

# Application for Special Management Area Permit

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## Old Lahaina Courthouse

Prepared for the  
County of Maui



December 1996

Application for  
Special Management Area  
Permit

Old Lahaina Courthouse

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# 1. APPLICATION FORM



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

'97 JAN -9 P12:18

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

MAUI PLANNING COMMISSION

APPLICATION TYPE: SPECIAL MANAGEMENT AREA PERMIT APPLICATION

DATE: December 16, 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: State of Hawaii Phone: (808) 587 0446

Address: Dept. of Land and Natural Resources, Land Management Division, 1151 Punchbowl Street  
City / State: Honolulu/Hawaii Zip: 96813

Signature: \_\_\_\_\_

APPLICANT: County of Maui Phone (res): \_\_\_\_\_

Address: Managing Director's Office  
200 S. High Street Phone (work): (808) 243 7855

City / State: Wailuku/Hawaii Zip: 96793

Signature: *[Handwritten Signature]*

CONTACT: Glenn Mason, Spencer Mason Architects, Inc. Phone (res): (808) 595 4360

Address Line 1: 1050 Smith Street Phone (work): (808) 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: \_\_\_\_\_

## 2. NOTICE OF APPLICATION

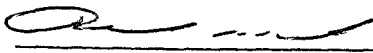
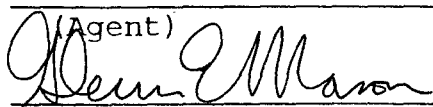
(1/3/94)

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):

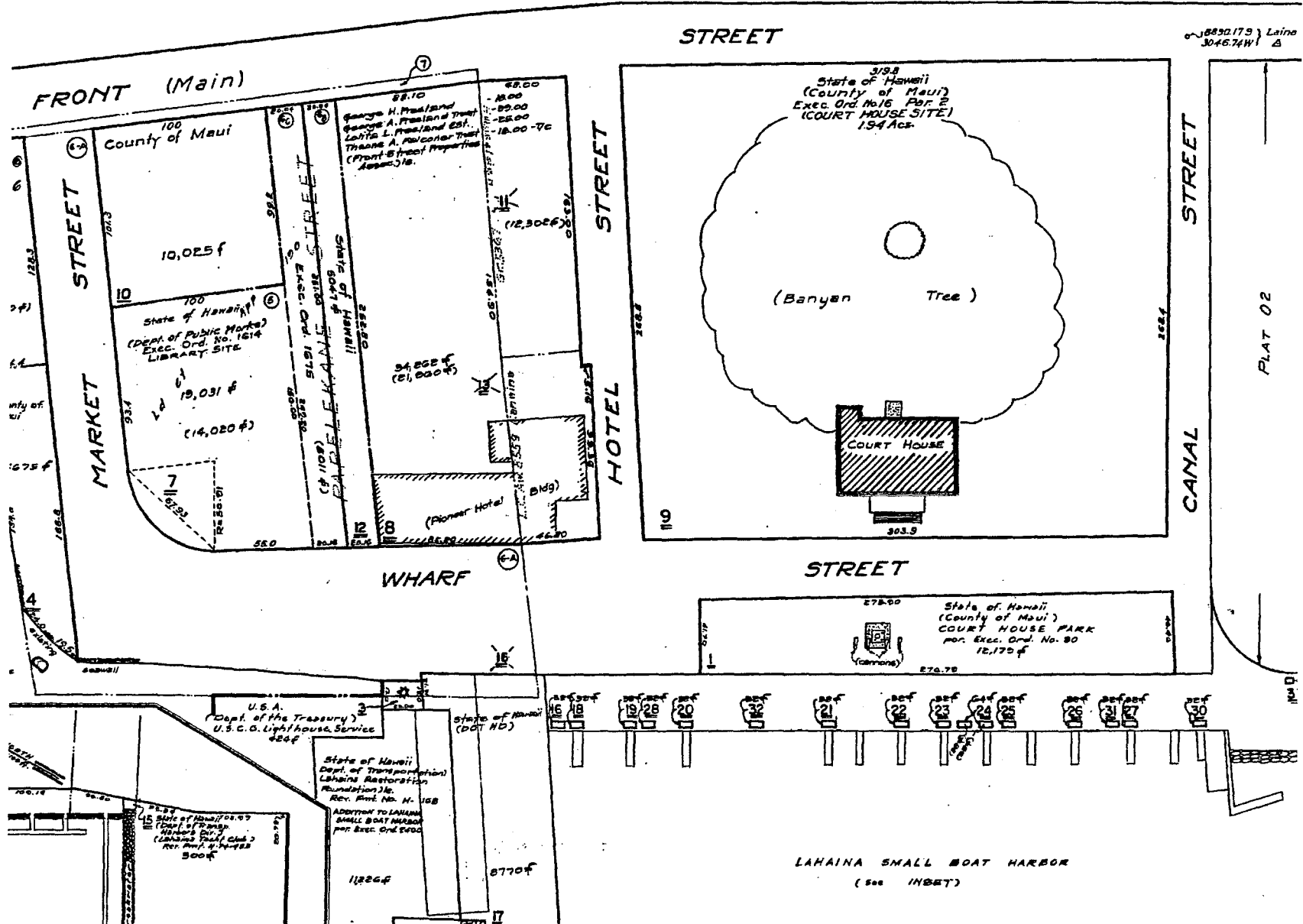
- 1. Tax Map Key:  
(See Attached Location Map)
- 2. Location: (Street Address) 649 Wharf Street  
Lahaina, Maui, Hawaii 96761'
- 3. Existing Land Use Designations:
  - a. State Land Use District: Urban
  - b. Community Plan Designation: Parks
  - c. County Zoning: Historic District I
- 4. Description 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. See attached description of work.

