



HISTORIC HAWAII FOUNDATION

HISTORIC HAWAII NEWSLETTER

VOLUME 18, No. 1 APRIL 2008

Tax Credits for Preservation Yield Better Returns Than New Construction, Other Economic Development Programs

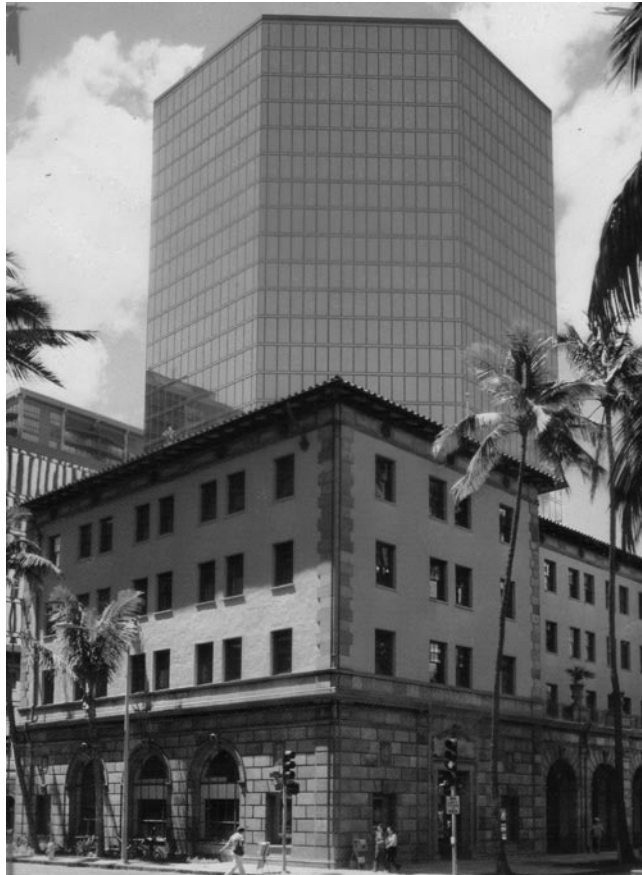
New HHF Study Evaluates Economic Benefits of Rehabilitation Tax Credits in other states

In January, Historic Hawai'i Foundation released a study titled *The Economic Benefits of State Historic Preservation Investment Tax Credits*. HHF commissioned the study in response to a request by the State Senate last year for information on types of incentive program available for preservation projects. The report was timely, as the State Legislature considered bills to establish a 25% credit against state taxes for qualifying projects.

Although Hawai'i does not provide a rehabilitation tax credit—and pending bills were not approved during the current session—over half the States do provide some level of tax incentives to encourage preservation, rehabilitation and reuse of historically-significant buildings.

The study found that in the 29 states that have a rehabilitation tax credit, all of them determined that the fiscal return was greater than the state's forgone taxes, often returning three to five times more revenue to the state in new taxes and significant new investment. Rehabilitation tax credits are also successful in creating new jobs, increasing loan demand and deposits in local financial institutions, enhancing property values and generating sales.

"As a long range economic development strategy, it is a superior economic catalyst compared to other investments, including new construction, because rehabilitation has a



The Grosvenor Center (c. 1981) towers over the historic Dillingham Transportation building (c. 1929).

greater economic impact on the local economy in terms of jobs created, increase in household income, and demand created in other industries," according to the study.

In addition to these direct fiscal impacts, tax credits also have proven benefits related to environmental sustainability, affordable housing, tourism and visitation, and neighborhood revitalization. According to Grow Smart Rhode Island, that state's rehabilitation tax credit has been the single most effective tool for curbing sprawl, protecting farmland and revitalizing urban areas.

When determining the public benefits and fiscal impacts of tax credit programs, States consider forgone tax revenue. In several jurisdictions, the states reported that tax revenues that resulted from the tax credit were more than enough to off-set the expense of tax credits, through construction period taxes and real property taxes, as well as post-

construction sales and income tax. Those benefits to the State are in addition to the public benefits of environmental sustainability, more affordable housing, neighborhood revitalization and support for heritage tourism.

The study was conducted by Wendy Wichman of Preservation Associates for Historic Hawai'i Foundation. It is available at www.historichawaii.org.



From the Director's Chair

Kiersten Faulkner, Executive Director

The strength of Historic Hawai'i Foundation lies with its members. HHF members reflect a community commitment to preservation, providing knowledge, passion and visibility for preservation issues and broad-based community support. They engage in preservation activities, and work to understand, interpret, protect and perpetuate the historic, cultural and architecturally distinctive sites of the Hawaiian Islands.



