



# HISTORIC HAWAI'I FOUNDATION

HISTORIC HAWAI'I NEWSLETTER

VOLUME 21, No. 2 MAY 2011

## **Herb Kawainui Kāne Named as 2011 Kama'āina of the Year™**

*Artist, historian and voyager Kāne to be honored at annual benefit*

**T**he late Herb Kawainui Kāne will be honored as the "2011 Kama'āina of the Year™" at the annual Historic Hawai'i Foundation benefit on October 22.

Herb Kawainui Kāne will be honored for his life's work as an artist, historian, and one of the founders of the Polynesian Voyaging Society. While still working as a graphic artist in Chicago, Kāne began researching Polynesian canoes and voyaging that ultimately brought him back to Hawai'i and the creation of his life's work of paintings depicting Polynesian canoes and other aspects of Hawaiian culture. Kāne also helped design and build Hōkūle'a, a traditional double-hulled voyaging canoe that made its inaugural voyage from Hawai'i to Tahiti without modern navigation aids in 1976.

His work of meticulously researched and detailed depictions of historic events in Hawai'i's history are on display in museums, private collections and public places in Hawai'i, notably a series of 14 paintings of voyaging canoes in Hawai'i State buildings and his well-known painting of Pele at the Hawai'i Volcanoes National Park. The U. S. Postal Service issued seven postage stamps of his paintings, including the stamp commemorating the 50th anniversary of Hawai'i statehood.

Kāne was born in Minnesota on June 21, 1928 and raised on Hawai'i Island and died in Kona on March 8, 2011.

Herb Kāne is the 24th recipient of the Kama'āina of the Year™ award, which honors individuals who have made unique and lasting contributions to the preservation of Hawai'i'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'āina of the Year™ benefit will take place on Saturday, October 22 in the Monarch Room at the Royal Hawaiian Hotel in Honolulu. Additional information about the event is available by calling 808-523-2900 or email to [KOY@historichawaii.org](mailto:KOY@historichawaii.org)



Herb K. Kāne in his studio.



## From the Director's Chair

*Kiersten Faulkner, Executive Director*

It's always affirming to be able to recognize and celebrate good projects, and to acknowledge the work of those who endeavor to save or restore places that matter within their communities.

The 36th annual preservation honor awards provided that opportunity, with over 200 people gathering to learn about exemplary preservation projects and practices. We congratulate all of the honorees and thank them for their efforts to ensure that these significant historic properties will continue to be used, appreciated and preserved.

We are also pleased to provide the special insert to



Kiersten Faulkner

this newsletter with more information about each of the award-winning projects. The commemorative program was donated by Hagadone Printing Company as part of its corporate commitment to educational efforts. We are grateful for their belief in the importance of historic preservation and the company's dedication to bringing these stories to others.

In March, Historic Hawai'i Foundation was the beneficiary of a special donation from the Royal Hawaiian Hotel that will be used to support our heritage protection efforts across the Hawaiian Islands. The contribution was the result of an innovative partnership with The Royal Hawaiian, A Luxury Collection Resort. In honor of the historic hotel's recent rehabilitation and renewal, the Royal Hawaiian offered its guests a special room rate of \$19.27 on the fourth night of each stay during 2009-10. That special rate became a contribution to Historic Hawai'i Foundation in support of our programs and educational activities. The rate is a nod to the hotel's opening in 1927.

Historic Hawai'i Foundation has a long history with The Royal Hawaiian. The Monarch Room was the site of the organization's formal founding in 1974. We are very pleased to continue this partnership with The Royal Hawaiian, its owner Kyo-Ya Hotels & Resorts and operator Starwood Hotels & Resorts.

The gift to Historic Hawai'i Foundation was presented at a special event in the historic coconut grove on March 17. At the event, the Royal also announced that it has joined Historic Hotels of America. This national program helps connect historic hotels with discerning travelers who seek out and appreciate authentic historic and cultural experiences.



Larry Horwitz, Executive Director of Historic Hotels Worldwide, Kelly Hoen, General Manager of the Royal Hawaiian A Luxury Collection Resort, and Kiersten Faulkner, Executive Director of Historic Hawai'i Foundation, at the event on March 17.

We believe that this is the best type of traveler to attract to Hawai'i, as they look for authentic experiences and support the host community's history and culture.

Hawai'i needs to grow the tourism sector that appeals to heritage travelers, who are those who make a visit to a historic site or cultural attraction a centerpiece of their trip. This kind of visitation helps perpetuate a community's significant places for both residents and visitors, and helps

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### **Publication Information**

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[member@historichawaii.org](mailto:member@historichawaii.org) or to P.O. Box 1658,

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

# PRESERVATION CALENDAR

## **Pau Hana With a Purpose**

Thursday, June 16, 6 p.m. – 8 p.m.

A preview of Hawai'i Modernism and Preservation of Next Generation Historic Properties at the Design Within Reach Studio at Ala Moana Center, Honolulu. Free and open to the public.

## **Members' Tour of Palm Circle National Historic Landmark**

Tuesday, June 21, 10 a.m. – 12 p.m.

An exclusive tour for a limited number of HHF members will showcase the history, landscape and architecture of the 100 year old Army post. Reservations required; 808-523-2900.

## **Kama'āina of the Year Benefit**

Saturday, Oct. 22, 6 p.m., Royal Hawaiian Hotel, Waikiki

The annual benefit for Historic Hawai'i Foundation will celebrate Herb Kāne as Kama'āina of the Year.

Tickets required (tables of 10: \$3500-\$15,000; individual tickets: \$350 members/\$500 non-members). 808-523-2900.

## **Pearl Harbor Visitor Center Tour**



HHF members enjoyed an after-hours tour of the new Pearl Harbor Visitors' Center and the USS Arizona Memorial on February 16.

## **Historic Hawai'i Foundation**

2011 - 2012

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## State Legislators Consider Heritage-Related Measures

**D**uring the 2011 legislative session, state legislators introduced over 45 bills that could potentially affect historic preservation efforts. Historic Hawai'i Foundation monitored the bills for consistency with best practices for heritage protection, and submitted testimony or subject area expertise for approximately 20 bills as those measures advanced.

