RESOLUTION NO. 454 14**A RESOLUTION TO ADOPT THE PĀHOA VILLAGE DESIGN GUIDELINES DATED OCTOBER 2013.**

WHEREAS, the Hawai‘i State Constitution, Article IX, Section 6, Management of Population Growth, states: "The State and its political subdivisions, as provided by general law, shall plan and manage the growth of the population to protect and preserve the public health and welfare; except that each political subdivision, as provided by general law, may plan and manage the growth of its population in a more restrictive manner than the State"; and

WHEREAS, the Hawai‘i County Charter, section 3-15, from which the General Plan emerged as a major policy document, states, in part: "The county council shall adopt by ordinance a general plan which shall set forth the council's policy for long-range comprehensive physical development of the county. It shall contain a statement of development objectives, standards and principles with respect to the most desirable use of land within the county for residential, recreational, agricultural, commercial, industrial and other purposes ... and such other matters as may, in the council's judgment, be beneficial to the social, economic, and governmental conditions and trends and shall be designed to assure the coordinated development of the county and to promote the general welfare and prosperity of its people... No public improvement or project, or subdivision or zoning ordinance, shall be initiated or adopted unless the same conforms to and implements the general plan"; and

WHEREAS, the Hawai‘i County General Plan, Section 15.1. Community Development Plans, states, in part: "The Community Development Plans are intended to be the forum for community input into managing growth and coordinating the delivery of government services to the community. The Community Development Plans will translate the broad General Plan statements to specific actions as they apply to specific geographical areas"; and

WHEREAS, pursuant to the provisions of the General Plan to ensure responsible growth and preserve the public health and welfare, the Puna Community Development Plan, as amended, was adopted by Ordinance No. 08-116, effective September 10, 2008; and

WHEREAS, the Puna Community Development Plan identifies Pāhoa as a Regional Town Center with historic development patterns that define a unique "sense of place" and as a strong candidate for Special Design District designation; and

WHEREAS, the Puna Community Development Plan calls for the preparation of a Regional Town Center plan through an inclusive community based process that involves major stakeholders, including landowners, community representatives, and public agencies; and

WHEREAS, Pāhoa, being geographically situated near the center of the most rapidly growing portion of the Puna District, is the principle point of access to goods and services for residents and visitors alike; and

WHEREAS, Pāhoa has experienced extensive and persistent commercial development and redevelopment activity as well as multiple applications for up-zoning over the past 10 years with little or no ability to address inadequate infrastructure needs or to preserve its unique “sense of place”; and

WHEREAS, Resolution No. 313-12 called for a delay on new up-zonings in the Pāhoa Regional Town Center planning area until a Pāhoa Regional Town Center Plan is adopted or June 30, 2013, whichever shall occur first; and

WHEREAS, Resolution No. 313-12 was adopted by the Council to allow the community, through a legitimate, deliberate and inclusive community based planning process, to define how best to solve existing problems, to allocate space for new growth, and to preserve its historical heritage; and

WHEREAS, a Pāhoa Regional Town Center Plan Steering Committee consisting of community leaders and interested stakeholders formed in October 2011 to begin a process for developing a growth management plan with design guidelines for Pāhoa Village; and

WHEREAS, the Pāhoa Regional Town Center Plan Steering Committee has initiated an effective outreach program to gather public input through facilitated community meetings and an extensive public survey in order to define a community vision and to determine a methodology for well-planned future growth and community direction in Pāhoa; and

WHEREAS, the Pāhoa Regional Town Center Plan Steering Committee and the Puna Community Development Plan Action Committee, in collaboration with the Planning Department, have prepared and submitted legislation to amend Chapter 25 (Zoning Code) of the Hawai‘i County Code 1983 (2005 Edition, as amended) to establish a Pāhoa Village Design (PVD) district; and

WHEREAS, the Pāhoa Regional Town Center Plan Steering Committee, in collaboration with the Planning Department, has geographically defined the PVD district.

WHEREAS, the Pāhoa Regional Town Center Plan Steering Committee has, in collaboration with the Planning Department, prepared architectural design guidelines that identify the underlying design principles that define Pāhoa’s unique history and architectural character, and establish architectural design guidelines to preserve and enhance the “*sense of place*” that residents and visitors alike identify with Pāhoa; and

WHEREAS, the Mayor, the Planning Department, the County Council, and the Pāhoa community are committed to the Regional Town Center Plan process as a guiding principle for responsible smart-growth planning and community direction in Pāhoa; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAII, that the Pahaia Village Design Guidelines, attached herein as Exhibit 1, as prepared by the Pahaia Regional Town Center Plan Steering Committee in collaboration with the Planning Department and dated October 2013, is hereby adopted to guide the architectural design and siting of buildings and structures within the Pahaia Village Design district.

BE IT FUTHER RESOLVED, that the Planning Director, in collaboration with the Puna Community Development Plan Action Committee, shall be authorized to make non-substantive amendments to the Pahaia Village Design Guidelines without the approval of the County Council, provided that any such amendments shall be forwarded to the County Council within 30 days of adoption by the Planning Director.

BE IT FINALLY RESOLVED, that the County Clerk shall forward copies of this Resolution to: the Honorable William P. Kenoi, Mayor of the County of Hawaii; the directors of the departments of Planning, Parks and Recreation, Public Works, and Environmental Management; Molly Stebbins, Corporation Counsel; Margaret Masunaga, Deputy Corporation Counsel for the Windward Planning Commission; William Brilhante, Deputy Corporation Counsel for the Planning Department and Puna CDP Action Committee; the Pahaia Regional Town Center Steering Committee; and the Puna Community Development Plan Action Committee.

