

# HISTORIC HAWAI'I FOUNDATION

2001 ANNUAL REPORT





PHOTO BY AUGIE SALBOSA

Waikiki War Memorial Natatorium

The old church down the road, the theater in town, the sailmin stand on the corner can all be considered landmarks in our communities and symbols of our heritage. Historic buildings reflect the influences of those who came before us and often have been built as a legacy to those who will live after us. We need to be more aware of how our built environment affects our lives. The destruction of the World Trade Center on September 11 has made it clear, now more than ever, the importance of protecting and preserving these symbols that define our world. It has also further reinforced the importance of our work at Historic Hawai'i.

For the 2001 Annual Report of Historic Hawai'i Foundation, we asked professional and amateur photographers to submit photos that they felt represented symbols of our Island's multi-cultural heritage. We were pleased with the response and the different perspectives and we think you will enjoy seeing them throughout this publication. *Mahalo* to all the photographers for providing these visual images that remind us to value and appreciate our island home.

Photos in this publication were contributed by the following:

Nancy Bannick, Elodie B. Ho-a, Paul A. Hughes,  
Wayne Levin, Adelle Vivienne Robinson, Augie Salbosa

Cover photo by Wayne Levin: Lele Punauu Heiau, Hawai'i

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## HISTORIC HAWAI'I FOUNDATION MISSION STATEMENT

**T**he 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.

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## PRESIDENT'S REPORT

**T**he past year has been a rewarding one for preservation in Hawai'i, and for the Historic Hawai'i Foundation.

We have seen a number of "firsts" achieved as we've moved into new areas of preservation policy and programs. Late last year we were fortunate in achieving our first preservation easement; its on the house of artist Jean Charlot in Honolulu. This historic preservation easement allows HHF to act as the "historic preservation steward" on a significant piece of property which was given to the University of Hawai'i at Mānoa by the Charlot heirs. The easement specifies that HHF oversee the preservation of the historic site. A preservation easement is just one important tool that can help property owners in preserving important buildings or sites in Hawai'i.

HHF has also been working with various governmental agencies to provide tax incentives for commercial property owners who wish to preserve their historic structures. We expect movement on this effort in the next few months.

This past year HHF executive director David Scott has teamed with the National Trust for Historic Preservation in working with the Navy on the redevelopment



PHOTO BY RANDY T. FUJIMORI

Mike Fisch presented Virginia Murison, restoration architect for the Moana Hotel, a picture of the hotel colored by a *kelki* coloring contestant.

## PRESIDENT'S REPORT



Jean Charlot House

plans for Ford Island. This important work has taken a great deal of David's time, but HHF feels that the preservation of the historic treasures located on military installations is critical to maintaining our sense of place and the historic significance of the military in Hawai'i, which will only accelerate as the military deals with its aging infrastructure and takes steps to upgrade its housing units statewide.

Historic Hawai'i Foundation appreciates the dedication of its members and many volunteers throughout Hawai'i to its efforts to preserve Hawai'i's unique historic treasures. We are grateful for your gifts of time and money towards this effort.

Mahalo,

Michael J. Fisch  
President



Ke Ola Mau Loa Church,  
Kamuela Hawai'i

## EXECUTIVE DIRECTOR'S REPORT

**F**or most of us the year 2001 will be remembered for that fateful day in September—as well it should. But of course, we must also try to return to normalcy and this year's Annual Report we will attempt to do just that. We have added to our "review of the year" with an addition of a report from the Real Properties Preservation Committee Chairman Gary Gill. The year has been an active one and we have accomplished much.

It was not as successful a year financially as 2000, but we are still on firm footing economically and look forward to a very successful 2002. We anticipate increased membership support in the coming year. Membership support is the true backbone of our



'Ewa plantation house

PHOTO BY NANCY BARNICK

organization and we appreciate your generosity. In 2001 we had a full audit of our financial position—going beyond the compilation of previous years. We also asked the audit firm of Detor and Williams to look at our operating procedures and recommend efficiencies that we might adopt.



PHOTO BY RANDY T. FUJIMORI

David Scott with Historic Preservation Honor Award recipient, Mary Morrison.

