

BEFORE THE MAUI COUNTY
CULTURAL RESOURCES COMMISSION
DECEMBER 1, 1994

SUBJECT

MS. THEO MORRISON, Executive Director, LahainaTown Action Committee, requesting Historic District approval to repair two rooms on the south side of the first floor of the Old Lahaina Court House for use as a visitor center and office space, TMK 4-6-1: 008,009 Lahaina, Maui, Hawaii. (94/HDC-19)

BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The County Council recently granted LahainaTown Action Committee \$10,000 to repair two rooms on the south side of the Lahaina Court House for use as a visitor center and office space for LahainaTown Action Committee. The location is directly across the hall from the Lahaina Arts Society's Banyan Tree Gallery. These two rooms have been vacant for approximately 10 years.

According to the applicant, the main focus of the Lahaina Visitor Center will be to provide free, friendly, unbiased information to visitors about Lahaina. Lahaina Visitor Center will offer cultural and historical background about the area as well as information about current events and festivals within the community such as bon dances, community plays, fairs, etc. In response to requests over the years, the Lahaina Visitor center will create a story board display in the hallway about the history of the Old Court House and rein of King Kamehameha III.

To offset the costs of staffing the Visitor Center, a small gift shop will be operated. Items to be sold will include the annual Lahaina Poster, the Taste of Lahaina cookbook, and other museum quality shop items.

It is the intent of the Action Committee to re-capture the feeling of Old Hawaii in the Lahaina Visitor Center as much as possible. Ceiling fans and open windows will provide ventilation. Computers and other like equipment will be hidden from view. The applicant will only make repairs to existing surfaces.

List of Repairs:

Floors: There is a hole in the interior flooring between the building entry doors, at the Wharf Street side of the building. Ohia wood will be used to replace the damaged section (Exhibit 1).

Ceilings: They will be painted an off-white color.

Walls: The interior of the existing building walls (as opposed to interior, room dividing walls) in the Wharf Street room will be left as is. (Exhibit 1) It is evident that an attempt at renovating these walls was previously undertaken and abandoned. There is visible salt crystallization in the walls which is causing the plaster to fall off. A wooden plaque explaining the structure of the building, the on-going damage and the plans for a future, complete restoration will be temporarily attached (glued) to the wall. The peeling blue paint in the rear room will be gently scraped and painted. (Exhibit 2)

Interior room, dividing wood walls will be cleaned and painted.

Windows and Doors: These will be repaired for functional natural ventilation. Original hardware will be required, rather than replaced. Locks may need replacing. Existing glass will be retained. Exterior front door on Canal Street side will not be used to minimize impact on the wall (Exhibit 2).

Bathrooms: These will be cleaned, repaired and locked. Original fixtures will be retained. There may be some fixtures that are missing and therefore will need to be replaced. The restrooms will be available for public use by request on a trial basis. If the use is too heavy or abuse occurs, they will be for use of staff only. A public restroom with handicapped access is available across Wharf Street at the harbor. A maintenance service will be contracted to keep the restrooms clean. (Exhibit 3)

Wooden Cabinet/Counter: The applicant is proposing to replace only the boards that are deteriorated. Existing ohia boards will be replaced with ohia wood. All original hardware will be retained. Finish will be with a paste furniture wax containing carnauba wax as recommended by Bishop Museum Conservation Center. All hardware will be retained. (Exhibit 4)

Partition in Wharf Street Room: This partition will be reduced in size to 10 1/2' x 6 1/2' (original size is 10 1/2' x 9 1/2'). The partition wall facing Wharf Street will be eliminated. The existing sink will be removed and stored on the property. (Exhibit 3)

Electricity: A licensed electrician will add six (6) outlets to the Wharf Street room (2 within the concrete walls) and six (6) outlets to the rear room (4 within the concrete walls). Wiring will run along the base boards and be covered with painted wood molding. Six ceiling fans with lights (four in the Wharf Street room and two in the rear room) will replace existing fluorescent lights. (Exhibit 5)

Security: Window shades will be used at night. (see sample)
A security system will be installed. When funds permit, exterior lighting will be installed. (Exhibit 6)

Signage: Due to the historic significance of the building and its fragile surface, the Planning Department recommended that no signs be attached to or hung from the exterior of the building. The applicant is therefore, requesting a historic district variance to have a portable, free standing sign at the front entrance. The sign would be located on the front porch and would be removed at night. In addition, the applicant is requesting a historic district variance for one ground sign at the rear of the building. Finally, two directional ground signs in the Banyan Tree Park (one at the corner of Front and Hotel Street and one at the corner of Front and Canal Streets) are also requested. (Exhibits 7-9).

Handicapped Access: To make the Visitor Center available to everyone, and to comply with the ADA requirements, the applicant is requesting approval of a ramp on the Kaanapali side of the front of the building. (Exhibit 10) This ramp has been drawn to specifications supplied by the Commission for Persons with Disabilities. The ADA does not specify any particular material for the ramp, except that the surface be a non-slip surface. The ramp is proposed to be constructed of wood with metal railings. If the ramp design is approved by the CRC, the plans will be sent to the Commission of Persons with Disabilities for final approval before proceeding with the building permit.

