

National Historic Preservation Act Section 106 Documentation to Support Proposed Rehabilitation of Richardson Theater, Building 500, Fort Shafter Military Reservation

U.S. Army Garrison Hawaii
Cultural Resources Management Program
January 2025

USAG Hawaii Project # CRS-22-069

Description of the Undertaking per 36 CFR § 800.11(e)(1)

The U.S. Army Garrison (USAG) Hawaii proposes to rehabilitate Richardson Theater (Building 500) located within the Fort Shafter Military Reservation into a secure facility. This Federal action is an undertaking as defined by 36 CFR § 800.16(y).

The Army completed construction of Richardson Theater in early 1948 and celebrated the formal opening of the venue on Wednesday, May 12, 1948. The building hosted both live theater and motion picture screenings from the time it opened until 2011. The theater has occasionally hosted meetings in the years since 2011 but has mostly fallen into disuse.

The rehabilitation will result in the demolition and redesign of the building's interior to accommodate the needs of the secure facility. Concurrently, the project design has strategies to maintain the historic character of the building's exterior. All mechanical equipment will be installed in an enclosure behind Richardson Theater to minimize effects to the setting. Existing air conditioning units will be relocated to improve the setting by removing modern intrusions. Historical landscaping plans will help shape the modified setting around the building to be compatible with the historic character. The Army intends to install new trees generally matching both the species and the locations indicated in these historical plans. The Army intends to treat exterior features according to Secretary of Interior for the Treatment of Historic properties (36 CFR Part 68) including repairing rather than replacing deteriorated historic features to the greatest extent possible, ensuring that exterior treatments will be undertaken using the gentlest means possible, distinctive materials, features, finishes, and construction technique will be preserved.

The area of potential effects (APE) for this undertaking is 3 acres and includes the interior and the exterior of Richardson Theater and surrounding area as shown in the site plans below.

Interior Scope of Work:

Demolish the interior and rebuild to enable adaptive reuse of the building and accommodate requirements of the secure facility.

Exterior Scope of Work:

1. USAG Hawaii will place all modern mechanical equipment in an enclosure behind Building 500 to avoid changes to the front-facing elevations and will restore the historical appearance of the front elevation by moving the modern air handling unit to the rear of the building.
2. USAG Hawaii will relocate existing air conditioning units out of view to improve setting by removing these modern intrusions.
3. USAG Hawaii will replace modern exterior doors with ones that stylistically match the appearance of the original doors.
4. USAG Hawaii will treat exterior character-defining architectural features according to Secretary of Interior's standards for rehabilitation including repairing deteriorated historic features, including spall repair and repainting, and ensuring that all exterior treatments are be undertaken using the gentlest means possible, and the preservation of distinctive materials, features, finishes, and construction techniques.
5. USAG Hawaii will renovate part of the east-facing staircase into a ramp that meets the requirements of the Americans with Disabilities Act.
6. USAG Hawaii will add two small staircases to the rear of the building to facilitate use of two existing entrances.
7. USAG Hawaii will install new trees and plants generally approximating the species and locations indicated in 1948 and 1967 landscaping plans.
8. USAG Hawaii will modify the parking area, reducing near the front and expanding to the rear.
9. USAG Hawaii will build an 8-foot-tall obscure fence around the parking area and a portion of the rear of the building.

Identification of Historic Properties per 36 CFR § 800.11(e)(2)

The area of potential effects has been surveyed for historic properties. There is one historic property identified: Richardson Theater. The theater is eligible for the National Register of Historic Places under Criterion C because the building embodies the distinctive characteristics of the Art Moderne architectural style.

Fort Shafter lies within the ahupua'a of Kahauiki. Consultation with Native Hawaiian Organizations did not identify any known traditional or religious sites in the APE. Historic documents regarding the Fort Shafter region also do not report any sites within the APE (McCallister 1933; Sterling and Summers 1993; Thrum 1906). In 2000, a cultural resources pedestrian survey was conducted which covered the APE, and no

additional historic structures or archaeological sites were identified in the project area (Tomonari-Tuggle 2000).