Kiersten Faulkner

Even those who rarely get personally involved in direct preservation are part of a larger movement through support of HHF. Our membership program is the backbone of the organization's annual operations, providing resources through annual dues, direct contributions, volunteer services and advocacy actions. Without the regular contributions of membership renewals and other gifts, HHF would not

be able to sustain its regular work and operations. Membership is a statement of support for the cause of historic preservation, and a tangible way to demonstrate a collective ethic of the importance of preserving Hawai'i's legacy, ensuring that preservation issues are considered in community decision-making.

Thanks to a grant from the Hawai'i Community Foundation, Historic Hawai'i Foundation is about to embark on a membership growth and enhancement campaign, with the goal of growing the core membership 400% in the next five years. The goals of this campaign are to engage a larger number of people participating in the broader cause of historic preservation, strengthen the collective voices in a chorus of larger community advocacy, and increase the resources available for HHF's core programs and mission as we orchestrate that effort.

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We Don't Mind Being Last

HHF welcomes both current and deferred gifts, including bequests or other estate planning. A simple way to remember Historic Hawai'i Foundation in your will is through a directive to allocate any remaining assets to HHF after you have provided for your other heirs. As always, we suggest that you consult with your independent financial, tax or legal advisor for specific help with your particular situation before you proceed with such a donation. Contact us for more information.

The first step toward reaching the goal is to hear from you, the members and supporters. This spring, you will receive a questionnaire asking about your experience as a member of HHF. The survey will cover such issues as the level of importance you place on historic preservation, your interest in different programs, your confidence in HHF's ability to meet its mission effectively, what we do well and what we could do better. We want to know how to engage our membership and what you feel would make a difference as we work together in the preservation movement.

Please watch for and return the membership survey. A good return rate will help us hone and focus our effort, respond to and be accountable for the trust that you place in us every time you renew your membership.

Sign up for the Historic Hawai'i Foundation E-mail Preservation Alerts.

http://www.historichawaii.org/Mailing_list.html

Historic Hawai'i Newsletter

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Publication information

Historic Hawai'i Foundation accepts submissions for the quarterly newsletter. For the June 2008 issue, please submit information by May 15 to 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.

The First Lady of Waikiki Turns 107

“A Time for Music, Memories and More,” was the theme of the Moana Surfrider’s special event marking its 107th anniversary on March 9. The public event was attended by some 200 people and included noted Hawaiian storytellers Joe Recca and Thelma Kehaulani Kam, as well as hula from Ka Ala O Ka Iliahi Hālau and music by Ho’onanea.

The stories highlighted the history of Waikiki before the hotel was built, followed

by memories of the Moana and the famous guests who have passed through the hallways of the “First Lady of Waikiki.”

The special event also included



The audience crowds into the Moana Surfrider to celebrate the hotel’s 107th birthday.

an open house to view the newly restored Banyan Wing guest rooms, new lobby spaces and the resort’s beautiful new Beachhouse restaurant.

“Chocolate Indulgence and Afternoon Tea” benefiting Historic Hawai’i Foundation followed the program. Afternoon Tea has been a Moana tradition for over a century. The Westin’s Chocolate Indulgence version included a glass of chocolate liqueur champagne, selection of finger sandwiches, selection of chocolate and fruit scones, clotted cream and Hawaiian preserves, gourmet Hawaiian Vintage chocolate, and chocolate-dipped strawberries amidst a choice of the Moana’s specialty blend tea.

HHF extends its thanks to all those who attended the event, as well as the staff of the Moana Surfrider, A Westin Resort, Starwood Hotels & Resorts, and Kyo-Ya Hotels & Resorts.

PRESERVATION CALENDAR

- 33rd Annual Preservation Honor Awards Ceremony
Thursday, May 1, 6:00 p.m. – 8:00 p.m.
Bishop Museum, 1525 Bernice Street, Honolulu
- Pearl Harbor Naval Shipyard Historical Symposium and Luncheon
Monday, May 12, 9:00 a.m. – 5:00 p.m.
Ala Moana Hotel, Honolulu
Contact Mr. Kerry Gershaneck, PHNSY Public Affairs Officer at 808-474-0272 for more information
- Pearl Harbor Naval Shipyard Centennial Celebration
Tuesday, May 13, 10:00 a.m. – 6:00 p.m.
Pearl Harbor Naval Station Building 1, Pearl Harbor
Contact Mr. Kerry Gershaneck, PHNSY Public Affairs Officer at 808-474-0272 for more information
- HHF Annual Membership Meeting
Thursday, May 22, 6:00 p.m. – 8:00 p.m.
O’ahu Country Club, 150 Country Club Road, Nu’uanu, Honolulu

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HHF Annual Meeting and Election of Trustees May 22

Historic Hawai'i Foundation invites all members to the Annual Meeting on Thursday, May 22, at 6:00 p.m. at the O'ahu Country Club, 150 Country Club Road, Nu'uano, Honolulu.

