



# HISTORIC HAWAII FOUNDATION

HISTORIC HAWAII NEWSLETTER

VOLUME 20, No. 3 SEPTEMBER 2010

## “Introduction to Cultural Landscapes” will Feature National Expert

**H**istoric Hawai‘i Foundation is pleased to join in a collaborative effort between the American Society of Landscape Architects Hawai‘i Chapter and the National Park Service in a series of activities designed to identify, preserve and develop treatments for cultural landscapes in Hawai‘i.

“An Introduction to Cultural Landscapes” will be held in Honolulu September 23-25, presented by Mr. Robert R. Page. Page, a Fellow of the American Society of Landscape Architects, is the director of the Olmsted Center for Landscape Preservation, a National Park Service program that provides a full range of technical assistance to historic properties in cultural landscape preservation.

### About Cultural Landscapes

The goal of identifying, understanding, protecting, restoring and using cultural landscapes is a subset of historic preservation generally. “Cultural Landscape” is a term to define distinct geographic areas that “represent the combined work of nature and of man” (UNESCO).

While there have been general studies about identification and preservation of cultural landscapes around the world, little systemic work on cultural landscape preservation has been done in Hawai‘i. The Hawai‘i State Register of Historic Places does not receive many nominations for historic or ethnographic landscapes, unless they are incidental features of other historic resources. However, Hawai‘i is ideally situated to contribute to a dialogue about cultural landscape preservation due to its dramatic natural geography, its broad-based recognition of traditional cultural places where Native Hawaiians and other ethnic groups perpetuate both their distinct and intertwined cultures, and a deep-seated respect for the ways in which humans and nature interact.

Examples of significant cultural landscapes in Hawai‘i include such areas as large geological features like Dia-



Kaho‘olawe Stone Platform is a traditional cultural property.  
Photo courtesy of Stanton Enomoto

mond Head; carefully designed gardens like the grounds of Shangri La; or areas formed by everyday life and industry, such as Native Hawaiian fish ponds or irrigated pineapple fields. Perhaps the best known cultural landscape in the Hawaiian Islands are the kalo lo‘i and small towns on Kauai’s north shore between Hanalei and Hā‘ena. Whether they are thousands of acres or a few hundred square feet, cultural landscapes reflect a place’s development and human interaction with the natural world. Preserving them not only keeps that history, but also teaches us about ourselves and how our relationships with the surrounding elements have evolved.

The workshop responds to the need for the preservation and design communities of Hawai‘i to develop a way of seeing landscapes that emphasizes the interaction between human beings and nature over time. It also recognizes that even when landscape preservation standards are broadened to include a wide range of landscape types, strict preservation is not always an appropriate stance. Designers and com-

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## Historic Hawai'i Foundation Names Abigail K. Kawananakoa as 2010 Kama'aina of the Year™

Princess Abigail Kinoiki Kekaulike Kawananakoa will be honored as the "2010 Kama'aina of the Year™" at the annual Historic Hawai'i Foundation benefit on November 6.

Princess Kawananakoa will be honored in recognition of her contributions and leadership efforts to preserve and restore 'Iolani Palace. Her dedication and generosity have been instrumental in ensuring that this world-class cultural site was preserved and continues to be recognized for its history, architecture, and tradition symbolizing the Hawaiian monarchy.

## Minimum Property Tax Increase Affects Historic Residences

Hawaii's four County governments — Honolulu, Kaua'i, Maui and Hawai'i — offer tax incentives to preserve historic owner-occupied residences that are designated on the State Register of Historic Places.

The tax relief programs, which are similar in all four jurisdictions, provide that residences that are dedicated for historic preservation are exempt from property taxes, except for the payment of the county's annual minimum real property tax. The City & County of Honolulu recently raised its minimum property tax from \$100 to \$300 per year. Ordinance 10-9 went into effect on July 1, 2010 (<http://www4.honolulu.gov/docushare/dsweb/Get/Document-102160/560jq-z5.pdf>).

Historic properties are not the only class of property tax exemption to be affected by the increase. Exemptions are also provided to tax-exempt organizations, such as churches, schools and non-profit organizations, as well as *kuleana* land holders.

The economic incentive for preserving historic properties is a cost-effective and proven mechanism for enhancing community character, providing an alternative to sprawl, creating jobs, providing affordable housing, encouraging heritage tourism and generally spurring economic development in older neighborhoods and commercial districts. These benefits accrue to the public generally and society at large, but the costs are born primarily by private individuals and businesses that own, manage and maintain the historic properties.

In recognition that a public benefit is achieved, over 22 states have provided for some form of property tax relief for owners of historic properties. In addition, both the federal government and at least 29 states also offer tax credits for rehabilitation of historic properties.

Although the City has increased the minimum real property tax to address its budget issues, the program remains an important tool for historic preservation.

"In this year especially, the 200<sup>th</sup> anniversary of the unification of the Hawaiian Islands, it is fitting that we recognize the efforts of Princess Kawananakoa that led to the preservation of one of the most iconic symbols of the Hawaiian kingdom," said Michael O'Malley, President of Historic Hawai'i Foundation. "'Iolani Palace is a National Historic Landmark and State of Hawai'i Monument. The efforts to save it from demolition and restore it to its period of historic significance have been epic."

"We are pleased to recognize Princess Kawananakoa's contributions to preserving Hawaii's rich history and perpetuating the essence of Hawai'i, particularly through her involvement with 'Iolani Palace," O'Malley said.