ANALYSIS

1. Essentially, the Planning Department supports the proposed repairs associated with the opening of the Lahaina Visitor Center. The applicant is aware of the history of the building and its fragile nature, and has been sensitive in its proposal for repairs.

2. The majority of the project involves repairs to the existing building. A renovation of the entire building is not being proposed.

3. The Maui Historic Commission in the past considered establishing a visitor center at the courthouse as proposed by the Lahaina Restoration Foundation. It is a use that is needed in Lahaina Town especially considering the significance of the courthouse and harbor area to the history of Lahaina.

4. The Planning Department does have concerns about the electrical outlets which are proposed. The applicant indicated that a total of six (6) outlets will be installed in the concrete walls of the building. The Planning Department is concerned about the condition of the concrete walls and as such, the applicant shall limit all outlet construction to the wood walls.

5. The Planning Department is also concerned about the means whereby a security system will be installed. We are unaware as to how this will be accomplished. The applicant has been informed of our concerns and will address the Commission at its meeting.

6. In our original discussions with the applicant, the handicapped ramp was planned for the rear of the building. It is now being proposed for the front of the building. The Planning Department believes that the ramp will impact the structure in this location. The applicant has been advised to explore other alternatives and will discuss options at the Commission's meeting. In any event, the proposed ramp shall be constructed of wood so that it can be removed at a later date if deemed necessary.

7. The LahainaTown Action Committee has agreed to vacate the premises when a major restoration of the building occurs.

8. Because of the sensitive condition of the building and future plans to renovate the entire building, the Planning Department supports the request for a temporary sign at the front porch and a ground sign at the rear porch. If the intent is to have both the Lahaina Arts Society (LAS) and the LahainaTown Action Committee (LTAC) share use of the signs, then either a request should be submitted from the Arts Society or the LahainaTown Action Committee should be given authorization to process the sign variance request.

The sign board for both the LAS and the LTAC shall be incorporated into one sign board attached to the wood frame or supports. Said sign shall incorporate the details recommended in the Architectural Stylebook for Lahaina.

9. The Planning Department does not support the variance request for two ground signs at Banyan Tree Park, one at the corner of Front and Hotel Streets and one at the corner of Front and Canal Streets as we believe that it will impact the character of the historic district and would set a precedent for others to request signage in the park.

10. The Department of Parks and Recreation by letter dated November 22, 1994 (Exhibit 11) has approved the use of the two rooms on the first floor on the south side of the Old Lahaina Courthouse as a Visitor Center and office space in the back of the building.

RECOMMENDATION

The Planning Department recommends **approval** of the proposal to establish a visitor center in the Lahaina Courthouse and its related improvements subject to the following conditions:

1. That the proposed repairs to the courthouse structure shall be limited to the work as specified in this report and as

illustrated by photographs labeled Exhibits 1-6.

2. That alternatives to the Wharf Street ramp shall be considered. Final details of the ramp and its location shall be submitted to the Planning Department for review and approval.

3. That final details of the repair work, signage, color scheme, lighting and electrical and security system shall be submitted to the Planning Department for review and approval.

4. That the final details of the display area shall be submitted to the Planning Department for review and approval.

5. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject historic district permit and shall defend and hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this permit.

6. That full compliance with all applicable governmental requirements shall be rendered.

Relative to the variance request for signs, the Department recommends **approval** of the portable sign on Wharf Street and the ground sign at the Front Street entrance to the building. The Planning Department recommends **denial** of the two ground signs at Banyan Tree Park, (one at the corner of Front and Hotel Streets and one at the corner of Front and Canal Streets).

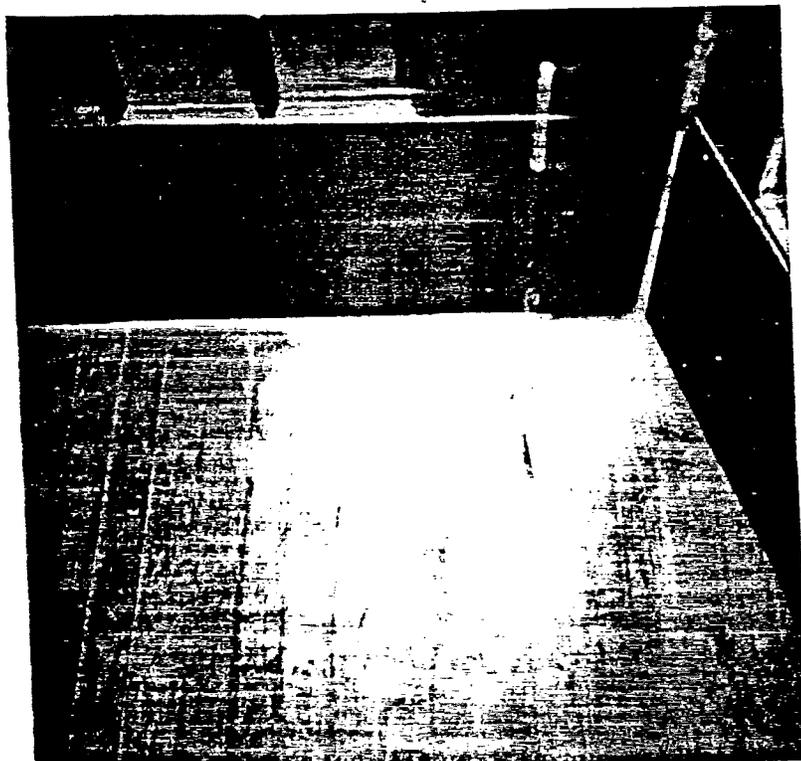
The Planning Department further recommends that the Cultural Resources Commission direct the Planning Director to transmit the findings and recommendations to the County Council for appropriate action.

