



What is Adaptive Reuse?

Adaptive 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.

When is Adaptive Reuse a Good Option to Pursue?

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).

Implementing Adaptive Re-Use

Ensuring retention of historic integrity while pursuing adaptive re-use starts with understanding and following the Secretary of Interior Standards for Treatment of Historic Properties: Rehabilitation. The Standards for Rehabilitation consist of 10 principles to follow accompanied by guidelines explaining how the standards can be accomplished. 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.

Resources and More Information

Secretary of Interior Standards: Rehabilitation
http://www.nps.gov/history/hps/tps/standguide/rehab/rehab_index.htm

Check out Historic Hawai'i Foundation's Resource Center for more information!
<http://historichawaii.org/resource-center-2/>

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Historic Hawai'i Foundation was established in 1974 to encourage the preservation of historic buildings, sites and communities on all the islands of Hawai'i. As the statewide leader for historic preservation, HHF works to preserve Hawai'i's unique architectural and cultural heritage and believes that historic preservation is an important element in the present and future quality of life, environmental sustainability and economic viability of the state.