The business meeting will include the annual report to members, election of new trustees, election of a new President of the Board, the presentation of the annual President's Commendation and other business.

The capstone of the event will be a keynote address followed by light refreshments.

Please RSVP by May 20 to member@historichawaii.org or 808-523-2900. The event is free for HHF members.

Slate of Candidates

The Nominating Committee proposes the following slate of candidates to be voted on by the general membership at the annual meeting.

For Trustees:

- Linda Faye Collins, Kikiaola Land Company (second term)
- Carol Fukunaga, 11th Senatorial District (first term)
- Frank Haas, University of Hawai'i at Mānoa School of Travel Industry Management (first term)
- Lea Ok Soon Hong, The Trust for Public Land (first term)
- Robert Nobriga, Hawai'i National Bank (appointed term)
- Michael J. O'Malley, Accuity LLP (second term)
- Antony M. Orme, Bank of Hawaii (first term)
- Patsy Sheehan, Hanalei Land Company (first term)
- Ramsay Taum, University of Hawai'i at Mānoa School of Travel Industry Management (first term)
- Rick Towill, Towill Tractec Inc. (first term)

For President

- Timothy E. Johns, Bishop Museum

Nominations by members may be made in accordance with the By Laws, Article IV Section 7, and must be received at the HHF office by April 23, 2008. See www.historichawaii.org/AboutUS/Trustees/Nominations.html for more information.

Exclusive Tour of Shangri La Showcases Preservation Efforts

Preservation plans, cultural landscape assessments, meticulous research and restoration were the themes of the HHF behind-the-scenes tour of Shangri La. The collections and curation of the decorative arts of the Islamic world were also highlighted.

Shangri La's Director of Historic Preservation Robert Saarnio, Mason Architect's preservation architect Barbara Shideler and Academy of Arts docent Jean Rosenthal provided the expertise behind the stunning beauty of the former Doris Duke estate, now the Doris Duke Foundation for Islamic Art, for 25 members of Historic Hawai'i Foundation on January 26.

The 1930s estate was commissioned by Doris Duke and furnished with decorative arts from the Islamic world throughout her lifetime. The exclusive tour was made possible through a special arrangement with Shangri La's caretakers.

PHOTOS BY MO RADKE



Jean Rosenthal, Shangri La tour guide, introduces the Mughal Garden



Members enter the front door of Shangri La.



The reflection pool and the main house as seen from the playhouse.

Hawaii's History Makes House Call to State Legislature

PHOTOS BY JILL RADKE

Historic Hawai'i Foundation joined the Heritage Caucus of the Hawai'i State Legislature to co-sponsor the 2008 Historic Preservation Awareness Day at the State Capitol on March 5.

This public-private partnership with the State Legislature's Heritage Caucus is one example of how the public, private and non-profit sectors working together can make a measurable difference in protecting and preserving the historic and cultural places of Hawai'i.

Historic Preservation Awareness Day is part of the collaborative effort to demonstrate the range of business, education, advocacy and arts organizations engaged in this work. Those who participated were:

- Arizona Memorial Museum
- Battleship Missouri Memorial
- Bishop Museum
- Cultural Surveys Hawai'i
- Daughters of Hawai'i
- Division of State Parks, DLNR
- Friends of 'Iolani Palace
- Fung Associates, Inc.
- Group 70 International, Inc.
- Hale'iwa Main Street/ North Shore Chamber of Commerce
- Hawai'i Conservation Alliance
- Hawai'i Theatre Center
- History Education Council of Hawai'i
- King Kamehameha V Judiciary History Center
- Mālama o Mānoa
- Mānoa Heritage Center
- Mission Houses Museum
- Mō'ili'ili Community Center
- Museum Studies and Historic Preservation Programs
University of Hawaii
- Office of Hawaiian Affairs
- Pacific Aviation Museum, Pearl Harbor
- Pacific Islands Institute
- Pearl Harbor Naval Shipyard
- Society for Hawaiian Archaeology
- State Historic Preservation Division, DLNR
- State Parks Division, DLNR
- The Pacific War Memorial Association
- Tropic Lightning Museum, Schofield Barracks
- USS Bowfin Museum
- Washington Place Foundation



Kai Markell demonstrates for Representative Cindy Evans.



Mike Weidenbach and Dan Parsons from the USS Missouri Memorial Association talk with Representative Cindy Evans.



