

ELMER F. CRAVALHO
Mayor

PATRICK R. CONSTANTINO
Administrative Assistant



OFFICE OF THE MAYOR

COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793
TELEPHONE 335-615

March 6, 1969

Mr. William Foster, Chairman
and Members of the
Traffic Safety Council
County of Maui
Wailuku, Maui

Gentlemen:

Attached is a request from the Maui Historic Commission concerning the parking problems and needs in the Lahaina area, more specifically, on Wharf and Hotel Streets.

We would appreciate an early review and recommendation on the request.

Very truly yours,

ELMER F. CRAVALHO
MAYOR, COUNTY OF MAUI

Enc.

cc. Mr. Bob Ohata
County Attorney
Chief of Police
Mr. Harold Hall, Sr.

March 4, 1969

Honorable Elmer F. Cravalho
Mayor, County of Maui
Wailuku, Maui 96793

Dear Sir:

The Maui Historic Commission at its meeting of March 3, 1969, voted to request your administration to see if an ordinance could be enacted whereby parking on Wharf Street and Hotel Street can be made on an overnight basis on alternate sides of the streets to permit street cleaning if necessary. The action of the Commission was taken after Mr. Rudinoff, Manager of Pioneer Inn, explained the difficulty encountered by visitors in Lahaina being tagged for parking overnight on the public streets.

Very truly yours,

ROBERT O. OHATA
Planning Director

cc County Attorney
cc Chief of Police
cc Mr. Harold H. Hall, Sr.

MAUI HISTORIC COMMISSION
P.O. Box 1487
Kahului, Maui 96732
Ph. 75053 or 75054

February 26, 1969

TO: Pioneer Inn, Lahaina, Maui
FROM: MAUI HISTORIC COMMISSION

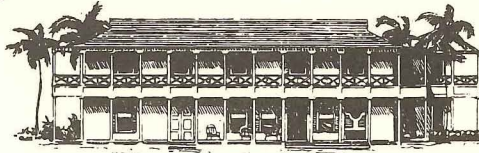
The Maui Historic Commission will meet
in the Lahaina Library Conference Room, Lahaina,
Maui on March 3, 1969
beginning at 1:30 P.M. or soon thereafter, to
consider among other things your

letter to Mayor Cravalho requesting amendment
to the County ordinance on overnight parking.

This notice is to inform you so that you may
appear at the meeting and explain your request if
you care to do so. There is no requirement for you
to attend.

HAROLD H. HALL, SR.
CHAIRMAN

PIONEER INN



Old Whalers Grog Shop

Lahaina Roadstead, Maui, Sandwich Isles

January 27, 1969

The Honorable Elmer Cravalho
Mayor of Maui County
Wailuku, Maui

Dear Mr. Cravalho:

It is now apparent that Lahaina lacks adequate parking to accommodate the huge influx of people presently patronizing the town.

The Pioneer Inn represents not only a historical landmark but a commercial business venture also. It is agonizing at best to have to inform our hotel guests that on street parking is prohibited between the hours of 2:00a.m. and 6:00a.m. daily, Section 10-13-9, County of Maui ordinance.

This ordinance must be amended to alleviate the pressing problem which the hotel and its guests are now experiencing. Over night parking need not be permitted everywhere but allowed in areas such as Hotel and Wharf streets.

It is with this in mind that I urge you to

November 6, 1968

Pioneer Inn
Lahaina, Maui
Hawaii 96761

Gentlemen:

The Maui Historic Commission at its meeting of November 4, 1968, approved your request to install asphalt shingle roofing over existing stairway with the stipulation that the asphalt shingles be the same color as the roof.

Very truly yours,

ROBERT O. OHATA
Planning Director

cc Mr. Harold Hall, Sr.
cc Zoning Inspector

MAUI HISTORIC COMMISSION
P.O. Box 1487
Kahului, Maui 96732
Ph. 75053 or 75054

October 30, 1968

TO: Pioneer Inn, lahaina, Maui
FROM: MAUI HISTORIC COMMISSION

The Maui Historic Commission will meet
in the Lahaina Library Conference Room, Lahaina,
Maui on Monday, November 4, 1968
beginning at 1:30 P.M. or soon thereafter, to
consider among other things your request
to install asphalt shingle roofing over existing
stairway.

This notice is to inform you so that you may
appear at the meeting and explain your request if
you care to do so. There is no requirement for you
to attend.

HAROLD H. HALL, SR.
CHAIRMAN

January 5, 1966

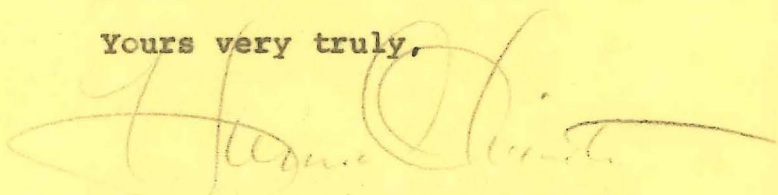
Mr. Homer Hungerford, Vice-President
Gregg Construction, Inc.
Pioneer Inn
Lahaina, Maui

Dear Mr. Hungerford:

To confirm my conversation with Mr. Gregg prior to Christmas, please be advised that the Commission has no objections to your use of the presently fenced-off area on Wharf Street for storing building materials during construction of Pioneer Inn.

Your offer to fill the excavated trenches with sand is accepted and appreciated. May we request that care be used when filling the trenches; that no heavy equipment run over the trenches. Your cooperation in this respect will be appreciated.

Yours very truly,



HUMIO OKIMOTO, Chairman

GREGG CONSTRUCTION, INC.

352 WARD AVENUE • HONOLULU, HAWAII 96813 • PHONE 513-558

December 16, 1965

Mr. Humio Okimoto, Chairman
Maui Historic Commission
251 Panaewa Place
Lahaina, Maui

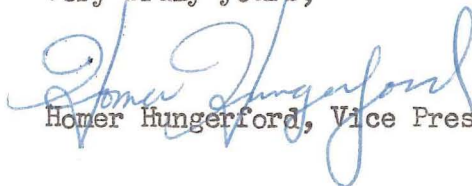
Dear Mr. Okimoto:

Due to the shortage of space for storing building materials during the construction of the Pioneer Inn, we humbly request permission to use the area on Wharf Street, along the sea wall, which presently is fenced-off to protect the archaeological excavations.

To compensate for the use of the area, should permission be granted, we will gladly donate our services to fill the archaeological excavated trenches with sand under your delegated instructions.

Your kind consideration and approval will be greatly appreciated.

Very truly yours,


Homer Hungerford, Vice President

XERO COPY XERO COPY XERO COPY

September 24, 1965

Mr. George Alan Freeland
Lahaina, Maui, Hawaii

Dear Alan:

We have received a copy of your letter of September 8, 1965 to Dr. Force and would like to clarify our position in the proposed archaeological exploration on your property. The mission of the Lahaina Restoration Foundation is research and educational activities on historical matters relating to Lahaina. We do not have any experienced archaeologist on our staff.

In the course of the preservation and restoration of the Baldwin Home, we felt it important to discover what an archaeological test dig would turn up near the Home. We asked the Bishop Museum to supervise the project. Unfortunately their archaeologists were committed to other projects. They were able, however, to give us assistance in laying out test sites and providing us with proper scientific techniques.

Under the voluntary supervision of Mrs. Elspeth Sterling, an associate archaeologist of the Bishop Museum, and with the services of employees of the general contractor on the Baldwin Home, we completed several test digs and produced a great deal of interesting artifacts. A complete report on the program has been submitted to the Bishop Museum who have concluded that the project was well performed and that the results were worth the efforts.

Noting that the foundation of the Gilman Store were exposed in the demolition on your block, Mr. Windley, while in Honolulu, asked Dr. Force if the Bishop Museum would be able to supervise further archaeological explorations. They do not have trained personnel available at this particular time. Since this program would have to be completed before construction commences, we then suggested that the same combination of Mrs. Sterling and our contract employees work in your area. Dr. Force gave this program his approval.

SEP 27 Rec'd

Mr. George Alan Freeland
Page 2

September 24, 1965

If this program is satisfactory to you, we would be happy to make exploratory digs to determine whether there is enough material of the Hawaiian as well as the whaling era present to make this project worthwhile. We would insure that proper safety precautions and insurance coverage is provided to protect you against liabilities resulting from the archaeological digging. We are sorry to have caused you distress.

Very truly yours,

Mrs. Keith B. Tester, President
Ihaina Restoration Foundation

KBT/am

cc: Mr. Robert Midkiff
Mrs. E. Sterling
Mr. H. Fingenford, Pioneer Inn. Ltd.
Mr. Roland W. Force, Director, Bishop Museum
Mr. Herbert Mark-Dept. of Land & Natural Resources
✓ Maui Historic Commission

HUMIO OKIMOTO, Chairman
HAROLD H. HALL, Sr., Vice-Chairman
JOHN LAKE, Member



VIRGINIA WIRTZ, Member
SAM MOOKINI, Member
G. ALAN FREELAND, Member
ROBERT O. OHATA, Ex-Officio

MAUI HISTORIC COMMISSION

COUNTY OF MAUI
Wailuku, Maui, Hawaii

DATE: Tuesday, September 14, 1965.

PLACE: Board of Supervisors Chamber, County Building, Wailuku, Maui.

PRESENT AT THE MEETING WERE:

Committee Members:

Mrs. Virginia Wirtz
Mr. G. Alan Freeland
Mr. Harold H. Hall, Sr.
Mr. Sam Kaai
Mr. John Lake
Mr. Humio Okimoto

Others present:

Mr. Larry Garrett,	Pioneer Inn, Ltd.
Mr. Homer Hungerford,	Pioneer Inn, Ltd.
Mr. John Nash,	Pioneer Inn, Ltd.
Mr. Peter Nottage,	Pioneer Inn, Ltd.
Mr. Masao Sone,	County Engineer

The meeting was called to order by Chairman Humio Okimoto at 4:07 pm.

REVIEW OF PLANS - PIONEER INN:

Mr. Homer Hungerford and his associates presented and discussed proposed plans for the new Pioneer Inn. A revised plot plan, dated September 13, 1965, was presented to the Commission. It was explained that the revision was necessary in order for the plan to comply with the new "Driveway Ordinance." This ordinance prohibits the establishment of off-street parking in a manner which calls for automobiles reversing onto a street. The plot plan formerly submitted had fifteen parking spaces perpendicular to Front Street. The revised plan utilizes the same area, however, the number of parking spaces is now reduced to eight due to change in layout.

Considerable discussion was held on the matter of insufficient parking spaces in accordance with Ordinance 286. According to Ray Morris' comments on the plan, 62 parking spaces were needed. Mr. Hungerford stated that if parking requirements for the entire building were to be based on hotel use it would require only sixteen spaces; however, if it were to be considered as one-half hotel and one-half business it would be a different story. He pointed out that Ordinance 320 leaves the matter of parking in the Historic District to the Commission.

Mr. Nottage informed the Commission that his group was interested in the restoration program and wished to design a building in keeping with the spirit of the program. He stated that the study of Community Planning, Inc. influenced their design to a great degree. He also pointed out that limiting their hotel to two stories was not feasible economically if a larger area is to be required for parking. The group is willing to contribute to parking, however, and has transmitted a letter to the Board of Supervisors stating their willingness to pave the area mauka of the Library which this Commission had set aside for parking purposes in its plans.

It was pointed out to the group that the Commission had no intention of allowing them sole use of the area even if they were to develop it into a parking lot. Mr. Hungerford clarified that it was not their intent to claim exclusive use of this area for hotel parking; rather to assist in the providing of a public parking area to satisfy their obligation. He stated that this proposal had been discussed with the County Chairman.

Mr. Sone, County Engineer, corroborated Mr. Hungerford's statement that this proposal had been discussed with Chairman Tam. He stated that his office will transmit a letter to the Board advising acceptance of the offer.

IT WAS MOVED BY MR. LAKE:

That the plans for the new Pioneer Inn be approved contingent upon confirmation by the Board of Supervisors that the group may pave and use the library area for parking.

THE MOTION WAS SECONDED BY MR. HALL, AND CARRIED.

REQUEST OF DOLORES MARTIN:

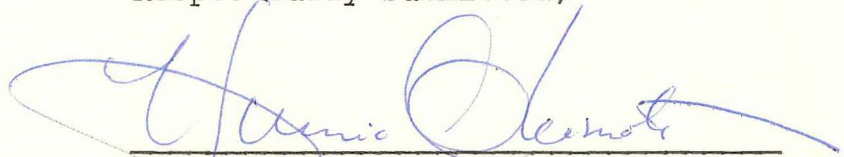
Letter from Mrs. Dolores Martin, Trustee of the Furtado Estate, dated September 9, 1965 was read. She requested the Commission's permission to engage the services of Mr. Ray Morris as architect to assist her in developing one of her buildings in Historic District #1.

The Commission was pleased to hear of Mrs. Martin's desire and voted to inform her that there were no objections.

ADJOURNMENT:

As there was no further business, the meeting was adjourned at 5:00 pm.

Respectfully submitted,



HUMIO OKIMOTO, Chairman

September 8, 1965

Mr. Roland W. Force, Director
Bernice P. Bishop Museum
Honolulu, Hawaii 96819

Dear Mr. Force:

In reply to your letter of September 3, 1965 with reference to the archaeological exploration of my property, now under lease to Pioneer Inn, Ltd., I am of the opinion that this entire plan of exploration can be resolved right here in Lahaina. Since this subject, no doubt, originated with the "powers-that-be" of the Lahaina Restoration Foundation, there is no reason why you should be used as a "go-between" to accomplish the purpose of this exploration. It seems to me, it would be so simple to have someone from the Foundation call me and in conference, discuss their desires and ultimately get the job done. Here it is, two weeks have transpired since your first letter of request for permission, dated August 23, 1965, and probably may require another week or two before the actual work begin. To me, this letter writing is time-consuming, unnecessary and cause delays.

It is also my opinion that the public relationship of the Foundation is lacking, in this instance, when I am certain that this whole matter can be worked out right here, on the site itself, and with all concerned. Despite of it, I want you to know that I am in accord with purpose of the archaeological survey, to the extent that I have just concluded discussing the matter with Mr. Homer Hungerford, lessee of the property, and we obingly consent to the anticipated excavations and time schedule to complete the project as outlined in your letter of September 3, 1965. However, because of the exposure of any risk, this consent is with reservation, that we, the Lessor, Lessees and owner of the subject property, shall not be held responsible for any damages or liabilities which may occur in the actual work of excavations and exploration.

