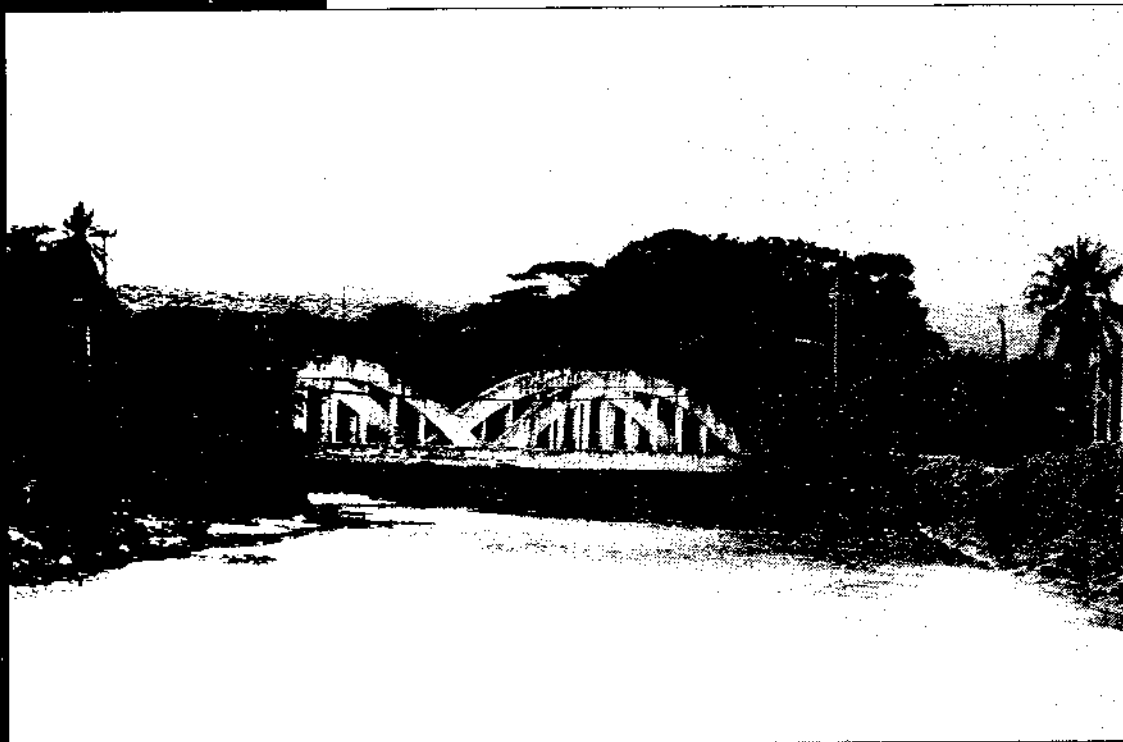


Special District Design Guidelines

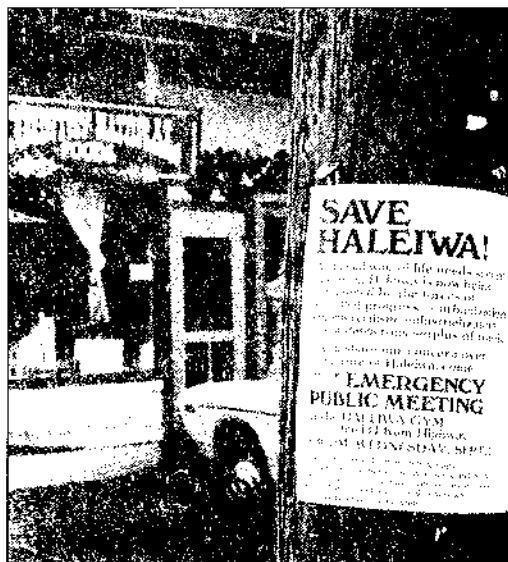


Haleiwa

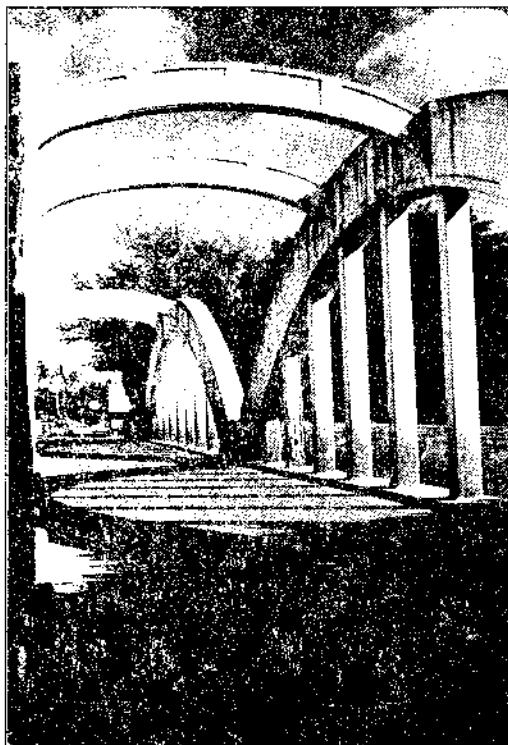
**Department of Land Utilization
City and County of Honolulu
April 1991**

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Public Concern

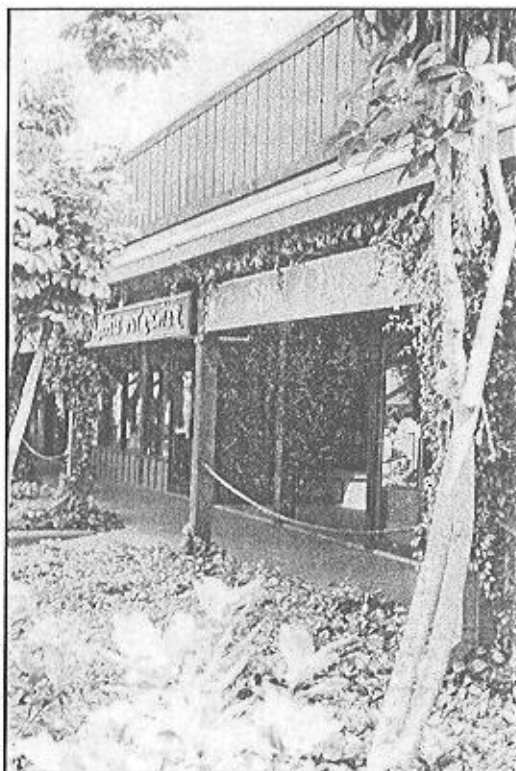


Anahulu Bridge

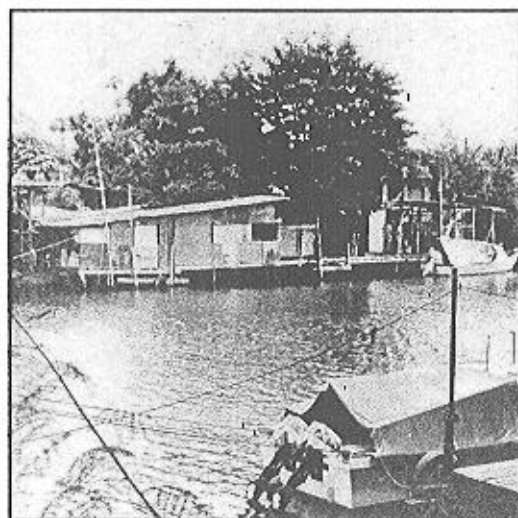
Introduction

Established in the late 1800's, Haleiwa Town retains a commercial setting typical of a rural plantation town, and is therefore an integral and important part of Hawaii's history. Haleiwa's designation as a Special District on May 1, 1984 was intended to perpetuate and enhance the rural character of the existing community, by ensuring that all new development be compatible in design.

Community efforts to maintain this character are evidenced by remodeling and new construction which retains the early period building heights and design features, as well the creation of the Haleiwa Main Street Program in September 1989.