Princess Kawananakoa is the 23<sup>rd</sup> recipient of the Kama'aina of the Year™ award, which honors individuals who have made unique and lasting contributions to the preservation of Hawaii's historic places and cultural resources. The event is Historic Hawai'i Foundation's annual fundraiser and proceeds support the preservation of historic sites throughout the Hawaiian Islands.

The Kama'aina of the Year™ benefit is the annual fundraiser for Historic Hawai'i Foundation and will take place on Saturday, November 6 at 6:00 p.m. in the Monarch Room at the Royal Hawaiian Hotel in Honolulu. Additional information about the event is available by calling 808-523-2900 or visiting [www.historichawaii.org](http://www.historichawaii.org).

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### Publication Information

Historic Hawai'i Foundation accepts submissions for the newsletter. For the January 2011 issue, please submit information by December 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.

### Historic Hawai'i Foundation Newsletter Advertising Rates:

|                     |                     |
|---------------------|---------------------|
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For more information, contact Kiersten Faulkner at 523-2900 or [kiersten@historichawaii.org](mailto:kiersten@historichawaii.org)



# PRESERVATION CALENDAR

## Public Presentation

### *Introduction to Cultural Landscapes:*

#### *What They Are and Why They Matter*

**Thursday, September 23, 2010, 6:00 p.m. – 7:30 p.m.**

The Queen's Conference Center, Honolulu

FREE and Open to the Public

Public lecture with keynote speaker Robert Page, Director of The Olmsted Center for Landscape Preservation, and a panel of Hawai'i-based cultural landscape stewards, including Greg Chun of Kamehameha Schools' Keauhou Resort and Kepa Maly of Lāna'i Culture and Heritage Center. The presentation will serve as an introduction to Cultural Landscapes. The primary purpose of this presentation is to raise awareness and to initiate meaningful dialogue in the community about what cultural landscapes are, why they are important and why Hawai'i needs to save them.

## Workshop

### *Introduction to Preservation of Cultural Landscapes*

**Friday, Sept. 24 – Saturday, Sept. 25, 9:00 a.m. – 4:30 p.m.**

Kaka'ako, Honolulu

Registration required; [www.historichawaii.org](http://www.historichawaii.org) or call 808-523-2900

\$250 for HHF & ASLA Members

\$325 general registration

The professional development workshop will be facilitated by Mr. Page and cultural landscape specialists from the National Park Service, with site inventory field work at 4 locations in central Honolulu. This 2-day seminar will be targeted to cultural resource managers, preservation professionals, and property owners with responsibilities for landscape management, policy or design.

## Conference

### *National Preservation Conference*

**October 27-30**

Austin, Texas

More information at

<http://www.preservationnation.org/resources/training/npc/>

## Special Event

### *Kama'āina of the Year Benefit*

**Saturday, November 6, 6 p.m. – 10 p.m.**

The Royal Hawaiian Hotel, Waikiki

Tickets required; call 808-523-2900 or email [KOY@historichawaii.org](mailto:KOY@historichawaii.org)

Table sponsorships from \$3500; tickets from \$350

Historic Hawai'i Foundation's annual benefit honors Princess Abigail Kinoiki Kekaulike Kawananakoa as the 2010 Kama'āina of the Year™.



We Tweet. Follow us on Twitter!

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2010 - 2011

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## Cultural Landscapes *cont. from page 1*

munities may also choose to transform existing landscapes or create new ones. Managing cultural landscapes thus involves planning for positive change as well as preventing negative change (Ingerson).

Without such a perspective, neglect and inappropriate development put our irreplaceable landscape legacy at risk. Too often the long-term environmental and cultural ramifications of short-term decisions are not understood. As a result, we lose a unique portion of our cultural patrimony. The ongoing preservation of the cultural landscapes can yield improved quality of life, sense of place, and identity for future generations (Birnbaum).

### **About the Presentation and Workshop**

The 2 ½ day workshop for identification and preservation of Cultural Landscapes features a free public educational lecture, as well as a registration-only professional development workshop.

The public lecture with keynote speaker Page and a panel of Hawai'i-based cultural landscape stewards will be held Thursday, September 23, at 6:00 p.m. at The Queen's Conference Center. It is free and open to the public. No reservations are required.

A professional development workshop will be facilitated by Page and cultural landscape specialists from the National Park Service on Friday, September 24 and Saturday, September 25. Registration is required and fees are \$250 for members of Historic Hawai'i Foundation or ASLA Hawai'i or \$325 general registration. Registration and more information are available at [www.historichawaii.org](http://www.historichawaii.org).

The workshop will review the basics of historic and cultural landscapes, including designed, vernacular, and ethnographic landscapes, and historic sites. Attendees will learn about applicable laws and regulations, how to identify character-defining features of a landscape, explore preservation planning and documentation, and learn how

development of the cultural landscape report assists in managing historic and cultural landscapes.

### **About the Sponsors**

Historic Hawai'i Foundation is a membership-based 501(c)(3) organization that encourages the preservation of historic sites, structures, districts, objects, communities and landscapes relating to the history of Hawai'i. HHF's core programs include building an ethic of preservation through public education and engagement; promoting public policies that encourage reliable preservation systems; and connecting stewards of historic and cultural sites to the resources to preserve, restore and use them.

The American Society of Landscape Architects is the national professional association for landscape architects. The Society's mission is to lead, to educate, and to participate in the careful stewardship, wise planning, and artful design of our cultural and natural environments. The Hawai'i Chapter applies the principles and goals of the profession to projects in Hawai'i.

