

Building a Relationship with Your Local Preservation Organization



Historic Hotels of America
Annual Conference
November 2, 2016
Waikīkī



20th Century

1901: Moana Hotel opens

1927: Royal Hawaiian Hotel opens

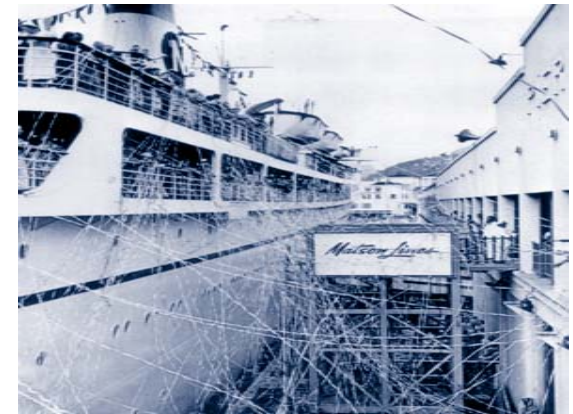
1941-1945: World War II

1946: Post-War tourism grows

1959: Hawai'i Admitted to the United States

1960s: Urban Renewal Movement

1966: National Historic Preservation Act



Milestones in Historic Preservation in Hawai'i



Queen Emma Summer Palace, 1915



Hulihe'e Palace, 1927



Mission Houses NHL, 1920s



'Iolani Palace, 1960s



Lahaina National Historic Landmark, 1960s



1973:

Historic Preservation experts tour,
listening sessions and workshops
with National Trust for Historic
Preservation

Public meeting of 500+ at Royal
Hawaiian Hotel

1974:

Founding of Historic Hawai'i
Foundation

1975:

2500 Charter Members



HISTORIC HAWAI'I FOUNDATION

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



Cultural Revitalization & Environmental Awareness 1970s



Haleakalā from Hāhione, Kahoʻolawe



Polynesian Voyaging Society



Chinatown Historic District



Haleʻiwa Bypass Road



Least Covenants Used to Protest Nomination

Bishop Gives Right to Demolish Royal Hawaiian

The right to determine when the Royal Hawaiian Hotel shall be demolished is included as a covenant in the long-term lease agreement between the land owners, Bishop Estate, and the leasees, Kyo-Ya Co., Ltd.

During testimony at the June meeting of the Historic Places Review Board, Bishop Estate representative Arthur Woods read a letter from Matsuo Takabuki, Secretary of the Bishop Estate Board of Trustees to the Review Board objecting to the nomination of the Royal Hawaiian Hotel to the State and National Registers because of this and other covenants included in their lease agreement which runs to 2042.

The letter states that in the case of demolition of the Royal, the lessee is required to replace it within 30 months with a new first-class hotel containing at least the same number of hotel rooms as the demolished hotel.

According to Takabuki's letter, the covenants were included in the lease agreement because "it is the fiduciary duty of the Bishop Estate Trustees to manage their lands at their highest and best use in order to receive a proper return on the fair market value of the land."

Since the land on which the Royal is situated is one of the highest valued parcels in the entire state of Hawai'i, he continues, "therefore, it is highly incumbent upon the present Trustees as well as future Trustees of the educational trust, to strongly oppose any constraints that would seriously affect the economic viability of the subject property."

Takabuki also states that the trustees and the lessee do not have any plans for immediate replacement of the Royal, but that the building is "fast becoming functionally and economically obsolete to operate efficiently." P.G.F.



Royal Hawaiian Is Worth Saving

Trustees of an institution like the Kamehameha Schools/Bishop Estate have a primary obligation to manage their assets for the best interests of their beneficiaries.

Bishop Estate trustees historically have taken a long-term view of this responsibility. To conserve the land that has made up the bulk of the estate's assets they often have accepted moderate current income while waiting for value appreciation and greater long-term benefits.

More recently the estate has moved out to enhance current income as well through limited fee-simple land sales and land development through partners or a subsidiary.

What its subsidiary Helumoa Land has done with the property along Kalakaua Avenue in front of the Royal Hawaiian and Sheraton-Waikiki Hotels is currently drawing down a mixture of criticism and a ridicule on the estate.

"Fort Bishop" is the nickname some neighbors have pinned on the blocky, window-shy Royal Hawaiian Center, now nearing completion, a commercial center of nearly 300,000 square feet of space.