Of the bills that could have undermined preservation efforts, most were either amended to address HHF's concerns, were returned for further study, or were deferred for the session. Of those that would promote historic preservation, most did not receive hearings, but could be revived next year.

Several of the notable bills and HHF's positions included:

☞ **HB376, SB762 and SB1213** all related to streamlining permit, license, and approval application processing. Initially, these measures would have established maximum time periods for designated agencies to process permits and other applications and eliminated reviews by the state historic preservation division (SHPD); they also would authorize third-party review of applications, including those for historic properties. Based on public input about unintended consequences that included the potential to undermine protection of historic, cultural and natural resources, the legislature amended SB1213 to establish a temporary task force to review state and county administrative rules to be amended or repealed to expedite and make less burdensome the permitting and approval process. The bill was approved and sent to the governor.

HHF opposed the bill as originally written, but supported the task force concept that evolved. HHF's testimony noted that, "The provision limiting the number of SHPD reviews per undertaking disregards the reality that developments have multiple phases of design and construction and there is a need to check-in at key points, especially if the undertaking changes. In most development, there is a continuum of due diligence, planning, entitlements, design and construction. It is rare that all possible effects on historic properties are known at each stage of the development and design process. For example, the area of potential effect for historic sites is less defined at the time of a land use change or subdivision than it is at the time of construction. The certainty and specificity of SHPD's review is directly proportionate to the level of information provided to it, which can and does change as undertakings evolve."

HHF also recommended amending the measure to require that any architects, engineers or other third parties that review an application for a project that affects historic properties meet defined education and experience standards and qualifications for preservation professionals. This would help ensure that reviewers are qualified to make the deter-

minations entrusted to them when making decisions that impact the historic and cultural resources of the Islands.

☞ **SB333** would require that one percent of state fund appropriations from construction and renovation of state buildings be deposited in the historic preservation special fund, and the purpose of the fund would be expanded to include site modifications, display, interpretive work and specific renovations and repairs for the Bishop Museum, 'Iolani Palace, Mauna Ala and Washington Place. The bill went to conference committee to reconcile the Senate and House drafts, but missed a procedural deadline that would have allowed it to go to final floor votes before the end of session.

HHF strongly supported the bill, saying that it would lead to investments in four of Hawaii's most significant historic places, thereby helping to keep their stories alive for present and future generations. Each of these sites is an important icon for Hawai'i residents and visitors, adding to the enjoyment, education, and understanding of Hawaii's history and inspiration for the future. We support the effort to identify additional funding sources to help preserve, restore, enhance and celebrate these resources.

☞ **HB225** would have required an archaeology inventory survey prior to the sale or long-term lease of any undeveloped property in the state. The measure was held in committee, causing it to fail.

HHF submitted comments that noted that the intent of the bill appeared to be an attempt to identify and disclose the presence of potentially significant historic and cultural sites in a timely way, in order to allow the planning and development process to provide for their protection, and to provide for consumer protection by ensuring that property owners are informed about historic preservation responsibilities and restrictions. HHF supports the concept of providing for better knowledge of potential sites early in the planning process, as that would help eliminate conflicts. However, HHF voiced concerns about how the new requirement would be implemented. Knowledge of potential sites early in the planning process would help address misunderstandings prior to significant investment of time and money. However, it is unclear how the survey at the time of sale or lease would be integrated with existing timeframes of the state and county permits.

☞ Funding for the State Historic Preservation Division was also a subject of scrutiny during the budget discussions. HHF supported the Department of Land and Natural Resources' request for funding for personnel and operations for the division, especially using federal funds for positions and programs related to the federal mandate and the federal Corrective Action Plan for the Division,

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# Honolulu County Continues Review of Residential Historic Property Tax Exemption Program

Bill to clarify conditions, improve enforcement, advances for final action

**H**onolulu City Council has advanced Bill 3 related to the City's program to provide a tax incentive for the preservation of Oahu's historic homes.

Bill 3, which has the support of Historic Hawai'i Foundation, adds definitions and clarifies provisions to improve enforcement of the conditions under which an historic property may claim the City's property tax exemption. HHF testified that the proposed amendments to the preservation program are fair, effective and reasonable ways to ensure that the public benefits of historic preservation are met while offering an economic incentive for good preservation practices.

In April and May, Honolulu City Council held public hearings on three bills that would affect property taxes for historic homes (Bills 2, 3 and 4). All three bills would change the City and County tax relief program for owners of residential historic property. In addition to Bill 3, Council also considered Bill 2 with options to repeal the exemption and Bill 4 to replace the exemption with a tax credit for rehabilitation of residential historic properties. At press time, neither of those bills were scheduled for further action.

Currently, for those designated historic properties that petition for the tax exemption and meet the conditions, the owners pay the City's minimum annual tax. The approval is valid in 10 year

increments. The existing program is designed to encourage and support preservation of Honolulu's historic houses by providing an incentive to homeowners not to demolish significant homes and to appropriately maintain and invest in historic properties.

The City's tax relief program is conditioned on compliance with preservation standards and protecting public benefits associated with historic preservation. It is not based on income, assessed value or ability to pay.

If approved, Council Bill 3 would strengthen and clarify Honolulu's property tax exemption for historic homes by adding definitions, enforcement provisions and penalties for non-compliance. It provided the most comprehensive response to testimony and public comment, which was overwhelmingly in support of preservation incentives and accountability. In addition to Historic Hawai'i Foundation's recommendation for approval, testimony in support was provided by AIA Honolulu, Landscape Industry Council, State Historic Preservation Division, Enterprise Honolulu, historic homeowners, and several people who do not own historic properties but feel that the general public also benefits from preservation of Hawaii's architectural heritage.

Updates are posted at [www.historichawaii.org](http://www.historichawaii.org) as hearings are scheduled and more information is available.