APPROVAL:

Brian Miskae

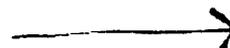
7th BRIAN MISKAE
PLANNING DIRECTOR

Damage to floor close to interior. Wharf Street entry doors.



2H8P Cloversweet

Paint sample for ceilings and interior dividing walls.



Walls: Interior of Exterior Walls in Wharf Street room. To be left as is.



EXHIBIT 1

Walls: Peeling blue paint in rear room will be scraped and removed. Walls will be repainted same off white color as ceiling and interior walls. 2H8P Cloversweet flat.



Windows: to be repaired and repainted. Paint sample for woodwork.

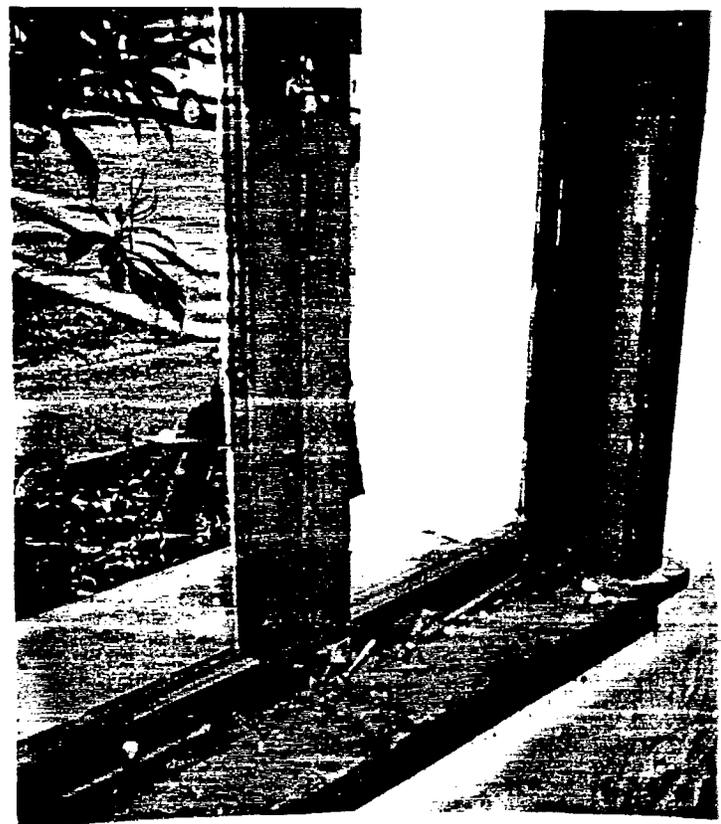


EXHIBIT 2

Bathrooms: To be repaired and repainted



Partition in Wharf Street room. To be reduced in size. painted. not part of original structure. of little historic value.



EXHIBIT 3

Wooden cabinet/counter in Wharf Street Room:



Detail showing damage to counter top. Damaged boards to be replaced with ohia wood. Finish with paste wax.

