



Spring 1958





**COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793**

December 19, 1996

Mr. Richard Haake, Managing Director
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Dear Mr. Haake:

**SUBJECT: PRESERVATION PLANNING REVIEW OF THE HISTORIC
STRUCTURES REPORT ON THE OLD LAHAINA
COURTHOUSE**

We are pleased to inform you that the Maui County Cultural Resources Commission (MCCRC) completed a site visit and planning review of the proposed restoration of the Old Lahaina Courthouse at its meeting on December 5, 1996.

The MCCRC commented that the Historic Structures Report was clearly presented and easy to understand. They agreed on the following recommendations to your office:

1. The banyan tree should be trimmed and kept away from the building in accordance with the plans presented, including the removal of the roots near the northeast corner of the building and the construction of a root barrier.
2. Air conditioning is likely to cause problems with the building and should not be included in the restoration.
3. Parking should be removed from the steps to the courthouse. This is an important part of the restoration and maintenance of the building.
4. ADA parking, south of the building on Wharf Street is recommended, although the MCCRC understands that, in this case, it is not a legal requirement.
5. The problem of water infiltration in the basement requires further investigation.

Mr. Richard Haake, Managing Director
December 19, 1996
Page 2

6. Native plants should be used in landscaping and should be labeled and used as part of the interpretation of the building.
7. Public use of the building should be prioritized.
8. A portion of the basement might be an appropriate storage place for bones disinterred during the course of development on the West side. Maui has no suitable temporary repository for *iwi*. The old courthouse is a Hawaiian site, constructed by Kamehameha II and Kamehameha IV, and would be a respectful location for this sensitive cultural use.
9. The visitor center on the main floor is an appropriate public use.
10. The MCCRC strongly recommends the installation of the elevator on the northeast side of the building as described in the report. The building should see a high public use, and accessibility for all persons to the second floor is necessary.
11. On the second floor, the courtroom should be maintained as a public meeting space for private non-profit groups, as well as for government agencies. The calendar for use may be administered by the Parks Department or Planning Department. County administration should advise the DLNR that the old courtroom is also available for use as a courtroom.
12. The second floor may be the best location for a planning office to maintain records and provide information and applications, as well as administration of historic district regulations.
13. The courthouse, second floor north side, may also be a better location for the proposed satellite police station for Front Street patrols than is the currently proposed plan of moving the koban from the Wo-Hing temple site to the Baldwin House yard.
14. Archaeological testing, as well as monitoring should be considered for subsurface work for utilities, and the root barrier for the banyan tree.

Historic materials will be conserved and the configuration of rooms will be restored. The plans for restoration appear to be designed in accord with the Secretary of the Interior's Standards for Rehabilitation. This is extremely important, since the Old Lahaina Courthouse is one of eight buildings listed as significant in the National Historic Landmark designation of

Mr. Richard Haake, Managing Director
December 19, 1996
Page 3

Lahaina Town. As the site of Hawaiian monarchy period courts, there is not a more significant building in the County of Maui, and the MCCRC commends the County administration on the funds and expertise used in stewardship of this important public property.

In the recommendations related to use, the MCCRC concurs with the Lahaina Courthouse Task Force.

The MCCRC understands that it will have the opportunity to review further plans for the courthouse restoration at the time of the application for Historic District and Special Management Area permits.

Very truly yours,



DAVID W. BLANE
Planning Director

DWB:EBA:ghk

cc: Jeff Chang, CIP Coordinator
Howard Tagomori, Chief of Police
Don Hibbard, Department of Land and Natural Resources/Historic Preservation Division
MCCRC Members
Clayton Yoshida, Planning Program Manager
Ann Cua, Planner
Elizabeth Anderson, Planner
MCCRC File
Central File
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LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

GWEN OHASHI HIRAGA
Deputy Director

**COUNTY OF MAUI
PLANNING DEPARTMENT**
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL:

January 28, 1997

TO: **State Agencies**

County Agencies

2/12
XX Dept of Health, Maui
___ Dept of Health, Honolulu
___ Dept of Transportation,
Statewide Plnng Off (3) copies
4/8 + 2/7
XX DLNR (2 copies)
XX DLNR-Historic Preservation Div.
___ DLNR-Maui Office
___ Dept of Agriculture, Honolulu
___ Dept of Agriculture, Maui
2/7
2/12
XX DAGS, Survey Division (SMA Only)
XX DOE, Office of Business Services
___ State Land Use Commission
___ DBEDT
___ DBEDT, Office of State Planning
___ Dept of Hawaiian Homes Land
___ Dept. of Labor
2/13
XX Office of Hawaiian Affairs
___ Dept. of Human Services-Maui
___ Civil Defense (CPA/CIZ only)
XX Dept. Of Health, West Maui Watershed
XX DOT, Harbors Division

7/24
XX DPWWM, LUCA (5 copies)
___ Public Wrks & Wste Mgmt.
XX Water Department
3/3
XX Parks and Recreation
2/25
2/12
XX Fire Dept
XX Police Department
___ Housing & Human Concerns
___ Corporation Counsel
___ County Clerk
Mayor's Office
___ Finance Dept
Federal:
___ Natural Resources
___ Conservation Service- Maui
___ Natural Resources Conserv.
Service-Lanai, Molokai
___ Molokai-Lanai Soil & Water
Conservation District
___ Fish & Wildlife Service
___ Army Corps of Engineers
Others:
___ Maui Electric Company
3/5
XX Lahaina Restoration Foundation
XX Maui Historical Society

Subject: I.D.: SM1 970002, HDC 970002
TMK: 4-6-001:009

Project Name: Old Lahaina Courthouse

Applicant: Richard Haake, Managing Director, County of Maui

TRANSMITTED TO YOU ARE THE FOLLOWING:

XX Application
XX Project Plans

THESE ARE TRANSMITTED AS CHECKED BELOW:

XX For Your Comment/Recommendation

Please submit your comments/recommendations by February 24, 1997.

If additional clarification is required please contact me at 243-7735.

ANN T. CUA, Staff Planner
for DAVID W. BLANE, Planning Director

DWB:ATC:osy

c: Clayton Yoshida, AICP, Planning Program Manager
Ann T. Cua, Staff Planner
Richard Haake, Applicant
Glenn Mason, Spencer Mason Architects
Project File
General File
(G:\planning\all\atc\haake.trn)

Draft Environmental Assessments



(1) Lahaina Courthouse Restoration

District: Lahaina
TMK: 4-6-01:09
Applicant: County of Maui, Office of the Mayor
200 South High Street
Wailuku, Hawaii 96793
Contact: Jeff Chang (243-7217)

Accepting Authority: County of Maui, Office of the Mayor
200 South High Street
Wailuku, Hawaii 96793
Contact: Jeff Chang (243-7217)

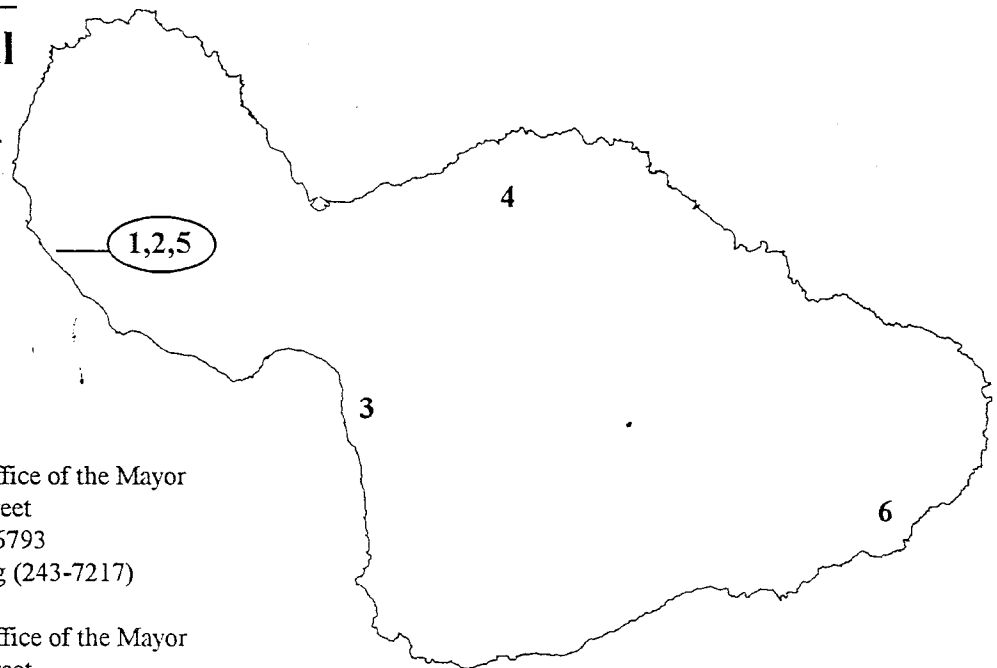
Consultant: Spencer Mason Architects, Inc.
1050 Smith Street
Honolulu, Hawaii 96817
Contact: Glenn Mason (536-3636; 526-0566)

Public Comment

Deadline: February 24, 1997
Status: DEA First Notice, pending public comment.
Address comments to the applicant with copies to the consultant and OEQC.

The target period for the restoration of the Old Lahaina Courthouse is c.1925, when the last major changes were made to the original building. The work will include the demolition of non-historic elements such as the wood handicap ramp, air conditioning condenser shed, electrical service enclosure, jalousie windows, interior walls added in the 1940s or later, and other finishes that were later additions. Loose plaster will be removed from both the interior and exterior and replaced with plaster of the same composition and texture.

New exterior work will include the addition of a concrete handicapped ramp on the mauka side of the building and new walkways and landscaping around the building. The parking on the makai side of the building will be relocated to keep cars from parking against the building. This will improve pedestrian access to the building, provide better (legal) handicapped parking and improve the appearance of



the makai elevation of the building. The exterior trim color shall be a green to match the original. The exterior plaster and concrete color shall match, to the extent possible, the original unpainted plaster surface. It is not possible to leave the plaster surface unpainted because of the extensive patching that has been, and will be, done to the surface.

New interior work will include the revision of two toilet rooms to make them handicapped accessible and the addition of two handicapped accessible toilet rooms on the second floor. An elevator will be installed to make the second floor handicapped accessible and the building structure will be strengthened to improve its seismic resistance. The remaining changes are largely repairs to, or refinishing of, existing materials. Where new materials are used they shall match the original materials.



(2) Lahaina Reconstruction of Commercial Building

District: Lahaina
TMK: 4-6-08:49
Applicant: Susan Kuwada (244-4750)
870 Pakelo Place
Wailuku, Hawaii 96793

DATE: December 16, 1996

TO:

Please be informed that the undersigned has applied to the Maui Planning Commission of the County of Maui for a Special Management Area Permit Application pursuant to the Special Management Area Rules of the Commission for the following parcel:

- 1. Tax Map Key: 4-6-01:9 Acreage: 1.94 acres
- 2. Street Address: 649 Wharf Street, Lahaina, Maui, Hawaii
- 3. Community Plan: Park ^(Location Map Attached) Zoning: Historic District I
- 4. Proposed Development: Restoration of Old Lahaina Courthouse to appearance in c. 1925.
See attached description of proposed work.

THIS SECTION TO BE COMPLETED BY THE PLANNING DEPARTMENT:

Public Hearing Date: June 24, 1997
 Time: 9:00 a.m.
 Place: Planning Conference Room, First Floor, Kalana Pakui

Building, 250 South High St. Wailuku, Maui 96793

The hearing is held under the authority of Chapters 205A and 91, Hawaii Revised Statutes (HRS), and the Maui Planning Commission's Rules. The particular sections of the Statute and Rules involved are Sections 205A-26, 205A-27, 205A-28, and 205A-29, HRS and Chapter 201 and 202, Maui Planning Commission Rules.

Petitions to intervene shall be in conformity with §12-201-20 of the Rules of Practice and Procedure for the Maui Planning Commission and shall be filed with the Commission and served upon the applicant no less than ten (10) days before the first public hearing date. Filing of all documents of the Commission is c/o the Maui Planning Department, 250 S. High Street, Wailuku, Maui, Hawaii 96793.

The computation of time begins with the day following the act, event, or default, and includes the last day of the period unless it is a Saturday, Sunday or legal State holiday in which event the period runs until the end of the next day which is not a Saturday, Sunday or State holiday. When the prescribed period of time is ten (10) days or less, Saturdays, Sundays, or State holidays within the designated period shall be excluded in the computation.

Any party may be represented by Counsel or other representative.

Information relative to the application is available for review at the Planning Department, 250 S. High Street, Wailuku, Maui, Hawaii, Telephone 243-7735.

Testimony relative to this request may be submitted in writing to the Maui Planning Commission, 250 South High Street, Wailuku, Hawaii, 96793, or presented in person at the time of the public hearing.

County of Maui/Managing Director

Glenn Mason, Spencer Mason Architects, Inc.

Name of Applicant

Applicant's Agent, if applicable





Signature

Signature

200 S. High Street

1050 Smith Street

Address

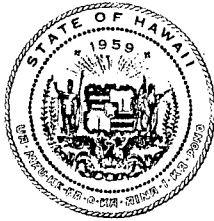
Address

(808) 243 7217

(808) 536 3636

Phone Number

Phone Number



COMMISSION ON PERSONS WITH DISABILITIES

919 Ala Moana Boulevard, Room 101 • Honolulu, Hawaii 96814
Ph. (808) 586-8121(V/TDD) • Fax (808) 586-8129

DOCUMENT REVIEW TECHNICAL ASSISTANCE

December 9, 1996

OLD LAHAINA COURTHOUSE RESTORATION

CPD Job #: 96-471

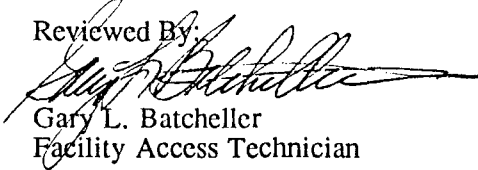
Design Consultant: Glenn Mason
Spencer Mason Architects, Inc.

Documents Reviewed: Plans dated: No Date -Schematic
Specs date: Not Submitted
Transmittal letter: Received 12/04/96

The following comments identify those areas of this project which do not meet the minimum design requirements set forth in HRS 103-50. These comments represent technical assistance only and do not constitute a final Document Review required by HRS 103-50 and HRS103.50.5. A written reply and/or submittal of plans addressing the noted deficiencies is requested. The final Document Review will be provided upon submittal of the construction documents complying with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

ITEM	SHEET	ACCESSIBILITY REVIEW FINDING	ADAAG REFERENCE
1	all	Drawings have been reduced and it is difficult to determine scale. Note: 1. When providing for parking at least one parking stall needs to be accessible. The first accessible stall of the first eight accessible stalls shall be van accessible. See Table for parking 2. If parking is not being provided on a Project Site for the general public then the accessible parking is not addressed by the ADAAG. 3. Street parking is not addressed by the ADAAG at this time. The ACC has interpretive opinions addressing street parking. See enclosures	4.1.2(5)(a) 4.1.2(5)(b) AAC#'s 93-06 93-26.552 93.28.552 93.29.552 93-58.552 US. ATBCB Bulletin #6

Reviewed By:


Gary L. Batcheller
Facility Access Technician

CC: File
HRS 103.50 Coordinator

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P. O. BOX 621
HONOLULU, HAWAII 96809

December 4, 1981

Board of Land and
Natural Resources
Honolulu, Hawaii

Gentlemen:

MAUI

Subject: Transfer of Court House Park at Lahaina,
Maui, Hawaii from the County of Maui to the
Harbors Division of the Department of
Transportation

Governor's Executive Order No. 80 covering the Court House Park at Lahaina, Maui, Hawaii, Tax Map Key 4-9-01: 1 to the County of Maui for park purposes was executed on October 27, 1920.

The County of Maui has now advised us that it is in mutual agreement with the Department of Transportation that the best course of action to follow at this time would be to transfer jurisdiction over the subject area from the County to the Harbors Division of the Department of Transportation.

A comfort station was constructed on the parcel by the County in 1960 with State funds but the facility has degraded to the point of becoming an eyesore to the surrounding historic area.

RECOMMENDATION:

That the Board approve a recommendation to the Governor for the cancellation of Governor's Executive Order No. 80 to the County of Maui and reset aside of the area and improvements in question to the Department of Transportation for addition to Lahaina Boat Harbor purposes.

Respectfully submitted,

JAMES J. DETOR
Land Management Administrator

APPROVED FOR SUBMITTAL:

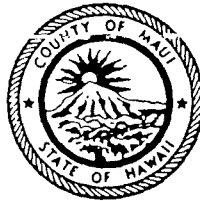
SUSUMU ONO, Chairman

APPROVED BY THE BOARD OF
LAND AND NATURAL RESOURCES
AT ITS MEETING HELD ON

ITEM F -5

12/14/81

LINDA CROCKETT LINGLE
Mayor



COUNTY OF MAUI
DEPARTMENT OF FINANCE
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

95 JAN 11 P1:54

OFFICE OF FINANCE

TRAVIS O. THOMPSON
Director of Finance

WAYNE Y. FUJITA
Deputy Director of Finance

January 10, 1995

Mr. Michael D. Wilson, Chair
Board of Land and Natural Resources
State of Hawaii
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Re: Old Lahaina Courthouse in Lahaina, Maui, Hawaii

Dear Mr. Wilson:

I am the Director of Finance for the County of Maui. I received the enclosed letter dated November 22, 1994 from your Maui Land Agent, Mr. Philip Ohta, regarding the Old Lahaina Courthouse in Lahaina, Maui, Hawaii, TMK: (2) 4-6-1-9.

