



# Historic Preservation & Community Planning:

## A Toolbox

**HISTORIC  
HAWAI'I  
FOUNDATION**



**A statewide non-profit advocacy organization, Historic Hawai'i Foundation encourages the preservation of historic buildings, sites and communities relating to the history of Hawai'i.**



# 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



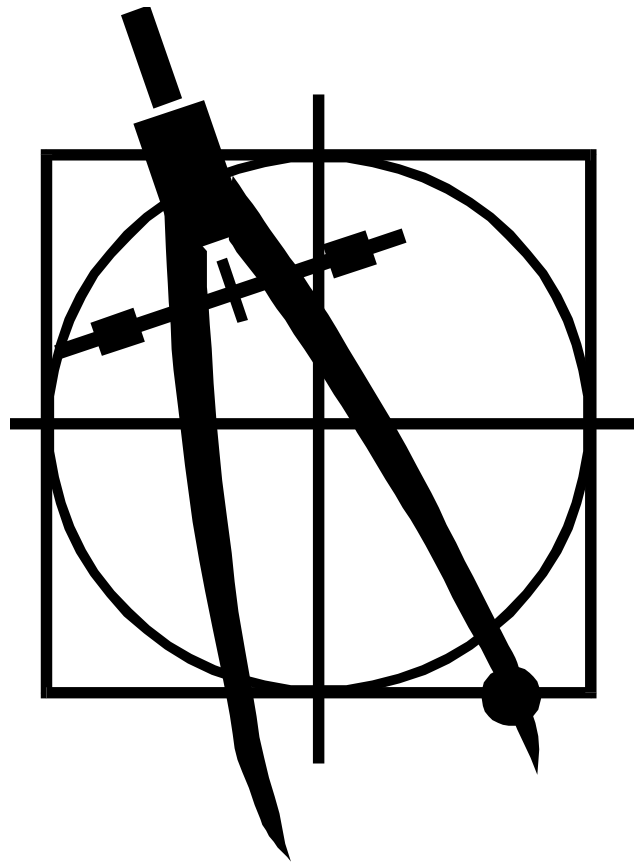
1145 Glen Avenue – Wahiawā District Park, built 1946.

Photo Courtesy URS

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



# 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

## Can

- Clarify, expand and localize the Secretary of the Interior Standards for Historic Properties
- Reinforce the character of the area
- Allow for pre-planning
- Increase public awareness

## Cannot

- Serve as law
- Limit growth
- Regulate where growth takes place
- Guarantee high quality work

