

HONOLULU HIGH CAPACITY TRANSIT CORRIDOR PROJECT
SURVEYED PROPERTY CONSIDERED ELIGIBLE FOR NATIONAL REGISTER

TMK: 23039001

Historic Status: **Evaluated Eligible**

Portion of Alignment: **Koko Head Portion**

Resource Name/Historic Name: **Ala Moana Building**

Sector: **27 Ala Moana Center Station Sector**

Location: **1441 Kapiolani Blvd**

Owner: **GGP Ala Moana LLC**

Station Block: **Ala Moana Station Block**

Date-Original: **1959**

Source: **Tax Office. Birch Storm, "Isle's Tallest Building Goes Up Easily," *Honolulu Advertiser*, July 31, 1960: p. A-19. Chad Randl, *Revolving Architecture*. Princeton Architectural Press, 2008.**

Present Use/Historic Use: **Offices/ Bank on lower floors**

Architectural Description:

Integrity:

This 23-story office building was constructed using prestressed concrete. The building has a glazed storefront at the bottom floor and two parking platforms above that; the lower one is screened from Kapiolani Boulevard by a decorative wall of perforated CMU. The main tower of the building has a smaller rectangular footprint than the large parking platforms. It features fixed sash windows in groups of three with paired, horizontal, fixed-louver sun screen awnings over each triplet. The uppermost part of the building is circular in plan, tapering inward towards the base. The maximum diameter is slightly larger than the width of the main tower. This circular portion is ringed by a band of canted fixed-light windows and has a low-slope conical roof, with a slight overhang at the eaves. Mechanical equipment on the roof is hidden by a metal screen in the shape of an inverted conical section; rising above it is a spire or antenna at the roof's apex.

The original, 12'-long, vertical sun louvers, which formerly covered the triplet windows with upright lines, have been removed. These louvers were movable, controlled by a mechanism which tracked the sun, then opened and closed the louvers to maintain shade in the building's offices. These louvers were removed ca. 2000 and the horizontal sun screens were installed. The circular top floor was a 120- to 140-seat restaurant, with a revolving floor that turned at one revolution per hour. The restaurant has been converted to office use; it is not known if the revolving floor is still operational.

Significance:

Criterion "C" – illustrates the developing technology of prestressed concrete in the construction of large buildings in the early 1960s, a time when Hawaii was a national leader in the use of prestressed concrete. This building was claimed to be Hawaii's tallest building when it was completed and the world's tallest prestressed concrete building. Originally, the circular top section was the first revolving restaurant in the U.S., although smaller and less famous than the one in the Seattle Space Needle.

Criterion "C" – an example of the work of a master architect, John Graham & Co. He is known as a world-renowned pioneer in the design of large shopping centers and malls from the late 1950s onward. He also designed Ala Moana Center and the Seattle Space Needle.

