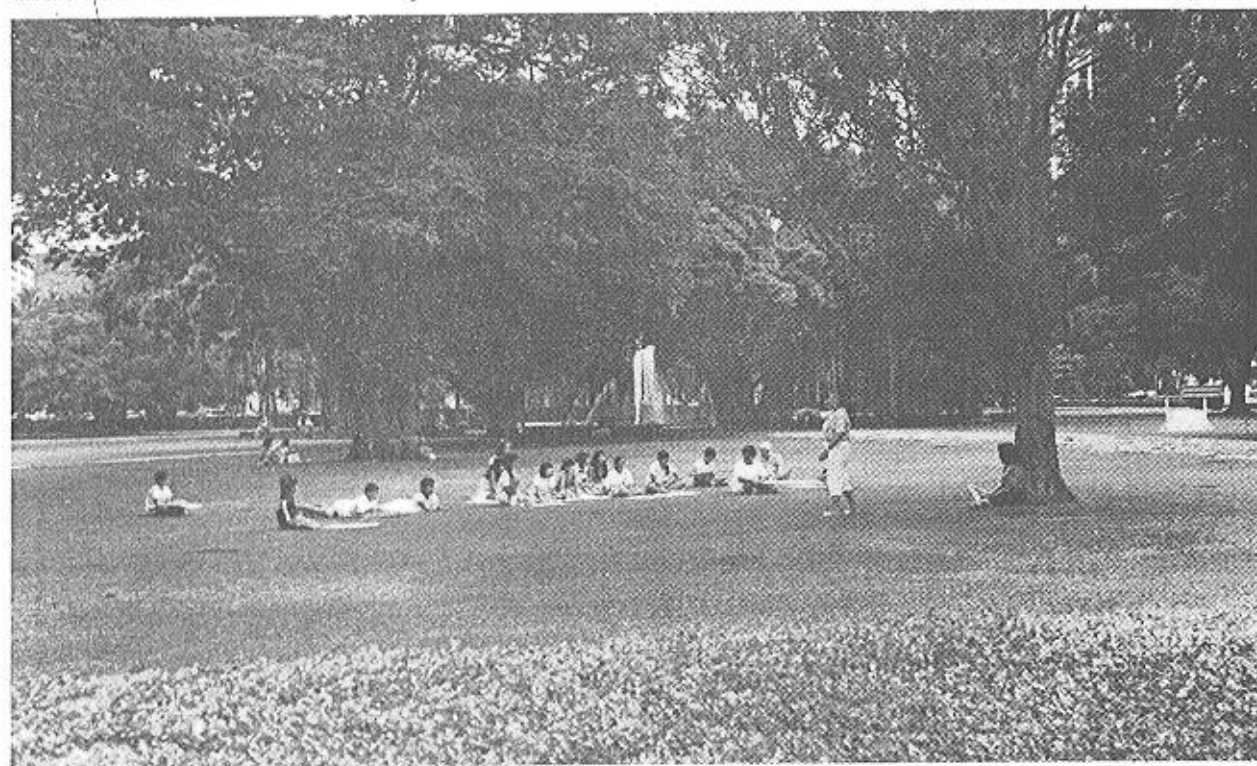
The surrounding area was designated as a Special District for the protection and enhancement of Thomas Square and the Honolulu Academy of Arts. The District regulations call for specific height, front yard setback, landscape, sign and lighting design requirements.



Plan of Thomas Square, showing its symmetrical design.



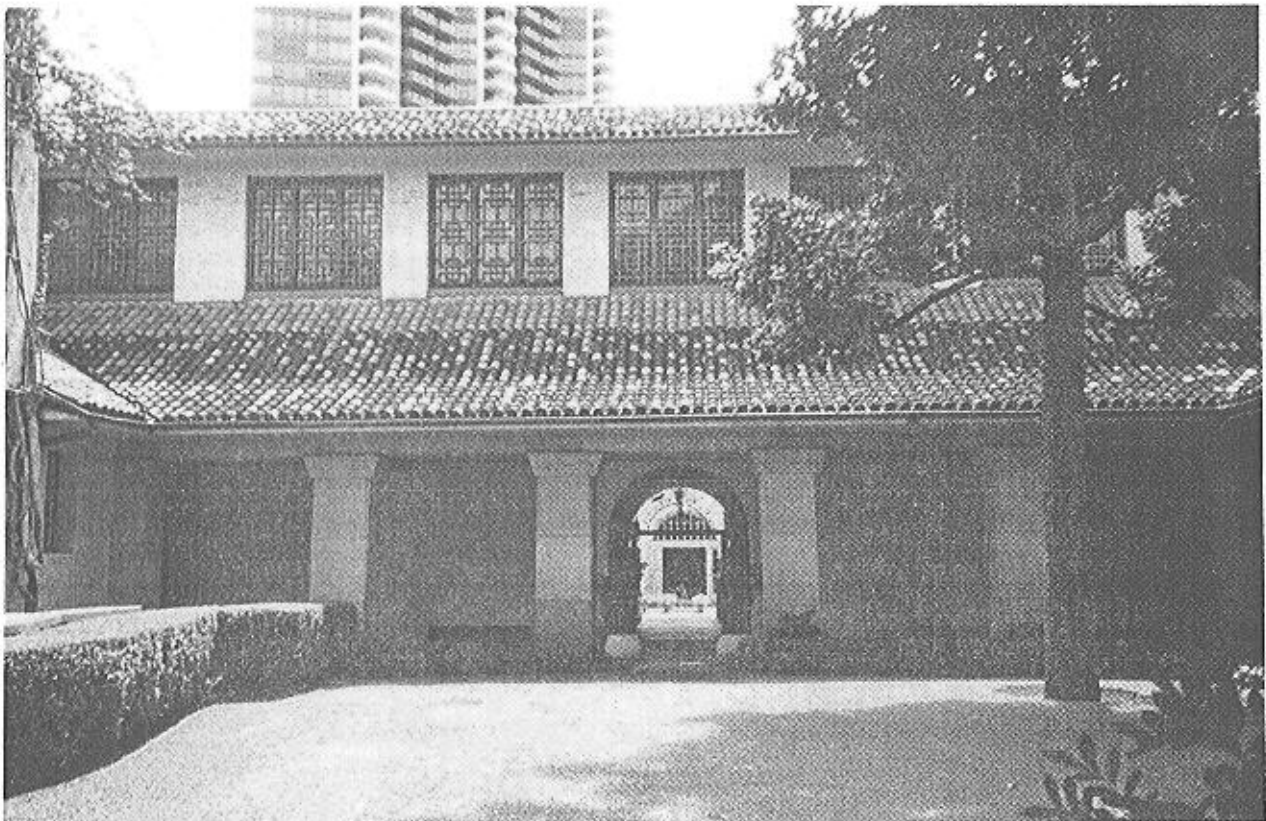
The serene and scenic quality of Thomas Square provides an ideal setting for numerous cultural and recreational activities and functions.