## *Kohala Plantation Manager's Estate for Sale*



**Kama'aina Heaven:** Built in 1885 and accurately restored in keeping with sugar's Golden Age but with modern systems and comforts. Five bedrooms, 3+ baths, 4,250+ square feet of living space plus out-buildings. Old-growth Douglas fir floors, deep covered lanais overlooking 1.35 acres of broad lawns, tropical gardens and distant ocean. Located on the northern tip of the Big Island. As the current owner says, the gracious ambiance of this home seems to welcome visitors with, "Come, sit down, let me take care of you..." Listed on Hawaii State Register of Historic Places.

Price: **\$1,000,000**

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## Hawai'i Modernism to be Featured at Free Event June 16



The Pacific Club (1959), designed by Vladimir Ossipoff, is an example of mid-century tropical modernism, which features key elements such as framing views, blurring the inside-outside connection, and use of natural ventilation and materials.

**A** preview of *Hawai'i Modernism and Preservation of Next Generation Historic Properties* will be the topic at Pau Hana with a Purpose on June 16.

The free public event will be held at the Design Within Reach Studio at Ala Moana Center on Thursday, June 16, from 6 p.m. – 8 p.m.

Pau Hana with a Purpose is an intermittent program in which Historic Hawai'i Foundation offers a brief presentation on a current issue in historic preservation, followed by small group conversations for more detailed information.

The program will explore mid-century design in Hawai'i, with emphasis on the Modern movement, including

the theories and execution of Modern principles and how they were applied in the Pacific.

The event is co-sponsored by Fung Associates, Inc., which is preparing a Modernism Context Study for Historic Hawai'i Foundation, and by the Design Within Reach Studio.

### New Staff Join HHF Office

**H**istoric Hawai'i Foundation has welcomed new staff members. **Lisa Palm**, Office Manager, is responsible for operations and membership programs. She is the first point of contact at the office and is responsible for oversight of HHF's information technology, data management, administrative planning and management, oversight of technology and equipment, and coordination of volunteers.

Palm holds a Masters in Business Administration and a Bachelors degree in Information Systems. Her previous experience includes computer consulting and support. She is aided by part-time Office Assistant **Kim Roney**, who provides operational and logistical support to membership activities and administrative functions.

**Tanya Gumapac-McGuire** fills a new part-time position as Preservation Associate within the Preservation Resource Center. She conducts research, assists with educational and advocacy programs, and membership and outreach events. Gumapac-McGuire is enrolled in the School of Architecture at the University of Hawai'i at Mānoa with an emphasis on historic preservation.

### EXCLUSIVE MEMBERS' TOUR OF PALM CIRCLE NHL SET

By special arrangement, an exclusive tour of the Palm Circle National Historic Landmark will be offered to a limited number of Historic Hawai'i Foundation members on the morning of June 21.

Architectural historian Kenneth Hays will provide an overview of the history, landscape design, and architecture of the iconic parade ground and the surrounding military and residential buildings. Palm Circle is over 100 years old and is located within the Fort Shafter Army Post.

Space is limited and reservations are required. Please contact the HHF office at 808-523-2900 to reserve a space.



Lisa Palm

## Preservation Specialists Honored at Annual Awards Presentation

**H**istoric Hawai'i Foundation recognized 24 honorees at its annual Preservation Honor Awards ceremony on April 19, 2011. The celebration was attended by over 200 people.

The Historic Hawai'i Foundation's preservation awards have been presented annually since 1975. They are Hawaii's highest recognition of projects that perpetuate, rehabilitate, restore or interpret the state's architectural, archaeological and cultural heritage.

The honorees are selected by a committee comprised of professionals in architecture, history, planning, landscape architecture, architectural history and media. Each nomination is considered on its own merits and not in competition with others.

Honors were presented in five categories:

**Preservation Media Award** for a printed publication or visual presentation that interpreted the history, preservation or physical characteristics of a historic building, object, site or district.

- **Hart Wood: Architectural Regionalism in Hawai'i** written by Dr. Don Hibbard, Glenn Mason, AIA and Dr. Karen Weitze; published by the University of Hawai'i Press.

**Preservation Commendations** for an individual, organization or government agency that engaged in an advocacy, educational, programmatic or other activity supporting preservation efforts, either for a specific site or through a broad-based program.

- Antya Miller; the North Shore Chamber of Commerce; Robert Fox, AIA; and George and Florence Fujiwara for saving and preserving the **Hale'iwa Mutual Telephone Company Building** located in Hale'iwa, O'ahu.
- EV-5 Historic Preservation Team; Joint Base Pearl Harbor Hickam, O'ahu; and Naval Facilities Engineering Command (NAVFAC) Hawai'i for the creation of the **Navy Region Hawai'i EV-5 Historic Preservation Team**.
- Kailua Village Improvement District; Local Hawai'i Scenic Byway Committee; and Peter Young, Hokuleana LLC for community efforts to designate the "**Royal Footsteps Along the Kona Coast**" **Hawai'i Scenic Byway** in Kailua-Kona, Hawai'i.
- **Waikalua Loko Fishpond Preservation Society** for preservation and cultural education efforts for the Waikalua Loko Fishpond located in Kāne'ohe, O'ahu.

**Preservation Awards** for a specific project that preserved, rehabilitated or restored a historic building, object, site or district.

- U.S. Air Force 15th Wing; NAVFAC Hawai'i; Gary O'Donnell, Hickam Air Force Base Historic Preservation Officer; Randall B. Chee, Hickam Air Force Base Project Manager; and Icon Consulting Group, Inc.; for the rehabilitation of the **The Hickam Crow's Nest** at Joint Base Pearl Harbor Hickam, O'ahu.

- Forest City, 'Ohana Military Communities; Mason Architects, Inc.; and Charles Pankow, Ltd. for the rehabilitation to a net zero energy home of the **Eisenhower House at Heleloa**, Marine Corps Base Hawai'i located in Kāne'ohe, O'ahu.
- U.S. Army Garrison Hawai'i, Kenneth Hays, and the administrators and staff of Kilauea Military Camp for the restoration of the **Eisenhower House at Kilauea Military Camp**, Volcano, Hawai'i.



The honorees for the Harriet Bouslog Building accept their preservation award.