Figure 1 shows former facilities present in the same location as Richardson Theater in the 1920s, prior to the construction of the theater. These facilities included barracks, latrines, mess halls, and other living spaces for Soldiers within the Cantonment of Fort Shafter. The construction of the Cantonment area caused ground disturbance and included placement of underground utilities. A site plan of Fort Shafter in 1918 (Figure 2) shows the significant amount of infrastructure constructed. Additional ground disturbance occurred during the demolition of the facilities, prior to construction of the theater. Finally, significant soil displacement was required for construction of the theater, requiring a large foundation and includes a small basement. Although there is no record or evidence that any archeological sites existed in the area prior to construction, had there been any resources present, they would have been impacted and thus would not be eligible for listing in the NRHP. Due to the lack of evidence for the prior existence of archaeological resources in the project area, combined with the subsequent construction, paving, and installation of utilities in the APE, the U.S. Army has determined there is only one historic property present in the APE: Richardson Theater.

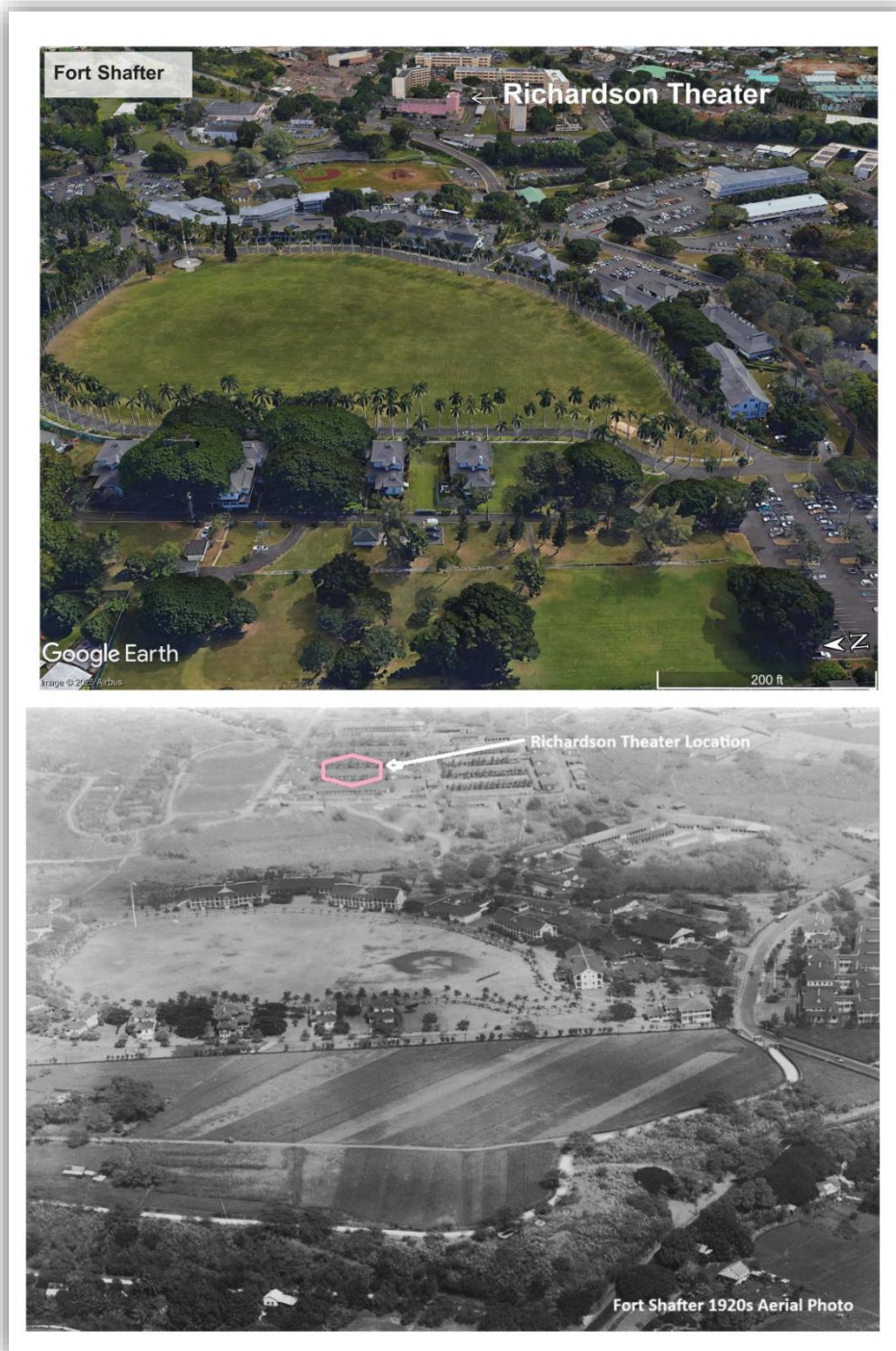


Figure 1. 1920s aerial view of barracks and facilities in the current location of the Richardson Theater.

