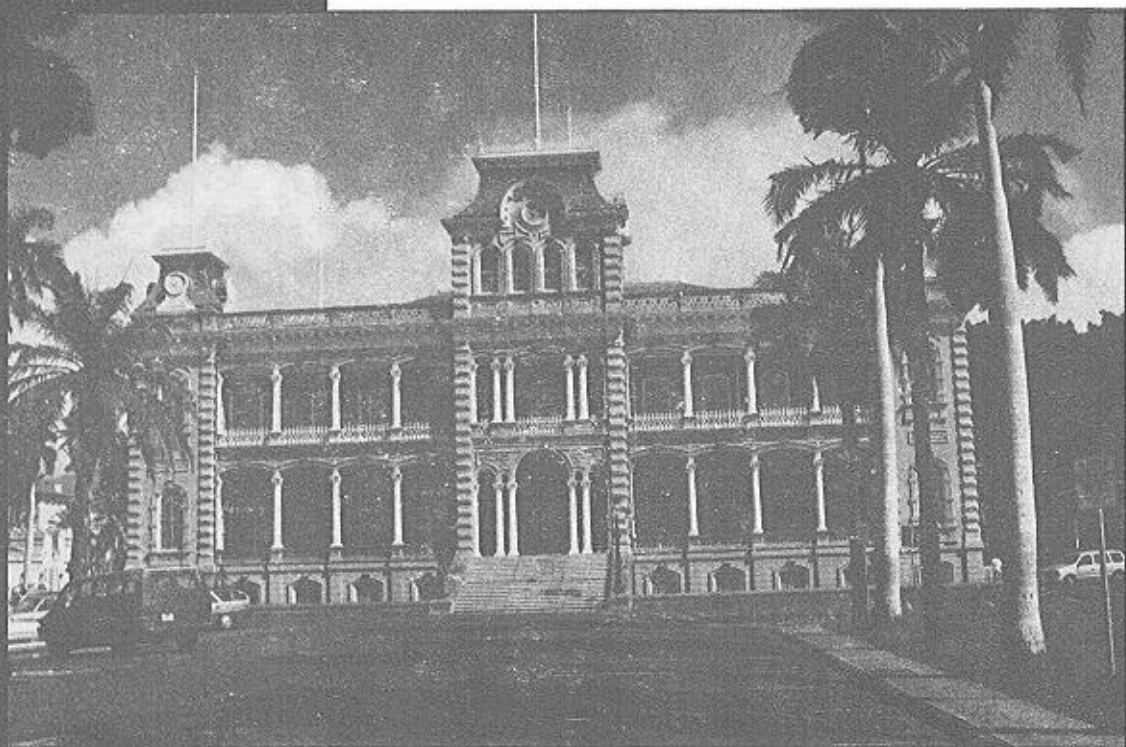
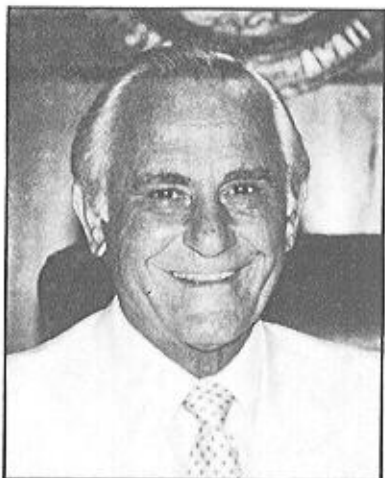


**Special District  
Design Guidelines**



# Hawaii Capital

Department of Land Utilization  
City and County of Honolulu  
April 1991



## Mayor's Message

*The Hawaii Capital Special District was established in June 1972, to preserve and enhance the architectural character and park-like setting of our State, and City and County civic center. Many of these buildings, such as Iolani Palace and Honolulu Hale, are historically and architecturally significant, and are listed on the State and National Registers of Historic Places.*

*The guidelines contained in this booklet supplement the standards in our zoning code, the Land Use Ordinance, by explaining and illustrating the design principles and criteria to be used by owners, developers and designers to ensure that building renovations and construction of new projects are sensitive to the unique character and setting of the Hawaii Capital Special District.*

*I hope you will find this booklet both interesting and useful.*

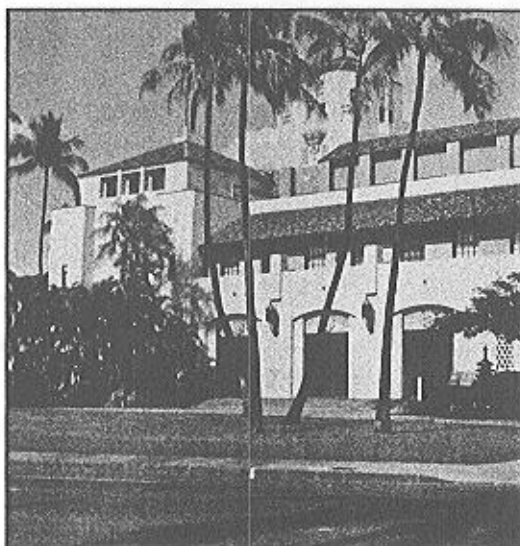
A handwritten signature in dark ink, which appears to read "Frank F. Fasi". The signature is stylized with a large, sweeping "F" and a cursive "Fasi".

Frank F. Fasi

Mayor

# Index

Introduction .....	2
District Objectives .....	3
District Map .....	4
Design Control Objectives .....	5
Historic Structures and Significant Sites .....	6, 7
Site Planning .....	8
Heights .....	9
Architectural Character	
Roof Design .....	10
Facade Treatment .....	12
Entrances, Arcades and Porches .....	14
Door and Window Openings ...	16
Materials and Color .....	17
Courtyards .....	18
Paving .....	19
Signs .....	20
Lighting .....	21
Landscaping .....	22
Parking .....	23
Rooftop Equipment .....	24
Public Improvements .....	25



*Honolulu Hale*



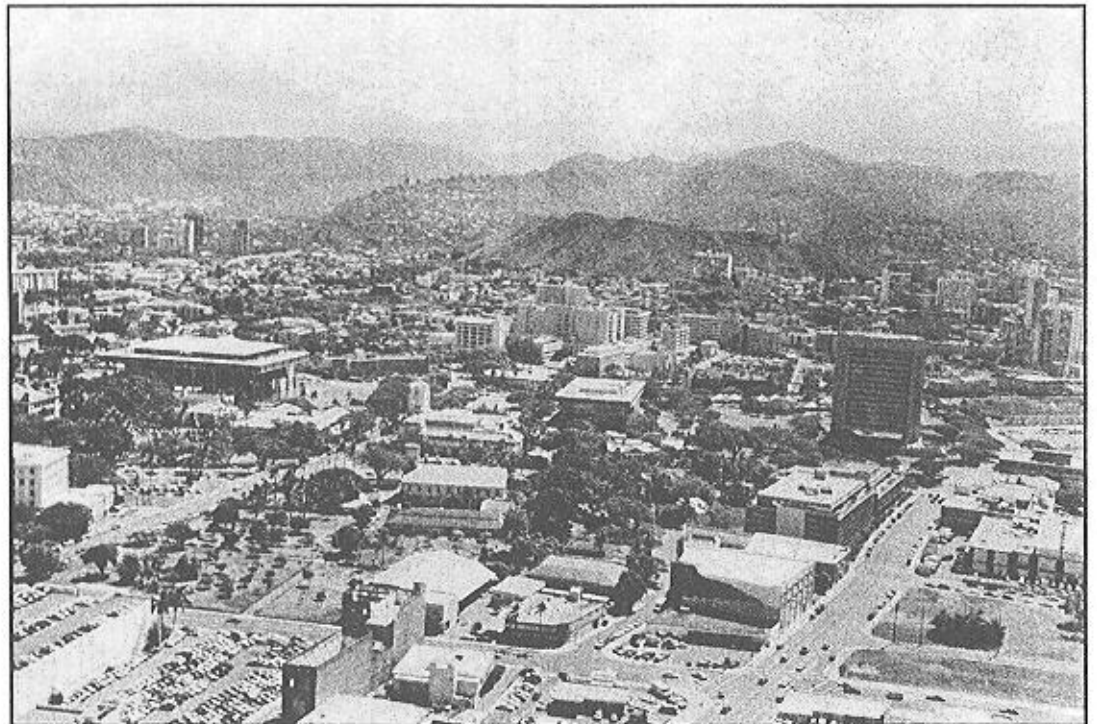
*Kawaiahao Church*

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## Introduction

The Hawaii Capital Special District is the civic core of State government and the City and County of Honolulu. The District is characterized by its park-like setting, with expansive open space and a large number of State, and City and County buildings. Because of the close proximity and significance of these buildings and their settings, this area contributes strongly to the urban design character of Honolulu.