- Bouslog Sawyer Charitable Trust, Phillip K. White & Associates, Mitch Kysar Construction, and the Hawai'i State Historic Preservation Division for the rehabilitation of the **Harriet Bouslog Building** in Honolulu, O'ahu.
- NAVFAC Hawai'i; Gary O'Donnell; J.M. Waller Inc.; Virginia D. Murison; Mason Architects, Inc.; Hickam Communities, LLC; and KPRS Hawai'i Construction, Inc. for the rehabilitation of the **Hickam Community Center** at Joint Base Pearl Harbor Hickam, O'ahu.
- U.S. Air Force 15th Wing; NAVFAC Hawai'i; Gary O'Donnell; J.M. Waller Inc.; Virginia D. Murison; Mason Architects, Inc.; Hickam Communities, LLC; Charles Pankow Builders, Ltd.; and Darcey Builders, Inc. for the full restoration of 22 select historic houses within the **Hickam Historic Housing District** at Joint Base Pearl Harbor Hickam, O'ahu.
- FFKR Architects, The Church of Jesus Christ of Latter-day Saints and Jacobsen Construction Company for the rehabilitation of the **Lā'ie Hawai'i Temple** in Lā'ie, O'ahu.



Honorees for the Nob Hill House on Ford Island.

- John Hara Associates; Anbe, Aruga, Ishizu Architects; Sato & Associates; Mechanical Engineers of Hawai'i; Dorvin D. Leis Co.; Belt Collins Hawai'i; and Barry Design Associates for the rehabilitation of the **Mauna Kea Beach Hotel** in Kohala, Hawai'i.
- Alan Shintani, Inc.; Forest City Hawai'i, 'Ohana Military Communities; and Mason Architects for the rehabilitation of the **Nob Hill House** on Ford Island, Joint Base Pearl Harbor Hickam, O'ahu.
- Lahaina Restoration Foundation, Pioneer Mill Smokestack Committee, Kā'anapali Land Management, and Oak Park Chimney Company for the restoration of the **Pioneer Mill Company Smokestack** in Lahaina, Maui.
- Roosevelt High School; CDS International; State of Hawai'i Department of Administration and General Services, Hawai'i Department of Education; Mitsunaga & Associates, Inc.; Lange Motonaga, Inc.; Ronald N.S. Ho and Associates, Inc.; Brownlie and Lee Landscape Architects; D.L. Adams Associates, Ltd.; and Ralph S. Inouye Company, Ltd. for the rehabilitation of the **George Robert Carter Auditorium at Roosevelt High School** in Honolulu, O'ahu.
- U.S. Army Garrison Hawai'i, Kenneth Hays, Army Corps of Engineers, and Dawson-DBS-Hawai'i for the rehabilitation of **Soldier's Chapel** at Schofield Barracks, O'ahu.
- BAE Systems Hawai'i Shipyards, Pearl Harbor Naval Shipyard & IMF, USS Missouri Memorial Association and McNeil Wilson Communications for preservation efforts for the hull of the **USS Missouri Memorial** at Ford Island, O'ahu.
- Heartwood Pacific, LLC and Hawai'i Volcanoes National Park for preservation work on the **Volcano House** at Hawai'i Volcanoes National Park, Hawai'i.

**Centennial Recognitions** for organizations, businesses and institutions celebrating their 100th anniversaries.

- Mānoa Japanese Language School, (Mānoa, O'ahu)
- Kaumakapili Church Sanctuary, (Kalihi, O'ahu)
- Kōloa Hongwanji Mission, (Kōloa, Kaua'i)
- Kōloa Jodo Mission, (Kōloa, Kaua'i)
- St. Joseph Church, (Makawao, Maui)

### 3rd Annual Frank Haines Award

The Haines Award was established in 2009 and named for master architect Frank Haines. It is presented to an individual who has demonstrated sustained and outstanding achievements in the areas of preserving the significant historic and cultural places of Hawai'i.

Frank Haines, FAIA, presented the honor award that bears his name to William R. Chapman, D. Phil., at the preservation honor awards ceremony.

Chapman is the Director of the Historic Preservation Program and a Professor in the Department of American Studies at the University of Hawai'i at Mānoa. He was recognized for his achievements and work in the field of preservation in Hawai'i. The Historic Preservation Program at UH Mānoa was founded in 1986 by William J. Murtagh, and his lasting legacy has been continued by Dr. Chapman.

Through the University of Hawai'i's Historic Preservation Program, Chapman has trained and fostered many generations of preservationists. His field schools provide hands-on experience as well as an academic foundation for the theory and practice of preservation. Chapman also contributes to the preservation community through his volunteer service as a member of the Hawai'i Historic Places Review Board.

The Preservation Honor Awards were supported by Hagedone Printing Company; The Queen's Conference Center; WCIT Architecture; and Mr. Ramsay Taum.



Haines congratulates Chapman at the Awards Ceremony.

# Coastal Property Added to Lapakahi State Historical Park

## Endangered Historic Property Saved

**T**he State of Hawai'i, Department of Land and Natural Resources, Division of State Parks announced the addition of 17 shoreline acres to Lapakahi State Historical Park in North Kohala on the Island of Hawai'i, located in an area traditionally known as Nu'uauu.

The parcel will be added to the Lapakahi State Historical Park, which is listed in the National and Hawai'i Registers of Historic Places as an excellent example of a leeward coastal settlement that spans a 600 year period from circa A.D. 1300 to the early 1900s. The 17-acre parcel has significant cultural sites that are part of this larger Lapakahi complex. The potential for development of the parcel under private ownership resulted in its recent listing as one of Hawaii's Most Endangered Places by Historic Hawai'i Foundation in 2009.

"This parcel was surrounded on three sides by Lapakahi State Historical Park with the fourth side being adjacent to the Lapakahi Marine Life Conservation District. It has been the State's desire for many years to acquire this property and include it within the park as part of the larger Lapakahi complex.

"The 17 acres are a vital piece of a cultural and biological landscape of the Kohala coastline, and we are thankful that future generations will have an opportunity to appreciate this cultural complex within its natural setting and to enjoy the open space and access to the shoreline," stated William Aila, Jr., Chairperson of the Department of Land and Natural Resources.