District Objectives

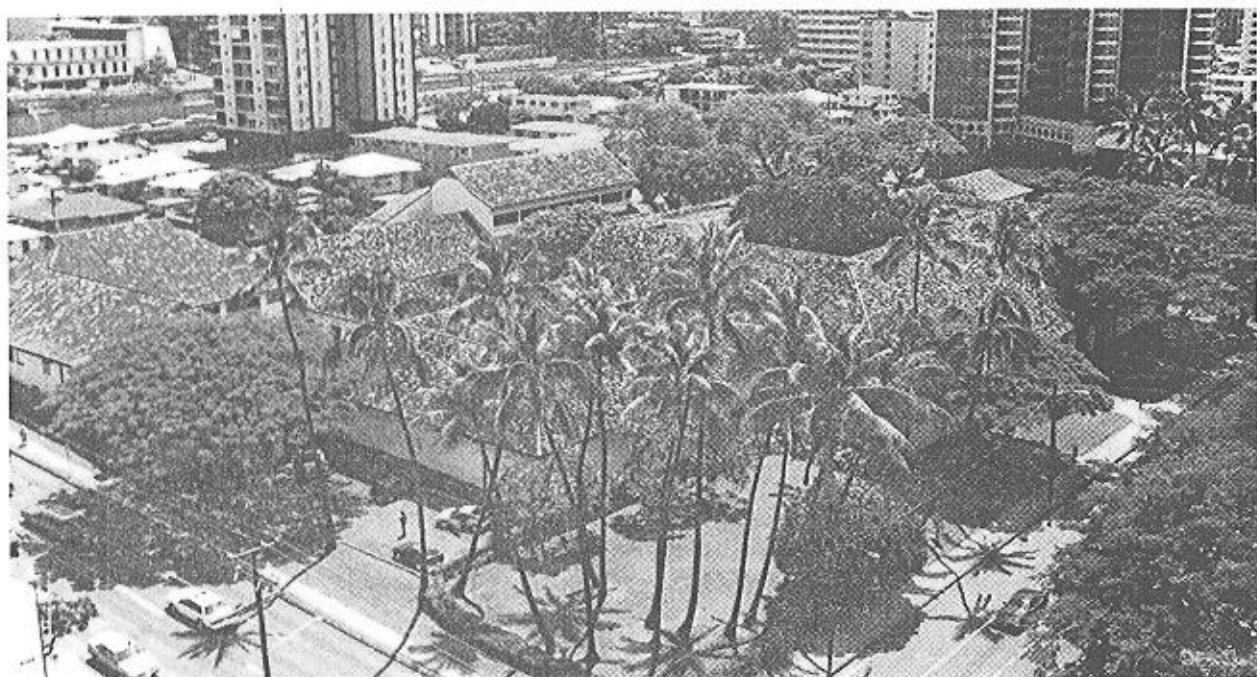
In order to protect and enhance the character of the Thomas Square/Honolulu Academy of Arts Special District, the following objectives are stated in the City and County's zoning code, the Land Use Ordinance (LUO):

- A. Preserve and enhance Thomas Square's formal park design by modifying construction projects which would diminish its serene and scenic quality.
- B. Protect the serene scenic quality of the interior courts of the Honolulu Academy of Arts by prohibiting the visual intrusion of neighboring highrise buildings.
- C. Create a landscape theme which takes in consideration the park qualities of Thomas Square and the Honolulu Academy of Arts, and the transition from these two lowrise sites to taller developments nearby and their location as a gateway to the Hawaii Capital District.

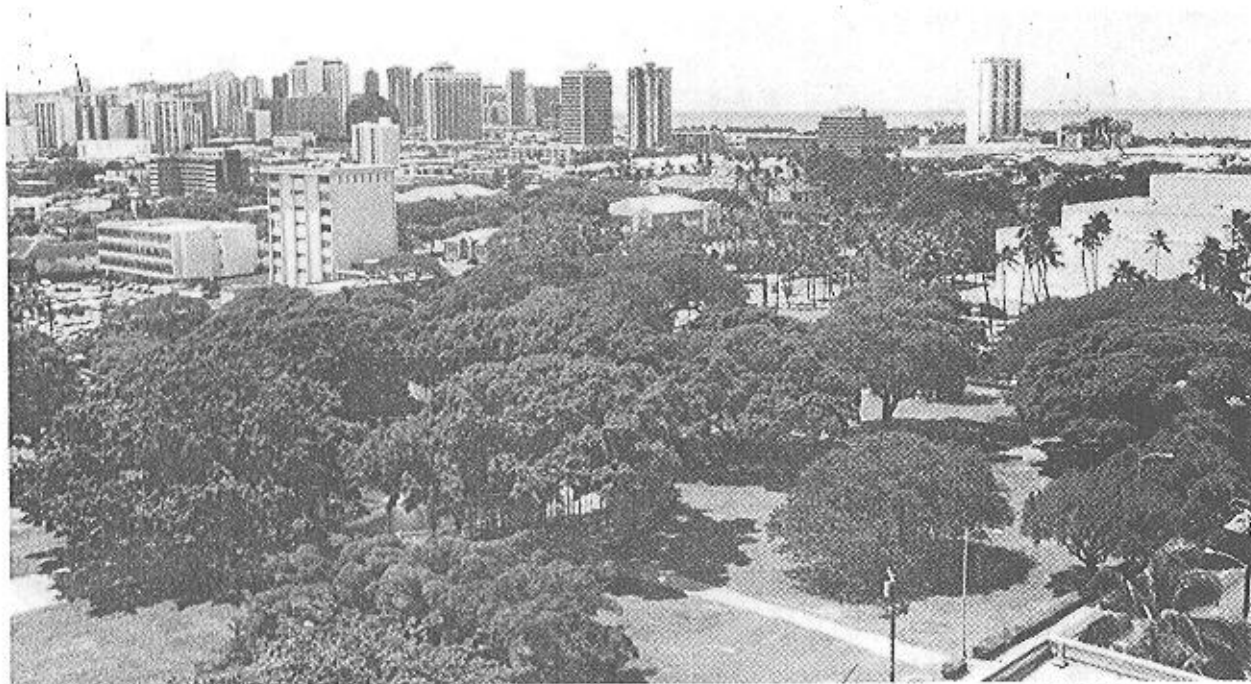


Art Academy Interior Court.