Dated at Kona , Hawaii, this 18th day of July , 2014.

INTRODUCED BY:

 B/R
COUNCIL MEMBER, COUNTY OF HAWAII

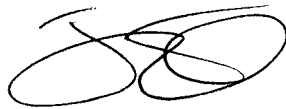
COUNTY COUNCIL
County of Hawaii
Hilo, Hawaii

I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted **by** the COUNCIL of the County of Hawaii on July HS, 2014.

ATTEST:



COUNTY CLERK



CHAIRPERSON & PRESIDING OFFICER

ROLL CALL VOTE

	AYES	NOES	ABS	EX
EOFF	X			
FORD	y			
ILAGAN	X			
KANUHA	X			
KERN	X			
ONISHI	X			
POINDEXTER	X			
WILLE	X			
YOSHIMOTO	X			
	9	0	0	0

Reference: C-920/PC-68

RESOLUTION NO. 454-14

Pāhoa Village Design Guidelines

October 2013



“**Place** is more than just a location on a map. A sense of place is a unique collection of qualities and characteristics – visual, cultural, social, and environmental – that provide meaning to a location. Sense of place is what makes one city or town different from another, but sense of place is also what makes our physical surroundings worth caring about.”ⁱ

Exhibit 1

Pāhoa Village Design Guidelines

Prepared for the County of Hawai‘i

Planning Department

October 2013

These design guidelines were prepared by the citizen volunteers of the Pāhoa Regional Town Center Plan Steering Committee under the direction and guidance of the Puna Community Development Plan Action Committee and the Hawai‘i County Planning Department.

Pāhoa Regional Town Center Steering Committee	Puna Community Development Plan Action Committee	
	2013-14	2013
Gilbert Aguinaldo	June Conant	June Conant
Kaleo Francisco	Sharon Daun	Sharon Daun
Madie Greene	Farris Etterlee	Farris Etterlee
Mark Hinshaw, Chair	Madie Greene	Leila Kealoha
Russell Jones	Keikialoha Kekipi	Susan Osborne
Charlie Maas, Principle Author	Patti Pinto, Chair	Patti Pinto, Chair
Jon Olson	Oshi Simsarian	Oshi Simsarian, V-Chair
Oshi Simsarian	René Siracusa	René Siracusa
Dan Taylor	Dan Taylor, Vice-chair	Elmer Solis
Elmer Solis		
Former Steering Committee Members and Contributing Volunteers		
Cynthia Albers	René Siracusa	David Wright
Joanna Norton	Robin Stetson	

Hawai‘i County Planning Department

Duane Kanuha, Director

Larry Brown, Planner

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Summary of Purpose

The Pāhoa Regional Town Center Steering Committee and Design Working Group have attempted to embrace this proposition of “Place” in part by utilizing the unique characteristics of Pāhoa and present this collection of guidelines to create a positive village design environment for daily life and commerce. These guidelines attempt to identify the underlying design principles that define Pāhoa’s unique historic and architectural character. The design guidelines are intended to help preserve Pāhoa’s historic character, allow for new development that compliments and is comparable to Pāhoa’s historical character and improve the streetscape to make Pāhoa a more pedestrian friendly environment.

History of Pāhoa

It is believed that the general area of Pāhoa was first developed around the mid 1880’s. Prior to that, it was a lush tropical lowland rainforest. This tropical rain forest and its by-products provided an environment that facilitated the first wave of immigration. The immigrants required housing and services, and this catalyst was the beginning of development of the town of Pāhoa.

The first Sugar Plantation in the area was started in 1900 as the Puna Sugar Company and later became the Ola’a Sugar Company, which outlasted all others, ending its operations in 1984. In what is now the center of Pāhoa Town the first lumber mill was erected in 1907 and was named the Mahogany Lumber Company, which stayed in business until 1918. The company supplied all the timber for the town’s construction needs as well as exporting over millions of railroad ties for the construction of the various railroads in the Southwestern United States and the Sugar Plantation railroads in Hawai‘i.

The majority of the early residents were Japanese immigrants who came to Hawaii on a 3 year worker’s contract. Those few who decided to stay after their 3 year contract expired and had managed to save enough money, built simple wood houses on stilts with wide lanais, gabled style, metal clad roofs and redwood catchment systems located at the back of the lot. The rest of the immigrants lived in 6 Camps provided by the lumber mill. Virtually all the buildings along the main town road in the early 1900’s housed some type of business offering from shoe repair to hotel lodging.

There was very little private land ownership in the early years as the majority of the land was owned by the Roman Catholic Mission, the lumber mill and the Territory of Hawai‘i, so most of the land being utilized for private residential and commercial purposes was leased. When land ownership finally became available in the late 1930’s the lots were very small to several acres and haphazardly laid out as there was no such thing as land planning. Electrical power did not come to Pāhoa until 1938 and domestic water in 1962.ⁱⁱ

What you need to know

The Pāhoa Design Guidelines apply to all renovations and new developments within the Pāhoa Village Design (PVD) district (see Figure 1) for which a building permit is required except as noted in Sec. 25.7.() (d) of the Zoning Code. Pāhoa features a diversity of architectural styles from various periods of history. These guidelines focus on the dominant plantation architectural style or theme that has come to define Pāhoa in the eyes of its residents and those in the surrounding subdivisions. The long term goals are to maintain Pāhoa's architectural heritage while allowing for new development that is compatible to our goal of preserving and enhancing the Pāhoa sense of place. To meet these goals, the guidelines propose:

- Renovation of buildings should perpetuate Pāhoa's architectural heritage.
- The design of new buildings shall incorporate a sufficient number of the design elements discussed in these guidelines to contribute to the desired architectural theme and to blend comfortably with the existing structures.
- A reasonable degree of interpretation of traditional building styles that provides for both aesthetic and functional goals.
- The exact replication of historic buildings is not encouraged or appropriate.