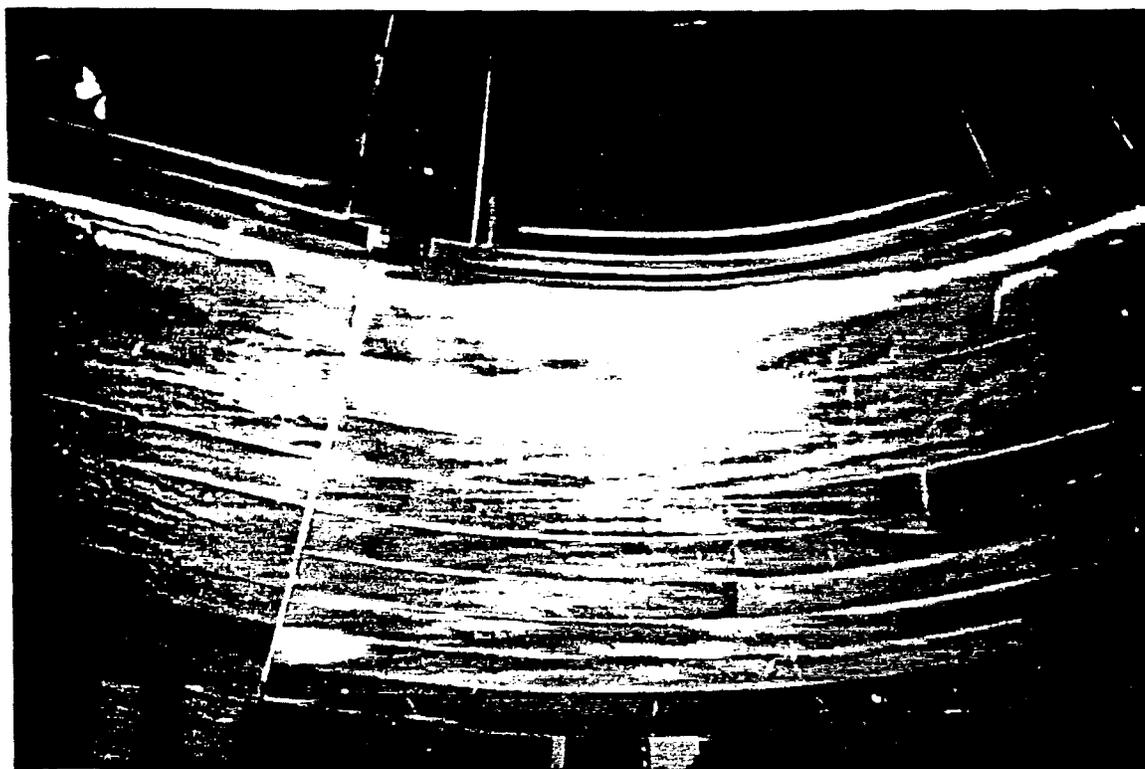
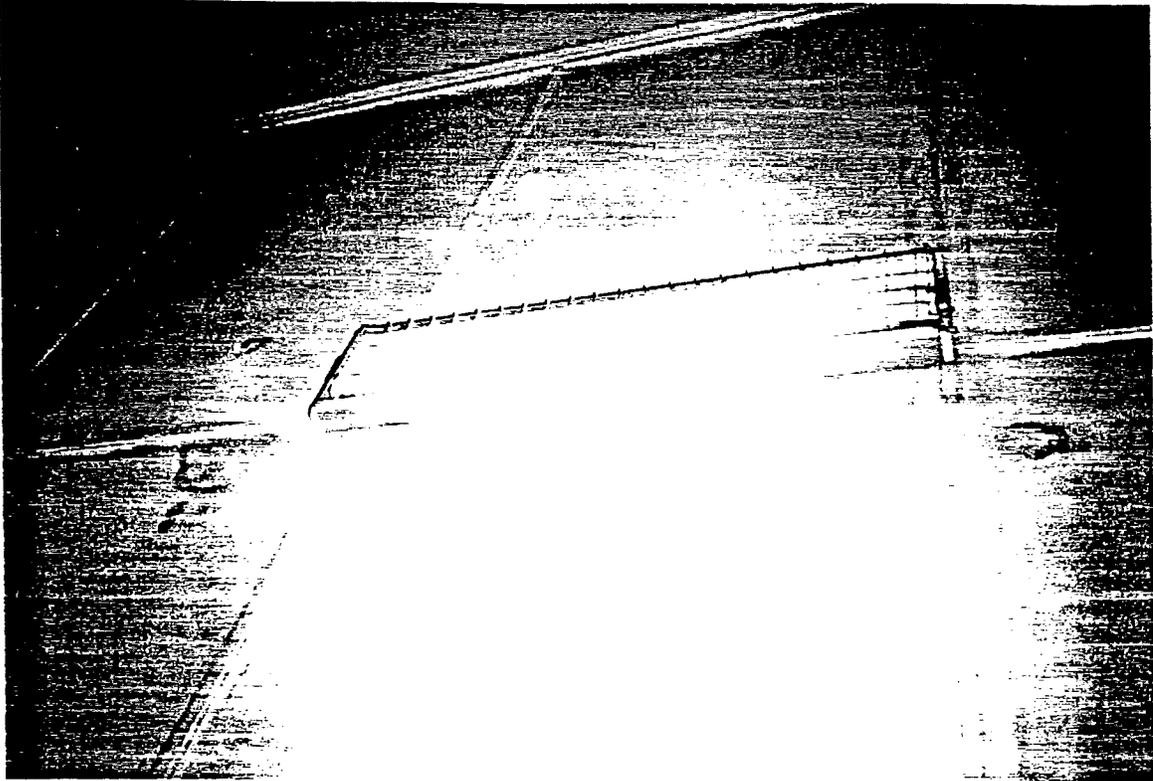


EXHIBIT 4

Existing fluorescent light fixtures:



Ceiling Fans with lights to replace existing light fixtures.