New Haleiwa Shopping Center



Anahulu Stream



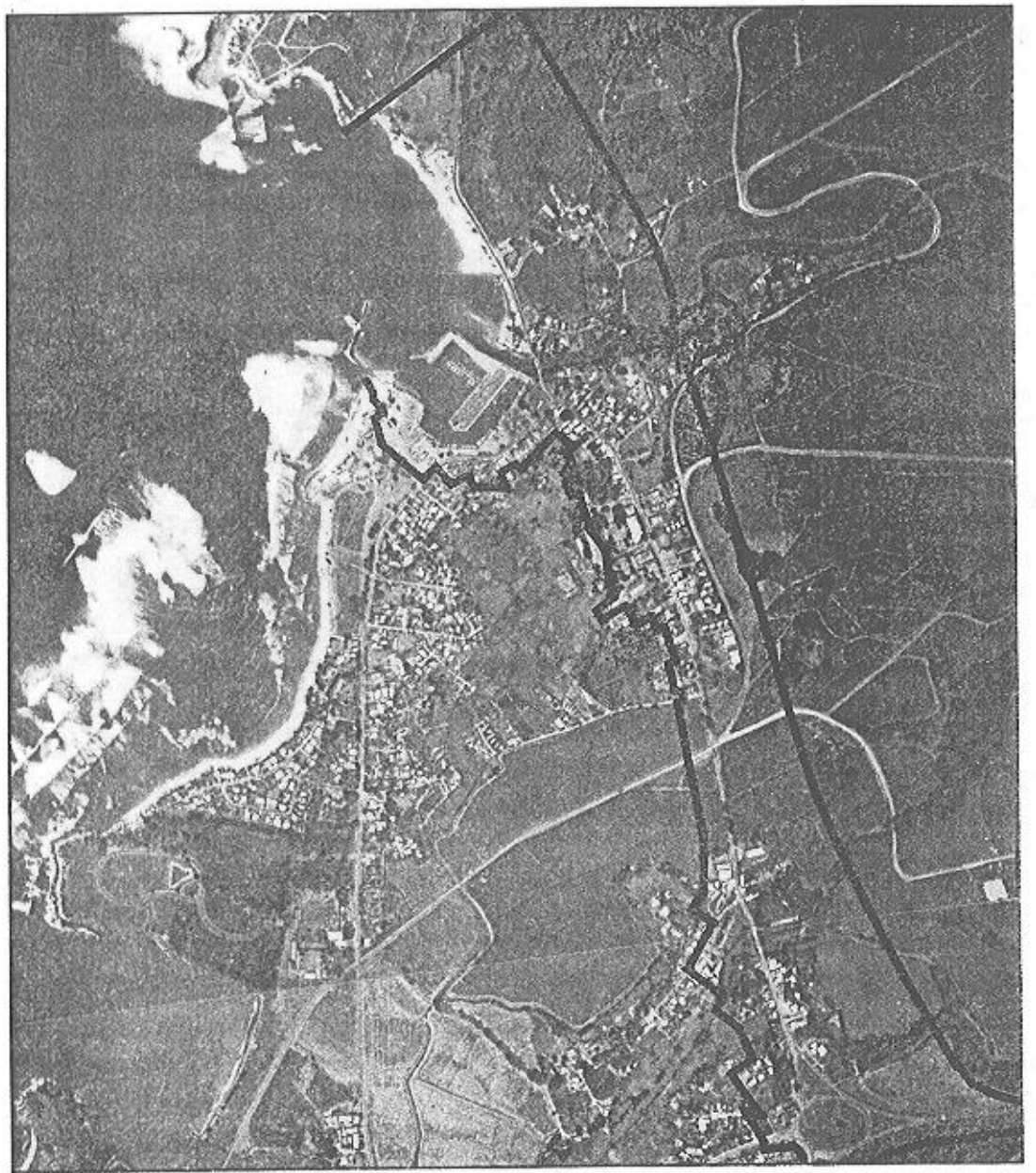
Ishimoto Store

District Objectives

In order to preserve and enhance the rural character of Haleiwa, the following objectives are stated in the City and County's zoning code, the Land Use Ordinance (LUO):

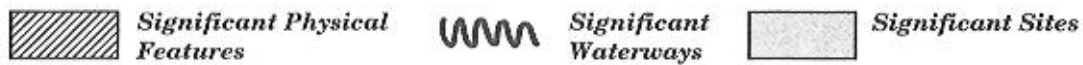
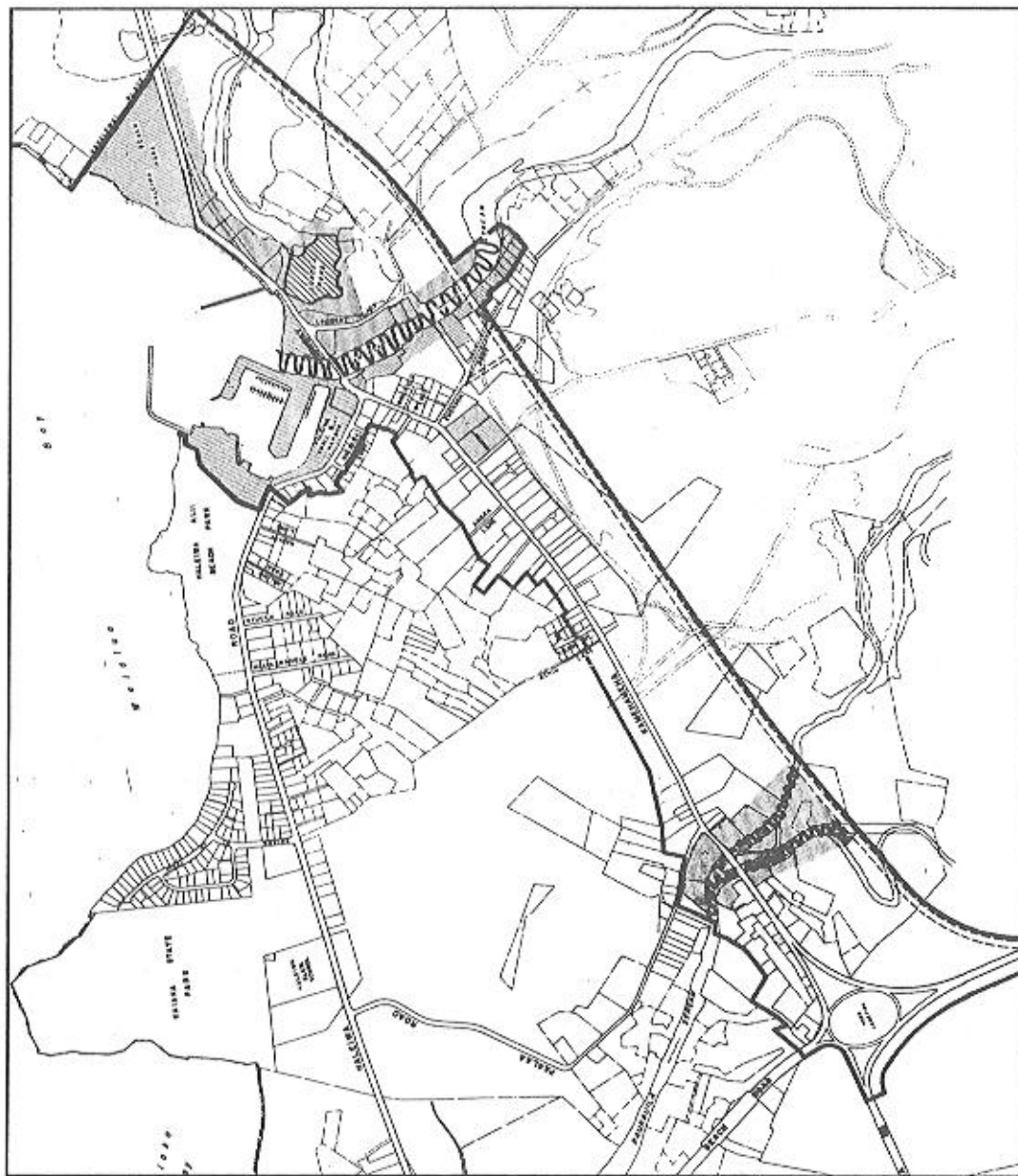
- A. Preserve and enhance Haleiwa's existing rural low-rise, human-scaled form and character, especially along Kamehameha Highway and Haleiwa Road.
- B. Preserve and restore to the extent possible buildings and sites of scenic, historic, cultural, and/or architectural significance, and encourage new development which is compatible with and complements those buildings and sites, primarily through low building heights, appropriate period design features, and subdued materials.
- C. As entry points to Haleiwa, Weed Junction and Anahulu Bridge should be given special attention through landscaping and painting embellishment, respectively.
- D. Encourage new development which will complement the significant physical features, waterways, open space, mature trees, and sites in Haleiwa.
- E. Retain a distinctive pedestrian oriented commercial area for residents and visitors.
- F. Provide for safe and pleasant pedestrian and vehicular circulation, while avoiding parking areas along the streetscape.
- G. Enhance the attractiveness and general landscaped open space character of the area.
- H. Preserve and enhance significant views in Haleiwa, especially those within the highly developed and heavily traveled areas.
- I. Provide public improvements such as roadways, street lights, street furniture, and signage compatible with the rural character of the community, rather than at conventional urban standards.