Very truly yours,


George Alan Freedland

cc: ✓ Maui Historic Commission
Lahaina Restoration Foundation
Dept. of Land & Natural Resources - Attn. Mr. Jim Ferry, Director
Attn. Mr. H. Mark, Div. of Stat Parks
Mrs. E. Sterling
Pioneer Inn, Ltd. - Attn. Mr. Homer Hungerford

SEP 9 RECD

PIONEER INN



Old Whalers Grog Shop

Lahaina, Maui, Sandwich Islands

September 7, 1965

Mayor Eddie Tan, Chairman
Board of Supervisors
County of Maui
Wailuku, Maui

Dear Sirs:

It is my understanding that the Maui County Historical Commission has approved the area makai of the Lahaina Library for a parking lot.

Pioneer Inn Ltd. is willing to pay all expenses of paying this area immediately which will park approximately twenty (20) automobiles and be a help in relieving the congestion that now exist in Lahaina. If this meets your approval, please inform me by return mail and we will start construction of the lot immediately.

Best regards,


Homer Hungerford

SEP 8 REC'D

Breakfast, Lunch, Dinner, Grog and Rooms.
A Haven for Whalers and World Travelers Since 1901.

BERNICE P. BISHOP MUSEUM



Honolulu, Hawaii 96819 · Telephone 855-951

September 3, 1965

Mr. George Alan Freeland
Lahaina
Maui, Hawaii

Dear Mr. Freeland:

Reference is made to your letter of August 26, 1965.

The archaeological explorations can begin immediately, subject to the approval of all parties concerned. Three weeks should be ample time to complete the project.

We fully expect activities to be coordinated with the construction schedule of Pioneer Inn, Ltd., realizing that contractors cannot be delayed without great inconvenience and expense. If possible, it would be most helpful to have access to the plans which detail the foundations and the ground preparation. This would assure that those areas of the hotel site which are to be destroyed first by the new construction can be examined first, and that placement of our trenches will not interfere with those planned by the contractors. It might be noted that our excavations are not likely to exceed three feet in depth, and should not complicate or interfere with trenches or excavations made in connection with the foundations. Consultation with the architect or contractor might be helpful in this respect.

With respect to the clearing of the site by machinery, we can only hope that the subsurface features have not been disturbed. In the event that any appreciable amount of soil has already been removed, the scope of the project will be reduced accordingly.

We cannot provide the guarantee in respect to liability which you mentioned as the individuals who will be engaged in the actual work of excavation are not Museum employees, but volunteers or employees of the Lahaina Restoration Foundation. We are certain, however, that all safety precautions will be observed and that the work is essentially not particularly hazardous.

Your cooperation is greatly appreciated.

Sincerely yours,

RWF:CS

Roland W. Force
Director

cc Maui Historic Commission
Lahaina Restoration Foundation
Dept. of Land & Natural Resources, Div. of State Parks, Attn: Mr. H. Mark
Mrs. E. Sterling
Pioneer Inn, Ltd., Attn: Mr. Homer Hungerford

SEP 7 REC'D

August 23, 1965

Mr. Alan Freeland
Lahaina, Maui, Hawaii

Dear Mr. Freeland:

I have recently been advised of the removal of the old theater and the adjoining building from your property in Lahaina, and of the plans to erect a new structure on the site. While the property is clear and before it is bulldozed or ravaged by any machinery, the Bishop Museum would like permission to conduct archaeological explorations on the site.

As you probably know, this piece of land was the center of ancient Hawaiian activities in Lahaina for a long period of time, and has been the property of various ali'i of Maui and Hawaii. In the 1800's of course, it was the center of whaling and missionary activities.

With these thoughts in mind, the Museum hopes to be able to find evidence of both the ancient Hawaiian occupation and of the early historical structures known to have been in the vicinity.

We would therefore appreciate your granting permission for the Bishop Museum to conduct archaeological investigations on your property. Such investigations would involve the excavation of several trenches, perhaps three feet by six feet in extent, in locations suggested by visual inspection of the area and by historical data. The work will be done under the supervision of Mrs. Elspeth Sterling, Bishop Museum Field Associate in Anthropology, who has had archaeological training and experience under Dr. Kenneth P. Emory, and is qualified to make such limited investigations. Because of the interest of the various restoration groups, it is hoped that representatives of the Division of State Parks, the Maui County Historic Commission and the Lahaina Restoration Foundation will assist in the project. In the event that significant archaeological features are discovered in the course of the investigations, Mrs. Sterling will notify you and the Bishop Museum immediately and request the assistance of the Museum staff.

It is understood that while all objects, artifacts and non-artifactual remains of human occupation are the property of the owner of the land from which they are recovered, they will be removed to the Bishop Museum for study and preservation pending completion of a report upon their significance. Final disposition of the material collected can be discussed at that time.

Sincerely yours,

Roland W. Force
Director

cc: Maui Historic Commission
Lahaina Restoration Foundation
Dept. of Land & Natural Resources, Div. of State Parks, Attn: Mr. H. Mark
Mrs. E. Sterling

AUG 25 RECD

August 9, 1965

Mr. John F. Nash, Treasurer
Pioneer Inn, Ltd.
Lahaina, Maui

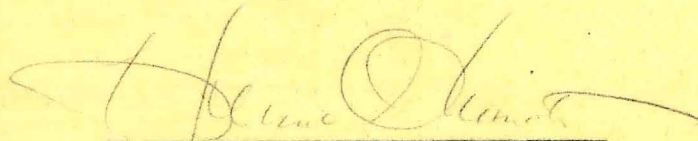
Dear Mr. Nash:

Your letter of August 5, 1965 has
been received.

A check of our files reveals no
letter giving tentative approval to the
preliminary plans for the Pioneer Inn
addition.

In its stead, I am sending you a
copy of the Minutes of our April 30 special
meeting when this matter was considered. I
trust this meets with your satisfaction.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Humio Okimoto", written in dark ink. The signature is fluid and somewhat stylized, with a long horizontal flourish extending to the right.

HUMIO OKIMOTO, Chairman

encl.

MAUI HISTORIC COMMISSION
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII

SPECIAL MEETING

DATE: Friday, April 30, 1965

TIME: 2:00 pm.

PLACE: Board of Supervisors Chamber, County Building, Wailuku, Maui.

PRESENT AT THE MEETING WERE:

Committee members;

Mrs. Virginia Wirtz
Mr. G. Alan Freeland
Mr. Harold H. Hall, Sr.
Mr. Sam Kaai
Mr. John Lake
Mr. Robert O. Ohata
Mr. Bumio Okimoto

Others present:

Mrs. Homer Hungerford, Pioneer Hotel.
Mr. Homer Hungerford, Pioneer Hotel.
Mr. Hideo Kobayashi, Architects and Planners Group.
Mrs. Dave Ruddy, Kanaka Pete Corporation.
Mr. Ray Morris, Architect-Researcher for the Commission.

KANAKA PETE:

Mrs. Dave Ruddy presented an architect's rendering of the proposed Kanaka Pete's establishment. She explained that they wanted to cooperate with the Historic Commission in whatever way possible and had not been aware that drawings were never submitted to the Commission for approval. Their former contractor had assured them that he had transmitted the plans and had the approval of the Commission therefore had taken his word for it. She explained that the front of the building will be board and batten with two alcoves in which anchors and other marine artifacts will be displayed. A shallow overhang will be constructed

to "break" the height of the front wall. It is to be painted with a light whitewash which will turn a brownish grey and look old. Later on it is their intent to remodel the second story at which time the facade will be remodeled as the Commission wishes. A letter expressing this intent will be written to the Commission by Mr. Rutty.

Mr. Morris presented his proposal and commented that the facade, as presently constructed, could be easily converted to his design in the future. He mentioned that it would cost approximately four or five thousand dollars to change the present design to his proposal.

IT WAS MOVED BY MR. HALL:

That the present structure, although not in conformance with desired styling, be allowed until a more acceptable plan can be prepared between Mr. Rutty and Mr. Morris.

THE MOTION WAS SECONDED BY MR. OHATA, AND CARRIED.

The Chairman requested that Mrs. Rutty discuss and encourage Mr. Rutty to do the modifications at the present time rather than at a later date. Mrs. Rutty was also asked to submit a sketch for the proposed sign for the establishment.

PIONEER HOTEL:

Mr. Homer Hungerford explained that the primary purpose for his letter to the Commission was to see if the Commission would approve of a hotel being built in the area based on their scheme.

Mr. Morris commented that the plans submitted are sketchy and not complying with the building code and should not be approved. Mr. Kobayashi stated that tentative approval was sought to develop the area in the general scheme and that final construction plans will comply with the building code and other regulations.

When asked what his views were to the proposal to relocate the existing hotel, setting it back so the Custom House could be re-built on its original location, Mr. Hungerford replied that he was not in favor of the proposal.

In the matter of parking, Mr. Hungerford stated that he would be glad to put in the proposed municipal parking area mauka of the library, if the Commission so desired.

IT WAS MOVED BY MR. OHATA:

That the Commission approve the intent of the planners to develop the area in the general scheme as presented.

THE MOTION WAS SECONDED BY MRS. WIRTZ, AND CARRIED.

MR. FREELAND WAS EXCUSED FROM VOTING ON THIS MATTER.

Mr. Ohata explained to Mr. Hungerford and Mr. Kobayashi that the Commission relied heavily on Mr. Morris' recommendations therefore suggested that they work very closely with him.

PARKING IN HISTORIC DISTRICT #1:

The matter of establishing regulations to serve as guides for parking in the Historic District was discussed. Mr. Ohata mentioned that the Planning Commission was now in the process of establishing new regulations to replace the 40% parking requirements in effect. He stated that the new regulations were more realistic.

MR. HALL MOVED THAT:

The Commission adopt the Planning Commission's proposal for parking as a guide to determine parking requirements.

MOTION WAS SECONDED BY MRS. WIRTZ, AND CARRIED.

ADDITIONAL EXCAVATION:

Mr. Morris indicated that he would like to have Mr. Fredericksen excavate a trench approximately 8 inches wide running lengthwise through the middle of the brick wall down to the foundation stones to serve as the footing for the brick palace. Mr. Morris explained that this must be done in order to construct the building on its exact site and still preserve the existing wall. The existing wall by itself does not have the strength to support the proposed construction.

Mr. Morris was instructed to include this in the specifications for construction.

ADJOURNMENT:

Meeting was adjourned at 4:30 pm.

Respectfully submitted,


SUMIO OKIMOTO, Chairman

August 6, 1965

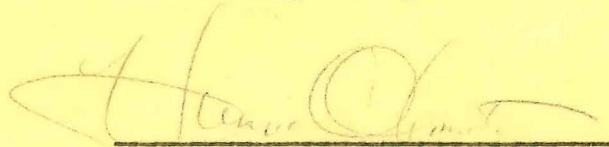
Miss Frances Jackson
1116 Kealaolu Avenue
Honolulu 16, Hawaii

Dear Miss Jackson:

Your letter of July 8, 1965 expressing your concern over the proposed Pioneer Inn construction is appreciated.

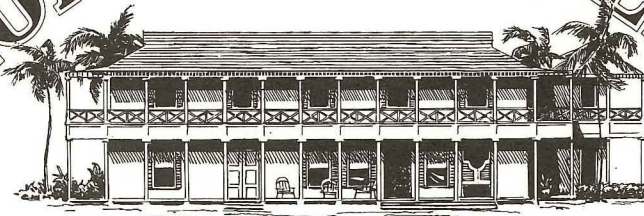
Let me assure you that consideration will be given to the points raised by you. Thank you for your interest.

Yours very truly,

A handwritten signature in dark ink, appearing to read "Humio Okimoto", written over a horizontal line.

HUMIO OKIMOTO, Chairman

PIONEER INN, LTD.



Lahaina, Maui, Hawaii... operating since 1901

August 5, 1965

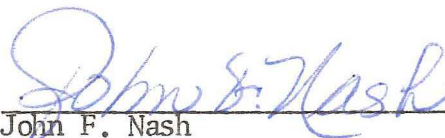
Mr. Humio Okimoto, Chairman
Maui County Historical Committee
Wailuku, Maui

Dear Mr. Okimoto:

I would greatly appreciate your sending me a copy of your letter of several months ago which stated that the Maui County Historical Committee had tentatively approved the preliminary plans for the Pioneer Inn addition.

Thank you for your early consideration in this matter.

Yours truly,


John F. Nash

JFN:er

AUG 9 RECD

RAY MORRIS
ARCHITECT
1028 FIFTEENTH AVE.
HONOLULU • HAWAII

Aug. 4th, 1965

Mr. Humio Okimoto, Chairman
County of Maui Historic Commission
Wailuku, Maui, Hawaii.

Preliminary review
Pioneer Hotel plans.

Dear Humio;

For your information; I sent the following letter to

Mr. Hideo Kobayashi, Architect and Planners Group
1481 South King St. Honolulu, Hawaii

Aug. 4, 1965

" Dear Sir;

You will recall that I mentioned the question of on-site parking for the Pioneer Hotel as being a possible critical area in the review of these plans when you called on me to show me the model you had made of the Pioneer in Lahaina.

You will recall my question as to the basis on which you determined the number of on-site stalls you have shown on these plans. You said the number of stalls was by the instructions of your principals. I asked you to consult with them again as to the possibility of securing off-street space for increasing the off-street parking since it appeared that more than the 15 stalls each 8 ft. wide might be required by Maui Ordinance No. 286 which is the basis upon which the County of Maui Historic Commission will base its review of your plans.

I have been awaiting a reply to this request but since more than a week has passed I am assuming that your principals have not made any arrangements for additional off-street parking. If I am incorrect in my assumption please notify me as soon as convenient.

My preliminary review has been delayed by not having a print of the first floor layout of the new buildings. The set given me by the Hawaii Blueprint & Supply Ltd. had two duplicates of prints, but no first floor plan of the new building. I cannot proceed until I receive this print.

Thanking you for your co-operation, I am

Very truly yours,

Ray Morris, Architect.

AUG 5 RECD

Restaurant + Bar require 5 stalls } at least 23
Hotel Rooms - $14 + 239 = \frac{253}{3} = 18$ " not counting stores.
Stores - (first floor plan) ?
 museum

Ray

August 2, 1965

Pioneer Inn, Ltd.
Lahaina, Maui, Hawaii

Gentlemen:

With reference to your letter of July 27, 1965, please be informed that jurisdiction for the parking lot falls within the Maui County Historic Commission. I have discussed this matter with Mr. Okimoto who will place his copy of your letter on the agenda for the next meeting.

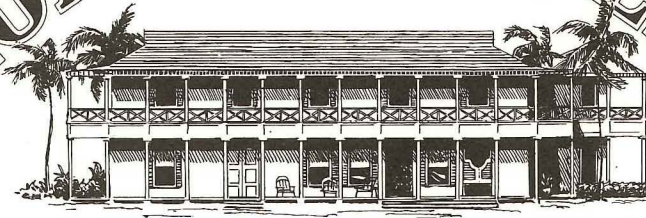
Very truly yours,

ROBERT O. OHATA
Planning Director

cc: Mr. Humio Okimoto

AUG 3 RECD

PIONEER INN, LTD.