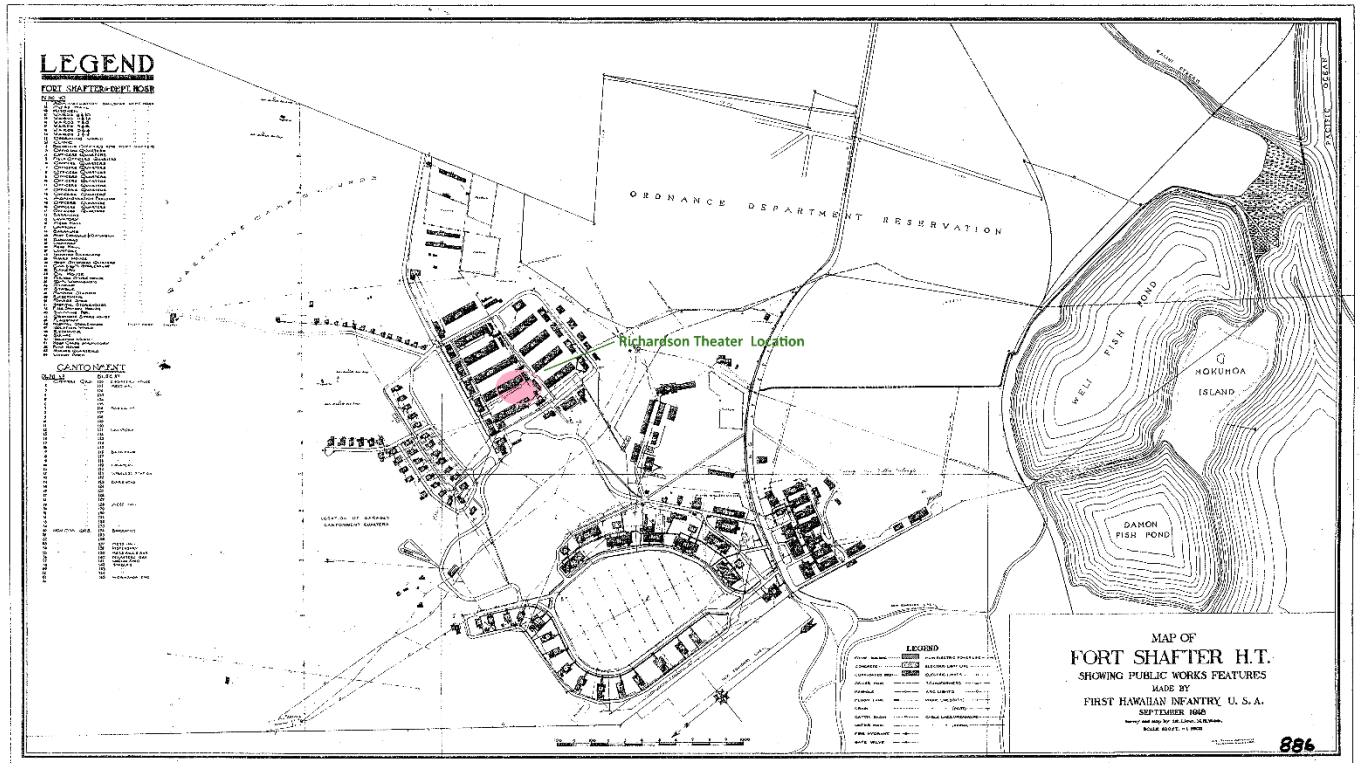


Figure 2. 1918 Public Works Features at Fort Shafter.

Description of the Affected Historic Properties per 36 CFR § 800.11(e)(3)

Richardson Theater (Building 500) is the affected historic property. Construction began on the theater in 1947, and the venue formally opened on Wednesday, May 12, 1948. Originally known as the Fort Shafter Theater, the building was renamed after the 1954 passing of General Robert C. Richardson. The Army built the theater to add recreational opportunities for soldiers and their families. The building hosted both motion picture screenings and live theater over the course of its use, but due to a decline in the popularity of both live theater and movie theaters, the theater has fallen into disuse in the past decade.

Paint analysis shows that Richardson Theater was originally painted pink, but it was likely repainted white or beige before the May 1948 opening. Nearly all 1948 newspaper accounts of the opening of Tripler Medical Center mention that the building is pink or rose coral, but no newspaper accounts of the opening of the theater mention any color. Additionally, color photographs from the 1950s show a beige building.

The Army installed new flooring in the building in 1960 and followed that up in 1987 with new wiring, carpet, seats, acoustic wall panels, drapes, and interior and exterior paint. Also, in 1987, the Army Community Theater (ACT) program moved its base from Schofield Barracks to Richardson Theater. The Army restored the Orchestra pit in 1992 and carried out lobby and foyer renovations the following year. In 1995, the Army removed the swamp cooler while also building a light room and a sound room. Over the

course of the next two years, the Army installed both new carpet and a new roof. In 1998, the Army built a second story storage area over the backstage rooms and repaved/repainted the parking lot.