After reviewing the subject Executive Order and subsequent correspondence regarding the past and present uses of the Old Lahaina Courthouse, I am confused by Mr. Ohta's letter. I would greatly appreciate your review of this matter to clarify the intent of the Board of Land and Natural Resources with respect to the subject property.

Briefly, the Old Lahaina Courthouse has been in continuous use by the County of Maui since the Executive Order dated August 24, 1912 set aside this property "for public purposes, to-wit, for the uses and purposes of the County of Maui." In his letter, Mr. Ohta indicates that he recently became aware that the Lahaina Art Society has been using the Old Lahaina Courthouse with the County's consent. In fact, the Lahaina Art Society has been the primary occupant and entity responsible for restoring, improving, and maintaining this invaluable historic asset for over 25 years now.

Lahaina Art Society, a Hawaii nonprofit corporation, was founded in 1965 for the purpose of advancement of the arts and culture on Maui. Then Maui County Mayor Elmer Cravalho granted the use of a room to the Lahaina Art Society in the Old Lahaina Courthouse which had been vacated by the Post Office.

The Board of Land and Natural Resources has known about the Lahaina Art Society's occupancy of the Old Lahaina Courthouse at least 1983 when then Chairman Susumu Ono received a (enclosed) dated August 15, 1983 from then Maui County Mayor Ha Tavares. Mayor Tavares advised Chairman Ono that the Old L

Mr. Michael D. Wilson, Chair
January 10, 1995
Page 2

Courthouse building was being used by several agencies and organizations "besides the District Court", including the Lahaina Art Society.

Lahaina Art's Society -- The total basement plus one-half of the main floor is utilized on an extended year to year lease at one (1) dollar per year. However, the Art's Society pays 45 per cent of the monthly electrical bill and has participated willingly in programs to repair and maintain the building.

The above-referenced quote from Mayor Tavares' letter to Chairman Ono over 11 years ago is still true today with a few slight changes. For example, instead of granting a "lease" to the Lahaina Art Society, the County has "licensed" two rooms in the Old Lahaina Courthouse to the Lahaina Art Society for one year for one dollar, reserving the County's right to terminate the license at will. The resolution to grant this license was adopted January 6, 1995 by the Maui County Council.

Lahaina Art Society provides educational opportunities for the Maui community, and allows visitors and residents to participate in visual arts experiences through free outreach programs and free in-house art exhibits and art events which promote art appreciation. This is the limited use permitted under the license.

Also, recently, after months of soliciting community feedback and recommendation by the Maui County Grants Review Committee and the Maui Cultural Resources Commission, we determined that a visitor's center is much-needed in the Lahaina Historic District. Last year, the Maui County Council appropriated \$10,000.00 for a grant to the LahainaTown Action Committee, a Hawaii nonprofit corporation, to make the necessary improvements to two rooms in the Old Lahaina Courthouse for a Lahaina Visitor Center.

The Maui County Council, on January 6, 1995, granted a license to LahainaTown Action Committee similar to the license to Lahaina Art Society (for one year for one dollar, terminable at will by the County). The limited use permitted under the pending license to the LahainaTown Action Committee is to use two rooms in the Old Lahaina Courthouse to establish and maintain a Lahaina Visitor Center and to provide offices and meeting rooms for the licensee and community groups.

Regarding Mr. Ohta's contention that the County is violating the "specific purposes" of the Executive Order by using the Old Lahaina Courthouse for other than "courthouse and park purposes", please note that the Traffic Court moved out of the Old Lahaina Courthouse in the late 1980's. Since then, there has been no "courthouse" in the Old Lahaina Courthouse, and the County has continued to use the building

Mr. Michael D. Wilson, Chair
January 10, 1995
Page 3

for "public purposes" consistent with the Executive Order.

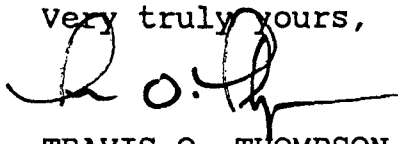
Previously, the Board of Land and Natural Resources considered transferring the Old Lahaina Courthouse from the County of Maui to the State Judiciary. Enclosed for your information is a copy of a letter dated May 29, 1984 from then Chairman Ono to then Mayor Tavares, advising that the Board had decided to construct a new courthouse building for the State Judiciary at the Lahaina Civic Center complex instead of renovating and utilizing the Old Lahaina Courthouse.

Please note that the Executive Order reserves "for the use of the Territory so long as it may require the same so much of the court house building now on said lot as it now uses for tax or other purposes." The room previously used by the Territory for tax purposes has been vacant for over 10 years, remaining in need of substantial repairs. This room is to be repaired, improved and used by the Lahaina Town Action Committee pursuant to the County's grant of funds. However, if the State now wishes to use this room "for tax or other purposes", please let us know as soon as possible. There should be no problem transferring this room back to the State pursuant to the Executive Order's express reservation.

Given my understanding of the facts as summarized in this letter, I am sure that you can appreciate my confusion and concern over Mr. Ohta's enclosed letter. I respectfully request your review and comment on this matter to clarify the intent of the Board of Land and Natural Resources with respect to the Old Lahaina Courthouse.

Thank you for your cooperation.

Very truly yours,



TRAVIS O. THOMPSON
Director of Finance

Enclosures

xc: Mayor Linda Crockett Lingle, County of Maui
Alice L. Lee, Chair, Maui County Council
Patrick S. Kawano, Vice-Chair, Maui County Council
James H. Apana, Jr., Maui County Councilmember
Alan Arakawa, Maui County Councilmember
Sol P. Kaho'ohalahala, Maui County Councilmember
Robert M. Monden, Maui County Councilmember
Thomas P. Morrow, Maui County Councilmember
Dennis Y. Nakamura, Maui County Councilmember
Wayne K. Nishiki, Maui County Councilmember
Jeffrey P. Schmidt, Maui County Acting Corporation Counsel

Mr. Michael D. Wilson, Chair
January 10, 1995
Page 4

Charmaine Tavares, Maui County Director of Parks
and Recreation
Stephanie Aveiro, Maui County Director of Housing and Human
Concerns
✓ Brian Miskae, Maui County Director of Planning
Tom Cannon, Chair, and Members, Maui Cultural Resources
Commission
Robert T. Johnson, Maui County Economic Development Coordinator
David Warren, Executive Director, Lahaina Art Society
Theo Morrison, Executive Director, LahainaTown Action Committee
James C. Luckey, Executive Director, The Lahaina Restoration
Foundation
Marsha Wienert, Executive Director, Maui Visitors Bureau
Lynne Woods, President, The Maui Chamber of Commerce
Don Young, Chairman, West Maui Committee,
The Maui Chamber of Commerce
Teryl Venul, Executive Director, Maui Hotel Association
Gina Araki, Executive Director,
West Maui Taxpayers Association
Mason Young, Administrator, Division of Land Management,
Department of Land and Natural Resources
William Kennison, Board Member, Board of Land and Natural
Resources



DEPUTIES

JOHN P. KEPPELER, II
DONA L. HANAIKE

103 81 354

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
54 SOUTH HIGH STREET, 1ST FLOOR Rm. 101
WAILUKU, HAWAII 96793

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

November 22, 1994

Mr. Travis Thompson, Director
Department of Finance
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Thompson:

Subject: Disposition of the Lahaina Courthouse.

Enclosed is a copy of Executive Order No. 16-2 that, in part, addresses the set aside of the Lahaina Courthouse from the Territory of Hawaii to the County of Maui. The subject document states that the area is to be used for courthouse and park purposes.

This office has recently been informed through newspaper articles that the County of Maui intends to provide or lease the courthouse to the Lahaina Art Society. This type of use does not conform to the specific purposes that is contained in the subject Executive Order. Therefore, any use that is contrary to the purpose of the subject document, such as the Lahaina Art Society's, is not allowed.


Before any action or decision is made, the County of Maui is required to do one of the following:

1. Request for the withdrawal of the existing Executive Order and the issuance of a new document addressing the specific purpose for the area; or
2. If the County does not intend to follow the first choice, return the courthouse to the State of Hawaii since the area is not being used for courthouse purposes.

Mr. Travis Thompson - Lahaina Courthouse
November 22, 1994
(Continued) Page 2

If you may have any questions, please contact this office at
the above address or by telephone at 243-5352.

Very truly yours,



PHILIP O'HARA
Maui Land Agent

Encls.

cc: Mr. W. Mason Young
Mr. W. Kennison
Mayor's Office ✓



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

August 15, 1983

Honorable Susumu Ono, Chairman
Board of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Chairman Ono:

Re: Lahaina District Courthouse and Banyan Courtyard
Park at TMK 4-6-01:9, Lahaina, Maui

Thank you for your letter dated July 12, 1983 advising me of the "no action" position taken by the Land Board concerning the proposed jurisdictional transfer of the Lahaina District Courthouse building and site from the County of Maui to the State Judiciary. I also take this opportunity to thank the Board for its sensitivity to the many concerns and views expressed by Maui representatives at the June 24th meeting in Hilo.

With regard to the Board's proposal to meet with representatives of the Maui Historic Commission, Lahaina Restoration Foundation, and other interested organizations on the second or fourth Friday in September, please be assured that this opportunity should be sufficient and we will be available at the Board's convenience.

The Courthouse building is currently being used by the following agencies and organizations "besides the District Court:"

1. State Department of Health (Public Health Office) -- Approximately 25 per cent of the main floor is utilized at a rent of ten (10) dollars per month. In addition, the Department of Health made arrangements to use another 25 per cent of the main floor for storage of emergency health care equipment and material.

2. Lahaina Art's Society -- The total basement plus one-half of the main floor is utilized on an extended year to year lease at one (1) dollar per year. However, the Art's Society pays 45 per cent of the monthly electrical bill and has participated willingly in programs to repair and maintain the building.

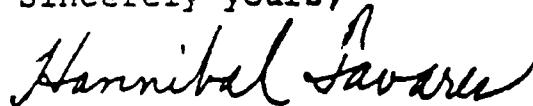
The County of Maui has been directly involved in the following repair and renovation programs over the past ten (10) years:

1. 1974 -- Repainting of the total exterior. The paint was purchased by Maui County with work being undertaken by the Lahaina Art's Society and other community groups.
2. 1977 -- Tent fumigation of the total building.
3. 1981 -- Reroofing of the building, which included removal of rotted lumber and replacement of the perimeter fascia board.

In reference to the foregoing, I realize that the building is in need of much work. However, I take this opportunity to reiterate our desire to restore the building as the central museum/administrative facility within the Lahaina Historic Districts.

Thank you again for your letter, and I am looking forward to meeting with the Board on Maui in September.

Sincerely yours,



HANNIBAL TAVARES
Mayor

cc: Mr. C. Hart
Mr. J. Luckey ✓
Mr. W. Soares



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96808

MAY 29 1984

SUSUMU ONO, CHAIRMAN
BOARD OF LAND & NATURAL RESOURCES

EDGAR A. HAMASU
DEPUTY TO THE CHAIRMAN

DIVISIONS:
AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

Honorable Hannibal Tavares
Mayor
County of Maui
Maui County Building
200 South High Street
Wailuku, Maui, HI 96793

Dear Mayor Tavares:

Subject: Lahaina Courthouse Property, Parcel Tax
Map Key 4-6-01:09, Lahaina, Maui

This is in further reference to the County of Maui's desire to restore the Lahaina Courthouse building as the central museum/administrative facility for the Lahaina Historic District and expressing negative reaction to the jurisdictional transfer of the courthouse property to the State Judiciary.

We are pleased to inform you that as a result of recent language changes made by the State Legislature relative to appropriations for the courthouse project, the Board of Land and Natural Resources will not be processing the transfer request of the Judiciary and the control and management of the Lahaina Courthouse property will remain with the County of Maui.

We understand that these language changes will now enable the Judiciary to construct a new courthouse building at the Lahaina Civic Center complex instead of renovating and utilizing the Lahaina Courthouse property as initially planned.

Accordingly, we respectfully ask that the County of Maui, the Lahaina Restoration Foundation, the Maui Historic Commission, the Maui Chamber of Commerce and other organizations who have supported maintaining the courthouse property under County control commence immediately with developing plans for the restoration and maintenance of the historic property.

Hon. Hannibal Tavares
Page 2

We appreciate your interest and concern on this matter.

Please feel free to call our Maui District Land Office
in Wailuku at 244-4272 if there are any questions.

Very truly yours,



SUSUMU ONO
Chairperson of the Board

cc Mr. Thomas Yagi
Mr. Eddie Ansai
Lahaina Restoration Foundation
Maui Historic Commission
Maui Chamber Commerce
Honokowai-Napili-Kapalua Taxpayers
State Judiciary
Maui County Council
(Attn: Hon. E. Lee Liu)

8068
LINDA CROCKETT LINGLE
Mayor



RICHARD H. HAAKE
Managing Director
Telephone: 243-7855

'96 DEC 31 A9:48

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

OFFICE OF THE MANAGING DIRECTOR

COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

December 30, 1996

Mr. Gary Gill, Director
State of Hawaii
Office of Environmental Quality Control
235 S. Beretania Street #702
Honolulu, Hawaii 96813

Dear Mr. Gill:

Having reviewed the draft environmental assessment for the Restoration of the Old Lahaina Courthouse, located in Lahaina, Maui (TMK 4-6-01:09), the County of Maui anticipates a finding of no significant impact and requests that you publish notice of availability of this project in the January 23, 1997 issue of the Environmental Notice.

Enclosed are a completed Bulletin publication form and four copies of the draft environmental assessment. Please call Mr. Jeff Chang, at (808) 243-7855 if there are any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Richard H. Haake".

RICHARD H. HAAKE
Managing Director

attach

RHH:sc

cc: David Blane, Department of Planning
Henry Oliva, Department of Parks
and Recreation
Charles Jencks, Department of Public
Works and Waste Management
Spencer Mason Architects

OEQC BULLETIN PUBLICATION FORM

TITLE OF PROJECT: Restoration of the Old Lahaina Courthouse

LOCATION: ISLAND Maui DISTRICT Lahaina

TAX MAP KEY : 4-6-01: 09

PLEASE CHECK THE FOLLOWING CATEGORIES:

Type of Action: AGENCY APPLICANT

Applicable State or Federal Statute:

Chapter 343, HRS Chapter 205A, HRS NEPA (Federal Actions Only)

Type of Document:

Draft Environmental Assessment (Negative Declaration anticipated) Draft EIS NEPA NOP

Final Environmental Assessment (Negative Declaration) Final EIS NEPA Draft EIS

Final Environmental Assessment (EIS Preparation Notice) NEPA FONSI NEPA Final EIS

Type of Revision (if applicable):

Revised Supplemental Addendum Other (please explain)

Prior to general distribution, please submit to OEQC: 4 copies of the Draft EA, Final EA (Negative Declaration or EIS Preparation Notice), 4 copies of the Draft EIS or Final EIS (For Draft and Final EISs an additional copy is mailed to OEQC.)

PROPOSING AGENCY OR APPLICANT SHOULD SUBMIT COPIES OF THE DOCUMENTS TO THE APPROVING AGENCY OR ACCEPTING AUTHORITY PRIOR TO SUBMITTING COPIES TO OEQC.

APPROVING AGENCY OR

ACCEPTING AUTHORITY: Mayor, County of Maui

ADDRESS: 200 S. High Street
Wailuku, Maui, Hawaii 96793

CONTACT: Mayor Linda Crockett Lingle **PHONE:** (808)243 7855

PROPOSING AGENCY OR

APPLICANT: Managing Director's Office

ADDRESS: County of Maui
200 S. High Street
Wailuku, Maui, Hawaii 96793

CONTACT: Jeff Chang **PHONE:** (808) 243 7217

CONSULTANT: Spencer Mason Architects, Inc.

ADDRESS: 1050 Smith Street
Honolulu, Hawaii 96817

CONTACT: Glenn Mason **PHONE:** (808) 536 3636

Fax: (808) 526 0566

COMMENT PERIOD END DATE: _____

CONDITIONS WHICH TRIGGERED THE EIS LAW: PLEASE CHECK ALL THAT APPLY TO THE PROPOSED ACTION.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Use of State or County lands or funds
HRS 343-5(a)(1) | <input type="checkbox"/> Use of lands in the Waikiki Special District
HRS 343-5(a)(5) |
| <input type="checkbox"/> Use of Conservation District Lands
HRS 343-5(a)(2) | <input type="checkbox"/> Amendment to a County General Plan
HRS 343-5(a)(6) |
| <input type="checkbox"/> Use of Shoreline Setback Area
HRS 343-5(a)(3) | <input type="checkbox"/> Reclassification of Conservation Lands
HRS 343-5(a)(7) |
| <input checked="" type="checkbox"/> Use of Historic Site or District
HRS 343-5(a)(4) | <input type="checkbox"/> Construction or modification of helicopter facilities
HRS 343-5(a)(8) |

OTHER CONDITIONS:

Use of Special Management Area (City & County of Honolulu)

Other* _____

* If the project does not trigger HRS 343, please explain why document is being submitted to OEQC.

SUMMARY of the proposed action or project to be published in the OEQC Bulletin. Please submit it as a summary ready for publication. The description should be brief (300 words or less), yet provide sufficient detail to convey the full impact of the proposed action.

See attached sheet.

NOTE: Since the deadline for EIS submittal is so close to the publication date for the OEQC Bulletin, please assist us by bringing the Document for Publication Form and a computer disk with the project description (size 3 1/2" or 5 1/4" disk are acceptable; preferably WordPerfect 5.1 or ASCII text format) to the Office of Environmental Quality Control as early as possible. Thank you.