Exhibits from preservation-related organizations sparked the interest of legislators, aides and other attendees.



Melehina Groves, Jill Radke, Kiersten Faulkner and Katie MacNeil.

Pearl Harbor Naval Shipyard Celebrates 100 Years

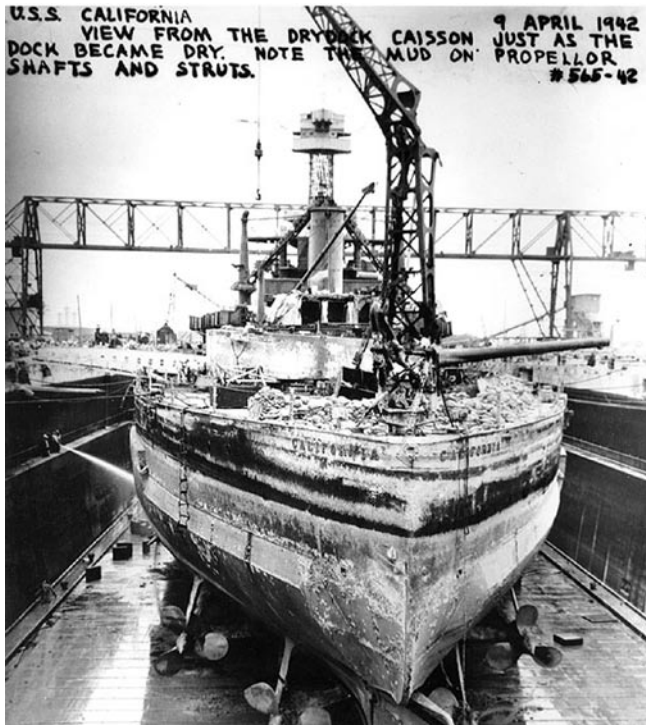
Today the Pearl Harbor Naval Shipyard is the largest industrial employer in the State of Hawai'i. It is the largest naval repair facility between the West Coast of the U.S. and the Far East. This year the shipyard marks 100 history-making years in Hawai'i.

Authorized in 1908 by an Act of Congress, the Pearl Harbor Shipyard was key to America's rise as an Asia-Pacific power, as it provided both the coaling and repair facility needed to maintain a strong Navy presence in the region. In the wake of the Pearl Harbor Attack, the shipyard rebuilt 18 of the 21 sunken ships and performed nearly 7,000 other ship repairs. These ships went on to win the battle in the Pacific.

The Shipyard is part of the Pearl Harbor National Historic Landmark. Many Shipyard buildings along the Pearl Harbor waterfront were built in the early 1900s, are maintained on the historic register and are in use today.

In May, the Pearl Harbor Naval Shipyard's past and present employees, friends, and distinguished guests will commemorate the Shipyard's 100 years of service in a centennial celebration. The Shipyard will observe the occasion with various activities throughout 2008, but the main focus of celebration will be throughout the week of May 11-17, 2008.

A non-profit organization, the Pearl Harbor Naval Shipyard Association, has been established to provide funding and support for the Centennial celebrations. For more information, see www.phnsy.navy.mil or contact Mr. Kerry Gershaenck, the Shipyard Congressional & Public Affairs Officer, at (808) 474-0272.



The *USS California* in drydock to be repaired after being sunk during the Dec 7, 1941 attack on Pearl Harbor.
U.S. Archives Photo NH56542



USS Nevada (BB-36) Departing Pearl Harbor in April 1942 after the Pearl Harbor Navy Yard's repair of bomb and torpedo damage received during the Japanese air raid on December 7, 1941. Note sailors watching, each carrying a gas mask container.
Credit: Ph2c H.S. Fawcett, USN., Courtesy National Archives



Pearl Harbor Naval Yard in July 1942.
Credit: National Archives NH-84002

Pearl Harbor Naval Shipyard's Centennial Celebration Events

Monday, May 12, 9:00 a.m. – 5:00 p.m.
Pearl Harbor Naval Shipyard
Historical Symposium and Luncheon
Ala Moana Hotel
(Everyone is invited)

Contact Mr. Kerry Gershaenck, PHNSY Public Affairs Officer at 808-474-0272 for more information.

Preservation Honor Awards Celebration Set for May 1

The annual Preservation Honor Awards Ceremony will be held at Bishop Museum on Thursday, May 1 at 6:00 p.m.

The annual awards are Hawai'i's highest recognition of projects, individuals or organizations active in preservation, rehabilitation, restoration or interpretation of the state's historic, cultural or archeological heritage.