The Army began the next decade with a series of upgrades including upgrading to a new air conditioning unit with new vents and installing new lights, seats, carpet, and acoustic wall panels. In 2003, the Army spent \$28,000 on the installation of a new sound system. In 2009-2010, the Army repainted the building rose coral with turquoise accents while installing new exterior stainless-steel doors along with new iron railings that matched the design of the original railings.

2011 saw the venue's final live theatrical performance and ACT returned to Schofield Barracks. In 2018, the Army replaced interior and exterior lighting while removing stage lighting and replacing the wooden catwalk with a steel one.

Description of the Undertaking's Effects per 36 CFR § 800.11(e)(4)

The undertaking will cause the primary use of Richardson Theater to change from an entertainment venue to a secure facility. Architecturally, the Army will accomplish this through the complete demolition and renovation of the building's interior. The undertaking will affect the exterior through the expansion of the parking lot and the installation of an opaque fence around a portion of the building's rear portion.

Beyond the effect of the parking lot expansion and the opaque fencing, the undertaking will also preserve the historic character of the building's exterior and setting. The Army will restore the historical appearance of the front elevation by moving the modern air handling unit to the rear of the building. The undertaking will also cause an effect to the building's setting through the planting of new trees and plants generally approximating the species and locations indicated in 1948 and 1967 landscaping plans.

Analysis of the Adverse Effect Criteria per 36 CFR § 800.11(e)(5)

Richardson Theater is eligible for listing on the National Register of Historic Places under criterion C because the building embodies the distinctive characteristics of the Art Moderne architectural style. The changes required by the proposed undertaking will alter the characteristics of the the building interior's material and design along with its character of use as a theater. Also, the expansion of the parking lot and the installation of an opaque eight-foot-tall fence will alter the feeling and setting of the building. Thus the undertaking will result in an adverse effect to the historic property.