Project: Restoration of the Old Lahaina Courthouse
Tax Map Key: 4-6-01:9

Description of the Proposed Work:

The target period for the restoration of the Old Lahaina Courthouse is c.1925, when the last major changes were made to the original building. The work will include the demolition of non-historic elements such as the wood handicap ramp, air conditioning condenser shed, electrical service enclosure, jalousie windows, interior walls added in the 1940s or later, and other finishes that were later additions. Loose plaster will be removed from both the interior and exterior and replaced with plaster of the same composition and texture.

New exterior work will include the addition of a concrete handicapped ramp on the mauka side of the building and new walkways and landscaping around the building. The parking on the makai side of the building will be relocated to keep cars from parking against the building. This will improve pedestrian access to the building, provide better (legal) handicapped parking and improve the appearance of the makai elevation of the building. The exterior trim color shall be a green to match the original. The exterior plaster and concrete color shall match, to the extent possible, the original unpainted plaster surface. It is not possible to leave the plaster surface unpainted because of the extensive patching that has been, and will be, done to the surface.

New interior work will include the revision of two toilet rooms to make them handicapped accessible and the addition of two handicapped accessible toilet rooms on the second floor. An elevator will be installed to make the second floor handicapped accessible and the building structure will be strengthened to improve its seismic resistance. The remaining changes are largely repairs to, or refinishing of, existing materials. Where new materials are used they shall match the original materials.



'97 JAN -2 P2:21

29 December 1996

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Ann Cua
Department of Planning
County of Maui
200 High Street
Wailuku, Maui, HI

Subject: Old Lahaina Courthouse

Dear Ann:

Accompanying this letter is a prefinal draft of the SMA permit application for your review. We appreciate any comments you might make.

Also, for your information, we sent the required number of copies of the draft EA, plus the necessary forms, to Jeff for the County to submit to OEQC, hopefully before January 10.

Sincerely,



Glenn Mason, AIA

*1/6/98 spoke to Glenn.
Informed him that SMA document looks adequate.
Advised him to submit final documents w/ HD application for processing*



'96 DEC -4 P2:30

3 December 1996

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Ann Cua
Department of Planning
County of Maui
200 High Street
Wailuku, Maui, HI

Subject: Pruning of Banyan Tree
Old Lahaina Courthouse

Dear Ann:

Accompanying this letter is a diagram of the work we want considered that would affect the banyan tree adjacent to the Old Lahaina Courthouse. The work we propose will involve three distinct items and should be included in any package of work considered for the Courthouse. Our goal is to preserve the building from damage from the banyan, while minimizing any damage to the tree.

1. We need to remove one fairly recent new root system that is too close to the building. There is great potential for damage to the walls from the root system. In addition, keeping the canopy of the tree away from the building will be more difficult if this relatively low branch is not cut back.
2. We need to prune the canopy of the tree to keep the canopy away from the roof of the building on the mauka side. This will become even more important once we reinstall the gutters at the roof edge. The damage to the new clay tile roof from falling branches or branches that brush against roofing will be significant if this is not done. The gutters will also be a real problem to keep clean of leaf and berry droppings.

We suggest the canopy should be trimmed at least 15 feet back from the face of the building each time it is pruned.

3. We propose the installation of a subgrade reinforced concrete beam as a root barrier. We considered a biocide barrier, but the life of such a barrier is limited and we wanted something more permanent. The installation of the root barrier will require cutting any roots in its path.

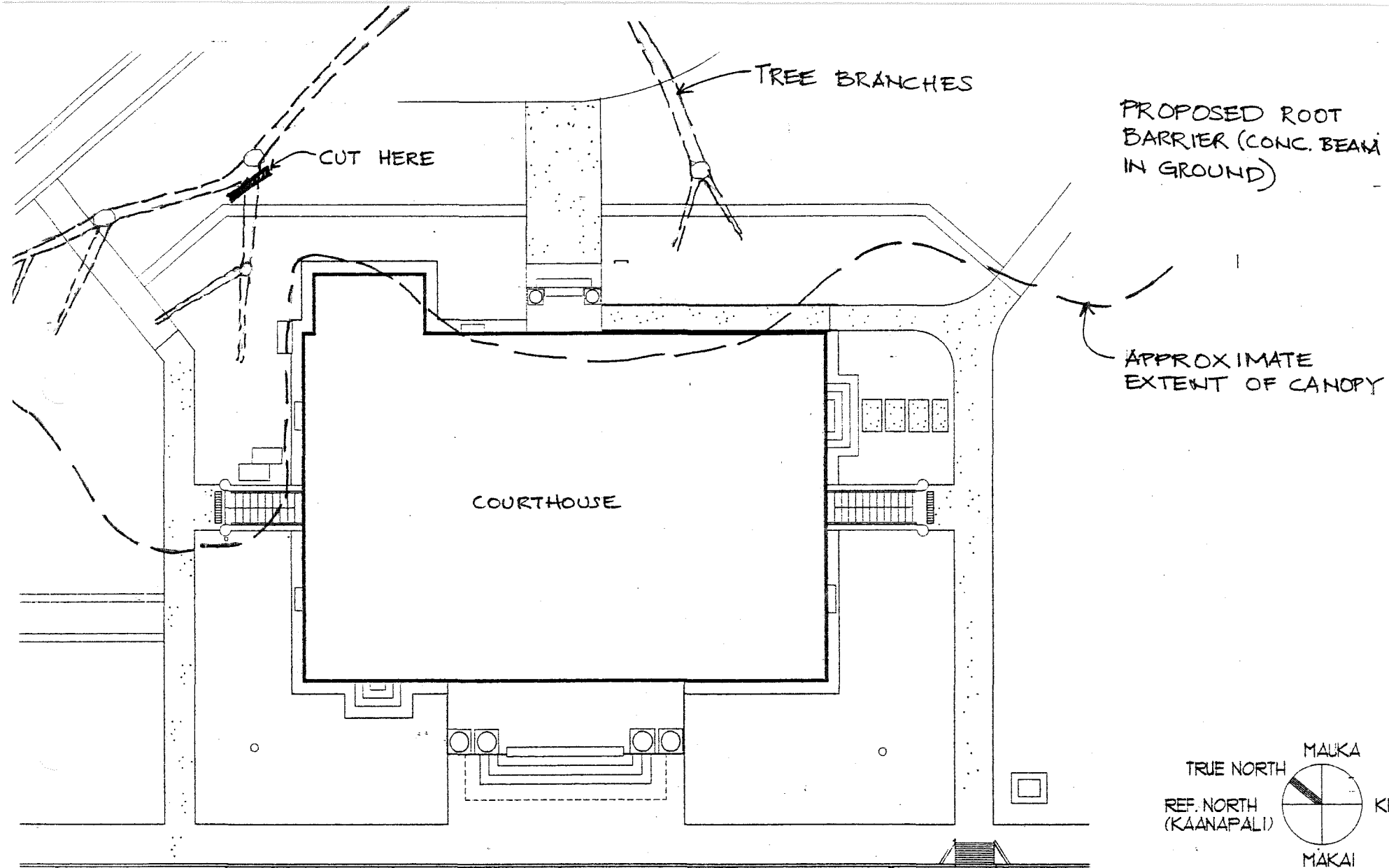
page 2 of 2
Cua - Lahaina Banyan Tree
3 December 1996

We look forward to discussing these proposed actions with the Arborist Committee. When we meet I will have some photos I have taken of the limbs in question, but I am sure they are all familiar with this tree and the conditions.

Sincerely,

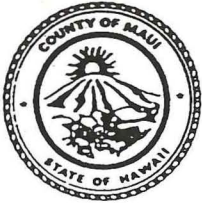
A handwritten signature in cursive script that reads "Glenn Mason". The signature is fluid and extends across the width of the text area.

Glenn Mason, AIA



OLD LAHAINA COURTHOUSE
 HISTORIC STRUCTURES REPORT

Drawing Pl: PROPOSED SITE PLAN



MAUI COUNTY ARBORIST COMMITTEE
275 Uhu Street, Kahului, Hawaii 96732
(808) 243-7325 (808) 243-7953 FAX '97



Ernest H. Rezens, Chairman
Doug Myers, Vice-Chairman
Kali Montero
Francis Miyazono
Lisa Nuyen
Ernest Robello
Vivienne Romanchak
Gene Thompson

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED
JAN -7 P2:00

January 6, 1997

Mr. Glenn Mason, AIA
Spencer Mason Architects
1050 Smith Street
Honolulu, Hawaii 96817

Dear Mr. Mason:

RE: PRUNING OF BANYAN TREE AT BANYAN TREE PARK, LAHAINA, MAUI

Thank you for presenting the proposed pruning plan for the Lahaina Banyan Tree to the Arborist Committee at its December 11 meeting.

The Committee supports removal of the large root which has extended to the ground provided that the branches are cleanly cut back to its origin without stubbing. In addition, the Committee supports the pruning of the tree approximately ten (10) feet from the building eave on the second floor, again, provided there is a clean cut of the branches to a lateral without stubbing.

The Committee also recommends that a certified arborist be hired to conduct the pruning. In addition, the Committee requests that they be involved in the pruning process.

Relative to the ground cover which is proposed to be planted around the Courthouse, the Committee recommends that measures be taken to avoid trampling of the ground cover.

The Committee also supports the construction of an underground concrete wall to serve as a root barrier. The Committee recommends that prior to construction of the wall, the roots be cleanly cut to preserve the tree.

Page 2

Mr. Glenn Mason

January 6, 1997 *gl*

Thank you for your cooperation in this matter. We look forward to hearing about the successful pruning of the tree. If you should have any questions, please contact Ms. Ann Cua of the Planning Department.

Sincerely,



Ernest H. Rezens, Chairman
Maui County Arborist Committee

EHR:ATC:lms

cc: Sue Kiang, Volunteer Action Program Coordinator
Doug Myers, Tree Concerns Subcommittee
Ann Cua, Planning Department
Jeff Chang, Mayor's Office, County of Maui

12-5-96
Cherry

- Lohaina Courthouse

1. Use

Should be for public use. - dedicate top floor for meeting room + govt offices

2nd Floor - Public meeting room / non profits (govt agencies use)

Set up Calendars (old courtroom upstairs)

- govt offices. (satellite offices Plog + LUCA)

- dead courthouse use

- suggest to the judicial system that they use the courthouse, then we would have met the mandate.

1st Floor:

LTAC

OK.

Visitor center

LTAC) doesn't fit public use

Parking > handicap parking on side of Bldg

Landscaping - native plants (aloha, Maunaloa, Hawaii)

Basement - can use to store bones (bones of burial council)

- use to generate revenue to put back into the building

- name to accept report: 1) curb solutions

Recommend

2) Investigate water infiltration concerns

Leahi FreeLand - Chair of Task force - Recommendation

Use 1) Meeting Facility

2) Govt Offices

3) Museum (demonstrative type in A/C recommended)

Plants. Low plants, low minimal irrigation

Basement water. Heavy rainfall + high tide = ~~big~~ water will come from below the bldg up into the bldg.

- Concurrence of Task force recommendations



3 December 1996

Ann Cua
Department of Planning
County of Maui
200 High Street
Wailuku, Maui, HI

Subject: Pruning of Banyan Tree
Old Lahaina Courthouse

Dear Ann:

Accompanying this letter is a diagram of the work we want considered that would affect the banyan tree adjacent to the Old Lahaina Courthouse. The work we propose will involve three distinct items and should be included in any package of work considered for the Courthouse. Our goal is to preserve the building from damage from the banyan, while minimizing any damage to the tree.

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1050 SMITH STREET
HONOLULU HAWAII 96817
(808) 536-3656 FAX 526-0566

page 2 of 2
Cua - Lahaina Banyan Tree
3 December 1996

We look forward to discussing these proposed actions with the Arborist Committee. When we meet I will have some photos I have taken of the limbs in question, but I am sure they are all familiar with this tree and the conditions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Glenn Mason".

Glenn Mason, AIA

LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

GWEN OHASHI HIRAGA
Deputy Director

**COUNTY OF MAUI
PLANNING DEPARTMENT**
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

November 26, 1996

MEMORANDUM

TO: Richard Haake, Managing Director

FROM: Gwen Hiraga, Deputy Director Planning Department *GH*

SUBJECT: Old Lahaina Courthouse - Draft Copy of Environmental Assessment

Thank you for the opportunity to review the above Draft Environmental Assessment. The report does contain all pertinent information as required by Chapter 11-200-10 of the Environmental Impact Statement Rules. The report, however, should specify which agency of the County of Maui is the accepting agency for this project.

We have no further comments at this time. If further clarification is required, please feel free to contact Ms. Ann Cua of this office.

cc: Clayton Yoshida, Planning Program Manager
Ann Cua, Planner
Project file
General file

6887

LINDA CROCKETT LINGLE
Mayor



RICHARD H. HAAKE
Managing Director
Telephone: 243-7855

'96 NOV 19 A10:36

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

OFFICE OF THE MANAGING DIRECTOR

COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

November 15, 1996

MEMORANDUM

TO: Gwen Hiraga, Deputy Director, Planning Department
F R O M: *RH* Richard H. Haake, Managing Director *JChang*
SUBJECT: Old Lahaina Courthouse - Draft Copy of Environmental Assessment

Transmitted herewith please find (3) copies of the subject report from Spencer Mason Architects. Please review the report and submit your comments to my office within a week.

Please contact Jeff Chang or Glenn Mason of Spencer Mason should there be any questions.

attach

cc: Jeff Chang, CIP Coordinator

RHH:sc



SPENCER MASON

ARCHITECTS

NOV 12 11:09
OFFICE

7 November 1996

Mr. Jeff Chang
Department of Management
County of Maui
200 High Street
Wailuku, Maui, HI


Subject: Environmental Assessment
Old Lahaina Courthouse

Dear Jeff:

Accompanying this letter are two copies of the draft Environmental Assessment for Old Lahaina Courthouse for review and comment by the County.

Regarding the SMA Use Permit Application, we have identified about 80 properties that lie within 500 feet of the Courthouse property lines. We have a list of owners for these properties which we got from the Board of Realtor's Real Estate Atlas. Let's discuss who mails out the notifications.

Sincerely,


Glenn Mason, AIA

MEMO

To: Gwen Hiraga
From: Elizabeth Anderson *E. Anderson*
Subject: Old Lahaina Courthouse Historic Structures Report Review
Date: November 6, 1996

I have reviewed the HSR from Spencer Mason Architects and find that all of the important elements of restoration of the building have been addressed in the report. The recommended treatments seem to be appropriate and potentially effective both in restoring the historic appearance of the building and in protecting it from deterioration.

I have only a few comments on the proposed treatments:

- ▶ 2.2 - Restoration Period. Very strongly concur. The 1925 period is the practical selection from the standpoint of cost, maintenance and utility of the building. Additionally, the workmanship and architect give that phase of the building's appearance a strong claim to historical significance.
- ▶ 3.1.1- Roof. Restoration of the tile roof is very appropriate and the County is familiar with maintenance of such roofs. Three other County-owned buildings: The Wailuku Courthouse, the Planning Department/LUCA building and the Iao Theatre have clay tile roofing.
- ▶ 3.1.3 - Walls. The architect and cost engineer should be made aware that several of the ground floor windows on the north and east side of the building were repaired by the Lahaina Arts Society in 1992. Vertical elements of the windows had been swelling and spalling, in some cases revealing the rebar. They were patched and repainted. Planning Department project files may have already been referenced on this matter, and the work determined to be adequate, but I did not see any reference to it in the HSR.
- ▶ 3.1.4.1 - Makai and Mauka entrance stairs. The plan to relocate the handicap entrance will not only benefit the appearance of the building, but it will be more convenient to the reserve parking as shown on P1: Proposed Site Plan.
- ▶ 3.2.3 - Floors. New ceramic flooring in toilet rooms should be of a material and style compatible with the period of restoration.
- ▶ 3.2.7 - Furnishings. The benches in the ground floor hallway may also be part of the original furnishings of the upstairs courtrooms. If so, they should be repaired and re-used on site.
- ▶ 3.3 Handicapped Accessibility. The proposed plans should work very well to provide accessibility while maintaining the integrity of the building.
- ▶ 5.1 - Air Conditioning and Ventilation. Strongly agree. Air conditioning for the basement can be housed within the building. Natural ventilation will work for the first and second floor in an improved manner once the windows and interior ventilation openings have been restored. public review process

Gwen Hiraga

Page 2

November 6, 1996

- ▶ 8.1 - Banyan Tree and Other Landscaping. Very strongly agree. The aggressive growth patterns of banyan trees have damaged and destroyed many buildings in Hawaii. All means should be employed to keep the tree well away from the building permanently.
- ▶ The sources of the historical photographs should be listed on the same page as the photo.
- ▶ The cost provisions should include archeological testing and monitoring for subsurface work.

We can schedule a good review by the Maui County Cultural Resources Commission at their meeting of December 5, 1996. We will need copies of the HSR for the commissioners. A site visit, followed by the meeting in Lahaina, would be very appropriate.

The MCCRC is overdue for a general site visit and meeting in Lahaina. (Last one was 1993 or 1994?) They should meet over there once a year, to keep in touch with their area of authority. No doubt a look at the Front Street improvements progress would be to their advantage, too.

Thank you for the opportunity to review and comment. Ann seems to have the permit requirements well in hand.

PLANNING DEPARTMENT
County of Maui

DATE: 11/06/95

Hashi Hiraga, Deputy Planning Director

ment

For files
Please see me

with Glenn Mason, Jeff, Clayton and I (7/8 and 10/10)

Subject: Task Force Final Report

Recommendations from Task Force Final Report

Jim wants to do the improvements as recommended

and that it might not be done. When I reviewed
estimate noted it for the recommended
to write Jeff Cheng. Thanks.