Aerial Photo



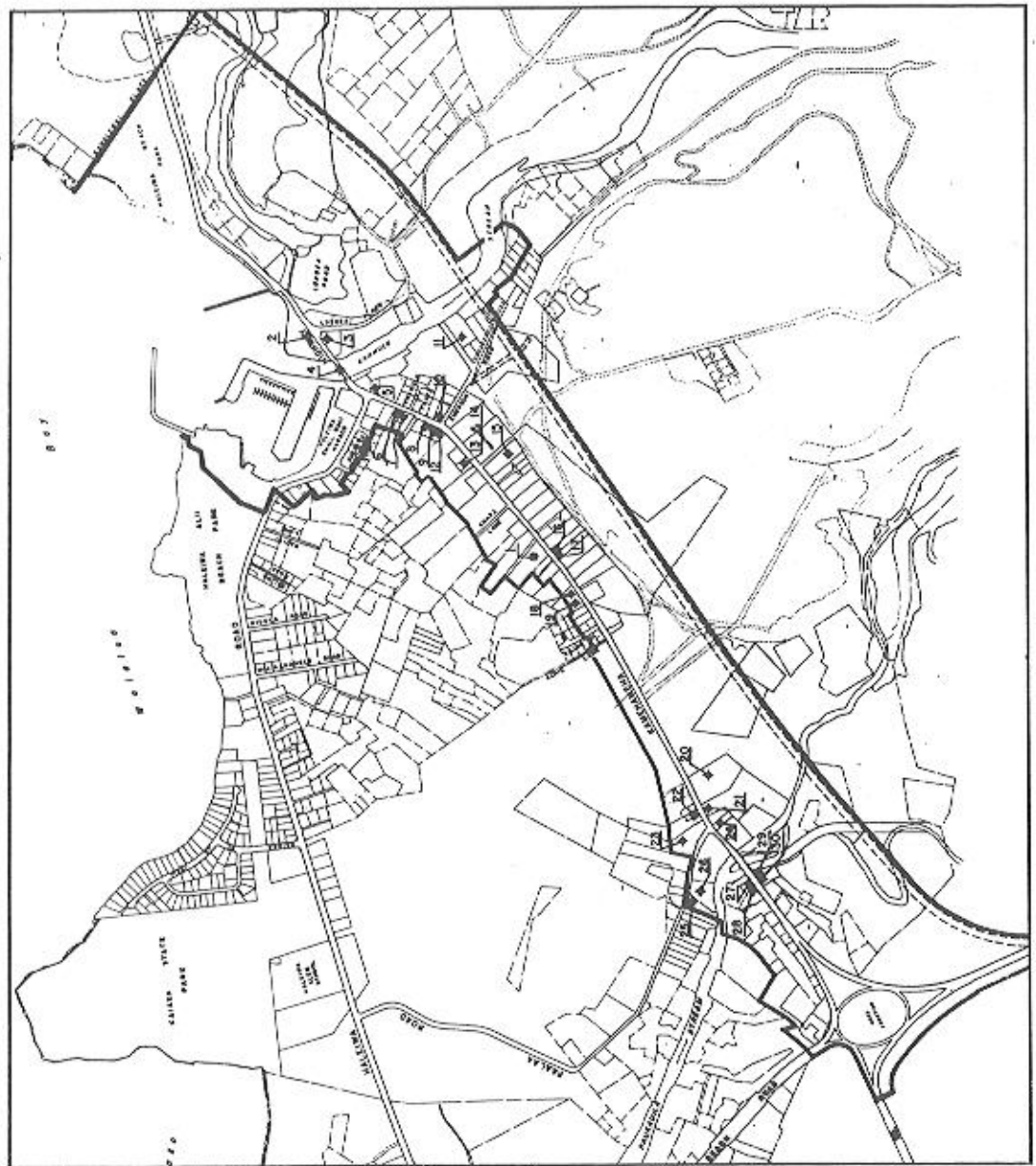
Haleiwa Special District

District Map



District Map indicating significant natural and man-made features, and Special Management Area (SMA) boundary.

Historic Structures and Significant Sites



Legend:

Structures on State Historic Register

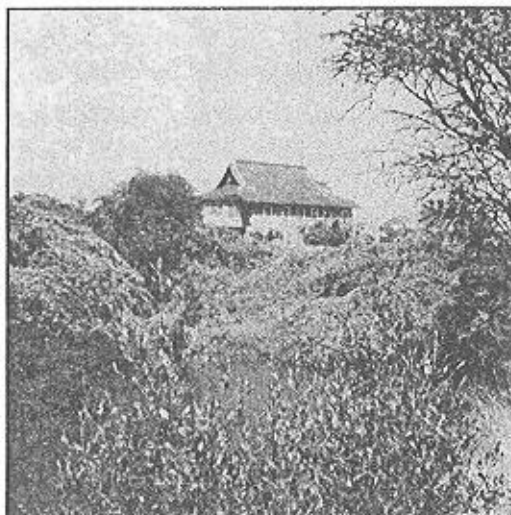
1 Waialua Court House 6-6-09: 23

Structures on Inventory for State Historic Register within Boundary

2 Surf & Sea/Gallery/Windsurf 6-2-03: 39
 3 Lantaka Store 6-2-03: 36
 4 Anahulu Bridge
 5 Fettig Art Gallery 6-2-12: 29
 6 Old Fettig Art Gallery 6-6-01: 29

| | | |
|----|---|------------|
| 7 | H. Miura Store | 6-6-01: 01 |
| 8 | Yoshida Store (North) | 6-6-04: 15 |
| 9 | Yoshida Store (South) | 6-6-04: 15 |
| 10 | High Performance Kites/ Gallery Haleiwa | 6-2-12: 34 |
| 11 | Old Adobe House (Emerson Road) | 6-2-12: 10 |
| 12 | Matsumoto Grocery | 6-6-04: 16 |
| 13 | Aoki Shave Ice | 6-6-04: 18 |
| 14 | The 'Iwa Gallery | 6-6-04: 18 |
| 15 | Old Telephone Exchange | 6-2-05: 08 |
| 16 | Surf & Sail/Kua Aina | 6-2-05: 15 |
| 17 | One Hour Photo/ Naughty Nuff | 6-2-05: 20 |
| 18 | Haleiwa Acupuncture Clinic/ Oogenesis/Boutique/ Race Hawaii | 6-6-09: 01 |
| 19 | Haleiwa Flower Shop | 6-6-09: 01 |
| 20 | Waiialua Community Center | 6-2-06: 13 |
| 21 | Kaala Art/Cafe Haleiwa/ Mazie's Beauty Salon | 6-2-06: 12 |
| 22 | Celestial Natural Foods/ Barber Shop | 6-6-17: 31 |
| 23 | Country Foreign Car Parts | 6-2-06: 18 |
| 24 | Old Hirota Store (vacant) | 6-6-17: 12 |
| 25 | Waiialua Shingon Mission | 6-6-17: 01 |
| 26 | Alamuki Bridge | |
| 27 | Raising Cane | 6-6-18: 20 |
| 28 | No Name | 6-2-07: 20 |
| 29 | Ishimoto Store | 6-2-07: 20 |
| 30 | Fujioka's Supermarket | 6-2-05: 08 |

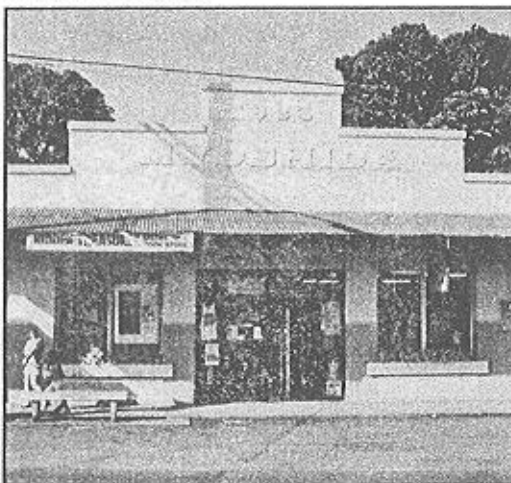
Note: Building names for reference only,
subject to change. Tax map key governs.



Waiialua Shingon Mission

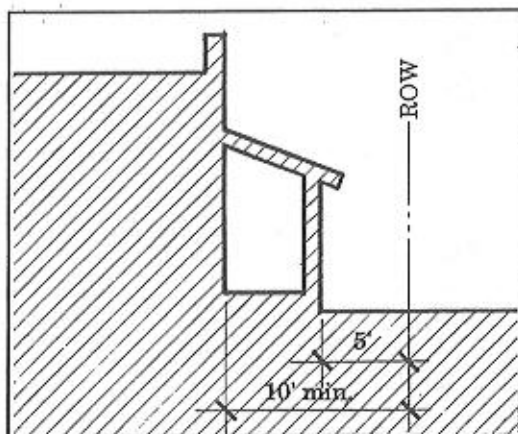


Fettig Art Gallery



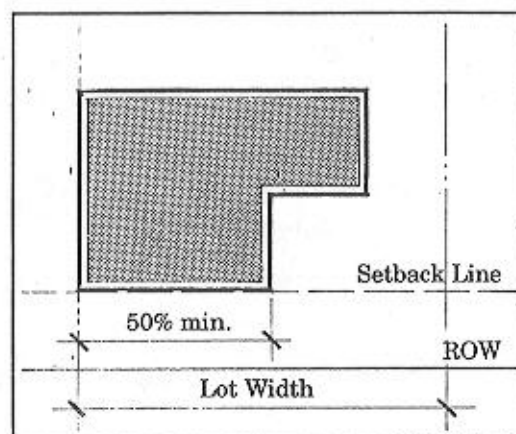
Yoshida Building

Site Planning



Front Yard Setback

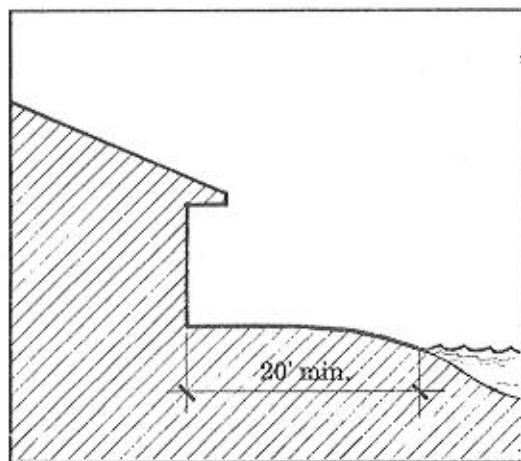
A 10-foot front yard setback is required on all lots to provide adequate planting area for street trees. An incentive for porches and canopies at the ground floor level is provided by permitting them to encroach 5 feet into the front yard setback.



