



# HISTORIC HAWAII FOUNDATION

HISTORIC HAWAII NEWSLETTER

VOLUME 16, No. 4 DECEMBER 2006

## West Hawai'i Earthquake Damages Historic Buildings Preservation Teams Assess Impacts, Offer Assistance

In October, Historic Hawai'i Foundation joined the State Historic Preservation Division and National Park Service in assessing damage to historic buildings and archeological sites caused by the Pu'uana'hulu Earthquake in West Hawai'i.

"We are relieved that there was no loss of life due to the quake and we join in the community's concern for damage to historic structures. We received reports of damage to heiau and rock walls that are centuries old, as well as other homes and buildings that have been part of community life for decades," said Kiersten Faulkner, executive director of Historic Hawai'i Foundation.

Historic Hawai'i Foundation volunteers joined preservation response teams to assess damage to historic structures in west Hawai'i. The teams of preservation professionals inspected sites on the State and National Registers of Historic Places that reported damage.

The goal of the initial assessment teams was to work with property owners to document the impacts and provide guidance on next steps to safeguard what is left and restore what was lost.

Further damage assessment and documentation will be coordinated through the State Historic Preservation Division, which is working with Federal Emergency Management Agency on the evaluation protocols.

The U.S. Geological Survey reported that the first earthquake, which had a 6.7 magnitude, struck at 7:07 a.m. October 15 and was centered 24 miles below Kiholo Bay. A second quake hit at 7:14 a.m. about 13 miles northwest of Kawaihae at a depth of 12 miles. The Big Island also had scores of aftershocks of magnitudes of 2.0 or greater, most of them centered off shore.

The earthquakes and their aftershocks caused severe damage to many of Hawai'i's historic treasures, including Hulihe'e Palace and Pu'ukohala Heiau. Lesser known but



PHOTO COURTESY OF BOYD BOND

still significant structures were damaged, including the Sugar Mill Stack, Kalahikiola Church and Bond Homestead. Dozens of older homes, mom-and-pop stores and community buildings were also hurt by the seismic activity.

Faulkner noted that historic properties are important to the character and ambience of West Hawai'i communities. "Collectively, these structures are the living memory of West Hawai'i and should be preserved and restored following this disaster," she said.

HHF urges people to consult with qualified preservation professionals when undertaking repairs and to avoid demolition until the structures can be assessed. Faulkner noted that West Hawai'i's historic places are important to present and future generations and should not be carelessly discarded prior to exploring all possible ways to save them.

The first assessment teams focused on publicly-owned buildings, those on the state and national registers of historic

*(continued on page 4)*

## From the Director's Chair

### **Kiersten Faulkner, Executive Director**

Since becoming Historic Hawai'i Foundation's Executive Director last January, I have been awed by the passion that people feel for their homes and neighborhoods and by the level of commitment to people, place and culture that makes Hawai'i such a unique and beautiful place.



Kiersten Faulkner

This generosity of spirit has been demonstrated recently in very concrete ways through gifts of time and money, through volunteer service, and through small and large shows of support:

- When our list of Hawai'i's Most Endangered Historic Places was released last month, I received letters, calls and emails from people reminiscing about the Wilcox home before it became the Walker estate, talking about Kaimuki and the Queen's Theater, remembering the sugar plantations on Maui, and debating the balance between preservation and change on Lana'i.
- When the Pu'uanahulu Earthquake caused damage to historic buildings in West Hawai'i in October, I received immediate offers of assistance from preservation professionals who were concerned about the historic buildings and archeological sites that were affected when the earth shook, allowing us to field support teams and provide assistance.
- This year's Winter Benefit, which provides up to half of Historic Hawai'i Foundation's operating funds, was the most successful in the 19 year history of giving the Kama'aina of the Year award. I am grateful for the many people who sponsored tables, bought tickets, donated to the silent auction, volunteered at the event and attended that special evening.

You know that historic buildings are not just walls and a roof. They are emblems of our heritage. Once lost, they cannot be brought back. They are living memory of the people, events, values and decisions that have made Hawai'i the remarkable place it is today.

Thank you for all you do to protect and sustain this living legacy. I look forward to a successful new year as we continue this effort to preserve Hawai'i's historic places.

## Walker Estate Demolition on Hold

The pending sale of the historic Walker Estate to JR Partners expired without closing in October, effectively ending the pending application for demolishing the historic home and gardens.

