



**HISTORIC
HAWAI'I
FOUNDATION**

**2023
ANNUAL REPORT**

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The 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 the present and future generations the inherent beauty of the Hawaiian Islands and its unique historic role in the development of the Pacific Basin.

STAFF

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Executive Director

Michelle Kiczek
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PRESIDENT & EXECUTIVE DIRECTOR'S MESSAGE

Aloha



The tragic wildfires in August 2023 brought home the tenuous and vulnerable nature of places that we hold dear. Along with all residents of Hawai'i, we mourned as the historic town of Lahaina was taken by the flames, and watched in fear as fires threatened upcountry Maui and other special places. Historic Hawai'i Foundation is heartsick at incalculable losses to the people of Lahaina and all of Maui. Our heartfelt wishes go to those who have lost family and friends, homes and businesses.

The tragedy necessitated a response from the historic preservation community. Along with our partners at the Lahaina Restoration Foundation, the Hawai'i State Historic Preservation Division, the County of Maui and other partner organizations, we engaged in the assessment and recovery planning for the National Historic Landmark.

This work will take many years, reminding us that one of our core guiding principles is the importance of persistence and diligence. We appreciate that achieving preservation as a community value is a long-term pursuit, and pledge to be diligent and committed to its achievement, now and in the future.

Although the second part of the year was dominated by the Maui events, we continued to provide education, assistance and protection for historic properties across the Hawaiian Islands. As we engaged with our members and partners, we heard repeatedly how important it is to cherish our beloved places, our communities and our heritage.

We were thrilled to celebrate our 2023 Kama'āina of the Year Heather Giugni at our annual benefit in May and to resume our in-person annual membership meeting in September. We postponed the annual preservation honor awards as we began planning for HHF's 50th anniversary to be recognized throughout the coming year.

As Historic Hawai'i Foundation reflects on a half-century of meaningful connections and impacts in this place we all love, we extend our deep mahalo and aloha to everyone who has been part of this journey, in both good times and as we face new challenges together.

With aloha,

A handwritten signature in black ink, appearing to read "Rick Kiefer".

Rick Kiefer
President, Board of Trustees

A handwritten signature in black ink, appearing to read "Kiersten Faulkner".

Kiersten Faulkner
Executive Director



EDUCATE

Build awareness, understanding and public support for historic preservation and serve as spokesperson for the cause.

PRESERVATION IN PRACTICE TRAINING

The series was a partnership with the Department of the Interior's National Park Service and Office of Native Hawaiian Relations.

>> **April 26: Historic Integrity and Eligibility for the National Register of Historic Places** online seminar explored historic integrity and its tie to eligibility for the National Register of Historic Places.



>> **August 9: Traditional Knowledge in Stewardship & Preservation** online training presented using traditional knowledge as part of site stewardship and preservation planning. These concepts were explored through three recent case studies that are part of HHF's Native Hawaiian Organization Stewardship Program:

- Ulupō Heiau State Historic Site in *Kailua, O'ahu*

- Waikalua Loko I'a in *Kāne'ohe, O'ahu*
- Kahalu'u Kūāhewa in *Kahalu'u, Hawai'i Island*

>> **September 7: Historic Preservation and Sustainability** was an in-person seminar at Kaua'i Community College that shared an overview of best practices for appropriately integrating environmentally-sustainable treatments at historic buildings.

>> **December 5: Tax Credits for Rehabilitation of Historic Buildings** provided a hybrid in-person and livestreamed seminar on State and Federal Historic Preservation Tax Incentives available in the State of Hawai'i and the use of federal historic tax credits to rehabilitate historic buildings.

TRADITIONAL TRADES TRAINING

Over 30 participants gained critical skills in the repair and maintenance of historic buildings during a hands-on preservation trades training workshop on September 8 and 9 at Kōke'e Civilian Conservation Corps Camp, Kōke'e State Park, Kaua'i.

The two-day **Maintenance & Repair of Historic Structures Workshop** brought together a diverse



Presenters Lucien Swerdloff and Alan Shintani spoke with historic property owners at the Preservation and Sustainability Seminar at Kaua'i Community College.

alliance of project partners and participants and included months of planning and coordination. The curriculum was designed to support traditional trade development and enhancement for carpenters and other construction trades.



Above: Presenters at the Historic Tax Credits seminar were (from left): Jessica Puff, Shelby Mendez, John Sandor, Mark Hashem and John Lee. Left: Participants at the Traditional Trades Training practiced glazing repairs on historic windows.