## EXECUTIVE DIRECTOR'S REPORT



PHOTO BY NANCY BANNICK

O'ahu Railway in 'Ewa

The year ended on an “up” note with our receiving our first preservation easement. This tool for preservation provides legal protection in perpetuity for, in this case, the long time home of artist Jean Charlot's house in Kahala. Any changes to that historically significant house, which has been donated to the University of Hawai'i, will have to be reviewed and approved by Historic Hawai'i Foundation. We commend both the Charlot heirs and the University for this long-sighted gift of preservation.

On a personal note, as I enter my sixth year as Executive Director, I want to say how much I have enjoyed working with the Board of Trustees, our many volunteers and the public in preserving our Islands' unique architectural and multi-cultural heritage. *I love this job!*

Mahalo,

David Scott



Kohala Koboji,  
North Kohala, Hawai'i

## 2001 – THE YEAR IN REVIEW



Lahaina, Maui, site of the annual Statewide Historic Preservation Conference.

**W**e started 2001 with the pleasure of beginning a new year in stable financial shape because our 2000 Winter Benefit was the most successful ever.

We were busy planning our annual Statewide Historic Preservation Conference that would be held in Lahaina, Maui, in June. Executive Director David Scott attended a National Trust Statewide Partners meeting in Georgia in February.

March brought a members' tour of Kalaupapa and our annual sponsorship of the "Experts at the Palace" lecture series. Nominations were requested for our annual Preservation Honor Awards that were presented in May.

Our Annual Meeting was held April 26 at Washington Place where we listened to a presentation on the plans for that beautiful historic home's restoration.

Fourteen projects received recognition through our annual Historic Preservation Honor Awards. The highlight was honoring Barnes Riznik for his lifetime of preservation activities with a special Governor's Award.

The Historic Preservation Honor Awards were:

**Governor's Preservation Honor Award:**

- Barnes Riznik

### Preservation Award for a specific program or project:

- "The Queen's Song Book" (O'ahu)
- Limahuli Garden of the National Tropical Botanical Gardens (Kaua'i)
- Koloa Heritage Trail" (Kaua'i)
- Gay and Robinson Tours (Kaua'i)
- Nu'alolo Kai Archaeological Resource Management Project (Kaua'i)
- "Puako an Affectionate History" (Hawai'i)
- East Hawaii Cultural Center (Hawai'i)
- "Guide to Kona Heritage Stores" (Hawai'i)
- "Exploring Historic Wailuku" (Maui)
- D.T. Fleming Arboretum (Maui)



Limahuli National Tropical Botanical Gardens

### Preservation Commendation for an Agency or Organization:

- Na Kahu Hikina A Ka La (Kaua'i)

### Preservation Certificate for an Individual:

- Yosihiko Sinoto
- Mary Louise & the late Paul Kekuewa

Historic Hawai'i Foundation brought noted preservation specialist Jack Williams, as the keynote speaker at the annual Statewide Historic Preservation Conference. A past president of the National Alliance of Preservation Commissions, he talked about ways to strengthen our cultural resource commissions and develop updated design guidelines for historic districts. Historic Hawai'i was to bring Williams back to Hawai'i for subsequent workshops with the Kaua'i Cultural Resource Commission and the Maui Cultural Resource Commission.

Historic Hawai'i Foundation continues to work with the military services in assisting in the preservation of our important historic resources on military bases in



PHOTO BY RANDY T. FLUMORE

Historic Preservation Honor Award recipients for 2000-2001.

Hawai'i. In June the National Trust for Historic Preservation listed Ford Island at Pearl Harbor as one of America's 11 Most Endangered Historic Places. In an effort to work with the Navy to preserve that very important site, the Historic Hawai'i Foundation and the National Trust brought in a Heritage Advisory Team to look at Ford Island and to recommend appropriate development. Team members gave a presentation to the Navy and to potential private developers and continue to work with all the parties to see that the "Gettysburg battlefield of the Second World War" is saved for future generations.

