



HISTORIC PRESERVATION TRAINING WORKSHOP

H O N O L U L U R A I L T R A N S I T P R O J E C T

www.HONOLULUTRANSIT.ORG

HART

HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

HISTORIC PRESERVATION is the effort to preserve, conserve, and protect:

Sites



Structures



Buildings



Objects



Landscapes



Districts



Evaluating Historic Properties

What makes it "historic"?

- Age
- Significance
- Integrity



FEDERAL

National Register of Historic Places



National Register of Historic Places

- America's official list of places worthy of preservation
- Created by the National Historic Preservation Act of 1966
- Administered by the National Park Service
- A State Historic Preservation Officer oversees the National Register program for each state
- Helps identify, evaluate, and protect the nation's historic and archaeological resources
- The primary planning tool for the protection and stewardship of our nation's historic resources

National Register Criteria

THE RESOURCE MUST

- Retain its historic integrity
- Meet one or more of four Criteria for Evaluation:
 - A. Associated with events that have made a significant contribution to the broad patterns of our history; or
 - B. Associated with the lives of persons significant in our past; or
 - C. Embodies distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in prehistory or history.

The Listing Process - Federal

Property nomination is reviewed by State Historic Places Review Board. If Property is not already on the State Historic Register, the nomination is first reviewed as a State Register nomination.

If approved

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SHPD accepts comments from property owners and local government

↓
Complete approved nominations sent to National Park Service for review

↓
If owner agrees,
Property listed by Keeper of National Register of Historic Places

Links for more information

“My Property is Important to America's Heritage: What Does That Mean?” <http://www.cr.nps.gov/nr/publications/bulletins/pdfs/MyProp.pdf> (PDF)

National Register of Historic Places
<http://www.cr.nps.gov/nr/index.htm>

What is the National Register of Historic Places?
http://www.cr.nps.gov/nr/publications/bulletins/NR_Brochure_Poster/NR_Brochure_Poster.pdf (PDF)

National Register of Historic Places Program: Fundamentals
http://www.cr.nps.gov/nr/national_register_fundamentals.htm

The Secretary of the Interior's Standards for the Treatment of Historic Properties

- The Standards are the benchmark for all preservation efforts
- The Standards are NOT prescriptive
- The Standards are NOT technical
- Basis for a large body of more detailed guidelines and technical bulletins, developed over the last 30 years
- Neither the Standards or preservation law automatically trumps health, safety or accessibility requirements, or private property rights.

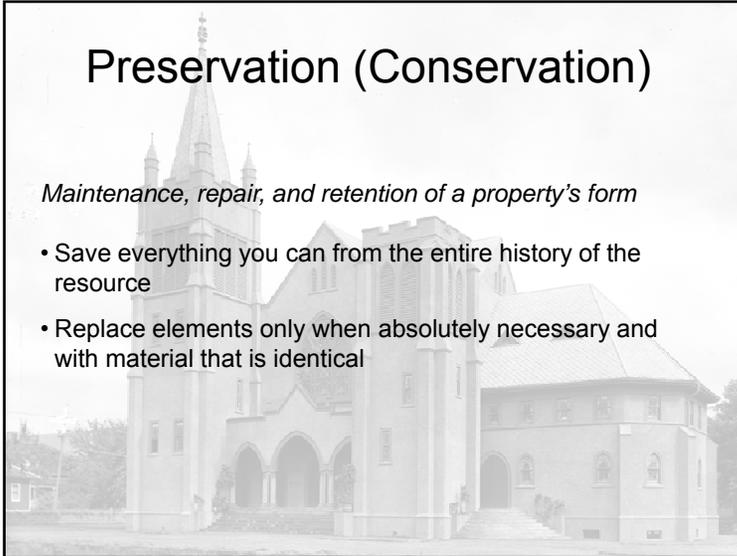
The Secretary of the Interior's Standards for the Treatment of Historic Properties

- PRESERVATION (CONSERVATION)
- RESTORATION
- REHABILITATION
- RECONSTRUCTION

Preservation (Conservation)

Maintenance, repair, and retention of a property's form

- Save everything you can from the entire history of the resource
- Replace elements only when absolutely necessary and with material that is identical



Preservation (Conservation) Example

Grove Farm, Kaua'i

- All existing historic elements are retained
- Any repairs are done with materials the exact size and type as the original

Restoration:

Depicting a property at a particular point in time, removing evidence of other periods

- Return appearance to a specific period of its history
- Changes that occurred during later periods may be removed
- Recreated elements must be based on thoroughly documented research



Restoration Example 1

Mission Houses Museum

- Restoration period was selected and non-historical additions were removed
- All historic materials were retained or repaired

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Restoration Example 2

Lunalilo Tomb

- Restoration period was selected and non-historical additions were removed
- All historic materials were retained or repaired

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Restoration Example 3

'Iolani Palace

- Restoration period was determined to be 1886 to 1893 – after the electrification of the Palace and before the Overthrow
- All additions and changes to the building except floor and roof structure changes were removed, exterior and interiors restored.