The land had been threatened by residential development before The Trust for Public Land was able to negotiate an agreement with a private landowner to add it to the Park.

"The Kohala community is truly blessed that this land, this treasure, has been protected from development, and saved for our children and grandchildren. Protection of Nu'uauu demonstrates how the Kohala community is putting into action the Kohala Community Development Plan which states that Kohala is a historic preservation community," stated Fred Cachola, member of Maika'i Kamakani 'O Kohala.

## Legislative Session

*cont. from page 4*

and to retain the historic preservation special fund for its designated purpose.

HHF noted that, "both the core functions of the division and the dedicated funding for the historic properties are critical, especially as the State works to retain its federal standing and meet the mandates of the Corrective Action Plan." The legislature agreed, restoring funding to the division and allowing for use of both federal and general funds to implement the corrective action.

## Annual Nominations for Most Endangered Historic Sites Now Accepted

(see Form on page 10)

Historic Hawai'i Foundation annually names Hawaii's most endangered historic places in cooperation with *Honolulu Magazine* and the Hawai'i State Historic Preservation Division. The list includes buildings, objects, landscapes and communities, and draws attention to contributors to Hawaii's priceless heritage that are threatened by demolition, neglect, ignorance and apathy. While this designation does not protect or preserve the sites, it can raise awareness and motivate action. Nominations are sought for threatened historic resources across the state.

The deadline to submit nominations is July 23, 2011.

## Instructions for Submitting Nominations

- Use a separate Nomination Form for each nominated site
- Attach at least one photo of each site (digital or printed)
- Nominations **MUST** be received by **July 23, 2011**

## Send Your Entries....

### Via Mail / Courier / FedEx / UPS

Hawai'i's Most Endangered Places  
Historic Hawai'i Foundation  
680 Iwilei Road, Suite 690  
Honolulu, HI 96817

### Via E-Mail

To Wendy Wichman, Director of Field Services,  
wendy@historichawaii.org

### Via Fax\*

(808)523-0800

\* Please be sure to send the photo via mail or email if you fax your form.

**For more information call Wendy Wichman at Historic Hawai'i Foundation at (808) 523-2900, ext. 22 or e-mail to wendy@historichawaii.org.**



# HAWAII'S MOST ENDANGERED SITES

## 2011 Nomination Form

Historic Hawai'i Foundation annually names Hawaii's most endangered historic places in cooperation with *Honolulu* Magazine and the Hawai'i State Historic Preservation Division.

The list includes buildings, objects, landscapes and communities. The list draws attention to contributors to Hawaii's priceless heritage that is threatened by demolition, neglect, ignorance and apathy. While this designation does not protect or preserve the sites, it can raise awareness and motivate action. Nominations are sought for threatened historic resources across the state.

**1. Name and location of endangered historic site. What is it and Where is it?**

**2. Type of historic property (check the one that *best* applies)**

- Archaeological site
- Industrial site
- Civic building
- Military site
- Commercial building
- Religious site
- House or Dwelling
- Maritime site
- Rural Site
- Engineering work
- Object or Monument
- Other: (describe) \_\_\_\_\_
- Cultural Landscape

**3. Briefly describe the site's significance, including its historical, cultural, artistic, social and/or architectural value. What makes it historic?**

**4. Briefly describe the current physical condition of the property, the threats to the property and the rate of deterioration. What endangers it?**

**5. Select the one that best describes the type of urgency.**

- Disaster has occurred
- Imminent threat
- Pattern of destruction is evident so long-range danger exists

**6. Briefly describe the proposed solution. How can the historic property be saved?**

**NOMINATOR**

Nominator Name (*first, last*) \_\_\_\_\_

Organization (if applicable) \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Check here if nominator wishes to remain anonymous outside of the Most Endangered Places Committee.

## Federal Tax Law Revisions Support Charitable Giving

In December 2010, a new tax bill was signed into law by President Obama. The new law includes provisions that favorably support charitable giving.

### Individual Retirement Account Rollover

A provision allows direct tax-free transfers to charities by taxpayers aged 70½ years or older of up to \$100,000 from their regular or Roth IRAs. Such IRA transfers to a charity are particularly beneficial for taxpayers who either do not itemize deductions or would otherwise have their deductions limited by applicable ceiling rules if they took a taxable distribution and then donated it to charity.

### Bequests and Estate Gifts

For years 2011 and 2012, the amount that can be transferred free of gift or estate tax has been significantly increased. The amount that can be excluded from the estate and gift tax has increased to \$5 million (\$10 million for a couple). In addition, the maximum tax rate for both gift and estate tax purposes has been reduced from 55 percent to

35 percent. Charitable gifts will continue to be deductible for gift and estate tax purposes. For large estates, a charitable bequest can result in considerable tax savings.

### Current Gifts

The new tax act left unchanged the federal tax benefits realized from current charitable gifts, and also preserved for two more years the removal of the overall limitation on itemized deductions. Thus, if you make a charitable gift and itemize your deductions, the entire amount of the gift may be deducted (subject to annual percentage limitations).

For more information about HHF's giving programs, please contact us at [preservation@historichawaii.org](mailto:preservation@historichawaii.org) or 808-523-2900.

**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.**

## Director's Chair *cont. from page 2*

distinguish Hawai'i from other beach or resort destinations. Without the historic, cultural and natural resources that make Hawai'i unique, it would be confused as just another commodity, without appreciation for its true value. We need to protect and perpetuate historic and cultural places, in part by keeping them economically viable. Heritage tourism supports that community benefit.

HHF is able to provide enhanced experiences through in-kind support from many partners. The recent after-hours tour of the Pearl Harbor Visitors' Center and the USS Arizona Memorial was made possible through partnerships with

the National Park Service and Commander, Navy Region Hawai'i. The on-going study into mid-century Modernism is supported by meeting facilities provided by Outrigger Hotels & Resorts. The Preservation Honor Awards were held in the beautiful Mabel Smythe Auditorium by special arrangement with the Queen's Health System. Preservation meetings were hosted by partners at Hui No'eau on Maui and the UH-Hilo College of Pharmacy on Hawaii Island. We are grateful to all of our community partners who make their facilities and resources available for these special programs and events.