\*\*\*\*\*

BY: <u>County of Maui/Managing Director</u>	<u>Glenn Mason, Spencer Mason Architects, Inc.</u>
(Owner/Applicant)	(Agent)
 <u>(Signature)</u>	 <u>(Signature)</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.)



LOCATION MAP

**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 result in a net decrease of one parking stall but will improve pedestrian access to the building, provide better 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. Appropriate new signage shall be added to the mauka side of the building which identifies the building and provides some history of the building. Smaller secondary signs to the basement shall be installed if the use requires it. Signage shall be designed in accordance with the Lahaina Architectural Style Book. The size of the signage shall be further limited, however, to a maximum of 6 square feet for the primary sign and four square feet for the secondary sign. The two light poles on the makai side of the Courthouse shall be repaired and restored. The wiring of the lamps shall be modernized and the heads changed to match the original size of the heads. Existing original exterior lights on the building shall be restored. Only the basement shall be air-conditioned as at present. The equipment shall be located in the existing single-story extension on the mauka side of the building. It may be necessary to bring air intakes or exhausts through an unobtrusive location on the mauka side of the roof.

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.



### 3. REQUIRED SUBMITTALS

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION  
REQUIRED SUBMITTALS

- X   1. Evidence that the applicant is the owner of lessee of record of the real property.
- N/A   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.
- X   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.
- X   4. Notice of Application and legible map (see attached form).
- X   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.
- X   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.
- N/A   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.
- X   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.
- N/A   9. Thirty (30) sets of a preliminary drainage plan.

(Rev. 96)

- X   10. 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 based 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, topography, natural and man made features, trees and structures.
- X   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.
- X   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.
- X   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.
- N/A   14. Colored rendering.
- X   15. A \$250.00 nonrefundable filing fee.
- N/A   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:**

- X   1. The use of State or County funds or lands;
- N/A   2. The use within any land classified as Conservation District by the State Land Use Commission under Chapter 205, Hawaii Revised Statutes;
- X   3. The use within the shoreline area as defined in Section 205-31, Hawaii Revised Statutes;
- X   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.**

## 4. DRAFT ENVIRONMENTAL ASSESSMENT

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## **1 PROJECT OVERVIEW**

### **1.1 Location, Existing Use, and Land Ownership**

The County of Maui proposes to restore the Old Lahaina Courthouse, which is located in Lahaina at the makai side of a block bounded by Front Street, Canal Street, Wharf Street and Hotel Street (T.M.K. 4-6-01:9). Except for the Courthouse, the entire block serves primarily as a public park.