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Rehabilitation:

Altering an historic property to meet contemporary or changing uses while retaining a property's character

- Maximize retention of existing materials
- Differentiate compatible new work from the old
- Preserve historic form and integrity
- Additions are possible but should be sensitively placed and designed to minimize the effect on the character-defining features of the resource.



Rehabilitation Example 1

Linekona School

- Historic structure retained, exterior restored
- Interior walls rebuilt in compatible manner
- Modern electrical, mechanical, and circulation elements were added

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Rehabilitation Example 2

Club Hubba Hubba

- Historic exterior structure retained, canopy, shutters, walls, windows restored.
- Interior horizontal structure was replaced, toilet rooms added, and 1940s structure modified to open into courtyard.

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Rehabilitation Example 3

Kohala Girls School, Bond Estate, HI

- Seven building exteriors restored to c1922 condition
- Interiors and grounds to be extensively renovated for new uses

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Rehabilitation Example 4

Davies Hall, St. Andrew Cathedral

- Minimal changes to exterior for accessibility, building cleaned, diamond pane windows restored, front entry canopy restored
- New toilet rooms added in one wing, kitchen replaced



Rehabilitation Example 5

Various Chinatown Buildings

- Exteriors restored to some extent, storefronts often not exact copies of originals, but appropriate for the era
- Interiors generally completely renovated to meet current uses

Reconstruction:

Re-creating non-surviving portions of a property

- Due to damage or deterioration, returning a building to its previous state by the introduction of new materials
- The creation of a replica



Reconstruction Example 1

Hulihe'e Palace

- 1886 kitchen structure had been removed c1927 and was missing until 2006
- Reconstruction was based on historic photographs and other extant clues

Factors Affecting Selection and Management of Approach

- Historical Significance
- The building's construction and use history
- Character-Defining Features
- User Needs (Program and Budget)
- Outside forces
- Determine damage each potential solution does to important historic features of the building

The Secretary of the Interior's guidelines for the Treatment of Historic Properties

- Application of the four standards
- The rehabilitation guidelines are the most widely used
- Provide additional guidance on sustainability practices

National Park Service Preservation Briefs

Provide guidance on the preservation, restoration, and rehabilitation of historic properties

47 briefs are available for property owners on topics ranging from graffiti removal and seismic retrofitting to improving energy efficiency and concrete preservation

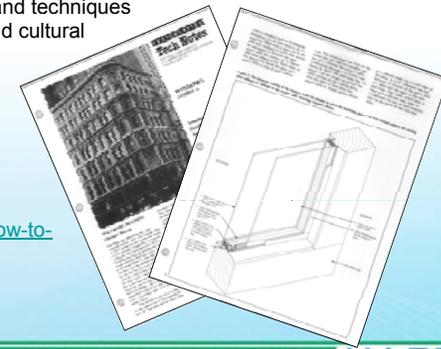
<http://www.nps.gov/tps/how-to-preserve/briefs.htm>



National Park Service Preservation Tech Notes

Provide historic property owners with information on practices and techniques for maintaining historic and cultural resources

<http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>



Benefits of Historic Designation

- Recognition
- Property Value Often Increases
- Technical Assistance
- Economic Incentives such as preservation grants or tax incentives
- Listing does not restrict the property rights of the owner in any way, but certain changes may make property no longer eligible for listing

Federal Rehabilitation Tax Incentives

- Must be on National Register
- Must be an income-producing property
- Equivalent to 20% of the qualified costs of rehabilitation
- 10% tax credit available for pre-1936 non-historic buildings used for non-residential purposes

Tax Credit Case Studies



- Demonstrate the tax credit in use
- Available online <http://www.nps.gov/tps/tax-incentives/case-studies.htm>



Brochure discussing both tax credit programs is available at <http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives.pdf>

Brochure discussing preservation easements is available at <http://www.nps.gov/tps/tax-incentives/taxdocs/easements-historic-properties.pdf>



STATE AND CITY & COUNTY

State Historic Preservation Division (SHPD)

- State regulatory agency
- Division of the State Department of Land and Natural Resources
- Oversees three branches of state resources: history and culture, archaeology, and architecture
- Chairperson of DLNR is State Historic Preservation Officer (SHPO)
- Keeper of the Hawaii Register of Historic Places
- Hawaii's Preservation Law: HRS Chapter 6E
- State historic preservation law requires any proposed construction, alteration, or change of use to a property 50+ years old be reviewed by DLNR (SHPD) for impacts and appropriateness prior to issuance of any permits or commencement of any work