Lahaina, Maui, Hawaii... operating since 1901

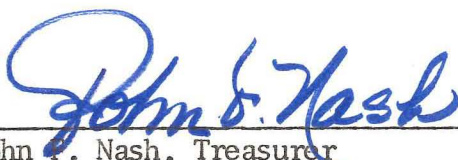
July 29, 1965

Mr. Humio Okimoto, Chairman
Maui County Historical Committee
Wailuku, Maui

Dear Mr. Okimoto:

We have lost your letter of several months ago which stated that your commission tentatively approved our preliminary plans for the Pioneer Inn. Will you please send us a copy of that letter.

Thanking you in advance.



John F. Nash, Treasurer

JFN:er

AUG 2 REC'D



ARCHITECTS & PLANNERS GROUP, INC.
FOURTEEN EIGHTY-ONE SOUTH KING STREET
HONOLULU, HAWAII 96814 TELEPHONE 960-541

July 26, 1965

Mr. Ray Morris, Architect
1028 15th Avenue
Honolulu, Hawaii

Subject: Pioneer Hotel

Dear Mr. Morris:

We were most appreciative for the time you afforded us to review and discuss the design and layout of the above-mentioned project last Friday, July 23, 1965 at your office. It was especially gratifying to receive favorable comments from you regarding the architectural design of the new wing; we have tried our best to be diligent in keeping within the bounds of the spirit of restoration and historical continuity.

As per our discussion, we have advised our clients regarding the problem of adequate parking space in the vicinity of the site, if not on the site itself. We have further advised our clients that to receive an unqualified approval from the Historical Commission a definite written proposal or commitment will, more than likely, be required.

We wish to confirm transmittal to you of prints of the working drawings for your further review; the cost of the prints shall be born by our office.

Regarding our discussion of the accuracy of our site plan, we shall forward to you under separate cover, a copy of the survey drawing prepared for us by L.F.Pack & Associates, Land Surveyors which formed the basis for our site planning and design.

Thank you once again for your kind interest on our behalf.

Yours truly,

ARCHITECTS AND PLANNERS GROUP, INC.

Hideo Kobayashi
Hideo Kobayashi, Architect

HK:ek *Hideo Kobayashi*

cc: Messers *Chata* & Peter Nottage
1

AUG 2 REC'D

July 14, 1965

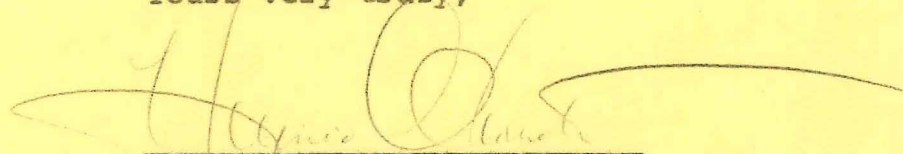
Mr. Homer Hungerford
Pioneer Inn, Ltd.
Pioneer Inn
Lahaina, Maui

Dear Mr. Hungerford:

May I inform you that your request for
demolition permits has been approved by the Commission.

May I inform you, however, that this approval
has no bearing on plans which you may have subsequent
to demolition.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Humio Okimoto", written in dark ink. The signature is fluid and extends across the width of the page.

HUMIO OKIMOTO, Chairman

July 8, 1965

Humio Okimoto, Chairman
Maui Historic Commission
Wailuku, Maui, Hawaii

Dear Mr. Okimoto,

We must again request the Commission to refuse any petition for an addition to the present Pioneer Hotel. We feel that any such change in this block will irreparably destroy all possibility of an accurate historic restoration of Lahaina. We again present the following reasons for our strong stand on this question.

- 1) There was NO hotel on the site during the historic period from 1800 to 1860. In fact, there was no hotel on that site during the entire 19th century.
- 2) This site is very important for several historic features once located there, among them the Bertani house, the Custom House, Gilman store, and the very ancient Apukaio taro patch. To make the restoration of these features impossible - by using up that site with a modern hotel - takes the heart out of an accurate, complete historic restoration of Lahaina.
- 3) We do not feel that the addition of than many new tourist rooms would help the general situation in downtown Lahaina. We again call your attention to the congestion of added cars and tour buses, plus the congestion of garbage, food, and laundry services required to handle the additional load.

We would like to ask your consideration of a Hotel Plan for Lahaina based on that now in use in Williamsburg. This plan consists of a major hotel complex, with all services, outside the historic area, with highly desirable accommodations for 2, 3, or 4 persons in restored homes within the historic district. All services for these are handled outside the area at the main hotel complex, leaving the historic area intact. Lahaina district has sites which could be so developed, such as the secondary mission houses - perhaps the Richards and Chapin houses. There are also the chiefs houses - perhaps the Malo and Paki homes. There was also a "French Hotel" which could be developed. It might be possible to develop these smaller units under the auspices of Pioneer Hotel, maintaining the present site, until that location is ready for development as part of the restoration.

We feel such a hotel development for Lahaina would provide unique - and therefore desirable - accommodations for overnight visitors to Lahaina, at the same time preserving a very vital historic site for eventual restoration.

Humio Okimoto

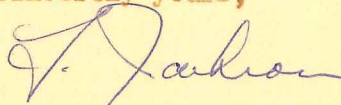
-2-

July 8, 1965

We cannot express strongly enough our hope for a situation which will allow the accurate, complete historic restoration of Lahaina within Historic District No. 1. We have also asked for the support of the Governor and the State C.I.P. project officer for the accurate restoration of this area.

Thank you for your kind consideration of this problem.

Sincerely yours,

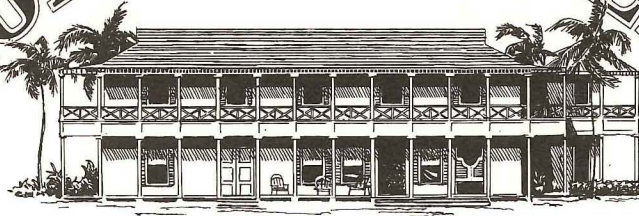


Frances Jackson

1116 Kealaolu Ave.
Honolulu 16, Hawaii

P.S. I shall be happy to make available the material I have collected on the Williamsburg hotel operation for your consideration.

PIONEER INN, LTD.



Lahaina, Maui, Hawaii... operating since 1901

June 30, 1965

Mr. Humio Okimoto, Chairman
Maui County Historic Commission
Wailuku, Maui

Dear Mr. Okimoto:

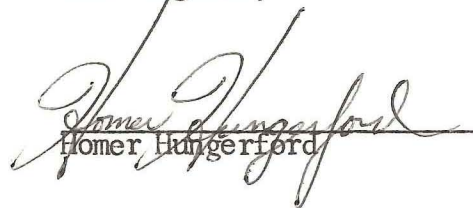
We respectfully request permission of the Maui County Historic Commission to demolish, The Pioneer Theatre, Len's Sweet Shop, Abrams Real Estate Building, Codac's Service Station, Pioneer Inn store room and a three room cottage behind the Pioneer Inn.

Mr. Carl Apana, Maui Metal Company will be the demolition contractor and is scheduled to demolish the buildings as of July the 16, 1965.

Mr. Apana will be responsible for obtaining the building permit.

Our working drawings for the Pioneer Inn are now about 75% complete. We are making a model of the building to present to the Historic Commission so they can actually visualize what the building will be.

Best regards,


Homer Hungerford

JUL 1 RECD

Pending - Historic Commission approval -

Speediset © Moore Business Forms, Inc. f

COUNTY OF MAUI

BUILDING INSPECTION DIVISION

DEPARTMENT OF PUBLIC WORKS

PERMIT

Application and Building Permit No.

766

2nd. Division				
Z	S	PL	PAR	LOT

TOTAL VALUATION \$ 100.00
PERMIT FEE \$ 2.00

Legal Owner G. Alan Freeland Address Lahaina

Lessee/Tenant Dwelling Address _____

Owner's Agent _____ Address _____

Plans By _____ Address _____

Builder Maui Metal Co. Address _____

Plumbing Contractor _____ Address _____ Permit No. _____

Electrical Contractor _____ Address _____ Permit No. _____

To construct and/or repair, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building _____; Type V Constr.; Stories 1; Repairing _____; Demolition XX; Reconstruction _____;
Old Building X; Addition _____; Alteration _____; Remodel _____; Moving _____; Misc. Structure _____;

At Front St., Lahaina (rear of Pioneer Inn)

House Number _____ Street _____ Town _____ District _____

Now Occupied as dwelling To Be Occupied as _____ Lot Area _____

Fire Zone No. _____ Zone _____ Occupancy _____

Dimensions 30 x 30; Floor Area _____ Sq. Ft.; Ceiling _____

Walls _____; Floor _____; Basement Floor _____

Partitions _____; Roof _____; Connection to Sewer or Cesspool _____

Foundation _____; Roof Overhang _____; Kind of Toilets _____

Distance between walls of this and the nearest building on the same property _____

Distance to nearest interior lot boundary (right) _____ (left) _____ (rear) _____ (front) _____

The free clearance between the bottom of floor and ground _____ in. Construction to be completed on or about _____

REMARKS

DEMOLISH

APPROVED:

[Signature]
Historic Commission
7/8/65

APPROVED	
Date _____ 1965	Date <u>7/1</u> 196 <u>5</u>
<u>[Signature]</u> DEPUTY COUNTY ENGINEER	<u>[Signature]</u> APPLICANT
Date <u>7-2</u> 1965	
<u>[Signature]</u> AGENT, STATE DEPARTMENT OF HEALTH	
Date <u>7-9</u> 1965	per <u>[Signature]</u>
<u>[Signature]</u> DIRECTOR, MAUI PLANNING & TRAFFIC COMM.	Date <u>7/9/65</u>
Date _____ 1965	<u>[Signature]</u> FOR DIVISION HEAD
<u>[Signature]</u> DEPUTY, FIRE MARSHAL, MAUI	
Date inspected: <u>1</u> 1965	<u>1</u> 1965
INSPECTOR	INSPECTOR

OFFICE COPY - NUMERICAL

COUNTY OF MAUI

2nd. Division				
Z	S	PL	PAR	LOT

BUILDING INSPECTION DIVISION

DEPARTMENT OF PUBLIC WORKS

PERMIT

Application and Building Permit No. 765

TOTAL VALUATION \$ 1,000.00
PERMIT FEE \$ 6.00

Legal Owner G. Alan Freeland Address Lahaina

Lessee/Tenant Codac Service Address _____

Owner's Agent _____ Address _____

Plans By _____ Address _____

Builder Maui Metal Co. Address _____

Plumbing Contractor _____ Address _____ Permit No. _____

Electrical Contractor _____ Address _____ Permit No. _____

To construct and/or repair, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building _____; Type V Constr.; Stories 1; Repairing _____; Demolition XX; Reconstruction _____;
 Old Building X; Addition _____; Alteration _____; Remodel _____; Moving _____; Misc. Structure _____;

At Front St., Lahaina

House Number _____ Street _____ Town _____ District _____

Now Occupied as edita= shop To Be Occupied as _____ Lot Area _____

Fire Zone No. _____ Zone _____ Occupancy _____

Dimensions 40 x 40; Floor Area _____ Sq. Ft.; Ceiling _____

Walls _____; Floor _____; Basement Floor _____

Partitions _____; Roof _____; Connection to Sewer or Cesspool _____

Foundation _____; Roof Overhang _____; Kind of Toilets _____

Distance between walls of this and the nearest building on the same property _____

Distance to nearest interior lot boundary (right) _____ (left) _____ (rear) _____ (front) _____

The free clearance between the bottom of floor and ground _____ in. Construction to be completed on or about _____

REMARKS

DEMOLISH

APPROVED: *[Signature]*
 Historic Commission
 7/8/65

APPROVED:	
Date _____ 196	Date <u>7/1</u> 196 <u>5</u>
<i>[Signature]</i> DEPUTY COUNTY ENGINEER	<i>[Signature]</i> APPLICANT
Date <u>7-2</u> 196 <u>5</u>	Date _____ 196 _____
<i>[Signature]</i> AGENT, STATE DEPARTMENT OF HEALTH	<i>[Signature]</i>
Date <u>7-7</u> 196 <u>5</u>	per _____
<i>[Signature]</i> DIRECTOR, MAUI PLANNING & TRAFFIC COMM.	Date <u>7/19/65</u>
Date _____ 196 _____	FOR DIVISION HEAD
Date inspected: _____ 196 _____	_____ 196 _____
INSPECTOR	INSPECTOR

Len's Sweet Shop

COUNTY OF MAUI

2nd. Division				
Z	S	PL	PAR	LOT

BUILDING INSPECTION DIVISION

DEPARTMENT OF PUBLIC WORKS

PERMIT

Application and Building Permit No.