Building Frontage Along Setback

In order to maintain the alignment of buildings along the street, at least 50 percent of the building frontage of new structures, except for service stations, must be located at the front yard setback line.

An exception to allow greater setback may be considered if the location of the project site is away from pedestrian traffic or no other alternative exists due to topography or vehicular access conditions.



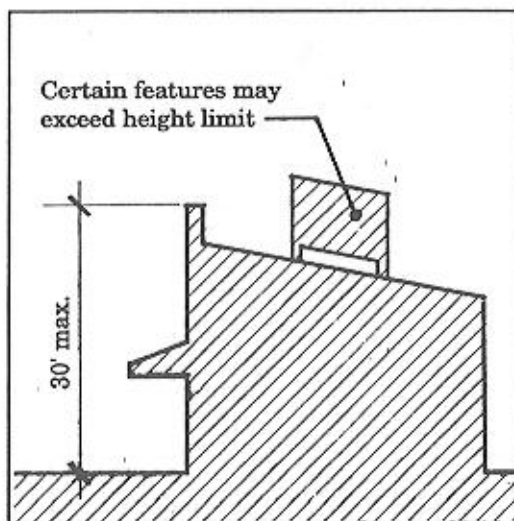
Waterfront Setback

Preservation of natural vegetation along waterways is encouraged by a minimum 20-foot setback from the water's edge.

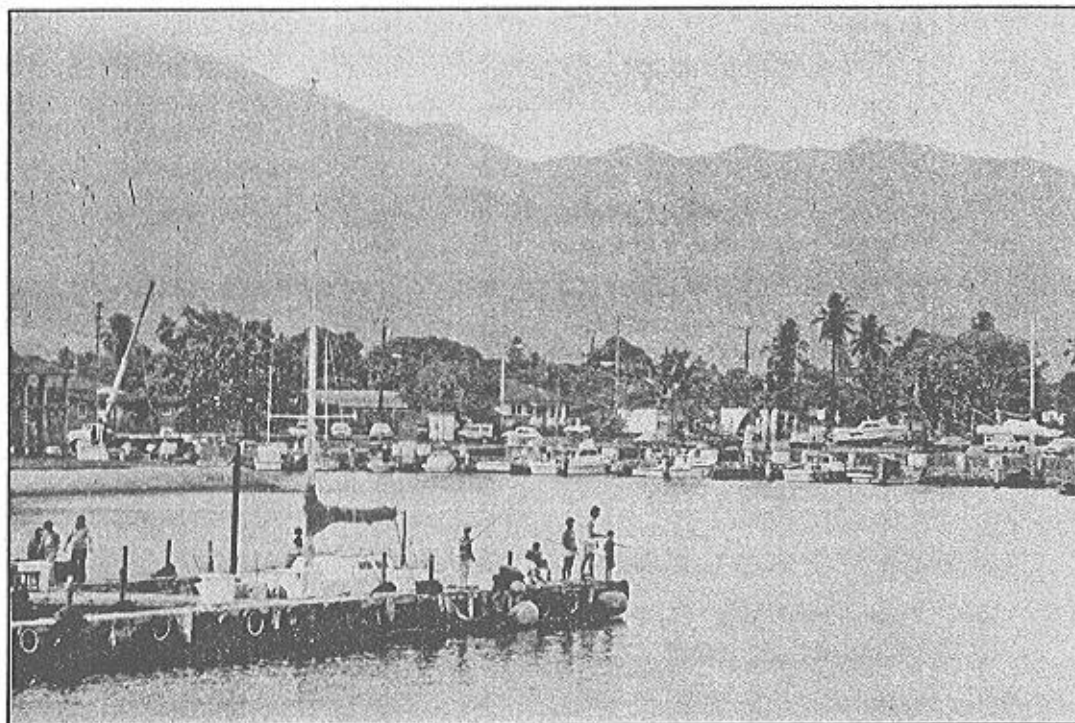
Heights

The height limit for all structures in the Commercial and Industrial zoned districts is 30 feet. In the Residential and Preservation zoned districts, the lower height limit of the respective zoning district prevails. This is intended to retain the low-rise rural character of the area and to prevent the obstruction of distant views.

Exception to these height limits for certain architectural, mechanical and utilitarian features may be considered when consistent with the objectives of the District.



*Commercial and Industrial Zoned
Height Limits*



Haleiwa Small Boat Harbor

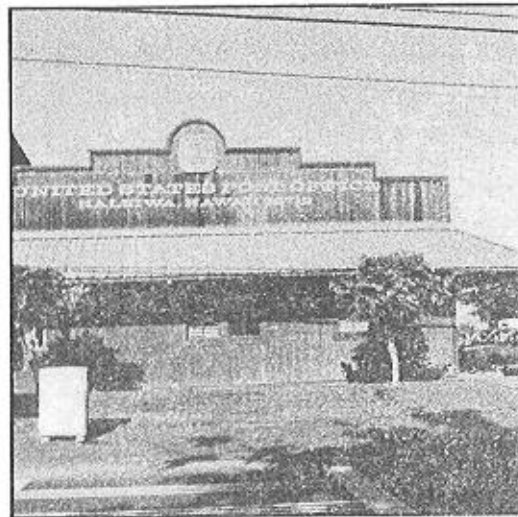
Architectural Character

The architectural treatment given to building design and individual building elements, such as canopies, doors and windows in the rehabilitation of existing buildings and the construction of new buildings should be compatible with the period architecture found in Haleiwa. Design guidelines for building scale, proportions, character, and specific building features are described in this section.

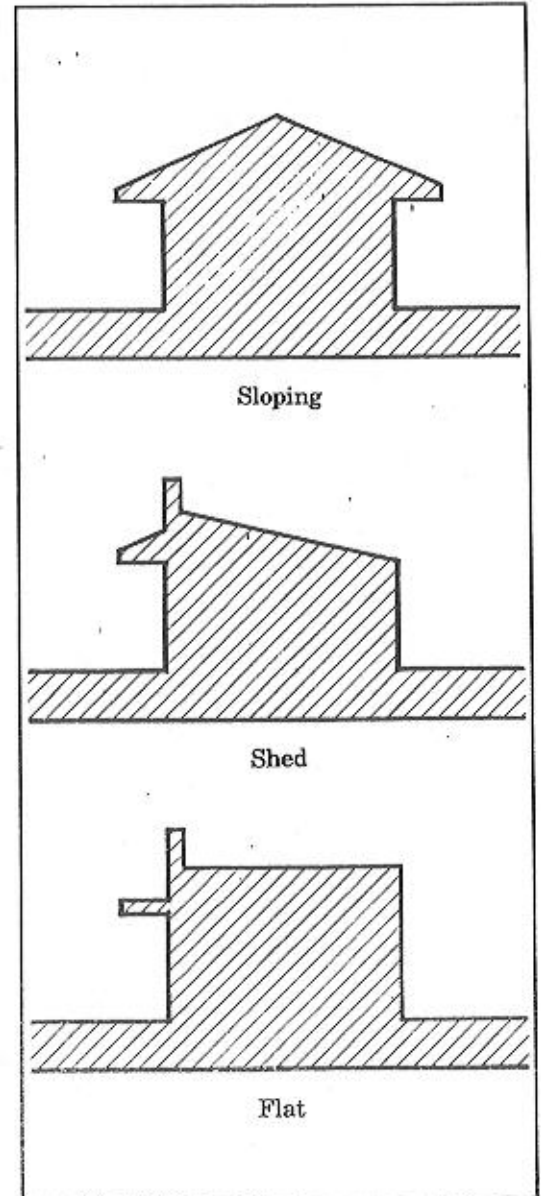
Roof Forms and Parapets

Roof forms may be either sloping, shed or flat in combination with decorative parapets and false fronts. Highly reflective roof materials are discouraged, and roof colors should be subdued earth-tones.