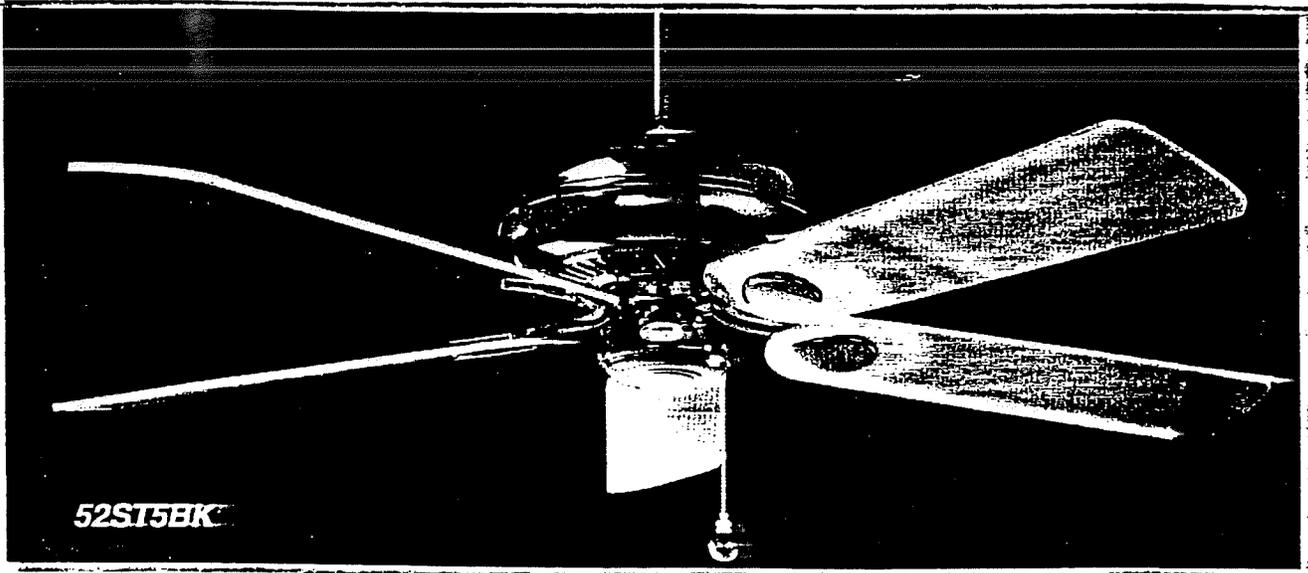
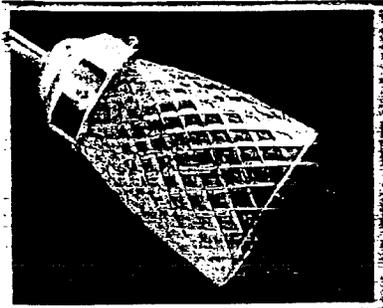


EXHIBIT 5



Colors for (A) and (B)