07/08/96 3:10 pm

Glenn Mason, Jeff Chang, C.Y.

seek new E.O.

x copy of existing E.O.

Proposal

community meetings (LRF, LTDC, WU-taxpayers Assn)
general statement in scope

next - to be disc. further

Jeff: bldg

short-term and long-term restoration:

vacate building for renovations - do on time

Glenn - conflicting statements in report

Step - refer to summary

Jeff - EO to legislature?

what is envisioned:

GM - exterior - no drastic changes

window changes

handicap accessibility

interior - fire sprinklers the bldg

not all original walls, L.A.S. side is new wall

bdg. has not changed that much

Jeff - ~~Director~~ for center / public restroom - separate CIP
looking at front of library
manned visitor center and public restroom

Tasks Description / Schedule

EA - GIM can do w/in couple weeks of doing historic structures report

* GIM to meet w/ Phil.

1Y - accepting authority for EA? would be state?
multiple triggers

2 - would state allow city to be accepting authority

1Y - SMA and EA process same time

public agency review (30 days) (DPL)

DEACU - 30 days

incorporate notes into final EA

process SMA and HSA approvals

Review contract - next week

will call city on 7/9 or 7/11/96 - condense schedule

3) JC - after this phase completed, how long for plans and specs?

HM - 2 months after contract awarded

allow 8 months for construction

need not know actual use at this time

2:40 pm

AGENDA

STATUS MEETING ON OLD LAHAINA COURTHOUSE

10 October 1996

2:30 PM

1. Review findings on building condition to date.
2. Discuss Critical Issues
 - a. Future use of the building, with regards to public use functions. - *shell only*
 - b. Air conditioning - *budget only (100,000 - 124,000 more for entire bldg.)*
 - c. Retention of later single-story addition. - *mechanical / electrical plan*
 - d. Need for a site plan. - *for grounds*
 - e. Site relationship to this project.
 - (1) Define limits of this work for planning purposes. *landscape perimeter*
 - (2) Park lighting is run from this building. To continue? *yes*
 - (3) Landscape sprinkler system, at least a part, run from this building. To continue? *yes*
 - (4) If landscaping is to be part of this project, define how much.
 - f. Handicapped accessibility:
 - (1) Locations of parking stalls. *2nd plan*
 - (2) Verify approval for new ramp location. *new*
 - (3) Toilet room changes. *1st floor okay; check on 2nd floor restrooms, next to elevator*
 - (4) Elevator. To install or not. Possible location. *yes*
 - g. Treatment of new first floor wall. - *okay; further work*
 - h. Relocation of original koa/ohia desk. - *okay*
 - i. Structural upgrades. Attain consensus on extent.
3. Discuss implications of future use on changes required.
4. Review schedule and timing of work.

10/10/96 1:48 pm City

J. Cheng, G. Mason

1. Mason - agenda

update: reviewed the building (physical inspection)
preliminary drawings (existing ^{conditions} / ~~locations~~ / demolition)

met w/ JHPD

bdg in relatively good shape

going back to 1925 period

outside - like to do and need to do

grounds around courthouse - need to improve

alternatives: ① parking in front

eliminate cross and parking stalls

move wooden ramps to other side

2 Hc stalls needed

② Hc street in corner of park

add landscaping around the building

remove parking stalls in front (net loss - 4)

~~wooden ramp~~

gdb - ramp in back

~~Basement~~ ^{now} - clean out and install Air conditioning

drain pumps (2) - not working; remove

Renov - building "shell"

③ First Floor

new walls (old post office boxes)

move counters (koa/ohia) back to original

restrooms (unist to 2)

other clean up - walls, windows, doors, flooring (ohia)

④ Second Floor

remove single wall ^{partition} ~~partition~~

floor repairs (maple ~~strips~~)

⑤ Exterior

replace roofing w/ ^{clay} mission tile (original)

remove air conditioning

electrical room

to be the building?

GM - may the basement

ceilings on 1st and 2nd floors

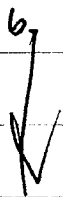
working \$ numbers in a week.

GM ceiling in basement

GM - electrical panel (for mdy and park)

6M - elevators (2 stop, 1st and 2nd floors) (\$180,000); if to basement, \$20,000
community and gov't functions that deal w/ public
2nd floor - for office spaces
JC - full service elevator (review)
6M - suggestions for new wall

2. a. design for blue only
see agenda



* check w/ Parks if there is landscape sprinkler system
Jeff Chang to provide names of contact persons in Parks

Structural upgrades

plywood in the roof (reinforce)

in between floors - bolt through wall

Schedule

Draft of HSR - next week

Presentation to CRC (briefing - informational)

EA - CRU, DLNR, or Mayor (accepting authority?)

* disc. w/ Phil - who is accepting authority

HD approval - CRC

4

Use - to be discussed further

ERC - 11/7/96

workshop

4:38 pm.

1548

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT S. COLOMA-AGARAN

'96 MAR 19 A11:38

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
54 SOUTH HIGH STREET, ROOM 101
WAILUKU, HAWAII 96793-2198

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT
WATER RESOURCE MANAGEMENT

March 14, 1996

Mrs. Gwen Ohashi Hiraga, Deputy Director
Planning Department
County of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mrs. Ohashi Hiraga:

Subject: Old Lahaina Courthouse Task Force Final Report.

The Maui District Island Office has reviewed the Final Report submitted by the Old Lahaina Courthouse Task Force and has the following comments to offer:

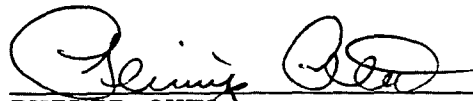
1. Through Executive Order No. 16-2, the County of Maui is authorized to use the subject land for "uses and purposes of the County."
2. Regarding uses and purposes other than the County's, Section 171-11, Public purposes, lands set aside by the Governor; management, of the Hawaii Revised Statutes, requires the County to obtain prior Board of Land and Natural Resources' approval before the County may issue said licenses for uses of longer than fourteen (14) days. Therefore, the proposed uses identified in the Final Report will need to obtain Board approval.
3. Furthermore, although the above states that prior Board approval is required, I feel that this is an opportunity to correct the existing uses, such as Lahaina Art Society, Lahaina Town Action Committee, etc., that are not considered to be a County use and purpose and were allowed to occupy the building without Board approval.
4. Our Division of Boating and Ocean Recreation may be relinquishing their storage space at the Lahaina Boat Harbor's restrooms due to expansion plans by the County. If this does occur, we are requesting that approximately 400 square feet of courthouse storage space be provided to this division to accommodate their storage needs.

Mrs. Gwen Ohashi Hiraga - Lahaina Courthouse
March 14, 1996
(continued) Page 2

5. Since the proposed uses involves State lands and possibly County funds, Chapter 343, Environmental Impact Statement Rules is triggered by this matter. Therefore, an environmental assessment is required to be prepared and a negative declaration obtained prior to Board action.

If you may have any questions, please contact me at 984-8113.

Very truly yours,



PHILIP OHTA
Maui District Land Agent

cc: Mr. D. Y. Uchida
Mr. W. Kennison
Mr. C. Penque

Summary

OLD LAHAINA COURTHOUSE TASK FORCE

SUMMARY

The recommendations of this Task Force is separated into two categories:

1. Short Term --- the present, pre-renovation period
2. Long Term --- during and after the renovation period (please note that it may take years to complete the Long Term Recommendations)

SHORT TERM RECOMMENDATIONS

USE:

The present tenants should stay in place until the Long Term Renovation is complete.

RENOVATION:

Repairs should be made ASAP to cope with the following problems:

- 1) Electrical (See Fire Inspection Report dated 8/29/95)
- 2) Install Disaster Emergency Plan (Fire Inspection Report)
 - a) Smoke detectors and Fire Extinguishers
 - b) Evacuation Plan and Drill
- 3) Regulate the amount of water used around the perimeter of the building (water damage to walls)
- 4) Remove plants surrounding the perimeter of the building
- 5) Roof damage (Stop water leakage only)
- 6) Deal with birds in attic (remove and screen off)
- 7) Repair stairs to basement (liability problem)
- 8) Install a maintenance plan (when electrical, plumbing, carpentry, etc. repairs are needed, a plan should be in place to make these repairs. Either by contract or through a County Maintenance Dept.)

MANAGEMENT:

The Courthouse and Banyan Tree Park is under the jurisdiction of Maui County through the State's Executive Order No. 16. It is recommended that Maui County obtain assurance that the State will not take this property back sometime in the future.

FINANCE:

- 1) Consider charging present tenants a fair fee to help pay for normal maintenance.
- 2) Maui County should pay for Short Term Renovation requirements listed above.
- 3) Conduct a fund raising Holoku Ball sometime in 1996 to increase community awareness of the historical significance of the building as well as fund raising.

LONG TERM RECOMMENDATIONS

USE:

A community survey was taken to determine how the Courthouse should be utilized. The results of that survey recommends five different uses to be installed within the building. They are listed below in the order of overall preference:

1. Museum/Gift Gallery
2. Art Gallery
3. Visitor Center
4. Community Center (Combination meeting room and classroom)
5. Office/Administrative Space

A licensed Renovation Architect should be hired to determine how to fit the recommended uses listed above and still be able to comply with:

- a) Building Codes (Fire exits, etc.)
- b) Government Regulations (ADA, etc.)
- c) Maintain the Historical Significance of the building and the surrounding Banyan Tree Park

RENOVATION:

A Historical Structure Report (HSR) should be made for the period after the buildings 1925 renovation.

Actual renovation should be in accordance with the HSR and the licensed renovation architects plans for the suggested survey uses.

Other areas to be improved upon by the renovation architect include:

1. Flooding in the basement
2. Damage to the building from the Banyan Tree (branches & roots)
3. Determine a preventative maintenance cost per square foot

Some consideration should be given towards increasing the toilet facilities in the area. This committee recommends to locate this facility near the sea wall next to the present boat harbor toilets. It would be nice if the renovation architect could figure out how to place a small toilet facility within the Courthouse building without jeopardizing "Use" space while meeting ADA requirements. Proper signs indicating toilet locations should also be considered for these facilities.

MANAGEMENT:

Management should have control of both the Courthouse and the Banyan Tree Park.

The Management Organization should have the following qualifications:

1. Be a community organization located in the Lahaina area
2. Should not be a tenant of the Courthouse
3. Should be able to handle maintenance requirements
4. Should be a nonprofit organization with a 501(c)3 status
5. Have experience in historical site Management & Maintenance

Although it is premature to make a firm recommendation at this early date, please note that a majority of the committee members recommended the Lahaina Restoration Foundation be considered as the logical choice for Management of the Courthouse and the Banyan Tree Park.

The County could let out separate contracts for:

- a) Management
- b) Maintenance
- c) Or combine a) & b) contracts into one contract

FINANCE:

Funding of the project can be done by:

- a) County Fund and do Renovation
- b) County lease the project to some entity who, in turn, would fund, renovate, and manage the project

Suggested means to raise funds are as follows:

1. Grants (Restoration organization have 501(c)3 status)
--the Finance Committee suggests that more grant money can be obtained if the Courthouse, Kamehameha Iki Park and the Moku'ula Heritage Park were grouped together as a large Heritage Grant with separate projects within it.
2. Donations
3. Parking lot fees from County Parking Lots in the Lahaina area
--there is limited parking around the Banyan Tree Park area. Therefore, the committee would like to suggest that the County's Prison Street parking lot be reconfigured to separate the parking of busses from cars and that fees generated from cars parking here would be designated toward the renovation of the Courthouse. It would be nice if a toilet facility be installed in this lot as well.

November 4, 1996

MEMORANDUM

TO: GWEN OHASHI HIRAGA

FROM: ANN T. CUA *Ann*

SUBJECT: OLD LAHAINA COURTHOUSE HISTORIC STRUCTURES REPORT
REVIEW OF SMA AND HISTORIC DISTRICT APPLICATIONS

I have reviewed the above report and draft applications. The report makes many recommendations for the building but it is unclear which recommendations the County will be implementing. In order for us to comment on the adequacy of the Special Management Area (SMA) and Historic District applications, the scope of work for the Lahaina Courthouse renovation project must be identified.

Regardless of the project's scope, the Planning Department can make the following preliminary comments at this time:

SMA APPLICATION

1. Spencer Mason Architects is identified as the applicant on both the Historic District and Special Management Area (SMA) Permit applications. For the purpose of complying with Chapter 343, and to be consistent, I suggest that the Managing Director of the County of Maui be identified as the applicant and Spencer Mason Architects be identified as the contact person on all applications. With the County of Maui as the applicant, authorization from the State of Hawaii (the owner of the property) must be provided.
2. The project is subject to Chapter 343, HRS, as it proposes the use of State land, will utilize County funds and is located within the National Historic District Boundary. This requirement cannot be waived. Jeff Chang has indicated that the Managing Director will be the accepting authority on the Environmental Assessment and that a Negative Declaration is anticipated.
3. A certified shoreline survey is not required for this project.

4. If a new underground collection system is part of the project's scope, a drainage report shall accompany the SMA permit application. In any event, the project assessment report which will accompany the SMA permit application should address existing and future drainage conditions as well as all other infrastructural conditions.
5. I am assuming that all information not addressed specifically by this letter and which is required by the SMA permit application will be submitted. Of particular concern are project plans, project assessment report which addresses the anticipated impacts of the proposed action as well as the objectives, policies, and guidelines set forth in sections 12-202-10 and 12-202-11 of the Special Management Area Rules of the Maui Planning Commission.
6. Project plans should accurately reflect the proposed scope of work for the project. A specific description (itemized list) of the project shall be included with the SMA and Historic District Applications. A cost breakdown which separates the interior work versus exterior work shall also be included. Based on the work proposed, an analysis of its impacts on the Coastal Zone area shall be prepared.
7. The plot plan for land on which the proposed action is to occur should accurately reflect the site conditions.
8. The projects planting, lighting and irrigation plans can be conceptual for the submittal of the SMA permit. At the time of building permit, plans would have to be finalized.
9. The Banyan Tree has been placed on the Exceptional Tree List of Maui County and, as such, any work which directly affects the tree should be reviewed and approved by the Maui County Arborist Committee. The recommendation report calls for removal of some of the closest tree trunks to the building as well as installation of a biocide barrier between the tree and the building and trimming of the tree. The Arborist Committee should be contacted to review any work which is proposed for the Banyan Tree. Approval by the Arborist Committee should be obtained prior to issuance of the SMA permit. If the applicant is unable to schedule the review prior to submittal of the SMA and Historic District applications, the Planning Department will transmit the plans to the Arborist Committee for review and approval.

HISTORIC DISTRICT APPLICATION

The information that is required to process a Historic District application is contained in the Historic Structures Report. The information which will be supplemented in the SMA application can also be used for the Historic District application as they will be processed simultaneously.

As a final note, may we suggest that prior to submittal of the final applications to the Planning Department, a draft copy be sent for our review. We can then offer comments prior to the final submittal.

cc: Clayton Yoshida
Elizabeth Anderson
Project file
g:\planning\ann\ahcourt.mem

LINDA CROCKETT LINGLE
Mayor



RICHARD H. HAAKE
Managing Director
Telephone: 243-7855

96 OCT 31 P3:01

OFFICE OF THE MANAGING DIRECTOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

OFFICE OF THE
COUNTY OF MAUI
RECEIVED

October 31, 1996

MEMORANDUM

TO: Gwen Hiraga, Deputy Director, Planning Department
FROM: Richard H. Haake, Managing Director
SUBJECT: Old Lahaina Courthouse - Draft Historic Structures Report

Transmitted herewith please find three (3) copies of the subject report from Spencer Mason Architects. Please review the report and submit your comments to my office within a week. Also attached for your editing are draft application forms filled in by Glenn Mason for the SMA and Historic permits. Glenn has annotated some comments on the SMA submittal list. Please review and see what can be done.

Please contact me or Jeff Chang should there be any questions.

attach

cc: Jeff Chang, CIP Coordinator

RUSH

MAUI PLANNING DEPARTMENT	BY	COMMENTS	SEE ME	ASSIGN	FILE	DRAFT RESPONSE
DAVID	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GWEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLAYTON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JULIE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JILL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Due Date: 11/17/96
By: [Signature] Date: 10/31/96

6381



1050 Smith Street
 Honolulu, Hawaii 96817
 Phone (808) 536-3636
 Fax (808) 526-0566

Fax Transmittal

Date: October 23, 1996
 To: Ann Kua
 County of Maui
 Planning Department
 200 S. High Street

*Don. 11/21 -
 AS assign -
 I need = file folder made.
 4-6-1:9
 Old Lahaina Courthouse -
 Restoration
 Thank you*

DEPT OF PLANNING
 COUNTY OF MAUI
 RECEIVED

96 OCT 24 P2:47

Fax Number: 808 243.7870
 From: Glenn Mason, AIA *Glenn Mason*
 Project: Lahaina Courthouse
 SMA Number: 9612

Total pages including this cover sheet = 1

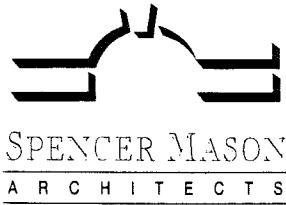
Message:

I made another site visit to the Old Lahaina Courthouse yesterday. While there I took a look at the closure panels at the top of the wall between the central hall and art gallery. As a result of that visit I see no problem with the removal of the plywood panels over the grill work at the top of the wall. Here is my reasoning:

1. That entire wall is not original to the building, so nothing on it or in it is important except for the double Dutch doors leading to the art gallery.
2. The wall had a wood lattice grill work at the top until the lattice was covered over during the shooting of a movie. This lattice at least suggests the original condition, which was a metal mesh grill work, and would be better than the flush panels.
3. With the closure of windows by the Arts Society and this closure of the grill work ventilation in the space is seriously deficient.
4. It is easy to do and should result in no damage to the original fabric of the building.