The Olmsted Center for Landscape Preservation is a program of the National Park Service that strengthens the capacity of parks and historic properties to manage cultural landscapes as part of our national heritage. Working in partnership with national parks, universities, government agencies, and non-profit organizations, the Olmsted Center provides a full range of technical assistance in cultural landscape research, planning, stewardship, and education. Hawai'i Volcanoes National Park and the NPS Western Regional Office will also provide support of the Hawai'i Cultural Landscapes Preservation activities.

Funding and other support for the program is provided by Hawai'i Council for the Humanities, the Office of Hawaiian Affairs, and The Queen's Conference Center.

### Citations

- UNESCO (2005) Operational Guidelines for the Implementation of the World Heritage Convention. UNESCO World Heritage Centre. Paris. Page 83.
- Ingerson, Alice E. (2003) "What Are Cultural Landscapes?" Institute for Cultural Landscape Studies. The Arnold Arboretum of Harvard University. Cambridge, MA.
- Birnbaum, Charles A. (2009) "Cultural Landscapes?" The Cultural Landscape Foundation. Washington, D.C.



Haleakalā Ranch is a working landscape. Photo by Historic Hawai'i Foundation.

## WIN-WIN Solution Forged for Significant Adaptive Reuse Project at Pearl Harbor



Building 8 is the historic power plant for the Pearl Harbor Naval Shipyard.

**T**he Navy recently gained agreement from the preservation consulting parties, including Historic Hawai'i Foundation, on a \$50 million adaptive reuse project at the Pearl Harbor Naval Shipyard. The construction project will develop a multi-functional Submarine Production Support Facility for the Pearl Harbor Naval Shipyard and Intermediate Maintenance Facility (PHNSY & IMF) by utilizing existing historic buildings.

The project (known as P-320) will consolidate and provide for the co-location of primary nuclear maintenance functions adjacent to the waterfront's drydocks and piers to provide a safe and secure facility in conformance with nuclear regulatory requirements. The new functions will be accommodated through the adaptive reuse of Buildings 9 and 9A; construction of a new two-story annex adjacent to Buildings 9 and 9A; and the retention of the section of Building 8 that was the former power plant. Demolition of Buildings 213, 1274, 1384, 1409 and the section of Building 8 that was the former boiler house will also be allowed.

Consultation on the project's impact on historic resources began more than three years ago, at which time the Navy had proposed to demolish a number of significant buildings in the PHNSY, including three pre-WWI era buildings (5, 5A, and 8). Historic Hawai'i Foundation and its preserva-

tion partners—the State Historic Preservation Division, the National Trust for Historic Preservation, the National Park Service, and the Advisory Council on Historic Preservation—were concerned with proposed level of destruction of significant contributing buildings within the Pearl Harbor National Historic Landmark.

In response to preservation concerns and under the leadership of then-new Shipyard Commander Greg Thomas, the Navy developed a revised plan that would preserve Buildings 5 and 5A, but still would have demolished Building 8. As consultation continued over the past year, the Navy worked with the preservation groups to develop a plan that would preserve the portion of Building 8 that is a feature of the historic skyline and significant views to and within the PHNSY. Additional mitigation measures that include documentation, historic interpretation, restoration of other historic features, and design review of new buildings will also help mitigate the impact to the national historic district.

Through a lot of discussion and compromise, the Navy and its consulting parties were able to work together to come to a solution that satisfied both preservation and mission needs of the PHNSY. We commend the Shipyard and Navy leadership for finding a solution that both honors the past and prepares for the future.

## Updates on Some of the Most Endangered Historic Sites in Hawai'i



Before and After, Kalahikiola Church. Left photo by Macario, courtesy of *Honolulu Magazine*; right photo courtesy of Mason Architects, Inc.

Since 2005, Historic Hawai'i Foundation (HHF), in cooperation with *Honolulu Magazine*, has published an annual list of the state's most endangered historic sites.

Since the lists' inception five years ago an encouraging number of endangered properties on the list have been saved. Unfortunately a few have been lost, and the future of many still remains uncertain.

One of the biggest threats to historic sites on the Big Island was the October 2006 earthquake that caused severe damage to many of the island's important places. Both Kalahikiola Church in Hāwī and Hulihe'e Palace in Kailua-Kona suffered significant damage and were subsequently placed on the most endangered list. Both structures needed a lot of work to fix the damage inflicted by the earthquake. Especially for Kalahikiola Church where one entire wall had crumbled in the quake, the future was uncertain, but by 2010 both properties were repaired and presented with Historic Hawai'i Foundation Preservation Honor Awards.

Other saved properties include Kalaniana'ole Hall on Moloka'i, which has been painstakingly restored and is now reopen to the public; the Hawai'i Medical Library at Queen's Hospital, which was proposed for demolition to expand parking, but now will be adaptively reused as an administrative building; and Lapakahi on the Big Island, which is in the process of being purchased by the Trust for Public Land to help ensure its preservation.

Unfortunately, a few endangered sites have been lost. St. Sophia's Church on Moloka'i, for example, was proposed for demolition, but before this could occur it was lost to a fire in February.

A number of these sites remain in danger and many have strong groups who are advocating for their preservation. The Friends of the Natatorium, Friends of the Queen Theater; the Moanalua Fishpond Heritage Center; and others are continually working to ensure the preservation of many of the sites on our list. The Natatorium and Fort Kamehameha are both critically threatened with plans for demolition actively moving forward.

The 2010 additions to the list will be published in the November issue of *Honolulu* and the full list can be seen at [www.historichawaii.org](http://www.historichawaii.org)



Hawai'i Medical Library. Photo by Rae Huo, courtesy of *Honolulu Magazine*.

