Project Name: Historical Preservation of Building 112

Project Location: 420 Palm Circle Drive, Fort Shafter, Oahu, HI, USA

Project Narrative:

Building 112 at Palm Circle is listed on the National Register of Historic Places and is a National Historic Landmark. It is one of the very first buildings constructed in Hawaii by the U.S. Army Headquarters at Fort Shafter; the first permanently established military installation in the state.

The project involved a major rehabilitation of the 110-year-old, wood-frame building of two-and-one-half stories to restore the building's original appearance, bringing back many of its character-defining features such as full length front and back open porches, door transoms, divided lite windows, clapboarding, and slat aprons. Originally serving as open barracks for soldiers, the building underwent several decades of disorganized renovations that enclosed all of the open porches, often adding un-relatable newer components such as jalousie windows and squared column enclosures. The colonial columns at the porches were reconstructed and the building's original window types were restored. Original pipe guardrails with articulated top post finials were brought back and combined with contemporary cable rails to conform to today's life safety codes, while achieving a subtle, less-visible relationship with the original pipe rail expression. Portions of the building had its traditional American clapboarding that had been removed decades ago restored with new. Every part of the building was addressed to strengthen the structural system and repair or replace components to make it suitable for today's administrative uses. Interiors were also carefully restored with open office space concept to recall the original open barracks spaces, and with wood bead-board finishes, plank wood appearance flooring, and period themed light fixtures in the common spaces.

In 2017 the U.S. Green Building Council recognized Building 112 as a LEED Silver (Leadership in Energy and Environmental Design) project. The renovation was successful in enhancing its historic integrity and integrating modern technology and sustainability together.

This rehabilitation returns much of the building's historic integrity and enhances the integrity of the Palm Circle Landmark district.
INTERIOR OFFICE SPACE - BEFORE