I recommend that the 1/4" thick plywood panels be removed, along with any of the finish nails used to install them.

If any enclosures are not as noted, please inform us immediately.



10/29/96 1:02 PM
OFFICE OF THE CLERK

29 October 1996

Mr. Jeff Chang
Department of Management
County of Maui
200 High Street
Wailuku, Maui, HI

96 OCT 31 P 3:02
DEPT. OF MANAGEMENT
COUNTY OF MAUI
WAILUKU, HI

Subject: Historic Structures Report
Old Lahaina Courthouse

Dear Jeff:

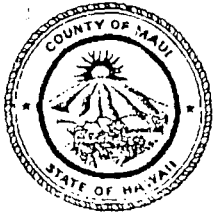
Accompanying this letter are six copies of the draft Historic Structures Report for review and comment by the County.

Also accompanying this are two copies each of SMA Use Permit Application, Historic District Application and the Maui Planning Commission Special Management Area Permit Application. These should be reviewed by the County to see if they are appropriately filled out. Note that for this draft of those applications I have listed you as the contact for the Owner (County).

Finally, I have attached the list of Required submittals for the SMA permit with several items marked. These marked items are those that either the County needs to waive the requirement for or needs to supply us with those items as the Owner. Let me know how the County wishes to treat those items.

Sincerely,

Glenn Mason, AIA



COUNTY OF MAUI
 PLANNING DEPARTMENT
 250 SOUTH HIGH STREET
 WAILUKU, MAUI, HAWAII 96793

DRAFT

APPLICATION TYPE: HISTORIC DISTRICT APPLICATION (Rev. 8/95)

DATE: 4 November 1996

PERMIT TYPE: _____ PROJECT NAME: Restoration of the Old Lahaina Courthouse

PROPOSED DEVELOPMENT: Repairs to the Old Lahaina Courthouse, including restoration of the bldg. to its c. 1925 appearance, new electrical and plumbing systems, installation of an elevator and handicapped ramp.

TAX MAP KEY #: 4-6-01:9 HPR # _____

PROPERTY ADDRESS: 649 Wharf Street, Lahaina, Hawaii 96861

OWNER: County of Maui for State of Hawaii (Exec. Ord. No. 16) Jeff Chang
 Phone: 243 7217

Address: 200 S. High Street

City / State: Wailuku/Hawaii Zip: 96793

Signature: _____

APPLICANT: Spencer Mason Architects, Inc. Phone (res): 595 4360

Address: 1050 Smith Street Phone (work): 536 3636

City / State: Honolulu/Hawaii Zip: 96817

Signature: _____

CONTACT: Glenn Mason Phone (res): 595 4360

Address Line 1: 1050 Smith Street Phone (work): 536 3636

City / State: Honolulu/Hawaii Zip: 96817

EXISTING USE OF PROPERTY: Office, art gallery

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: Urban

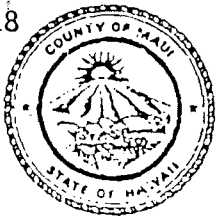
COMMUNITY PLAN DESIGNATION: Park

MAUI COUNTY ZONING DESIGNATION: Historic District I

OTHER SPECIAL DESIGNATIONS: _____

entered into Kiva 12/10/96

96/1000-0015



COUNTY OF MAUI
PLANNING DEPARTMENT
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

DRAFT

MAUI PLANNING COMMISSION

APPLICATION TYPE: SPECIAL MANAGEMENT AREA PERMIT APPLICATION

DATE: 4 November 1996

PERMIT TYPE: _____

PROJECT NAME: _____

Restoration of the
Old Lahaina Courthouse

PROPOSED DEVELOPMENT: Repairs to the Old Lahaina Courthouse including restoration
of the bldg. to its c. 1925 appearance, new electrical and plumbing systems, installation
of an elevator and handicapped ramp.

TAX MAP KEY #: 4-6-01:9

HPR # _____

PROPERTY ADDRESS: 649 Wharf Street, Lahaina, Hawaii 96761

OWNER: County of Maui for State of Hawaii (Exec. Ord. No. 16)

Phone: Jeff Chang
243 7217

Address: 200 S. High Street

City / State: Wailuku/Hawaii

Zip: 96793

Signature: _____

APPLICANT: Spencer Mason Architects, Inc.

Phone (res): 595 4360

Address: 1050 Smith Street

Phone (work): 536 3636

City / State: Honolulu/Hawaii

Zip: 96817

Signature: *Glenn Mason*

CONTACT: Glenn Mason

Phone (res): 595 4360

Address Line 1: 1050 Smith Street

Phone (work): 536 3636

City / State: Honolulu/Hawaii

Zip: 96817

EXISTING USE OF PROPERTY: Office, art gallery

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: Urban

COMMUNITY PLAN DESIGNATION: Park

MAUI COUNTY ZONING DESIGNATION: Historic District I

OTHER SPECIAL DESIGNATIONS: _____

(REV. 96)

DATE: _____

TO:

Please be informed that the undersigned has applied to the Maui Planning Commission of the County of Maui for a Special Management Area Permit Application pursuant to the Special Management Area Rules of the Commission for the following parcel:

- 1. Tax Map Key: 4-6-01:9 Acreage: 1.94 acres
- 2. Street Address: 649 Wharf Street, Lahaina, Maui, Hawaii
(Location Map Attached)
- 3. Community Plan: Park Zoning: Historic District I
- 4. Proposed Development: Restoration of Old Lahaina Courthouse to appearance in c. 1925.

THIS SECTION TO BE COMPLETED BY THE PLANNING DEPARTMENT:

Public Hearing Date: _____
 Time: _____
 Place: _____

The hearing is held under the authority of Chapters 205A and 91, Hawaii Revised Statutes (HRS), and the Maui Planning Commission's Rules. The particular sections of the Statute and Rules involved are Sections 205A-26, 205A-27, 205A-28, and 205A-29, HRS and Chapter 201 and 202, Maui Planning Commission Rules.

Petitions to intervene shall be in conformity with §12-201-20 of the Rules of Practice and Procedure for the Maui Planning Commission and shall be filed with the Commission and served upon the applicant no less than ten (10) days before the first public hearing date. Filing of all documents of the Commission is c/o the Maui Planning Department, 250 S. High Street, Wailuku, Maui, Hawaii 96793.

The computation of time begins with the day following the act, event, or default, and includes the last day of the period unless it is a Saturday, Sunday or legal State holiday in which event the period runs until the end of the next day which is not a Saturday, Sunday or State holiday. When the prescribed period of time is ten (10) days or less, Saturdays, Sundays, or State holidays within the designated period shall be excluded in the computation.

Any party may be represented by Counsel or other representative.

Information relative to the application is available for review at the Planning Department, 250 S. High Street, Wailuku, Maui, Hawaii, Telephone 243-7735.

Testimony relative to this request may be submitted in writing to the Maui Planning Commission, 250 South High Street, Wailuku, Hawaii, 96793, or presented in person at the time of the public hearing.

County of Maui

 Name of Applicant

 Signature
 200 S. High Street

 Address
 (808) 243 7217

 Phone Number

Glenn Mason, Spencer Mason Architects, Inc.

 Applicant's Agent, if applicable

 Signature
 1050 Smith Street

 Address
 (808) 536 3636

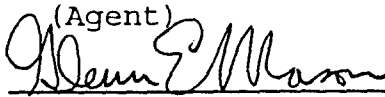
 Phone Number

(1/3/94)

NOTICE OF APPLICATION
SPECIAL MANAGEMENT AREA USE PERMIT

Please be advised that the undersigned has filed an application for a Special Management Area Use Permit with the County of Maui Planning Department for the following parcel(s):

- 1. Tax Map Key: 4-6-01:9
(See Attached Location Map)
- 2. Location: (Street Address) 649 Wharf Street
Lahaina, Maui, Hawaii 96761
- 3. Existing Land Use Designations:
 - a. State Land Use District: Urban
 - b. Community Plan Designation: Parks
 - c. County Zoning: Historic District I
- 4. Description of the Existing Uses on Property:
Office and art gallery
- 5. Description of the Proposed Development on Property:
Restoration of the existing Old Lahaina Courthouse c. 1925 period.
Installation of an elevator, ramp and toilet rooms for handicapped accessibility.

BY: <u>County of Maui</u>	<u>Glenn Mason, Spencer Mason Architects</u>
(Owner/Applicant)	(Agent)
<u>(Signature)</u>	<u></u>
<u>200 S. High Street</u>	<u>1050 Smith Street</u>
<u>Wailuku, Maui, Hawaii 96761</u>	<u>Honolulu, Hawaii 96817</u>
(Address)	(Address)
<u>(808) 243 7217</u>	<u>(808) 536 3636</u>
(Telephone)	(Telephone)

(Maui Planning Department Certification of Completion: _____)
The Applicant is responsible for ensuring accuracy of the information.

Publish by _____ (In Newspaper printed and issued at least twice weekly in the County and which is generally circulated through the County.)

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
REQUIRED SUBMITTALS

Waive or supply? ① Evidence that the applicant is the owner of lessee of record of the real property.

Waive or supply? ② A notarized letter of authorization from the legal owner if the applicant is not the owner and evidence that the authorization is from the legal owner.

Really needed? ③ Provide documentation that full compliance with Chapter 343, Hawaii Revised Statutes (HRS), and the Environmental Impact Statement (EIS) Rules, of the State Department of Health have been met. If required pursuant to Chapter 343, HRS, or by the Planning Director, thirty (30) sets of an EIS shall be submitted.

_____ 4. Notice of Application and legible map (see attached form).

_____ 5. Thirty (30) copies of a written description of the proposed action, including but not limited to the use, length, width, height, depth, building material, and statement of objectives of the proposed action.

_____ 6. An Assessment Report identifying the anticipated impacts of the proposed action in the special management area that addresses or describes:

- a) The environmental setting of the property that is the subject of the proposed action;
- b) The relationship of the proposed action to land use plans, policies, and control of the affected area;
- c) The probable impact, including cumulative impacts, of the proposed action on the environment;
- d) Any probable adverse environmental effects that can be avoided;
- e) Alternatives to the proposed action;
- f) Mitigating measures proposed to minimize impact; and
- g) Any irreversible and irretrievable commitment of resources.

Said Assessment Report should also address the objectives, policies, and guidelines set forth in sections 12-202-10 and 12-202-11 of the Special Management Area Rules of the Maui Planning Commission.

Waive or we need to hire surveyor. Shouldn't be required for this project. _____ ⑦ Three (3) sets of a certified shoreline survey (one original). Survey shall be the actual field location of the shoreline as prepared by a land surveyor registered in the State of Hawaii. The survey maps developed by the registered land surveyor shall bear the surveyor's signature and date of field survey and the certifying signature and date of the chairman of the Board of Land and Natural Resources.

_____ 8. List of owners and lessees of real property within a 500 foot radius of the subject parcel boundaries obtained from the most current available list at the Maui County Department of Finance, Real Property Division. This list shall be listed by Tax Map Key numbers with the names and mailing addresses of all owners and lessees to be notified, and shall include a map drawn to scale, clearly defining the 500-foot notification boundary and the parcels affected.

Waive? _____ 9. Thirty (30) sets of a preliminary drainage plan.

(Rev. 96)

Waive underlined 10.
part of requirement.

Thirty (30) sets of plot plans of the land on which the proposed action is to occur. The plot plan shall be prepared to scale and be base upon an accurate instrument survey, and shall define and show the design of the proposed action and the existing physical conditions of the land, including but not limited to property boundaries, topograhpy, natural and man made features, trees and structures.

_____ 11. Thirty (30) sets of a preliminary plan of the development designating in dimensions the location of the proposed action on the land., If structures are included in the action, the plan of the development shall also show a dimensioned floor plan, sections, elevations, and other physical features, Said plans must be dated.

Too early for this?
Can this part be waived?
_____ 12. Thirty (30) sets of preliminary landscape planting and irrigation plan defining tree and shrub locations, type of plant materials, sizes, irrigation lines as well as landscape lighting and graphics. Said plans must be dated.

_____ 13. Photographic Analysis (consisting of photographs or slides) or VHS format video tape identifying the area where the proposed action is to occur. The visual analysis should include the site, surrounding properties, and relationship of the site to the nearest public roadway.

_____ 14. Colored rendering.

_____ 15. A \$250.00 nonrefundable filing fee.

_____ 16. Any other information and documentation required by the Director. (ie. traffic impact analysis, archaeological reconnaissance, etc.)

***DOES THE PROJECT FALL UNDER ANY OF THE FOLLOWING:**

- _____ 1. The use of State or County funds or lands;
- _____ 2. The use within any land classified as Conservation District by the State Land Use Commission under Chapter 205, Hawaii Revised Statutes;
- _____ 3. The use within the shoreline area as defined in Section 205-31, Hawaii Revised Statutes;
- _____ 4. The use within any Historic Site as designated in the National Register or Hawaii Register.

***ADDITIONAL SETS OF PLANS MAY BE REQUIRED BY THE PLANNING DEPARTMENT.**

DRAFT

**ENVIRONMENTAL ASSESSMENT
for
OLD LAHAINA COURT HOUSE**

Proposing Agency:

COUNTY OF MAUI

Prepared by:
Spencer Mason Architects
1050 Smith Street
Honolulu, HI 96817

NOVEMBER 1996

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1 DESCRIPTION AND PURPOSE OF THE PROPOSED PROJECT

1.1 Introduction

The Old Lahaina Courthouse is located at the makai side of a block bounded by Front Street, Canal Street, Wharf Street and Hotel Street, which, except for the Courthouse, serves primarily as a public park (T.MK. 4-6-01:9). The main entry elevation of the building faces Wharf Street, which is adjacent to the waterfront. On the mauka side of the building is a very large, picturesque Banyan tree that has spread to occupy most of the park. The land and building are owned by the State of Hawaii but were put under County of Maui control by Executive Order 16, issued in 1912.

The two-story rectangular masonry building was built in 1859 as a Court and Custom House. Major changes to the building occurred in 1925 when, among other changes, the makai and mauka entry porticos were added, the interior was entirely replaced and a new roof structure and mission tile roofing were installed. Since 1925 there have been relatively few changes to the building.

The proposed project includes:

- Restoring the exterior and interior of the building to its c.1925 appearance to the maximum extent possible.
- Structural improvements to increase its seismic resistance,
- All new electrical and plumbing systems,
- Installation of a new handicap ramp and elevator to make the first and second floors fully accessible,
- Revisions to the exterior grounds to remove parking from the front of the building and add improve landscaping,
- Refinishing all interior and exterior surfaces of the building.

1.2 Design Concept

The exterior of the building will be repaired and repainted. The choice of colors will be based on an analysis of existing paint samples. The current asphalt shingle roofing will be replaced with a clay mission tile matching the pattern of the roofing installed in 1925. Jalousie windows and window air conditioning units will be removed. Doors and casement windows will be restored. The temporary wood wheelchair ramp on the makai side will be removed and a new ramp will be constructed on the mauka side of the building. Some of the limbs of the Banyan tree nearest to the building will be pruned to keep them from damaging the building.

Air conditioning and electrical equipment will be removed from the exterior of the building and placed inside the building in a small existing storage room.

The interior will be restored. An elevator will be added in one corner of the building, accessible from the central hall. New toilet rooms will be installed on the second floor and the original toilet rooms on the first floor will be renovated to allow for handicapped accessibility.

2 DESCRIPTION OF THE AFFECTED ENVIRONMENT

2.1 Existing Land Use Designations

The State land use classification of this site is Urban. The lot on which the Courthouse sits is zoned Historic District I by the County. The Community Plan Designation is Parks.

The Old Lahaina Courthouse is an historically significant building that is within the Lahaina Historic District which was registered as a National Historic Landmark in 1962.

As the proposed project is essentially a repair project. The project involves no significant change of use nor will it add any floor area to the existing structure.