Nomination of Historic Properties – Hawaii

Prepare nomination



Review by SHPD
If approved



Review by Hawaii Historic Places Review Board



Listing on Hawaii Register

Hawaii State Register Criteria

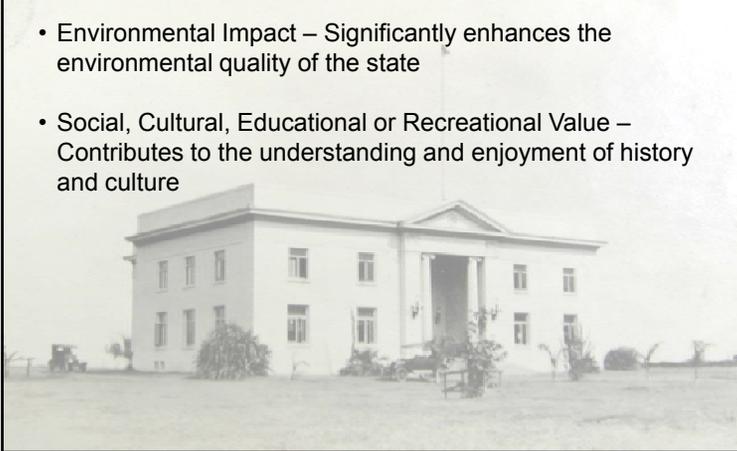
The property shall possess:

The quality of significance in Hawaiian history, architecture, archaeology, and culture, which is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

- A. That are associated with events that have made a significant contribution to the broad patterns of our American or Hawaiian history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history

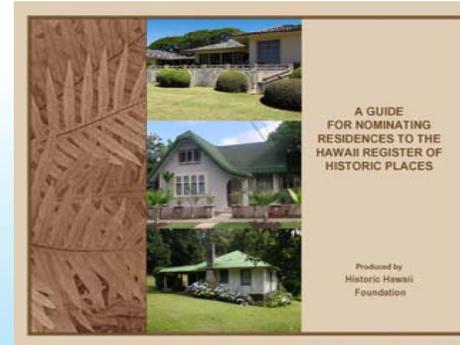
Additional State Register Criteria

- Environmental Impact – Significantly enhances the environmental quality of the state
- Social, Cultural, Educational or Recreational Value – Contributes to the understanding and enjoyment of history and culture



Historic Hawaii Foundation has produced a guide for nominating residences to the Hawaii Register

http://www.historichawaii.org/HPRC/howto/HHF_RegGuide.pdf



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Tax Incentives – County - Residential

- Property must be listed on the Hawaii Register of Historic Places
- Sign and visual access to public is required
- Pay minimum annual tax

Website information:

<https://www.realpropertyhonolulu.com>

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Tax Incentives – County - Commercial

- Property tax exemption of 50% of building's value
- Listed on State or National Register (individual or within district)
- Commercial use, excluding industrial, resort and agricultural
- Owner submits a 10-year maintenance plan to SHPD to maintain historic integrity

Contact City and County of Honolulu Department of Budget and Fiscal Services/Real Property Assessment Division

Downtown: (808) 768-3799

Kapolei: (808) 768-3169

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Grants

Non-profit organizations can apply for grants to help restore their historic properties



Honolulu Rail Transit Project Historic Preservation Fund

- Provides funding for exterior work for eligible historic properties
- Managed by HART
- First proposals due March 15, 2013
- Preservation Projects begin in 2013
- Eligible properties are:
 - within the APE for Honolulu Rail Transit Project
 - or are contributing resources within the Chinatown, Capitol and Merchant Street Historic Districts
- Properties must be eligible for or listed in the National Register of Historic Places

More information is available at:

<http://www.honolulutransit.org/planning.aspx>

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ADDITIONAL RESOURCES

Nation-wide Resources

Advisory Council on Historic Preservation
<http://www.achp.gov>

National Trust for Historic Preservation
<http://www.preservationnation.org>

Old House Journal
<http://www.oldhousejournal.com/>

Preservation Magazine (National Trust for Historic Preservation publication)
<http://www.preservationnation.org/magazine/>

This Old House
<http://www.thisoldhouse.com/toh/>

State Resources

State Historic Preservation Division
<http://hawaii.gov/dlnr/hpd/>

Historic Hawai'i Foundation
<http://www.historichawaii.org>

University of Hawai'i at Mānoa Historic Preservation Program
http://www.hawaii.edu/amst/historic_uhm.htm

AIA (American Institute of Architects) Honolulu
<http://www.aiahonolulu.org/>

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Mahalo!

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