Kelly Hoen chats with guests at the special event at the Royal Hawaiian Hotel.



The Sand Guys created an exquisite sand sculpture as an event centerpiece; the project will be featured on the Travel Channel.

## Field Services Update (January – April 2011)

Through the Preservation Resource Center, HHF 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.

### All

Statewide Broadband Upgrade  
Mid-century Modernism Context Study

### Hawai'i Island

Ali'i Drive Scenic Byway, Kailua-Kona  
East Hawai'i Preservation Partners Group  
Haili Church, Hilo  
Hāmākua Heritage Coast  
Ka'ū Proposed Scenic Byway, Ka'ū  
Kea'au Pāhoa Bridge, Pāhoa  
Kīlauea Military Camp, Volcano  
Kohala Proposed Scenic Byway, Kohala  
Mauna Kea Beach Hotel, Kohala  
Volcano House, Volcano  
Wainaku Center, Hilo

### Maui

Baldwin Memorial Home, Makawao  
HIREP-Wind Project  
Hui No'eau, Makawao  
Lahaina National Historic Landmark  
Maui Cultural Resources Commission  
Maui Preservation Partners Group  
Pioneer Mill Smokestack, Lahaina  
Puamana Parkway Proposed Scenic Byway, West Maui  
Small Boat Harbor Piers, Lahaina

### Moloka'i

HIREP-Wind Project  
Kaunakakai

### Lāna'i

HIREP-Wind Project  
Lāna'i City

### O'ahu

'Auwai System, Nu'uuanu  
Camp Smith, Pearl Harbor  
College Hill, Mānoa  
'Ewa Marine Corps Air Station, Kalaeloa  
Farrington Highway, Wai'anae  
Fire Museum, Kaka'ako  
Fort Kamehameha, Pearl Harbor  
Hale Ali'i Quarters K, Pearl Harbor  
Harriet Bouslog Building, Honolulu  
Heleloa Historic Housing, Kāne'ohe  
Hickam Community Center, Pearl Harbor  
Hickam Crow's Nest, Pearl Harbor  
Hickam Historic Housing, Pearl Harbor  
HIREP-Wind Project  
Historic Residences Countywide  
Honolulu High Capacity Rapid Transit  
'Ilikai Hotel, Waikiki  
Immigration & Customs Building, Honolulu  
'Iolani Palace, Honolulu  
Joint Base Pearl Harbor Hickam, Pearl Harbor

### Kaimukī

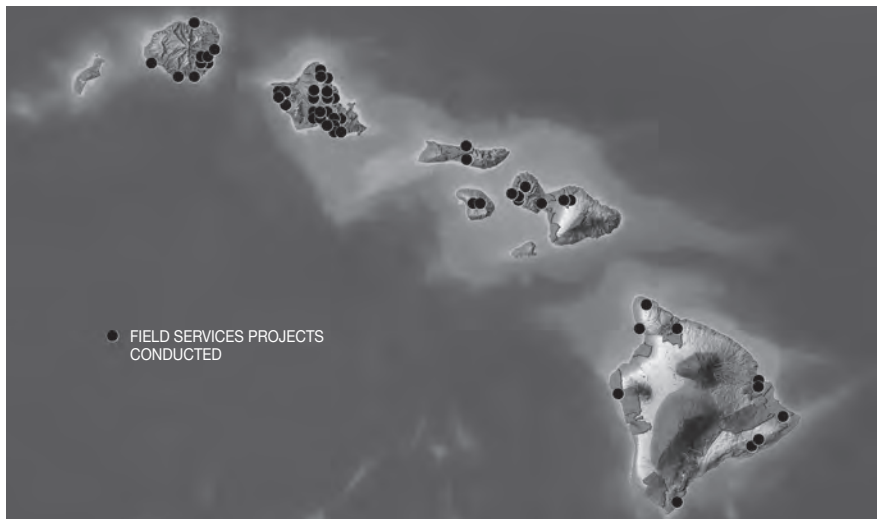
Kalaeloa  
Kunia Camp, Kunia  
LDS Temple, Lā'ie  
Makaha Bridges  
Marine Corps Base, Kāne'ohe  
Mutual Telephone Building, Hale'iwa  
National Cemetery of the Pacific, Honolulu  
Nob Hill Quarters K, Ford Island  
OR&L Railroad, 'Ewa Beach  
Pan Am Historic Housing, Pearl City  
Pearl Harbor Naval Shipyard & IMF, Pearl Harbor  
Pearl Harbor Visitors Center & USS Arizona Memorial,  
Pearl Harbor  
Queen Theater, Kaimukī  
Red Hill Housing District, Pearl Harbor  
Roosevelt High School, Honolulu  
Royal Hawaiian Hotel, Waikiki  
Soldiers Chapel, Schofield Barracks  
Stoneman Athletic Field, Schofield Barracks  
Tripler Army Medical Center, Honolulu  
University of Hawai'i at Mānoa  
Upper Main Street, Hale'iwa  
USS Missouri Memorial, Ford Island  
Wai'anae Proposed Scenic Byway, Wai'anae  
Waikalua Loko Fishpond, Kāne'ohe

### Kaua'i

Hanapēpē Bridge, Hanapēpē  
Kapaia Swinging Bridge, Līhu'e  
Kaua'i Community College  
Kaua'i Historic Preservation Review Commission  
Kīlauea Town  
Kōloa Proposed Scenic Byway, Kōloa & Po'ipū  
Līhu'e Courthouse  
Līhu'e Mill Bridge  
'Ōpaeka'a and Pu'uopae Bridges, Wailua  
Pacific Missile Range Facility, Mānā

### Midway

Commercial Pacific Cable Company Buildings  
Midway National Wildlife Refuge





The Hilo Circuit Rider included a site visit to the Department of Education historic facility to learn about plans for adjacent new construction.