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. On the opposite side of Canal, Front and Hotel streets are a school, various retail buildings and the historic Lahaina Inn.

The land and building are owned by the State of Hawaii but were put under County of Maui control by Executive Order 16-2, issued on August 24, 1912. Under that Executive Order the County was authorized to use the building for "uses and purposes of the County." The current uses in the building include gallery space and offices for the Lahaina Art Society, offices for the Lahaina Town Action Committee, a Visitors' Center, a field office for the construction managers responsible for overseeing the current work on Front Street and vacant offices on a portion of the second floor.

Future use of the building is proposed to be museum/display space, offices and community meeting space. Specific occupants of the building after restoration have not been finalized.

### **1.2 Summary of Proposed Action**

The two-story rectangular masonry building was first 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 to improve landscaping,
- Refinishing all interior and exterior surfaces of the building.

### **1.3 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 existing 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 EXISTING ENVIRONMENT**

### **2.1 Physical Environment**

#### **2.1.1 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.

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.

#### **2.1.2 Existing Property Use and Surrounding Uses**

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.

### 2.1.3 Topography

The project area is generally flat, with a very gentle slope (less than 1%) from Front Street to Wharf Street. Water drains from the park site through sheet flow to wharf Street and the harbor beyond.

### 2.1.4 Flood and Tsunami Hazard

The entire park area is located in a tsunami inundation zone. The basement of the Courthouse has experienced flooding in the past due to two sources. The first is rainfall coming down the stairs to the basement and flowing into the space when the pumps in the sumps at the base of the stairs are not working. Basement flooding also occurs when the ground water level is raised during times of extended rainfall. In these instances, the ground becomes saturated with water and water comes into the basement through the basement floor.

### 2.1.5 Archeological Resources

Archeological research has not been done for this project. The parcel that the Courthouse occupies was the site of the Old Fort and was used for agriculture in the pre-contact time period. It is a certainty that sub-surface archeological remains exist at the park site.

### 2.1.6 Noise

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



### 2.1.7 Scenic and Open Space Resources

The neighborhood around the project site is dominated by the Banyan tree and park. The tree effectively screens the building from Front Street, which is 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 nearest buildings surrounding the park are predominantly two-story structures of wood construction.

The fourth (makai) side opens onto Wharf Street, which is immediately adjacent to the harbor. The landscaping on the makai side of Wharf Street blocks some of the views to the harbor, but the harbor and the ocean are still quite visible from the Old Courthouse.

## 2.2 **Public Services**

### 2.2.1 Police and Fire Protection

Police protection for the building is provided by the Lahaina Police Station located at 1850 Honoapiilani Highway.

Fire protection for the building is provided by the Lahaina Fire Station located at 1860 Honoapiilani Highway. The fire department estimates the response time is a maximum of 3 minutes.

### 2.2.2 Solid Waste

There is no formal solid waste collection for the building. Individual tenants of the building dispose of solid waste in a variety of ways. Solid waste collection for the park is done under an out-source contract the Department of Parks has with a private vendor.

## 2.3 **Infrastructure**

### 2.3.1 Roadways

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 park, Courthouse and the wharf. The Lahaina Town Task Force is making recommendations that would result in changing the traffic flow around the park so that vehicles would enter on Canal Street and go around the park in a clockwise direction. Under those proposals bus parking would be relocated to

Hotel Street and angled parking installed on the makai side of Wharf Street where the buses now park.

The street intersections around this site are not signalized.

### 2.3.2 Parking

The makai edge of the park, including the recessed area in front of the Courthouse, currently allows for the parking of 13 vehicles. Two of those stalls are designated for handicapped parking. These two stalls, however, do not meet the requirements for handicapped parking. To provide for two handicapped parking stalls, one regular stall would need to be eliminated. Therefore, if there were no change in the basic parking configuration at that edge of the park, the total number of legal stalls would be 12.