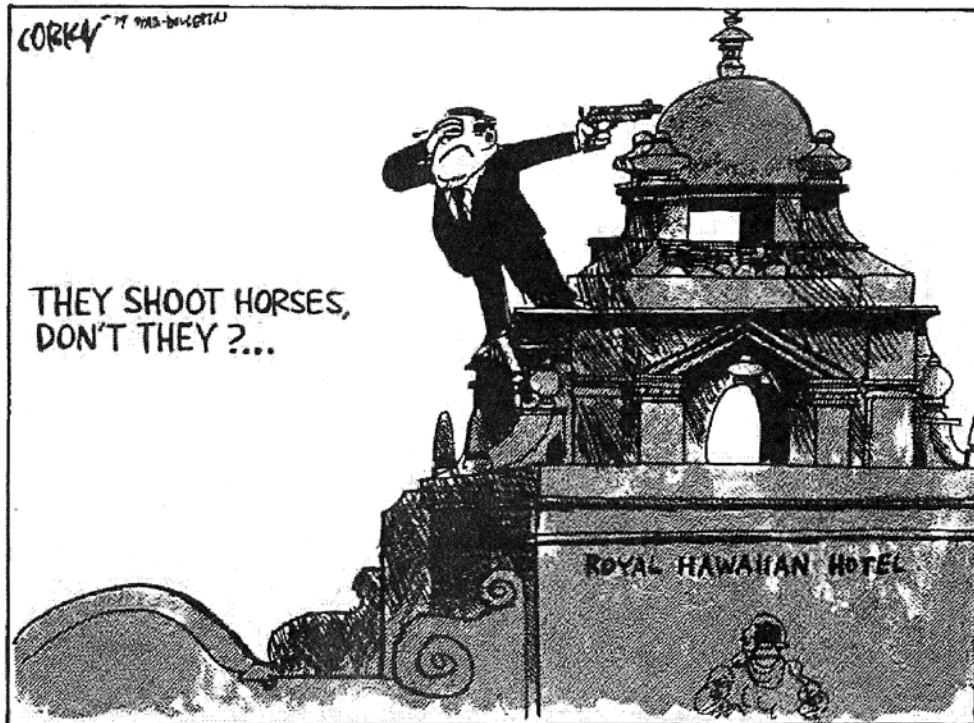
Perhaps by final completion the un-Hawaiian fortress-like appearance will be softened by more trees and shrubs and the addition of finishing touches like outside elevators. We hope so.

But the trustees ought to stand forewarned that any image problem Kamehameha Schools/Bishop Estate may suffer because of "Fort Bishop" will pale to nothingness against the public reaction that would develop if the present talk of demolishing the Royal Hawaiian Hotel in favor of another high rise were to turn serious.

The Royal Hawaiian has been second only to Diamond Head as a symbol of Waikiki for all of the 52 years since it first opened.

CORRY '77 THIS-BULLETIN

THEY SHOOT HORSES,
DON'T THEY ?..



(Reprinted from the Honolulu Star Bulletin)

The modern tourist industry had its growth spurred by the Royal Hawaiian and millions of people from all around the world count it as part of their love affair with Hawai'i.

A plausible case could be made that to destroy the Royal Hawaiian would be damaging enough to Waikiki's world-wide image that its downward pressure on property values there would more than offset what Bishop Estate might gain from putting a high rise in its place.

The destruction certainly would be a story that would travel around the world, and it would hardly be treated in charitable terms.

At the age of 52, the Royal Hawaiian may be old as Hawai'i hotels go. But buildings in many parts of the world — we think the whole city of Venice — are still serving after hundreds of years, particularly those that have been the landmarks and ambience-setters like the Royal.

Weighing good will and Hawai'i's image into the equation, the beneficiaries of the Kamehameha Schools/Bishop Estate are not likely to profit by the destruction of the beloved pink palace.

Honolulu Star Bulletin Editorial

Petitions Available from HHF Office

Please help us circulate petitions requesting that Kyo Ya Co., Ltd. and Bishop Estate preserve and maintain the existing Royal Hawaiian Hotel and the Royal Coconut Grove.