EXPLORATIONS OF PLACE, PRACTICE AND PRESERVATION

Programs to explore historic places, identification processes, preservation efforts and contemporary interpretations of meaning continued with a variety of tours, presentations and panel discussions.

>> **April 19:** HHF and the Howard Hughes Corporation hosted a special reception for the opening of the exhibit, “**The IBM Building – A Colorized Look Back.**” The exhibit, developed by Ward Village, provided a look at the history, design, preservation and artistic interpretations of the Mid-Century Modern masterwork designed by Vladimir Ossipoff. The exhibit included original images of the construction phase of the IBM Building colorized and enhanced by local artist Tony Barnhill.



>> **April 29:** Hale‘iwa Waialua Historical Society Presentation “**Saving Historic Places: Why Does it Matter?**”. HWHS is working on community engagement to gain support for an adaptive reuse plan for the former Waialua Agriculture Company Building. HHF’s executive director presented at the introductory session for a community engagement process in Waialua Town at the public meeting.

>> **October 10:** Society for Hawaiian Archaeology Panel Presentation “**Ethics in Wahi Kūpuna Stewardship and Cultural Heritage Management.**” HHF’s executive director joined a panel as part of SHA’s virtual sessions during Archaeology Awareness Month to explore the ethics and best practices associated with the practice of archaeology.

>> **November 18:** With the sponsorship of the U.S. Army in the Pacific Command, HHF held a **Palm Circle National Historic Landmark walking tour**, followed by a reception hosted by Mrs. Kathleen Flynn in her home at historic Quarters 5, the residence of the United States Army Pacific Commanding General. HHF Board member Allen Kale‘iolani Hoe served as docent. HHF’s historic architect, Virginia Murison, created the accompanying brochure with site architecture and history.

36TH ANNUAL EXPERTS LECTURE SERIES: HISTORIC CEMETERIES

The 2023 Experts Lecture Series explored six historic cemeteries in Hawai‘i. The series was curated by Dr. Ralph T. Kam of the Historic Preservation Graduate Certificate Program at the

University of Hawai'i at Mānoa and co-sponsored by Historic Hawai'i Foundation.

Lectures and their expert presenters were:

- Mission Memorial Cemetery (1823) by Mary Ann Lentz
- Mauna 'Ala Royal Mausoleum (1867) by Ralph Kam
- Mo'ili'ili Japanese Cemetery (1908) by Laura Ruby
- Hōlualoa Korean Association Cemetery (1917) by Deborah Chang
- Arizona Memorial (1941) and the Unknowns at the National Memorial Cemetery of the Pacific (1949) by DeSoto Brown
- Cemeteries of Kalaupapa National Historic Park (1866) by Liz Sargent

REALTOR EDUCATION PROGRAM

HHF continued the engagement with the Honolulu Board of Realtors to share information on buying, selling and owning historic properties in Hawai'i. The educational materials created the prior year continued to be distributed. HHF also presented the core concepts to key audiences:



- July 25: Think Tech Hawai'i Presentation: "Inside Hawai'i Real Estate"
- October 11: Honolulu Board of Realtors Metro Regional Division Presentation

PUBLICATIONS, VIDEO AND PRESERVATION MEDIA

>> In September, HHF published a brochure, *Guidelines for Maintaining Hawai'i's Traditional Houses*, to assist owners of vintage and vernacular homes in Hawai'i with maintenance and preservation guidelines. Originally published in the mid-1980s by the County of Kaua'i, the reissued brochure was updated to include revised practices related to sustainability and environmental guidelines,

including energy and water efficiency, lead paint and vegetation. The purpose of this brochure is to address typical repairs necessitated by island environmental conditions – rain, humidity, strong sun, salt-air, mildew, algae and many pests that contribute to house upkeep challenges.

>> Filmmaker Robin Lung's short documentary *Nancy Bannick: Saving Honolulu's Chinatown*, which was partially funded through a grant from Historic Hawai'i Foundation through a fiscal sponsorship agreement, was one of four films curated by the Hawai'i International Film Festival (HIFF) for screening on Hawaiian Airlines. The short film played on all trans-Pacific flights from April-July 2023.