# Design Guidelines



# Public Investment

## Karston Thot Bridge Ag Development Complex



# Public-Private Partnerships

## Hawai'i Tourism Authority State Parks



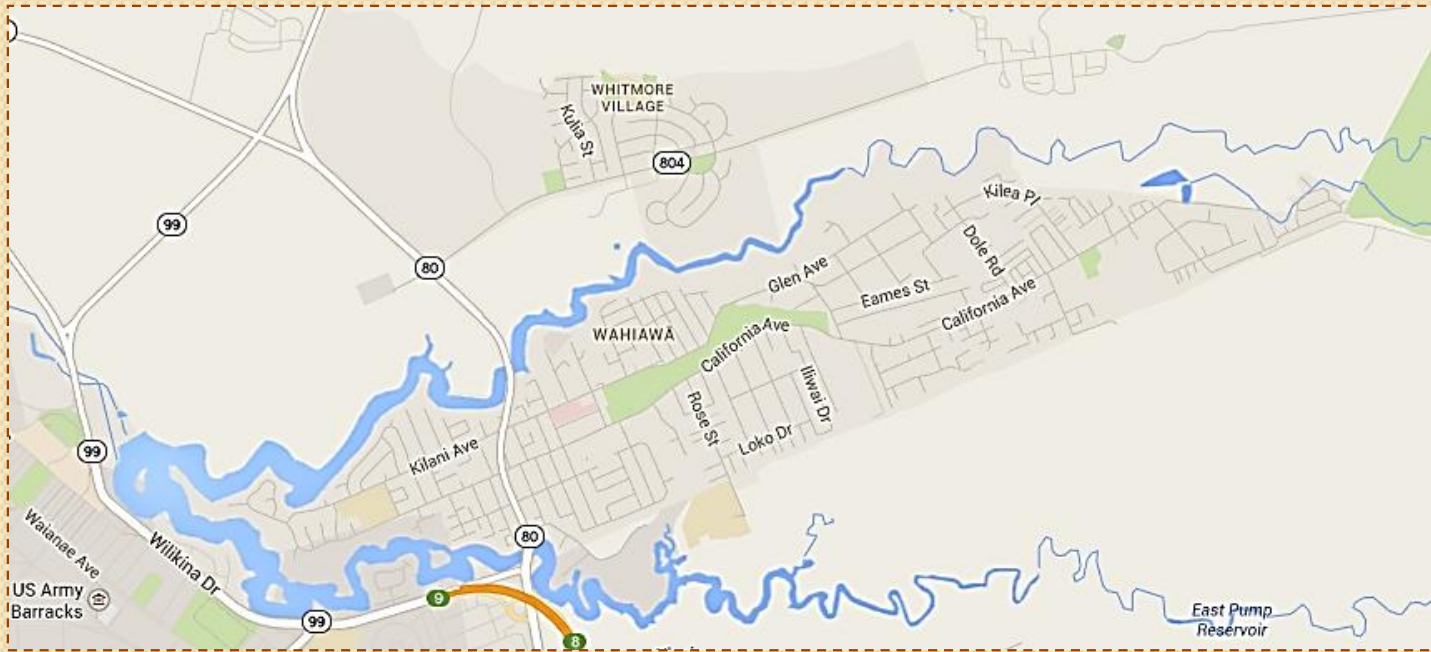
# Community Organizing

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.

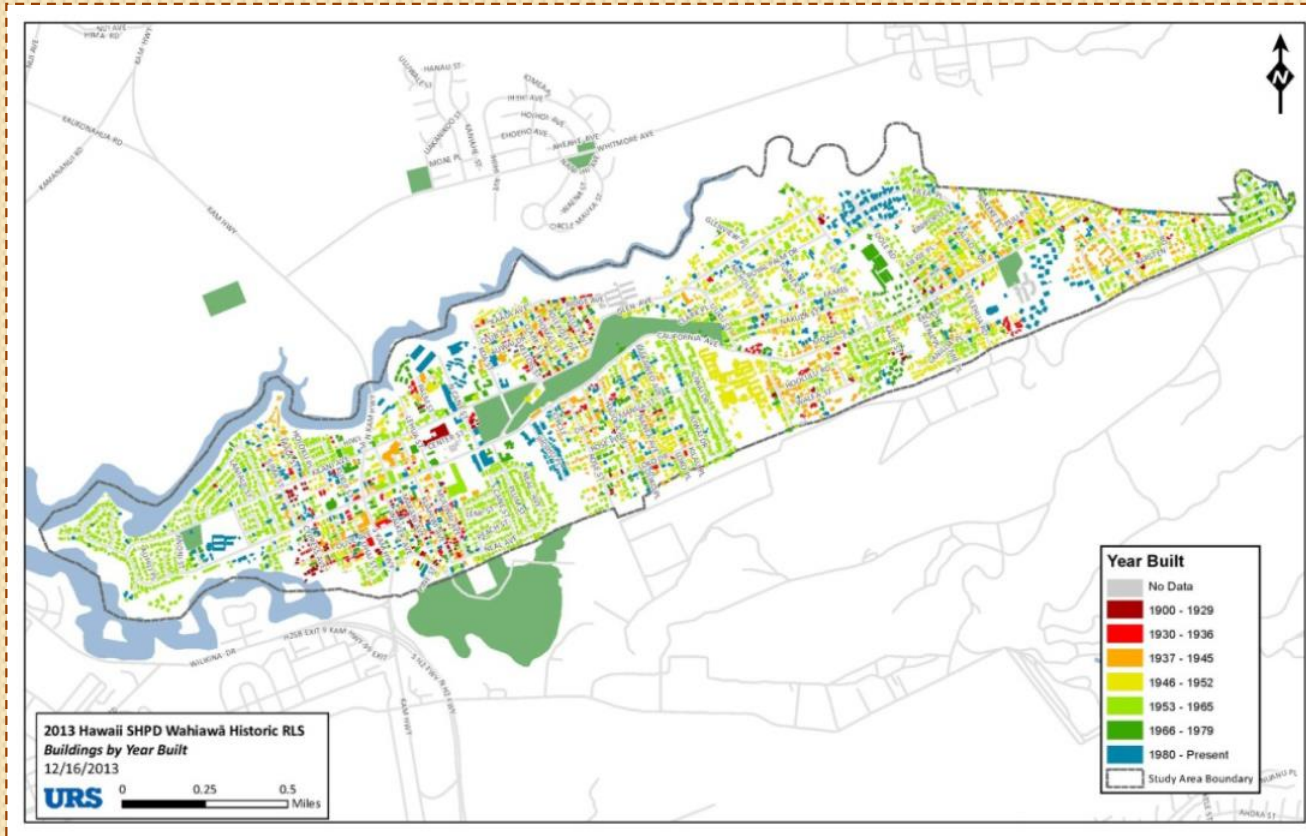


# Historic Resource Survey

- 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?