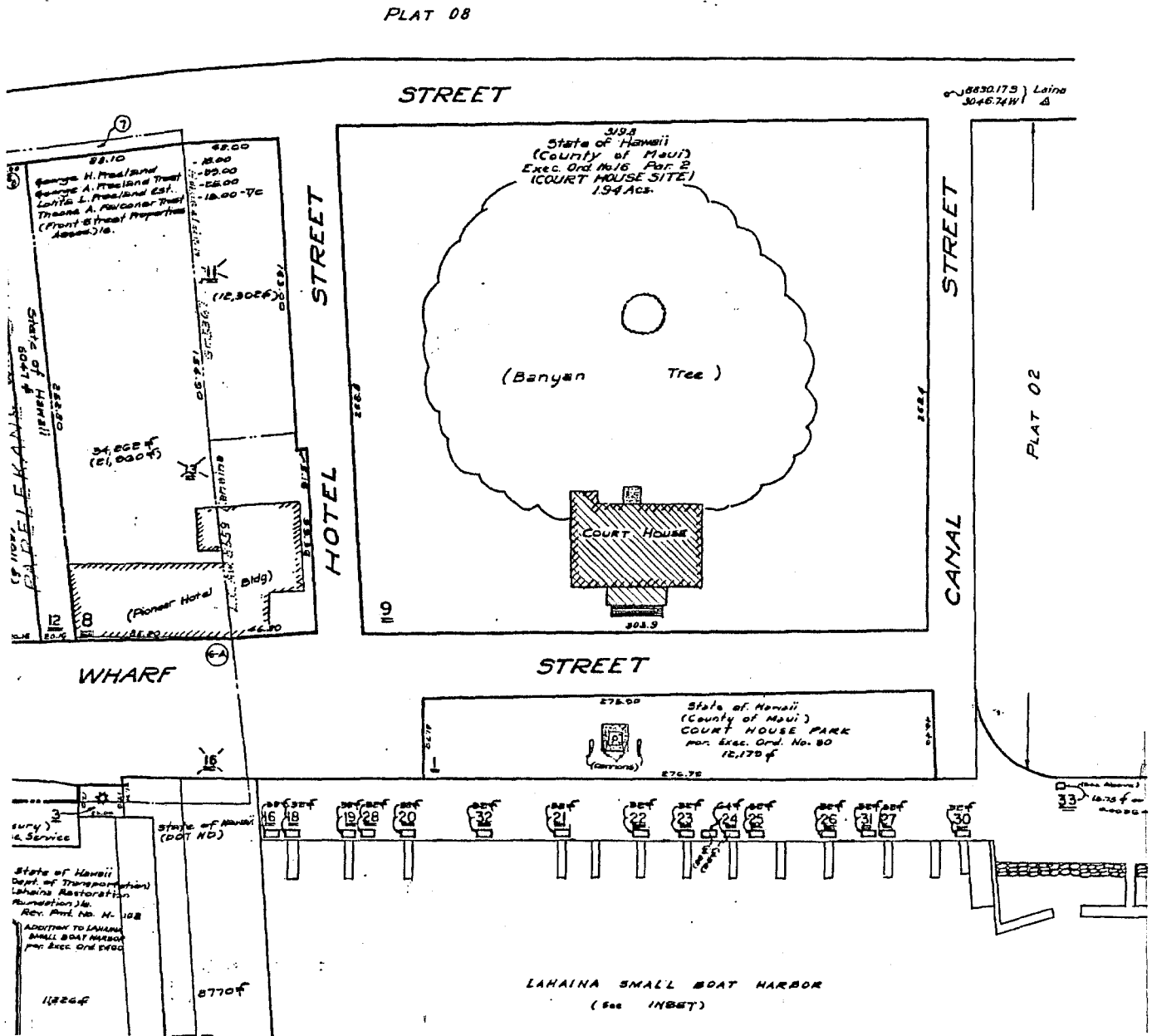
2.2 Existing Property Use

The building is currently used as offices for community groups and as an art gallery. When it was first built the building contained a Custom House, Court Room, Post Office, Collector's Office and an office for the governor of the island. After the 1925 remodeling of the building was used for a courtroom, judge's chambers, clerk of the court, sheriff's office, tax office, post office and an office for the water works. Jail cells were also built in the basement at this time. This history of public agency office use continued in the building until very recently.

The bulk of the property is used for Banyan Tree Park, which surrounds the building on three sides. On the fourth (makai) side the building fronts Wharf street and beyond that, the boat harbor.

The surrounding community is separated from the building by the park on the remaining sides. On the Kihei side the nearest use is a school. On the mauka side the buildings on the opposite side of Front Street are predominantly retail commercial buildings. On the other side of Hotel Street is the historic Pioneer Inn with its hotel and restaurant uses. The nearest building (Pioneer Inn) is about 135 feet away from the Old Lahaina Courthouse.

Figure 1 - Map of Project Site - Portion of T.M.K. 4-6-01



2.3 Existing Noise Levels

No noise level measurements have been taken. However, because of The Old Lahaina Courthouse location in a park the ambient noise levels are relatively low.

2.4 Visual Environment

The neighborhood around the project site is dominated by the Banyan tree and park. The tree effectively screens the building from Front Street, the main pedestrian and vehicular thoroughfare in the area. The park also buffers the Old Lahaina Courthouse from neighboring buildings on the Kaanapali and Kihei sides. The open fourth side faces the harbor. The nearest buildings surrounding the park are two story, predominantly of wood construction.

2.5 Circulation

Vehicular traffic is relatively heavy on Front Street. The vehicle traffic on Hotel, Wharf and Canal Streets is relatively light. Tour buses regularly turn off of Front Street onto Hotel Street and stop across from the Courthouse on Wharf Street. They usually park there with their engines running while their passengers visit the Courthouse and the Wharf.

The major pedestrian circulation path is also Front Street. Visitors to Lahaina often make the park a destination to walk through and view the tree. These visitors then often walk around or through the Courthouse to the harbor or to look at the "ruins" of the fort.

Nothing that will be done in the project will affect vehicular or pedestrian circulation. Four parking stalls on the makai side of the Courthouse will be eliminated to prevent damage to the stairs on that side and to improve the appearance of that side of the building.

2.6 Utilities

Electrical Power comes to the building via a 2-inch underground duct from Hotel Street. The building currently draws the maximum amount of power allowable through that duct. Service to the building will be increased, therefore replacement of the duct with a new 4" conduit will be required.

The sewer lateral runs behind the building towards Canal Street. It is assumed that it was installed in the 1940's and is likely to be a 4" or 6" diameter cast iron pipe. Other 1940's laterals have been found to have become severely deteriorated, therefore the lateral will be replaced with a 6" diameter PVC pipe.

Water service will also be changed.

Telephone service to the building is also underground. It is adequate, so no changes are planned to this service.

3 POTENTIAL ENVIRONMENTAL EFFECTS AND MITIGATION MEASURES

3.1 Construction-Period Impacts and Mitigation Measures

The potential impacts during construction are largely limited to noise and dust generation. These should be minimal because of the physical separation of the building from its nearest neighbors and because no heavy equipment or pile driving is required for this project. The effects of dust and noise on adjacent properties can be minimized by appropriate mitigation measures.

3.1.1 Historic Effects

The proposed rehabilitation work on the Old Lahaina Courthouse will conserve all historic materials in the building. This is a positive effect. Any changes to the building will be done in accordance with The Secretary of the Interior's Standards for Rehabilitation.

3.1.2 Archaeological

Work on the sewer lateral and other underground utilities will require trenching in grounds that have potential to yield archaeological resources. All trenching shall be with an archaeologist present and any findings shall be documented and preserved.

3.1.3 Banyan Tree and Park

It is proposed to prune those limbs of the Banyan tree which are encroaching so close to the building that they threaten to damage the walls and foundations. This work will be preformed by a reputable tree-surgery firm experienced in this type of work.

3.2 Operational-Period Effects and Mitigation Measures

3.2.1 Socio-Economic Effects

The project will have positive socio-economic effects by ensuring that the Courthouse continues to contribute to the Lahaina Historic District.

3.2.2 Noise Impacts

Due to the isolation of the building within the park and the type of use proposed noise impacts are not of concern.

3.2.3 Visual Impacts

The repaired and repainted building will be visually attractive. The existing non-functioning landscape sprinkler system will be replaced. New landscaping will be installed around the building. This landscaping will be primarily low groundcover and grass. The makai front will be improved by the removal of parking in front of the building and the addition of landscaping.

3.2.4 Circulation Impacts

No circulation impact is anticipated as the same type of use is proposed as exists at present. A restored and more attractive building may result in some increase in visitor numbers but it is anticipated this would be primarily pedestrian traffic.

4 ALTERNATIVES TO THE PROPOSED ACTION

There only alternative considered was not to do the project.

4.1 No-Project Alternative

If no work is done the building will continue to deteriorate resulting in a run-down appearance, increasingly unsafe and unusable condition and eventually the loss of a useful community facility and valuable historic resource.

5 PARTIES CONSULTED DURING THE SCHEMATIC DESIGN PHASE

The project was developed through the work of the Old Lahaina Courthouse Task Force who presented their final report in December 1995. The report makes recommendations for the use, renovation, management and finance of the Courthouse. The Task Force included members from the following organizations and agencies as well as community residents:

Maui County Cultural Resources Commission

Lahaina Restoration Foundation
Lahaina Town Action Committee
Lahaina Arts Society
West Maui Executive Committee of the Chamber of Commerce
West Maui Taxpayers Association
County of Maui, Department of Parks and Recreation
County of Maui, Department of Finance
County of Maui, Department of Public Works and Waste Management
County of Maui, Office of Economic Development
County of Maui, Department of the Corporation Counsel
County of Maui, Department of Planning

The State of Hawaii, Department of Land and Natural Resources was also consulted by the Task Force and again in October 1996 by the Architect.

The Old Lahaina Courthouse Task Force took a community survey to determine how the Courthouse should be utilized. The results of the survey recommended five different uses to be installed in the building. These are listed below in order of overall preference:

1. Museum/Gift Gallery
2. Art Gallery
3. Visitor Center
4. Community Center (combination meeting room and classroom)
5. Office/ Administrative Space

The proposed project will be capable of accommodating all these functions. Final users of the building have not been determined, but uses will conform to one of the five use groups outlined above.

6 DESCRIPTION OF ASSESSMENT PROCESS AND RECOMMENDATION

6.1 Process

The project has been discussed with many groups and agencies, as outlined in the previous sections. Information and comments from these sources has been incorporated in the development of the project to meet community concerns and to reduce impacts.

6.2 Recommendation

A Negative Declaration for the proposed Old Lahaina Courthouse project is recommended because the project will not have any significant adverse effects on

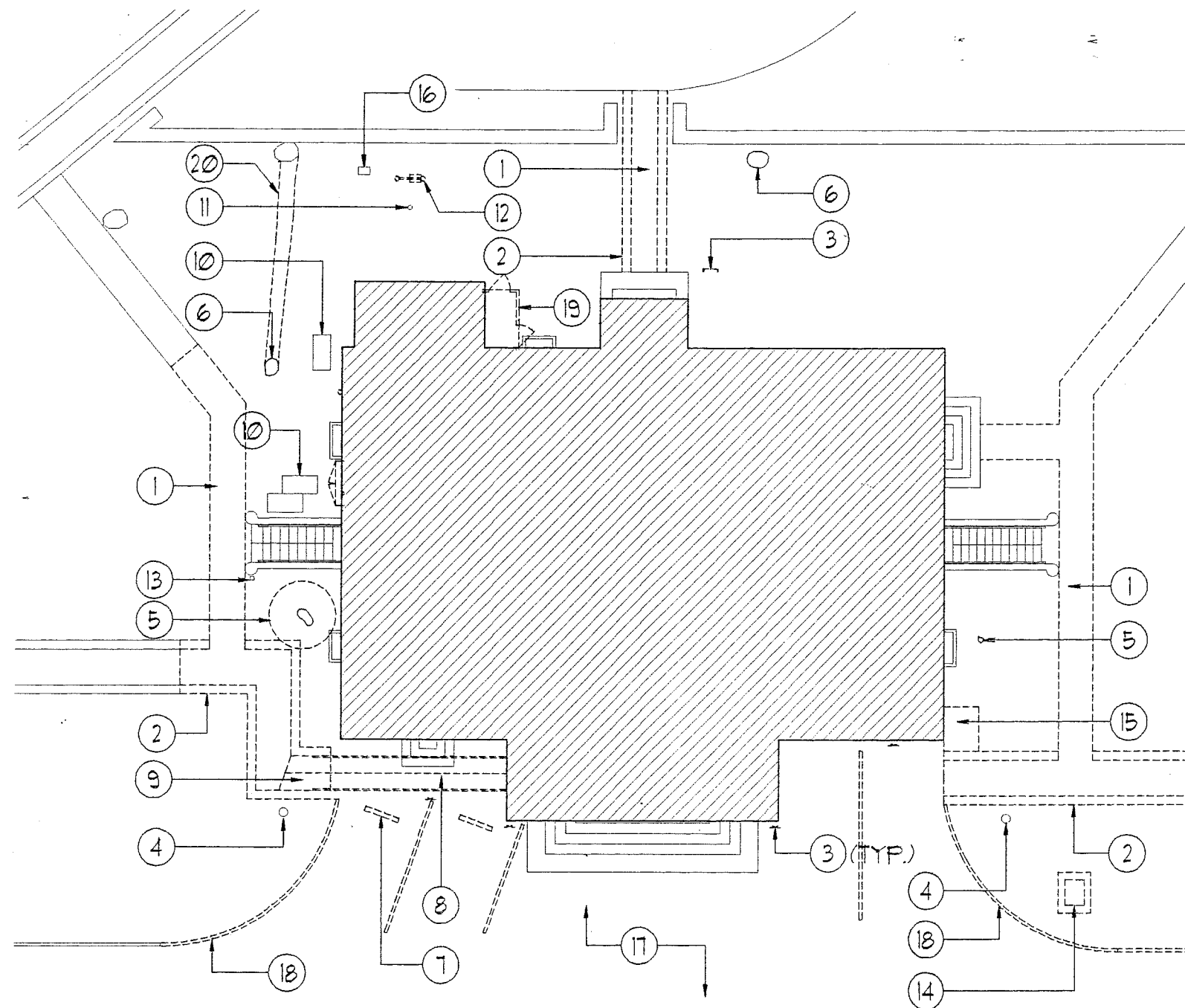
the environment. The project will conserve an important community historic and functional resource.

ENDNOTES

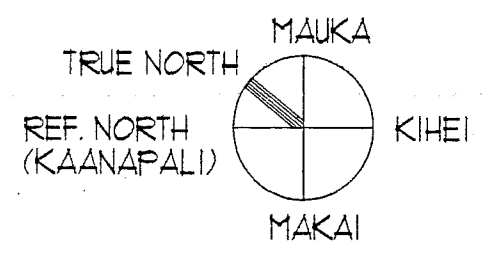
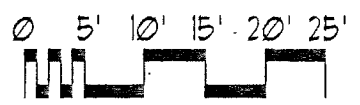
APPENDIX A

Plans and Elevations

RESTORATION OF THE OLD LAHAINA COURTHOUSE

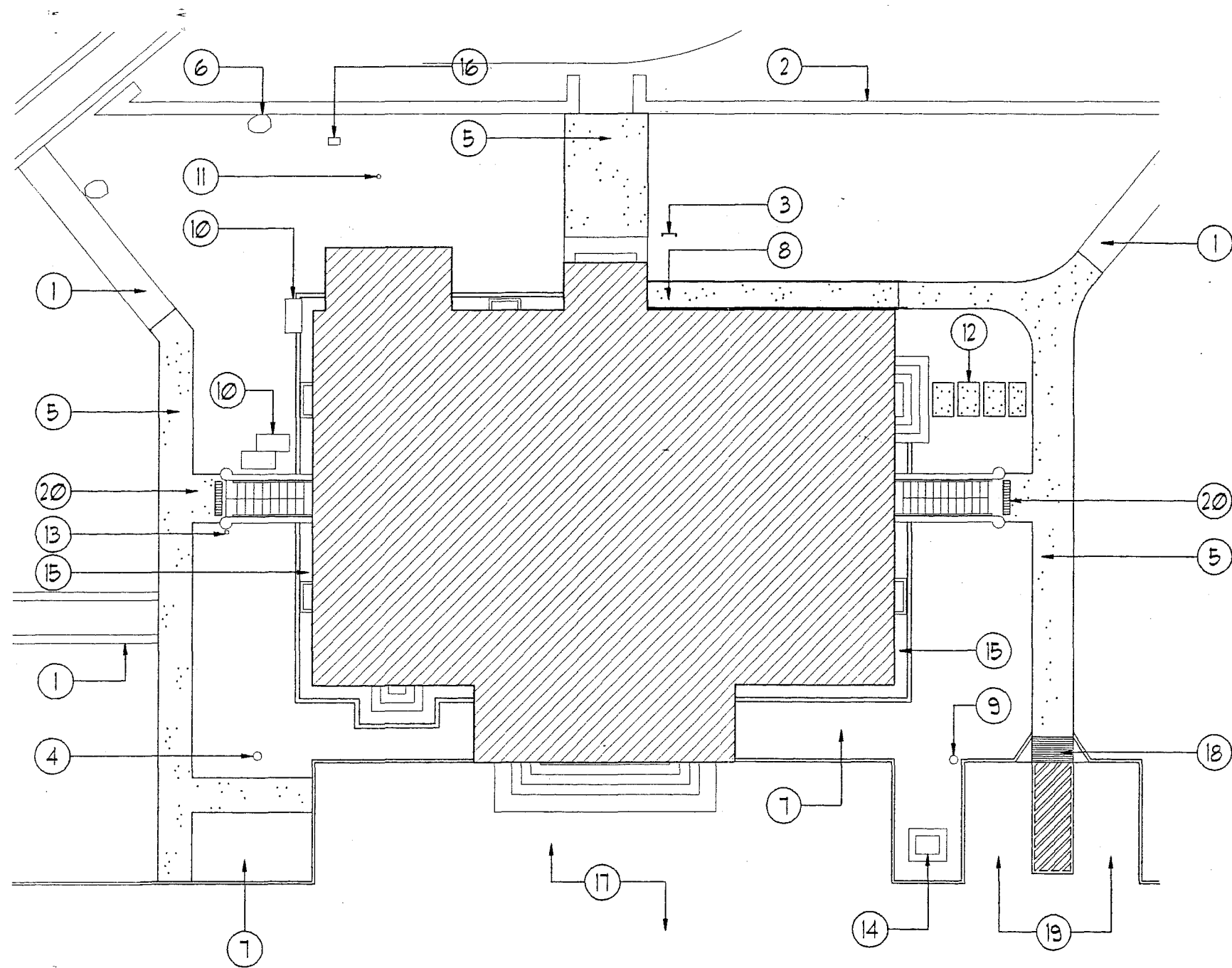


- ① DEMOLISH EXST. CONC. WALKWAY AS INDICATED IN DASHED LINE.
- ② REMOVE EXST. 12" SQ. PAVERS
- ③ REMOVE EXST. SIGNAGE
- ④ EXST. LIGHT POLE
- ⑤ REMOVE EXST. TREE
- ⑥ REMOVE EXST. BANYAN TREE BRANCH ROOT
- ⑦ REMOVE EXST. CAR BUMPER
- ⑧ DEMOLISH EXST. WOOD HANDICAP RAMP
- ⑨ DEMOLISH EXST. CONC. RAMP
- ⑩ EXST. ELEC. BOX
- ⑪ EXST. CLEAN OUT
- ⑫ REMOVE EXST. BACKFLOW PREVENTOR
- ⑬ REMOVE EXST. WOOD POST W/ LIGHT FIXT. MOUNTED
- ⑭ EXST. PLAQUE
- ⑮ REMOVE EXST. CONC. SLAB
- ⑯ EXST. IRRIGATION VALVE SHUT-OFF PANEL
- ⑰ EXST. ASPHALT
- ⑱ DEMOLISH EXST. CURB AS INDICATED IN DASHED LINE.
- ⑲ REMOVE EXST. COMPRESSOR AND DEMOLISH EXST. ENCLOSURE.
- ⑳ SAW-CUT & REMOVE BRANCH ABOVE