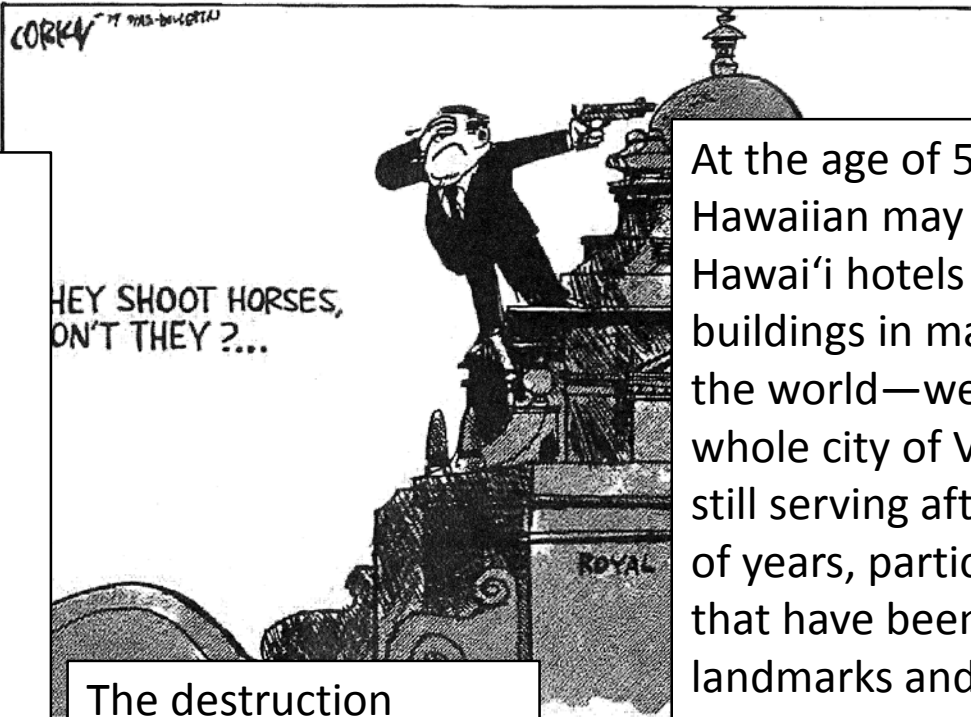
These petitions will be presented to Kyo Ya and Bishop at the Review Board hearing on October 9.

Call 537-9564



Royal Hawaiian Is Worth Saving

...to destroy the Royal Hawaiian would be damaging enough to Waikiki's world-wide image that its downward pressure on property values there would more than off-set what Bishop Estate might gain from putting a high rise in its place...



The destruction would be a story that would travel around the world, and it would hardly be treated in charitable terms.

At the age of 52, the Royal Hawaiian may be old as Hawai'i hotels go. But buildings in many parts of the world—we think the whole city of Venice—are still serving after hundreds of years, particularly those that have been the landmarks and ambience-setters like the Royal.

the addition of finishing touches like outside elevators. We hope so.

But the trustees ought to stand forewarned that any image problem Kamehameha Schools/Bishop Estate may suffer because of "Fort Bishop" will pale to nothingness against the public reaction that would develop if the present talk of demolishing the Royal Hawaiian Hotel in favor of another high rise were to turn serious.

The Royal Hawaiian has been second only to Diamond Head as a symbol of Waikiki for all of the 52 years since it first opened.

grown spurred and millions of world count it with Hawai'i.

A plausible destroy the R damaging enou image that its property values set what Bishop putting a high ri

The destruct story that would and it would hardly be treated in charitable terms.

ral Hawaiian tels go. But e world - we ce - are still years, par- en the land- ers like the

wai'i's image cians of the p Estate are ruction of the

Petitions Available from HHF Office

Please help us circulate petitions requesting that Kyo Ya Co., Ltd. and Bishop Estate preserve and maintain the existing Royal Hawaiian Hotel and the Royal Coconut Grove.

These petitions will be presented to Kyo Ya and Bishop at the Review Board hearing on October 9.

Call 537-9564

Honolulu Star Bulletin Editorial



The Royal Hawaiian Hotel will not be listed on the State Register of Historic Places...but the Supreme Court of the State of Hawai'i upheld the constitutionality of the state's historic preservation law and the Hawai'i Historic Places Review Board that administers it.