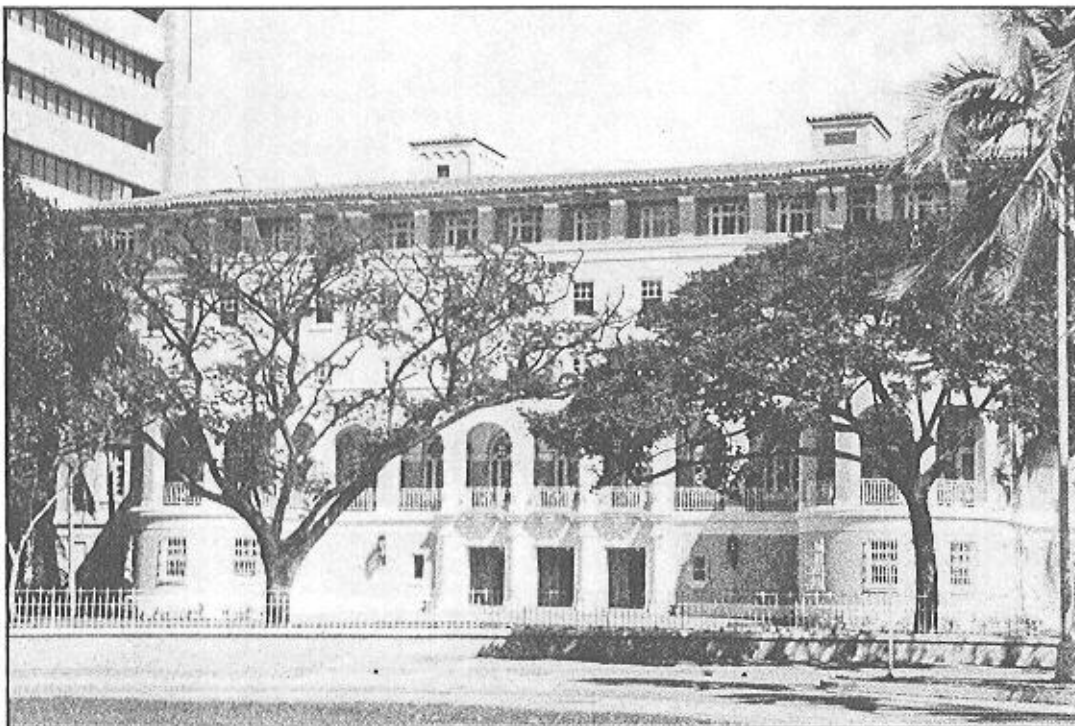
This area was designated as a special district to provide for its protection and enhancement. The District is divided into the Historic Precinct, containing the State Capitol, Honolulu Hale and Iolani Palace, and various other precincts which form transitional areas between parts of the City and the Historic Precinct.



## District Objectives

In order to protect and enhance the character of the Hawaii Capital District, the following objectives are stated in the City and County's zoning code, the Land Use Ordinance (LUO):

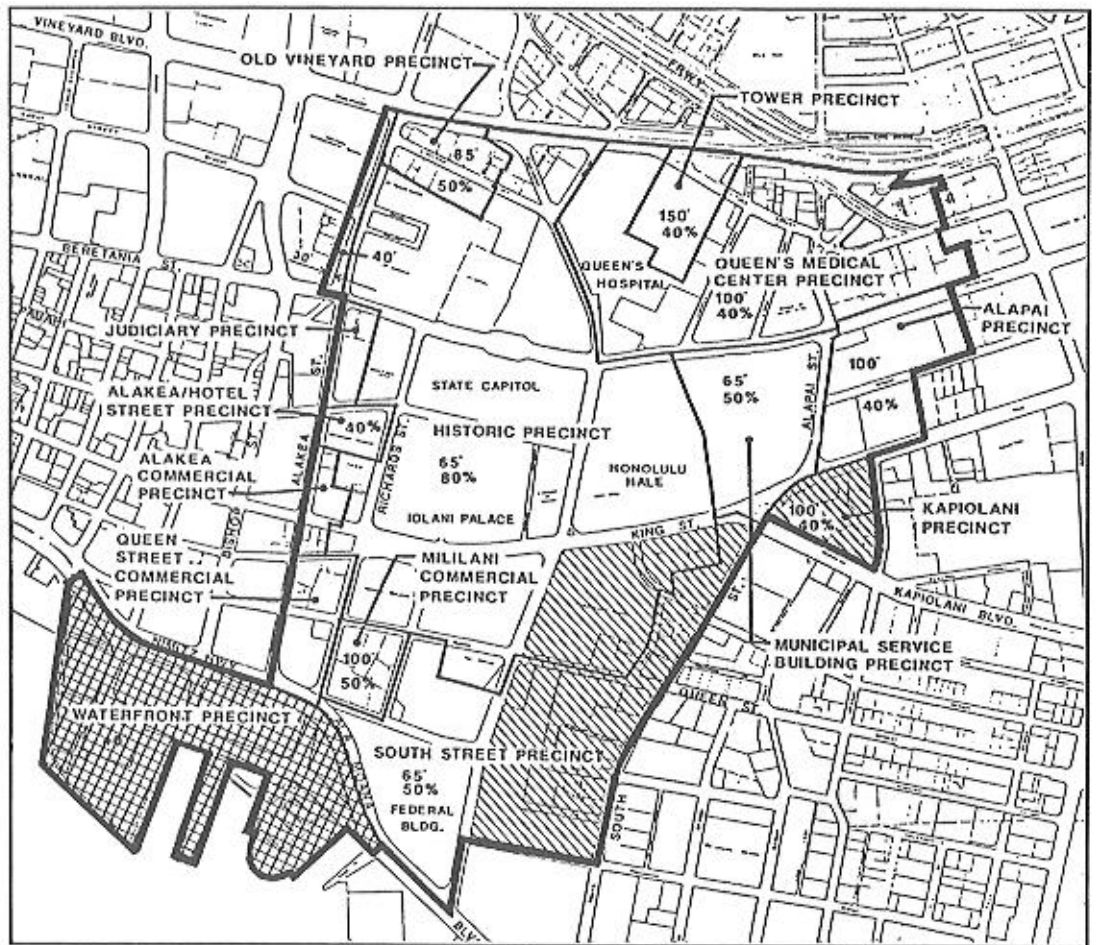
- A. To provide safeguards for the preservation and enhancement of buildings and landmarks within the Hawaii Capital Special District which represent or reflect elements of the State's civic, aesthetic, cultural, social, economic, political and architectural heritage, and encourage new development which is compatible with and complements those buildings and sites.
- B. To preserve and enhance the park-like setting of the Hawaii Capital Special District, including its view from the Punchbowl Lookout.



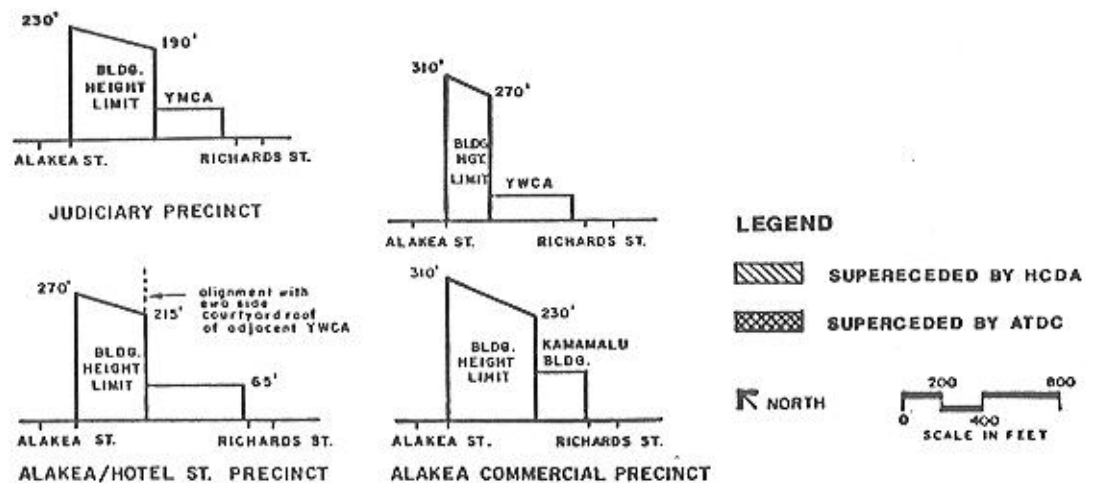
*No. 1 Capitol District Building, the former Armed Services YMCA, is an example of sympathetic restoration of a historic building.*