The categories are Preservation Awards, for a specific building, site, project or structure; Preservation Commendations, for an organization or government agency; Preservation Media, for publications or visual presentations; and Preservation Certificates, for individuals.

Awards are non-competitive and nominations are judged on overall quality, excellence in planning, implementation and follow-through of work that demonstrates historic preservation as a strategy for the protection, revitalization or interpretation of the historic or cultural sites of the Hawaiian Islands.

Tickets to the awards ceremony are \$60 each and may be reserved at 808-523-2900 or member@historichawaii.org.

Hapaiali'i heiau, Ke'eku heiau (top) and the Greenwell store (bottom) are among those to be honored at the upcoming Preservation Honor Awards Presentation.



PHOTOS BY CARL SHANEFF



PHOTOS BY KONA HISTORICAL SOCIETY

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Please contact Historic Hawai'i Foundation for additional availability and shipping information, (808) 523-2900.

Remembering Nancy Bannick

The community lost a dedicated preservationist and community activist with the passing of Nancy Bannick on February 19, 2008. Historic Hawai'i Foundation lost a friend, a supporter, a dedicated volunteer and an inspiration.

In the introduction to *A Close Call: Saving Honolulu's Chinatown*, Bannick's co-author, David Cheever, wrote:

She was small in size, weighing less than 100 pounds. But the tenacity she brought to saving Chinatown in the 1960s and 1970s makes her seem a giant.

Nancy Bannick pushed, prodded and skillfully used the media to stop what would have been the total destruction — all in the name of 'urban renewal'—of one of Honolulu's most historic areas.

What motivated Nancy to go all over Kuku and Chinatown discovering the handsome old buildings and talking to people being displaced? What made her take hundreds of pictures of old structures and use these to cajole countless people into joining her in her preservation efforts? What made her almost single-handedly take on the City & County of Honolulu and the feds to stop the destruction?

It wasn't money. Her efforts were all voluntary and she was a self-described 'born cause-fighter.' If you look at what she has done in this community, it is clear that she was a sincere and committed preservationist.



Wes Kinder and Nancy Bannick enjoy the 2006 Kama'aina of the Year Celebration at the Royal Hawaiian Hotel, December 2006. Photo by Jon Radke

A charter member of Historic Hawai'i Foundation, Bannick was a committed and tireless advocate for preserving architecturally significant and historically important buildings, as well as exceptional trees, cultural landscapes and natural resources.

HHF is planning a public tribute to Bannick with several other organizations that benefitted from Nancy's support including the Honolulu Symphony, Hawai'i Public Radio, the Hawai'i Opera Theatre, the Chamber Orchestra, Kapi'olani



Nancy used her journalistic talents to save historic places such as Honolulu's Chinatown. This photo shows Maunakea Street's harmonious ensembles of two-story buildings contrasted by the affordable housing towers rising along Beretania Street in the 1960s and 1970s. Photo by Nancy Bannick

Park Preservation Society and the Friends of the Natatorium. HHF will keep you updated on the details as they are available.

In 1975, Bannick became the first Preservation Honor Award recipient. A tribute to Nancy in conjunction this year's awards ceremony which will be held at Bishop Museum on May 1, 2008.



David Cheever, Nancy Bannick and Scott Cheever co-wrote "A Close Call: Saving Honolulu's Chinatown" published by Historic Hawai'i Foundation in 2005. (Now out of print.)

New & Renewing Members September 2007 - February 2008

Welcome to our new members and welcome back to our renewing members.

* Indicates Charter Members

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- Pegge Hopper Gallery
- Topa Management Company
- WCIT Architecture

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- | | | | |
|---|----------|---|-------|
| <input type="checkbox"/> Heritage Leader | \$10,000 | <input type="checkbox"/> Preservation Partner | \$100 |
| <input type="checkbox"/> Heritage Patron | \$5,000 | <input type="checkbox"/> Family | \$75 |
| <input type="checkbox"/> Heritage Benefactor | \$2,500 | <input type="checkbox"/> Individual | \$50 |
| <input type="checkbox"/> Heritage Associate | \$1,000 | <input type="checkbox"/> Student | \$25 |
| <input type="checkbox"/> Preservation Sponsor | \$500 | | |
| <input type="checkbox"/> Preservation Supporter | \$250 | | |

Additional Donation of \$ _____ is enclosed.

Historic Hawaii Foundation is a 501(c)3 tax exempt organization. Memberships are tax deductible, as allowed by law.

Mahalo for your support!

PAYMENT INFORMATION

Enclosed is my check or money order made payable to **Historic Hawai'i**.

Please charge to my: VISA MasterCard

Credit Card #: _____ Exp. Date: ____ / ____

Cardholder Signature: _____