It is proposed that the paved recess on the makai side of the Courthouse be eliminated. As indicated by Drawing P1, one legal handicapped parking stall would be constructed in a recess to the Kihei side of the building. The straightened curb area in front of the courthouse would be a no parking zone, allowing for the unobstructed view and access to the Courthouse. The result of the proposed changes would be 7 parking stalls along the makai edge of the park, resulting in the net loss of five parking stalls in that area if there is no change to the current parking and traffic flow design. If the Lahaina town Task Force recommendations are accepted, there would be a net increase of 2 parking stalls in the area.

### 2.3.3 Pedestrian Circulation

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.

### 2.3.4 Wastewater

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.

### 2.3.5 Water

Water service is currently from a service lateral on Hotel Street. It is adequate for current building loads.

### 2.3.6 Other 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.

Telephone service to the building is also underground. A fifty pair cable currently serves the building which is considered adequate, so no changes are planned to this service.

## 2.4 **Economy**

The economic mainstay of the Lahaina area is tourism. It is also a center of sugar production for this part of Maui, with the Pioneer Mill and surrounding lands historically providing a strong agricultural component to the economy.

The history and physical characteristics of Lahaina Town have made it a destination for tourists from the neighboring Kaanapali Resort and across the island. The preservation of the character of Lahaina is a high priority for the residents and public agencies because the economy of the town depends on maintaining the elements that have made the town attractive to tourists.

## POTENTIAL EFFECTS AND MITIGATION MEASURES

### 3.1 **Physical Environment**

#### 3.1.1 Land Use Designations

No changes are proposed to any land use designations.

#### 3.1.2 Property Use and Surrounding Use

The proposed uses for Old Lahaina Courthouse have not been specifically established at this time. It has been decided that the building will be used for functions that fall into the following categories: Museum, gallery, office, community meeting and visitors' center. These uses are similar to current and historic uses.

Since this project is primarily a restoration of an existing building, it is not anticipated to have an adverse effect on surrounding land uses and activities.

#### 3.1.3 Topography

There are no changes to the existing topography proposed for this project.

### 3.1.4 Archeological Resources

Excavations in the park area will be required for the installation of new electrical, water and sewer service. The new conduits and pipes will be installed primarily in the same corridors that the existing lines are in. As a result, many of the excavations will be in already disturbed soil.

There will be some excavations for back-flow preventers, landscape sprinklers and secondary electrical lines that will fall outside of these existing corridors. It will be required that an archeologist be present during all sub-surface excavations. In the event that any archeological resources are uncovered, work in that area shall be stopped and appropriate mitigation shall be determined by the State Historic Preservation Division and County of Maui and accomplished by the contractor before the work can commence.

### 3.1.5 Noise and Air Quality

The effects of the project on noise and air quality will be limited to the construction period. Noise will be generated by the tools and equipment required for the construction. Since no heavy equipment or pile driving is required these effects should be minimal. It is not anticipated that noise will be troubling to the school or surrounding commercial activities due to the distance separating the Courthouse from those other buildings.

Dust will be generated by the movement of equipment around the building and by the removal of plaster and other building materials. Regular watering will help to reduce these emissions. In addition, the perimeter construction barrier will act to confine most of the dust to the immediate work area.

### 3.1.6 Scenic and Open Space Resources

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 performed by a reputable tree-surgery firm experienced in this type of work.

The park grounds immediately around the Courthouse will be improved with new landscaping, landscape sprinklering, and sidewalks. Parking will be removed from the makai side of the building and that area will be landscaped. The landscaping will consist primarily of various indigenous ground covers and grass, all suitable for xeriscape landscaping.

The proposed rehabilitation work on the Old Lahaina Courthouse will conserve all historic materials in the building. This is a positive effect. The only significant change to the interior of the building will be the addition of an elevator to make the second floor handicapped accessible. This will be done with

very little affect to the historic appearance of the building. Any changes to the building will be done in accordance with The Secretary of the Interior's Standards for Rehabilitation.

The final result of the project will be the restoration of a valuable historic resource and improvements to an important landscape open space.

### **3.2 Public Services**

#### **3.2.1 Police and Fire Services**

The need for police and fire protection services for the building will not change due to this project. The installation of fire sprinklers in the exit corridors will improve fire safety in the building.

#### **3.2.2 Solid Waste**

Solid waste will be generated by the construction work on the building, particularly when materials are removed during the selective demolition phase. The contractor shall dispose of all materials at a solid waste landfill in accordance with County regulations.