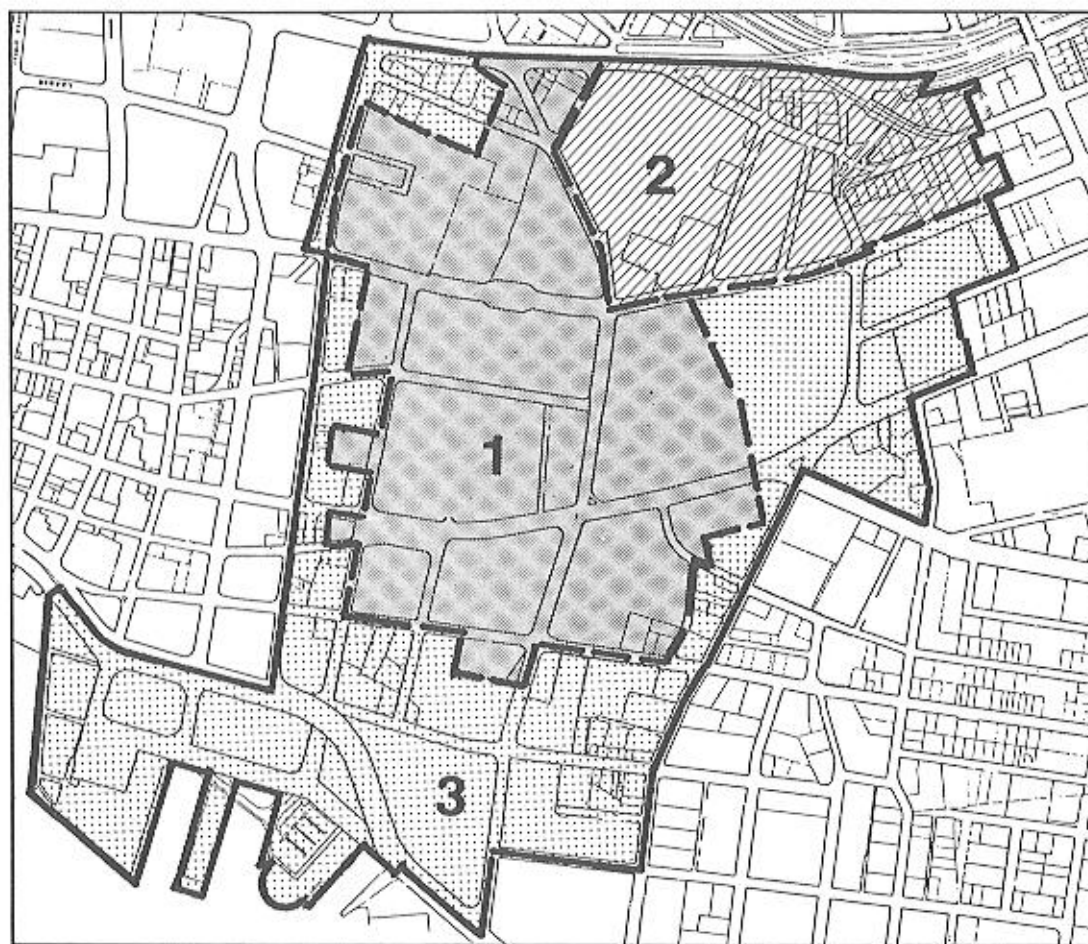
# District Map



## Height and Open Space Precincts



## Design Control Objectives



### 1. Historic Precinct

To preserve the integrity of existing historic structures and to assure compatibility between old and new structures; to preserve mauka-makai views and to maintain the park-like setting of the Precinct.

### 2. Queen's Medical Center and Tower Precincts

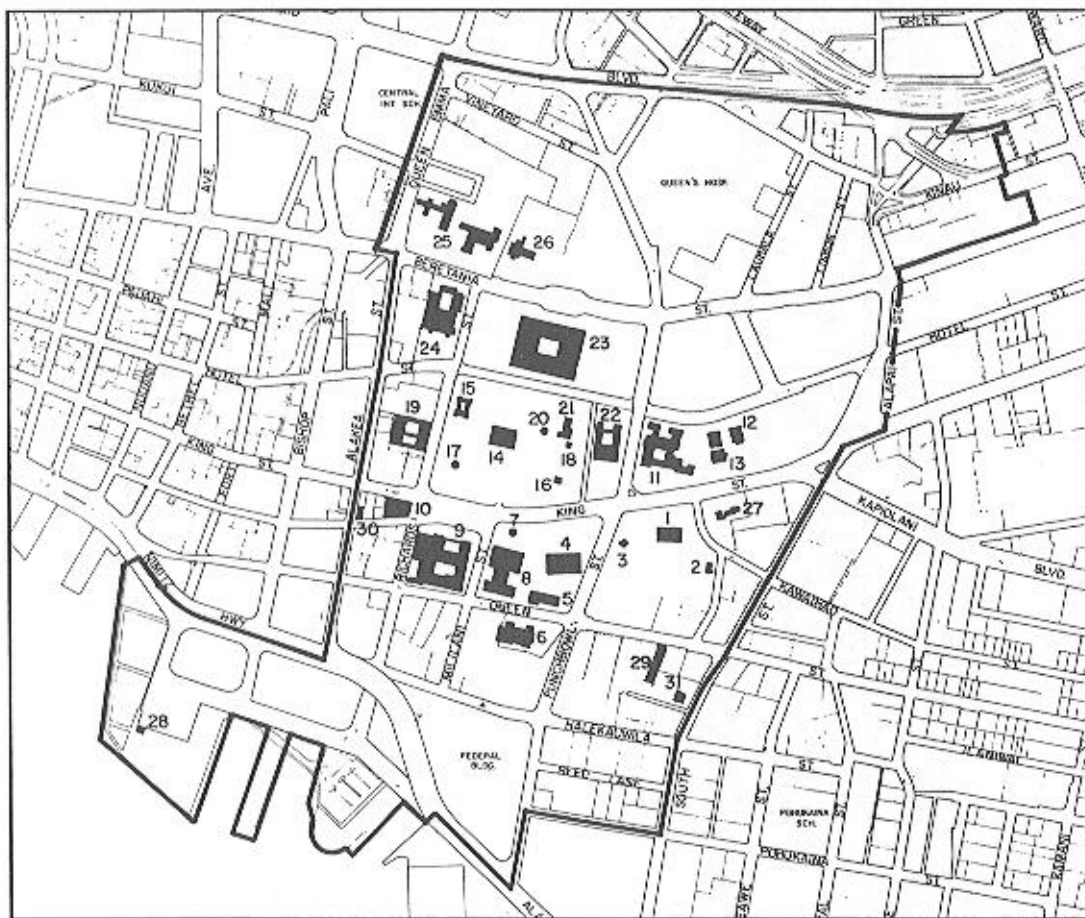
To minimize any adverse impact of new medical facilities on the Historic Precinct.

### 3. Perimeter Precincts

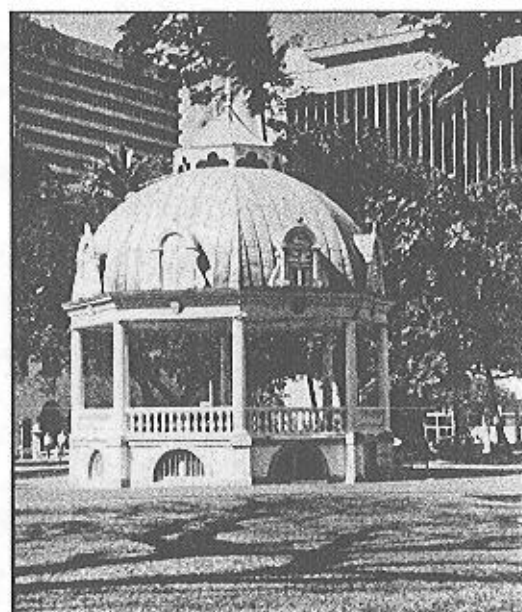
*(Old Vineyard, Judiciary, Alakea / Hotel Street, Alakea Commercial, Queen's Street Commercial, Mililani Commercial, Waterfront, South Street, Municipal Service Building, Kapiolani and Alapai Precincts)*

To provide a transition in height, open space, density and design compatibility to the Historic Precinct.

## Historic Structures and Significant Sites



*Mission Houses*



*Coronation Bandstand*



---

These structures and landmarks are on the State and/or National Registers of Historic Places, and are worthy of preservation.

- |  |  |
|--|--|
| 1. Kawaiahao Church and Grounds              | 18. Captain Cook Memorial Tablet   |
| 2. Adobe School House                        | 19. YWCA and Grounds   |
| 3. Lunalilo Mausoleum                        | 20. Banyan Tree on the Iolani Palace Grounds   |
| 4. Kekuanaoa Building                        | 21. Old Archives Building  |
| 5. Kapuaiwa Building                         | 22. Hawaii State Library   |
| 6. Hale Auhau                                | 23. State Capitol and Grounds  |
| 7. Kamehameha I Statue                       | 24. No. 1 Capitol District (YMCA)  |
| 8. Aliiolani Hale                            | 25. St. Andrew's Cathedral and grounds, including Davies and Tenny Halls and Parke Memorial Chapel next to the Cathedral |
| 9. U.S. Post Office                          | 26. Washington Place and Grounds   |
| 10. Hawaiian Electric Building               | 27. Mission Houses   |
| 11. Honolulu Hale and Grounds                | 28. Aloha Tower  |
| 12. Mission Memorial Bldg. Annex             | 29. Royal Brewery  |
| 13. Honolulu Hale Annex (Mission Auditorium) | 30. Podmore Building   |
| 14. Iolani Palace and Grounds                | 31. Old Kakaako Fire Station   |
| 15. Iolani Barracks                          |  |
| 16. Royal Burial Grounds and Fence           |  |
| 17. Coronation Bandstand                     |  |

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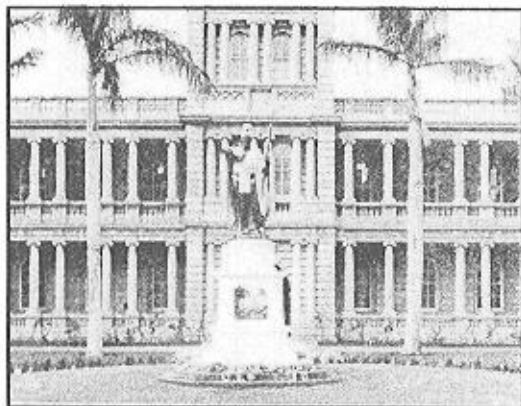
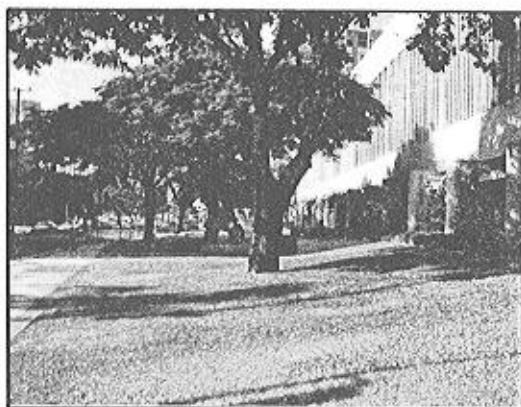
## Site Planning

The visual character of the Historic Precinct is defined by government buildings and landmarks surrounded by generous open space and large canopy form trees. New buildings and additions to existing buildings should have generous setbacks as seen from major streets to maintain the park-like setting of the Historic Precinct.