ASSIST *Provide technical assistance, information services and field services for applied preservation methods.*

FIELD SERVICES AND TECHNICAL ASSISTANCE

HHF provides technical assistance including consultation and comment on plans and projects; participating in public meeting and hearings; submitting official testimony; and responding to inquiries from the public. In 2023, the Preservation Resource Center logged 735 interventions for the year, a 9% increase over 2022.

PRESERVATION EASEMENTS

HHF managed its portfolio of significant buildings protected in perpetuity by preservation easements. The program includes three properties:

- Dearborn Building
Kaka'ako, O'ahu
- Jean & Zohmah Charlot House, *Kāhala, O'ahu*
- Fred C. Baldwin Memorial Home, *Makawao, Maui*

PRESERVATION GRANTS

Freeman Foundation

Through a partnership with the Freeman Foundation, HHF provided grants to support the rehabilitation, restoration and preservation of historic properties that are managed by nonprofit organizations for community benefit. The 2023 grantees were:

- Lahaina Fire Recovery, *Lahaina, Maui*
- Central Christian Church, *Hilo, Hawai'i Island*
- He'eia Loko I'a, *Kāne'ohe, O'ahu*

Hilo Preservation Program

Through a partnership with preservation funders, HHF manages a grant program to support preservation and beautification projects in historic Downtown Hilo on Hawai'i Island. The 2023 grantees were:

- Central Christian Church
- East Hawai'i Cultural Center
- Beatrice Lau Building/ Sig Zane
- Kaipalaoa Lighthouse
- Public art murals



HHF holds a perpetual preservation easement to protect the character-defining features of the Fred C. Baldwin Memorial Home in Makawao, Maui. Constructed by Henry Perrine Baldwin in 1909 in memory of his son, Fred, the complex of seven interconnected buildings were originally used as a facility for elderly men. It is currently a retreat center known as Lumeria Maui. It is listed in the National Register of Historic Places and HHF accepted the preservation and conservation easement in 2011.



On March 30, HHF convened the Hilo Preservation and Beautification Stakeholders Meeting at the historic Mokuʻpāpapa Discovery Center in Hilo's downtown core. More than 30 community members gathered to learn more about the Hilo Preservation Grant Program and provide community input on ways the program can be beneficial to the Hilo community and its historic places.

The agenda included an update on the Hilo Preservation Grant Program, launched in 2019, which has provided grants to

an impressive array of downtown icons including: Palace Theatre; Kaikodo, Calica, Smallwood and Hilo Plaza buildings, Kalākaua Park; East Hawaii Cultural Center; Central Christian Church and more. The meeting also afforded an opportunity to discuss impacts and results with the Hilo community and gather input to help inform the program's future trajectory. Goals for the event included identifying additional potential projects and needs that could be supported; and providing information on next steps and how to apply for a grant.

Sam & Mary Cook Preservation Fund for Hawai'i

The Cooke Preservation Fund for Hawai'i provides grants for historic properties through a partnership with the National Trust for Historic Preservation. Grants awarded in 2023 went to support two projects:

- Hui Noʻeau Visual Arts Center, *Makawao, Maui*
- Palace Theater, *Hilo, Hawai'i Island*



PALACE

NO PARKING
ANY TIME
NO STOPPING
ANY TIME

NO PARKING
ANY TIME



Native Hawaiian Organization Stewardship Training Program

The NHO Stewardship Program completed the second year of a five-year agreement between HHF and the U.S. Department of the Interior to build capacity of NHOs towards historic preservation and stewardship. Two of the projects approved in 2022 were completed in 2023 and the third project made progress. All of them presented lessons learned and advice for others at a public presentation on August 9.

>> Kauluakalana was selected for a stewardship training, preservation and restoration project at **Ulupō Heiau State Historic Site** in Kailua, Oʻahu along the eastern side of Kawainui Marsh. The majestic heiau encompasses approximately 1.42 acres and is the primary feature within the park boundaries. The project included conducting monthly workdays (12 total) that included ʻāina meals from Kūkanono; conducted 48 ʻāina learning experiences (four/month); created an internship program and supported two interns; cleared invasive weeds and mapped 100 square feet of the heiau rock structure; removed 200