## Circuit Rider Field Notes

Several circuit rider visits were held in the first few months of 2011. Director of Field Services Wendy Wichman conducted site visits to Hilo, Maui, Lānaʻi and Kauaʻi.

On Maui, HHF members gathered to discuss opportunities to collaborate, share information and support preservation efforts across the Island. The Maui Partners meeting was held at Hui Noʻeau in Makawao and was attended by about 30 people.

HHF also attended a briefing and site visit of the Maui County Planning Commission to Lahaina, recently named to the Most Endangered Historic Sites list. The commissioners met with local preservation group Lahaina Restoration Foundation to understand the threat and the opportunities to reverse the destructive trends that are eroding Lahaina’s historic integrity as an authentic district.

On Kauaʻi, Wichman met with residents in Kilauea to discuss the process for nominating a district to the state register of historic places. The lava rock construction methods in Kilauea provide a character-defining architecture

that is unusual on Kauaʻi and that help define this potential thematic district.

In Hilo, HHF’s preservation professionals talked to concerned neighbors about a proposal to demolish several buildings at the historic Department of Education compound to make way for a new Hilo High School gymnasium. HHF



HHF joined with the Maui Planning Commission to discuss the listing of the Lahaina Historic District as one of the state's Most Endangered Historic Sites.



Hilo community members met to discuss the places that matter in East Hawaiʻi.



The Lānaʻi Circuit Rider included site visits to Lānaʻi City.

*continued from page 13*

also convened a gathering of community stakeholders to identify significant historic resources in East Hawai'i and brainstorm priorities for preservation action.



East Hawaii Preservation Partners met at Wainaku Center in Hilo.



Maui Preservation Partners group met at Hui No'eau in Makawao.

## **TRENDS AND ISSUES:** Preservation Easements Provide for Perpetual Protection

**P**reservation easements are a tool to ensure that a historic building, with its associated site and character-defining features, can be preserved in perpetuity. Similar to conservation easements, the owner severs certain property rights, including the right to demolish or develop the site, and grants those property rights to a qualified preservation organization.

The preservation easement gives the receiving organization the right and responsibility to ensure that the site's historic characteristics are preserved and maintained in perpetuity. Typically, a preservation easement protects against changes to a property that would be inconsistent with the preservation of the property, such as demolition of historic buildings, inappropriate alterations, or subdivision of land. The easement may also protect against deterioration by imposing affirmative maintenance obligations. The restrictions of the easement are generally incorporated into a recordable preservation easement deed that is part of the property's title (it "runs with the land"). This title interest is binding both on the present and future owners.

The owner retains other rights, including access, development on other parcels, use and enjoyment. The owner also retains responsibility for maintenance and compliance with applicable codes. Under the federal tax code, a charitable contribution is considered to be made for a conservation or preservation purpose if it protects land areas where such preservation will yield a significant public benefit, including a certified historic structure or historically important land area.

To qualify for the tax deduction, easements must first meet the requirements of state law, including the applicable requirements of state law authorizing the granting of easements, and they must be enforceable. In addition, easement donors seeking federal tax benefits need to meet the requirements of the Internal Revenue Service (IRS) regulations. For example, the easement must be maintained in perpetuity. Easements that do not comply with the federal requirements may be fully effective as easements,

but may not qualify for the federal tax deduction. Donors are strongly advised to work with a lawyer familiar with the requirements of federal law.

The components of the easement and the donation agreement often include:

- The scope and extent of the areas and features to be preserved, including the significant characteristics and elements, the baseline monitoring report and documentation of the existing condition of the facade and its historical value. Easements can either cover just the exterior, or may extend to significant features on the interior as well. The criteria used by preservation organizations in deciding upon the appropriateness of changes proposed by property owners may vary, but many organizations rely on the Secretary of the Interior's Standards for Rehabilitation or the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- The roles and responsibilities for both the owner and the easement holder; these usually include such items as an annual monitoring visit, notice when there is a transfer of ownership, meeting about any processes and standards of any future proposed changes, and any affirmative responsibility for the owner to provide maintenance and capital improvements. The easement will also address other "boilerplate" issues, such as enforcement, conflict resolution, insurance, public access, amendment, and casualty damage.
- A stewardship endowment and/or fee to cover stewardship costs in perpetuity. These funds are used to cover the expense of preparing the baseline monitoring report, annual monitoring and reporting. The receiving organization typically invests the funds to provide income for annual stewardship costs and, if necessary, defense of the easement.

For more information, see <http://www.preservationnation.org/resources/faq/information-sheets/easement-full.html>

## ASK THE EXPERT

*My historic locks and other hardware don't always work and some of it is missing. What should I do?*

One way to look at door, window and cabinet hardware is as the jewelry of a building. Retaining the original hardware of a historic residence—or installing period-appropriate hardware when the original hardware is missing or deteriorated—is the only way to properly dress the house. It is surprising how often original locksets can be refurbished and retained very economically, either by the homeowners themselves or by a professional. This is especially true if the hardware is of good quality brass or bronze. Plated steel hinges and lock escutcheons are more of a challenge, but these can be cleaned and/or re-plated if in relatively good condition.

If the original hardware is very deteriorated, it is important to replace it with duplicate hardware designs. If it is missing, then period-appropriate hardware should be used. For example, it would be inappropriate to install Art Deco-style hardware on a house built in 1915, or (with rare exceptions) ornate Victorian hardware designs in a 1930s residence.

Duplicate hardware is frequently still available and can often be found through Crown City Hardware (the widest selection); Van Dyke Restorers; Rejuvenation; Restoration Hardware, or for older designs, Ball & Ball Hardware in New York. All of these companies have websites that show their product lines best.

Ball & Ball will also custom fabricate hardware items. They fabricated the replacement hardware for the doors in 'Iolani



Photos courtesy of 'Iolani Palace

Palace, whose nickel-plated, Victorian designs exemplify the concept of building jewelry. Another source for duplicate hardware is to use the web to search salvage shops for historic hardware. We have found this most productive for replacing historic lighting, but many shops carry salvaged hardware as well.