There will be no additional solid waste generation during the operation of the building. A private collection service will be contracted to provide removal and disposal services for the building.

### **3.3 Infrastructure**

#### **3.3.1 Roadways**

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 and that the increase would be minimal.

#### **3.3.2 Parking**

If Lahaina Town Task Force recommendations about the revisions of parking in the area around the park are adopted, the net increase of parking for the area will be 2 stalls. If the status quo of parking and traffic flow continues and the proposed improvements are made to the area in front of the building, a net decrease of 5 parking stalls would be the result.

This project proposes to eliminate parking in front of the Old Lahaina Courthouse to improve the appearance of the building and avoid damage to the

structure. This reduction in parking can be effectively mitigated if the Lahaina Town Task Force recommendations about parking in the area are adopted.

### 3.3.3 Pedestrian Circulation

There should be no effect on pedestrian circulation after construction is complete. There will be some inconvenience to pedestrians who are trying to cut through the park to the wharf, since the sidewalks adjacent to the building will be blocked off during construction.

### 3.3.4 Wastewater and Water Use

There will be no increase in domestic water use in the completed building. The number of fixture units will be almost identical in the restored building as currently exist in the building. All new fixtures will be low flow, water conserving types.

It is not anticipated that this project will result in any increase in the wastewater historically produced by the building.

### 3.3.5 Other Utilities

It is anticipated that the electrical loads of the building will increase slightly due to the installation of a hydraulic elevator in the building.

### 3.3.6 Drainage and Flood Hazards

The flood hazards to the Courthouse can be remedied through the installation of workable sump pumps at the bases of the stairs and the installation of a sub-floor sump pump/relief drain to eliminate the hydrostatic pressure on the basement floor. In each of these cases fresh water will be collected and deposited in the landscape planters around the building. The amount of water collected will be minimal and should create no significant concentration of drainage. Drainage from the pumps and downspouts of the building will be dispersed in the planters.

## 3.4 **Economy**

Preservation of the Old Lahaina Courthouse is important to maintaining the history of Lahaina itself. This project will also provide interpretive exhibits that will improve the visitor experience in Lahaina. These characteristics of the project will help to preserve and improve the economic mainstay of Lahaina: tourism.

The estimated construction cost of the project is \$1.1 million. It is further estimated that over 75% of this amount will be for labor hired locally and that



about 15% of the total will be for materials produced in Hawaii (cement, aggregate, native woods). Therefore, at least 90% of the cost of the project will be recycled into the local economy in the form of labor and materials, which will provide a significant economic benefit to the construction industry.

## **4 RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES & CONTROLS**

### **4.1 State Land Use Districts**

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes four major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The subject parcel is within the "Urban" district. The proposed action involves continuing the existing use of the property as a public park and for county office and related functions, both of which are consistent with the "Urban" district provisions.

### **4.2 Maui County General Plan**

The Maui County General Plan (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter:

"The purpose of the General Plan is to recognize and state major problems and opportunities concerning the needs and the development of the County and the social, economic and environmental effects of such development and set forth the desired sequence, patterns and characteristics of future development."

The proposed action is in keeping with General Plan objectives and policies.

### **4.3 Zoning**

The subject property is zoned Historic District No. 1 as codified in Chapter 19.50 of the Maui County code. Permitted uses include art galleries, museums, professional buildings and benevolent, philanthropic societies or functions. The proposed project conforms with the applicable zoning provisions.

### **4.4 Special Management Area Objectives and Policies**

Pursuant to Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Planning Commission of the County of Maui, projects located within the SMA are evaluated with respect to SMA objectives, policies and guidelines. This section addresses the project's relationship to applicable coastal

zone management considerations, as set forth in Chapter 205A and the Rules and Regulations of the Planning Commission.

#### 4.4.1 Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Response: The proposed project will not effect coastal recreational resources. Access to shoreline areas will be unaffected by this project.

#### 4.4.2 Historical/Cultural Resources

Objective: Protect, preserve and where desirable, restore those natural and man-made historic and prehistoric resource in the coastal zone management areas that are significant in Hawaiian and American history and culture.