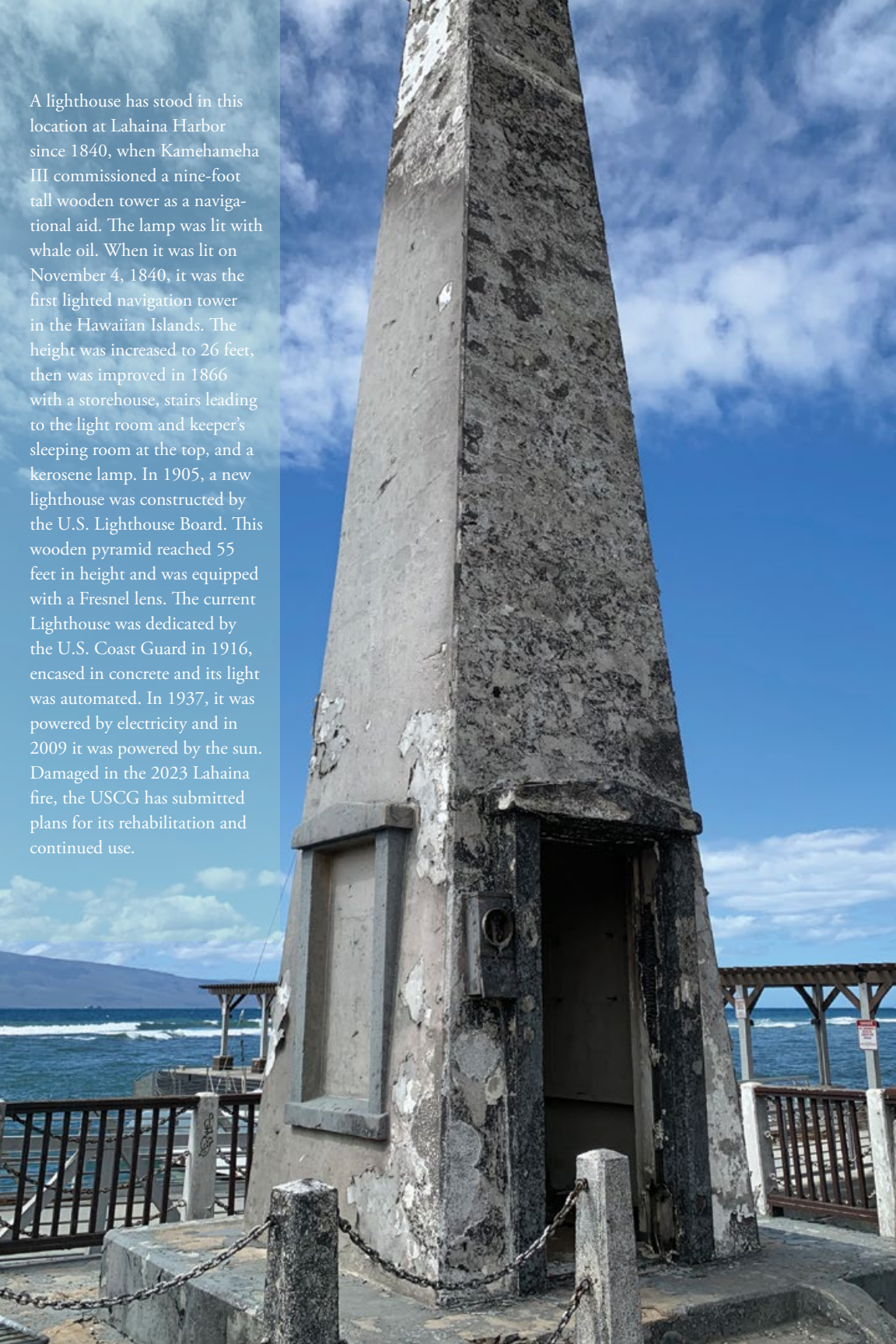


square feet of invasive vegetation from the Kawainui fishpond; and planted and harvested eight loʻi.

>> Pacific American Foundation was selected for a stewardship training, preservation and restoration project at **Waikalua Loko Iʻa** in Kāneʻohe, Oʻahu. This complex of two fishponds is located on either side of Kawa Stream located in the southern end of Kāneʻohe Bay. The project included conducting maintenance and preservation activities at the historic fishpond via hiring and training 25 stewardship leaders; holding five online/in-person training workshops; conducting five community work days; and coordinating community education and cultural visits throughout the year.

>> Huliuaapaʻa was selected for a stewardship planning and training project at **Kahaluʻu Kūāhewa**, a segment of the Kona Field System, Kahaluʻu, Hawaiʻi Island. The Kona Field System once spanned 35,000 acres of prime agricultural land. Today, much of it has been transformed into non-native plantation crops. The project is to generate a Stewardship Plan Template for utilization at Kahaluʻu Kūāhewa and other locations throughout the archipelago and conduct stewardship trainings supporting increased visitation and the recognition of Wahi Kūpuna Best Management Practices.