How to get design approval

The Pāhoa Village Design Guidelines are not intended to be prohibitively restrictive, but instead to provide architects, developers and owners with ideas that encourage creative, functional and economically advantageous design options for existing and new buildings within the PVD district.

The application and plans for any Plan Approval, Planned Unit Development (P.U.D.) under the Hawai'i County Zoning Code or a building permit for any other building or structure for which Plan Approval is not required, shall be subject to review and comment by the Pāhoa Design Review Committee (PDRC) prior to approval by the Planning Director as prescribed in Chapter 25, HCC. Applicants are encouraged to consult with the Pāhoa Design Review Committee prior to submitting any such application(s) to the Planning Department for clarification and guidance on design elements appropriate for the proposed project. In addition to the application requirements for plan approval contained in section 25-2-72 and for a P.U.D. contained in section 25-6-3 of the Zoning Code, the plans for any project submitted for review by the PDRC shall include the following:

- (1) Complete and accurate exterior elevations of all facades, drawn at a scale adequate to show clearly the appearance of all proposed buildings and structures;
- (2) Description of exterior siding, roofing and finish materials;
- (3) Exterior door and window specifications;
- (4) Description, location and renderings for any exterior signage;

- (5) A streetscape rendering of the project site and adjacent properties suitable for evaluating the immediate spatial relationships. Photographic images may be substituted where they are able to serve the same purpose;
- (6) Other descriptive information as the director or the PDRC finds necessary to determine consistency of the proposed project with the design and architectural guidelines adopted for the special district in which the project building site is located.

Existing Character

Most of Pāhoa's older commercial and residential buildings are characterized as "plantation style" and are typical of buildings commonly seen in small towns and villages throughout Hawai'i. Vernacular plantation-style building features vary, but generally share the following characteristics:

- *Building height:* usually two stories in height, or some one-story structures with false-fronts nearly as high as two-story buildings.
- *Setback:* no setback from property lines and the sidewalk.
- *Roof form:* gable, shed, or flat roof, often behind a false front.
- *Roof materials:* typically corrugated metal, sometimes tarpaper; later composition shingles were used.
- *Walls:* single-wall construction primarily of vertical tongue-and-groove board, board and batten or horizontal boards.
- *Storefront:* Small, irregular and varied.
- *Entries:* Often flush with the front wall, occasionally recessed to provide shade and shelter for pedestrians.
- *Doors:* Wood and wood-with-glass doors featuring multiple panels, raised panels, or glazing and panels.
- *Windows:* Multiple-light and wood framed, with wood sashes and mullions, double-hung windows double hung windows featuring transoms.

Character defining features of plantation-style commercial architecture:

False-front facade: Hawai'i's plantation-style commercial architecture typically featured a false front because building materials were quite expensive in relation to the labor costs. Architectural ornamentation was often limited to the building's facade and resulted in numerous variations of the false front.

Canopy: Canopies across the main façade are a character-defining feature in plantation style commercial structures. Most canopies were shed roofs covered with corrugated metal. A few of Pāhoa's canopies were hipped with shingles. Most canopies were supported by brackets underneath and/or rods above; posts were sometimes used to support canopies in turn-of-the-century structures. Historically, some of Pāhoa's two-story edifices had wood-framed balconies, which also functioned as canopies. Canopies and balconies provide the shade and weather protection important in a pedestrian-friendly

environment. Unfortunately, many canopies have been removed from Pāhoa's historic buildings due to deterioration or the requirements of modern building codes.

Cornice: Often used in plantation-style commercial architecture, cornices were sometimes ornamented with rather elaborate brackets, while others were quite simple in detail. Cornices and brackets were an easy way to decorate a building during an age when craftsmen were easy to find, but building materials were not.

Attic Vent: Louvered attic vents were a prominent, distinctive feature of plantation architecture, often appearing in a variety of geometric shapes, including round, square, rectangular, semi-circular, and rectangular with a gable-shaped peak.

Kick plate: Older plantation-style buildings often included an architectural feature known as a "kick plate." Kick plates are wood panels located beneath the windows and approximately 18" above the foundation. Many of Pāhoa's plantation-style buildings have been inappropriately remodeled with large plate-glass windows that replaced both the historic windows and kick plates.