Aerial Photos

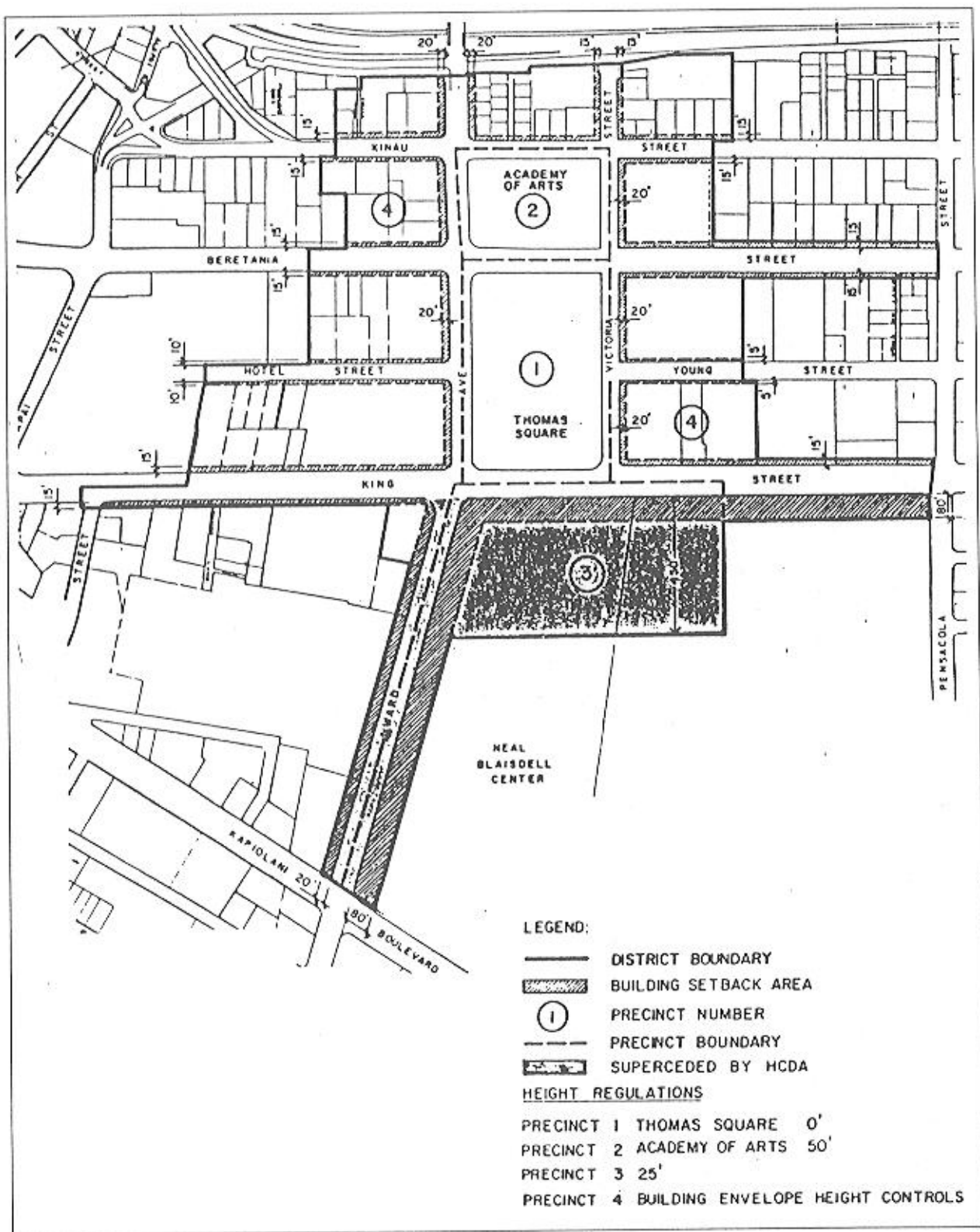


Aerial view of Honolulu Academy of Arts looking mauka direction



Aerial view of Thomas Square looking Diamond Head/makai direction towards Waikiki Beach

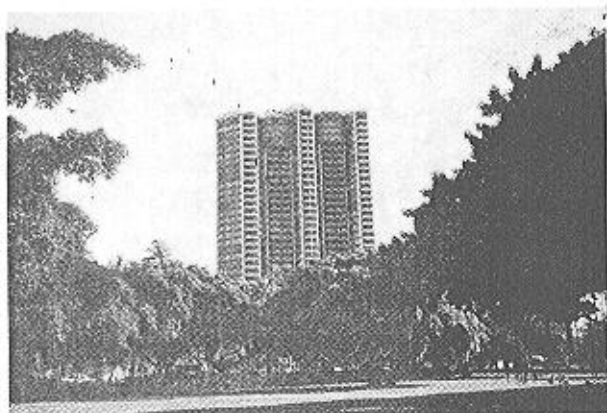
District Map



Heights

Of particular importance to the preservation of the District's serene and scenic qualities, and especially open skyward views from the interior courtyard of the Honolulu Academy of Arts, is the limitation of building heights around the perimeter of the Square and Academy.

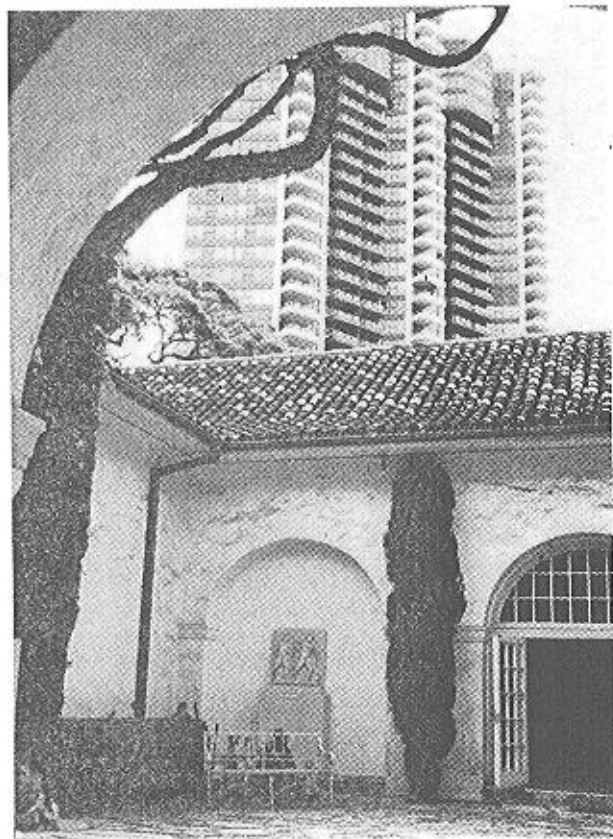
The District boundaries, building height limits and setbacks, as designated in the LUO, are intended to protect these qualities against the impact of highrise and obtrusive development.