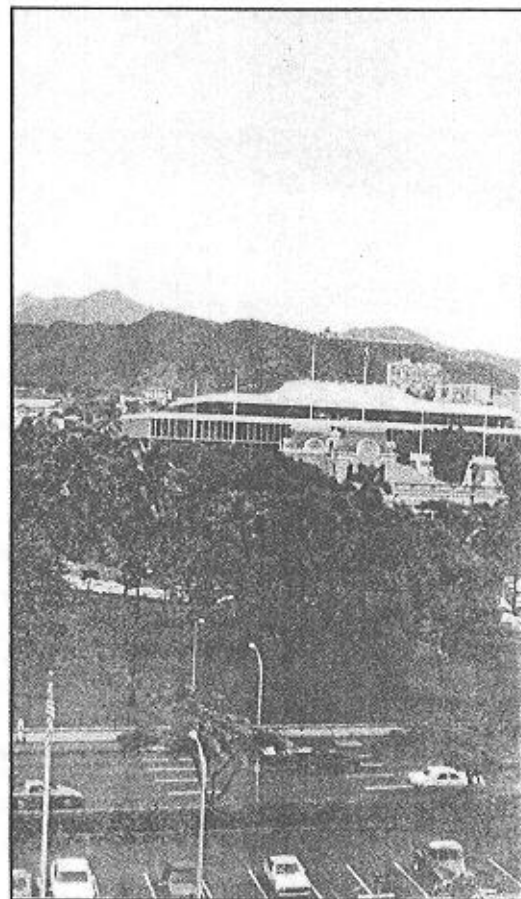
The site planning objectives in the other District precincts are similar to that of the Historic Precinct. Specific open space and height limit requirements as shown on the District Map are intended to protect the integrity of the Historic Precinct.

In all precincts, structures should be oriented so as to minimize intrusion into mauka-makai views, especially to and from Punchbowl.

Views of parking, service areas and driveways should be minimized or screened to preserve the park-like setting of the District.



*Kamehameha I Statue, Aliiolani Hale in background*

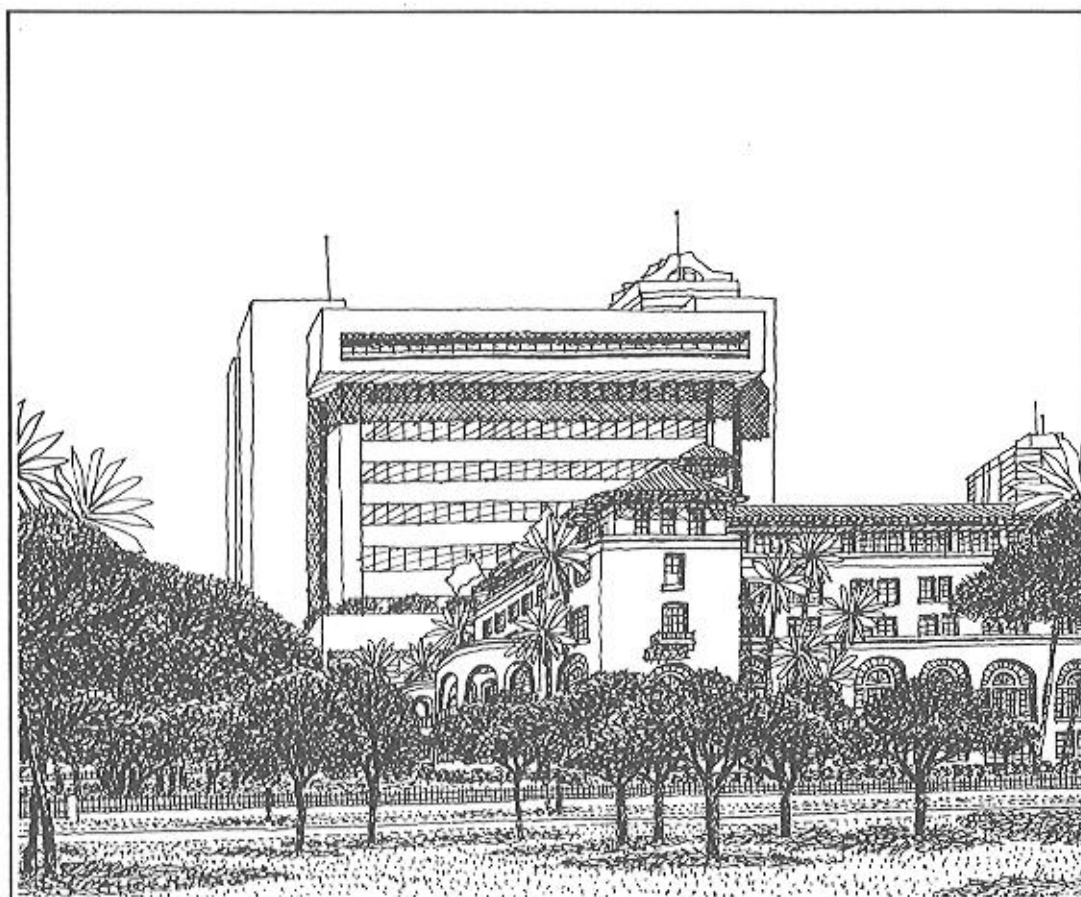


*View of Punchbowl overlooking Hawaii Capital District*

## Heights

Of great importance to the cohesive quality of the Historic Precinct is the continuity of similar building heights. The majority of the historic buildings within this precinct are two to three stories in height. The major exception is the State Capitol, which was designed to dominate the Precinct and has a cornice height of 64.5 ft. and a roof height of 91 feet. Examples of minor exceptions to be found include the towers of Iolani Palace, Honolulu Hale and the Kekuanao'a Building.

Height limits within the various Precincts range from 40 ft. to 310 ft. as shown on the District Map. These heights were determined by specific precinct objectives, and view plane studies to protect significant buildings and important mauka-makai views from visual encroachment. The 65 ft. maximum height limit within the Historic Precinct should not be exceeded in order to ensure the compatibility of new structures with the existing.



*The new District Court, Kauaikeauoli Hale, with a height of 180 feet demonstrates the transition of heights between the Historic Precinct (foreground), No. 1 Capitol District (midground) and the Central Business District beyond.*

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## Architectural Character

While the variety of architectural styles and construction periods represented in the Historic Precinct is great, continuity is maintained by the repetition of common design elements. Designs for other precincts should be compatible with existing styles and be contextual to the same design elements which define the character of the Historic Precinct.

Design guidelines for building scale, proportions, character and specific building features are elaborated upon in this section.

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### Roof Design

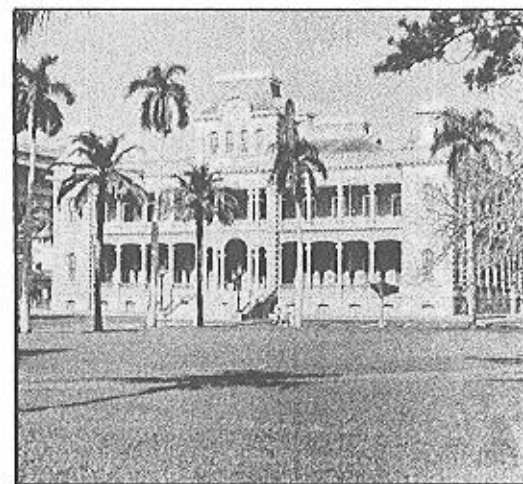
The predominant roof form in the Historic Precinct is taken from the Spanish-Mediterranean style, which is characterized by sloping roofs with reddish, earth-tone tiles, overhanging eaves and detailed roof edges.

Other roof styles include sloped, slate roofs (Iolani Palace and Barracks), sloped, shingled roofs (Kawaiahao Church), and flat, built-up roofs with clipped eaves (Aliiolani Hale).

Roof treatment in the Historic Precinct should reflect existing roof forms. Sloped roofs should have pitches greater than 1:3. Sloped roofing materials should be tile or slate, and should closely resemble existing tile or slate roofs in color, texture and appearance.



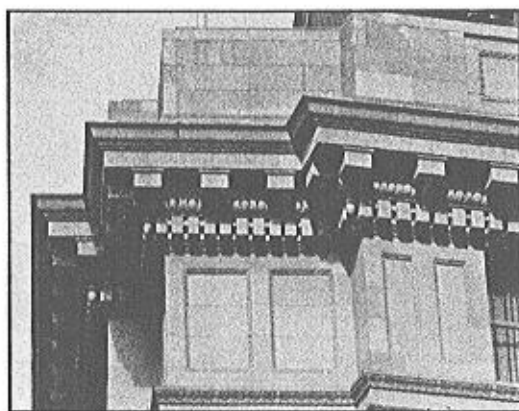
*Honolulu Hale, an example of the Spanish-Mediterranean style using reddish, straight barrel mission tiles.*



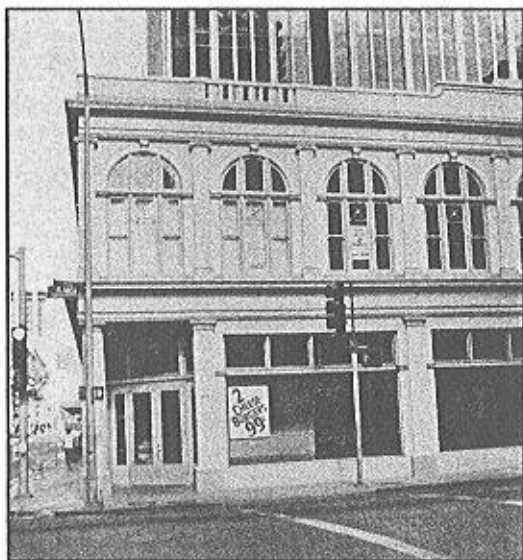
*Iolani Palace, with slate roof.*

Roofs of structures not in the Historic Precinct or remote from historic buildings may be of other materials, provided there is no impact on public views.