Character defining features of plantation-style residential architecture:

Most of Pāhoa's older residential buildings are characterized as "plantation style" and are typical of older houses throughout Hawai'i. "Plantation-style" features vary, but generally share the following elements:

- **Building height:** Usually one story.
- **Foundation:** Post and pier
- **Roof form:** Gable, hipped, and gable over hip.
- **Roof materials:** Corrugated metal, wood shakes; in recent decades, many were reroofed with composition shingles.
- **Walls:** Single-wall, vertical-board construction. A prominent feature on plantation style houses is a girt, a horizontal band that wraps around a vertical board house, in essence serving as a girdle that holds the boards together.
- **Eaves:** Open, overhanging eaves with exposed rafters.
- **Doors:** Wood with glass doors or French doors with sidelights.
- **Windows:** Wood-framed, double-hung windows, sliding sash windows, casement windows or more elaborate windows, with diamond or rectangular-patterned panes.
- **Attic Vent:** Louvered attic vents in a variety of geometric shapes, including round, square, rectangular, semi-circular, and rectangular with a gable-shaped peak.
- **Lanais:** Covered with a shed or gable roof often highlighting the entrance; some ran the full width of the house. A simple or decorative balustrade added to the lanai.

Design Guideline Goals

- Pāhoa Village is primarily a high density urban core with small scale building design of historic character.
- The Pāhoa streetscape reflects a pedestrian oriented environment with automobile traffic and related amenities being accommodated as a secondary albeit necessary feature.
- Commercial activity is seamlessly integrated with residential uses.
- Commercial operations are at street level with residential or low volume commercial and office spaces on upper floors.
- Where applicable, passageways and courtyards link nearby streets and parking areas.
- Street trees, planter boxes and other appropriate landscaping is common throughout Pāhoa Village Design District further enhancing its sense of place.

General Design Recommendations

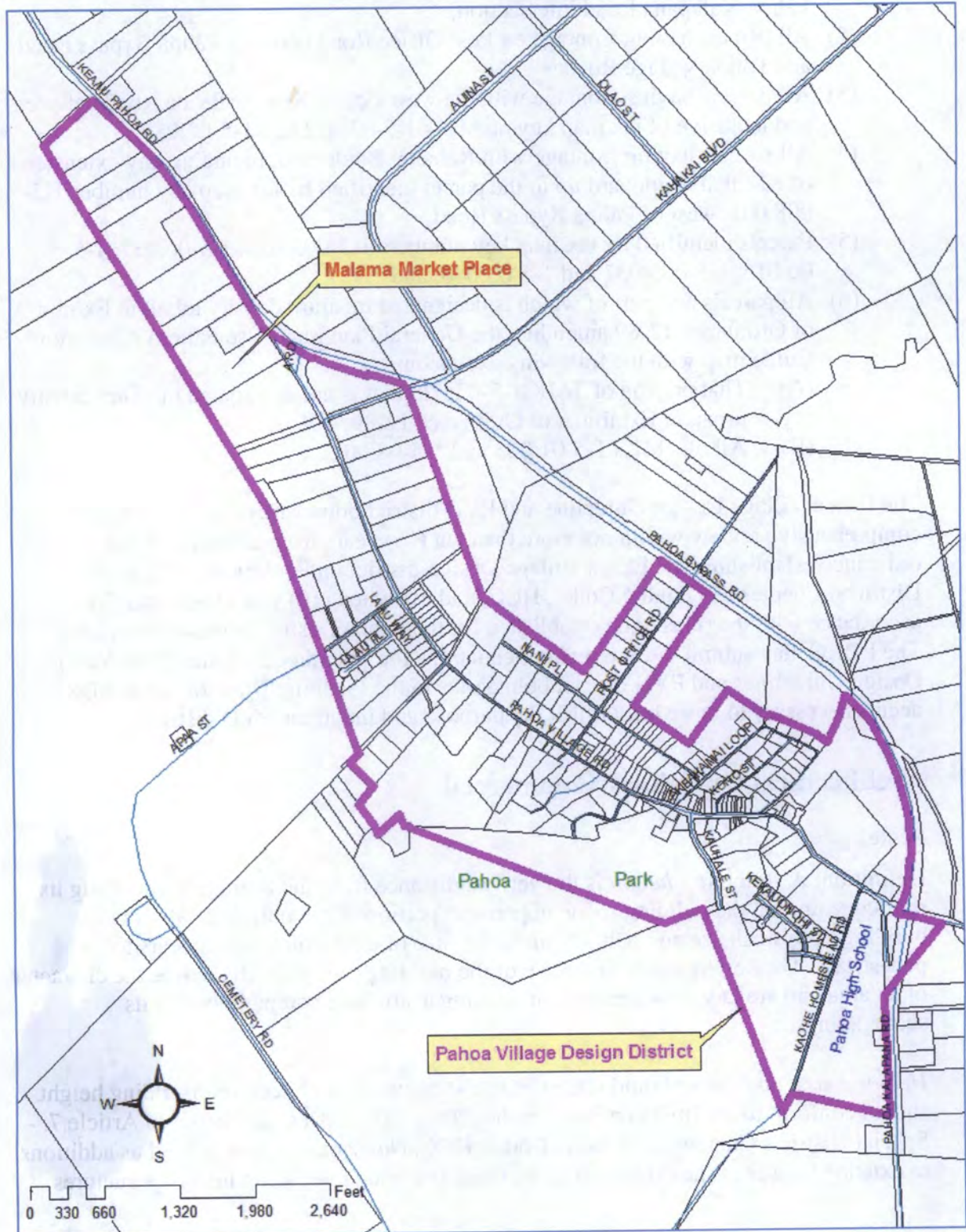
To the extent reasonably feasible the following features should be incorporated into each new construction and building renovation project within the PVD district.

