

106 SUCCESS STORY

Renovated Navy Historic Houses Have New Home Amidst Goats

Oahu, Hawaii



“Touring the goat farm was a final closure for our efforts to fulfill the requirements of our company’s Programmatic Agreement. The PA called for making an effort to donate the homes versus demolishing them, and I’m happy to see it worked out so well. The homes were great units with lots of character, and it would have been a shame if they were demolished. I’m extremely happy to see the work the new owners have done to restore the homes and give them new life. They will now get many more years of use at the farm and be able to continue sharing the story of these homes.”

—RICHARD MONTOYA
Project Manager
Hunt MH CM-Hawaii, LLC



THE STORY

Due to rising tensions in the lead-up to World War II, the Navy determined that a new fuel storage facility be built in Hawaii. Red Hill, a volcanic ridge east of Pearl Harbor, was eventually chosen as the location, and between 1940 and 1943, the Navy constructed a 250-million-gallon underground storage facility. To house the officers supervising the construction, the Navy also built a series of houses on Red Hill, one of several housing districts built in the area during this period to accommodate the war effort in Hawaii. The Red Hill houses were occupied long after the storage facility’s completion, though by the early 2000s the houses fell out of use as they no longer met military housing standards and were considered too remote from other housing districts in the area.

THE PROJECT

In 2004, Navy Region Hawaii proposed entering into a public-private venture agreement with Ohana Military Communities, LLC (OMC) to privatize military family housing on Oahu and Kauai. The proposed plan involved the demolition of the Red Hill housing district, along with housing districts at Maleolap, Manana, and Makalapa. The Navy determined all of the housing districts were eligible for listing in the National Register of Historic Places.

THE 106 PROCESS

The Navy, the federal agency carrying out this project, was responsible for conducting the Section 106 process under the National Historic Preservation Act. Section 106 requires that federal agencies identify historic properties and assess the effects of the projects they carry out, fund, or permit on those properties. Federal agencies also are required to consult with parties that have an interest in the historic property when adverse effects may occur.

As the Navy proposed demolition of properties eligible for the National Register, preservation partners such as the Historic Hawaii Foundation (HHF) argued for preservation-in-place of the Red Hill houses. The Navy determined the cost would be

Photos: Above, Red Hill Home post-move; one of the goats at the farm; Right, moving the house and preparing for the move (photos courtesy Historic Hawaii Foundation)

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Photos: From left, goats at the farm; the homes post-move. The homes and carports are placed in the same manner as they were in the neighborhood, still side by side as before. To preserve the structures, they were painted at the farm to match the other buildings. A few are close to completion and, as time permits, they are refinishing the interiors for eventual use. (photos by Richard Montoya); farm tour at the site (photo courtesy Historic Hawaii Foundation)

too great, and the project reached an impasse until it was suggested that the Red Hill homes could be donated and moved offsite.

A Programmatic Agreement (PA) for the entire privatization project was signed in 2006, providing for donation but allowing for demolition. The PA stipulated that the two duplexes in the Red Hill housing district that could not be moved would be surveyed by a qualified preservation professional prior to demolition and that the remaining six single-family units would be donated and moved offsite. Hunt Companies (Hawaii), Mason Architects, and Bello's Millwork were key in making this happen.

OMC put out a call for an interested party who was willing to move the homes at their own cost and keep them intact and sustainable for future use. In 2011, they chose to donate the six houses to the Bello family, whose prior historic preservation work on the island made them specifically suitable to become caretakers of these historic homes. Despite initial concerns about the structural integrity of the houses, the contractors were pleased to discover that the Red Hill homes had been well built and remained in good condition. The homes, along with their carports, were transported 20 miles to the family's new 86-acre goat farm in Wahiawa, Sweet Land Farm.

THE SUCCESS

The six houses have been renovated and are now occupied by members of the Bello family as well as staff living on the farm. In spring 2018, Sweet Land Farm and the HHF hosted a public event that highlighted Red Hill's history. Details about the history of the housing district and the preservation process were provided. Attendees could tour one of the renovated homes. While moving historic properties is not usually an ideal preservation outcome, in this case, the Section 106 process led to a creative solution that allowed the homes to be saved from demolition and serve a new purpose in their community.

ADVISORY COUNCIL ON HISTORIC PRESERVATION

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Consulting Parties:

Navy
 National Park Service
 ACHP
 Hawaii State Historic Preservation Officer
 Hawaii Military Communities, LLC
 Ohana Military Communities, LLC
 Office of Hawaiian Affairs
 Oahu Council of Hawaiian Civic Clubs
 Historic Hawaii Foundation
 National Trust for Historic Preservation

For more about Section 106 and the ACHP go to www.achp.gov



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