Waikiki's famed landmark, the Royal Hawaiian Hotel. (Photo by Christie Adams)

In Royal Hawaiian Case

Court Issues Opinion

The Royal Hawaiian Hotel will not be listed on the State Register of Historic Places for the time being, but the Supreme Court of the State of Hawai'i has upheld the constitutionality of the state's historic preservation law and the Hawai'i Historic Places Review Board that administers it.

Constitutionality Upheld

While the Supreme Court's recent ruling will prevent the Royal Hawaiian Hotel from being added to the State Register of Historic Places at this time, a battle for state and national preservation programs was won in the decision.

Kyo-Ya, Co., Ltd., the Royal's owner, contended that preservation statutes, rules and regulations are "unconstitutional in that they allow the taking of private property without due process, violate equal protection, constitute an unlawful delegation of legislative power to an agency and are void for vagueness."

Last month's unanimous Supreme Court opinion, however, said, "We are not convinced that there is any constitutional flaw."

Historic Hawai'i Foundation had joined with the National Trust for Historic Preservation and filed *amicus curiae* ("friends of the court") briefs in the continuing legal battle.

"HNF was supporting the constitutionality of the

Survey Cited

"Because the Review Board did not follow its own rules and regulations in handling the contested case," the Supreme Court on Dec. 10 reversed a 1980 First Circuit Court decision upholding placement of the Waikiki landmark on the State Register and its nomination to the National Register of Historic Places.

Despite the owner's numerous other claims of error challenging the constitutionality, composition and impartiality of the review board and its procedures, the Supreme Court decision dealt only with the board's procedures.

"It is evident that it did not follow its own rules," the ruling said, citing the board's Rule 4(a) which provides:

Historic properties are submitted by the Preservation Officer to the Board for evaluation and are the result of the Staff's statewide survey to identify and document historic properties as provided in Chapter 6, Hawaii Revised Statutes.

The Supreme Court noted that at the time of the Royal's nomination there was no such statewide survey.

The decision also noted that "if the Review Board



Preservation Honor Awards 2009

Royal Hawaiian Hotel

For the rehabilitation of the Royal Hawaiian Hotel

Honorees

Kyo-ya Hotels and Resorts, LP

WCIT Architecture

Philpotts and Associates, Inc.





Porte Cochere, Matson Navigation Company - Archives



Coconut Grove, Matson Navigation Company - Archives



Guestroom, Matson Navigation Company - Archives



Porte Cochere, Pre-renovation



Coconut Grove, Pre-renovation



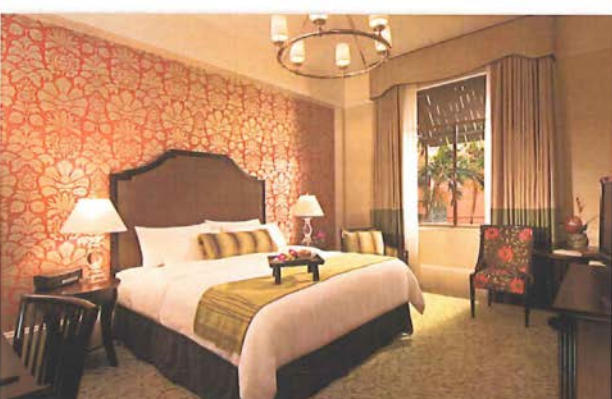
Guestroom, Pre-renovation



Porte Cochere, Post-renovation



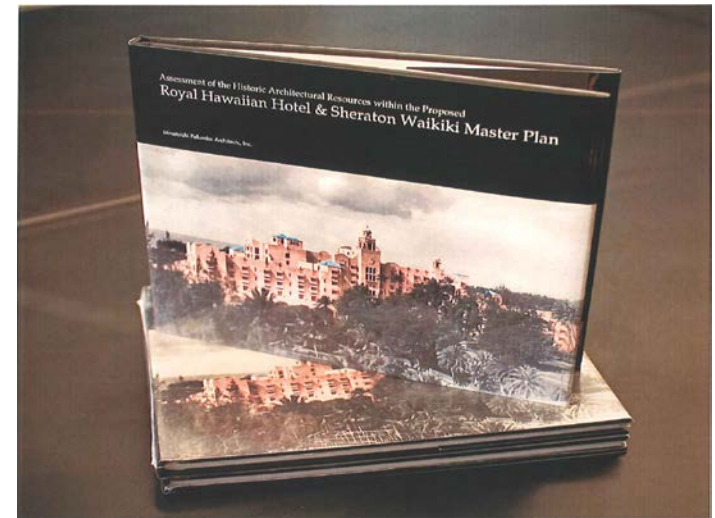
Coconut Grove, Undergoing renovation



Guestroom, Post-renovation

Preservation Honor Awards 2009

For a comprehensive assessment of the historic architectural resources of the Royal Hawaiian Hotel that documented its historical significance, the character defining features of the structure, determination of effects, and proposed mitigation measures of the project