764

TOTAL VALUATION \$ 1,000.00

PERMIT FEE \$ 6.00

Legal Owner G. Aiana Freeland Address Lahaina

Lessee/Tenant Len's Sweet Shop Address _____

Owner's Agent _____ Address _____

Plans By _____ Address _____

Builder Maui Metal Co. Address _____

Plumbing Contractor _____ Address _____ Permit No. _____

Electrical Contractor _____ Address _____ Permit No. _____

To construct and/or repair, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building _____; Type V Constr.; Stories 1; Repairing _____; Demolition XX; Reconstruction _____;

Old Building X; Addition _____; Alteration _____; Remodel _____; Moving _____; Misc. Structure _____;

At Front St., Lahaina

House Number _____ Street _____ Town _____ District _____

Now Occupied as sweet shop To Be Occupied as _____ Lot Area _____

Fire Zone No. _____ Zone _____ Occupancy _____

Dimensions 40 x 50; Floor Area _____ Sq. Ft.; Ceiling _____

Walls _____; Floor _____; Basement Floor _____

Partitions _____; Roof _____; Connection to Sewer or Cesspool _____

Foundation _____; Roof Overhang _____; Kind of Toilets _____

Distance between walls of this and the nearest building on the same property _____

Distance to nearest interior lot boundary (right) _____ (left) _____ (rear) _____ (front) _____

The free clearance between the bottom of floor and ground _____ in. Construction to be completed on or about _____

REMARKS

DEMOLISH

APPROVED:

[Signature]
 Historic Commission
 7/8/65

APPROVED:	
Date _____ 196_____	Date <u>7/1</u> 196 <u>5</u>
<u>[Signature]</u> DEPUTY COUNTY ENGINEER	<u>[Signature]</u> APPLICANT
Date <u>7-2</u> 196 <u>5</u>	
<u>[Signature]</u> AGENT, STATE DEPARTMENT OF HEALTH	
Date <u>7-7</u> 196 <u>5</u>	per _____
<u>[Signature]</u> DIRECTOR, MAUI PLANNING & TRAFFIC COMM.	<u>7/9/65</u>
Date _____ 196_____	Date _____
DEPUTY, FIRE MARSHAL, MAUI	<u>[Signature]</u> FOR DIVISION HEAD
Date inspected: _____ 196_____	_____ 196_____
INSPECTOR	INSPECTOR
_____ 196_____	_____ 196_____
INSPECTOR	INSPECTOR

Pioneer Theatre

30 x 40 - 2,000

COUNTY OF MAUI

2nd. Division				
Z	S	PL	PAR	LOT

BUILDING INSPECTION DIVISION

DEPARTMENT OF PUBLIC WORKS

PERMIT

Application and Building Permit No. 763

TOTAL VALUATION \$ 2,800.00
PERMIT FEE \$ 12.00

Legal Owner G. Alan Freeland Address Lahaina

Lessee/Tenant Pioneer Theatre Address _____

Owner's Agent _____ Address _____

Plans By _____ Address _____

Builder Maui Metal Co. Address _____

Plumbing Contractor _____ Address _____ Permit No. _____

Electrical Contractor _____ Address _____ Permit No. _____

To construct and/or repair, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building _____; Type V Constr.; Stories 1; Repairing _____; Demolition XX; Reconstruction _____;
 Old Building X; Addition _____; Alteration _____; Remodel _____; Moving _____; Misc. Structure _____;

At Front St., Lahaina

House Number _____ Street _____ Town _____ District _____

Now Occupied as theatre To Be Occupied as _____ Lot Area _____

Fire Zone No. _____ Zone _____ Occupancy _____

Dimensions 100 x 40; Floor Area _____ Sq. Ft.; Ceiling _____

Walls _____; Floor _____; Basement Floor _____

Partitions _____; Roof _____; Connection to Sewer or Cesspool _____

Foundation _____; Roof Overhang _____; Kind of Toilets _____

Distance between walls of this and the nearest building on the same property _____

Distance to nearest interior lot boundary (right) _____ (left) _____ (rear) _____ (front) _____

The free clearance between the bottom of floor and ground _____ in. Construction to be completed on or about _____

REMARKS

DEMOLISH

APPROVED:

[Signature]
 Historic Commission
 7/8/65

APPROVED	
Date _____ 196 _____	Date <u>7/1</u> 196 <u>5</u>
DEPUTY COUNTY ENGINEER	APPLICANT
Date <u>7-2</u> 196 <u>5</u>	<i>[Signature]</i>
AGENT, STATE DEPARTMENT OF HEALTH	
Date <u>7-7</u> 196 <u>5</u>	per <i>[Signature]</i>
DIRECTOR, MAUI PLANNING & TRAFFIC COMM.	Date <u>7/9/65</u>
DEPUTY, FIRE MARSHAL, MAUI	FOR DIVISION HEAD
Date inspected: <u>1</u> 196 _____	Date inspected: <u>1</u> 196 _____
INSPECTOR	INSPECTOR

COUNTY OF MAUI

2nd. Division				
Z	S	PL	PAR	LOT

BUILDING INSPECTION DIVISION

DEPARTMENT OF PUBLIC WORKS

PERMIT

Application and Building Permit No. 762

TOTAL VALUATION \$ 100.00
PERMIT FEE \$ 2.00

Legal Owner G. Alan Freeland Address Lahaina

Lessee/Tenant liquor storage bldg. Address _____

Owner's Agent _____ Address _____

Plans By _____ Address _____

Builder Maui Metal Co. Address _____

Plumbing Contractor _____ Address _____ Permit No. _____

Electrical Contractor _____ Address _____ Permit No. _____

To construct and/or repair, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building _____; Type V Constr.; Stories 1; Repairing _____; Demolition XX; Reconstruction _____;
Old Building X; Addition _____; Alteration _____; Remodel _____; Moving _____; Misc. Structure _____;

At Front St., Lahaina

House Number _____ Street _____ Town _____ District _____

Now Occupied as liquor storage bldg. To Be Occupied as _____ Lot Area _____

Fire Zone No. _____ Zone _____ Occupancy _____

Dimensions 10 x 10; Floor Area _____ Sq. Ft.; Ceiling _____

Walls _____; Floor _____; Basement Floor _____

Partitions _____; Roof _____; Connection to Sewer or Cesspool _____

Foundation _____; Roof Overhang _____; Kind of Toilets _____

Distance between walls of this and the nearest building on the same property _____

Distance to nearest interior lot boundary (right) _____ (left) _____ (rear) _____ (front) _____

The free clearance between the bottom of floor and ground _____ in. Construction to be completed on or about _____

REMARKS

DEMOLISH

APPROVED

[Signature]
Historic Commission
7/18/65

APPROVED	
Date _____ 196_____	Date <u>7/1</u> 196 <u>5</u>
<i>[Signature]</i> DEPUTY COUNTY ENGINEER	<i>[Signature]</i> APPLICANT
Date <u>7-2</u> 196 <u>5</u>	
<i>[Signature]</i> AGENT, STATE DEPARTMENT OF HEALTH	
Date <u>7-7</u> 196 <u>5</u>	per _____
<i>[Signature]</i> DIRECTOR, MAUI PLANNING & TRAFFIC COMM.	Date <u>7/19/65</u>
Date _____ 196_____	<i>[Signature]</i> FOR DIVISION HEAD
Date inspected: _____ 196_____	INSPECTOR
_____ 196_____	INSPECTOR
_____ 196_____	INSPECTOR

PIONEER HOTEL
LAHAINA, MAUI

CHAPEL ST. WIDENED TO 24' PAVEMENT & SIDEWALKS.

SEA,
CH.

2 STORY LAHAINA HISTORICAL
RESEARCH CENTER & LIBRARY.

BUS AND TOUR
CAR PARKING

MISSION HOUSES AND GARDENS

VISITORS' ROUTE

BALDWIN

RICHARDS

SPRING

PIONEER HOTEL PARKING.

VISITORS' ROUTE.

FRONT ST.

LIBRARY PARKING

PIONEER PARKING.

BUS ARRIVALS
AND DEPARTURES.

HISTORIC
BLDG.

PIONEER HOTEL PARKING.

PRESENT
LIBRARY

LIBRARY
DELIVERIES

PAPELEKANE ST.

ADDITIONS TO
PIONEER.

HOTEL ST.

COURT HOUSE SQ.

HISTORIC
BLDG.



TARO PATCH

BRICK P.

CHIEFS'
HOUSE

PRESENT PIONEER
HOTEL

VISITORS' ROUTE

VISITORS' ROUTE.

WHARF ST.

HAUOLA
STONE.

40 FT. SCALE.

LAHAINA HISTORIC RESTORATION AND
PRESERVATION PROJECT. LAHAINA MAUI
RAY MORRIS, RESEARCHER-ARCHITECT
AUG. 8 1965

DRAWING-106

RAY MORRIS
ARCHITECT
1028 FIFTEENTH AVE.
HONOLULU, HAWAII 96816

Aug. 8, 1965

Review of In-progress Plans
Pioneer Hotel, Lahaina, Maui.

Mr. Humio Okimoto, Chairman
County of Maui Historic Commission
Wailuku, Maui, Hawaii.

Dear Sir;

Herewith is my report in condensed form on the plans submitted to me as of Aug. 6th 1965

References attached:

Dwg. No.	103	Lot Boundaries used in planning
"	104	Occupancy areas in building as planned
"	105	Auto parking provided by plans
"	106	Possible arrangement of auto parking.

MODEL

Carries out the existing effect of the present building architecturally
Does not convey the idea of a building of great size.

PLANS

Carry out the existing architectural effect.
Show that the building is carried out to the boundary lines on all sides, with the effect that it has an area of approximately 34,000 sq. ft. outside dimensions of about 250 ft. by 125 feet.

NOTE: An open court on Papelekane St. will have to be closed up on the street side with a fence since there is a bar on an open lanai facing the court and the court will likely be used for drinking purposes. This assures the effect of the building extending to the Papelekane St. line. On Front St. a paved parking area will extend the street paving right up to the lanai.

Plans show an unbroken line of shops and lobby for hundreds of feet on the three main street fronts. It can be expected that sign advertising and devices for catching the attention of the passer-by for window display will be present, giving the effect of a commercial building of great size in the center of a Historic Restoration of limited size. It is quite possible that the quaint, old fashioned Pioneer Hotel has been planned as a center for gathering up the tourist dollars, and will have that effect.

BUILDING CODE:

It is recommended that an official ruling be obtained from the Building Inspection Division as to the allowable area for buildings of this class and occupancy in Fire Zone 3 Business District B-3. My interpretation of the Code is that it is twice as large as the code allows, but this should be confirmed officially.

Pioneer Hotel Plans

PARKING

Comments on parking are based on Ord. No.286 County of Maui Zoning Ordinance.

I suggested to the architect~~s~~ when he told me his layout of parking spaces ~~was~~ directed by his principals, that he contact them on the possibility of providing more parking space than the plans show.

I have a copy of a letter by the Pioneer Inn Ltd. July 27,1965 in which they offer to pave County property, but do not designate any plot that they have acquired for parking purposes.

I therefor assume that the parking shown on the submitted plans is the extent of the parking on-site to be provided.

Dwg. No. 105 attached shows the manner in which the number of stalls suggested by this report was computed. 62 stalls are required. The plans provide 15 stalls.

Dwg. No. 106 is included with this report to show a possible solution to the Hotel's parking problem while, at the same time, developing the future traffic pattern of Lahaina. In order to proceed with the detailed plan of the Restoration I had to make a traffic pattern plan of my own since there is no official traffic plan worked out as yet. I would prefer to be present when this is discussed by the Commission, or any other body interested in developing a general plan for the Restoration.

-0-

I have not submitted a copy of this report to the Architects and Planners Group. If you concur in my findings that the Pioneer Hotel building should be scaled down to a reasonable size conforming with the rest of the Restoration any word to that effect should come direct from the Commission, not me. I cannot stress how much I hope this will be the case since the very heart of the Restoration can be destroyed by putting an oversized commercial development such as this in its very center.

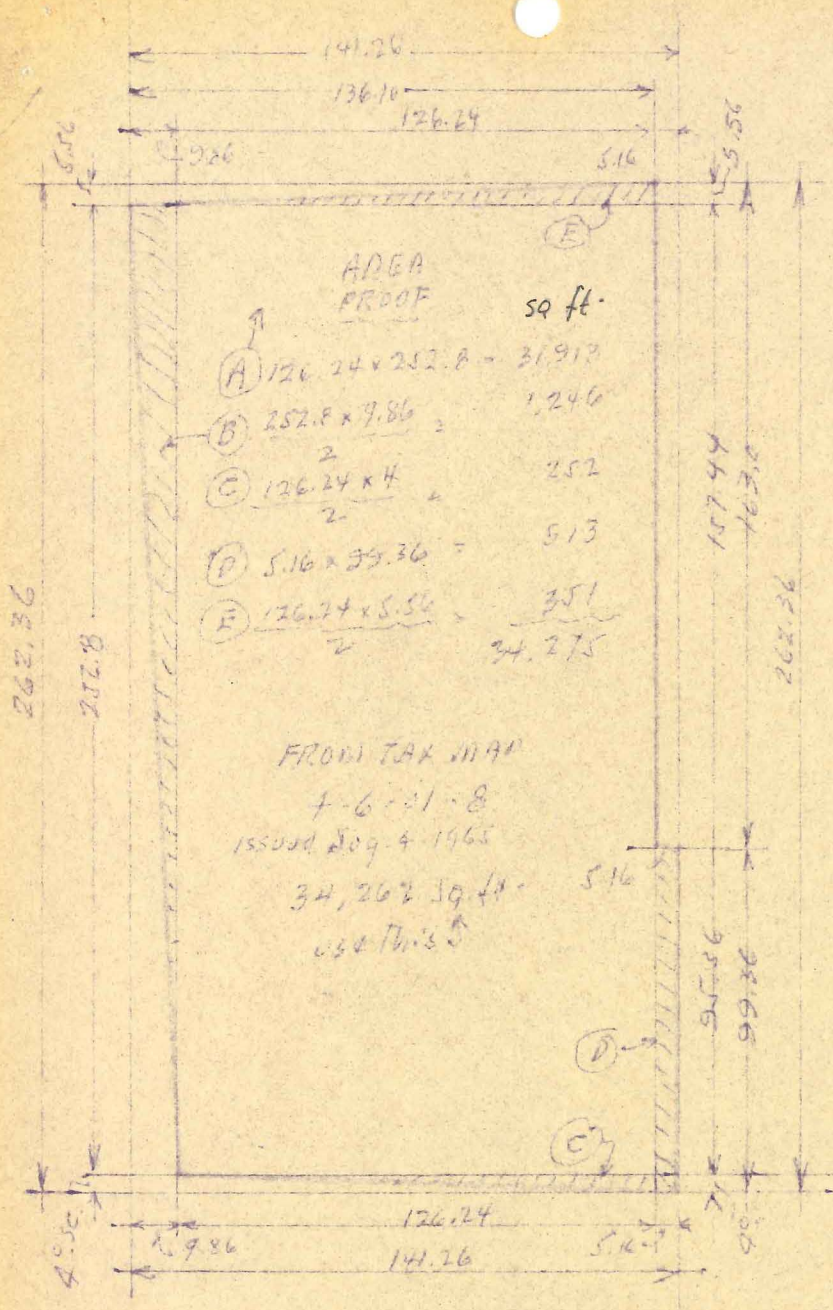
Sincerely

Ray Morris

Ray Morris, Researcher-Architect.