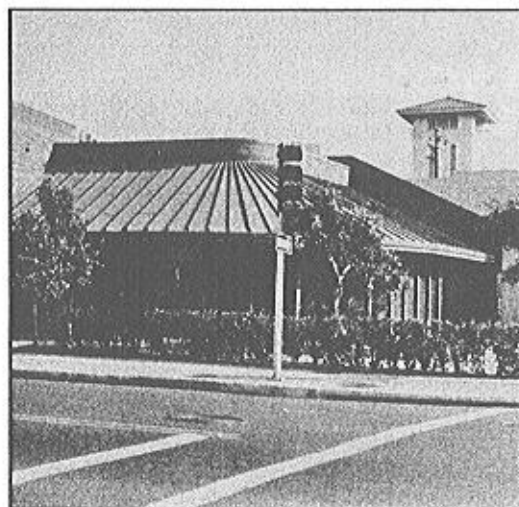
When flat roofs are used, there should be an emphasis on parapet and cornice details to relate to historic, flat-roofed structures. Flat roofs should be finished with non-reflective colors and incorporate landscaping is necessary to soften their appearance.



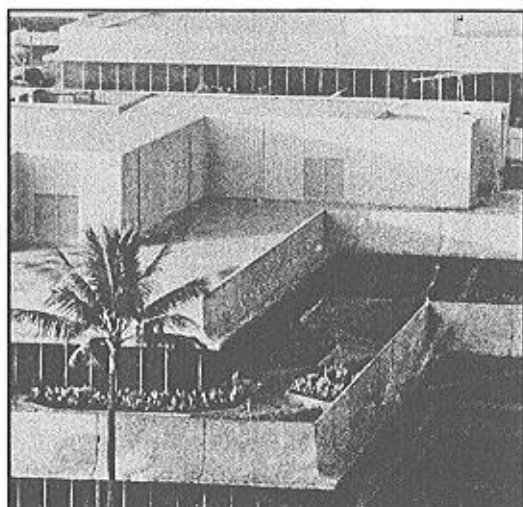
*Detail of cornice.*



*801 Alakea Street. Highly detailed decorative parapet and cornice lines.*



*Commercial building at the corner of South and Halekauwila Streets. Sloping metal roof form is compatible with roof forms in the Historic Precinct.*

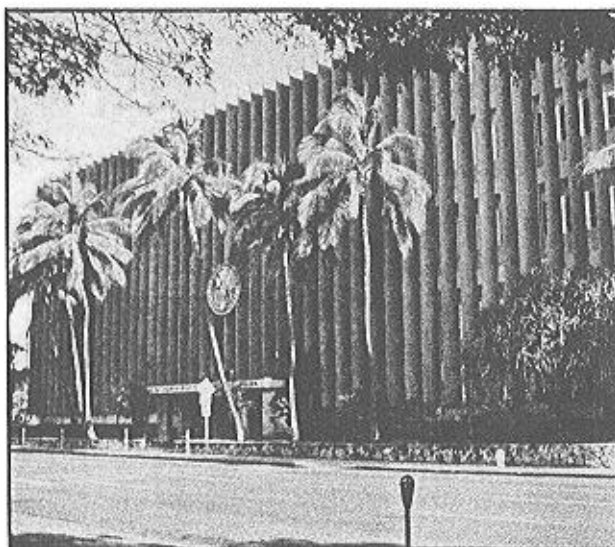


*Kawaiahao Plaza is a flat-roofed building using nonreflective roof materials and landscaping to enhance the park-like setting of the District as viewed from overlooking buildings.*



## Facade Treatment

Facade elements typical of architecturally significant buildings in the Historic Precinct include recessed openings, exposed columns, arcades, balconies, and decorative building elements reinforced by repetition of fenestration. Equally important is the emphasis of strong horizontal building lines, especially between the second story and the floors above. New buildings in the Historic Precinct should incorporate these elements to relate to existing structures with established historic value. Building facade treatment in other precincts should be contextual to these elements, especially when adjoining existing significant buildings.



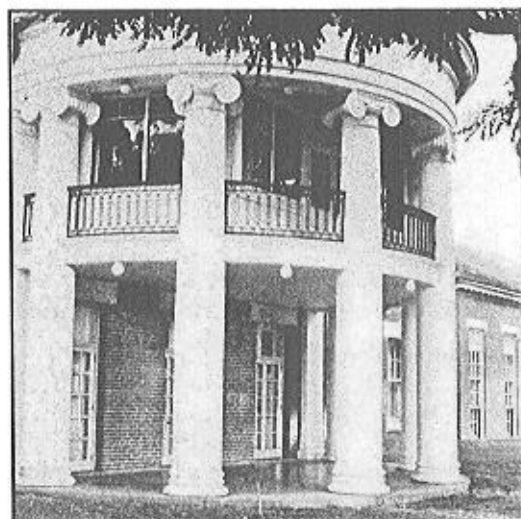
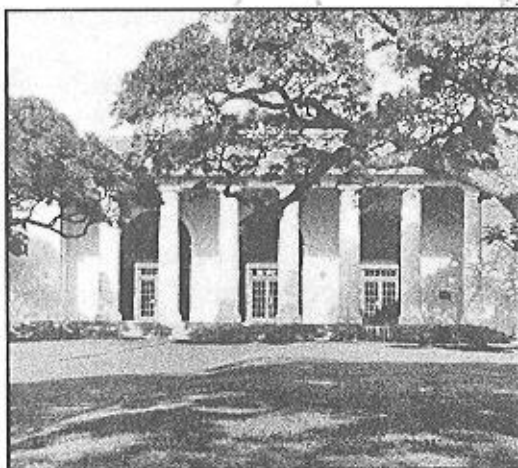
*This building on Punchbowl Street, with strong vertical lines, is an example of facade treatment that is not compatible with the horizontal lines of historic buildings.*



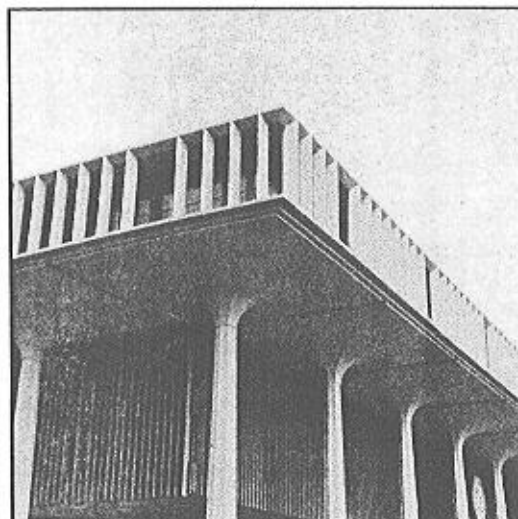
*U.S. Post Office incorporates many of the facade elements typical of historic buildings within the District. It is a symmetrically proportioned building in the Spanish-Mediterranean style, with repetitive, recessed openings and windows, and strong horizontal lines.*



*Projections/Recessed openings*



*Balconies/Porches/Exposed columns*



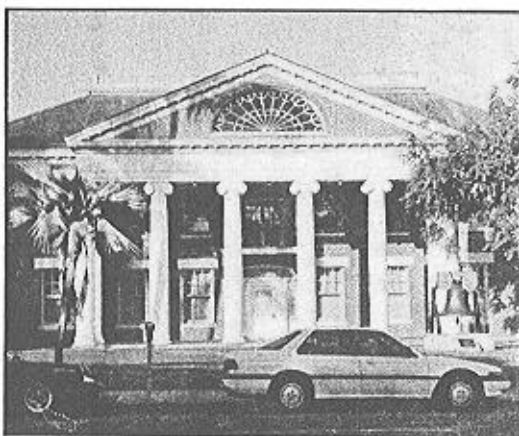
*Horizontal Lines*



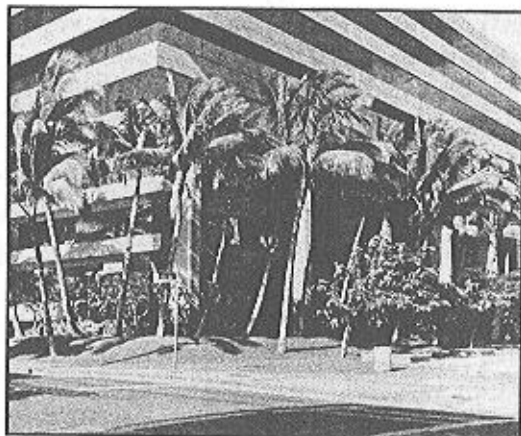
## Entrances, Arcades and Porches

Recessed entrances, arcades and porches are characteristic of the entrance treatment found on historically significant buildings. These design elements serve to define and give importance to major entrances, offer protection from the weather, and visually welcome people to the public building.