The State Historic Preservation Division declined to approve the application for a demolition permit that was referred by the City and County of Honolulu planning department, noting that the applicant, JR Partners, was not the land owner and did not have standing to ask for the permit.

The mansion, outbuildings and historic gardens are back on the market with a listing price of \$12,888,888 through Chaney Brooks American Homes. The estate includes the 8 bedroom, 7040 square foot home and the 5.7 acres of grounds.

The Walker estate was listed on the National Register of Historic Places in 1973 and on the State Register in 1982. The statement of significance for the listing specifically includes extensive discussion of the six acres of grounds, the garden design, plantings and objects, and the setting for the residence.

The home was built in 1905 by George Rodiek, who was an executive with H. Hackfeld & Co., later American Factors and then AmFac. He sold it during the first world war because of his German ancestry. Alan Wilcox bought it in 1918 and his family lived there until the 1930s, when Alexander and Una Walker acquired the estate. The Walker family lived there for over 50 years. After Mrs. Walker died in 1987, her children sold the property to Masao Nangaku of Minami Group. He sold it to local attorney Richard Fried in 1998, who sold it the same day to Holy Eye, LLC, based in Taiwan. Holy Eye is the current owner. The potential buyer, TR Partners, had plans to demolish the house and subdivide the gardens into 20 home lots. Their option to buy expired last month, prompting Holy Eye to list the property for sale again.

### *Historic Hawai'i Newsletter*

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### **Publication information**

Historic Hawai'i Foundation accepts submissions for the quarterly newsletter. For the February 2007 issue, please submit information by January 15 to [member@historichawaii.org](mailto:member@historichawaii.org) or to P.O. Box 1658, Honolulu, HI 96806. Submissions become the property of Historic Hawai'i Foundation and will not be returned.

## PRESERVATION CALENDAR

**January 18** – Experts at the Palace; 12:00 p.m. - 1:00 p.m.  
Iolani Palace, Old Archives Building  
Mike Leideman, “Bob Krauss: Hawai’i’s Pioneer Maritime Preservationist – A Personal Reminiscence.”

**January 25** – Experts at the Palace; 12:00 p.m. - 1:00 p.m.  
Iolani Palace, Old Archives Building  
Hans Van Tilburg, “On the Trail of Maritime History: Results of the 2006 Northwestern Hawaiian Islands Shipwreck Survey”

**February 1** – Experts at the Palace; 12:00 p.m. - 1:00 p.m.  
Iolani Palace, Old Archives Building  
Burl Burlingame, “Advanced Force Pearl Harbor: The Imperial Navy Underwater Attack on Hawai’i”

**February 8** – Experts at the Palace; 12:00 p.m. - 1:00 p.m.  
Iolani Palace, Old Archives Building  
Joseph Genz, “Voyaging Heritage in Micronesia: Ethnographical Research in the Marshall Islands”

**February 15** – Experts at the Palace; 12:00 p.m. - 1:00 p.m.  
Iolani Palace, Old Archives Building  
Mahinapoepoe Paishon-Duarte, “Paepae o He’eia Fishpond Preservation”

**February 22** – Experts at the Palace; 12:00 p.m. - 1:00 p.m.  
Iolani Palace, Old Archives Building  
Christine Brammer, “Understanding Hawai’i’s Humpback Whales and the Sanctuary the Protects Them”

**March 1** – Experts at the Palace; 12:00 p.m. - 1:00 p.m.  
Iolani Palace, Old Archives Building  
Blair Collis, “The Maritime Center and the Falls of Clyde”

**March 5-6** – Section 106: A Review for Experienced Practitioners  
Professional Seminars in Preservation Resource Management  
The National Preservation Institute will offer seminars in historic preservation and natural resources management in Honolulu. Registration information is available at [www.npi.org](http://www.npi.org), 707-765-0100 or [info@npi.org](mailto:info@npi.org).

**March 7-8** – Consultation and Protection of Native American Sacred Lands  
Professional Seminars in Preservation Resource Management  
The National Preservation Institute will offer seminars in historic preservation and natural resources management in Honolulu. Registration information is available at [www.npi.org](http://www.npi.org), 707-765-0100 or [info@npi.org](mailto:info@npi.org).