Features to Enhance

- Traditional downtown small scale, being predominantly low-rise and pedestrian-friendly.
- Automobiles and associated amenities should be accommodated as secondary to overall aesthetic appeal and pedestrian oriented priorities.
- Contribute to the variety of small storefront architectural styles from various eras in Pāhoa's history. Details on historic buildings should be replicated or preserved, including traditional canopies, false-front parapets, attic vents, cornices, windows, doors, and other architectural elements.
- Pockets of landscaping and greenery, especially in the commercial blocks.
- Passageways and courtyards between buildings, which link nearby streets to parking areas.
- The mass and scale of new buildings should complement, not overwhelm, Pāhoa's traditional, small-scale architecture.
- Canopies are *highly recommended* as means to keep Pāhoa pedestrian friendly. Canopies should be replaced and/or restored on Pāhoa's historic structures.
- Landscape all parking lots that have street frontage. Plantings should be of size and caliber to screen automobiles from pedestrian sight lines upon completion. Efforts should be made to include Native Hawaiian Flora whenever possible.
- Improve and/or maintain neglected and vacant lots.
- Plant street trees where feasible.
- Improve sidewalks to adequate ADA compliant widths; build new sidewalks where necessary, especially in areas where sidewalks are not continuous.
- Utility lines should be located underground from the border of the lot line to the connection of the building.

Pāhoa Village Design District

Figure 1: Pāhoa Village Design District



The Pāhoia Village Design district is the area shown in Figure 1 and described as:

- (1) All parcels having frontage on Pāhoia Village Road from the Pāhoia Village Road and Kea‘au-Pāhoia Road intersection and the Pāhoia Village Road and Pāhoia-Kalapana Road intersection;
- (2) All parcels having frontage on Post Office Road between Pāhoia Bypass Road and Pāhoia Village Road;
- (3) All parcels having frontage with the west side of Kea‘au-Pāhoia Road between and inclusive of tax map key numbers 1-5-07:012 and 1-5-07:080;
- (4) All parcels having frontage with Kahakai Boulevard, including any extensions of Kahakai Boulevard up to the parcel identified by tax map key number 1-5-008:001, west of Pāhoia Bypass Road
- (5) Parcels identified by tax map key numbers 1-5-005:024, 1-5-06:037, 1-5-06:015, 1-5-003:037 and 1-5-03:046; and
- (6) All parcels any part of which is designated medium density urban in Exhibit A of Ordinance 12-89 amending the General Plan Land Use Pattern Allocation Guide map with the following exclusions:
 - (A) That portion of TMK 1-5-02:020 that is not designated medium density urban in Exhibit A of Ordinance 12-89;
 - (B) All of TMKs 1-5-01:003 and 1-5-08:001.

The Pāhoia Village Design Guideline and PVD district boundaries shall be subject to comprehensive review within not more than ten (10) years from adoption of the ordinance establishing the Pāhoia Village Design district under Article 7 – Special Districts, Chapter 25 (Zoning Code), HCC, and every ten (10) years thereafter, in accordance with the rules to be established for the Pāhoia Design Review Committee. The PDRC may submit interim recommendations for amendment to the Pāhoia Village Design Guidelines and PVD district boundaries to the Planning Director as the PDRC deems necessary to more fully fulfill the purpose and intent the PVD district.

Architectural Guidelines-Commercial

Scale

Definition: A structure's *height* is the vertical distance from the average grade along its roof edge around the building to the uppermost portion of the building. *Mass* is the building's physical size and bulk. *Scale* is the size of a structure as it appears to the pedestrian. The height, mass, and scale of the buildings substantially define the character of an area and are key considerations in making a structure compatible with its surroundings.

Height, mass, and scale should reflect Pāhoia's traditional architecture. Building height should conform to the limits defined for the Pāhoia Village Design District in Article 7. - Special Districts Chapter 25 (Zoning Code), HCC. New construction as well as additions to existing buildings should be similar in mass and scale to existing historic structures.

When a new building is sited adjacent to an existing building(s) or structure(s), the new building facade should be *no more than one story higher* than the adjacent building(s) or structure(s).



Building should appear similar in height to traditional existing structures

- The scale of a neighborhood takes precedence over the scale of an individual structure.
- The prevalent pedestrian scale of Pāhoa should be maintained.
- Canopies are strongly recommended to reduce a structure's vertical emphasis and encourage a pedestrian environment.
- The contextual scale of large, new buildings should be reduced by using vertical divisions and stepped roof lines or other architectural features that provide a more compatible appearance.
- Windows, doors, and other architectural details should be used to reduce the apparent mass of larger structures.
- The mass and facades of large new buildings should be divided into several, smaller "storefront" to reduce the building's apparent scale

Setback

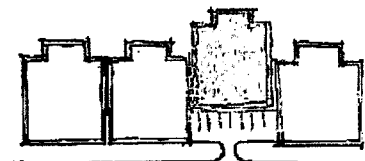
Definition: The distance between the building and a reference line, usually a sidewalk or property- line is the setback.

The lack of a setback is a character-defining feature of Pāhoa’s traditional streetscape. It creates a solid architectural edge that defines and unifies the street. Pāhoa’s architectural character is compromised when vacant lots and parking areas interrupt the continuous wall of buildings.