Flat roofs without parapets are not permitted, except when not visible from Kamehameha Highway.



U.S. Post Office

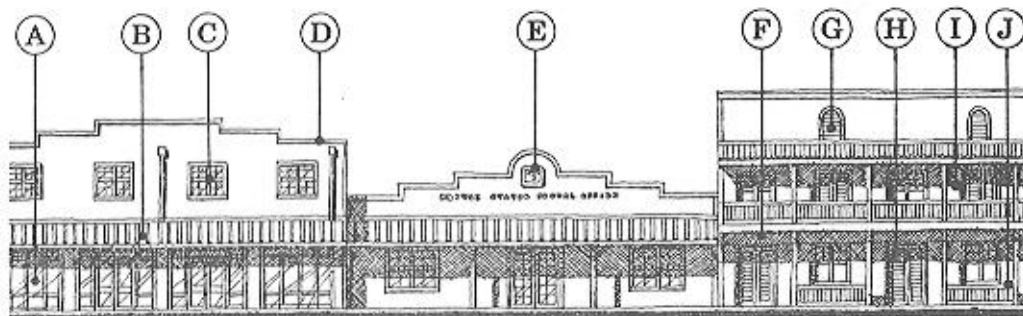


Roof Types

Facade Treatment

The design of new buildings and renovation work should utilize building elements which are typical of the early 1900 period architecture found in Haleiwa. Below are the major design elements of typical building facades.

- | | |
|---|--|
| A. Large window sections at ground level; large solid surface areas lack visual interest | E. Appropriate signs and symbols on parapet |
| B. Canopy awning; canopies should be pitched or integrated as a second-story porch | F. Roll-up shade |
| C. Smaller windows at upper floor | G. Attic vents |
| D. Cornice lines and coping to add visual interest and shadow lines | H. Ground level porch |
| | I. Upper level porch |
| | J. Wood railings |

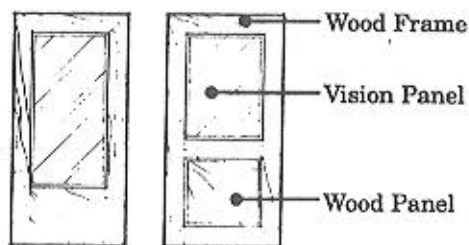


Design Elements of Typical Building Facades

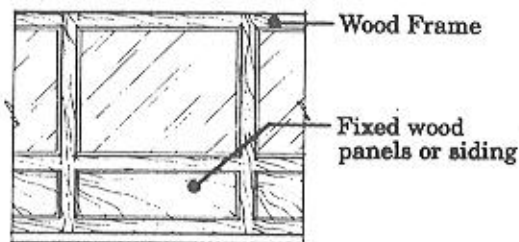
Doors and Windows

Doors and windows found on existing period buildings in Haleiwa are of varied shapes and sizes, and do not follow any particular design style. Windows and doors, however, should be rural in character with clear glazing. Tinted windows are not permitted. Wood frame doors and windows are encouraged. Aluminum doors, metal door frames and windows may be used, provided that clear, or shiny, or brightly colored finishes are not used, and their location and design are consistent with the objectives of the District.

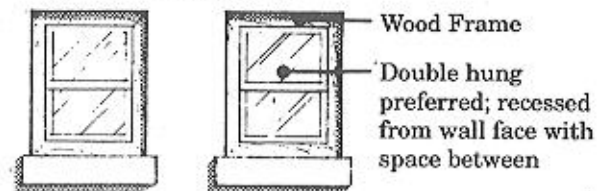
Doors



Lower Level Windows



Upper Level Windows



Note: On new buildings when there is no adverse visual impact, dark anodized or painted metal may be substituted for wood.

Attic Vents

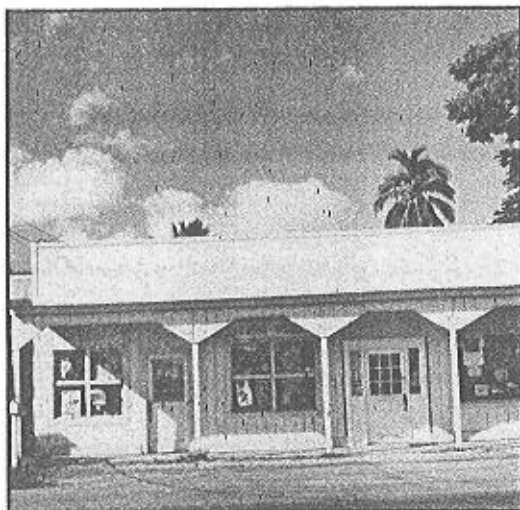
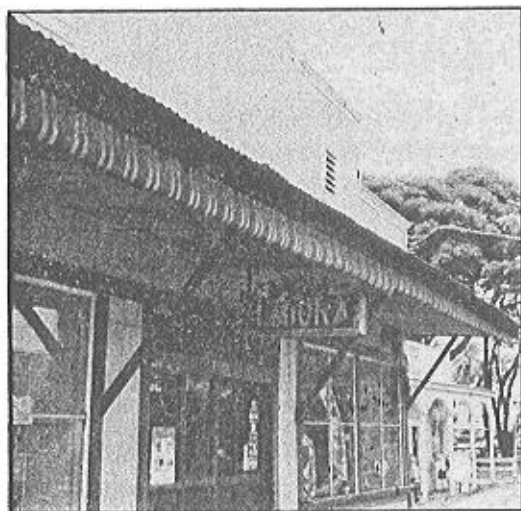
Attic vents were traditionally found on building facades, usually in conjunction with parapets. Though utilitarian in nature, they were also treated as decorative building elements. Attic vents are encouraged as an integral element of building designs.



Wood frames and louvers

Porches, Canopies and Roll-Up Shades

Porches, canopies and roll-up shades are typical of the existing commercial buildings found in Haleiwa. They provide sun control, contribute to the pedestrian scale and informal ambience of the District, and are encouraged. In addition, porches will often have tables or benches for the convenience of customers or passers-by. Traditional porches and canopies were wood framed, with wood or metal roofs. Canvas and glass canopies are generally not appropriate, and may only be permitted where their location and design do not conflict with the objectives of the District.



Materials and Colors

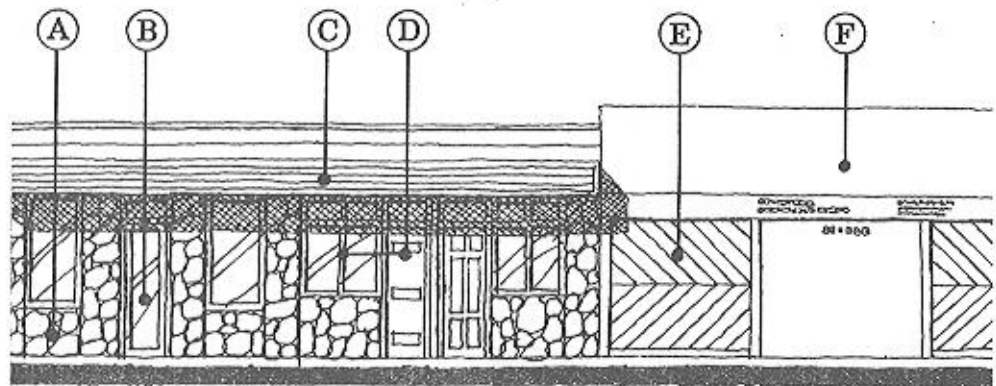
Building finishes should be of traditional materials found on period buildings, such as wood, coral, plaster, and lava rock. Wall materials should be subdued, and selected to weather and mature with time and exposure. If concrete is used, it should be finished with exposed aggregates or wood impressions.

Materials such as wood should be used in the traditional manner found in the District. Wood siding should be either vertical or horizontally layed board-and-batten or board-on-board patterns. Diagonal patterns should not be used.

Colors for all materials should be natural or earth tones in subdued ranges and combinations. Reflective or iridescent colors should not be used.

Decorative elements, such as parapet cornices, window elements, attic vents and trim may be painted in accent colors to highlight their importance.

- A. Exterior stone walls should be left natural and unpainted.
- B. Aluminum glass doors are not recommended; wood panelled glass doors are more appropriate.
- C. Large areas of bright paint colors are inappropriate; bright colors should be used for accent and decorative elements only.
- D. Light colored metal door and window frames are inappropriate; wood or dark anodized aluminum frames should be used.
- E. Do not use diagonal pattern wood siding; horizontal or vertical siding is recommended.
- F. Large areas of solid material lack visual interest, and should be avoided along street fronts.