PIONEER HOTEL, LAHAINA, MAUI.
 LOT BOUNDARIES AREA OF LOT 4-6-01-8

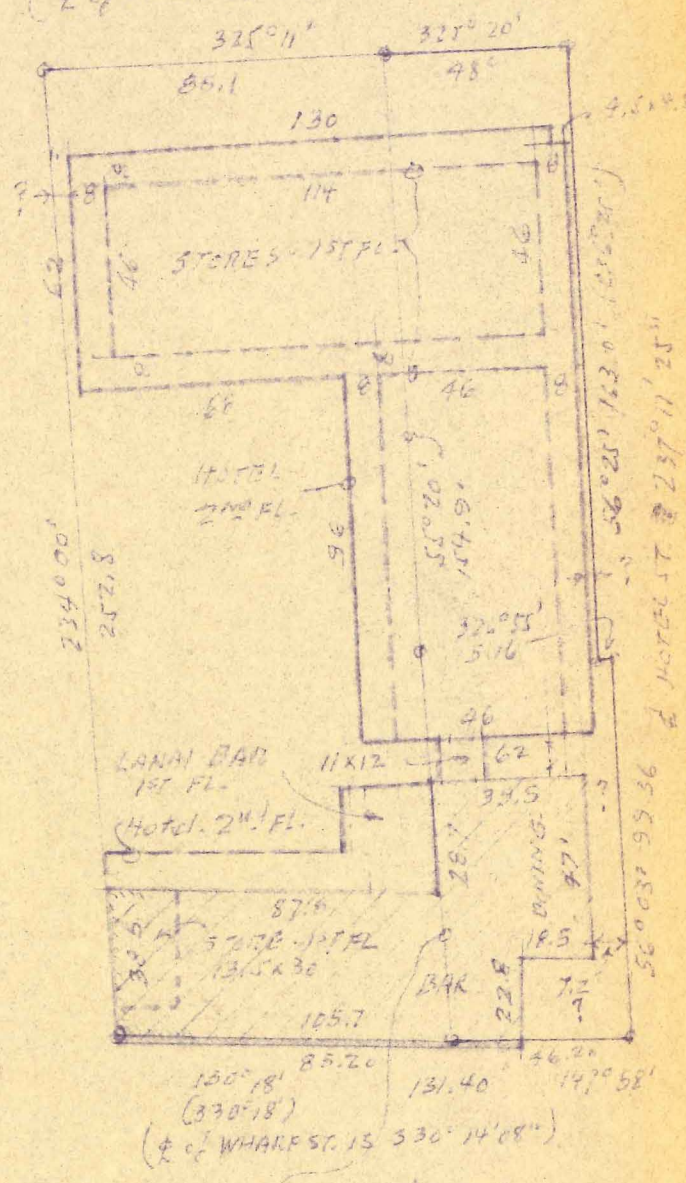
(± of FRONT ST. 325° 01' 13")



AREA FROOF 50 ft.

(A)	$126.24 \times 252.8 =$	31,913
(B)	$\frac{252.8 \times 7.86}{2} =$	1,246
(C)	$\frac{126.24 \times 4}{2} =$	252
(D)	$5.16 \times 39.36 =$	513
(E)	$\frac{126.24 \times 5.56}{2} =$	351
		<u>34,275</u>

FROM TAX MAP
 4-6-01-8
 ISSUED Aug. 4, 1965
 34,262 sq. ft.
 use this



(± of WHARF ST. IS 330° 14' 08")

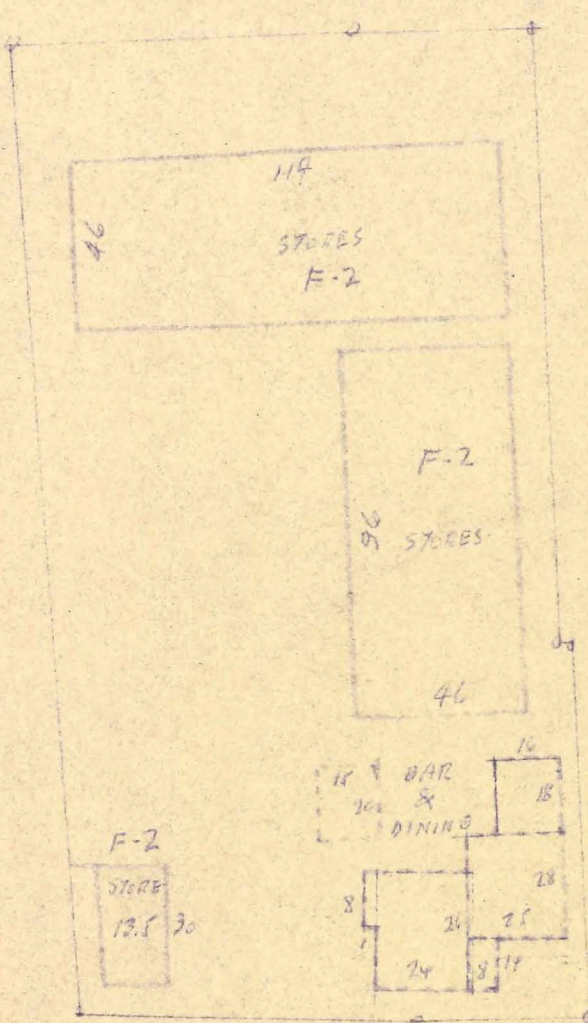
53° 50' 105.6'

LOT DIMENSIONS TAKEN FROM TAX MAP AUG 1965. AZIMUTHS NOT GIVEN ON TAX MAP.

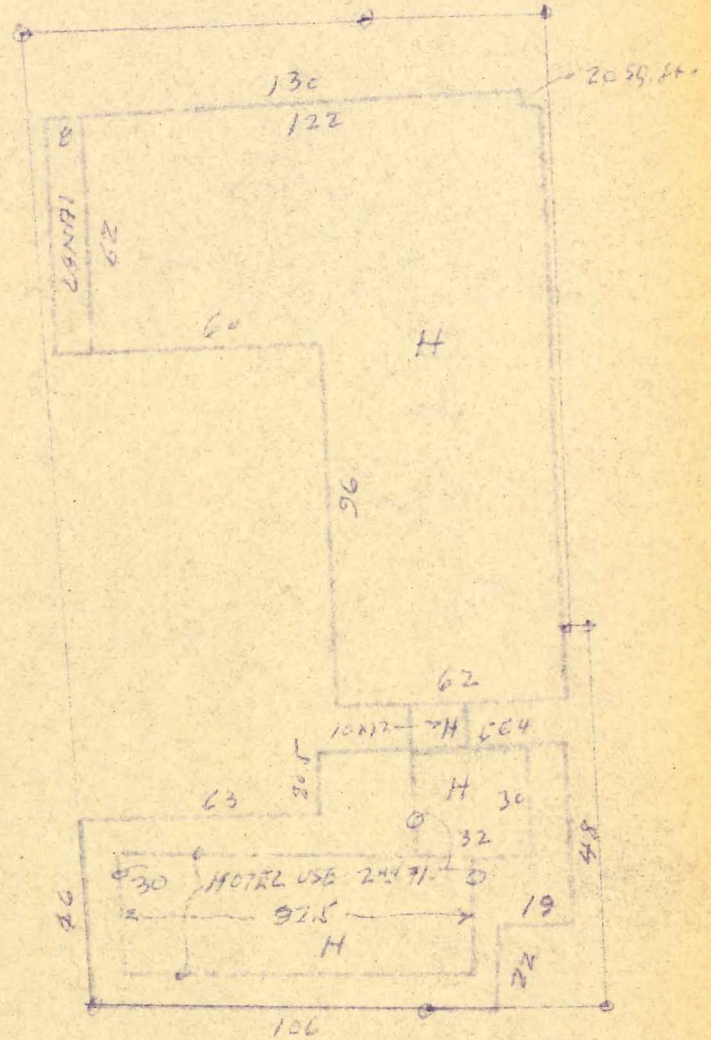
SITE SURVEY MADE APRIL 19-20 1965 BY L. FREDERICK PACK ASSO. 951 UNIVERSITY AVE HONOLULU. USED PLOT PLAN BY ARCH. & PLANNERS GROUP INC.

± OF STREETS AZIMUTH TAKE FROM OFFICIAL MAP ISSUED BY COUNTY OF MAUI - 1918

OCCUPANCY AREAS. BUILDING AREA.



FIRST (GROUND) FLOOR



SECOND FLOOR

50 ft. Scale

The building meets the requirement that it not exceed 60% of the lot area.

B-3 Occupancy (Bar & Dining)

15 x 20 =	300
16 x 18 =	288
28 x 25 =	700
8 x 14 =	112
26 x 24 =	624
8 x 1 =	8
<hr/>	
	2032 sf.

F-2 Occupancy (Stores)

114 x 46 =	5244
96 x 46 =	4416
13.5 x 30 =	405
<hr/>	
	10,065 - 20 = 10,045 sf.

H Occupancy (Hotel)

122 x 62 =	7,564
96 x 62 =	5,952
30 x 32 =	960
92.5 x 30 =	2,775
<hr/>	
	17,251 sf.

Total building area, 1 floor

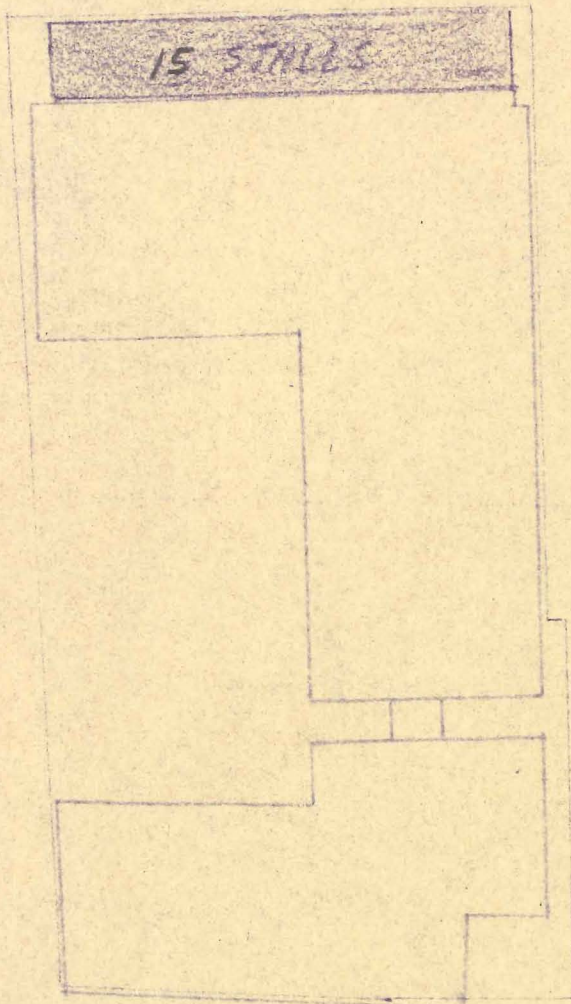
130 x 62 =	8,060
96 x 62 =	5,952
10 x 12 =	120
45 x 20.5 =	922
19 x 48 =	912
106 x 46 =	4,876
<hr/>	
	20,842 sf.

Recapitulation

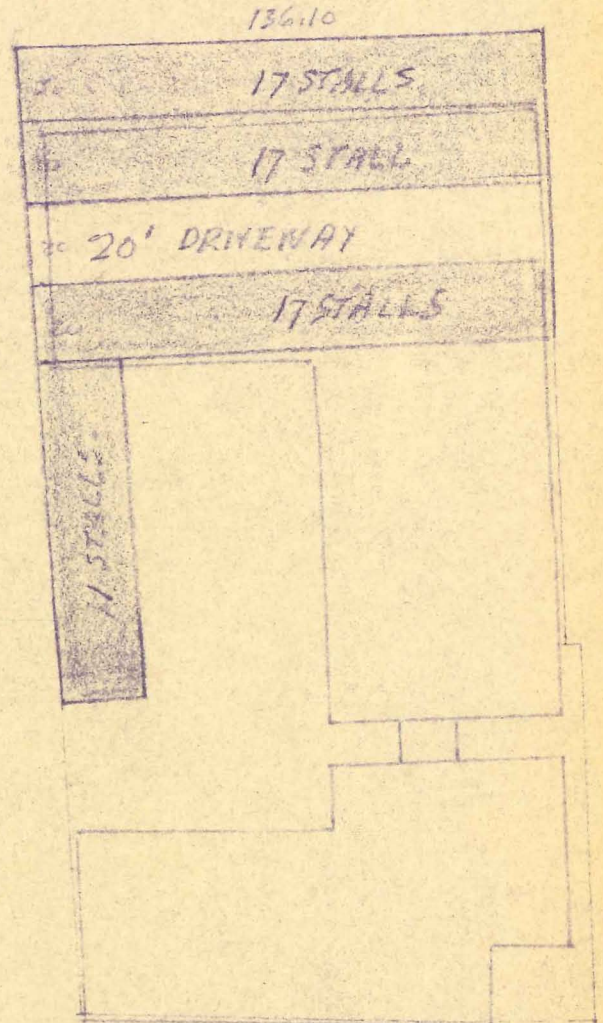
<u>Occupancy</u>	<u>sf. area</u>	
B-3, bar & Dining	2,032	05% of bldg
F-2, Retail stores	10,045	24% "
H Hotel use	17,251	41% "
Lobby, lanai,	12,356	30% "
<hr/>		
	41,684	(2 floors)

OFF-STREET AUTO PARKING.

Pioneer Hotel, Lahaina, Maui



Area on present plans devoted to auto on-site parking: 120 x 20 2400 sq.ft. 15 stalls



Area required by Ordinance 286 for off-street parking for bldg. as shown on plans. 12,648 sq.ft. including necessary access road. 62 stalls.

Pioneer Hotel Additions as planned. Parking requirements. Ord. 286, Maui.

B-3 Occupancy; Drinking & Dining service area. 2,032 sf.
 Requirement: 40% of area. = 812 sf.
 Ord. 286 stall size 8 x 20 = 160 sf
 Therefor $\frac{812}{160} = 5$ stalls

H Occupancy: Hotel 17,251 sf.
 Requirement: One stall for every three rooms..
 Therefor old bldg = 14 rooms
 new bldg = 34 "
 48 rooms = 16 stalls
 3

F-2 Occupancy; Retail stores. area of stores 10,045 sf. 60%
 Parking area $\frac{6,628}{16,673}$ sf 40%
 assumed lot... 16,673 sf.
 Therefor $\frac{6628}{160} = 41$ stalls

Recap: Required by Ord. 286

B-3 Occupancy....	5 stalls
F-2 "	41 "
H "	16 "
	<u>62 stalls</u>

COUNTY OF MAUI

2nd. Division				
Z	S	PL	PAR	LOT

BUILDING INSPECTION DIVISION

DEPARTMENT OF PUBLIC WORKS

PERMIT

Application and Building Permit No. 1131

TOTAL VALUATION \$ 25,000

PERMIT FEE \$ 78.00

Legal Owner George A. Freeland Address Lahaina

Lessee/Tenant Pioneer Inn, Ltd. Address Lahaina

Owner's Agent _____ Address _____

Plans By _____ Address _____

Builder _____ Address _____

Plumbing Contractor _____ Address _____ Permit No. _____

Electrical Contractor _____ Address _____ Permit No. _____

To construct and/or repair, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building _____; Type _____ Constr.; Stories 2; Repairing _____; Demolition _____; Reconstruction _____;

Old Building X; Addition X; Alteration X; Remodel _____; Moving _____; Misc. Structure _____;

At Near the Lahaina Warf (Next to Post Office Building)

House Number _____ Street _____ Town Hotel District _____

Now Occupied as _____ To Be Occupied as _____ Lot Area _____

Fire Zone No. _____ Zone _____ Occupancy _____

Dimensions _____; Floor Area 260 Sq. Ft.; Ceiling gypson board

Walls T & G; Floor T & G; Basement Floor _____

Partitions T & G; Roof Shingles; Connection to Sewer or Cesspool _____

Foundation concrete; Roof Overhang 2'; Kind of Toilets _____

Distance between walls of this and the nearest building on the same property None

Distance to nearest interior lot boundary (right) to boundary (left) to boundary (rear) to boundary (front) to boundary

The free clearance between the bottom of floor and ground _____ in. Construction to be completed on or about _____

REMARKS

APPROVED:

MAUI HISTORIC COMM.