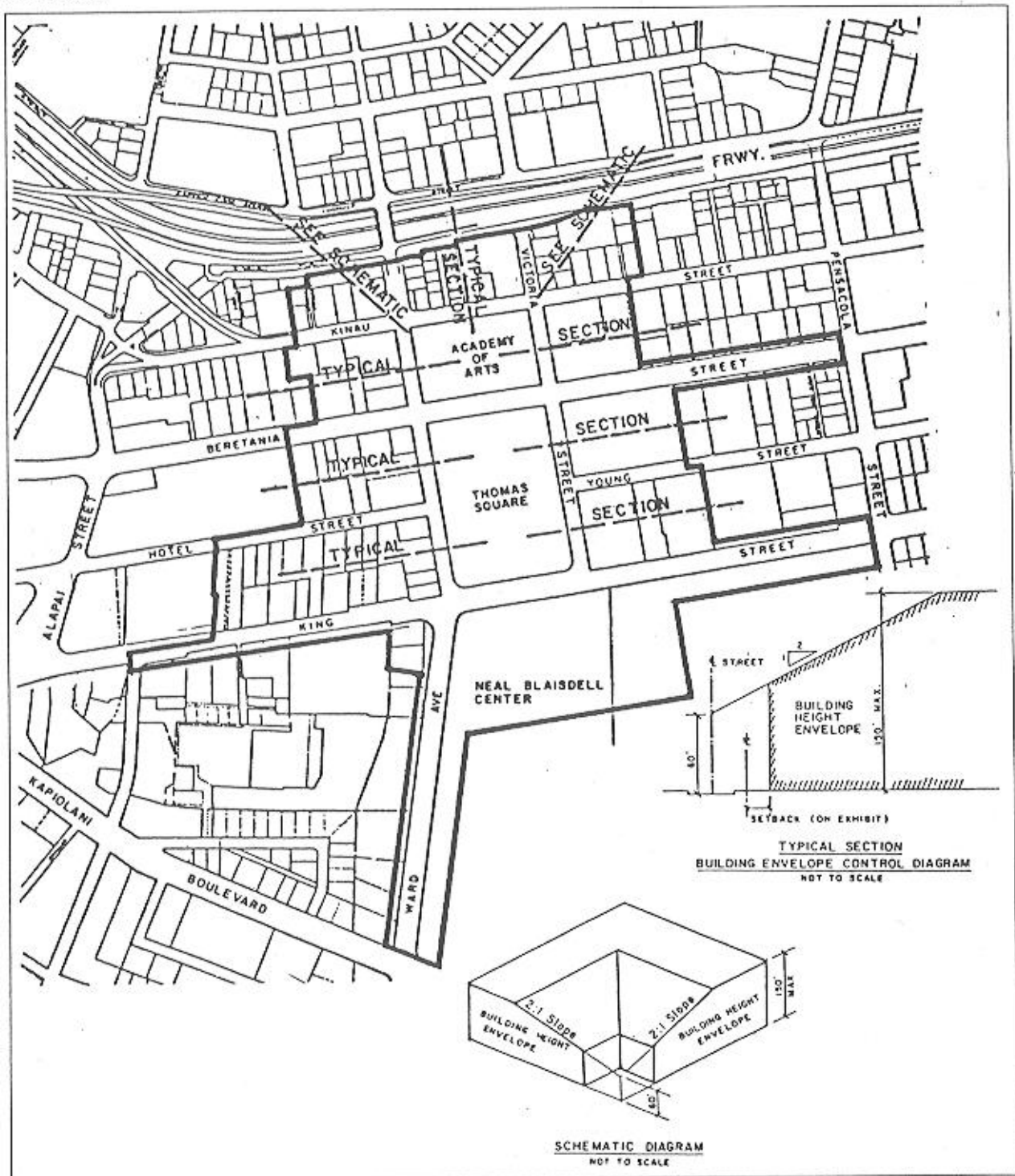
The Admiral Thomas building does not conform to present height limits and is highly visible.



Nonconforming highrise development intrudes into views from the Honolulu Academy of Arts' interior courtyards. The "Spanish Court" is shown on the left, the "Kinau Court" on the right.



District Height Control Envelope Map, based on view plane analysis to protect the courtyards of the Honolulu Academy of Arts from visual intrusion.