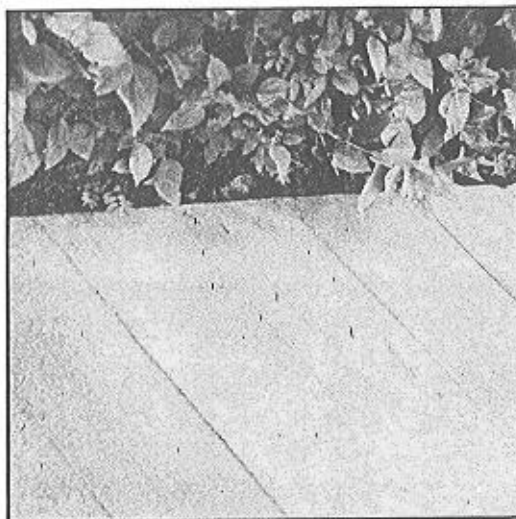


Use of Materials and Colors

Paving

Walkways and sidewalk material for commercial and large residential projects should be in keeping with the stone and wood plank walkways originally found in the District.

In particular, wood impressed concrete walkways are encouraged to simulate the visual appearance, texture and feel of the old boardwalks. This desired finish can be achieved by sandblasting wood boards to articulate the wood grain, and then pressing the treated boards to leave an imprint in the concrete before it has set. Examples of this concrete finish can be seen at the City and County bus stops and the Haleiwa McDonald's.



Wood Impressed Concrete

Railings and Fences

Decorative wood railings and fences add further refinement of detail and ambience to the District, and their continued use is encouraged. Exposed aluminum railings, especially those with clear or bright finishes, and chain-link fences are discouraged.

Front yard fences and walls exceeding 36 inches in height must be set back a minimum of 18 inches along Kamehameha Highway and Haleiwa Road, and landscaped with a vine or hedge on the street side.

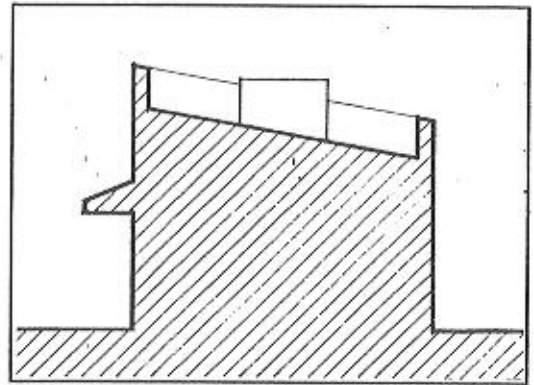


Wood Railing with Decorative Balusters

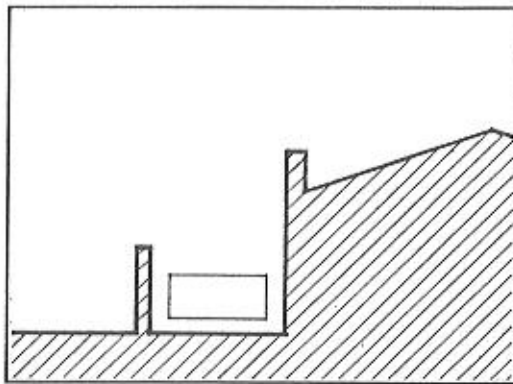
Mechanical Equipment

Mechanical and communications equipment, such as air conditioning systems and dish antennas, are not rural in character and must be screened from public views.

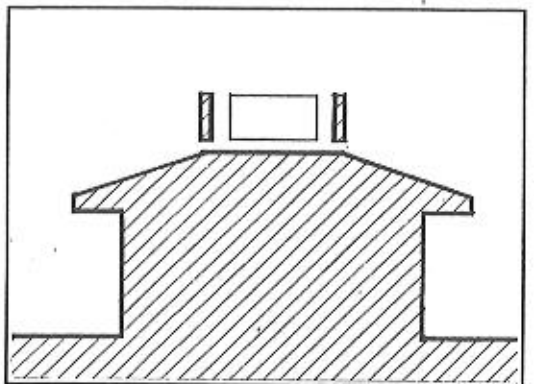
Window air conditioning units, if necessary, should be located at the rear of buildings and concealed as a decorative element, such as a planter box, or hidden underneath a canopy overhang.



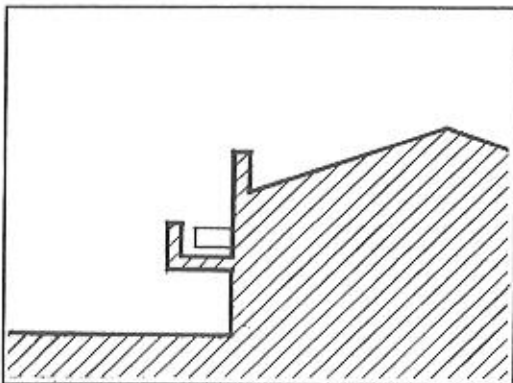
Roof Parapet



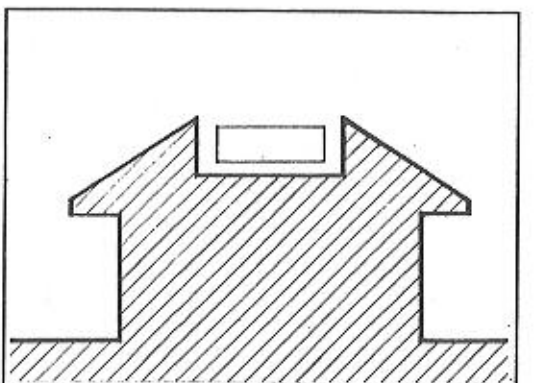
Screening at Ground Level



Mechanical Enclosure



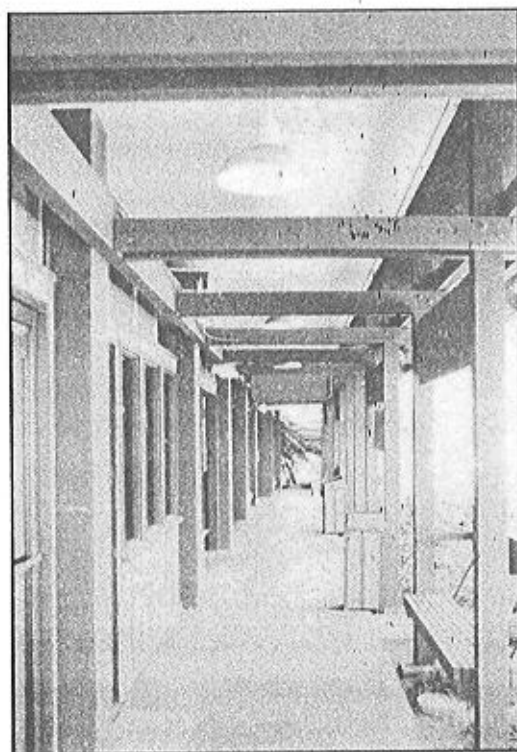
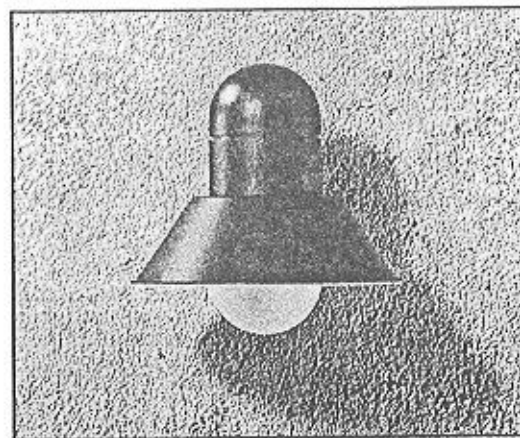
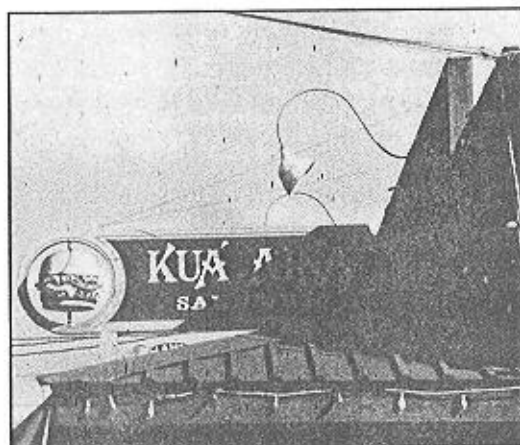
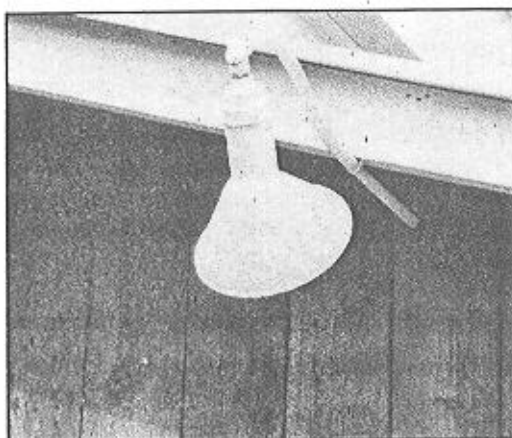
Screened Window AC Unit



Recessed Roof Top

Lighting

Lighting should be subdued so as not to detract from the building and street-scape. Lighting fixtures should be similar in style and detail to period fixtures. Incandescent light fixtures are highly encouraged. High intensity light sources, such as sodium and fluorescent lamps should not be used.