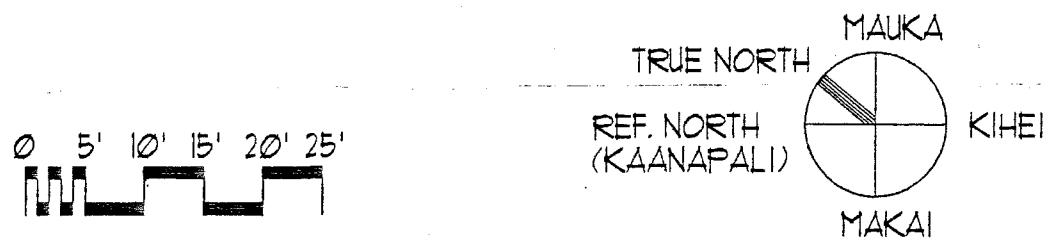


OLD LAHAINA COURTHOUSE
HISTORIC STRUCTURES REPORT

Drawing E1: EXISTING SITE PLAN

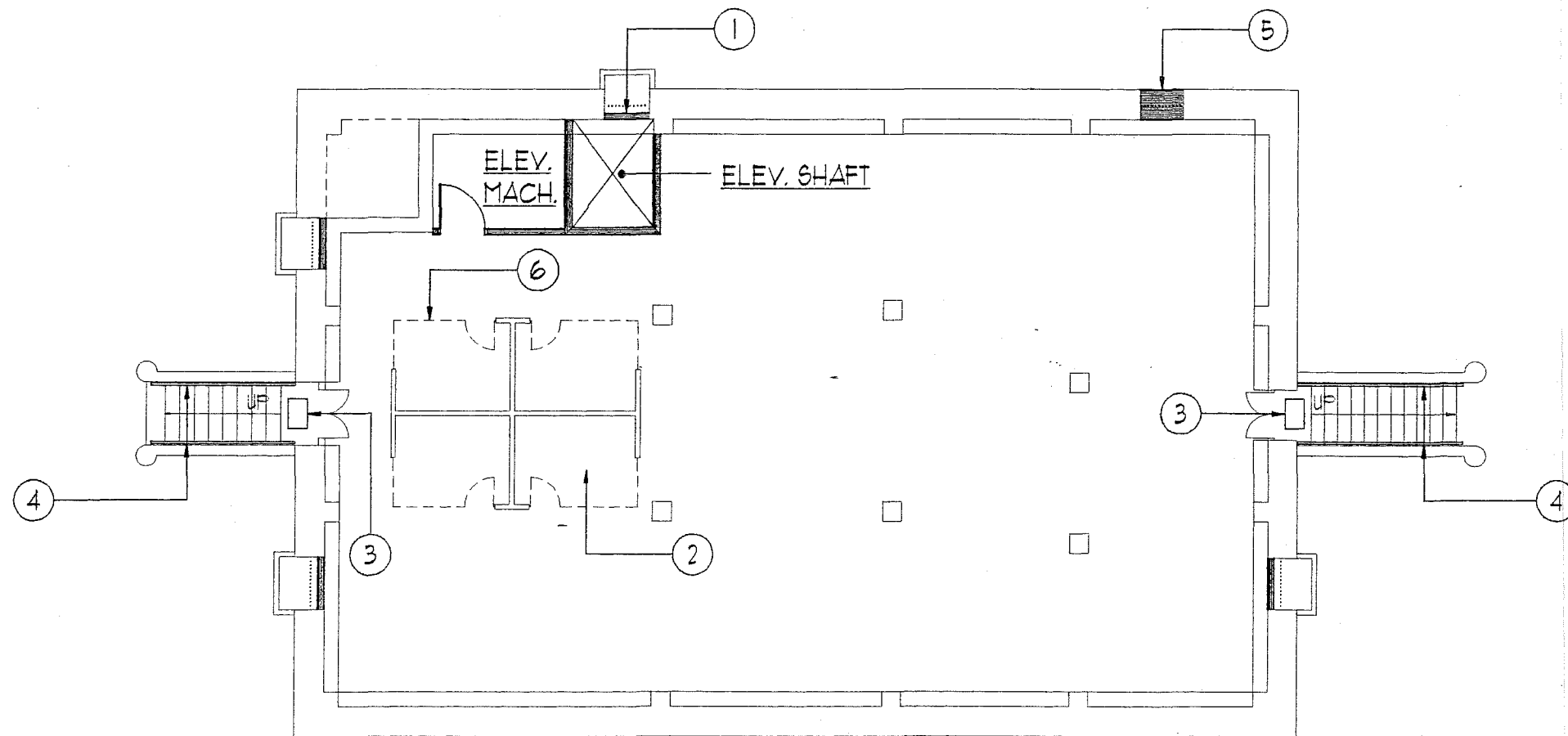


- ① EXST. CONC. WALKWAY
- ② EXST. 12" SQ. PAVERS
- ③ NEW SIGNAGE
- ④ EXST. LIGHT POLE
- ⑤ NEW CONC. WALKWAY
- ⑥ EXST. BANYAN TREE BRANCH ROOT
- ⑦ NEW PLANTER
- ⑧ NEW HANDICAP RAMP
- ⑨ EXST. HISTORICAL LAMP POLE
- ⑩ EXST. ELEC. BOX
- ⑪ EXST. CLEAN OUT
- ⑫ NEW CONC. PADS
- ⑬ NEW LAMP
- ⑭ RELOCATED PLAQUE REORIENT TO FACE SOUTH
- ⑮ CRUSHED CORAL AGGREGATE W/ CONCRETE BRICK BORDER
- ⑯ EXST. IRRIGATION VALVE SHUT-OFF PANEL
- ⑰ EXST. ASPHALT
- ⑱ NEW CURB RAMP
- ⑲ NEW HANDICAP PARKING STALL & ACCESS AISLE
- ⑳ NEW TRENCH DRAIN

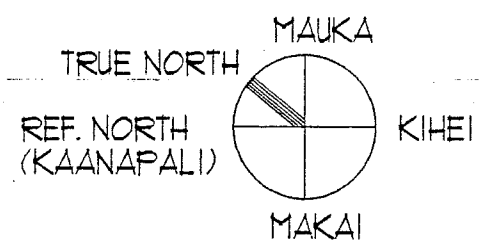
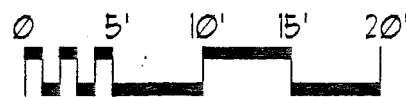


OLD LAHAINA COURTHOUSE
HISTORIC STRUCTURES REPORT

Drawing Pl: PROPOSED SITE PLAN

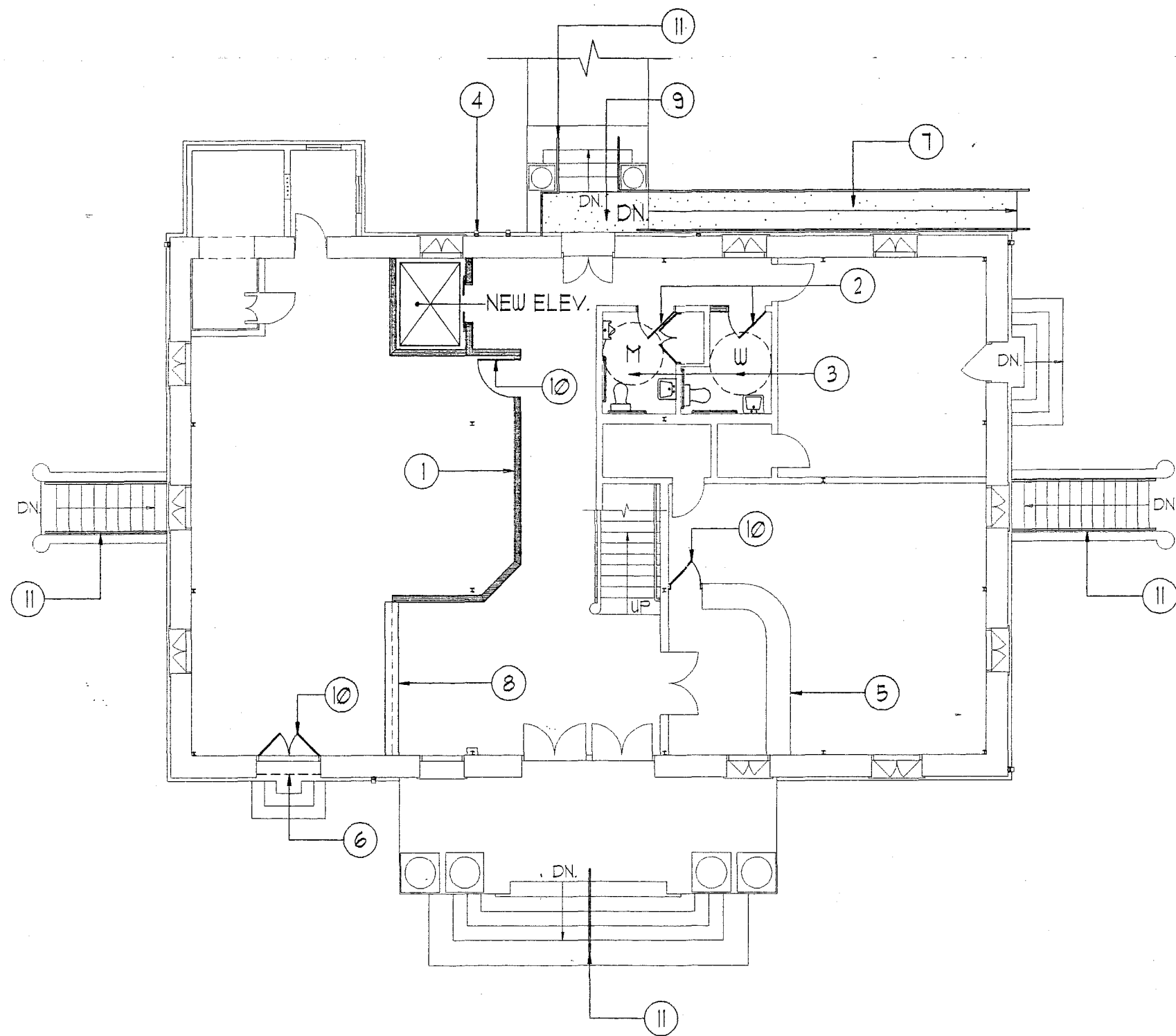


- ① INFILL EXST. WDW. (TYP. FOR 5)
- ② EXST. JAIL CELLS (TYP. FOR 4)
- ③ NEW GRATE AND NEW SUMP PUMP BELOW.
- ④ NEW HANDRAIL
- ⑤ INFILL EXST. OPENING, FLUSH W/ ADJACENT
- ⑥ RELOCATED BARS & DOOR

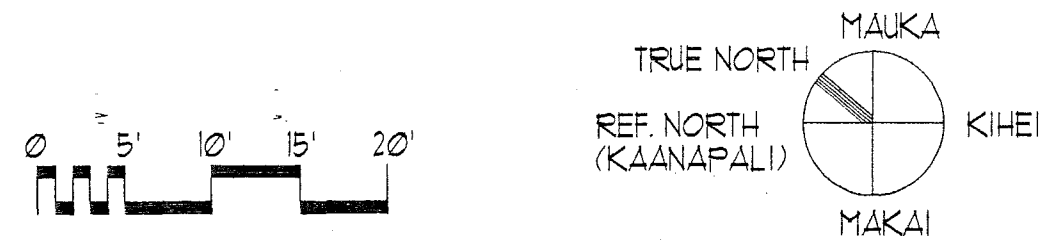


OLD LAHAINA COURTHOUSE
HISTORIC STRUCTURES REPORT

Drawing P2: PROPOSED BASEMENT PLAN

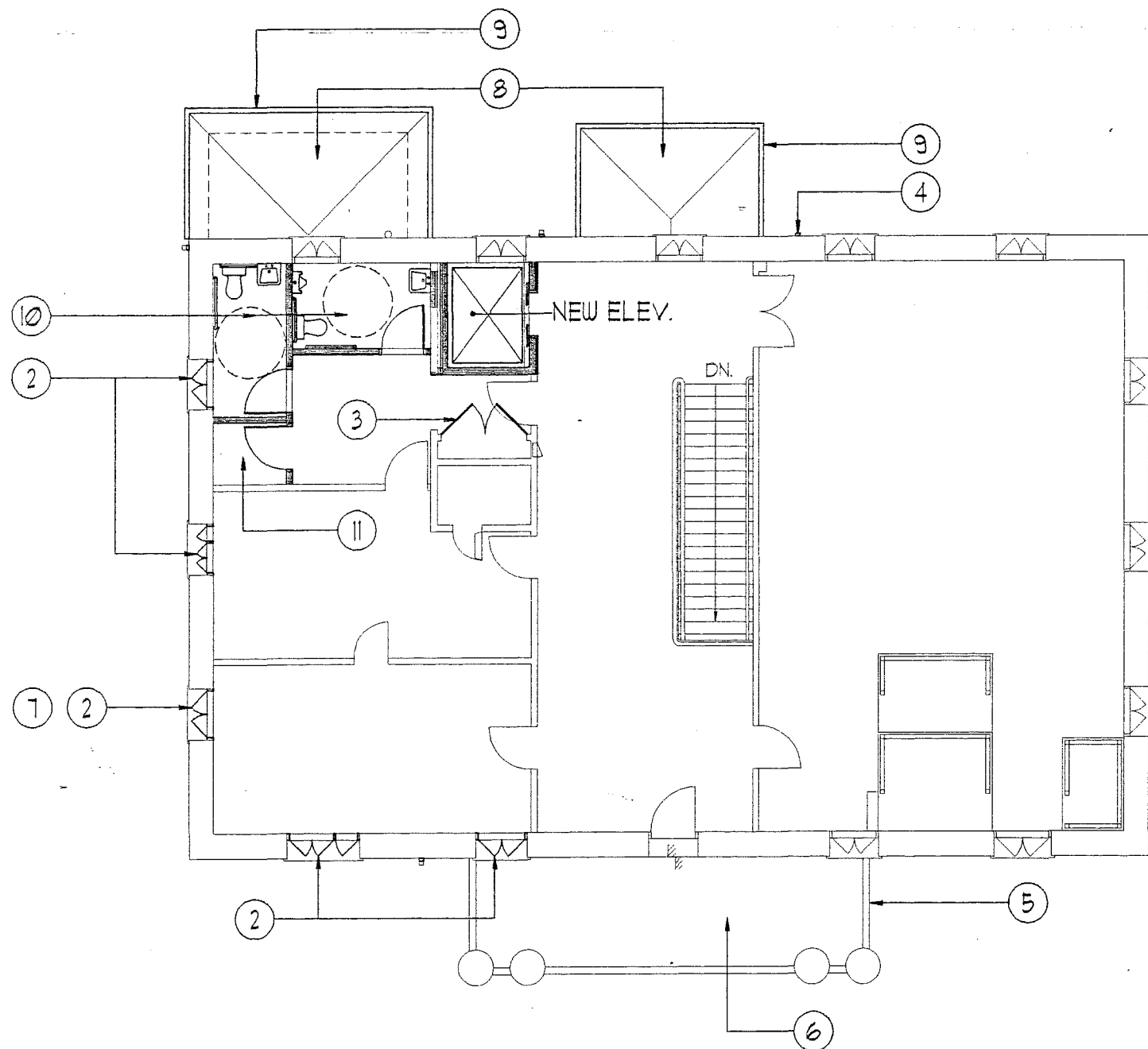


- ① NEW WALL
- ② RELOCATED DOOR D26
- ③ NEW RENOVATED HANDICAP ACCESSIBLE RESTROOMS.
- ④ NEW DOWNSPOUT, TYP.
- ⑤ RELOCATED COUNTER
- ⑥ INSTALL FOLDING GRATE.
- ⑦ NEW HANDICAP RAMP
- ⑧ NEW PASS THROUGH CONUNTER
- ⑨ NEW RAISED CONC. LANDING.
- ⑩ NEW DOOR
- ⑪ NEW HANDRAIL(S)