Architectural Character

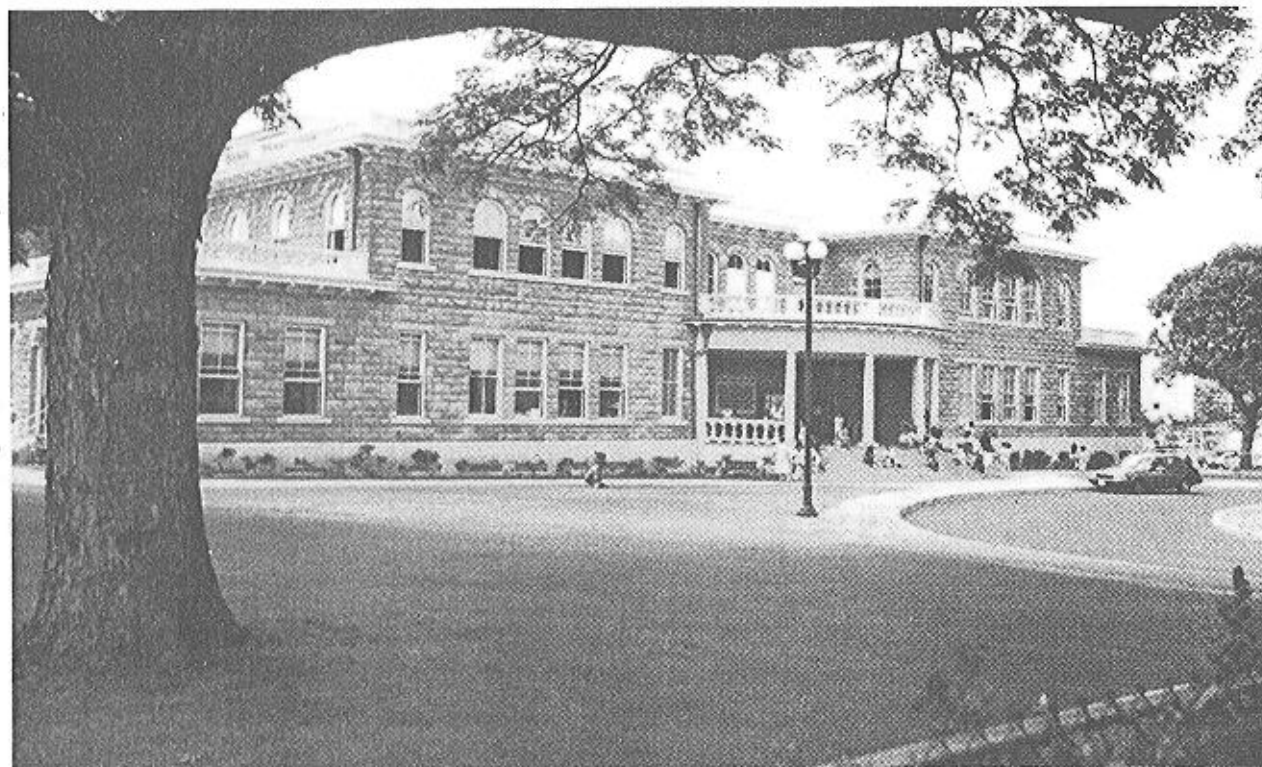
Building Bulk and Facade Treatment

While the LUO does not contain any District regulations regarding building design, projects around the perimeter of the Square and Academy should not visually detract from the architecture of the Academy and the serene quality of the Square.

Buildings should be appropriately scaled to relate to the massing of the Academy. Recessed openings, arcades, projecting eyebrows, and offsets in wall planes are encouraged.



The Claire Booth Luce Wing addition (1977) to the Academy of Arts is consistent and sensitive to the architecture of the original facility.

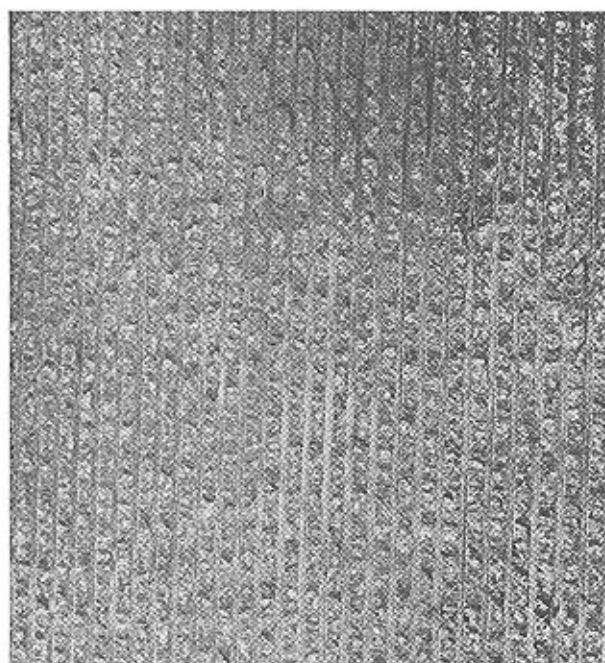


Historic Linekona School, restored in 1990 to serve as classrooms for the Honolulu Academy of Arts.

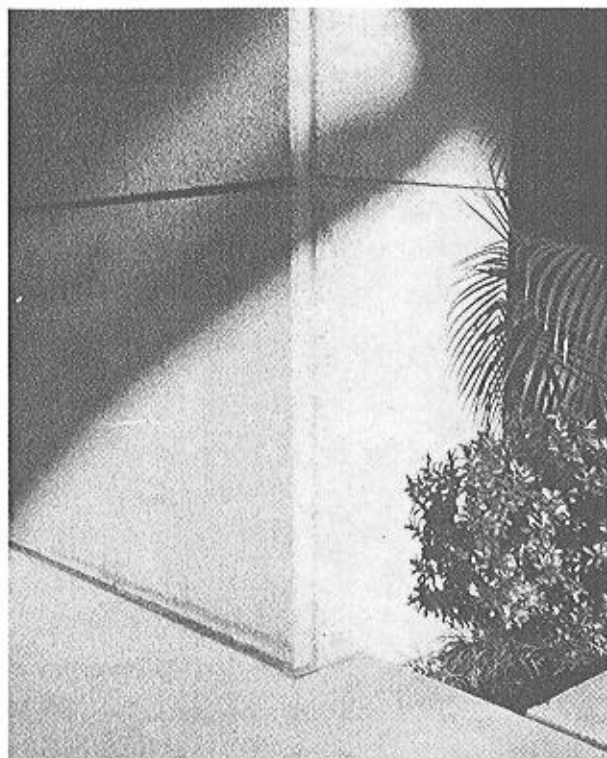
Materials and Colors

Exterior colors, materials and finishes should complement the Academy, the ambience of Thomas Square and the dignity of the Capitol District gateway. The use of shiny metal or highly reflective surfaces, opaque and reflective glass should be avoided. Large, blank walls should be textured or patterned to provide scale and subdue their visual appearance, as shown by the examples on this page.

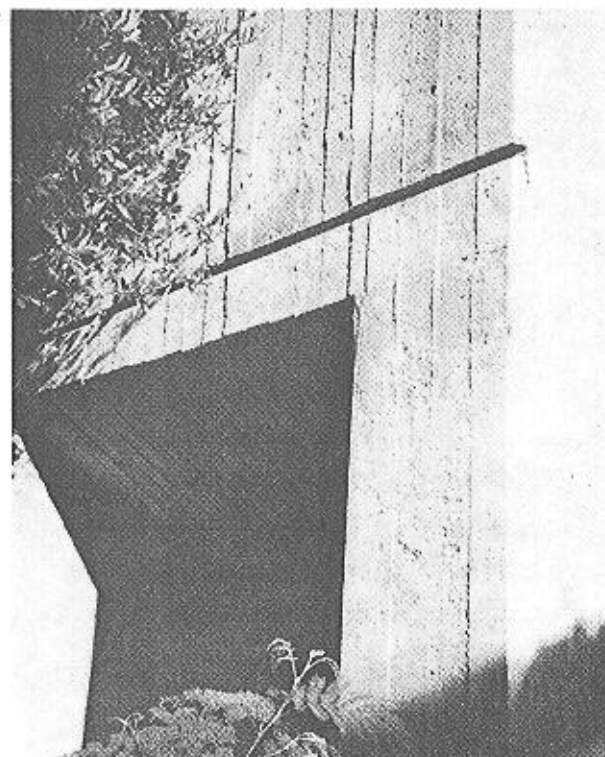
Conservative, subdued colors are appropriate. Intense hues or contrasting values are not acceptable.