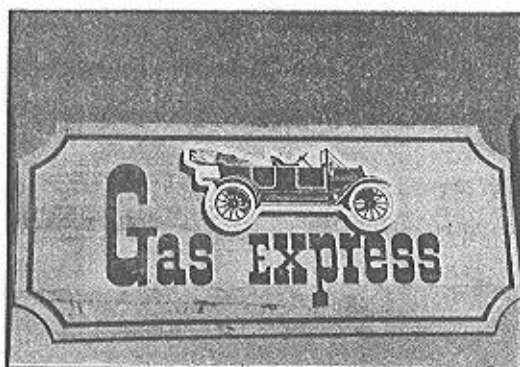
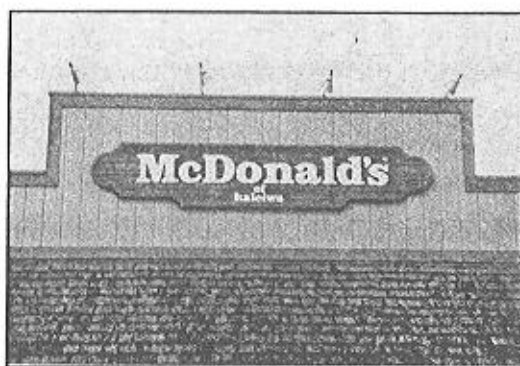
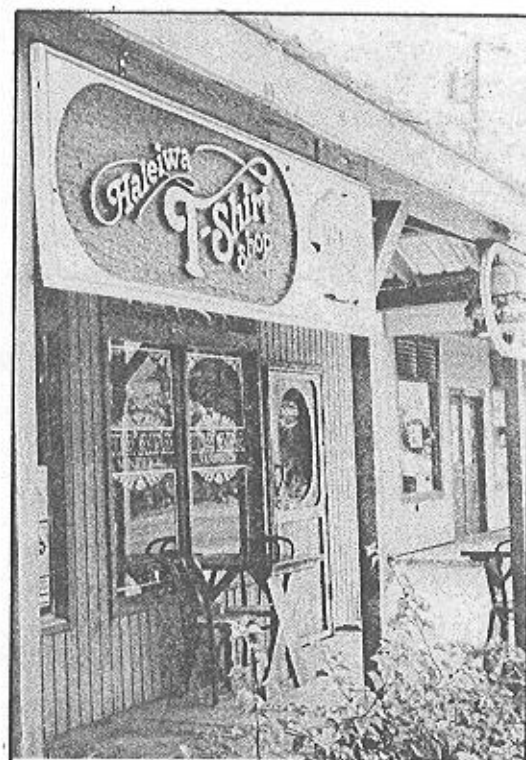


Appropriate Period-Style Light Fixtures.

Signs

Signs identify or advertise a place of business and function as attention-getting devices. They have significant visual impact on the character of the District. Signs should be designed to enhance the historic and architectural character of Haleiwa. Wood signs, cut, sandblasted, or hand painted, using serif style lettering typical of the early 1900's are most appropriate and are encouraged. Signs may be hung from canopies, mounted on building walls and attached to wood or wood covered metal posts. Pole-mounted signs may not exceed 10 feet in overall height.

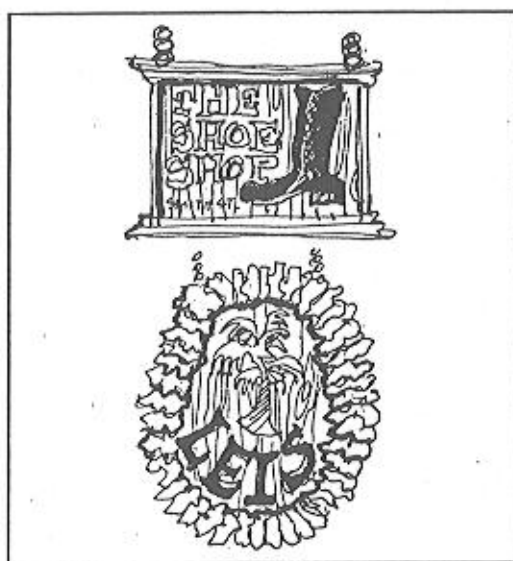
Illumination should be indirect from detached light sources, and shielded are internally illuminated, or with moving parts, luminous paints or reflective materials are not permitted.



Appropriate sign letter style and materials.

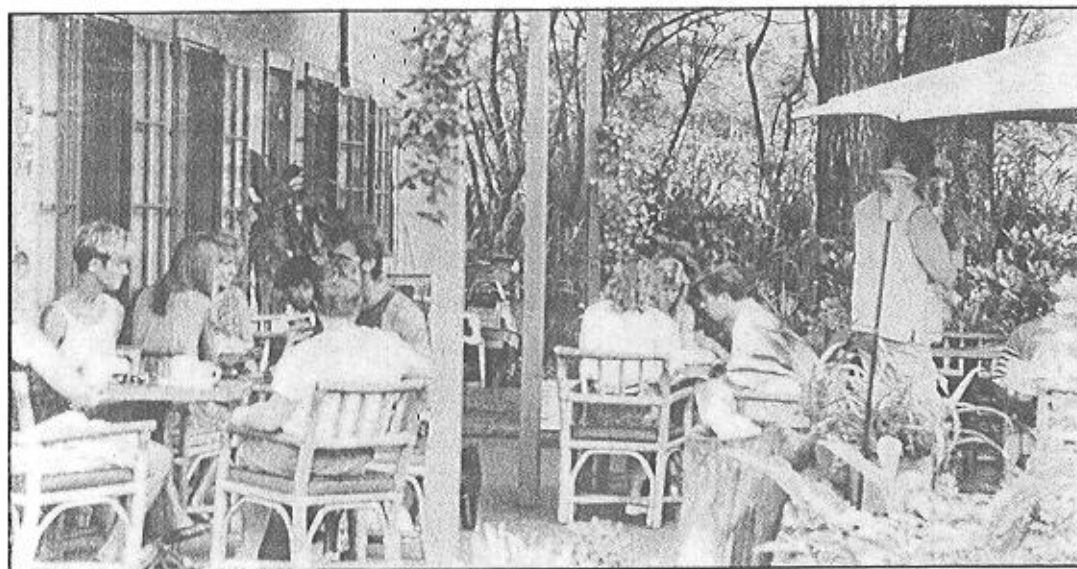
Signs:

- Wood carved or sandblasted signs with decorative edge.
- No plastic or backlit or moving lighted signs.
- Serif-style lettering.
- Appropriately scaled symbols may be used.
- Illumination shall be detached, low intensity sources.



Exterior Furniture

Exterior furniture, such as benches, tables, chairs, umbrellas and trash receptacles should be designed to enhance the rural character of the District. Plastic or furnishings with solid, smooth skin surfaces should be avoided.



Landscaping

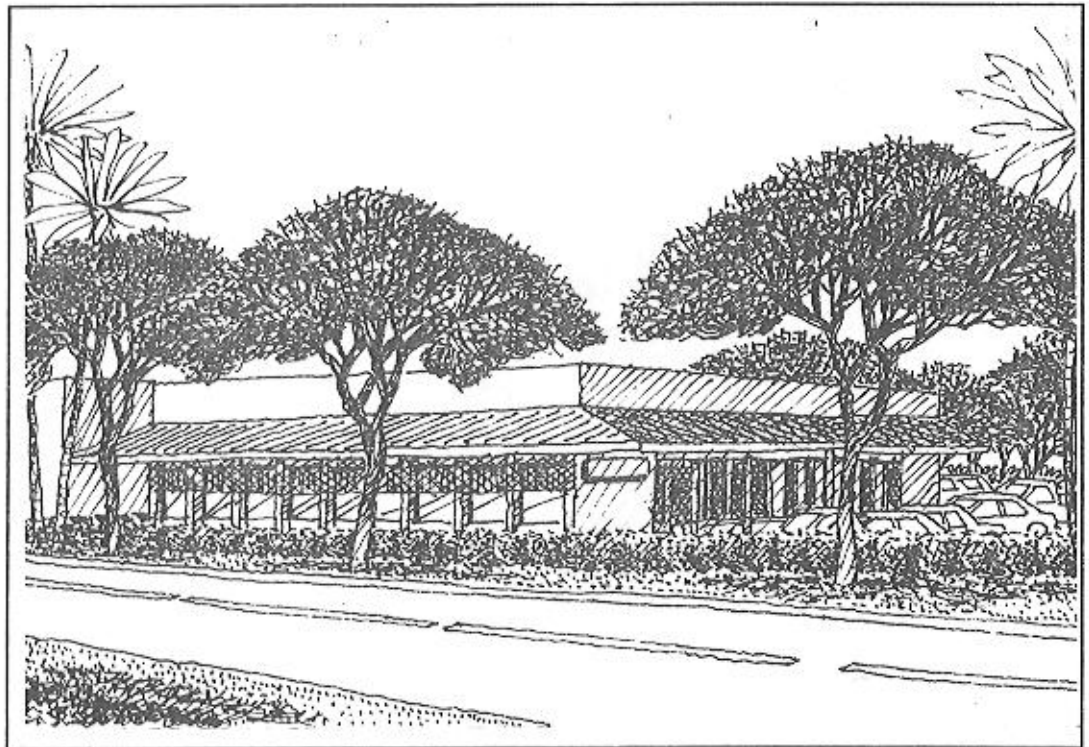
All front yard setbacks and parking areas are required to be landscaped with trees and other plant material. Generally, existing trees, six inches or greater in trunk diameter, are required to be preserved or transplanted.