**March 8** – Experts at the Palace; 12:00 p.m. - 1:00 p.m.  
Iolani Palace, Old Archives Building  
Michael Weidenbach, “Battleship Missouri: Preserving a Naval Heritage”

**March 14** – Application Deadline for the Annual Preservation Awards

**May 2** – Annual Preservation Honor Awards; 5:00 p.m. to 7:00 p.m.  
(Location to be determined)

**May 17** – Annual Meeting & Election of Trustees; 6:00 p.m. to 8:00 p.m.  
Mission Memorial Auditorium

**June 22** – Fort Shafter Centennial Celebration  
The United States Army, Pacific will celebrate the centennial of Fort Shafter during 2007. Palm Circle was established in 1907 and has been used by the United States Army for a century. Centennial activities are planned throughout the year, with a community celebration scheduled for June 22, 2007. Palm Circle within Fort Shafter is a National Historic Landmark.

**October 2 - 7** – National Preservation Conference 2007; St. Paul, Minnesota

**December 1** – 6:00 p.m. to 10:00 p.m.  
Winter Benefit; Royal Hawaiian Hotel

## Historic Hawai’i Foundation

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### NEWSLETTER EDITOR

Nancy Bannick

# HHF, Kona Joe Coffee Raise Funds for West Hawai'i Preservation

**K**ona Joe Coffee sponsored a fundraising event for preservation projects in West Hawai'i on November 11 as part of the Signature Cup competition during the Kona Coffee Cultural Festival.

Attended by some 200 people, the highlight of the event was a barista competition to determine who could create the best signature drink. Attendees also enjoyed food, music, and exhibits that highlighted and celebrated the history of West Hawai'i and its architectural, cultural and natural heritage.

In addition to the preservation exhibits, Historic Hawai'i Foundation held a silent auction at the event. HHF will use proceeds from the auction to support preservation projects in West Hawai'i, including responding to earthquake damage to historic structures. The highest-dollar item at the auction was a historic nunnery cabin that was being relocated from the Daifukuji Soto Mission. The building was donated by Tom Quinlan of Historic Property Services and was purchased by Alan Beall, one of the founding members of HHF.

HHF extends its thanks to the staff and crew of Kona Joe



Danielle Wood sets up the silent auction at Kona Joe's Farm to help raise funds for West Hawai'i Preservation.

Coffee, Keauhou Resorts and Historic Property Services for their support of the event, as well as to those who donated or purchased items.



## Earthquake *(continued from page 1)*



PHOTO COURTESY OF BOYD BOND



places, and National Historic Landmark structures that reported damage. Non-registered buildings older than 50 years were also evaluated at the request of the property owners.

Under Hawai'i Revised Statutes (section 6E-10) land-owners with properties listed on the Hawai'i Register of Historic Places are required to consult with the State Historic Preservation Division before any "construction, alteration, disposition, or improvement of any nature, by, for, or permitted by a private landowner may be commenced."

"State preservation staff were very responsive to the needs of the property owners and to the needs of the historic buildings," Faulkner said. "They are committed to helping property owners through this crisis so the historic structures can be saved and serve the community for many more years."

While the state requirement does not apply to non-registered properties, Historic Hawai'i Foundation encourages all owners of older structures to work with architects and engineers who understand historic buildings and who will repair them using the same standards as registered sites.

"We recognize that community character is created by many small buildings as well as by the monuments," said Faulkner. "We want to help safeguard those properties, too. I encourage owners of older buildings to ask for assistance and to use best practices for their buildings."

To report damage to historic buildings, request a preservation assessment or to volunteer, please contact Historic Hawai'i Foundation at [www.historichawaii.org](http://www.historichawaii.org), by email to [preservation@historichawaii.org](mailto:preservation@historichawaii.org) or by telephone to 808-523-2900.

## DLNR, Historic Hawai'i Foundation Release List of Nine Most Endangered Historic Sites in Hawai'i

Historic Hawai'i Foundation Executive Director Kiersten Faulkner and State Historic Preservation Officer Peter Young jointly released a list of the nine most endangered historic sites in Hawai'i in the November issue of *Honolulu* magazine. The list includes monuments, grand estates, and for the first time, an entire community, Lana'i City.

This is the first year in which DLNR's State Historic Preservation Division (SHPD) and the Historic Hawai'i Foundation (HHF) collaboratively compiled the list. HHF sought nominations from the community and worked with SHPD staff to select the sites.

"The final list represents the history of our community, and includes sites that are threatened by, among other things, neglect, insufficient funding, and development," said Young, who also serves as Department of Land and Natural Resources chairperson.

While inclusion on the list does not automatically protect or preserve the sites, it is hoped that the list will raise public awareness, and inspire the community to take action.