Kaiser Permanente, textured concrete.



First Insurance Building, precast exposed aggregate concrete.



Fronk Clinic, board impressed concrete finish.

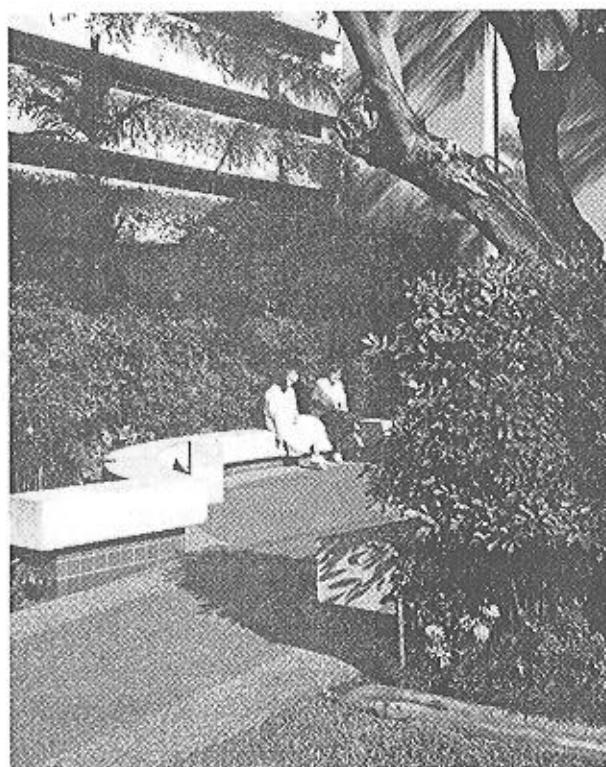
Landscaping

Landscaping is required and encouraged in the District, in order to enhance the park-like setting of the Square and the District, as a gateway to the Hawaii Capital Special District.

In order to enhance the appearance of the District, all yards are required to be landscaped, and trees are required along all streets. Retention of existing trees over 6-inch caliper, when there are development alternatives, and planting of large canopy-form trees, such as Monkeypod and Formosan Koa, is encouraged.

Landscaping is required in accordance with specific guidelines and regulations in the zoning code.

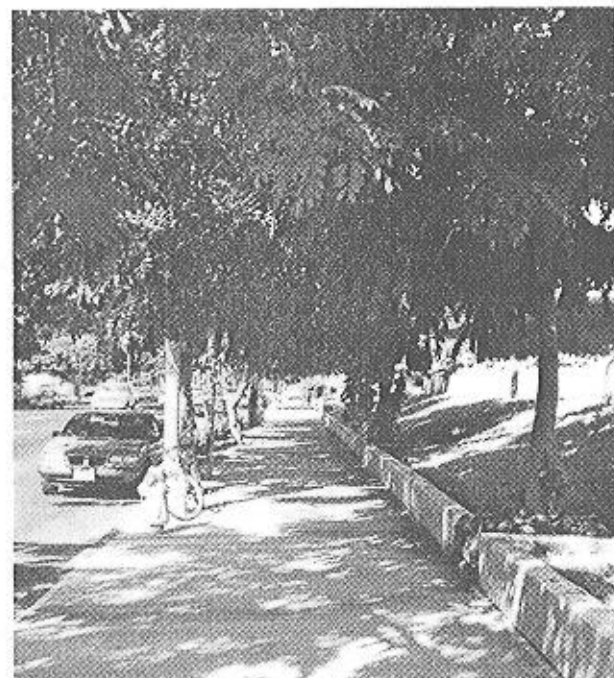
Views of parking, service areas, driveways, mechanical equipment and other obtrusive uses and structures, should be screened to preserve the park-like setting of the District.



First Insurance Building courtyard faces and complements the setting of Thomas Square.



Canopy-form trees along Ward Avenue, facing Thomas Square.



Street trees staggered on each side of the sidewalk along the Kaiser Permanente building on King Street



King Street, looking Ewa.



Ward Avenue, looking Mahai.

King Street, looking Diamond Head.

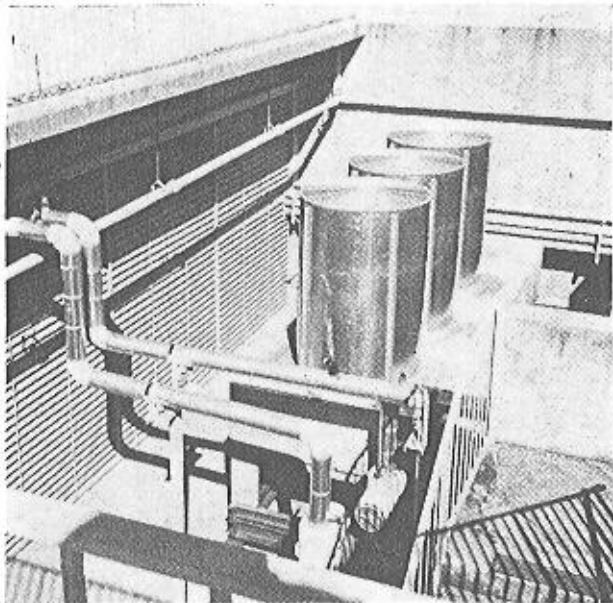
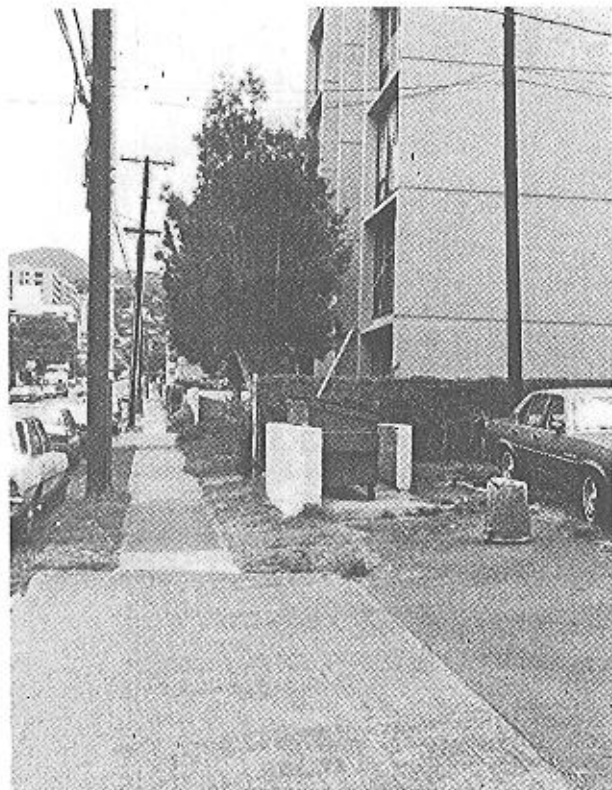