Setbacks



Yes

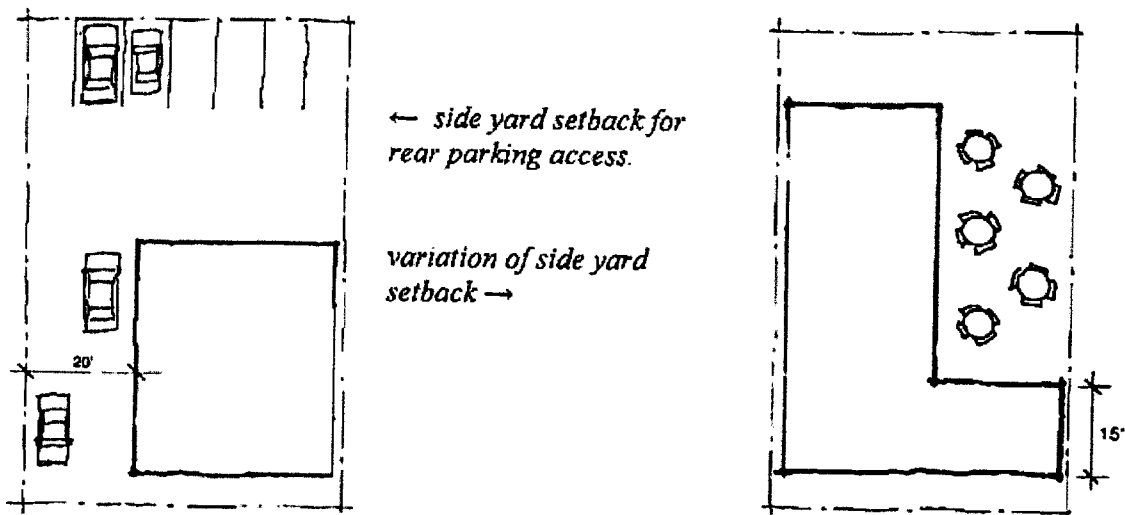


No

Except for single-family dwellings, building fronts should abut the sidewalk on any street frontage. Canopies, awnings and balconies should not be used in establishing setbacks for reference points.

Canopies, awnings, balconies, eaves, signage and other similar elements may project to within 12 inches of the roadway edge of the public sidewalk. Building frontages may be setback from the front sidewalk where the setback area is to allow for business patron oriented uses such as outdoor dining patios or pedestrian public rest areas. Buildings shall not be setback from front sidewalks to accommodate parking or other automobile related amenities.

While a streetscape with a continuous building frontage is generally preferred, buildings may be sited not more than a total of 20 feet from the side property line(s) to accommodate driveway access and egress to parking at the rear of the building, pedestrian passageways to rear parking lots or for mid-block throughways, outdoor patio dining areas, or other appropriate outdoor commercial activities by the existing commercial enterprise.



Roofs

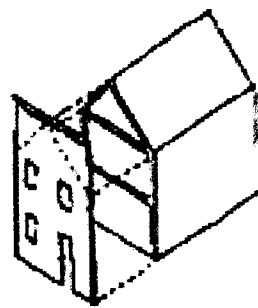
In addition to protection from the elements, a roof and its form influence a structure's architectural character. The predominant roof forms in Pāhoa's older buildings are a shed or gable roof behind a false front.

- When renovating existing buildings, the functional and decorative features of the original roof, including the shape, material, color and pattern should be preserved.
- New developments should utilize roof shapes, materials and colors that are compatible with Pāhoa's traditional architectural character.
- Avoid changing the historic configuration of a roof by adding new features such as dormers, vents or skylights that would be visible from the street or sidewalk.

- Flat or shed roofs should have a false front that is appropriately scaled for the building. Wood frame or stucco finishes should be used for textural details.
- When using formed metal for roofing panels, corrugated metal shapes (rather than standing seam metal) should be installed.
- Mechanical equipment should be shielded from view. Solar collectors, skylights, and other non-historical hardware should not be visible from the street or sidewalk.

Facades

Definition: A façade is the principle exterior face of a building, the architectural front, which is usually distinguished from other faces by elaboration of architectural details.



False front Gable



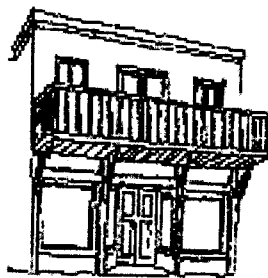
False Front
Shed

- Façade design should be compatible with the traditional architectural character of Pāhoa and other buildings in the immediate vicinity.
- New buildings with end gable roof forms and false fronts are encouraged.
- Canopies and or balconies should extend across the entire building front wherever possible and appropriate.
- Historical architectural elements such as attic/roof vents, paneled kick plates and window transoms are highly recommended for new structures.
- Recessed store fronts are encouraged.
- The bottom of glass windows should be at least 18” above the sidewalk level.
- Symmetrical storefront designs are encouraged.
- Architectural details should be incorporated to add interest to and break down the scale of monolithic walls.
- New buildings with a façade over 50 feet wide should use vertical divisions in the facades to create appearances of separate store fronts.
- Utility and mechanical structure should be located away from public view.

Canopies

Definition: a canopy is a roof structure that projects from a building to protect pedestrians, doors, windows and other openings from the elements. Canopies and Balconies are a defining characteristic in Pāhoa’s plantation-style architecture. Canopies

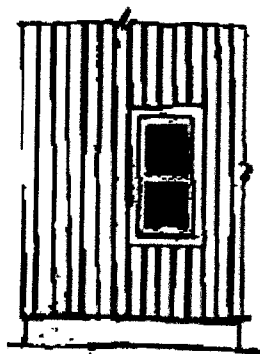
enhance the streetscape, help identify store fronts and protect pedestrians from the sun and rain.