A lighthouse has stood in this location at Lahaina Harbor since 1840, when Kamehameha III commissioned a nine-foot tall wooden tower as a navigational aid. The lamp was lit with whale oil. When it was lit on November 4, 1840, it was the first lighted navigation tower in the Hawaiian Islands. The height was increased to 26 feet, then was improved in 1866 with a storehouse, stairs leading to the light room and keeper's sleeping room at the top, and a kerosene lamp. In 1905, a new lighthouse was constructed by the U.S. Lighthouse Board. This wooden pyramid reached 55 feet in height and was equipped with a Fresnel lens. The current Lighthouse was dedicated by the U.S. Coast Guard in 1916, encased in concrete and its light was automated. In 1937, it was powered by electricity and in 2009 it was powered by the sun. Damaged in the 2023 Lahaina fire, the USCG has submitted plans for its rehabilitation and continued use.



PROTECT

Intervene and support preservation of sites, buildings, structures, objects and districts of historic significance, and intangible heritage that brings life to those properties.

LAHAINA, MAUI FIRES

The town of Lahaina was decimated by wildfires that raged across West Maui on August 8. At least 2,170 acres burned, destroying over 2,200 structures and leaving another 2,700 vulnerable.

The Lahaina National Historic Landmark district suffered heavy damage. Most of the wooden buildings burned completely. Within the burn area there were remnants of stone, concrete and brick structures where all that remained were standing walls.

In the initial assessment, there were at least 30 historic buildings with some walls standing that should be stabilized and protected. Maui County submitted a “mission request” to the Federal Emergency Management Agency (FEMA) to have structural engineers examine the buildings, install shoring or stabilizing methods, weatherproofing to protect from rain, and ensure they are protected during the debris removal stage.

HHF established several means to share information about the Lahaina fires, through our website, newsletter and a presentation



at the National Preservation Conference, presented by the National Trust for Historic Preservation, plenary session. The engineering firm Sam O. Hirota Inc., conducted 3D laser imaging at 160 locations that included the Banyan Tree, Fort Ruins, Lahaina Court and Customs House, Pioneer Hotel & Theatre (aka Pioneer Inn) and Lahaina Lighthouse; and Front Street, including Baldwin House, Master’s Reading Room, and any of the commercial buildings on Front Street between Hotel and Papalua Street. We provided technical review and advice for stabilization efforts, and engaged as a consulting party to FEMA as individual projects were assessed.



HHF also participated in the Natural and Cultural Resources Recovery Function, which is part of the formal recovery effort through FEMA and other federal agencies. Attention to the historic and cultural resources will be part of the recovery effort. The basic steps are assessing the damage, implementing response plans, and gathering information that can be used in planning and implementing recovery treatments.



Pg. 12: Lahaina Lighthouse, January 2024. HHF photo.

Pg. 13 top: Old Lahaina Courthouse, 2015. Photo by Alec Freeman.

Pg. 13 bottom: Pioneer Inn, 2018. HHF photo.

Pg. 14 top, clockwise: Lahaina Store (*before*); Masters' Reading Room (*before*); Goo Lip Furtado Block, foreground, and Baldwin House & Masters' Reading Room, background (*after*); Baldwin House (*before*). Before photos by HHF. After photo courtesy DLNR.

Pg. 14 bottom: Lahaina Store (*after*). Photo courtesy DLNR.

Pg. 15 top: Seamen's Hospital (*before*). HHF photo.

Pg. 15 bottom: Seamen's Hospital (*after*). Photo by DLNR.

NATIONAL HISTORIC PRESERVATION ACT SECTION 106 CONSULTATION

HHF participated in discussions as a party with an interest in the effect of projects on historic properties, including as a consulting party under Section 106 of the National Historic Preservation Act, as well as through the National and Hawai'i Environmental Policy Acts.