The District serves as a gateway to the Hawaii Capital District.

Mechanical Equipment

Mechanical and communications equipment, such as air conditioning systems and dish antennas, must be screened so that they are not visible from public areas within the District.

Rooftop equipment may be effectively screened by using trellises and landscaping in planter boxes, or by providing building enclosures.

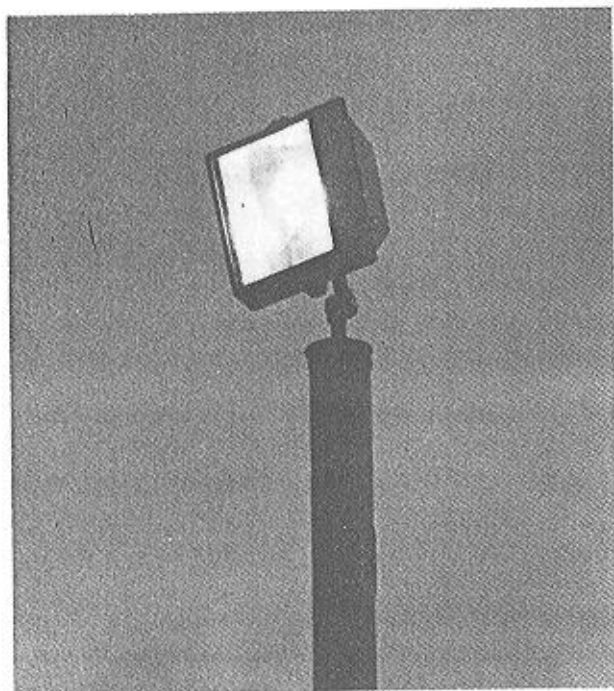


Unscreened mechanical and service areas detract from the quality of the District.

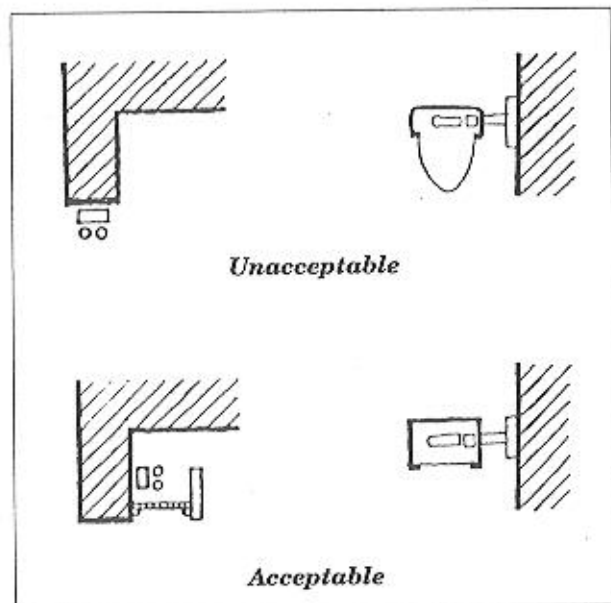
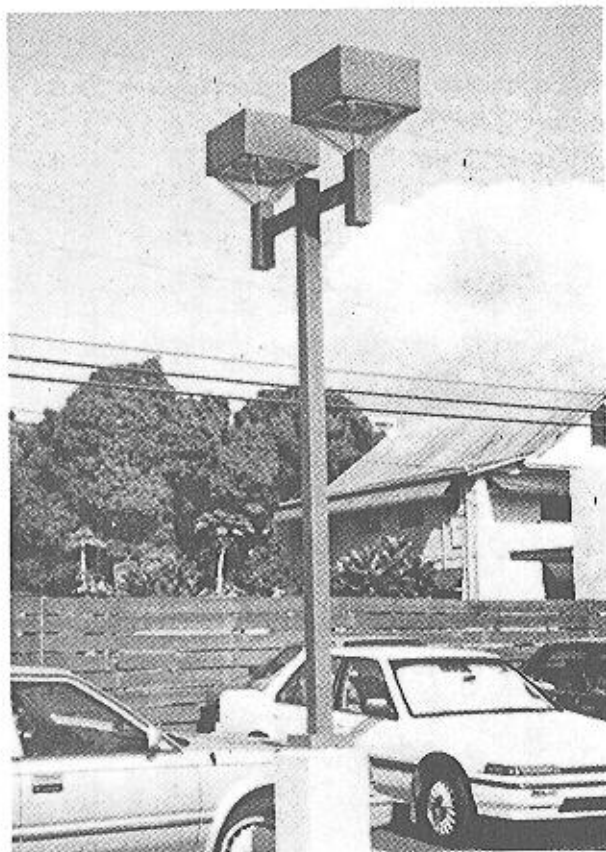
Lighting

Lighting should be generally subdued and shielded so as to preserve the serene quality of the Square and Academy. Incandescent light fixtures and low-mounted fixtures are recommended. High intensity light sources, such as sodium and fluorescent lamps, detract from the park-like setting and are not permitted.

Lighting in parking garages should be concealed or shielded to minimize glare and spillage onto vehicular and pedestrian rights-of-way.