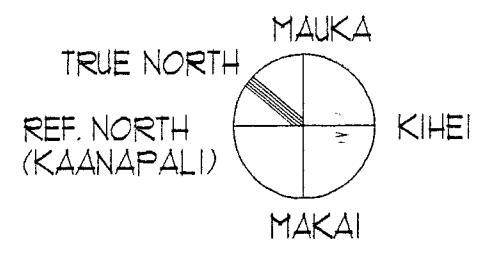


OLD LAHAINA COURTHOUSE
HISTORIC STRUCTURES REPORT

Drawing P3: PROPOSED FIRST FLOOR PLAN

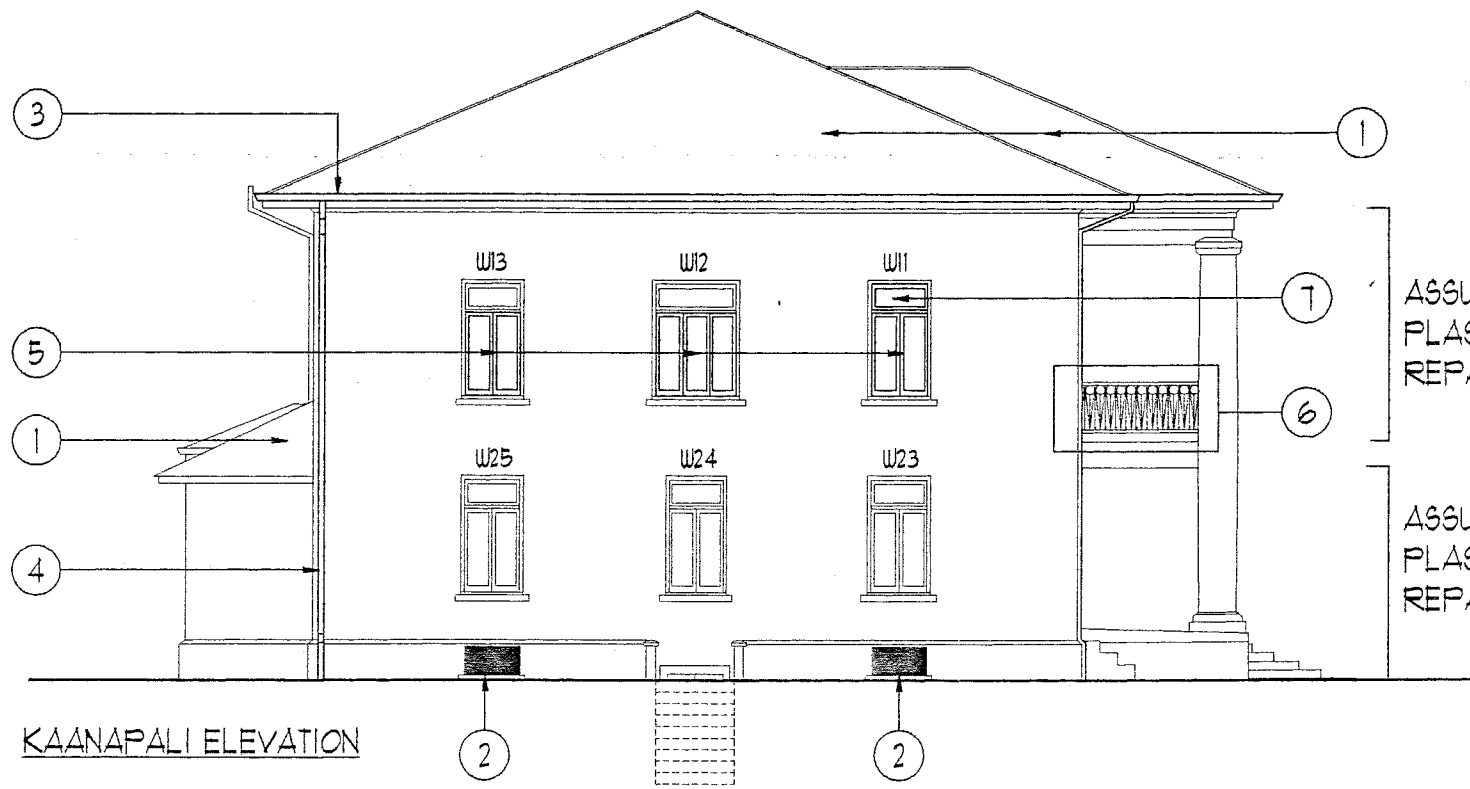


- ① NEW WALL
- ② NEW WINDOW
- ③ NEW STEEL PLATE DOOR(S)
- ④ NEW DOWNSPOUT, TYP.
- ⑤ SANDBLAST AND REPAINT RAIL.
- ⑥ CLEAN AND RESEAL FLOOR.
- ⑦ NEW TRANSOM WINDOW.
- ⑧ NEW MISSION TILE ROOFING.
- ⑨ NEW GUTTER.
- ⑩ NEW RENOVATED HANDICAP ACCESSIBLE RESTROOMS.
- ⑪ NEW STORAGE.

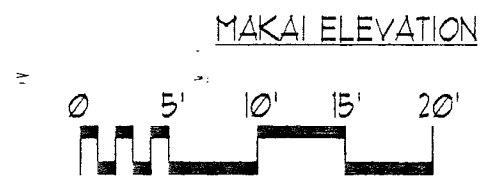
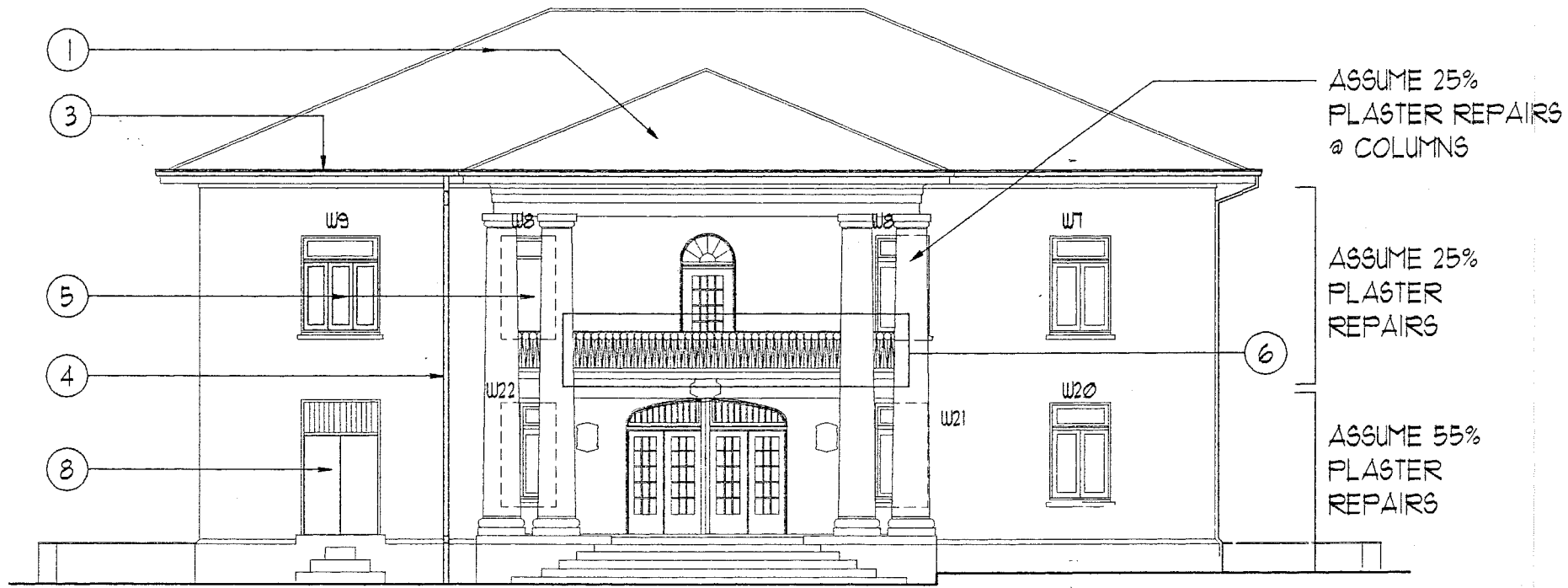


OLD LAHAINA COURTHOUSE
HISTORIC STRUCTURES REPORT

Drawing P4: PROPOSED SECOND FLOOR PLAN

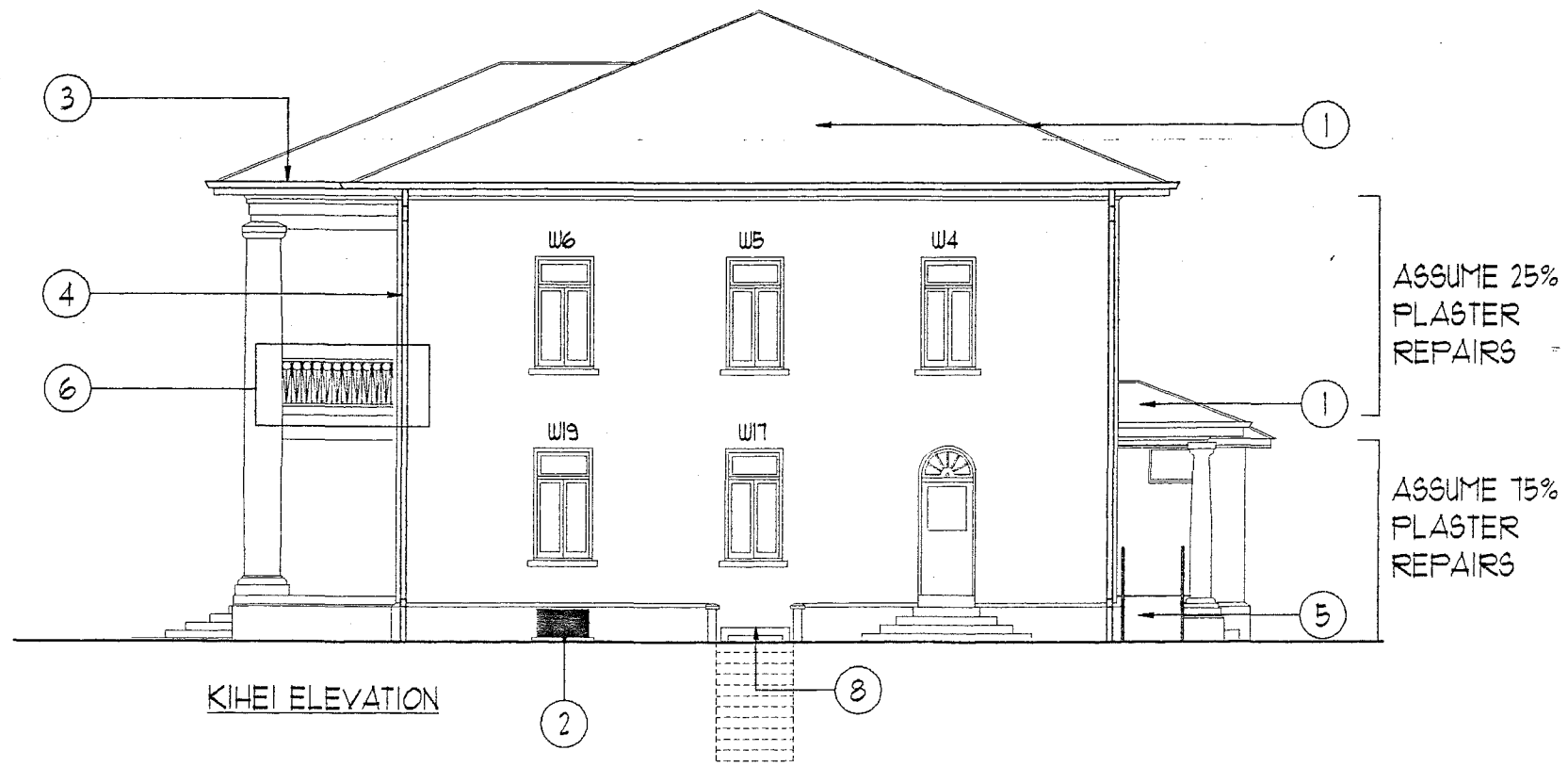


- ① NEW MISSION TILE ROOFING.
- ② INFILL WINDOW OPENING WITH MASONRY AND PLASTER TO MATCH ADJACENT.
- ③ NEW GUTTER
- ④ NEW 2-1/2"x4" DOWNSPOUT, TYP.
- ⑤ NEW WINDOW TO MATCH EXST.
- ⑥ SANDBLAST AND REPAIR RAIL
- ⑦ NEW TRANSOM WINDOW TO MATCH EXST.
- ⑧ NEW FOLDING GRATE AND DOORS.



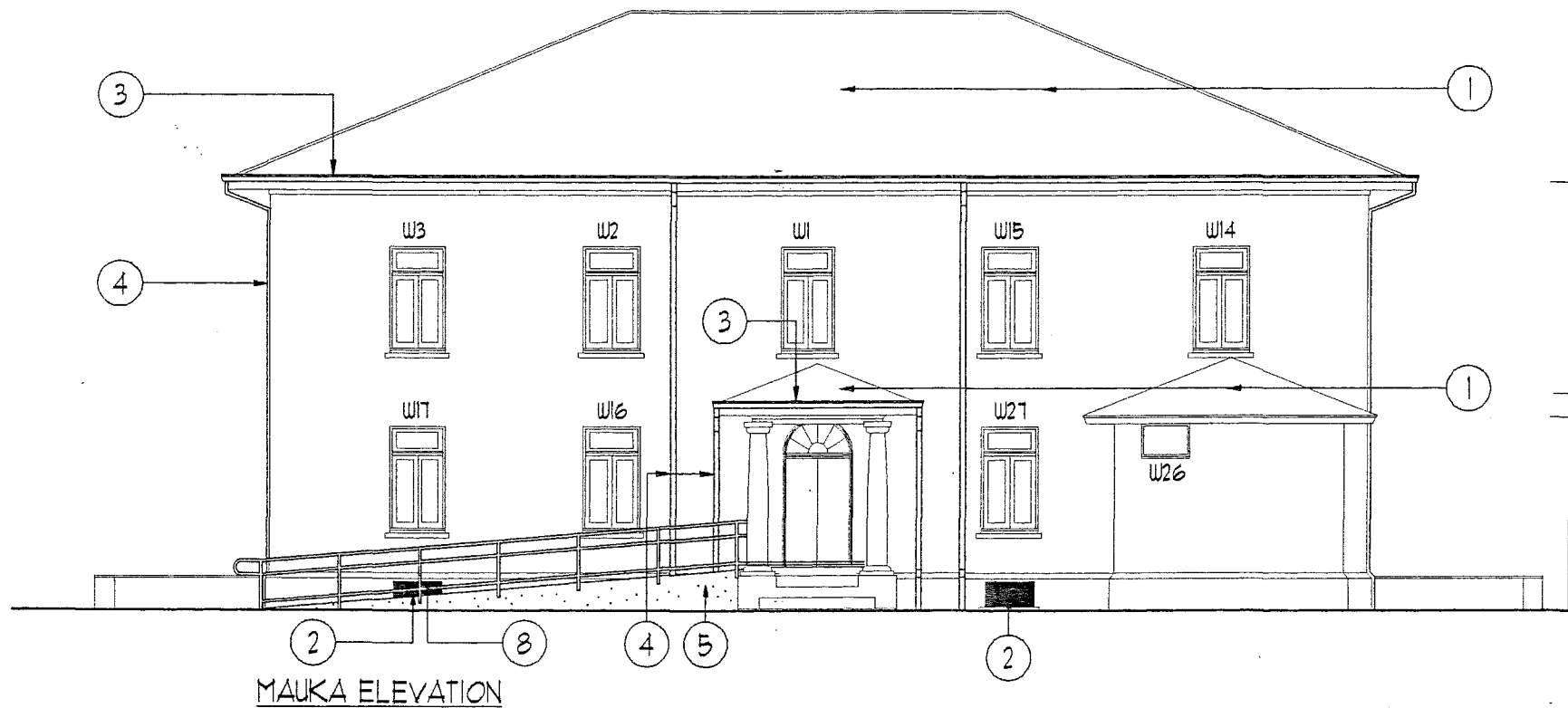
OLD LAHAINA COURTHOUSE
HISTORIC STRUCTURES REPORT

Drawing P5: PROPOSED EXTERIOR ELEVATIONS



KIHEI ELEVATION

- ① NEW MISSION TILE ROOFING.
- ② INFILL WINDOW OPENING WITH MASONRY AND PLASTER TO MATCH ADJACENT.
- ③ NEW GUTTER
- ④ NEW 2-1/2"x4" DOWNSPOUT, TYP.
- ⑤ NEW CONCRETE HANDICAP RAMP
- ⑥ SANDBLAST AND REPAIR RAIL
- ⑦ NEW TRANSOM WINDOW TO MATCH EXST.
- ⑧ REMOVE LOOSE PLASTER AND REPAIR LINTEL.



MAUKA ELEVATION

- ASSUME 15% PLASTER TO BE REMOVED
- ASSUME 30% PLASTER TO BE REMOVED



OLD LAHAINA COURTHOUSE
HISTORIC STRUCTURES REPORT

Drawing P6: PROPOSED EXTERIOR ELEVATIONS

NOTICE OF DETERMINATION
RESTORATION OF THE
OLD LAHAINA COURTHOUSE

Proposing Agency: County of Maui

Proposed Action: Restoration of the existing Old Lahaina Courthouse building on a lot bordered by Front, Hotel, Wharf and Canal Streets in Lahaina, Maui (TMK: 4-6-01: 9).

Determination: It is determined that an Environmental Impact Statement is not required.

Reasons supporting determination: No significant adverse impacts are expected during the operation of the building. As discussed in the attached Environmental Assessment, the construction period impacts of utility installation, dust and noise are minor and can be mitigated. The project will preserve an important community historic and functional resource.

Contact Person: (Name)
(Adress)

(Phone No.)