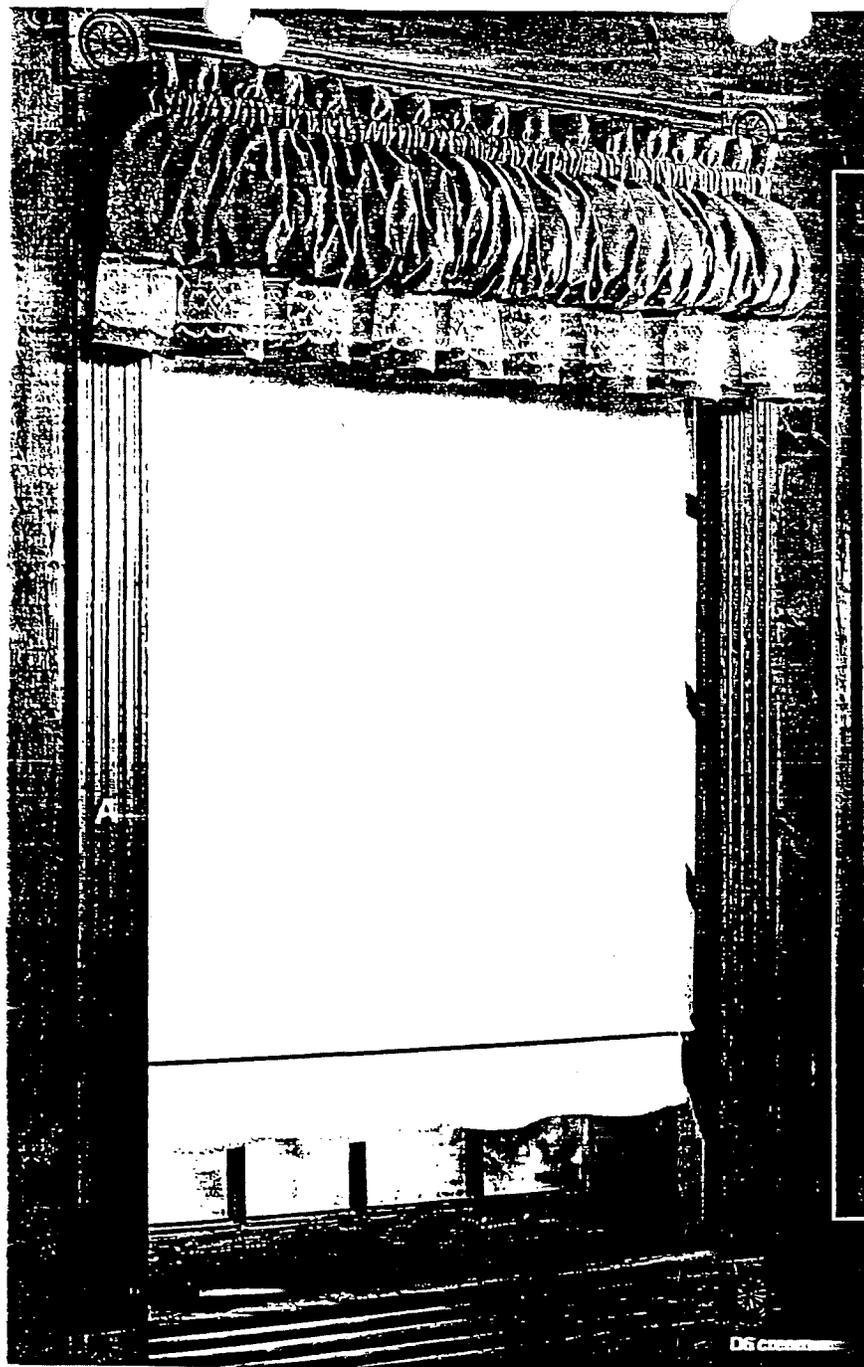
D6 cream

WW white

E2 platinum

E7 tea rose

* Cream color window shade



Questions About Shades?
 Call manufacturer's toll-free helpline for information on how to measure and install window shades (A) and (B): 1-800-800-8828; 9:00 a.m.-4:30 p.m., Eastern time, Monday through Friday. Top treatment shown sold on page 1262.

Save 20% on 2 or More Window shades on these two pages

Choose any combination of 2 or more shades on these two pages and pay the lower price for each.

Five styles, in a wide variety of colors. Cut-to-width and shipped immediately.

A to E Made-to-Order Window Shades. Fits windows to 66 in. in length. Roller mechanism for easy positioning of height. Mounting brackets included. Wipe with damp cloth. Warranted by manufacturer—for details, see page 752.

These shades are cut to width and shipped directly from our distribution centers. To Order State: (1) Catalog number; (2) exact width; (3) color code and name.

A Light-Blocking Shades. Vinyl-laminated fiberglass. Provides complete privacy and total light control. Curl resistant. White on street side except D6 cream, which is the same on both sides. Made in U.S.A.

Light-Blocking Fringed Shade (shown). Scalloped bottom hem trimmed with rayon looped fringe.

Width	Catalog Number	Weight (lbs.)	Each	2 or More, Each
37 in.	R 737-8110 GC	2.65	30.00	24.00
46 in.	R 737-8128 GC	3.00	42.00	33.60
55 in.	R 737-8136 GC	4.40	53.00	42.40
63 in.	R 737-8144 GC	5.40	78.00	62.40

Light-Blocking Unfringed Shade (not shown). Straight bottom hem

Width	Catalog Number	Weight (lbs.)	Each	2 or More, Each
37 in.	R 737-8151 GC	2.65	25.00	20.00
46 in.	R 737-8169 GC	3.00	37.00	29.60
55 in.	R 737-8177 GC	4.40	47.00	37.60
63 in.	R 737-8193 GC	5.40	70.00	56.00

B Light-Filtering Shades. Vinyl-coated cotton. Provides privacy and allows light to filter softly through. Same color on both sides. Made in U.S.A.

Light-Filtering Unfringed Shade (shown). Straight bottom hem.

Width	Catalog Number	Weight (lbs.)	Each	2 or More, Each
37 in.	R 737-0885 GC	1.70	18.00	14.40
46 in.	R 737-0893 GC	2.00	32.00	25.60
55 in.	R 737-0901 GC	2.75	40.00	32.00
63 in.	R 737-0646 GC	4.75	60.00	48.00

Light-Filtering Fringed Shade (not shown). Scalloped bottom hem trimmed with rayon looped fringe.

Width	Catalog Number	Weight (lbs.)	Each	2 or More, Each
37 in.	R 737-5735 GC	1.70	25.00	20.00
46 in.	R 737-5733 GC	2.00	37.00	29.60
55 in.	R 737-5701 GC	2.75	47.00	37.60
63 in.	R 737-5719 GC	4.75	70.00	56.00

Signs: This would be a portable sign placed on the front porch which would be brought in at night. Due to lack of space on the porch we are proposing that Lahaina Arts Society share this sign with us. Sketches have been sent to Lahaina Arts Society for comment. All signs are painted wood.

Current sign on front porch



Proposed Sign

Wood sign (painted)

Frame: painted "Pioneer Iron Works"

