SUSTAINING CHINATOWN: Historic Preservation Summer Series 2016

Wednesday, August 10, 2016

Zoning and Special District Design Guidelines in Chinatown
Chinatown Special District
Introduction & Intent

- Introduction
- Design Guidelines
- Permit Process
- Questions and Answers
Chinatown Special District
Then & Now

Merchant St. near Bethel St. (2016)
Chinatown Special District
Then & Now

Smith St. from King St. (2016)
Chinatown Special District
Then & Now

Oahu Fish Market (2016)
Chinatown Special District
Then & Now

Nuuanu St. from Hotel St. (2016)
Chinatown Special District
Then & Now

Merchant St. looking Waikiki from Nuuanu (2016)
Chinatown Special District
District Objectives

• Promote long-term economic viability
• Retain low-rise urban form and character
• Retain/enhance pedestrian-oriented uses
• Preserve and restore historic and cultural buildings
Chinatown Special District
Aerial Photo

Land Area: 522 Acres
Chinatown Special District Map

- Historic Core Precinct
- Makai Precinct
- Mauka Precinct
Chinatown Special District Zoning

- Primarily BMX-4
- Height limit in core is 40 feet
Chinatown Special District
Historically Significant Buildings

Historically, culturally, architecturally very high and high value buildings in Chinatown include*:

- Oahu Market
- Nippu Jiji
- Hocking Hotel
- Mendonca
- Wo Fat
- Cindy’s Leis
- Lai Fong
- Club Hubba Hubba
- Old Honolulu Police Station
- Kamehameha V Building

*Extensive list in Special District Design Guidelines
Chinatown Special District
Building Form & Mass

- Structure
- Building facades, store fronts

Architectural Character
Facade Treatment

- Parapet silhouette, often with building name and/or date of construction completion.
- Decorative cornice
- Lintel
- Double-hung window
- Sill
- Cornice line denoting floor change
- Metal canopy with decorative edge
- Clerestory windows often with sign
- Display windows with clear glass
- Entry with glass doors
- Spandrel panel -- wood, metal or stone

Elements of a traditional storefront

Perry Block 1888 (very high building value)
Chinatown Special District
Building Form & Mass

- Build up to the sidewalk
- Rooftop additions
Chinatown Special District
Architectural Character

- Façade treatments
- Windows
- Canopies and awnings
- Cornices and parapets
- Rooftop Equipment
- Building materials and colors

ENCORE SALOON BUILDING (VERY HIGH BUILDING VALUE)

NUUANU SHOPS (VERY HIGH BUILDING VALUE)

WO FAT (VERY HIGH BUILDING VALUE)

ENCORE SALOON BUILDING (VERY HIGH BUILDING VALUE)
Chinatown Special District Parking

- Interior location
- Adequate screening (false building front)
- Retail frontages for parking garages
- Open parking lots along the street discourage pedestrian activity and weakens the streetscape character
Chinatown Special District
Interior Courtyards

Courtyard within the restored Mendonca Block
Chinatown Special District
Exterior Lighting

- Building lighting should be subdued
- Pendant light fixtures similar in style to period fixtures
- Exposed fluorescent are inappropriate
Chinatown Special District
Roll-up Shades

Mendonca Building (very high building value)
Chinatown Special District Signs

- Types of signs
- Shapes and lettering
- Indirect lighting

INAPPROPRIATE
# Chinatown Special District
## Project Classification

<table>
<thead>
<tr>
<th>ACTIVITY/USE</th>
<th>REQUIRED PERMIT</th>
<th>SPECIAL CONDITIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major exterior repair, alteration or addition</td>
<td>Major/Minor</td>
<td>Major for historical structures</td>
</tr>
<tr>
<td>Minor exterior repair, alteration or addition, which does not adversely change the character/appearance of structure</td>
<td>Minor/Exempt</td>
<td>Minor for historical structures</td>
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<tr>
<td>Exterior repainting that significantly alters the character or appearance of the structure</td>
<td>Minor/Exempt</td>
<td>Minor if visible from street</td>
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<tr>
<td>Demolition of structures</td>
<td>Major/Minor/Exempt</td>
<td>Major for historical structures. Exempt for accessory structures such as sheds</td>
</tr>
<tr>
<td>Streetscape improvements</td>
<td>Minor</td>
<td></td>
</tr>
<tr>
<td>Major above-grade infrastructure improvements</td>
<td>Minor</td>
<td></td>
</tr>
<tr>
<td>New buildings not covered above</td>
<td>Major/Minor</td>
<td>Minor for accessory structures</td>
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</tbody>
</table>
Chinatown Special District
Exemptions from Special District Permit

- Signs
- Tree removal
- Detached dwellings and duplex units and accessory structures
- Grading and stockpiling
- Interior repairs, alterations and renovations
- Fences and walls
- Minor above-grade infrastructure
# Chinatown Special District

## Application Requirements

**Special District Permits**

<table>
<thead>
<tr>
<th></th>
<th>MINOR</th>
<th>MAJOR</th>
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<tbody>
<tr>
<td><strong>Time Frame for</strong></td>
<td>45 days</td>
<td>90 days</td>
</tr>
<tr>
<td><strong>Processing</strong></td>
<td></td>
<td></td>
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<tr>
<td><strong>Fee Amount</strong></td>
<td>$600 processing (of which $200 is non-refundable application review fee);</td>
<td>$1,200 plus $300/acre up to max $15,000 (of which $400 is non-refundable application review fee)</td>
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<tr>
<td><strong>Pre-Application</strong></td>
<td>None</td>
<td>- Pre-Application Meeting (informal)</td>
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<tr>
<td><strong>Procedures</strong></td>
<td></td>
<td>- Presentation to Neighborhood Board</td>
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<tr>
<td><strong>Requirements</strong></td>
<td>- DPP Master Application</td>
<td>- DPP Master Application</td>
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<tr>
<td></td>
<td>- Fee</td>
<td>- Fee</td>
</tr>
<tr>
<td></td>
<td>- Written Statement</td>
<td>- Affidavit</td>
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<td>- Environmental Assessment (if applicable)</td>
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<td>- Supplemental Information</td>
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**Applications and instructions found here:**

[http://www.honoluludpp.org/ApplicationsForms/ZoningandLandUsePermits.aspx](http://www.honoluludpp.org/ApplicationsForms/ZoningandLandUsePermits.aspx)
Chinatown Special District
Review Procedures

MINOR PERMIT
0
45 days
Review for Acceptance
Issue Acceptance Notice
Review Application and Recommendations
Approve/Deny

MAJOR PERMIT
0
90 days
Pre-Application Meeting
Presentation to Neighborhood Board
Review for Acceptance
Issue Acceptance Notice
Agency Comments
Public Hearing
Design Advisory Committee
Recommendations
Approve/Deny
Chinatown Special District Tips & Hints

- SHPD review
- Complete application submittal
- Special District Design Guidelines Handbook
- SD permit not in lieu of required building and sign permits
Chinatown Special District
For More Information

http://www.honoluludpp.org/
info@honoluludpp.org

City and County of Honolulu
Department of Planning & Permitting
650 South King Street
Honolulu, HI 96813
(808) 768-8029