## The Kamaboko House

By Tonia Moy, with additional research by Don Hibbard

For many growing up in rural Hawai'i, the "Quonset Hut" or the "kamaboko house" brings back memories of peering over walls not conforming to the arched ceiling, running through the house from end to end or crouching to use the toilet nestled in the corner of the curved wall. The name "Quonset hut" derives from the place of initial production, Quonset, Rhode Island, a small peninsula in Narragansett Bay that retained its Native American place name aptly meaning "small long place."

The Quonset hut was developed by the U.S. Department of Defense to be quickly erected almost anywhere in the world. Approximately 155,000 of various size and modifications were constructed before and during the massive World War II build up of facilities. The efficiency and versatility of the Quonset Hut was unparalleled, having the smallest ship-

ping cube per man housed than any other temporary hut, including canvas tents with wood frames and floors. It was promoted as shelter that could be constructed in a day by ten men with no special construction skills.

Following the war, Honolulu faced a significant housing shortage, and the Navy had an excess of Quonset Huts. Several building supply companies such as Dan's Lumber Yard, Kilgo's Hardware, Tajiri Building Supplies and Frank Fasi's Supply Company would obtain the government contract to salvage the huts and then sell for parts or in whole. The most famous of the building supply company owners was Frank Fasi, who started his contracting firm in 1946 after moving to Hawai'i to work for the Army Corps of Engineers. Fasi ran his salvage business until 1966 when he devoted full

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## Busy Summer of Preservation Activities had Something for Everyone

Historic Hawai'i Foundation had a busy summer filled with preservation seminars and activities. In June, HHF Trustees Patsy Sheehan and Linda Collins hosted a **ROUND TABLE TALK STORY** event at Grove Farm Homestead to engage some of Kauai's preservationists and community stakeholders in conversations about saving places.

Also in June, Executive Director Kiersten Faulkner gave a **PRESENTATION ON THE ECONOMIC BENEFITS OF HISTORIC PRESERVATION** to Lihu'e Business Association and the Kauai Chamber of Commerce at the monthly Before Business Hours meeting.

The second **SEMINAR ON THE ARCHITECTURAL HISTORY OF HAWAII** was held at the Kauai County Planning Department offices in June. The three-hour seminar discussed the evolution of town development and architectural styles in Hawai'i, as well as providing an overview of benefits and responsibilities of owning a historic property. The first **PAU HANA WITH A PURPOSE** was spon-



Queen Theater is one of the Most Endangered Historic Sites discussed at Pau Hana with a Purpose. Photo by Rae Huo, courtesy of *Honolulu Magazine*.



Kauai Preservationists met at Grove Farm for a Talk Story Luncheon. Photos by Historic Hawai'i Foundation.

sored by Design Within Reach at Ala Moana Center in July. The studio hosted the event where HHF staff educated guests on some of the issues facing Hawai'i's most endangered historic properties, and informal conversations were held with groups representing some of these sites. Friends of the Natatorium; Friends of the Queen Theater; the Moanalua Fishpond Heritage Center; and Trust for Public Land were available to discuss the sites that they are working to save.

In cooperation with the Kapi'olani Community College Continuing Education Program HHF held a fundraising **WORKSHOP FOR SMALL PRESERVATION ORGANIZATIONS** in July. David Cooper, Vice President with the National Trust for Historic Preservation and Josh Stanbro with Hawai'i Community Foundation discussed fundraising tips, strategies and sources.

## **Kamaboko House** *cont. from page 7*

time to politics, becoming Honolulu's mayor for six terms.

In 1948, Cy Lemmon joined two large Quonset huts to form the Sultan School for Handicapped Children (eventually becoming Easter Seals Hawaii) on the grounds of Kaula Children's Hospital, now Kapi'olani Hospital. Featured in the 1951 issue of *Hawaii Farm and Home*, a modern architectural statement was created with the exposed ribs and use of built-ins at the base of the curves. (*Hawaii Farm and Home*, March 1951).

Vladimir Ossipoff designed a Quonset Hut residence for Harold S. Burr and his family, overlooking Kaneohe Bay, in 1948. Confronted with the problem "of how to achieve individuality with a quonset hut," (*Hawaii Farm and Home*, February 1951, page 2) Ossipoff utilized the materials from two huts. The expanded living room featured large expanses of screened openings which capitalized on the views of Kāne'ōhe Bay and the Ko'olau mountains, while sliding panels protected the living room in times of inclement weather. As with other Ossipoff houses, the dwelling was meticulously detailed with built-in furniture and storage space maximized. Impressed by the house, *Hawaii Farm and Home* found Ossipoff had designed, "a home that is attractive, unusual, livable, and very good at withstanding the hard wear of small boys," and even more importantly it was, "an exception to the belief that a quonset hut is not very attractive" (*ibid.*, page 2).

Beyond Hawai'i, such famous architects as Bruce Goff and Eames took on the challenge of individualizing the Quonset Hut. Bruce Goff designed a chapel at Camp Parks in Dublin, California (1945) for the SeaBees using three Quonset Huts, and painter Robert Motherwell had French architect Pierre Chareau redesign a pair Quonset Huts for his house and studio on Long Island (1947). Other architect designed houses, such as the Daniel residence in Knoxville, Tennessee (1950) designed by James W. Fitzgibbon, also appeared around the nation (Decker and Chieie, pages 54-61).