Signs: white with green letters

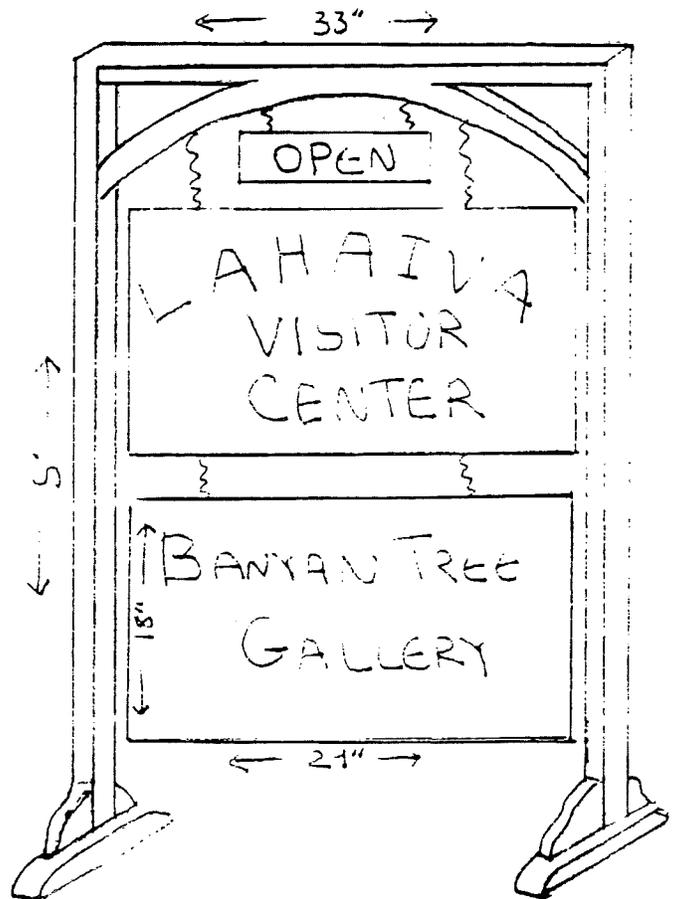


EXHIBIT 7

Signs: This would be a ground sign placed in front of small palm tree in photo in line with column on building. Due to lack of space on the porch we are proposing that Lahaina Arts Society share this sign with us. Sketches have been sent to Lahaina Arts Society for comment. All signs are painted wood.

Current sign on back porch



Proposed sign:
wood (painted)
Frame: painted "Historic Site" Green
Signs: white with green letters

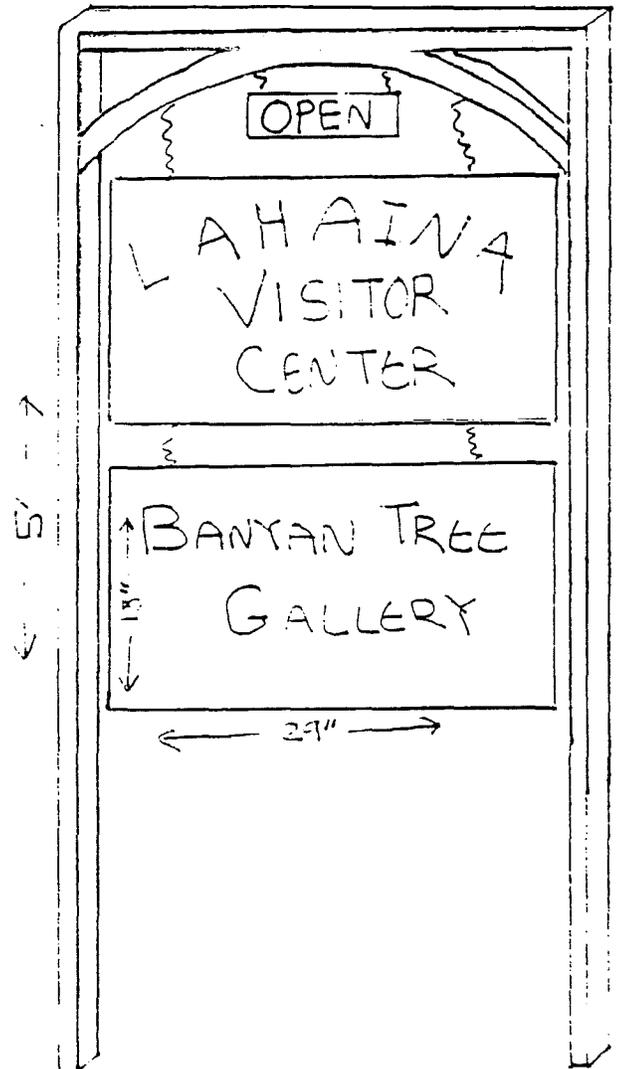


EXHIBIT 8

Signs: This would be a double sided ground sign placed in the corner of the Banyan Tree Park on Hotel and Front Streets. We propose that it be placed makai of the lamp post in the approximate location of the x marked on the photo.

An additional directional sign is also proposed at the corner of Front and Canal Streets.
Banyan Tree Park, corner of Front and Hotel Streets:



Proposed sign - painted wood
Frame: painted "Pioneer I - Green"
Sign: white with green letters