Included on the list is the Walker Estate, which was recently threatened by a prospective buyer who planned to demolish the property. Following public awareness and outcry, TR Partner's decision to purchase and ultimately demolish the estate was abandoned. SHPD has confirmed that the agreement of sale with TR Partners is no longer in effect.

The complete list of endangered sites and a discussion on what threatens each site is featured in the November issue of *Honolulu* magazine. "We consider *Honolulu* magazine our partner, and are grateful for the role they have played in promoting our efforts to maintain Hawai'i's sense of place," Faulkner said.



The Walker Estate, Nu'uuanu (O'ahu)

Last year the magazine's coverage of the nine most endangered historic sites resulted in community preservation initiatives including the restoration of the Kapa'a Stone Lantern by the Kapa'a Business Association and Leadership Kaua'i. Similarly, the Hawai'i Maritime Center has begun much needed repair work on the Falls of Clyde.

Other sites included in this year's list include the Queen Theater in Kaimuki, the plantation manager's mansion in 'Ewa Villages, and San-ju Pagoda on O'ahu, Koke'e State Park and Gulick-Rowell House on Kaua'i, Pu'unene Congregational Church on Maui, and the Mapulehu Glass House on Moloka'i.

'Olelo featured the sites in a discussion between panelists Faulkner, Melanie Chinen, SHPD Administrator, and Michael Keany, who authored the piece for *Honolulu* magazine. The show aired on 'Olelo Channel 53 in late November and was moderated by *Honolulu* magazine's editor A. Kam Napier.

More information on the Most Endangered Historic Sites is available at [www.historichawaii.org](http://www.historichawaii.org)

## Preservation Tax Incentives Top 2007 Legislative Agenda

As state legislators prepare to return to the State Capitol for the 2007 session, HHF is preparing to promote public policies that support historic preservation activities across the state. At the top of the priority list is a bill to provide state tax credits for rehabilitation of historic buildings.

Tax credit programs provide financial incentives for reinvesting in older homes, commercial buildings and communities. In addition to providing support for individual property owners, they are also proven economic development tools that return underutilized or derelict properties to useful life. Tax credits are available at the federal level for income-producing historic properties and through the City and County of Honolulu for residential properties.

Letters in support of the tax credit program will be helpful to demonstrate grassroots support of preservation incentives. Please contact your state senators and representatives to ask for their approval of the historic preservation tax credit bill. Letters can also be sent to Historic Hawai'i Foundation, which will provide them to the elected officials during the public hearings. Be sure to include your name, home community and phone number for verification. You can also sign-up for HHF email

alerts during the legislative session at [http://www.historichawaii.org/Mailing\\_list.html](http://www.historichawaii.org/Mailing_list.html).

In 2007, Historic Hawai'i Foundation plans to work with state legislators to establish a state tax credit for historic preservation. Similar programs are used in over half of the states. Evaluations of their effectiveness show that they have a 7:1 return on public investment, which makes them both fiscally responsible and a proven method for achieving public goals for revitalizing older communities.

In addition to the state program, HHF will also work with the City and County of Honolulu to implement its property tax abatement program for commercial historic properties. City Council approved the measure in 2004, but delays in creating administrative rules have stalled its application.

Other legislative priorities for HHF will include support of appropriate funding levels for State Historic Preservation Division. An increase in operating and staffing fund levels for SHPD is necessary in order to institute effective standards, efficient procedures and appropriate staffing levels to implement its programs, as well as to leverage federal funding that requires a state match.

# Kama'āina of the Year Event Cel

Photos by Jon Radke



Honorees Sam and Mary Cooke



Sam Gon, Sheri Gon and Kelvin Taketa



Kiersten Faulkner, Mary Cooke, Katie MacNeil and Sam Cooke



Royal Hawaiian Hotel at Waikiki



Meredith Whipple, Mr. Romer's guest, Rick Romer, Beverly Major and Helen Nakano

**H**istoric Hawai'i Foundation's 19th Annual Kama'āina of the Year event was held on Saturday, December 2 at the Royal Hawaiian Hotel. The event was attended by 550 people, setting a new record for both attendance and contributions in support of Historic Hawai'i Foundations mission and programs.

The annual event recognized and lauded the preserva-

tion activities of Sam and Mary Cooke. They were honored for establishing the Mānoa Heritage Center in 1996, whose mission is to promote the thoughtful stewardship of the natural and cultural heritage of Hawai'i. The Heritage Center interprets its historic property that consists of Kūka'ō'ō Heiau, a Native Hawaiian Garden and the historic home Kualī'i. The Center also preserves and interprets the history