2001 saw the establishment of 'Ike 'Āina, a statewide land trust to assist in the preservation of native Hawaiian sites and cultural practices. HHF received a \$25,000 grant from the Nathan Cummings Foundation to facilitate the development of this independent 501(c)3 organization.

We continued to sponsor land preservation workshops on the neighbor islands to assist landowners and the general public in finding ways to preserve historic lands and land uses.

We received our first historic preservation easement, with the donation from the heirs of artist Jean Charlot to the University of Hawai'i at Mānoa, of a protective covenant on the artist's house in Kahala. With this tool, we can assure that the exterior and interior features that make the house unique will be preserved and maintained.

David Scott attended the National Trust for Historic Preservation's Annual Conference in Providence, Rhode Island. Besides attending workshops and lectures he met with the Statewide Partners to continue efforts to strengthen the preservation movement. While on the East Coast, Scott was able to join a preservation consultant team and traveled to Baracoa, Cuba.

The year ended with another successful Winter Benefit. We honored the Sheraton Moana Surfrider Hotel in recognition of its 100 anniversary. Sharing the Kama'āina of the Year honors were Kyo-ya Company, Ltd. The benefit was a fine tribute to the "First Lady of Waikiki."



PHOTO BY DAVID FRANZEN

Moana Hotel

## REAL PROPERTY PRESERVATION COMMITTEE REPORT

Gary Gill, Chair

**F**or the past year, the committee has worked to identify specific properties that need preservation and draft and advocate laws that will create economic incentives to protect the historic jewels of the state. Listed below are some of the initiatives from the last 12 months.

### 1. Historic Property Tax Reductions:

Some of Honolulu's most historic structures are office buildings. And unlike historic homes, there is no city tax incentive to protect these commercial structures. To remedy this problem, the committee conceived, drafted, introduced and lobbied for a measure that would reduce the City property tax on historic commercial properties. In summary, this measure would tax a commercial building that is listed on the Hawai'i State Register of Historic Places at its current floor area rather than the density of another building that would be allowed by the zoning code. This tax break would be allowed only in return for a commitment from the owner to maintain and protect the historic nature of the structure and grounds of the property. The Bill has been introduced as Bill 102 (2001) and is pending decision-making before the City Council Budget Committee.

### 2. Economic Stimulus

A measure has been introduced before the City Council, Bill 96 (2001), that would provide property tax incentives for new construction to stimulate the economy. Historic Hawai'i was concerned that such a measure would encourage the demolition of some of Honolulu's historic structures. The committee drafted an



Moloka'i Fishpond

PHOTO BY JOSEPH FARRER

amendment to the bill to make the construction tax incentives available only if sites eligible for listing on the Hawai'i State Register of Historic Places are protected. This measure is also pending in the Council's Budget committee.



Ali'iōlani Hale

### 3. Protect Historic Māhā'ulepū on Kaua'i.

To the East of Po'ipū resort on the south side of Kaua'i is the wild coast line of Māhā'ulepū.

The Committee coordinated a presentation to the Board of Trustees on the need to preserve and protect the historic and natural resources of this unique area. We drafted and the Board approved, a resolution calling on the landowner, Kaua'i County and the State to work to find an economically viable way to preserve this precious area and offering our assistance. Discussions are on-going between the landowner, government and community advocates to protect Māhā'ulepū.

### 4. Protecting Specific Historic Properties

#### Historic Sugar Mills Initiative

The committee worked to preserve the last architectural reminders of Hawai'i's plantation past. We identified old mills and mill towns that need protection and are offering our support to landowners in finding creative ways to save the structures and plantation lifestyles. Some of these treasures are:

- Pa'auilo Town, Big Island  
A series of meetings has been held with the landowner and plans are being developed to preserve as much as possible of the plantation town's historic structures. The committee believes that Pa'auilo is the most intact old plantation town in the State. Preserving it will continue to be a focus of our work.
- Grove Farm properties on Kaua'i and Pioneer Mill, Lahaina, Maui  
The committee contacted the landowners of these properties to offer assistance in preserving these historic resources.

## Historic Homes

The committee also identified and worked to preserve the following residential structures.