Historic Hawai'i Foundation signed as a concurring party to three Section 106 Agreements:

- American Battlefields Memorial Commission's National Memorial Cemetery of the Pacific Memorandum of Agreement Amendment for Viet Nam War Pavilions

and future additions to the **Honolulu Memorial**


- 'Ewa Villages Revitalization Project MOA Amendment for the Varona Village Rehabilitation Project
- Department of Hawaiian Home Lands Programmatic Agreement for federally-funded projects at **Entitlement Communities** Statewide

HHF participated in many other significant advocacy and consultation activities including meetings, written comments, site visits and other consultation. Consultation actions included projects at Marine Corps Base Hawai'i; Honolulu Transit; Ala Wai Canal; Joint Base Pearl Harbor Hickam; Pearl Harbor Naval Shipyard; Hawai'i Volcanoes National Park and others.





CITY AND COUNTY
OF HONOLULU



**HISTORIC
RESIDENCE**

Ewa Sugar Plantation
Built 1916
Supervisor's Home

ADVOCATE *Support public policies, legislative and regulatory frameworks that provide incentives and regulations for preservation outcomes.*

STATE LEGISLATURE

During the 2023 legislative session that adjourned May 4, our policy review team noted at least 99 bills: 27 related to the historic preservation regulations or State Historic Preservation Division (SHPD) procedures; 19 related to specific historic sites or places; 37 affecting arts, culture or language; at least 10 related to environmental reviews, permitting or planning procedures; and others related to burial protections. HHF submitted written testimony 15 times on 10 measures. HHF's testimony is based on supporting public policies and regulatory frameworks that provide incentives and regulations for preservation outcomes.

Many of the bills addressed roles, responsibilities and funding related to the historic preservation review process. Our analysis found that many of the proposals would weaken the preservation infrastructure and system, with a few that would support additional resources for SHPD to conduct historic inventories or improve its record management procedures.



HONOLULU CITY COUNCIL ESTABLISHED O'AHU HISTORIC PRESERVATION COMMISSION

In May 2023, Honolulu City Council voted unanimously to confirm nine appointees to serve on the O'ahu Historic Preservation Commission. The Council's vote brought to fruition a decades-long effort to establish a local preservation board to advise and assist in carrying out historic preservation on O'ahu.

Appointed to staggered terms, the first cohort of commissioners are Kehaunani Abad, Māhealani Cypher, Richard Davis, Thomas S. Dye, Hailama Farden, Mehanaokala Hind, Nanea Lo, Glenn Mason and Kai White.

In late 2022 the Council approved the formation of the O'ahu Historic Preservation Commission following its advancement by Mayor Rick Blangiardi, after a 30-year effort.

GOVERNOR'S EMERGENCY ORDER ON HOUSING

Governor Josh Green amended his order suspending historic preservation laws under an emergency proclamation (EP) after vocal community concerns about the loss of protection for cultural and historic resources. The change came with the second proclamation relating to housing, issued September 15, which revised the first proclamation first signed by Governor Green on July 17, 2023.



The original 60-day emergency proclamation suspended seven laws, including historic preservation and environmental reviews, open meeting and public notice, Land Use Commission, and others. The proclamation also applied to any type of multi-family housing, not limited to affordable or workforce units.

The exemptions from state law prompted intense community outcry—including from Historic Hawai'i Foundation and the Society for Hawaiian Archaeology—and lawsuits filed by the Sierra Club, ACLU and others.