Despite some creative modifications to the Quonset Hut displayed in these examples, many residents viewed the Quonset hut the same way as St. Louis Dispatch reporter Elaine Viets, who wrote in an article in 1996 that Quonset huts were "...as homely as sewer pipes and just as use-



Quonset Huts in Hawai'i. Courtesy of Fung Associates.

ful." Residents joined forces with the Outdoor Circle to prohibit the relocation of surplus military barracks and Quonset Huts into residential neighborhoods. Their request was motivated by the recent relocation of a large, two-story surplus barracks onto a lot at Bingham Street owned by the Shingon Mission, which was intended to be used as a rooming house. Five hundred residents signed a petition in opposition to the placement of the building on the property as they felt it would "serve to detract from the beauty of the area as well as lower property values." Residents in Mānoa were also concerned as Jackson College was preparing to move six Quonset Huts for classroom use onto its campus at 2655 Mānoa Road. A petition against these "undesirable buildings" was in the process of circulation. The committee was sympathetic to the concerns and agreed that, "surplus army buildings are not things of beauty," and asked the city attorney to draft an ordinance outlawing Quonset Huts in residential zoned areas. (*Honolulu Star Bulletin*, April 7, 1950, page 4).

Two months later, the *Honolulu Star Bulletin* announced, "Quonset Menace Crackdown Bills Voted by Board" (*Honolulu Star Bulletin*, May 24, 1950, page 12). With the passage of this ordinance, Quonset Huts no longer were built in Honolulu's residential neighborhoods, and instead were relegated to use only for rural housing and other rural or industrial purposes.



Motherwell house and studio, Long Island.



Daniel Residence, Knoxville.

## Review Board Adds to the State Register of Historic Places

**T**he Hawai'i Historic Places Review Board (HHPRB) met on Saturday, August 14, 2010 and listed five properties on the Hawai'i Register of Historic Places.

The pre-WWI Haiku Fruit Packing Company manager's house on Maui is an exceptional example of a property significant for both its architecture and its association with Maui's agricultural era. The intact bungalow has been adapted for re-use as a Bed & Breakfast.

The Tahitiennne Apartments on Kalākaua Ave. in Waikīkī is the first highrise on the state's historic register. The apartment building is an example of mid-century modernism. It was designed by Edwin Bauer, who stressed clean lines and integration of Asian design elements.

The Kin and Lau Shee Lum Residence is a mid-1920s colonial revival house in Kaimukī. The review



Tahitiennne Apartments. Photo courtesy of State Historic Preservation Division.

board praised the intact interior of the house, as well as the landscaped setting, which is a rare example of open space preservation and context compared to other parts of the neighborhood.

The Henry Ho Court, also in Kaimukī, is vernacular housing built in the plantation model in the early 1940s. The four houses are arranged around a central courtyard and probably used standardized plans and local skilled labor.

The Hāmākua Steel Bridges (c. 1911) on Hawai'i Island are the six remaining steel trestle bridges that were originally part of the Hilo railroad, now part of the Mamalohoa Highway in Hāmākua. Originally part of 14 bridges designed by Bartells, these remaining bridges survived the 1946 tsunami and changes to transportation systems on the Big Island.

## Five Easy Ways to Support Heritage Preservation

**F**or over 35 years Historic Hawai'i Foundation has worked to protect the Islands' historic and cultural legacy, to ensure that the significant historic places we enjoy will still be here for future generations.

To make that possible, Historic Hawai'i depends on many types of contributions, including legacy gifts made through estate planning. A legacy gifts enables you to support Historic Hawai'i Foundation while achieving your personal financial objectives.

Here are five easy options that allow you to support Historic Hawai'i Foundation:

1. **Current Gifts through Cash, Check or Charge.** The simplest way to make a gift is to write a check payable to "Historic Hawai'i Foundation." Charitable contributions are tax deductible as allowed by law.
2. **Current Gifts of Non-cash Assets.** HHF may accept gifts of stock or real estate. These gifts are converted to cash and support HHF's preservation activities. So long as the donor has owned the asset for over a year and transfers it directly to Historic Hawai'i (rather than sell it and give the proceeds), the tax deduction can be taken for the asset's full value without tax on the capital gain.
3. **Wills and Bequests.** Among the most popular giving instruments, a bequest is simply a portion of your will

or living trust that provides for a gift to Historic Hawai'i Foundation upon death. It can be in the form of a sum of money, a particular asset, or a stated percentage of your remaining estate.

4. **Gifts through Life Insurance:** You can turn life insurance into support by designating Historic Hawai'i as a beneficiary.
5. **Gifts of Retirement Plan Assets:** From a tax standpoint, the best way to make an end-of-life gift to HHF is to name Historic Hawai'i Foundation as a beneficiary of a retirement plan (e.g. IRA, 401(k) or 403(b) plans). Most retirement assets are subject to both income and estate taxes, leaving a smaller amount for heirs than would be the case if they received other assets such as cash or securities. Unlike most retirement assets passed to an individual, the assets distributed to HHF would not be subject to income tax.

For more information about HHF's giving programs, please contact us at [preservation@historichawaii.org](mailto:preservation@historichawaii.org). This information does not constitute legal, tax or financial advice. HHF encourages you to seek independent professional advice before deciding on a course of action.

# O'Malley Elected President of Historic Hawai'i Foundation

*New HHF Trustees, Officers Elected at 36<sup>th</sup> Annual Meeting May 20*

Michael J. O'Malley was elected president of Historic Hawai'i Foundation (HHF) on May 20, 2010, by unanimous vote of its members at its 36<sup>th</sup> annual meeting.

Michael J. O'Malley, JD, is a senior partner with Goodsill Anderson Quinn & Stifel, LLP. Previously, he was a director in the Honolulu office of PricewaterhouseCoopers LLP, and a partner in the Honolulu law firm of McCarrison Miller Mukai MacKinnon, LLP.