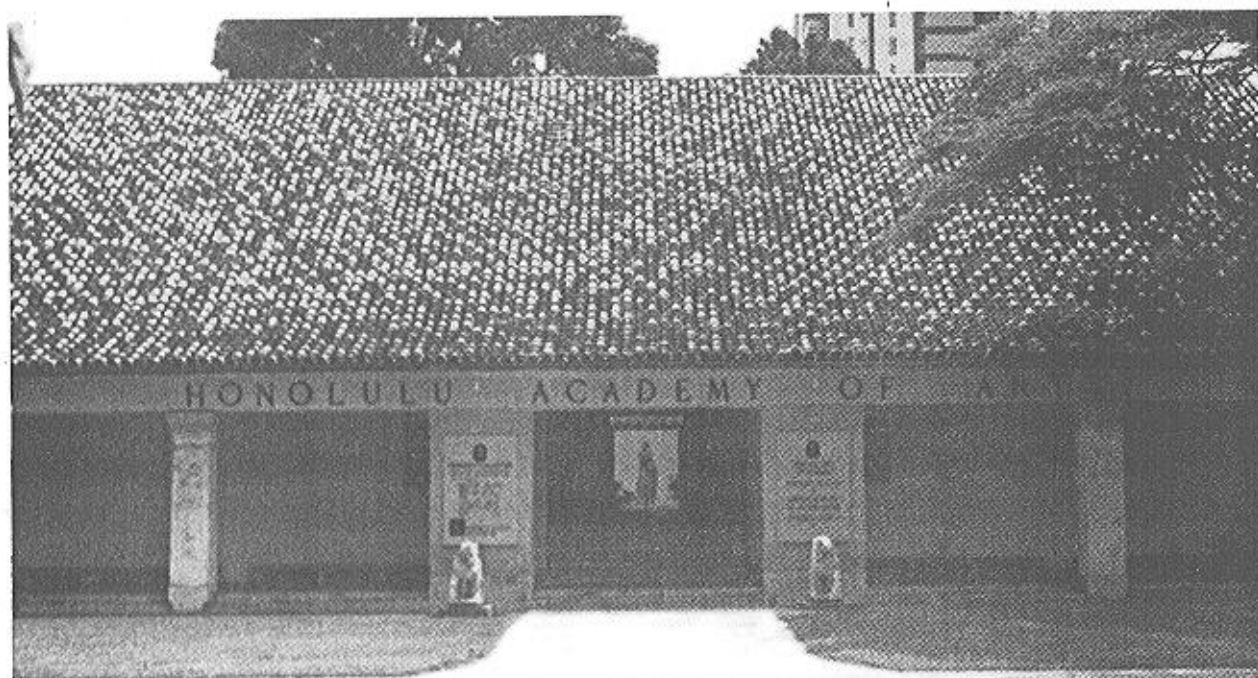
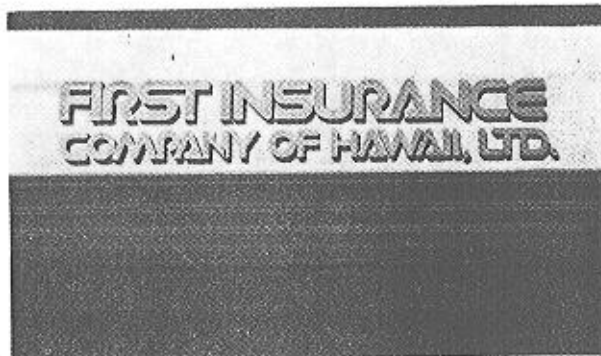
High-intensity light sources detract from the ambiance of the District.



High-intensity light sources should be concealed and/or shielded and directed downward.

Signs

Signs and graphics which directly front Thomas Square of the Honolulu Academy of Arts may not be directly illuminated, have moving parts, be of luminous colors or reflective materials. Illumination of signs and graphics is required to be from an indirect source, shielded from direct pedestrian view. Box fluorescent signs are not allowed. The examples on this page are of appropriate non-illuminated signs.

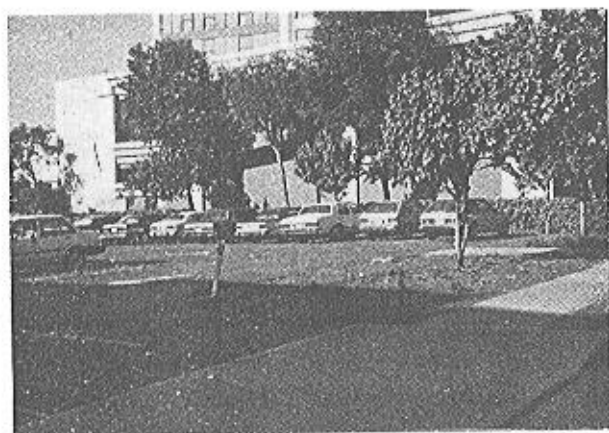


Appropriate nonilluminated signs.

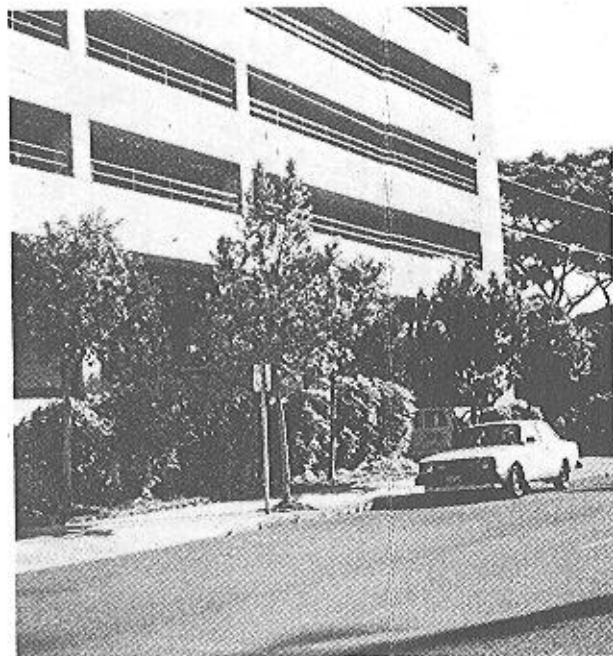
Parking

Parking and loading areas should be located within the interior of lots whenever possible, and must always be screened from view with hedges at least 42" high.

Where parking garages are necessary, they should be screened from view by canopy-form and tall, vertical-form trees. Planters with climbing or cascading vines, and flowering shrubs should also be used along the exterior edges of parking decks, to soften the appearance of the parking garage. Trellises and planting material should be used to help mitigate the visual impact of rooftop parking.



Addition of hedge is required to effectively screen parking.



Example of inadequate front yard landscaping to conceal parking structure.



Planters with cascading vines soften the visual appearance of the First Insurance Building parking garage.