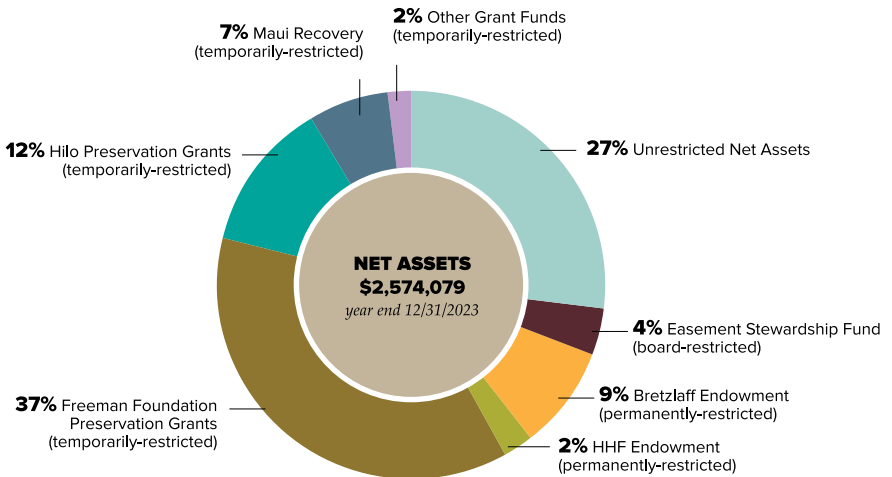
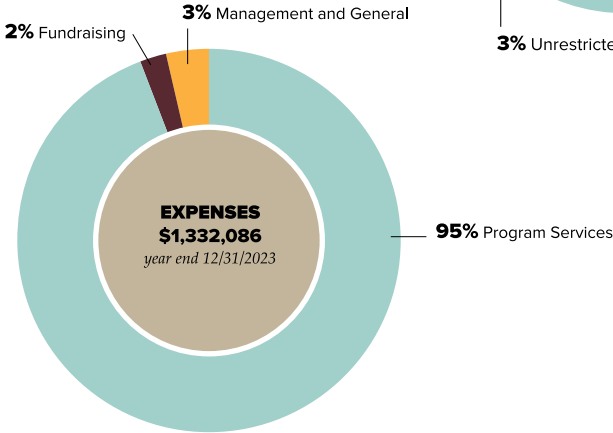
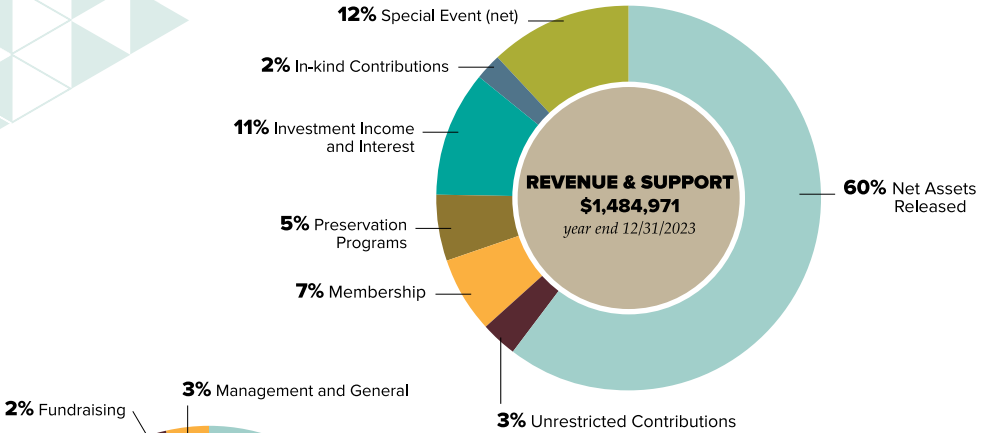
The amended EP reinstated the state Sunshine Law for the working group meetings and allowed public testimony; restored HRS Chapter 6E for Historic Preservation;

restored HRS Chapter 343 for Environmental Impact Statements; and restored Land Use Commission authority for zoning and other approvals. A third amendment, in October 2023, restricted the use of the alternative procedures to affordable housing projects only.

HHF noted ways in which historic properties can simultaneously provide affordable housing and retain community character, including projects in the 'Ewa Villages, Kunia Village and Chinatown historic districts.

FINANCIAL INFORMATION 2023

Financial information was obtained from audited financial statements





SUSTAIN

Provide a financially stable, resilient and well-governed organization for long-term viability.

2023 KAMA'ĀINA OF THE YEAR™ BENEFIT

Filmmaker Heather Guigni was honored as the 2023 Kama'āina of the Year™ in recognition of her achievements in establishing *Ulu'ulu: The Henry Ku'ualoha Giugni Moving Image Archive of Hawai'i* and her impact in preserving and sharing the rich moving image heritage of Hawai'i through the preservation of film and videotape.

About 400 people gathered at the Royal Hawaiian Hotel on May 13, 2023 to celebrate. Rebecca Soon served as event Mistress of Ceremonies and opening protocols were offered by Hinaleimoana Kalu-Wong. The highlight of the program was a tribute video honoring Guigni's career as a filmmaker and storyteller of Hawai'i's history, culture and people. Lieutenant Governor Sylvia Luke presented a special commemorative message.

The entertainment included a trio of musicians headlined by Dennis Keohokalole during sunset cocktails on the Ocean Lawn, and a dynamic performance by Amy Hānaiali'i accompanied by guitarist Jeff Peterson.

Event Committee Chair Donne Dawson presented the makana—a lei hulu kamoe created by artist Boris Kekaiuluikahikina Huang and framed in koa.



LEGACY GIVING

Historic Hawai'i Foundation received two special planned gifts through the Legacy Giving program.