Date Oct 18 1965

By [Signature] CHAIRMAN

APPROVED:

Date 9/15 1965 _____ DEPUTY COUNTY ENGINEER

Date 9/7 1965 _____ AGENT, STATE DEPARTMENT OF HEALTH

Date 10/18 1965 _____ DIRECTOR, MAUI PLANNING & TRAFFIC COMM.

Date _____ 196 _____ DEPUTY, FIRE MARSHAL, MAUI

Date 9/3/65 196 _____ APPLICANT

per _____

Date 10/18/65 _____ FOR DIVISION HEAD

Date inspected: _____ 196 _____ INSPECTOR

_____ 196 _____ INSPECTOR

_____ 196 _____ INSPECTOR

2nd. Division				
Z	S	PL	PAR	LOT
4	6	01	8	

BUILDING INSPECTION DIVISION

DEPARTMENT OF PUBLIC WORKS

Application and Building Permit

PERMIT

No. 1130

TOTAL VALUATION \$ 275,000

PERMIT FEE \$ 390.50

Legal Owner ~~XXXXXXXXXX~~ George A. Freeland Address Lahaina

Lessee/Tenant Pioneer Inn, Ltd. Address Lahaina

Owner's Agent _____ Address _____

Plans By Architects & Planners Group, Inc. Address 1481 S. King St., Hon.

Builder _____ Address _____

Plumbing Contractor _____ Address _____ Permit No. _____

Electrical Contractor _____ Address _____ Permit No. _____

To construct and/or repair, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building _____; Type _____ Constr.; Stories 2; Repairing _____; Demolition _____; Reconstruction _____;
Old Building X; Addition X; Alteration X; Remodel _____; Moving _____; Misc. Structure _____;

At Near the Lahaina Warf (Next to Post Office)

House Number _____ Street _____ Town _____ District _____

Now Occupied as Hotel To Be Occupied as Shops & Hotel Rooms Lot Area _____

Fire Zone No. _____ Zone _____ Occupancy _____

Dimensions 218' x 46'; Floor Area 10,028 Sq. Ft.; Ceiling 5/8" Gypson Bd.

Walls 5/8" frame & 5/8" Gyp. Bd. conc. & frame; Basement Floor _____

Partitions stud, frame, gyp. bd. Roof asphalt shingle; Connection to Sewer or Cesspool Sewer

Foundation concrete; Roof Overhang 8'; Kind of Toilets flush

Distance between walls of this and the nearest building on the same property none

Distance to nearest interior lot boundary (right) _____ (left) _____ (rear) _____ (front) _____

The free clearance between the bottom of floor and ground _____ in. Construction to be completed on or about _____

REMARKS

Ventilation system application and approval to follow according to HH. SG

APPROVED:
MAUI HISTORIC COMM.
Date OCT 18 1965
By [Signature]
CHAIRMAN

APPROVED:		
Date <u>10/18</u> 196 <u>5</u>	<u>[Signature]</u> DEPUTY COUNTY ENGINEER	Date _____ 196 <u> </u>
Date <u>9/7</u> 196 <u>5</u>	<u>[Signature]</u> AGENT, STATE DEPARTMENT OF HEALTH	Date _____ 196 <u> </u>
Date <u>10/18</u> 196 <u>5</u>	<u>[Signature]</u> DIRECTOR, MAUI PLANNING & TRAFFIC COMM.	Date _____ 196 <u> </u>
Date _____ 196 <u> </u>	DEPUTY, FIRE MARSHAL, MAUI	Date <u>10/18/65</u> <u>[Signature]</u> FOR DIVISION HEAD
Date inspected: <u>1</u> 196 <u> </u>	<u>1</u> 196 <u> </u>	<u>1</u> 196 <u> </u>
INSPECTOR	INSPECTOR	INSPECTOR

June 2, 1965

Mr. Hideo Kobayashi
Architects and Planners Group, Inc.
Professional Center Building
1481 So. King Street
Honolulu, Hawaii

Dear Sir:

The copy of your letter to Mr. Ray Morris,
transmitting preliminary working drawings for review,
and arranging for a future meeting is very gratifying.

We appreciate your efforts in cooperating
with the Maui Historic Commission.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Humio Okimoto", written over a horizontal line.

HUMIO OKIMOTO, Chairman

ARCHITECTS AND PLANNERS GROUP, INC.
Professional Center Building
1481 So. King Street
Honolulu, Hawaii

May 26, 1965

Mr. Ray Morris, Architect
1028 15th Avenue
Honolulu, Hawaii

Re: Pioneer Inn

Dear Mr. Morris:

We are appreciative of your willingness to aid us in the design of this project in order that it will comply with the orderly development of this important historical area. We are equally concerned about the appearance of the exterior of proposed buildings and would desire to do all within our power to execute the exterior design in such a way that it will be esthetically compatible as well as economically feasible.

Please find enclosed a set of preliminary working drawings completed to this date for your review. We wish to meet with you to discuss in detail the various pertinent aspects of the design and hope to call you shortly to make a definite appointment.

Yours truly,

ARCHITECTS AND PLANNERS GROUP, INC.


Hideo Kobayashi, Architect

HK:ek

encl.

cc: Mr. Humio Okimoto

MAY 27 REC'D

P.O. Box 2596
Honolulu, Hawaii 96803
May 17, 1965

Maui Historic Commission
Wailuku, Maui

Members of the Committee:

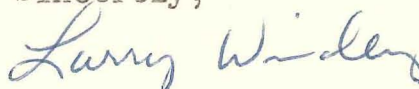
Since you are now in the process of acting on the Pioneer Hotel plans in Lahaina, I thought I might volunteer this bit of information.

In February of 1850 a Mr. Henry S. Swinton, then High Sheriff of Maui, as well as Collector of Customs and other offices which ranked him very highly in political favor, wrote to John Young, Minister of Interior of the Hawaiian Kingdom. He requested the privilege of "purchasing in fee simple" the lot known as Beretania (which includes the present Pioneer Hotel lot), so that he might exploit it commercially. His request was read by the Minister of Interior to the Privy Council, a committee of High Chiefs which made the major decisions of the day and was the predecessor of our present legislative body.

This wise group "Resolved: that Beretania in Lahaina, Maui, be not sold to H. Swinton as it is a place to which many historical associations are attached, and which has already been set apart as a place not to be disposed of..." (Records of Privy Council, March 5, 1850, State Archives)

Since a legislative body of the Hawaiian Kingdom in 1850 found this property to have "many historical associations" and "not to be disposed of", I thought that 116 years later a committee called the Maui Historic Commission would like to know of this previous decision.

Sincerely,



Larry Windley

MAY 18 RECD

April 27, 1965

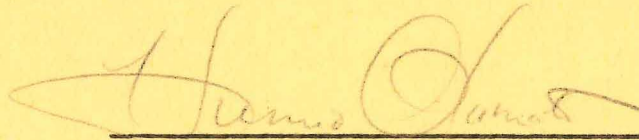
Mr. Homer Hungerford
Architects and Planners Group
1481 S. King Street
Room 502
Honolulu, Hawaii

Dear Sir:

Thank you for your letter of April 23
relative to the matter of a meeting with the
Commission.

May I advise you that the meeting has been
scheduled, as requested, for 2:00 pm on Friday, April
30, at the Board of Supervisors' Chamber in Wailuku,
Maui.

Yours very truly,

A handwritten signature in dark ink, appearing to read "Humio Okimoto", written over a horizontal line.

HUMIO OKIMOTO, Chairman

PIONEER HOTEL



Old Whalers Grog Shop

Lahaina, Maui, Sandwich Islands *April - 23, '65*

Dear Mr. Okamoto

Thank you for your letter of April 21, 1965

*The officers of the Pioneer Inn Ltd. will be
pleased to meet with your Commission next
Friday at 2 PM April 30th,*

Best regards,

Homer Hangerford

PIONEER HOTEL



Old Whalers Grog Shop

Lahaina, Maui, Sandwich Islands

Mr. Hurio Okamoto, Chairman
Maui Historic Commission
Wailuku, Maui Hawaii
Dear Mr. Okamoto,

Thank you for your letter of April 21st.
The officers of Pioneer Inn Ltd. and their
architect will be pleased to meet your
Commission next Friday afternoon at
2 P.M., April 30th.

Best regards,

James Hingford.

Breakfast, Lunch, Dinner, Grog and Rooms.
A Haven for Whalers and World Travelers Since 1901.

April 21, 1965

Mr. Homer Hungerford
Pioneer Hotel
Lahaina, Maui

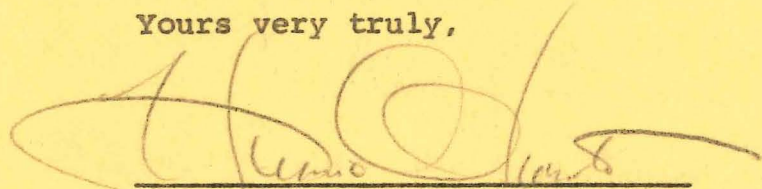
Dear Mr. Hungerford:

The matter of your request for preliminary approval for the proposed Pioneer Hotel was briefly discussed at the Commission's meeting of April 15.

As mentioned in my last letter to you, Mr. Morris, our architect-researcher, was asked for his comments. The Commission transmits a copy of his report to you for your consideration.

May we suggest a meeting between yourself, our architect and our Commission on this matter? Should this be agreeable with you, will you set the date and time and give us a week's notice?

Yours very truly,



HUMIO OKIMOTO, Chairman

RAY MORRIS
ARCHITECT
1028 FIFTEENTH AVE.
HONOLULU • HAWAII

A pril 10th, 1965

Mr. Humio Okimoto, Chairman
County of Maui Historic Commission
Wailuku, Maui, Hawaii.

Dear Humio;

Today I mailed the original of my review of the plans, and the copy of the plans on which the review was based, for your use. I am enclosing a carbon of the report in case you want to send it to Mr. Hungerford after the Commission has considered it. I also enclose a copy of the outline specifications he gave me. I feel both the plans and the specifications have not had the attention ordinarily given to plans submitted for approval of a Commission such as yours since they contain the discrepancies I have pointed out.

The Maui building code gives the maximum size of a class V building of "H" occupancy not over two stories in height in Fire Zone III as 10,500 sq.ft. with the condition, or exception, that this size may be doubled if an automatic sprinkler system is installed. The building proposed by the plans has a ground floor area of 21,000 sq.ft. and would just squeak by. However, no mention is made in plans or specs of such a sprinkler system. In fact, Mr. Hungerford is under the impression that the building code will not apply to the Pioneer alterations. I was assured by the Inspector on Maui that it would. I think this is a point that the Commission should get a written statement on.

If the cost of the additions is \$18.00 a sq.ft. a very reasonable estimate, the building would cost; 21,000 sf x 2 floors = 42,000 x 18.00 = \$ 756,000.00 with the addition of \$30,000.00 for the sprinkler system, a total estimated cost of the entire project of \$ 786,000.00 .I believe the Commission is entitled to know if Mr. Hungerford's group is contemplating a contract of this size, or if it is to be done piecemeal. If it is to be done in small steps, which seems likely, these should be thoroughly described in the specifications since it effects the appearance of the Historic District and should have a bearing on any approval given the plans.

Both plans and specifications are very sketchy and not at all the sort of thing that is usually submitted on a project of this size. My suggestion is that they both be done over in a more professional manner. I do not think enough information has been supplied to warrant a serious consideration by the Commission of a certificate of approval.

Yours truly,
Ray Morris
Ray Morris,
Researcher-Architect.
Lahaina Restoration.

REVIEW OF PLANS

PIONEER HOTEL,
LAHAINA,

Submitted by Mr. Homer Hungerford

Plans prepared by the Architects and Planners Group Inc.
Hideo Kobayashi, Architect, Suite 502 pent house, (no stamp on plans)
1481 South King St. Honolulu, Hawaii.
Titled; "Schematic plan for Pioneer hotel, Lahaina, Maui."
2 sheets and perspective drawing.

Ord. 320 Letter dated April 1, 1965 requested approval of the Commission of
Sec. 10 "the attached plans" but none were attached.
No application has been made to the Superintendent of Building
Inspection, County of Maui as required by this section.
Ray Morris made request of Mr. Hungerford for plans and speci-
fications and these were received, plans on April 8, tentative
specs on April 9.
Date of submittal is April 9th, 1965

Ord. 320 Review of plans
Sec. 7

1. Use: Plans show uses as follows:
1st floor: Bar.....984 sf..... 960 sf -
 D'g lanai...812 sf... 1772 sf.
 Kitchen.....(984) sf

Occupancy group B3; Assembly area less than 300, more than 100. = 7 sf/occ.

Maximum occupancy allowed = Bar; $\frac{960}{7} = 137$ occupants
 Dining lanai; $\frac{812}{15} = 54$ Total 191 occupants.

First floor sales..... 10,283 sf
Occupancy group F; Retail stores; 30 sq.ft/ occupant
 $\frac{10,283}{30} = 343$ occupants

2nd floor: Hotel guest rooms, 13,951 sf
occupancy group H; Hotel; 200 sf/ occupant
 $\frac{13,951}{200} = 70$ occupants

NOTE:

The above figures are taken from the plans submitted and the 1958
Uniform Building Code, Short Form which is the building code of the
County of Maui. Plans provide 45 guests rooms on the second floor .
Assuming double occupancy for each room the plans do not conform to
the building code limitation of occupants. The Inspector assured me
that the building code is effective on this property.

While Ord. 320 does not charge the Commission with reviewing the
plans in relation to the building code this non-compliance is men-
tioned here for the Commission's consideration.

