

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

TMK: 23007029

Historic Status: **Evaluated Eligible**

Portion of Alignment: **Koko Head portion**

Resource Name/Historic Name: **Pacific Development Office Building**

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

Location: **1202 WAIMANU ST**

Owner: **ING, JOHN Y ESTATE**

Station Block:

Date-Original: **1954**

Source: **Tax Office Records, Building Permit**

Present Use/Historic Use: **Office Building**

Architectural Description:

The Pacific Development Office Building is a single-story reinforced-concrete building with a flat roof. It is distinguished by its rounded corner at the intersection of Waimanu and Pensacola Streets. The building has one bay fronting Pensacola Street, the rounded corner bay and three along the Waimanu Street frontage. The Pensacola Street side of the building has a bank of three fixed plate glass windows in wood frames, and the corner bay contains six similar windows and a door fronting on Waimanu Street. The Waimanu Street bay nearest the corner features a six pane, fixed-glass, canted window with a door to the right. The other two bays fronting Waimanu each contain two sets of vertically canted windows flanked on either side by doors. Each set of windows has eight panes, four long panes with four smaller panes above. Roman brick frames all the canted windows and doorways and forms planter boxes at the bases of the canted windows. A flat roof is cantilevered beyond the building envelope to provide a canopy over the sidewalk. The interior has been completely altered.

Integrity:

Although several doors and the interior have been modified, the character-defining composition of the building remains intact, including its canted windows and Roman brick wall treatment.

Significance:

Criterion "C" – The Pacific Development Company's office building is significant as a good example of a single-story, 1950s office building with late Art Deco overtones constructed in Hawaii. It is typical of its period in its design, use of materials, craftsmanship, and methods of construction. Its canted windows, rounded corner, use of Roman brick, and flat roof combine to make a concise statement of a modest commercial building of the 1950s, and remove it from the realm of the ordinary. The building was designed by Chan Jay Kim, a civil engineer. The design of such modest buildings by engineers was common practice during this period. The Miyamoto Building at 1325 Nuuanu Avenue is the only other extant 1950s building in Honolulu with canted windows and Roman brick, that readily comes to mind.