Matson Navigation Company - Archives



Matson Navigation Company - Archives



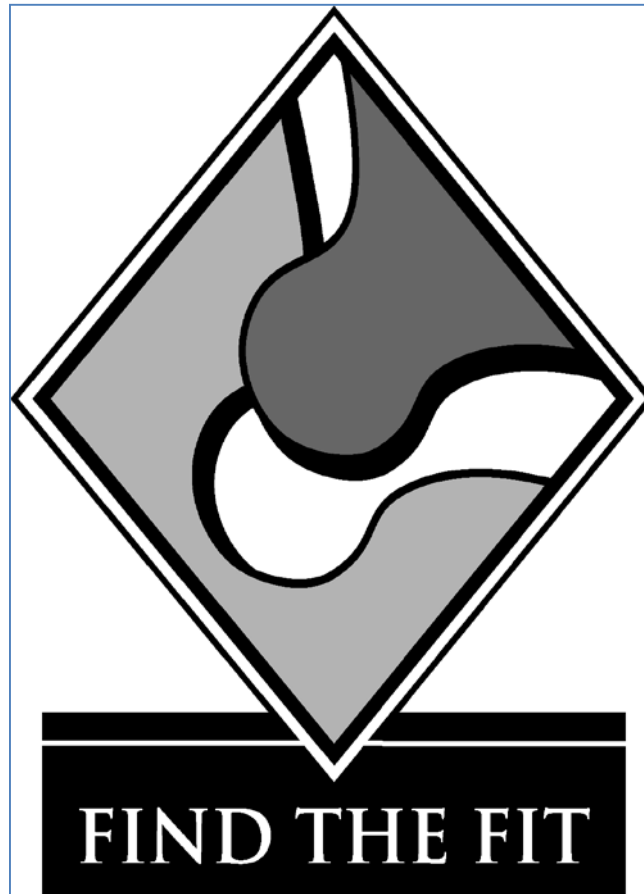
Matson Navigation Company - Archives



How did the organizations move from litigation to partnership?



#1. Find Mutual Benefits and Common Ground



HISTORIC HAWAI'I

Volume 14, Number 12

December 1988

FEATURES

Season's Greetings	3
C.W. Dickey Architecture	
Evolution of a Regional Style	4
A Restoration Renaissance	7
National Trust Award	13

COMING EVENTS

December

- 2 Historic Hawai'i Winter Benefit, Monarch Room, Royal Hawaiian Hotel.
- 7-9 Interiors Conference and Exposition for Historic Buildings in Philadelphia.
- 10 Getting Acquainted with Bishop Museum Library Workshop 848-4147.
- 10 Kaua'i Museum Holiday Festival, Lihu'e 245-6931.
- 11 "Christmas Tradition" at Lyman House Memorial Museum, Hilo 935-5021.
- 12 Fine Arts of Hawai'i, Reception and Preview of Antique Prints of Hawai'i, Amfac Center Exhibition Hall, 5-7 p.m. 1-967-7753.
- 16 Christmas Candlelight Tour of mission homes and





Reception for State Historic Preservation Administrator



Announcement of Historic Hotels of America designation



#2. Focus on Quality and Authenticity



#2. Focus on Quality and Authenticity



January 17, 2008

Henry Eng, FAICP
Director, Department of Planning and Permitting
City & County of Honolulu
650 S. King Street, 7th Floor
Honolulu, HI 96813

**RE: Royal Hawaiian Hotel & Sheraton Waikiki Master Plan Improvements
Final Environmental Assessment, Special Management Area Use Permit
(Application No. 2007/SMA-78) and Shoreline Setback Variance (Application No.
2007/SV-11)**

**Public Hearing: January 23, 2008
9:30 a.m.
Ala Wai Golf Course Multi-Purpose Recreation Facility**

Dear Mr. Eng:

Thank you for the opportunity to comment on the Final Environmental Assessment for Royal Hawaiian Hotel & Sheraton Waikiki Master Plan Improvements and the applications for Special Management Area Use Permit and Shoreline Setback Variance. Historic Hawai'i Foundation supports the applications.