- Washington Place, downtown Honolulu

We reviewed the preservation plan proposed by the Governor's staff, toured the home and provided written support for creating a new home for the Governor behind Washington Place and converting the upstairs of the historic home into a museum.

- Marks Estate, Nu'uaniu, O'ahu

The committee continues to monitor the State's attempt to sell this historic Nu'uaniu home and assure its preservation.

- Hedemann Estate, Maunawili, O'ahu

This historic home on the fringe of the Luana Hills golf course is at risk of abandonment and decay. The Kailua Historical Society will spearhead efforts to save the home.

- Allen Estate, Kailua-Kona, Hawai'i

Site of the former homes of Kamehameha I and the Thurston family has been sold to Paul Allen. The committee is offering our assistance to the new owner in protecting its historic resources.

- Bond Estate, North Kohala, Hawai'i

This former missionary home and school are being turned into a retreat. The Committee is working with the owner and restoration contractors to assure the sensitive restoration of this property listed on both the State and National Register of Historic Places.



Hedemann House

## 2001 MEMBERSHIP HIGHLIGHTS

### HERITAGE ASSOCIATES RECEPTION

Heritage Associates and their guests enjoyed a delightful reception in the beautiful Kahala Mandarin Oriental Hotel on September 21. Mary and Sam Cooke were co-chairs of this annual event. A special *mahalo* to the Kahala Mandarin Oriental Hawaii and Jan Goessing, General Manager, for hosting the event.

### KALAUPAPA GENERAL MEMBERSHIP TOUR

Sheriff Richard Marks guided this popular one-day, sold-out tour to Kalaupapa March 22.



PHOTO BY RANDY T. FUJIMORI

First lady, Vicky Cayetano and general manager of the Sheraton Moana Hotel, Fred Orr congratulate the winners of the 7th Annual Keiki "Color a Historic Building" contest.

### KEIKI "Color a Historic Building" CONTEST

The Moana Hotel, W. H. Shipman House and Pioneer Inn were the three buildings featured in this year's contest. More than 3,000 entry drawings were distributed to 70 schools statewide. Eighteen winners were selected and attended the awards ceremony at the Sheraton Moana Surfrider Hotel May 16. There were three *keiki* winners from the Big Island and Kaua'i who traveled to Honolulu to attend the ceremony. *Mahalo* to the corporate sponsors who donated prizes and art supplies.

### CLASSROOM PRESENTATIONS

This important educational program gives Historic Hawai'i Foundation the opportunity to visit numerous schools and educate children about the importance of

historic preservation. Teaching our children to understand the uniqueness of Hawai'i's past, their connection to it, and why it is important to preserve our sense of place is key to shaping the future of the Hawaiian Islands. Historic Hawai'i made presentations at the following schools:

Calvary Preschool  
Kalihi-Waena Elementary  
Kapālama Elementary  
Ma'ili Elementary School

Makalapa Elementary  
Princess Ka'iulani Elementary  
Pu'uhale Elementary  
Waimalu Elementary

### **ANNUAL MEETING**

Historic Hawaii members attended the Annual Meeting held at Washington Place April 26. Jim Bartels, Director of Washington Place, talked about the future plans for this historic building. Members enjoyed a special reception following the meeting with entertainment, refreshments and tours.

### **CAPITAL DAY, DOWN CAPITOL WAY**

Historic Hawai'i co-sponsored this annual downtown event held in conjunction with National Historic Preservation week in May.

### **MAKALAPA FUN FAIR**

Historic Hawai'i participated in the Makalapa School Fun Fair. A coloring contest and archaeology dig were some of the activities offered.

### **CHILDREN & YOUTH DAY**

Historic Hawai'i participated in the annual Children & Youth Day event October 7 at the State Capitol. Activities included the archaeology dig, building with architectural blocks and coloring pictures of historic buildings.