Street trees are to be selected for all new development from the tree list on the following page. These trees shall be a minimum of two-inch caliper and spaced a maximum of 30 feet on center, and placed so that they frame significant views and screen incompat-

ible structures along Kamehameha Highway.

Landscape buffering should be provided for commercial uses where they abut residential uses.

Open parking areas should be screened from views from the street and adjacent properties with walls, hedges and/or earth berms, a minimum of 48" high. Lower heights may be permitted to allow driveway entrances and intersections to comply with required traffic sight distances.



Street Trees -- successful use of landscaping to screen parking lot and maintain rural street character.

Acceptable Street Trees

African Mimusops
Madagascar Olive*
Autograph*
Mahogany
Coconut*
Milo*
Diphyssa
Mock Orange**
False Olive**
Moir's Pink
Tecoma
Fern Tree
Monkeypod*
Fig Species*
Pink Tecoma
Giant Crape Myrtle
Rainbow Shower
Gold Tree
Royal Palm

Golden Rain Tree
Royal Poinciana
Golden Trumpet
Silver Buttonwood*
Haole Kou**
Silver Trumpet
Hong Kong Orchid
Tamarind
Indian Coral*
True Kamani
Jack-in-the-Box*
True Kou*
Lignum Vitae*
Wiliwili*
Loulu Palm**

* Salt tolerant

**Partially salt tolerant

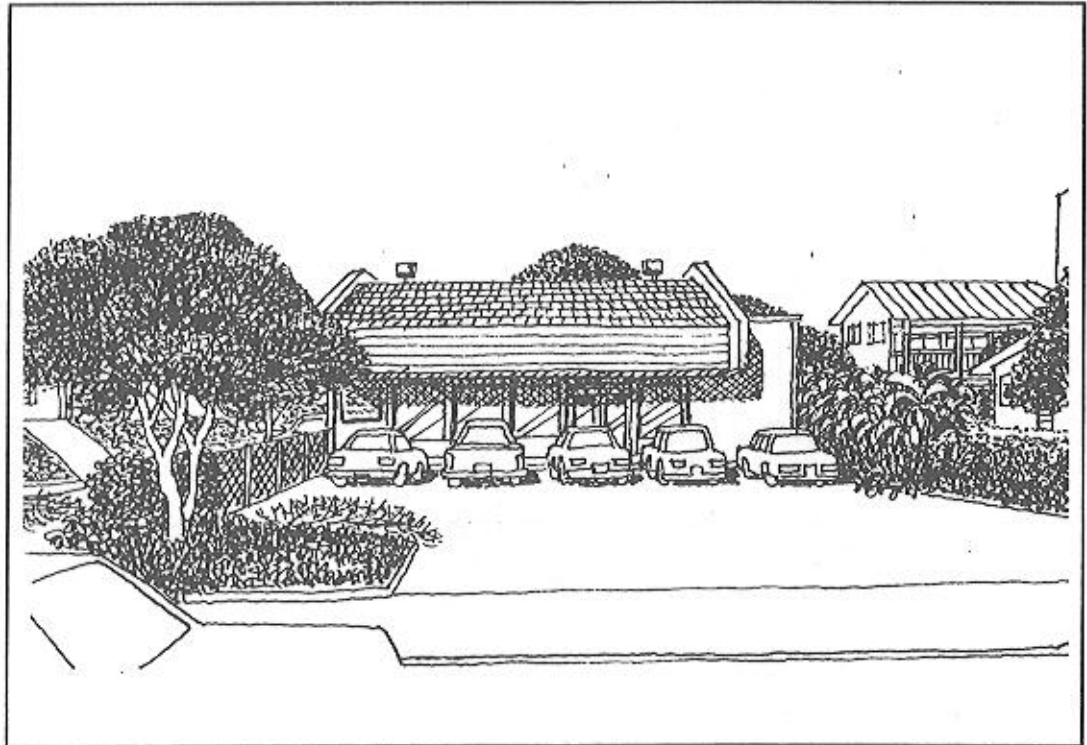


Large canopy form trees, such as the Monkey pod, are characteristic of existing trees in the District.

Parking

To enhance pedestrian oriented commercial activities and to maintain the continuity of the street, off-street parking for cars and loading areas is required to be located at the side and rear of buildings. Exceptions may be made if the location of the project site is away from pedestrian traffic or no other alternative exists due to topography or vehicular access conditions.

Open parking lots must be landscaped and buffered from public view.



Inappropriate Parking Location. Open parking lots along the street discourage pedestrian activity and interrupts the continuity of the streetscape. Off-street parking should be located at the side and rear of buildings.

Public Improvements

All public improvements within the District should conform with the intent and objectives of the District. Prior, a major constraint to maintaining many of the older buildings had been a planned right-of-way width of 60 feet for Kamehameha Highway. However, due to the proposed Haleiwa State by-pass road, Kamehameha Highway through Haleiwa was reduced from 60 feet to 50 feet. Thus, most of the older buildings are now outside the right-of-way.

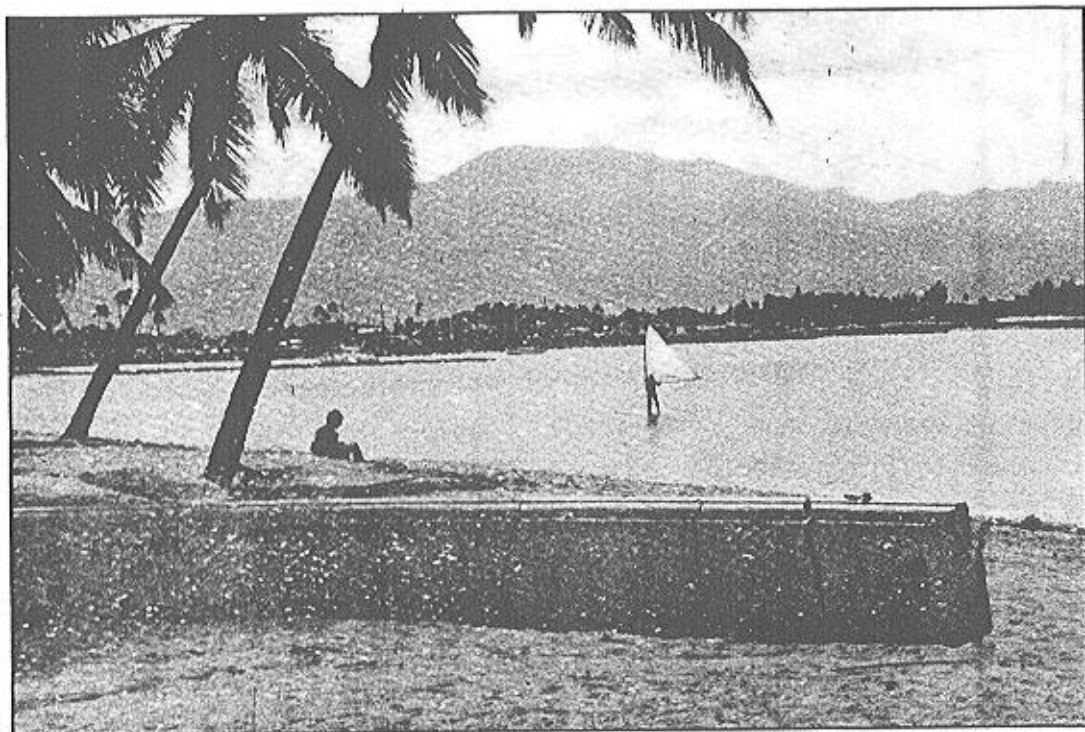
Some additional areas outside of the 50-foot right-of-way will be required for future bus stops. The Department of Transportation Services and Public Works should be consulted for specific required roadway improvements and setbacks for all projects abutting Kamehameha Highway.

Improvements, such as sidewalk paving, should match the finish, texture



and color of the wood impressed concrete pads around the City and County bus stops.

Street furniture, such as benches and rubbish receptacles, should be wood or wrought iron to enhance the character of the District. Other improvements, such as special crosswalk paving and signage, should also be considered.



Haleiwa Beach Park