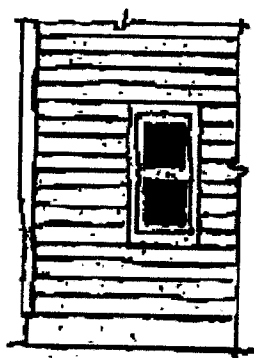
- Original canopies on historic structure should not be removed.
- Canopies and balconies are strongly encouraged along street frontage for all new developments, redevelopments and renovation projects.
- Canopy or balcony design should respect the scale of the surrounding environment.
- Canopies may be pitched or flat.
- Canopies should be supported by metal rods or chains above and wood brackets beneath. Canopies should not be supported by posts within public walkways.
- Canopies should be permanent in nature.
- A second story balcony may function as a canopy
- All balconies should have open balustrades.

Walls and Wall Finish

Wall finish materials not only serve a functional purpose, but can be also used to enhance a building's design. Traditional walls were tongue and groove boards and to a lesser extent board and batten. The following guidelines are primarily directed at street facing exterior walls and need not necessarily be applied to rear and side facing walls not visible from a street or sidewalk.



Vertical



Horizontal



Synthetic
(not recommended)

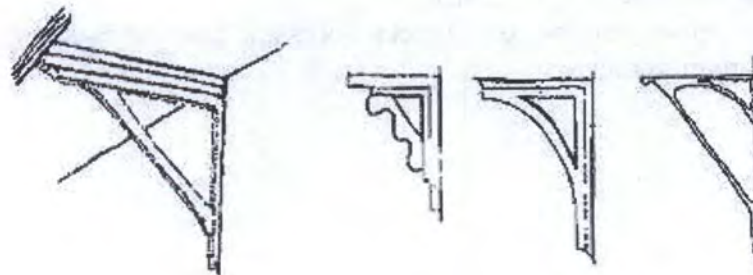
- Original wall materials should be repaired or restored in kind.
- Original historical building materials should not be covered with other finish materials, including, but not limited to: aluminum, vinyl, plastic, asphalt sheets or shingles, brick veneers or plywood unless such materials reasonably replicate the original historical look of the building.
- Wall finishes should be compatible with the existing character of the buildings in Pāhoa.
- Walls of buildings should have a consistent finish.
- Wood siding should be consistent in a horizontal or vertical direction
- Walls of exposed concrete block or plywood siding (T1-11) should not be used
- Plywood may be used on new construction only if battens are used to create board and batten look.
- Composite siding like Hardy plank and board may be used as long as it has a distinctive wood grain look.

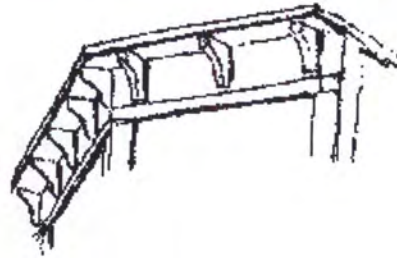
Architectural Details

The decorative details of shape, color and texture

Traditional plantation style architecture reflects an era when building materials were expensive and labor costs were low. Because of this architectural ornamentation and details were limited to the buildings main façade.

- Architectural details should be simple and not overly ornate.
- Original architectural details should be preserved on any buildings being rehabilitated.
- Ornamentation from the Plantation era should be incorporated into new construction, including vents, canopies, false fronts, cornices, brackets, transoms, kick plates, doors and windows.
- Details should be well integrated with the design and not appear as “add ons” or after thoughts.
- Design motifs should reflect meaningful symbols or forms from the surrounding environment.
- Trim and pattern relief should be used to break up the monotony on large long structures.
- New construction should not be overly cluttered with ornamentation detail.

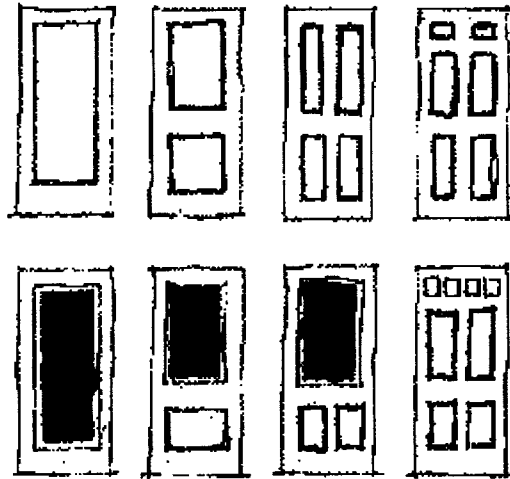




Doors

Doors are often one of the first items to be replaced when a building is modernized. Flush mounted wood doors or aluminum framed glass are typical of modernization.

- The use of wood doors and frames is preferred. Doors should have featured multiple panels or panels and glazing.
- Whenever possible maintain original door styles and hardware in its original opening wherever possible, especially on the primary façade.
- Door frames of aluminum and vinyl must simulate natural grain materials or be trimmed so as to minimize their non-traditional appearance.
- For new construction and renovation of existing buildings, doors should be compatible with the existing traditional styles.
- Glazing in storefront doors should be proportionate to store front windows.
- Glass panels should not be painted.
- Large size delivery doors, barred metal doors and aluminum doors should not be visible from the street.



Color

Exterior color is one of the most important aspects of a building. Color is also one of the simplest architectural details to change and can be an excellent method to quickly enhance a building's appearance and streetscape.