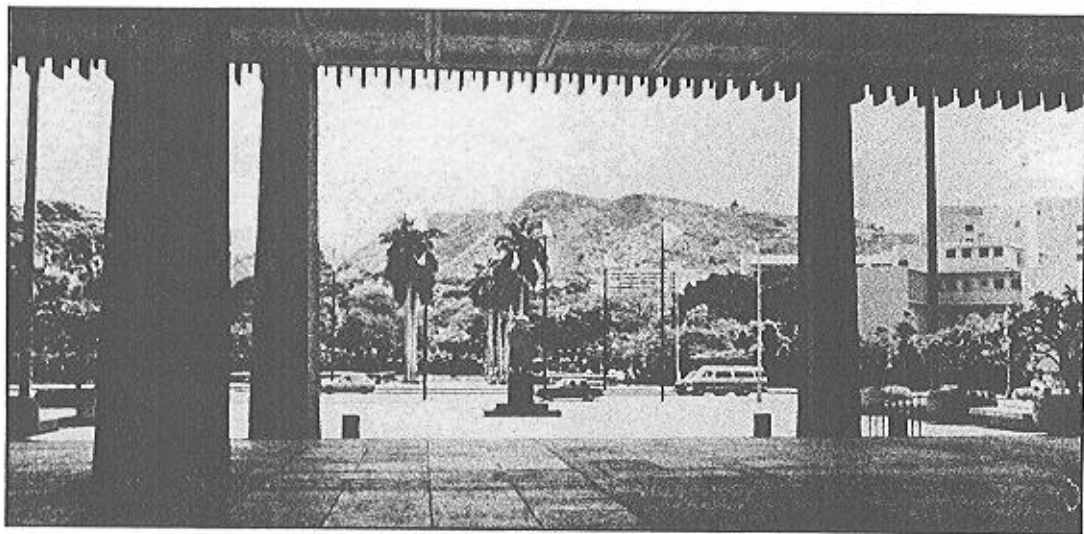
New developments, especially major civic buildings, should incorporate recessed entrances, arcades and porches to reinforce the architectural character of the District.



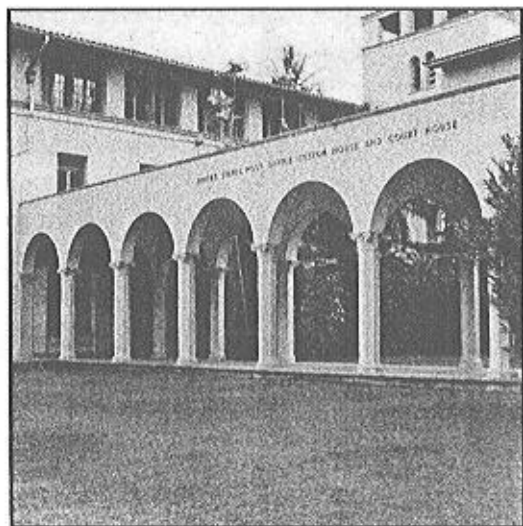
*Honolulu Hale Annex has classical-style porch entrance feature*



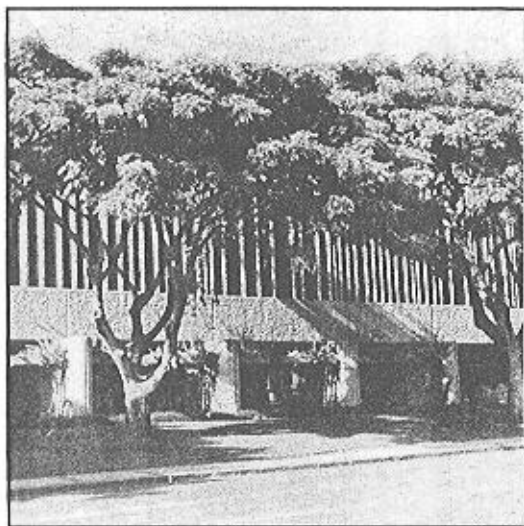
*Hasegawa Komuten Building with recessed building entrance from Mililani Street Mall*



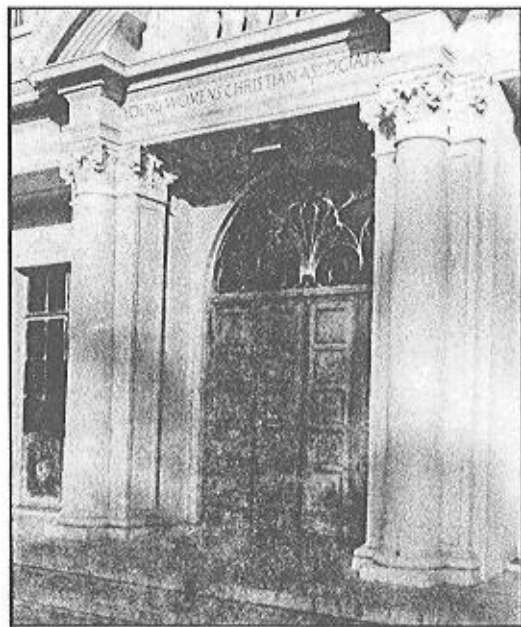
*State Capitol has an open porch-like entrance which permits views through the building to Iolani Palace and Punchbowl*



*U.S. Post Office with arcade enclosing exterior courtyard*



*State's Keelikolani Building with ground floor arcade and multiple building entrances*



*Young Women's Christian Association with recessed main entrance on Richards Street*

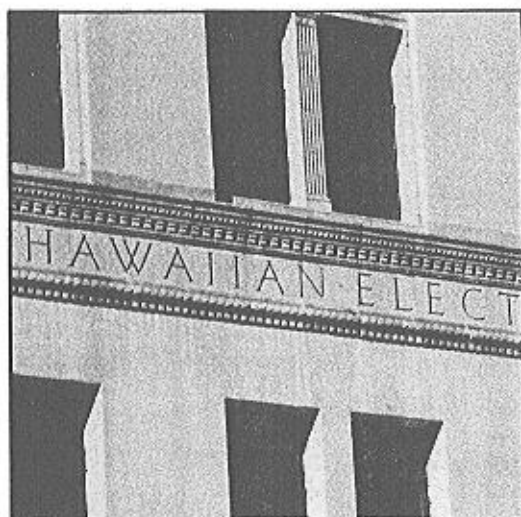


*City Financial Plaza is designed with arcade and recessed main entrance*

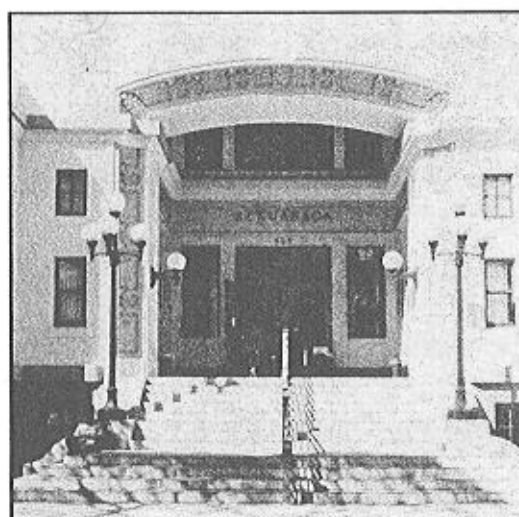
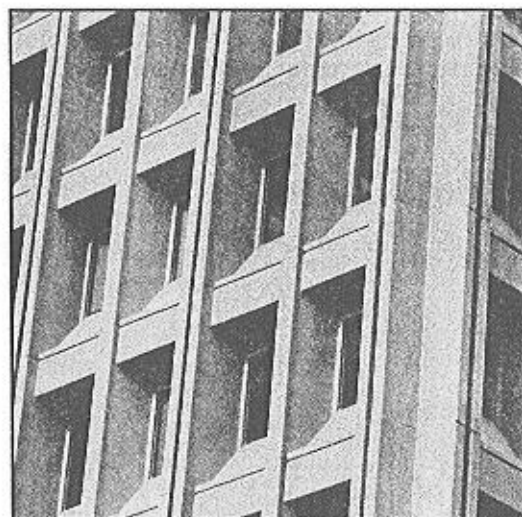


## Door and Window Openings

Recessed door and window openings are important architectural elements on the facades of historic buildings within the District. These recessed or punched-in openings create strong shadows, sculptural relief, visual interest, and emphasize the rhythmic spacing and pattern of the openings. The sculptural qualities of both shadow and rhythm should be repeated within the Historic Precinct, and maintained contextually in the other precincts.



*Recessed Windows*



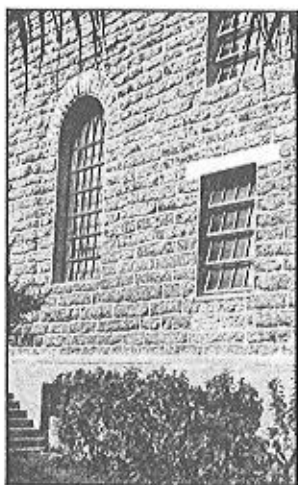
*Recessed Doors*



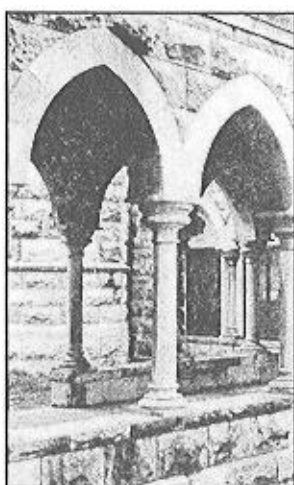
## Materials and Color

Building finishes should be in keeping with the historically significant buildings in the District. Textured concrete, stone, terra cotta, plaster and wood should be the dominant finish materials. The use of shiny metal or highly reflective surfaces should be avoided. Reflective or opaque glass and glass films are not desirable, since they reduce visual interest and are not in keeping with the character of the area. Glass surfaces should be recessed and clear, or of light, warm-colored tints.