*Glenn Mason, AIA, is founder and president of Mason Architects, Inc., which specializes in historic preservation projects.*

## Lapilio Receives President's Commendation at Annual Meeting

**L**ani Ma'a Lapilio was selected to receive the President's Commendation at Historic Hawai'i Foundation's 2011 annual meeting.

The President's Commendation recognizes and honors individuals who have provided extraordinary service to Historic Hawai'i Foundation above and beyond typical levels of support.

HHF President Michael O'Malley selected Lapilio for the commendation in recognition of her many years as Hawaii's Advisor to the National Trust for Historic Preservation, as an ex officio member of HHF's Board of Trustees, and as a cultural advisor to the organization.

"Lani has generously shared her knowledge, guided us in cultural protocols, and helped us to honor Hawaiian val-

ues and systems through all our activities," O'Malley said. "As the state's leading preservation organization, Historic Hawai'i Foundation is committed to acting in ways that are pono. Lani's assistance has been invaluable as we strive to honor that commitment and engage in preservation efforts with aloha."

O'Malley presented the commendation at the 2011 Annual Meeting on May 24, 2011 at the YWCA at Laniakea in Honolulu.

The annual meeting also included a presentation of the 2010 annual report, election of new trustees, election of the new President of the Board of Trustees, and election of new officers. Information about the trustees and a copy of the Annual Report is available at [www.historichawaii.org](http://www.historichawaii.org).

# Historic Preservation Awareness Day Showcases Heritage Efforts to the Legislature, Governor and Public

Some 40 exhibitors participated in Historic Preservation Awareness Day at the State Capitol on March 22, 2011. The 9th annual event was sponsored by the Heritage Caucus of the State Legislature and organized by Historic Hawai'i Foundation.

Governor Neil Abercrombie, Representative Cindy Evans and Representative Corinne Ching joined members of the Heritage Caucus in meeting and speaking with heritage organizations about ways to preserve Hawai'i's unique historical legacy.

The annual community event showcases the efforts of many organizations that preserve, promote, restore, interpret and celebrate the historic and cultural resources of Hawai'i. The exhibits educate and celebrate the many heritage preservation efforts as people work to save the essential places and character of the Hawaiian Islands.

Exhibitors included:

Ala Kahakai National Historic Trail & Ala Kahakai Trail Association

Army Cultural Resources Program

Bailey House Museum/Maui Historical Society

Battleship Missouri Memorial

Bishop Museum

The Cathedral Church of St. Andrew

Commander Navy Region Hawai'i/NAVFAC Hawai'i

Cultural Surveys Hawai'i

Daughters of Hawai'i

'Ewa Historical Society

Friends of 'Iolani Palace

Friends of Queen Theater

Friends of the Natatorium

Fung Associates Inc.

Hawai'i Visitor & Convention Bureau

Hawaiian Civic Club of Wahiawā



Pacific Aviation Museum used a flight simulator to demonstrate WWII piloting controls.

Hawaiian Music Hall of Fame

Historic Hawai'i Foundation

Historic Preservation Division, Department of Land & Natural Resources

Kailua Historical Society

Kapi'olani Park Preservation Society

King Kamehameha V Judiciary History Center

Koolaupoko Hawaiian Civic Club

Liliha/Nu'uauu Ahupua'a Historic Corridor



Rep. Cindy Evans met with the Kailua Historical Society.



Tonia Moy and Mayu Ohama discussed Modernism and the Recent Past.



Aric Arikaki shared stories from the Ala Kahakai National Historic Trail on the Big Island.

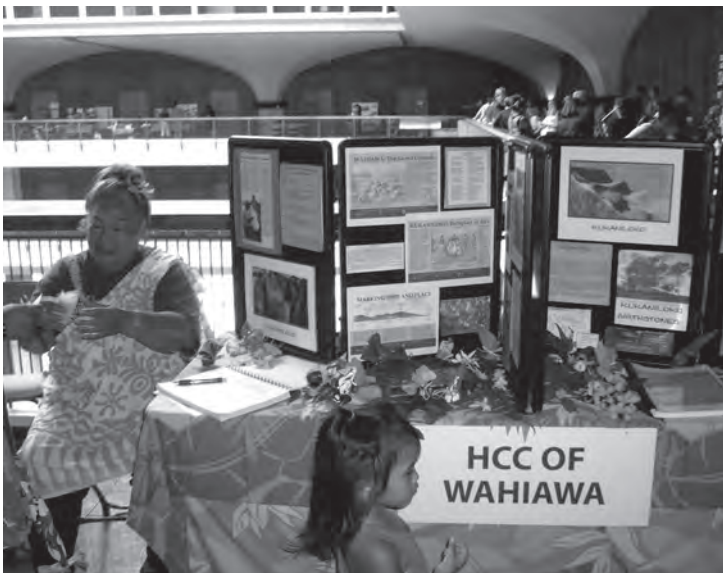


Karen Lockwood promoted sustainable tourism through heritage and eco-friendly visitation.



Hawaiian Music Hall of Fame entertained guests and legislators.

Mānoa Heritage Center  
 Mason Architects Inc.  
 Mission House Museum  
 National Park Service  
 Office of Hawaiian Affairs  
 Pacific Aviation Museum Pearl Harbor  
 Pacific Islands Institute  
 Pacific War Memorial Association  
 Preserving Hale'iwa One Building At A Time  
 Scenic Hawai'i Inc.  
 Shangri La  
 State Parks Division, Department of Land &  
 Natural Resources  
 USS Arizona Memorial  
 Waimea Valley/Hi'ipaka LLC  
 2011-Year of Dr. Sun Yat-sen



Hawaiian Civic Club of Wahiawa shares culture across generations.



Marsha Joyner discussed the centennial of Dr. Sun Yat-sen and the Chinese heritage in Hawaii.

# New & Renewing Members, Donors & Contributors December 2010 – April 2011

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

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\* Denotes Charter Member

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**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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Membership Type:     New     Renewal     Corporate/Org     Charter

Please do not print my name in publications

<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.

### 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: \_\_\_\_\_

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Memberships are tax deductible,  
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*Mahalo for your support!*