Historic Preservation & Community Planning:
A Toolbox
A statewide non-profit advocacy organization, Historic Hawaiʻi Foundation encourages the preservation of historic buildings, sites and communities relating to the history of Hawaiʻi.
State Historic Preservation Division

The State Historic Preservation Division of the Department of Land and Natural Resources works to preserve and sustain reminders of earlier times which link the past to the present.
Agenda

- Preservation Strategies that benefit Community Planning
- Utilizing the Historic Resources Survey in Community Planning
Historic Preservation & Community Planning Can:

- **Create Livable, Authentic Spaces:**
  Zoning and Design Guidelines

- **Reflect Community History and Values:**
  Community Organization and Historic Places

- **Initiate Economic Revitalization:**
  Tax Incentives and Heritage Tourism

- **Ensure Sustainable Development:**
  Re-Use of Materials
Heritage Tourism

- Signage/Historic Markers
- Walking Tours
Education

- Enhance knowledge and understanding of place and community
- Wahiawā history and sense of place
Sustainable Development

- Re-use of materials
- Less waste than demolition
- Longevity of development

1145 Glen Avenue – Wahiawa District Park, built 1946.
Photo Courtesy URS
Preservation Toolbox

- Learning what these tools are and how you can use them is the key to a successful preservation effort.
- These tools come from three different areas:
  1. Individual actions
  2. Government regulatory and incentive programs
  3. Community organizing
Individual Preservation Actions

- Individuals can choose to preserve and maintain their historic home or business.
- Homeowners can nominate residential and commercial properties to the State or National Register of Historic Places.

2184 California Ave, Plantation Camp, built 1951
Photo Courtesy URS
Government Programs: Tax Incentives

• The City and County of Honolulu offers **property tax exemptions** for owner-occupied residential properties listed on the Hawai‘i Register of Historic Places.

• Commercial properties listed on the register are eligible for a **50% property tax exemption** as well with an approved maintenance plan.

• Federal **tax credits offered for 20%** of qualifying expenses for income-producing properties.
Planning

- Community plans describe the future use, character and function of areas
- Regulations are intended to be based on those goals and recommendations
- Existing planning documents:
  - O‘ahu General Plan
  - Central Oahu Sustainable Community Development Plan
  - Wahiawā Urban Design Plan
  - Complete Streets, Sustainability Plans, Water Plans, Street Plans, Infrastructure Plans
  - Wahiawā Historic Resources Survey
Zoning and Development Regulations

- Honolulu Land Use Ordinance provides incentives for preservation:
  - Conditional Uses
  - Transfer of Development Rights
  - Non-conforming Structures
Zoning and Development Regulations

- Supports character and livability:
  - Height and scale limits
  - Density controls
  - Land use

- Conflicts with historic characteristics for new development:
  - Setbacks/build-to lines
  - Parking
  - Open Space requirements
  - Architectural features
### Definition

- Criteria and standards developed for specific historic district used by local planning authorities or historic review commission to determine appropriateness of a proposed project.

### Intent

- Help administer local preservation ordinance
- Basis for consistent, fair design review
- Property value enhancement
- Tool for education

**Design Guidelines**
### Design Guidelines

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<th>Cannot</th>
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<tr>
<td>• Clarify, expand and localize the Secretary of the Interior Standards for Historic Properties</td>
<td>• Serve as law</td>
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<td>• Reinforce the character of the area</td>
<td>• Limit growth</td>
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<td>• Allow for pre-planning</td>
<td>• Regulate where growth takes place</td>
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<td>• Increase public awareness</td>
<td>• Guarantee high quality work</td>
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Public Investment

Karston Thot Bridge
Ag Development Complex

Photo Courtesy HI DOT
Public-Private Partnerships

Hawai‘i Tourism Authority
State Parks

Photo Courtesy Wikipedia Images
Community Organizing

The best tool to preserve the historic neighborhood is a community that cares about keeping the character of their community and is willing to challenge those who want to destroy it.

Photo Courtesy Google Maps
Historic Resource Survey

- Know What Resources You Have
- What does the built environment say about your community?
- What is the starting point for authentic community development?
Utilizing the Historic Resource Survey for Community Development
Utilizing the Historic Resource Survey for Community Development
URS Recommendations

- Develop Urban Renewal District guidelines for commercial properties that would help preserve the remaining historic commercial buildings, while making sure new commercial buildings are designed to complement the existing historic buildings.

- Design standards for the historic Downtown of Wahiawā would help to conserve a unified level of historic integrity for significant historic properties, cohesive downtown character, and character-defining design elements.

- Create a public education program, or educational publication, with the goal of raising awareness of historic preservation opportunities and the community’s history.

- Develop tourism related activities, such as walking tours, reenactments, bed and breakfast development, and interpretive plaques would aid in putting Wahiawa’s history at the forefront of city marketing and economic development.

- Create a ‘Most Endangered’ list to better understand the most significant resources that are also facing a significant threat, and also prioritize resources for rehabilitation.
Discussion of Priorities

- Develop historic signage and tours
- Catalytic project, such as rehabilitation of the historic hotel and reuse as a visitor or neighborhood amenity
- Amend zoning regulations or special district district to support preserving authentic historic character and requiring compatible new development
- Nominate districts and structures to the State Register of Historic Places
- Other?