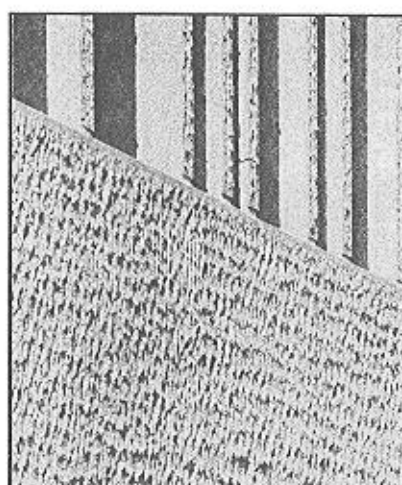
Colors should be selected to harmonize with the warm, earth-tone, masonry colors of existing significant buildings. Major decorative elements may be painted in accent colors to highlight their importance, provided the colors are compatible with masonry colors. Brick and stone should be left in their natural color and not be painted. Reflective or iridescent colors should not be used.



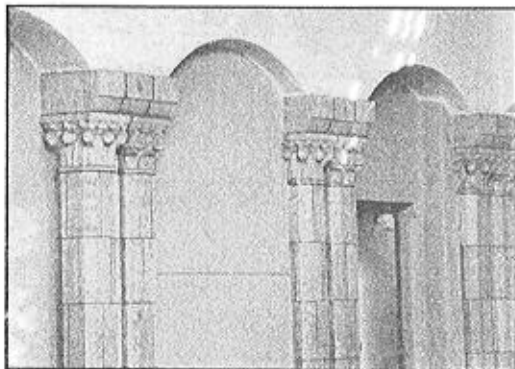
*Coral Block*



*Cut Stone*



*Textured Concrete*



*Rough Texture Plaster*

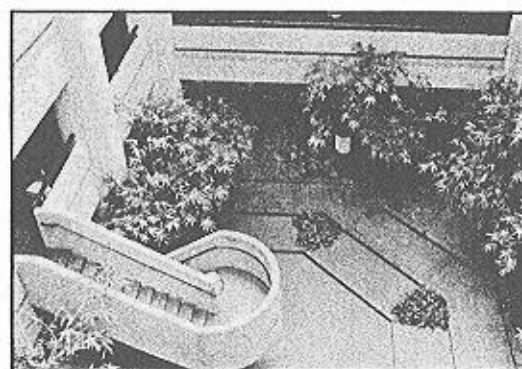


*Brick*

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## Courtyards

Courtyards are a dominant feature of most large historic buildings in the District. Though their primary original function to provide light and air has been superseded by modern mechanical systems, courtyards should continue to be provided in large projects to provide visual relief for interior spaces, to reinforce the park-like setting and continue the design concept of public spaces within buildings.



*Keelikolani Building Courtyard*



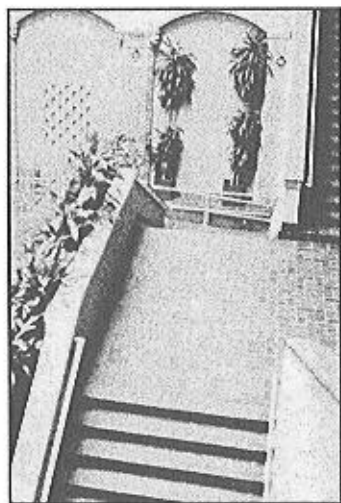
*State Library Courtyard*

## Paving

Walkways and sidewalk paving materials should be patterned and textured to provide a sense of scale and rhythm appropriate to surrounding buildings, and to avoid the appearance of a smooth, monotonous concrete surface.



*Coral Walkway at  
Kawaiahao Church*



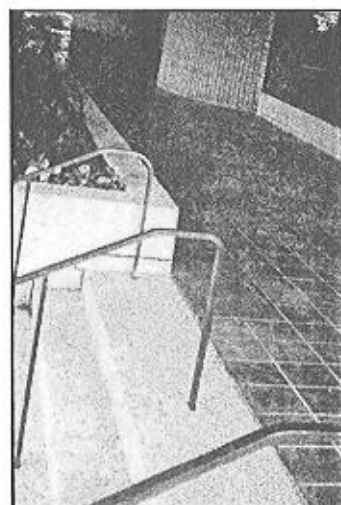
*Tile at Honolulu Hale*



*Brick at Iolani Palace*



*Concrete Simulated Stone*



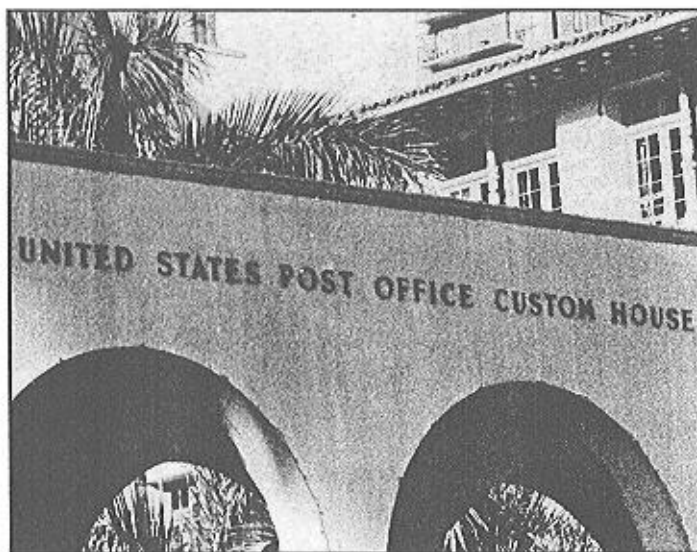
*Tile*



*Concrete Simulated Slate*

## Signs

Signs should relate to the District's historic character. On historic buildings, the shape, material and lettering of signs should be appropriate to the architectural style of the building. Serif-style lettering is encouraged. In the Historic Precinct, dark earth-tone sign colors should be used. In all precincts, reflective materials and self-illuminating signs should not be used. Lighting should be detached from and directed to signs by shielded light sources.

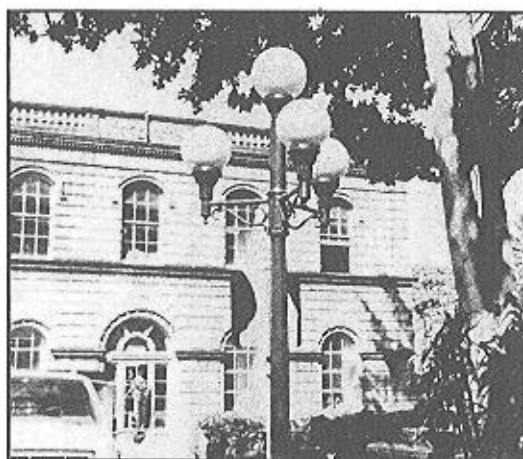
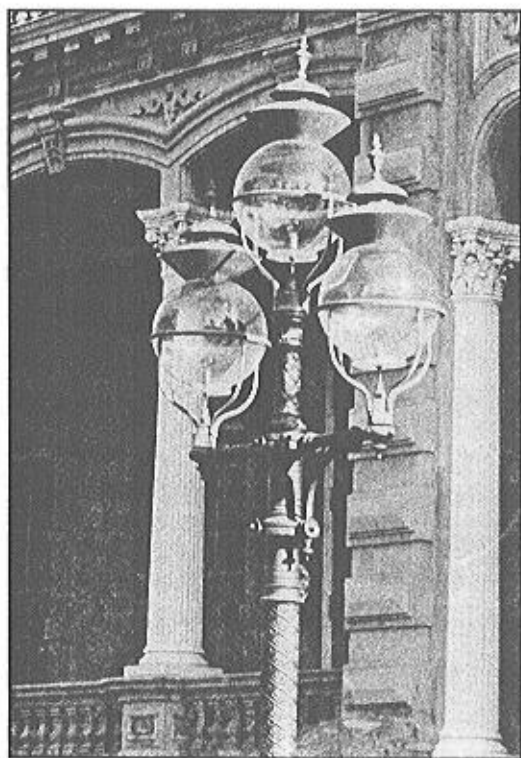


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## Lighting

Light fixtures should be appropriate to the architecture of the building it serves. Lighting should be generally subdued and shielded so as not to detract from the ambiance of the District. 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 discouraged.

Lighting in parking garages should be concealed or shielded to minimize glare and spillage onto passing vehicular and pedestrian traffic.





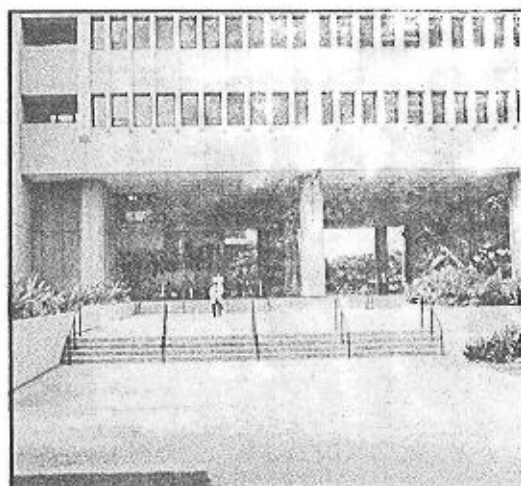
## Landscaping

In addition to open space, planting of specimen size canopy-form trees and palms is encouraged to maintain the park-like setting of the District. To preserve the District's informal setting, placement of trees and palms should not be used to distinguish lot or property lines.

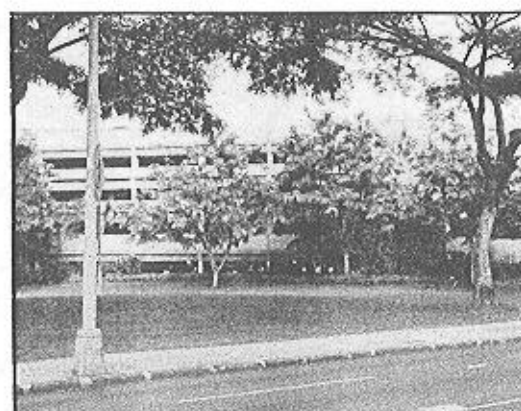
Large canopy-form trees, such as Monkeypod and Banyans, and Coconut and Royal Palms are predominant within the District and the continuation of these tree types is encouraged.