He graduated from Claremont-McKenna College *summa cum laude* and Harvard Law School, where he was editor-in-chief of the *Harvard Journal on Legislation*. Among his community activities are board positions on Kapi'olani Health Foundation

(Chair), Hawai'i Tax Foundation (President), Hawai'i Dental Service (Vice President), the Jas. Glover Holding Company and Greenbook Financial. O'Malley has served on HHF's board of trustees since 2005.

Historic Hawai'i Foundation's members also elected the following people to its Board of Trustees:

- **Norbert Buelsing**, President of A&B Properties, Inc.
- **Greg Dickhens**, Executive Vice President and Senior Advisor, Kyo-Ya Company, LLC
- **Cindy Evans**, State Representative, 7<sup>th</sup> Representative District (North Kona/South Kohala)
- **Amerjit Ghag**, Principal, Red Circle

- **Ann Becker Gommers**, Past President & CEO, Thompson Becker International, Inc. (retired)
- **Wendie McAllaster**, ASLA, Senior Associate, Helber Hastert & Fee Planners, Inc.
- **Ronald Sato**, AICP, Senior Planner, Helber Hastert & Fee Planners, Inc.
- **Kimo Todd**, CPA, JD, Partner, Candon, Todd & Seabolt, LLC
- **Tom Young**, AIA, Principal, Group 70 International.

Historic Hawai'i Foundation also elected new officers at the annual meeting. The new executive committee is comprised of:

- President: **Michael J. O'Malley**, Senior Partner, Goodsill Anderson Quinn & Stifel
- First Vice President: **Robert K. Iopa**, President, WCIT Architecture
- Second Vice President: **Frank Haas**, Dean of Hospitality, Business Education and Law, Kapi'olani Community College
- Secretary: **Eric G. Crispin**, Assistant Vice Chancellor for Financial and Physical Management, University of Hawai'i at Mānoa
- Treasurer: **Robert Nobriga**, Chief Financial Officer, Hawai'i National Bank
- At Large Officer: **Wendie McAllaster**, Senior Associate, Helber Hastert & Fee Planners, Inc.
- At Large Officer: **Curt Nakamura**, General Manager, Topa Financial Center
- Past President: **Ray Soon**, President, Solutions Pacific.

## Architect Hart Wood Showcased in New Book

**A** lavishly illustrated book has been released by University of Hawai'i Press on the life and work of Hart Wood (1880–1957), from his beginnings in architectural offices in Denver and San Francisco to his arrival in Hawai'i in 1919 as a partner of C. W. Dickey and eventual solo career in the Islands. *HART WOOD: Architectural Regionalism in Hawaii*, written by Don Hibbard, Glenn Mason, and Karen Weitze, provides a well-deserved look at this influential architect.

A leading advocate for the development of a Hawaiian style of architecture, Hart Wood incorporated local building traditions and materials in many of his projects and was the first in Hawai'i to consciously blend Asian and Western architectural forms in his designs. Enchanted by Hawaii's vivid beauty and its benevolent climate, exotic flora, and cosmopolitan culture, Wood sought to capture the aura of the Islands; and in ensuing years, its underlying essence of simplicity, comfort, and hospitality.

Hart Wood's magnificent and graceful buildings remain critical to Hawaii's architectural legacy more than fifty years after his death: the First Church of Christ Scientist on Punahou Street, the First Chinese Church on King Street, the S & G Gump Building on Waikiki's Kalākaua Avenue, the Honolulu Board of Water Supply Administration Building on Beretania Street, and the Alexander & Baldwin Building on Bishop Street, as well as numerous Wood residences throughout the city.

Published by University of Hawai'i Press, *HART WOOD: Architectural Regionalism in Hawaii* is available in hardback and retails for \$24.99. Books can be found at local bookstores, or may be ordered directly from UH Press (phone: 956-8255; email: [uhpbooks@hawaii.edu](mailto:uhpbooks@hawaii.edu); or online: [www.uhpress.hawaii.edu](http://www.uhpress.hawaii.edu)).

## Historic Hawai'i Foundation Welcomes New Director of Field Services, Other Staff

**H**istoric Hawai'i Foundation welcomed Wendy Wichman as the new Director of Field Services in August. Wichman is responsible for directing and implementing comprehensive historic preservation services through HHF's Preservation Resource Center by providing technical assistance, information services and educational offerings to both professionals and community members. She serves as HHF's circuit rider across the state, helping to build grassroots efforts to use historic preservation as a tool for neighborhood revitalization, rural character protection, environmental sustainability and economic development.

Prior to joining Historic Hawai'i Foundation, Wichman was an architectural historian with Mason Architects, Inc., a Honolulu architecture firm specializing in preservation planning, adaptive reuse of historic structures, restoration, and research. Wichman was also principal of a preservation consulting firm, Preservation Associates, specializing in historic preservation research and planning.

Wichman was graduated from Stanford University with honors with a Bachelor of Arts in International Relations, and from the University of Hawai'i at Mānoa with a Master of Arts in American Studies. She holds a Graduate Certificate in Historic Preservation from UH-Mānoa and has completed course work for the American Studies doctoral program. She is a high school graduate of Punahou School.

Wichman succeeds Katie Kastner in the position. Kastner served as the field services director for two years, until relocating to The Philippines this month. Significant achievements during her tenure included establishing the initial Preservation Resource Center program, instituting statewide circuit rider visits to every island, serving as HHF's architectural historian during Section 106 consultations, and providing technical assistance to homeowners and community groups.