The undertaking has multiple strategies for minimizing and mitigating adverse effects. The proposed rehabilitation will preserve the exterior architectural features of the building that make it eligible under criterion C. The undertaking will minimize adverse effects through the following plans:

1. USAG Hawaii will treat exterior character-defining architectural features according to Secretary of Interior standards for rehabilitation including repairing deteriorated historic features and ensuring that all exterior treatments are undertaken using the gentlest means possible, and the preservation of distinctive materials, features, finishes, and construction techniques.
2. USAG Hawaii will place all modern mechanical equipment in an enclosure behind Building 500 to avoid changes to the front-facing elevations and will restore the historical appearance of the front elevation by moving the modern air handling unit to the rear of the building.
3. USAG Hawaii will replace modern exterior doors with ones that replicate the appearance of the original doors.

The undertaking will mitigate adverse effects through the following plans:

1. USAG Hawaii will complete Historic American Building Survey (HABS) Level 2 documentation of Richardson Theater. This will include the original architectural drawings and photos of the theater to meet National Park Service (NPS) standards. USAG Hawaii will provide SHPO with the opportunity to review this documentation before submission to the NPS.
2. USAG Hawaii will obtain 3D laser scans of the building's interior and exterior, documenting conditions prior to the rehabilitation.
3. USAG Hawaii will install new landscaping trees generally matching both the species and the locations indicated in the original landscaping plans.
4. USAG Hawaii will develop and install outdoor interpretive signage detailing the history of Richardson Theater.

The Secretary of the Interior's Standards for Treatment of Historic Properties defines rehabilitation as, "as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character." This undertaking adheres to this definition by preserving the exterior features that exemplify the building's historical, cultural, and architectural values through adding utility to the building by making alterations that facilitate a compatible use.

Views Provided by Consulting Parties and the Public per 36 CFR § 800.11(e)(6)

The Hawaii State Historic Preservation Officer has concurred that the undertaking will result an adverse effect to the historic property. Historic Hawaii Foundation was generally supportive of the adaptive reuse and provided suggestions for minimizing or mitigating the effects. Consultation with Native Hawaiian Organizations did not identify any known traditional or religious sites in the APE. The Advisory Council has chosen not to participate in consultation. No public input has been received as of January 2025.

References:

U.S. National Park Service

2017 *The Secretary of the Interior's Standards for the Treatment of Historic Properties*; U.S Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.

McAllister, J. Gilbert

1933 *Archaeology of Oahu*. Bernice P. Bishop Museum Bulletin 104. Bishop Museum Press, Honolulu (Kraus Reprint Co., Millwood, New York, 1976).

Sterling, Elspeth P. and Catherine C. Summers

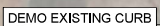
1993 *Sites of Oahu*. Bishop Museum Press, Honolulu

Thrum, Thomas G.

1906 *Heiau and Heiau Sites Throughout the Hawaiian Islands*. The Hawaiian Almanac and Annual for 1907. Thomas G. Thrum, Honolulu.

Tomonari-Tuggle, M.J., Stephen Hamilton, and Katharine Slocumb

2000 *Fort Shafter: Cultural Resource Investigations at Hawai'i's First U.S. Military Post*. International Archaeological Research Institute, Inc. On file at DPW Cultural Resources Section, USAG Hawaii, Schofield Barracks, Hawaii. Library No. 1358.



EXERCISING AREA IS PRESENT WITHIN THE CROSS-HATCHED AREA SOUTH OF THE THEATER WITH SEVERAL EQUIPMENT THAT HAS BEEN INSTALLED PERMANENTLY IN THE GROUND. CONTRACTOR MUST REMOVE THE EQUIPMENT AND CONTACT/NOTIFY THE CONTRACTING OFFICER'S REPRESENTATIVE (COR) PRIOR TO REMOVAL.