'Iolani Palace

PHOTO BY NANCY BANNICK

## FINANCIAL INFORMATION

### HISTORIC HAWAI'I FOUNDATION STATEMENT OF ASSETS, LIABILITIES, AND NET ASSETS – MODIFIED CASH BASIS

As of December 31, 2001

#### ASSETS

Cash (including interest-bearing accounts) . . . . .	\$ 72,587
Investment in marketable securities . . . . .	260,345
Office furniture and equipment – net . . . . .	2,719
Security deposit . . . . .	75
<b>TOTAL ASSETS . . . . .</b>	<b>\$ 335,726</b>

#### LIABILITIES AND NET ASSETS

LIABILITIES . . . . .	\$ –
NET ASSETS . . . . .	335,726
<b>TOTAL LIABILITIES AND NET ASSETS . . . . .</b>	<b>\$ 335,726</b>

### STATEMENT OF SUPPORT, REVENUE, AND EXPENSES – MODIFIED CASH BASIS

For the Year Ended December 31, 2001

#### CHANGES IN NET ASSETS

Revenue and support	
Membership . . . . .	\$ 107,594
Fundraising . . . . .	84,262
Preservation contributions . . . . .	63,903
Other contributions . . . . .	26,889
Investment and other income . . . . .	357
Total revenue and support . . . . .	283,005
Expenses	
Personnel and related costs . . . . .	136,214
Preservation program costs . . . . .	59,611
Office and administrative . . . . .	25,200
Fundraising costs . . . . .	17,143
Professional fees . . . . .	14,060
Lease rent . . . . .	10,519
Conferences and travel . . . . .	5,253
Total expenses . . . . .	268,000
<b>INCREASE IN NET ASSETS . . . . .</b>	<b>15,005</b>
<b>NET ASSETS – Beginning of year . . . . .</b>	<b>320,721</b>
<b>NET ASSETS – End of year . . . . .</b>	<b>\$ 335,726</b>

# STATEMENT OF CASH FLOWS – MODIFIED CASH BASIS

For the Year Ended December 31, 2001

## CASH FLOWS FROM OPERATING ACTIVITIES

Increase in net assets .....	\$ 15,005
Adjustments to reconcile increase in net assets to net cash provided by operating activities:	
Depreciation .....	1,061
Unrealized losses from investment in marketable securities .....	6,813
Realized losses from sales of marketable securities .....	46
Net cash provided by operating activities .....	22,925

## CASH FLOWS FROM INVESTING ACTIVITIES

Sales of marketable securities .....	87,114
Purchases of marketable securities .....	(88,452)
Purchases of office furniture and equipment .....	(2,060)
Net cash used by investing activities .....	(3,398)

**NET INCREASE IN CASH** ..... **19,527**

**CASH – Beginning of year** ..... **53,060**

**CASH – End of year** ..... **\$ 72,587**

## DETAIL OF NET ASSETS

At December 31, 2001, net assets consisted of the following:

Unrestricted net assets .....	\$ 97,887
Temporarily restricted net assets	
Argonauta Project .....	17,560
Preservation Fund .....	14,103
Trust for Public Land .....	781
Total temporarily restricted net assets .....	32,444
Permanently restricted net assets	
Bretzlaff Foundation Endowment .....	190,000
Historic Hawai'i Foundation Endowment .....	15,395
Total permanently restricted net assets .....	205,395
<b>Total net assets</b> .....	<b>\$ 335,726</b>

Net assets are temporarily restricted for the Argonauta Project (to preserve the Charles and Anne Morrow Lindbergh home in Maui), the Preservation Fund (for historic preservation in Hawai'i), and the Trust for Public Land (for a conservation grant program). Net assets are permanently restricted for the Bretzlaff Foundation and Historic Hawai'i Foundation Endowments (for historic preservation activities in Hawai'i). The Foundation, a beneficiary of the Angeline Avila Walther Trust, has been informed by Pacific Century Trust, as trustee, that it will be receiving a distribution in 2002. Certain donors have made pledges to the Foundation for various projects.

The audited financial statements, prepared for Historic Hawai'i Foundation by Detor & Williams Certified Public Accountants, may be obtained by calling the Foundation office at (808)523-2900.

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PHOTO BY PAUL A. HUGHES

Kamalamalama O Keao Church  
on the Windward coast of O'ahu

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