HHF has also bid aloha to Jill Radke, Director of Development. Radke oversaw membership, special events, out-



Hahn and Wichman share a moment with Grove Farm Director Bob Schleck on Kaua'i. Photo by Historic Hawai'i Foundation.

reach and other fundraising programs since November 2005. Under her direction, the membership and communications functions grew exponentially, reaching and engaging new audiences as well as old friends on helping to save the places that matter. HHF welcomes Dale Hahn in her new role as Program Manager for the annual Kama'āina of the Year benefit, added to her activities as Education and Advocacy Program Manager. Jason Antonio is our new webmaster and communications guru. HHF also plans to add a Development Officer to the core staff.

Office Manager Serena Singh has also moved on to other opportunities after a year with HHF. She helped keep the administrative functions moving smoothly and efficiently, and was often the first point of contact for anyone with questions, reservations or comments on events and programs. We welcome Lisa Palm as the new Administrative Assistant.

## Why I am a Member of Historic Hawai'i Foundation

*By Colleen Sorem*

As a young child, learning the adventures of Amelia Earhart, my desire to come to Hawai'i was created.

My first sight of Diamond Head was in June, 1950, as I arrived on the *Lurline*. Hilo Hattie was dancing as we arrived. I stayed at the Moana Hotel in Waikiki.

I returned in 1951 for study at the University of Hawai'i and hula lessons.

1954 brought me to teach at the elementary school on Barbers Point Naval Air Station. It was there I met my husband, Carl. Our first date was hiking with retired ranger Tom McGuire in the mountains above Wai'ānae.

In 1962 we spent the summer, with our two very small children, house sitting for Frank and Floy Gay on the 'Ewa Plantation.

Summers in the 1970's brought our family to Mākaha. Our son's first job was at the Wai'ānae McDonald's. While our daughter was high school age she played two summers with the Wai'ānae Ladies Tennis Team.

In retirement my husband and I have spent January at Fort DeRussy's Hale Koa Hotel.

While living in California, Historic Hawai'i Foundation keeps us in touch with our second home, friends of 60 years, and helps preserve unique open spaces and historic buildings. That's why I'm a member.

*To share your membership story, email us at [member@historichawaii.org](mailto:member@historichawaii.org)*

## **TRENDS AND ISSUES:** Adaptive Reuse can Bring New Life to Old Buildings

**A**daptive reuse is the process of adapting old structures for purposes other than those initially intended. This preservation technique allows for new or contemporary uses in a historic structure while preserving the characteristics of the building that make it historic.

While many historic properties can and do continue to be used as originally built, many have outlived their original purpose. By finding new uses that can be accommodated in existing buildings, new vibrancy and capital investment can be achieved. Examples of adaptive reuse could include changing industrial or commercial buildings to housing or lofts (such as the Royal Brewery in Kaka’ako), finding commercial uses for residential buildings (such as Waimea Plantation Resorts on Kaua’i), or adding a civic function to a formerly private facility (such as the State Art Museum in the former YMCA in the Capital District). Adapting a facility into a place to recreate history is also common, such as the Washington Place and Mission Houses museums from what were once houses.

To have a successful adaptive reuse project, a good

first step is to look at the Secretary of the Interior’s (SOI) standards for rehabilitation. These standards and accompanying guidelines provide a hierarchy of what to do when rehabilitating a historic building for a new use. As stated in the definition, the treatment “rehabilitation” assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building’s historic character.

The first standard states that, “A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.”

The standards are explained in greater detail on the National Park Service website: <http://www.nps.gov/hps/tps/tax/rhb/stand.htm> and will give you an idea of what you should be thinking about when undertaking work on a historic building. When considering how to undertake an adaptive reuse project it is best to talk with experts who have experience with these types of projects.



Yokohama Specie Bank was adapted into a childcare center and office building. Photo by Jon Radke.

## ASK THE EXPERT

### *How do I make my Home more Energy Efficient while Preserving its Historic Character ?*

The construction, operation and demolition of buildings account for 48% the United States' greenhouse gas emissions. But reusing and retrofitting existing buildings can reduce these emissions dramatically. In fact, our existing buildings are one of our greatest renewable resources (see [www.preservationnation.org](http://www.preservationnation.org) for a sustainability calculator).

Enhancing the energy-efficiency and sustainability of a historic building is as important as incorporating energy-efficient features into new structures, but it is important to follow the Secretary of the Interior's (SOI) standards for rehabilitation when working on a historic building. One should look closely at the defining historic characteristics of the building to see how to make the building as energy-efficient as possible while still maintaining these important historic features.

Some homeowners consider replacing historic double-hung wooden windows with vinyl because they suspect that the new windows would be more energy efficient. However, vinyl is not generally considered to be a green building material. This is primarily because polyvinyl chloride

(PVC) is a petroleum product that is not easily recycled into other products. PVC tends to persist in landfills rather than degrading naturally like wood products do. Research has also shown that vinyl can produce toxic gasses when burned. Studies have shown that single-glazed, double-hung windows that are otherwise in good condition can be upgraded to meet and even exceed the energy performance of modern replacement windows.

Solar panels are also a good way to increase the energy-efficiency of your home with a minimal and reversible impact to its historic character. Solar panels should be installed following the SOI standards on a side of the house that is not visible from the street, thereby causing the least amount of visual impact to the historic home.

While there are sometimes conflicts between preservation and green building techniques, most of them can be resolved using creative design strategies. Developing a plan for how to make your home more energy-efficient will make it easier to develop ways to deal with these issues and preserve the historic character of your home.