PBR Hawai'i contributed a special gift to the HHF Members Endowment in honor of the 50th Anniversary. The estate of longtime member **Frances McClurkin** provided the final distribution from her bequest, completing a planned gift received over several years.

NEW GRANTS & PROGRAM SUPPORT

New grants were received during the year to support workshops for traditional trades training, production of a public education and outreach video, educational programming, stipends for internships, specific programs related to the NHO Stewardship Training, and provide hands-on rehabilitation and restoration projects. In response to the Maui fires, we added a new category of Lahaina Recovery.

ANNUAL MEETING & ELECTIONS

The 49th Annual Membership Meeting was held at King Kamehameha V Judiciary History Center located in historic Ali'iolani Hale on September 13. Members elected three trustees to a second term—Linda Chiu, Allen Hoe, Barbara Shideler—and seven trustees to a first term—Cord Anderson, Ricky Ching, Blaine Gemenio, Mike Kraft, Jonathan Mitchell, Kenny Stanley, and Adriane Truluck. The members elected Rick Kiefer as president.





NEW & RENEWING MEMBERS, DONORS & CONTRIBUTORS

January 1 – December 31, 2023

Mahalo to all for your support to keep historic places a vital part of our communities

MEMBERS

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* Denotes Charter Member

^ Denotes Loyalty Circle Member
(members who have given 20 years or more)

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Pg. 3 top: Historic Preservation and Sustainability Seminar. HHF photo.

Pg. 3 middle: Historic Tax Credits Seminar. HHF photo.

Pg. 3 bottom: Maintenance & Repair of Historic Structures Workshop. HHF photo.

Pg. 4 top: Palm Circle NHL Tour. HHF photo.

Pg. 4 bottom: IBM Building Exhibit. Photo courtesy Howard Hughes Corp.; MVNP photo.

Pg. 5 top: Guidelines for Maintaining Hawai'i's Traditional Houses brochure.

Pg. 6: Fred C. Baldwin Memorial Home. HHF photos.

Pg. 7: Hilo Preservation & Beautification Program Stakeholders Meeting. HHF photo.

Pg. 8: Hui No'ēau Visual Arts Center in the Kaluanui Estate, Makawao, Maui. HHF photo.

Pg. 9: Palace Theater, Hilo, Hawai'i Island. Photo by Soni Pomaski.

Pg. 10 top: Kaha'u Kūāhewa, Hawai'i Island. Photo courtesy Huliauapa'a by Kimberly Kahoonei.

Pg. 10 bottom: Waikalua Loko I'a, O'ahu. Photo courtesy Pacific American Foundation. Photo by Dennis Oda.

Pg. 11: Ulupō Heiau State Historic Site, O'ahu. Photo courtesy Kauluakalana. Photo by Kaleo Wong.

Pg. 12: Lahaina Lighthouse, January 2024. HHF photo.

Pg. 13 top: Old Lahaina Courthouse, 2015. Photo by Alec Freeman.

Pg. 13 bottom: Pioneer Inn, 2018. HHF Photo.

Pg. 14 top, clockwise: Lahaina Store (*before*); Masters' Reading Room (*before*); Goo Lip Furtado Block, foreground, and Baldwin House & Masters' Reading Room, background (*after*); Baldwin House (*before*). Before photos by HHF. After photos courtesy DLNR.

Pg. 14 bottom: Lahaina Store (*after*).

Pg. 15 top: Seamen's Hospital (*before*). HHF photo.

Pg. 15 bottom: Seamen's Hospital (*after*). Photo by DLNR.

Pg. 16: 'Ewa Villages Historic District, O'ahu. HHF photo.

Pg. 17: Kunia Villages Historic District, O'ahu. HHF photo.

Pg. 18: Hocking Building, Chinatown Historic District, O'ahu. Photo by Gary Coover.

Pg. 20: Heather H. Giugni. Attendees at the 2023 Kama'āina of the Year Benefit. Photos by Sarah Jual Photography.

Pg. 21, from left: Adriane Truluck, Barbara Shideler, Cord Anderson, Linda Chiu, Mike Kraft, Ricky Ching, Jonathan Mitchell, Kenny Stanley, Allen Hoe.

Pg. 22: Palm Circle National Historic Landmark District, Ft. Shafer, O'ahu. HHF photos.

Pg. 28: Palm Circle NHL District Walking Tour. HHF photo.

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