Since 1974, Historic Hawai'i Foundation (HHF) has been the statewide leader for historic preservation. HHF's mission is to preserve and encourage the preservation of Hawai'i's historic buildings, places, objects and communities.

Overall, the Master Plan provides an exciting new vision for the Royal Hawaiian and Sheraton Waikiki complex. The improved sight lines, circulation patterns, sense of arrival and sense of place will all be an improvement over the existing conditions. The environmental impacts from the proposed improvements will either be negligible or an improvement over the current circumstances.

We are also pleased that the Final Environmental Assessment section related to Historic Resources (Section 2.8.2) is much more complete and comprehensive than the Draft EA. The Royal Hawaiian Hotel has stature as one of the two most significant buildings in Waikiki, is among the top ten significant structures in Hawai'i and is certainly a national and international icon. It demonstrates significance in Hawaiian history and architecture related to integrity of location, design, setting, materials, workmanship, feeling, and association, as well as association with events that have made significant contributions to broad patterns of both American and Hawaiian history.

Historic Hawai'i Foundation concurs with the proposed mitigation measures, including documentation, use of qualified preservation architects during design and construction, and use of the Secretary of Interior Standards and Guidelines for Rehabilitating Historic Buildings.

With the inclusion of these mitigation measures, Historic Hawai'i Foundation concurs with the finding of no significant impact from the proposed improvements. The investment in historic resources, regular repair and maintenance and an overall commitment to the historic site is a credit to the property owner. We look forward to the successful completion of these projects.

Very truly yours,

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

Kiersten Faulkner, AICP
Executive Director

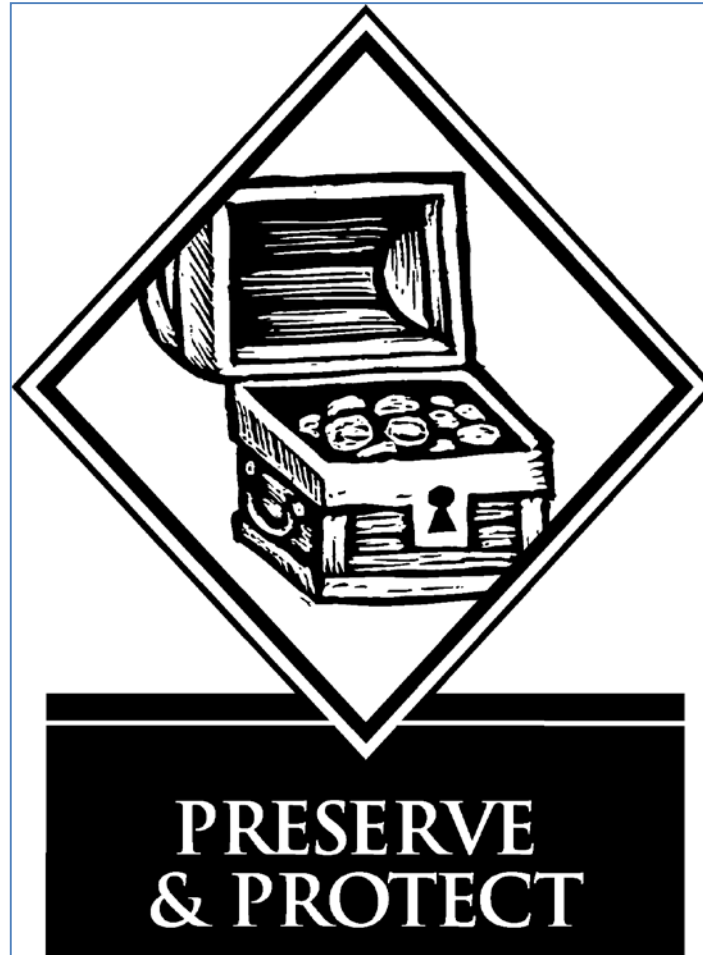
cc: Earl Matsukawa, Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400, Honolulu, HI 96826