## **New EPA Rules on Lead Paint Still Compatible with Best Practices for Historic Preservation**

**L**ead paint is a serious health and safety issue. New regulations — known as the renovation, repair, and painting rule — were officially adopted by the Environmental Protection Agency (EPA) and went into effect on April 22, 2010. The stated goal of the new regulations is to protect children from lead-based paint problems by focusing on places built prior to 1978 where children are most likely to be, including housing, schools, and childcare facilities.

The National Trust for Historic Preservation recently released guidance for Lead-Safe Practices for Older & Historic Buildings. The National Trust recognizes the concerns that lead paint presents and encourages lead-safe work practices. Properly addressing lead paint, however, does not translate to tearing out older painted windows, doors, woodwork, and siding. Through inexpensive materials and lead-safe renovation techniques, historic buildings can be made lead safe while preserving their architectural features.

The guidance can be found at <http://www.preservationnation.org/issues/lead-paint/new-rule.html>. It covers Lead-Safe Practices for Older & Historic Buildings, including:

- Lead Paint: What's at Stake
- Understanding New Regulations
- Ten Basic Tips for Lead-Safe Practices
- FAQ for Homeowners
- FAQ for Contractors
- FAQ for Preservation Organizations
- FAQ for Community Organizations and Property Managers
- Additional Lead Paint Resources

The new EPA rule requires the following:

- Renovation firms must be certified.
- Renovators and dust sampling technicians must be trained and certified.
- Non-certified workers must work under and be trained on the job by a certified renovator.
- Work practices must be followed for renovations covered by the rule.
- Renovators must educate owners and/or occupants.
- Training providers must be accredited.

The renovation, repair, and painting rule does not apply to:

- Minor repair and maintenance activities that disrupt six square feet or less of painted surface per room for interior projects, and 20 square feet or less of painted surface for exterior projects.
- Renovations where it is determined the renovation will not involve lead-based paint. The determination that the components affected by the renovation are free of lead-based paint can be made by a certified inspector, risk assessor, or certified renovator using an Environmental Protection Agency recognized test kit.
- Owner-occupied housing where the owner is performing his/her own renovation work.

The federal rule may be read in its entirety as recorded in the Federal Register (<http://www.epa.gov/fedrgstr/EPA-TOX/2008/April/Day-22/t8141.pdf>)

## Preservation Field Services (May -August 2010)

HHF has provided technical assistance for the following sites, including consultation and comment on plans and projects, participation in public meetings and hearings, submitting official testimony, and individual interactions:

### Hawai'i Island

- Kona

### Lāna'i

- Lāna'i City

### O'ahu

- 'Ewa Field, Kalaeloa
- Farrington Highway
- Ford Island, PHNB
- Fort Kamehameha
- Hickam Air Force Base
- Honolulu High Capacity Rapid Transit Corridor
- Honouliuli
- International Marketplace
- Kaimukī
- Kapi'olani Park
- Kawaiaha'o Church
- Mānoa
- Mission Houses Museum
- Moana Surfrider Hotel
- Pearl Harbor Naval Base

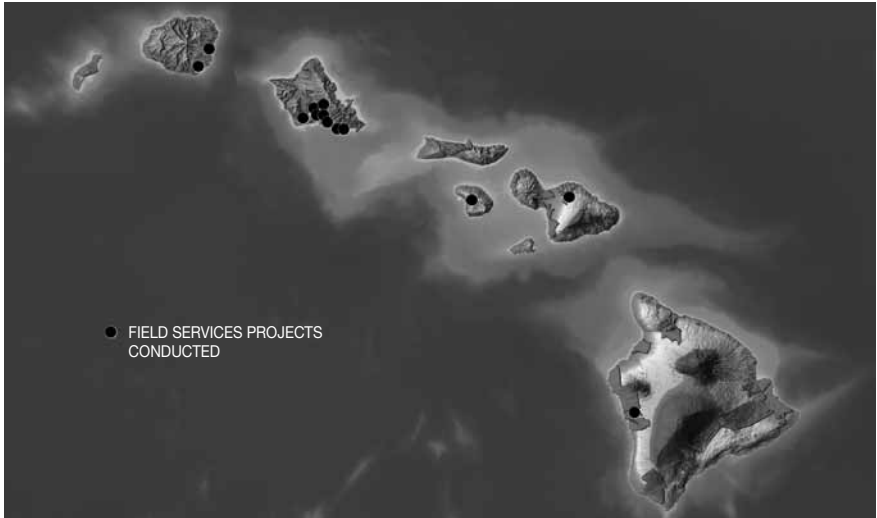
- Pearl Harbor Naval Shipyard
- Queen Theater
- Tripler Army Medical Center
- University of Hawai'i at Mānoa
- Waikīkī War Memorial

### Maui

- Hāli'imaile Stables

### Kaua'i

- Grove Farm
- Līhu'e



## HISTORIC HAWAII FOUNDATION

### About Historic Hawai'i Foundation

Historic Hawai'i Foundation is a 501(c)(3) nonprofit organization as defined by the IRS.

#### Historic Hawai'i Foundation's Mission Statement

*The purpose of the foundation shall be to preserve and encourage the preservation of historic buildings, objects, communities and sites relating to the history of Hawai'i; to promote awareness of and respect for all that is historically significant and architecturally distinctive in our State; and through these efforts, to keep alive and intact for the enrichment of present and future generations the inherent beauty of the Hawaiian Islands and its unique historic role in the development of the Pacific Basin.*

*Become a member! [www.historichawaii.org](http://www.historichawaii.org)*

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