Foundation planting consisting of formal or informal hedges, planting beds and smaller trees is generally encouraged around the base of the building. Small-scale landscape treatment, such as courtyards and landscaped entrances, is also desirable. Extensive use of landscaping to screen parking structures is encouraged.

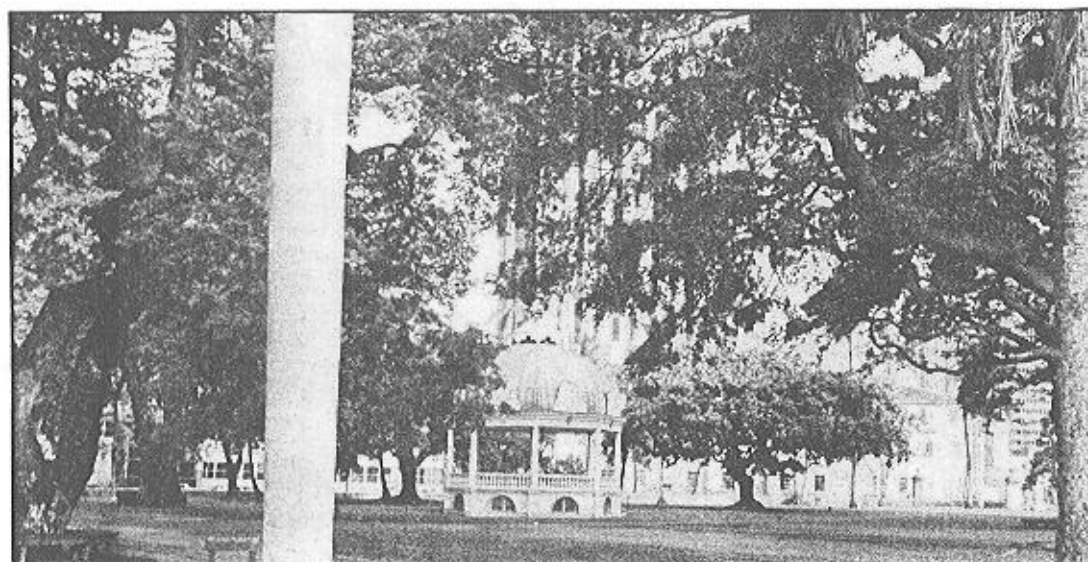
Landscaping is required in accordance with specific guidelines and regulations in the zoning code.



*Foundation Planting*



*Screening of Parking Structure*



*Canopy Trees*

## Parking



*Screened Parking Area*



*Landscape Screening of Service Area*

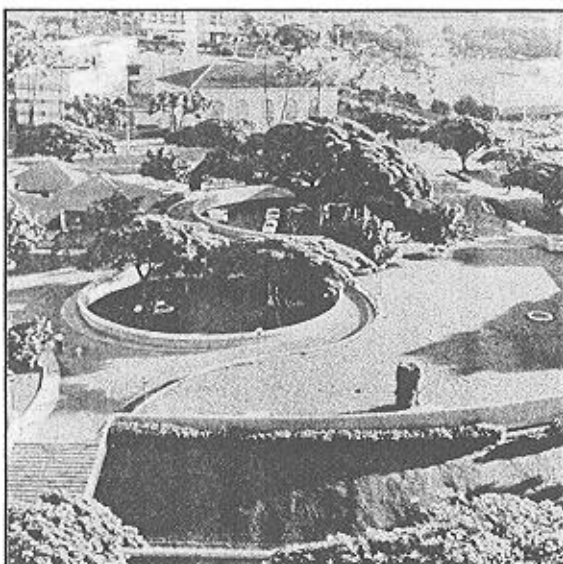


*Trellis-work to soften visual impact of rooftop parking*

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 and tall vertical-form trees. Planters with climbing or cascading vines or flowering shrubs should also be considered along parking level railings to soften the appearance of the parking garage. Trellises and planting material should be used to help mitigate the visual impact of rooftop parking.

Underground parking with surface-level landscaping would also be appropriate. Successful examples of this approach are the City and County Municipal Building and State Kalanikōmoku Building parking garages.



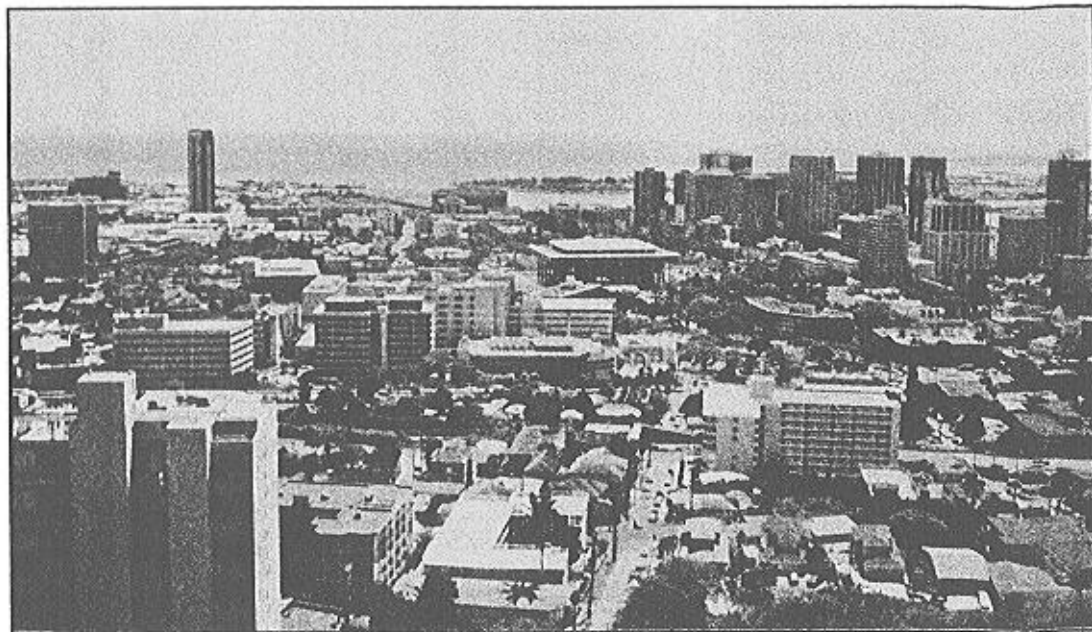
*Honolulu Municipal Building parking structure with landscaped park-like top*

## Rooftop Equipment

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



*Punchbowl looking makai showing rooftop equipment*



*View from the Honolulu Municipal Building, of screened and unscreened rooftop equipment*

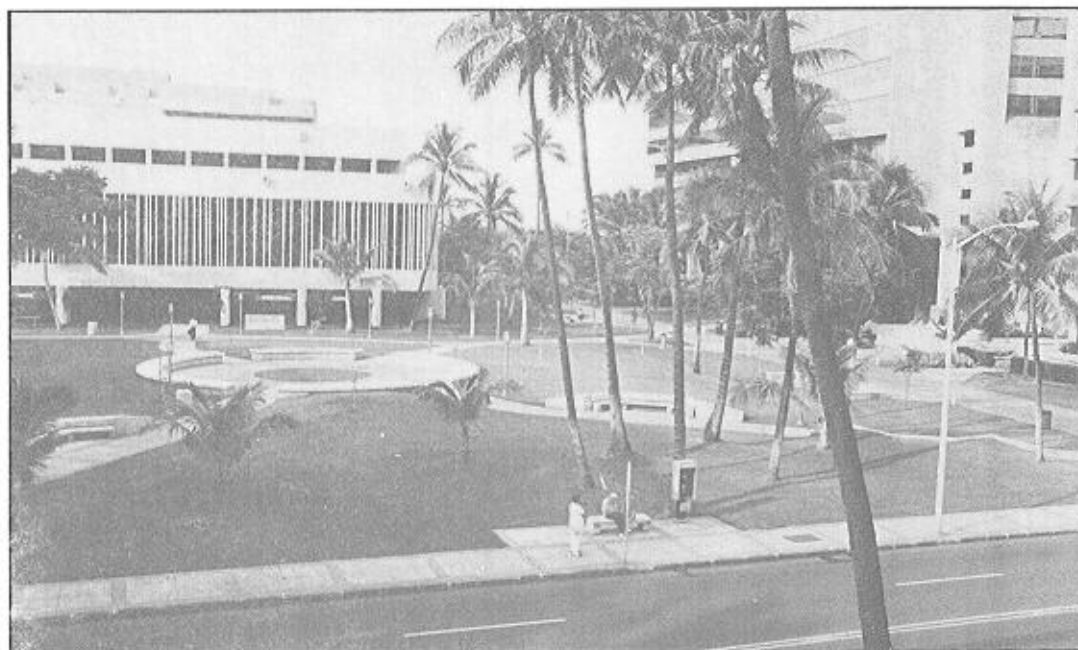
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## Public Improvements

The City and County of Honolulu and the State of Hawaii have made a number of public improvements in the District. Recently completed work includes construction of the Mililani Street Mall, landscaping of the parking lot in front of the U. S. Post Office at the corner of King and Richards Streets, and replanting of Royal Palm trees around the King Kamehameha Statue.

Future planned improvements will include the removal of parking within the Iolani Palace grounds, and the new Honolulu Police Station facility, underground parking garage and bus transit depot now under construction on Alapai Street.

Street furniture, such as lights, signs, benches and rubbish receptacles, should enhance the character of the Capital District by complementing the architecture of historic buildings.



*Mililani Street Mall*