DEMO EXISTING CURB

PLAN
NORTH



THIS SHEET SUPERCEDES CS101 PROVIDED IN THE RFP CONCEPT SET.

THESE DRAWINGS ARE CONCEPTUAL IN NATURE AND ARE NOT A REPRESENTATION OF A FINAL DESIGN. THE DESIGN BUILD CONTRACTOR IS RESPONSIBLE FOR DESIGNING A FACILITY THAT MEETS ALL CODES AND USER REQUIREMENTS.

THIS SHEET IS INTENDED TO BE PRINTED IN COLOR.

THE SECURE STORAGE AREA (SSA) IS REQUIRED TO BE WITHIN THE SECURE CONSTRUCTION SITE (SCS). FINAL LOCATION MUST BE COORDINATED WITH THE CONSTRUCTION SECURITY PLAN (CSP) AND CONTRACTING OFFICER'S REPRESENTATIVE (COR).

REFER TO G-002 FOR SSA, COSA, AND FIELD TRAILER LOCATIONS.

NEW TURF AREA

RELOCATE EXISTING IRRIGATION LINE TO ACCOMMODATE NEW TSVA FENCE LINE AS APPLICABLE

TSVA OBSCURED PERIMETER FENCE

(36) 9' 60" PARKING STALLS

NEW TURF AREA

3,000SY TSVA FENCED AREA

MOBILE SATELLITE DISH (50' RADIAL CLEARANCE)

TSVA SECURED PEDESTRIAN GATE

TSVA SECURED ENTRANCE (DUAL 10' WIDE SWING GATES)

MECHANICAL EQUIPMENT ENCLOSURE, 7' HEIGHT, OPEN TOP PER UFC 4-010-01

LMTV WITH TRAILERS PARKING STALLS, 40' LENGTH

FMTV PARKING STALLS, 32' LENGTH

HMMV PARKING STALLS, 15' LENGTH

NEW TURF AREA

UNIT CONDENSER

500KVA XFMRs, TYP OF 2, PROVIDE GATES IN FRONT OF XFMRs FOR UTILITY ACCESS

GENERATOR DOCKING STATION

GENERATOR PROVIDE GATE AT END FOR MAINT ACCESS

AIR COOLED CHILLER

2000 GAL FUEL TANK

AREA FOR MECHANICAL EQUIPMENT

AREA FOR GENERATOR

TSVA SECURED EXIT (DUAL 10' WIDE SWING GATE)

NEW ONE WAY SIGNAGE

PROPOSED ADA RAMP LOCATION

(2) 11'X22' PARALLEL ADA STALLS WITH 5' ACCESS AISLE AND ADA SIGNAGE TO BE ADDED

(13) 45' POV STALLS

(7) 9'X18.5' POV STALLS

EXISTING LOADING DOCK

(5) 9'X18.5' POV STALLS

10'X9.5' TRANSFORMER PAD

EXISTING SIDEWALK TO BE REPLACED

NEW ONE WAY AND DO NOT ENTER SIGNAGE

LEGENDS:

- 33-FT ATFP UNOBSTRUCTED SPACE
- TSVA OBSCURED FENCING
- MECHANICAL YARD FENCING
- BUILDING 500
- BUILDING 500 CANOPY
- EXISTING CONCRETE SIDEWALK/ISLAND
- ASPHALT PAVEMENT
- TURF VEGETATION

REFER TO G-002 FOR SSA, COSA, AND FIELD TRAILER LOCATIONS.