Ernest Nishizaki, Kyo-Ya Hotels and Resorts
Sheraton Waikiki Hotel, 2nd Floor, 2255 Kalākaua Avenue, Honolulu, HI 96815

Wayne Goo, WCIT Architecture
711 Kapiolani Boulevard Suite 1290, Honolulu, HI 96813



#3. Preserve and Protect Resources





Lumeria Maui



Pioneer Inn



Volcano House



Hotel Lānaʻi



#4. Triple Bottom Line: Economics, Environment, Community



Educational and Training Programs



Keauhou Resort, Kailua-Kona



Support Buy-Local Program; Joint Effort to Address Homelessness



Strater Hotel, Durango



A man with dark hair, wearing a black and white patterned short-sleeved shirt and dark trousers, is sitting on a wooden chair on a porch. He is smiling and looking towards the camera. The porch has a wooden railing and a thatched roof. In the background, there are lush green plants and trees. A small white box is visible on a table to the right.

**Kā'anapali
Historical
Trail**



**Chief Kaka'olano and
Legend of Kauihewa**

Kaka'olano was a high chief of the land of Kūka'i (region of Hilo), who (one version) is said to have killed the high chief Kauihewa. Kauihewa, who is remembered in legend as Kaulahele, was once considered to have killed other local rulers, priests and even Kamehameha I, the first ruler of the Hawaiian Islands. He was killed by the ruler of the island of Kāuai, who was then killed by the ruler of the island of Oahu. The story of Kaka'olano and Kauihewa is a legend of the Hawaiian Islands, and is a story of the power of the gods and the power of the people.



Promote Art & Creative Economy



DON WARD KATHLEEN FRANK JILL PANKEY

The Gallery Collection at La Posada de Santa Fe

Celebrate Art in Santa Fe

La Posada de Santa Fe Resort & Spa honors Santa Fe's rich tradition of artistry with The Gallery Collection, a professionally curated celebration of American painting and sculpture.

Our in-house gallery and art program pays tribute to Santa Fe's status as an outpost of creativity, showcasing work from artists working in a variety of disciplines. The Gallery Collection - under the direction of curator Sara Eystone - carefully selects work from a number of established artists for on-property display. Each piece is available for sale at the artist's studio price, and every collector who purchases art from La Posada de Santa Fe is welcomed back to the resort with half-priced accommodations and our sincere thanks for supporting working artists.

Learn more about the [artists](#) featured at our Santa Fe gallery or [sign up to receive additional information](#).

Contact curator Sara Eystone by calling 505-954-9668.



La Posada de Santa Fe



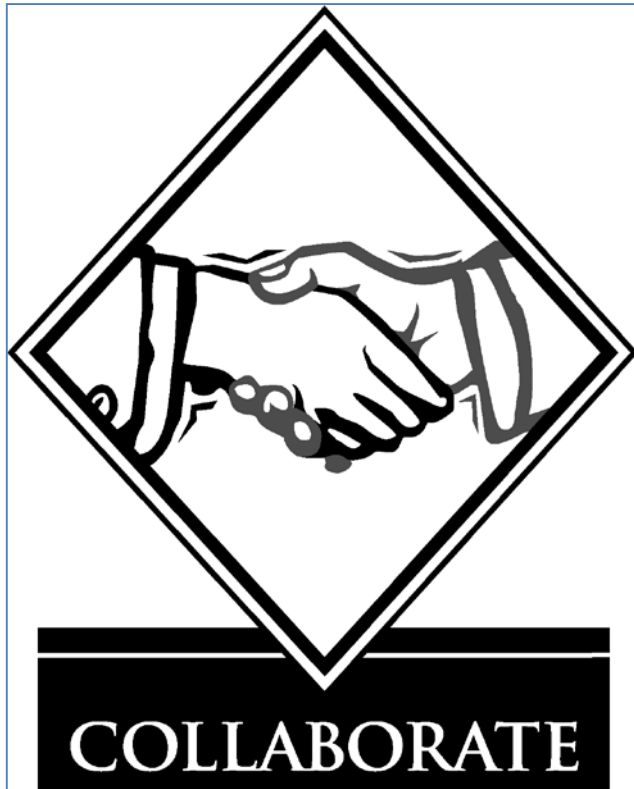
Facilitate Donations for Local Issues and Causes



Oxford Hotel, Denver



#5. Collaboration



Mahalo!