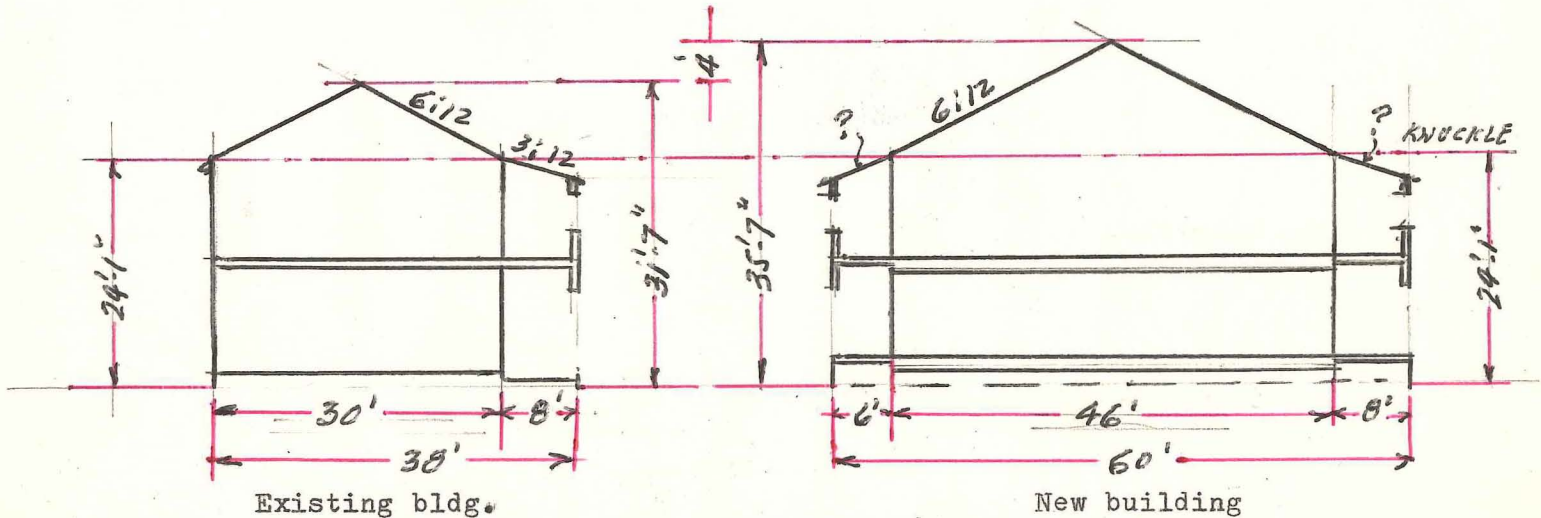
It is unrealistic to assume that the existing dining lanai hold-
ing 54 occupants (allowed by the code) will meet the future needs
for dining space. An outdoor "dining and dancing area" is indicated
on the plans. Soot from the mill makes outdoor dining unsuccessful at
present therefor it is reasonable to assume that some provision will
be made in the future to protect this dining area. The plans show a
few unidentified circles which may indicate construction, but the fu-
ture plans for the dining area should be included in the plans.

Ord. 320 Architectural style or significance

Sec. 7

The tentative "outline specifications" dated April 8th state;
"The appearance of the exterior of the new addition
will be an exact copy of the existing hotel."

NOTE: While this statement is entirely acceptable to the Commission the plans do not show how this is to be achieved. A structural cross section of the new addition giving sizes and materials to be used would be more convincing, and without it the Commission might consider it advisable to defer approval until more convincing evidence is presented to them.



To illustrate this point, and to justify asking for more complete plans, the sketches above show how an "exact copy" can be interpreted in two ways. The height of the building is determined by its width, height of plate (in this case the knuckle line where the two slopes of the roof intersect) and the slope of the roof.

The structural section asked for would determine which part of the building would not be an "exact" copy. Any departure from the existing proportions of the Pioneer would be noticeable and perhaps unacceptable to the Commission.

Relationship to the historic value of the district.

While the location of other historic buildings is no concern of the planners of the Pioneer Hotel it is properly a part of this review since it occupies the site of the old Custom House-Post Office, one of the few historic buildings which are exactly located by the 1881 survey of Sereho E. Bishop for the Kingdom of Hawaii. The significance of the Pioneer might be questioned as a historic building since it was built in 1901, after annexation to the U.S. The significance of the Custom House-P.O. is unquestioned.

A solution to this problem can be found by a readjustment of the property lines of the Pioneer lot, giving them the same area in sq. feet but moving the makai boundary back 69 ft. from the waterfront. This makes room for the Custom House-P.O. in its authentic location, provides space for Gilman's Store, another historic building and does not crowd the long house close to the hotel.

Ord. 320
Sec. 7

Moving the Pioneer mauka for 69 feet presents no problem and would afford an opportunity to make a ventilated space below the floor which it undoubtedly needs, and is called for by the building code.

It is quite possible that a lot 186 feet along Front St. and 183 ft deep, going makai, would be better suited to hotel uses than its present shape.

This suggestion was made to the Commission August 20, 1964 in a report accompanied by detailed drawings. Its reconsideration is strongly urged before the additions to the Pioneer hotel are approved, since by doing so the Commission signifies a choice between having both the Pioneer and the Custom House, or only the Pioneer.

The Custom House was a masonry building not suited to moving onto its historic site in the future. The Pioneer is a wood frame building easily moved. Since ordinance 320 asks the Commission to consider the historic value of the District in relationship to buildings submitted for approval the value of two significant buildings against one is submitted for reconsideration.

COMPATIBILITY of exterior design.

If the structural section requested above shows that the exterior actually reproduces the appearance of the existing Pioneer this requirement of the Ordinance is satisfied.

Arrangement

Since the Commission is primarily concerned with the exterior of new buildings it is deemed fitting that comment on the exterior arrangement on the lot is subject to this review.

The plans show a single building extending the full width and the full length of the lot, filling practically an entire block of 34,157 sqft area, open on the side of the library (Papelekane St.) for 128 ft to a depth of 60 ft forming a court yard in which there are a pool and a bandstand, with a few cabanas facing the pool.

The ground floor area of the building is 21,000 sq.ft. and could only be built, according to the Maui building code, if it was equipped with an automatic sprinkler system. The outline specifications do not mention this feature. However, its effect in Historic District No. 1 would be to dominate the scene since it extends from Front St. to the waterfront, for the full width of the block between Hotel St. and Papelekane St.

Its size, set in the center of Lahaina's most important piece of property and its most historic part, seems too great, and will have the effect of the Restoration being developed for the benefit of the Pioneer hotel.

Colors.

No information is given relating to the colors, except that an "exact" copy would reflect the existing colors, which leave something to be desired. Until complete color information is furnished it is recommended that approval be withheld.

The red asphalt shingles mentioned in the outline specs, would not be part of an "exact" copy and it is doubtful if the existing rafters would carry a 250 lb (per 100 sqft) reroofing job.

Ord. 320
Sec. 7

Signs

No information on this important part of the Restoration is supplied in the plans and specs submitted for approval. Until signs are shown and described in detail, including the size, color, and materials of which they are made it is recommended that no approval be given by the Commission.

Advertisements

This relates to the displays connected with the shops. The comment above will also apply to advertising.

Sec. 9

Ordinance 320 instructs the Commission to be guided by Mr Houghtailing's book on the Lahaina Restoration "Proposal for the Historical Restoration and Preservation of Lahaina" in considering

land use....	covered above
Height of buildings....	" "
style of architecture....	" "
Parking.....	<u>see below</u>
Yard Spaces.....	see building code
lot area.....	see building code

and any other matters

Parking

The "Comprehensive Zoning Ordinance" covered the requirements for parking space for the County of Maui. This ordinance No. 286 is made inapplicable in Historic Districts by Ordinance 320.

The Commission can make its own requirements for parking in relation to the plans for the Pioneer hotel.

If it elects to be guided by the requirements of Zoning Ordinance No. 286, now void in this area, the following stalls should be provided on the lot.

Bar and dining room: 40 % of area, 709 sq.ft.
 Plans show stalls 9x20= 180 sf.
 $\frac{709}{180} = \dots\dots\dots 4$ stalls

Stores: Although 40% of the entire lot is called for in neighborhood business districts the net area of the stores only is considered here.

Stores shown = 10,283 x 40% = 4113 sf. $\frac{4113}{180} = \dots\dots\dots 23$ "

Hotel: 1 parking space for every three guest rooms
 $\frac{45}{3} = \dots\dots\dots 15$ "

Off-street parking required by Ord. 286..... 42 "

(This represents 22 % of the entire lot)

Off-street parking shown on plans..... 15 stalls

Due to an inaccuracy in laying out the lot there is a conflict on the plans which shows the parking stalls overlapping the lanai on the Front St. front. It is suggested that the Commission make its detailed comment on parking and that it be redesigned.

- End -

Ran Arris

Ordinance 320 County of Maui

Sec. 6 Powers and duties of the Commission.

The Commission shall advise or assist the Board of Supervisors in the restoration and reconstruction of historic buildings, structures or sites,....

Sec.7 Review of Plans

The Commission shall review all plans for the construction, reconstruction alteration repair, moving or demolition of structures in the Historic Districts.the Commission shall give consideration to;

- the use
- its architectural style or significance
- its relationship to historic value of the District.
- compatibility of exterior design
- arrangement
- colors
- Materials used
- signs
- advertisements

especially as it relates to the objectives of the Historic District and to other structures in the immediate vicinity.

Sec.8 Architectural style

New buildings...must be in keeping with the architectural style of the district....not impair the value of other buildings in the vicinity.

Sec.9 Establishment of plan.

...that portion of "Proposal for the Historical Restoration and Preservation of Lahaina" by Community Planning signed by the Chairman and the Executive Officer of the County of Maui, shall be used as a guide (for)

- land use
- height of buildings
- style of architecture
- Parking
- yard spaces
- lot areas
- and any other matters.

Sec. 10 Procedure for review of plans.

Application for a building permit shall be made to the Superintendent of Building Inspection Division (who) shall notify theHistoric Commission and transmit plans and other information to the Commission.

Commission shall approve or disapprove such plans, and shall.....issue a Certificate of Approvalor shall state its reasons in writing to the Board of Supervisors, the Superintendent, and the applicant. The Commission may advise the applicant what it thinks proper if it disapproves the plans...The applicant shall have the right to re-submit his application.

The failure of the Commission to approve or disapprove...within 45 days from the date of application, unless otherwise agreed....shall constitute approval...

Sec.11 Demolition

The Commission shall not issue a certificate for demolition except when a structure is deemed a hazard to safety or health, or; a deterrent to the program, or; not in the interests of the community as a whole.

April 8, 1965

Mr. Ray Morris, Architect
1028. 15th Avenue
Honolulu, Hawaii

Dear Mr. Morris:

Enclosed are the Pioneer Inn's latest preliminary plans for your inspection. The appearance of the exterior of the new addition will be an exact copy of the existing hotel. Floor heights, railing, fascia, and hotel windows will be the exact duplicate. The store fronts will be in keeping with the mode of the existing building.

The outline specifications are as follows:

Building type - Type V, 1 hour.

Occupancy - H (Hotel).

Sewer - Connect to existing sewer.

Termite Treatment - Ground poison.

Excavation - None.

Fill - Fill Courtyard as required for adequate drainage.

Foundation - Concrete pads with 6" x 6" post. Termite shield, ground floor 24" above ground.

Floors - 1 hr. fire rated - 5/8" Gypsumboard ceiling finish of ground floor. 2 x 12 floor joists @ 16" o/c, 2 x 12 fire stops as required, 1 x 6 T&G subfloor, building paper between, 1 x 4 T&G finish floor.

Exterior Walls - 1 x 6 T&G redwood siding exterior,
2 x 4 studs @ 16" o/c,
5/8" gypsum board, interior finish

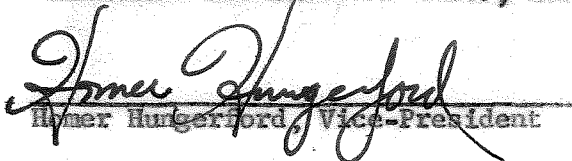
Interior Partitions - 5/8 gypsum board two sides,
1/2 fiberglas Noise Stop acoustical board two sides,
2-1/2" steel studs 16" o/c

- Roofing - Wood truss framing,
5/8" exterior plywood sheathing,
250 lb. red asphalt shingle
- Plumbing - One stall shower per new hotel room,
One Bidet " " " "
One Wash basin " " " "
One Water closet " " " "
Toilet facilities for stores on ground floor per tenants requirements,
Repair and refinish all existing bathrooms in existing hotel
building.
New women's room: one wash basin
two water closet
Men's room: one wash basin
one urinal
one water closet
- Electrical - Selected design of fixtures to be contiguous with overall
design pattern,
Wiring per electrical code
- Building Height - First floor level to ridge line approximately 30'-6"
to match existing building,
First floor ceiling approximately 12' to match existing
building
- Exterior Elevations - Design conform with the architecture of the time of
the Monarchy subject to the approval of the Maui
County Historical Commission and its Architect.
- Landscaping - Tropical type landscaping design and layout,
Allowance of \$5,000.00
- Exterior Paint - 1 coat primer
2 coats finish - white semi-gloss enamel
- Millwork - All windows shall be double hung to match existing,
Store fronts shall be designed to conform with the design of
the building and subject to approval of the Maui County
Historical Commission.
- Timber - All lumber shall be well-seasoned except redwood

If I can be of any further assistance to you, please do not hesitate to
contact me.

Very truly yours,

ARCHITECTS AND PLANNERS GROUP, INC.


Homer Hungerford, Vice-President

hh:ek
encl.

cc: Maui County Historical Commission

April 5, 1965

Mr. Homer Hungerford
Pioneer Hotel
Lahaina, Maui

Dear Mr. Hungerford:

Your letter of April 1, 1965 relative to preliminary plans for the Pioneer Hotel is appreciated.

May I inform you that we have transmitted a set to our Architect-Researcher, Ray Morris, for his comments. Upon receipt of his comments we shall meet to discuss the plans.

We shall be getting in touch with you.

Yours very truly,

A handwritten signature in dark ink, appearing to read "Humio Okimoto", written in a cursive style. The signature is positioned above a horizontal line.

HUMIO OKIMOTO, Chairman

PIONEER HOTEL



Old Whalers Grog Shop

Lahaina, Maui, Sandwich Islands

April 1, 1965

Mr. Fumio Okimoto, Chairman
Maui Historic Commission
Wailuku, Maui

Dear Mr. Okimoto:

We respectfully request the Historic Commission approval of the attached preliminary plans of the Pioneer Hotel drawn by Architects & Planners Group Inc. Upon your approval of our preliminary plans we will commence with working drawings and upon your approval of our finished plans we will begin construction.

Yours truly,

Homer Hungerford
Homer Hungerford

Breakfast, Lunch, Dinner, Grog and Rooms.
A Haven for Whalers and World Travelers Since 1901.