- Dark green, brownish red, white, beige, gray is typical of plantation style coloration.
- Contrasting complimentary colors should be used for accents, trims and architectural details that comprise relative minor portions of the building's façade. Side and rear walls should be painted in the same colors as the building's main façade.
- While bright and vibrant color schemes have long been a feature in Pāhoa's architectural history and continue to be acceptable, fluorescent colors should not be used on any structure.

Signs

Signs are an important element of the Pāhoa Village Design district, providing information and identifying businesses, but also adding interest and a visual variety to the streetscape. While sign diversity is encouraged, individual signs must be compatible with the overall character of Pāhoa and the adjacent structures. All signs must conform to Chapter 3 (Sign Code), HCC.

Landscape Planting

- All landscaping for buildings requiring Plan Approval shall conform to Rule 17, Planning Department Rules of Practice and Procedure.
- Landscaping should be used to enhance and compliment the architecture of adjacent buildings, but should not hide a building.
- Landscaping should be used to encourage pedestrian circulation by providing visual variety, color and shade.
- Parking lots should be screened by hedges, walls or fences from public view at ground level. Parking areas should have landscaping between parking isles to reduce the visual impact of a "sea of cars" or empty parking surface.

Walls and Fences

Walls and Fences provide enclosure, definition and privacy, but can also serve to compliment a structures architectural feature.

- Fence and wall materials should be compatible with a building's architecture and the overall character of the area.
- Walls and fences along a public right-of-way and/or front yard should have a maximum height of 3 feet. Corners and intermediate posts and pillars may be six inches taller.
- Chain link fences are not permitted along lot frontage, adjacent to public open space, or in any area readily visible to the public unless landscaping is provided to screen 100% of the chain link fence from public view from the street or sidewalk.
- Side and rear yard walls and/or fences that are readily visible to the public should utilize landscaping to screen any portion visible to the public.

Parking

- On-site parking should be located at the rear of a building in order to minimize negative visual impacts.
- Avoid parking areas at the sides of buildings that separate building facades on the adjacent lots.
- Parking areas should be screened from the street with landscaping, walls, and/or fences.
- Parking entrances should be designed to minimize interruptions in street tree patterns and the number of curb cuts.
- Rooftop parking should be screened from public view by architectural features such as false fronts.

Architectural Guidelines – Residential

Setbacks

Historically, residential buildings were set back from the sidewalk or street and featured a front yard. In addition to a main house, some lots also included second (ohana) dwellings as well as smaller secondary structures such as cottages, garages, carports and storage sheds.

Building Form, Height and Scale

New homes should respect and maintain the building mass and form of Pāhoa's traditionally small forms. Typical houses were one story and featured a simple rectangular geometric shape.

- No structure should sharply contrast with the overall scale of the neighborhood.
- The height of all new or enlarged dwellings shall be consistent with the Hawai'i County code.

Roofs

New homes should utilize roof shapes, materials and colors that are compatible with the existing traditional architecture of Pāhoa Town.

- Gable, hipped and gable-on hip roofs were traditional forms. Hawaiian hipped roofs with flared eaves are also evident in Pāhoa and are considered appropriate for new residential construction.
- Many plantation-style homes had toe tongued corrugated roofs. Traditional roof materials also include wood shakes and asphalt.
- Roof colors should be of earth tones. Reflective surfaces and shiny or bright colors should be avoided.
- Mechanical equipment, including, but not limited to, solar panels, satellite dish antennas and their supporting hardware should be installed so as not to be visible from the street or sidewalk.

Walls

Wall finishes should be compatible with the traditional character of existing buildings in the Design District.

- Builders and homeowners are encouraged to construct houses with traditional materials including vertical board, board and batten or horizontal board. Imitation wood materials such as “Hardy Plank or board” or its equivalent that substantially mimic traditional wood materials are acceptable.
- Girts, a horizontal band encircling a house at mid-wall, were a common feature and can be used as a distinctive plantation-style detail.
- To preserve the integrity of Pāhoa’s historic homes, as defined by Chapter 6E-2, HRS, original building materials should not be covered with finish materials such as aluminum, vinyl, plastic, asphalt sheets or shingles, brick veneers, plywood sheets. Imitation wood materials such as “Hardy Plank or board” or its equivalent are acceptable.

Windows

The windows in the traditional plantation style homes served a functional purpose, and have become a character-defining feature.

- The predominant window style was wood framed, double hung windows, often with multiple-lights.
- Wood framed, multiple panes, sliding sash windows were also quite common.
- Wood framed casement windows were also used.
- Homes of more upscale design had more elaborate windows with diamond or rectangular-patterned lights.
- Aluminum is not only inappropriate, but impractical in a humid tropical climate. If synthetic materials are used they must have some type of simulated wood grain pattern or be trimmed so as to minimize their non-traditional appearance.



Doors

Doors, like windows, were often a key element in the design aesthetic of plantation-style homes.

- Solid core wood doors or wood doors with simple windows are appropriate.
- True divided multiple-light French doors with or without true divided multiple-light sidelights are appropriate.
- Simple outside screen doors are appropriate.
- Simple vinyl or aluminum doors are not appropriate, however; if these materials are used they must have some type of simulated wood grain pattern or trimmed so as to minimize their non-traditional appearance.

ⁱ Urban Land Institute – Ed McMahon

ⁱⁱ Historical reference - Pāhoa Yesterday-Hiroo Sato, 2002