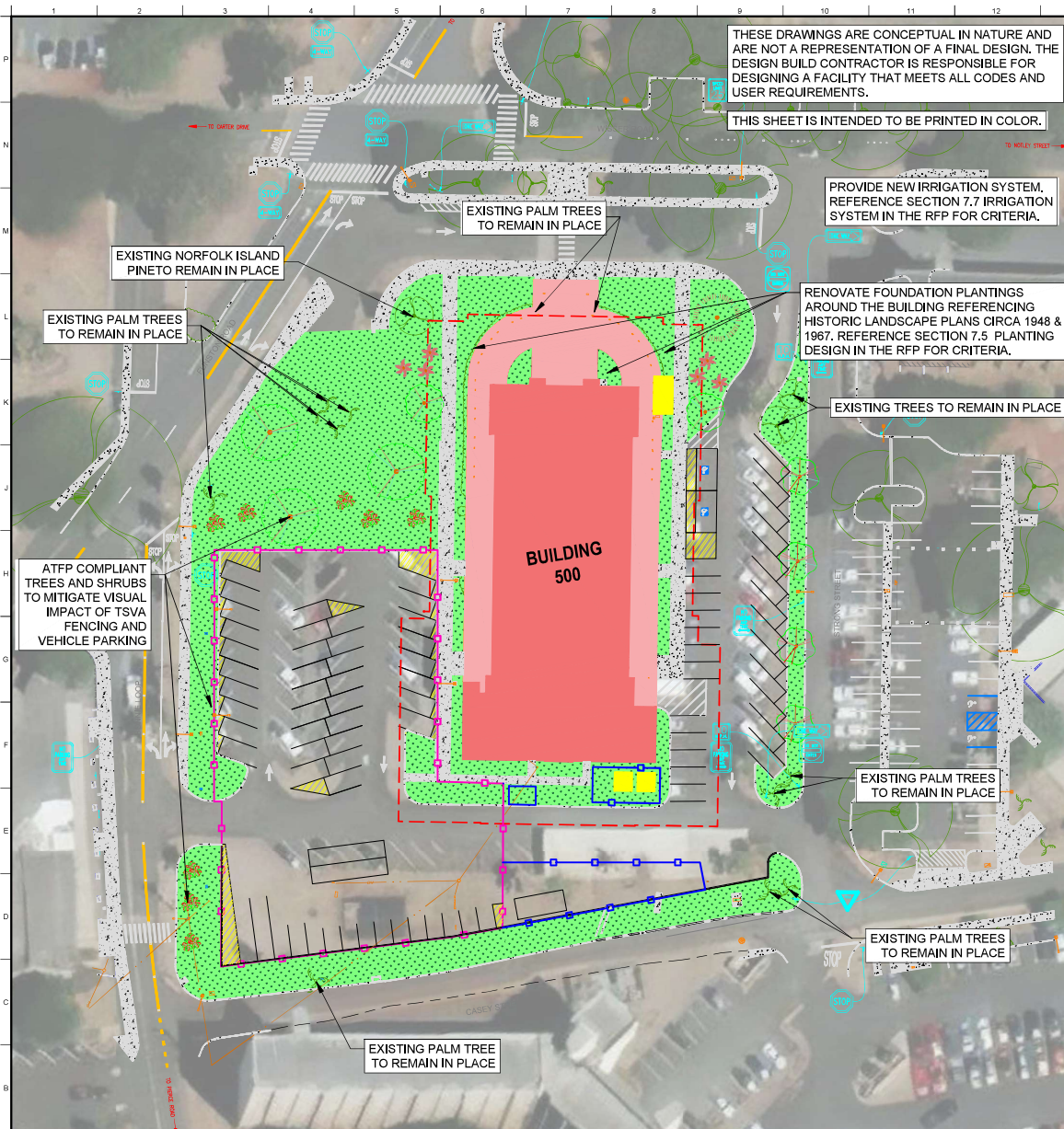
 TURF VEGETATION

PLAN
NORTH



SHEET ID
CS101

DESCRIPTION	DATE	DPIS	ID
\\USERS\PRIS\UP\APPDATA\LOCAL\BENTLEY\PROJECT\WIS\ACOB\AMERICAS\OTID\MS710\CS101.DWG	8/28/24	AM	104170002
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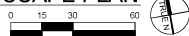
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LEGENDS:

	SMALL CANOPY (ACCENT/FLOWERING) ERYTHRINA CRISTA-GALLI / COCKSPUR CORAL HARPULLIA PENDULA / TULIPWOOD LAGERSTROEMIA INDICA / CRAPE MYRTLE TABEBUIA AUREA / SILVER TRUMPET	2	25 GAL / 2" CALIPER 25 GAL / 2" CALIPER 25 GAL / 2" CALIPER 25 GAL / 2" CALIPER
	MEDIUM CANOPY CASSIA FISTULA X JAVANICA / RAINBOW SHOWER TREE SAPINDUS OAHUENSIS / LONOMEA	4	25 GAL / 2" CALIPER 25 GAL / 2" CALIPER
	LARGE CANOPY/SHADE SAMANEA SAMAN / MONKEYPOD TREE SAPINDUS OAHUENSIS / LONOMEA	3	36" BOX - 3" CALIPER 25 GAL / 2" CALIPER
	PALM - SMALL/MEDIUM SCREENING PTYCHOSPERMA MACARTHURII / MACARTHUR PALM	9	15GAL
	PALM - TALL ACCENT CHRYSALIDOCARPUS LUTESCENS / ARECA PALM COCOS NUCIFERA / COCONUT PALM	6	8' BTH 8' BTH
	VERTICAL ARAUCARIA HETEROPHYLLA / NORFOLK ISLAND PINE	1	15'H
	SHRUBS MEDIUM TO LARGE SIZE: 5 GALLON MIN. QTY: 20 MIN.		
	SHRUBS/PERENNIALS/GRASSES - SMALL SIZE: 1 GAL MIN. QTY: 100 MIN.		
	GROUND COVER SIZE: 1 GAL MIN. QTY: 5,000 SF APPROX. SPACING: 2' O.C. TYP.		
	IRRIGATED LANDSCAPE AREA TURFGRASS EXCEPT IN PLANTING BEDS ADJACENT BUILDING		34,000 SF +/-

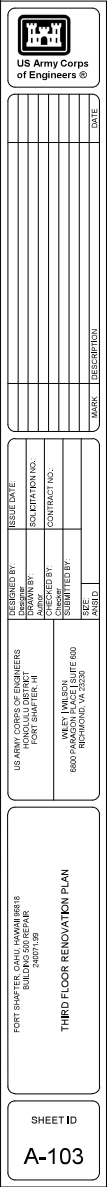
A1 OVERALL LANDSCAPE PLAN
SCALE 1" = 30'

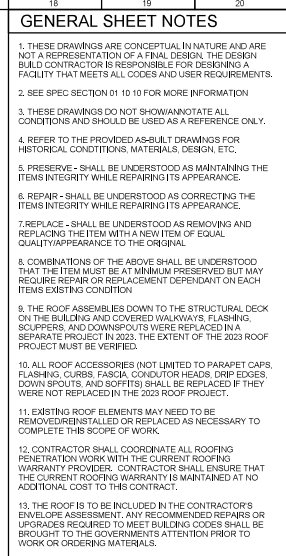


		DATE
DESIGNED BY: J. PERAIN DRAWN BY: J. PERAIN CHECKED BY: R. PERAIN SUBMITTED BY: J. PERAIN SIZE: A1		PROJECT: DB RFP - RTA SUBMITTAL SHEET: L-101 DATE: 9/26/2023
US ARMY CORPS OF ENGINEERS 1000 BRIDGE ST SUITE 1340 HONOLULU HI 96813		PROJECT: DB RFP - RTA SUBMITTAL SHEET: L-101 DATE: 9/26/2023
OVERALL LANDSCAPE PLAN		PROJECT: DB RFP - RTA SUBMITTAL SHEET: L-101 DATE: 9/26/2023
SHEET ID L-101		PROJECT: DB RFP - RTA SUBMITTAL SHEET: L-101 DATE: 9/26/2023



(A1) SECOND FLOOR RENOVATION PLAN
1/8" = 1'-0"





KEY PLAN

[illegible]