December 4, 1964

Mr. Homer Hungerford
c/o Pioneer Inn
Lahaina, Maui

Dear Mr. Hungerford:

Perhaps you are familiar with the alterations done recently at the Pioneer Inn. One which has evoked some concern of the Commission concerns the removal of a front window and its replacement with five louvered shutters. This is not in accordance with remodeling plans as submitted to the Commission for approval.

Another concerns the partitioning and setting up of a dress shop within the lobby without prior approval of the Commission. Land use is also subject to approval by the Commission.

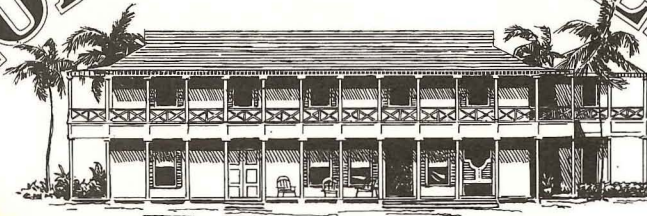
I cite these to you not merely for the sake of calling infractions to your attention; but, knowing of your interest in our project, I feel that there must be some misunderstanding somewhere. I would appreciate it if you could spare some time to meet with me and discuss problem areas on your next visit to Maui. Write me at the above address or call 321-745 upon your arrival. Your cooperation will be appreciated.

Yours very truly,



HUMIO OKIMOTO, Chairman

PIONEER INN, LTD.



Lahaina, Maui, Hawaii... operating since 1901

December 17, 1964

Mr. Humio Okimoto, Chairman
Maui Historic Commission
County of Maui
Wailuku, Maui, Hawaii

Dear Mr. Okimoto:

Thank you for your letter of December 4 concerning the five louvered shutters and dress shop in the lobby of the Pioneer Inn.

It is my understanding that no building permit can be obtained without the approval of the Historic Commission. These changes in the window and shop area were authorized by me and the board of directors of Pioneer Inn, Ltd. A building permit was issued for this work by the County of Maui so, therefore, I assumed it had your approval.

I am enclosing a copy of our latest preliminary plans so that you may know our present thinking.

My apologies for this misunderstanding. With best regards, I am,

Yours very truly,


Homer Hungerford
Secretary

hh:ekl
Encl.

October 31, 1963

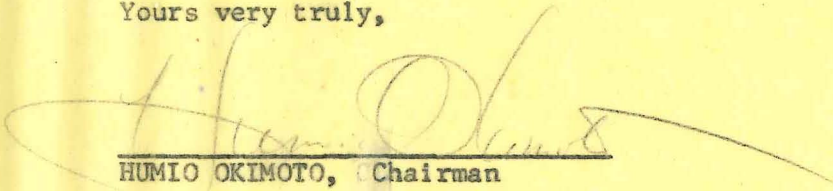
Miss Frances Jackson
614 Ashbury Street
San Francisco, California

Dear Miss Jackson:

Thank you for your letter of September 16, 1963 relative to the proposed Pioneer Inn. As requested by you, I am enclosing the minutes of our meeting of August 7 when your letter was discussed.

The Old Fort Wall which you designed is not a "sad case" as you state. Construction has progressed to the stage where it is about 90% complete. I enclose some photographs which I'm sure you'll be interested in.

Yours very truly,



HUMIO OKIMOTO, Chairman

encl.



EXECUTIVE CHAMBERS

HONOLULU

June 25, 1963

JOHN A. BURNS
GOVERNOR

Dear Eddie:

Enclosed is a letter which I received recently from Miss Frances Jackson expressing some concern over the proposed construction of the new Pioneer Inn Hotel at Lahaina.

I thought that a number of the points raised in this letter would be of interest to you and you might want to review them with the Maui Historic Commission.

With warm personal regards. May the Almighty be with you and yours always.

Sincerely,

John A. Burns

Honorable Eddie Tan
Chairman and Executive Officer
County of Maui
Wailuku, Maui, Hawaii

P.S. Please advise me as to your findings

June 25, 1963

Dear Miss Jackson:

I appreciated receipt of your letter of June 14 expressing your concern regarding the proposed construction of a new hotel at Lahaina.

I am referring your letter to Chairman Eddie Tam for his consideration and discussion with the Maui Historic Commission.

Thank you very much for calling this matter to my attention.

With warm personal regards. May the Almighty be with you and yours always.

Sincerely,

John A. King

Miss Frances Jackson
1116 Kealaolu Avenue
Honolulu 16, Hawaii

June 14, 1963

The Honorable John A. Burns
Governor, State of Hawaii
Iolani Palace
Honolulu, Hawaii

Dear Governor Burns,

I would like to solicit your aid in keeping the Lahaina restoration project historically accurate.

A recent news story announced the proposed construction of a large hotel on the site of the present Pioneer Inn in downtown Lahaina. Under the provisions of Maui County Ordinance 320, setting up the Maui Historic District in Lahaina, the Maui Historic Commission must approve all new buildings, or re-modeling of old structures, within this Historic District. This I assume they have already done for the proposed hotel.

As an Hawaiian historian and as a citizen interested in the accurate historic restoration of Lahaina, I am protesting this approval by the Maui Historic Commission as not fulfilling its obligations to promote an historic restoration in Lahaina. I believe you have expressed yourself in favor of accuracy -- and accuracy assumes correctness not only of building materials and furnishings but of location as well -- this building would utterly destroy the possibility of such an accurate restoration. It is architecturally out of proportion with the rest of Lahaina, not to mention un-authentic. It will cause a major planning problem due to the congestion produced by such a service facility on the limited lot available to it. And most important, it is to be placed on a site previously occupied by several important features in Lahaina's past, including the king's taro patch (prehistoric - 1896); the Custom House (c1840 - c1890); Gilman's ships store (c1840 - 1896); several small shops and stores mauka of the Gilman establishment (various dates); and the series of native style grass houses, in one of which the laws of 1840 were prepared and promulgated.

While I am aware that you may not dictate procedure to the private parties contemplating this hotel, you are in a position to caution the Maui Historic Commission in its expenditure of the \$100,000.00 appropriated to it in Act 30. These funds have not yet been allotted to the County. May I request that these funds not be allotted to the County without the provision that they be spent for an accurate restoration. As will be noticed, the County states their intention to rebuild the Custom House and Long House, yet both structures will be impossible to accurately re-build if the new hotel is constructed on their sites. I am led to believe that Maui County's Historic Commission does not intend to use its funds for an authentic restoration, if they have agreed to a structure (the hotel) which makes authenticity impossible. It can hardly be

Honorable John A. Burns

-2-

June 14, 1963

in the State's best interest to allow State funds to be expended by such an inconsistent body as the Maui Historic Commission.

My statement of disapproval is necessarily strong -- I believe Lahaina can rival Williamsburg as a tourist attraction, but only if it's done accurately, and done accurately from the beginning. This alone will allow the possibility of Federal and private funds to assist in the project. I will be happy to provide you with any additional information I may have to support this position.

Thank you for your kind consideration.

Sincerely yours,

(Miss) Frances Jackson

1116 Kealaolu Avenue
Honolulu 16, Hawaii

June 13, 1963

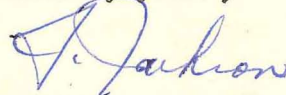
Humio Okimoto, Chairman
Maui Historic Commission
Wailuku, Maui, Hawaii

Dear Mr. Okimoto,

I am enclosing for your files a copy of a letter I have written to Mrs. Tester, as the president of the Lahaina Restoration Foundation, protesting the scheduled construction of a new hotel on the site of the present Pioneer Inn. I have enclosed with her copy a set of maps and sketches which serve to support the historic authenticity of my position.

I appeal to the Commission to re-consider their approval of the plans for this structure. I am in now way opposed to a hotel in Lahaina, but I am definitely opposed to such a hotel on this particular site. Its construction will, as I have outlined to Mrs. Tester, eliminate for some time to come, the possibility of an accurate historical restoration for Lahaina. On further consideration of the new information presented, I am sure you will recognize that the best interests of the Lahaina restoration project will be served by rejecting this plan for a new hotel on this site.

Sincerely yours,



(Miss) Frances Jackson

1116 Kealaolu Avenue
Honolulu 16, Hawaii

June 13, 1963

Mrs. Keith B. Tester, President
Lahaina Restoration Foundation
Lahaina, Maui, Hawaii

Dear Mrs. Tester,

I read with some distress of the proposed new Pioneer Hotel building, scheduled for construction in August on the site of the present hotel. I am writing (as a private citizen) to the Foundation in the hope that you will be able to help in preventing this move which will be a disaster for the Lahaina restoration project.

I am protesting the construction on the following grounds:

1) Architectural style. According to Ordinance 320, new structures as well as the re-modeling of old ones must conform to architectural styles consistent with the period of the reconstruction. The proposed building does not conform. It is to be three stories high -- the highest building in Lahaina now is the Court House, two stories and a basement and a large yard around it. The pillars of the new building, designed to minimize the height, will accentuate it. The thing will loom above Lahaina like the Space Needle.

2) Planning. The present hotel has 19 rooms; the new one is to have 102, an increase of 400%. It is also to have a bar and restaurant. Sheer size will make this the largest structure in all of Lahaina. It will be out of keeping with other features. It will also produce a problem of density. Where will cars for 102 rooms be parked - on Front street? How will the garbage be removed and the new supplies of food and linen be brought in - via Hotel street? This is a matter of traffic -- people and goods -- which I don't think has been adequately considered. Population density has a second part, as well. The crowd of 3000 in Lahaina for a Whaling Spree is a mob. The entire restoration project is designed to bring in visitors, say 1500 to 2000 each and every day of the year. The arrangements for just these restoration-visitors will be tremendous, without compounding the problem by adding the occupants of 102 hotel rooms, and its staff, smack in the middle.

3) Historical accuracy. It is assumed that the restoration of Lahaina is to be historically accurate: if it is not accurate, it is not a restoration, merely a re-building. Either procedure has its virtue, but they ought not to be confused. Legislative monies have been appropriated for an historic restoration, rather than the mere re-building. To that end, the important features of the restoration period are to be re-furbished or re-built on their original sites, in their original fashion to best express the chosen themes. The Pioneer Hotel was not built until 1901 at the very earliest, and even then it was originally constructed on Lanai. The whaling, mission and monarchy themes are dormant in Lahaina by 1865. Thus, even the

June 13, 1963

present Pioneer Inn is not a part of the historic Lahaina to be recaptured in the restoration. While the present structure is not important, its site definitely is. I am enclosing a current tax map with the historic features of Lahaina between 1800 and 1860 marked in red. You will readily see that this area is THE key to the restoration of Lahaina. I have also included minimal dates for each feature -- the earliest and latest references I know of as of this date. With more research, these can be clarified. And finally, I have included some map and sketch references from which I have projected the locations of these historic features.

This is the key area. It would be a shameful waste to cover this very important site with a modern hotel which will produce crowding in the downtown area, and which is not even architecturally of the period. I will certainly appreciate your consideration of this problem and will be happy to provide any other material I may have for your assistance.

Sincerely yours,



(Miss) Frances Jackson
1116 Kealaolu Avenue
Honolulu 16, Hawaii

cc: Senator Harry Field
Humio Okimoto

June 1, 1963

The Honorable John A. Burns
Governor, State of Hawaii
Iolani Palace
Honolulu, Hawaii

Dear Governor Burns,

I would like to solicit your aid in keeping the Lahaina restoration project historically accurate.

A recent news story announced the proposed construction of a large hotel on the site of the present Pioneer Inn in downtown Lahaina. Under the provisions of Maui County Ordinance 30, setting up the Maui Historic District in Lahaina, the Maui Historic Commission must approve all new buildings, or re-modeling of old structures, within this Historic District. This I assume they have already done for the proposed hotel.

As an Hawaiian historian and as a citizen interested in the accurate historic restoration of Lahaina, I am protesting this approval by the Maui Historic Commission as not fulfilling its obligations to promote an historic restoration in Lahaina. I believe you have expressed yourself in favor of accuracy -- and accuracy assures correctness not only of building materials and furnishings but of location as well -- this building would utterly destroy the possibility of such an accurate restoration. It is architecturally out of proportion with the rest of Lahaina, not to mention un-authentic. It will cause a major planning problem due to the congestion produced by such a service facility on the limited lot available to it. And most important, it is to be placed on a site previously occupied by several important features in Lahaina's past, including the King's terraces (prehistoric - 1800); the Custom House (1840 - 1890); Gilman's ships store (1840 - 1890); several small shops and stores owned by the Gilman establishment (various dates); and the series of native style grass houses, in one of which the laws of 1840 were prepared and promulgated.

While I am aware that you may not dictate procedure to the private parties contemplating this hotel, you are in a position to caution the Maui Historic Commission in its expenditure of the \$100,000.00 appropriated to it in Act 30. These funds have not yet been allotted to the County. May I request that these funds not be allotted to the County without the provision that they be spent for an accurate restoration. As will be noticed, the County states their intention to rebuild the Custom House and Long House, yet both structures will be impossible to accurately re-build if the new hotel is constructed on their sites. I am led to believe that Maui County's Historic Commission does not intend to use its funds for an authentic restoration, if they have agreed to a structure (the hotel) which makes authenticity impossible. It can hardly be

Honorable John A. Burns

-2-

June 14, 1963

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My statement of disapproval is necessarily strong -- I believe Lahaina can rival Williamsburg as a tourist attraction, but only if it's done accurately, and done accurately from the beginning. This alone will allow the possibility of Federal and private funds to assist in the project. I will be happy to provide you with any additional information I may have to support this position.

Thank you for your kind consideration.

Sincerely yours,

(Miss) Frances Jackson

1116 Kealaolu Avenue
Honolulu 16, Hawaii

LAHAINA RESTORATION COMMITTEE
WAILUKU, MAUI, HAWAII

May 26, 1961

Mr. Donn Beach
International Market Place
Honolulu, Hawaii

Dear Sir:

Recent newspaper articles concerning your plans for the renovation of Pioneer Inn in Lahaina is very encouraging to us on the Lahaina Restoration Committee.

As you are aware, the Lahaina Restoration Committee has a historic restoration and preservation plan that encompasses your Pioneer Inn area and is vitally interested in any contemplated development within the restoration project area. We would like you to have a copy of our brochure and would like the opportunity to discuss your plans with you. We feel that such a meeting would have a mutually beneficial effect.

On Thursday, June 1, Mr. Robert Chata planning director of the County of Maui and myself will be in Honolulu and would like to meet with you sometime in the afternoon. I shall call you immediately upon my arrival in Honolulu to set a more definite time. Should you be unable to meet on that date would you please notify Mr. George K. Houghtailing of Community Planning, Inc.

Yours very truly,

HUMIO OKIMOTO, Chairman
Lahaina Restoration Committee

cc: Mr. George K. Houghtailing