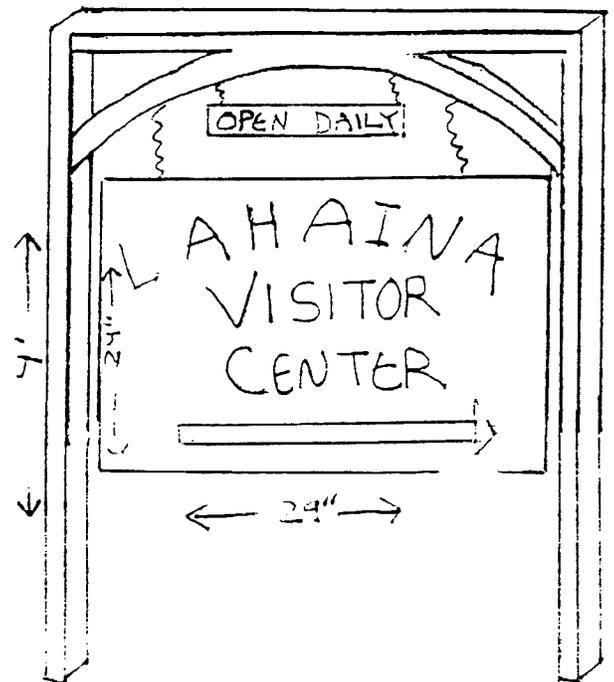


EXHIBIT 9

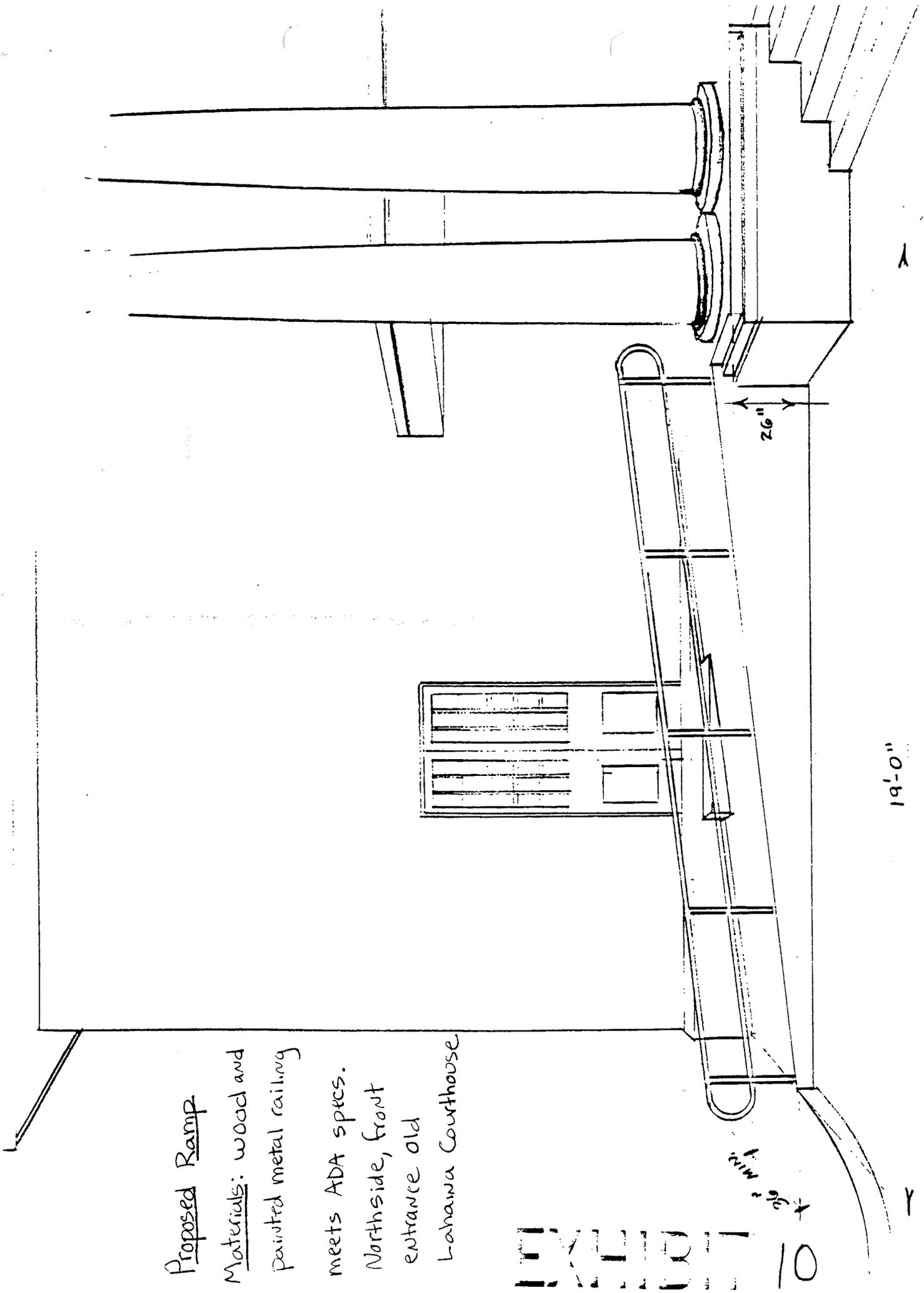
Proposed Ramp

Materials: wood and
painted metal railing

meets ADA specs.

Northside, front
entrance old

Lahaina Courthouse



10



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580 KAAHUMANU AVENUE, WAILUKU, HAWAII 96793

LINDA CROCKETT LINGLE
Mayor
CHARMAINE TAVARES
Director
MIKE A. DAVIS
Deputy Director

'94 NOV 22 P 3:44 (808) 243-7230

November 22, 1994

TO: CULTURAL RESOURCES COMMISSION
FROM: *Charmaine Tavares*
CHARMAINE TAVARES, DIRECTOR
DEPARTMENT OF PARKS & RECREATION

SUBJECT: LAHAINA VISITORS CENTER AT THE OLD LAHAINA COURTHOUSE

The Parks Department has approved the use of the two rooms on the first floor on the southside of the Old Lahaina Courthouse as a Visitor Center and office space in the back of the building.

If there is any questions, please feel free to contact me at 243-7626.

cc: Mike Davis, Deputy Director
Department of Parks & Recreation

MD:lys:wdocsmemo1

EXHIBIT II