Response: Any archeological remains discovered during excavations on the site will be preserved and analyzed. Such efforts will be coordinated with the State Historic Preservation Division.

The project will restore a significant historic building for future use and enjoyment of the public.

#### 4.4.3 Scenic and Open Space Resources

Objective: Protect, preserve and where desirable, restore or improve the quality of coastal, scenic and open space resources.

Response: The proposed project will have no effect on coastal, scenic and open space resources.

#### 4.4.4 Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Response: The proposed project will have no effect on coastal ecosystems.

#### 4.4.5 Economic Uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Response: The proposed project will preserve an important building in one of Hawaii's most important historic districts. With the addition of interpretive displays, the project will enhance the visitor experience.

#### 4.4.6 Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Response: The existing building is within a tsunami inundation zone. No change is proposed that would increase the risk to life and property from tsunami flooding. Some changes proposed for the building will reduce the basement's risk of ground water flooding.

#### 4.4.7 Managing Development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazard.

Response: This project is not really a development project. It is a project that preserves an existing development. Coordination with public groups has occurred throughout the planning for this project.

#### 4.4.8 Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Response: Opportunities for agency and public review of the proposed project have been provided. Additional opportunities will be afforded through the SMA and other permitting processes.

#### 4.4.9 Beach Protection

Objective: Protect beaches for public use and recreation.

Response: The proposed project has no effect on any beaches.

## 5 **SUMMARY OF UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS**

The proposed restoration of the Old Lahaina Courthouse will result in some construction-related effects as described in Chapter 3, Potential Impacts and Mitigation Measures.

Potential effects include dust generation during construction and exhaust emissions from construction equipment. There will be some additional noise effects, primarily during the excavations for new utilities.

In summary, the proposed project is not anticipated to create any long-term adverse environmental effects.

## **6 ALTERNATIVES TO THE PROPOSED ACTION**

### **6.1 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.

### **6.2 Preferred Alternative**

The preferred alternative is to proceed with the proposed project. The project will restore a valuable historic resource, preserving it for future generations. It will improve the visual environment through the refinishing of the building and the installation of new landscaping. It creates useful space for community meetings and public services. Finally, it will provide historical information, increasing the public awareness of the building and the site upon which it sits, thereby increasing educational opportunities for the public.

## **7 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES**

The proposed restoration of the Old Lahaina Courthouse would involve the commitment of fuel, labor, funding and material resources. Compared to new construction, restoration projects involve a proportionally higher commitment of labor and a proportionally lower commitment of other resources.

## **8 FINDINGS AND CONCLUSIONS**

The proposed project involves the restoration of the Old Lahaina Courthouse, an 8,000 square-foot historic building in Lahaina, Maui. since County and State lands and County funds are proposed to be utilized for the project, an Environmental Assessment has been prepared pursuant to Chapter 343, Hawaii Revised Statutes.

Based on the forgoing analysis, the proposed project will not result in any significant impacts. 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. The project will have positive socio-economic effects by ensuring that the Courthouse continues to contribute to the Lahaina Historic District.

## **9 PARTIES CONSULTED DURING THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT**

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. In addition, the draft Historic Structures Report was presented to the Maui County Cultural Resources Commission, the Lahaina Town Task Force and the Maui County Arborist Committee in December, 1996.

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.

**5. LIST OF OWNERS/LESSEES  
WITHIN 500 FEET OF PROJECT SITE  
Listed by T.M.K.**

4-6-01:01

State of Hawaii  
County of Maui  
200 S . High Street  
Wailuku, HI 96793

4-6-01:02

State of Hawaii  
Dept. of Transportation  
869 Punchbowl Street.  
Honolulu, HI 96813

4-6-01:03

United States of America  
Dept. of the Treasury  
No Address

4-6-01:04

County of Maui  
200 S . High Street  
Wailuku, HI 96793

4-6-01:05

Mr. Ronald C. Robertson  
Dolores F. Martin Trust Etal.  
99-061 Koaha Way  
Aiea, HI 96701

4-6-01:06

Mr. Ronald C. Robertson  
Dolores F. Martin Trust Etal.  
99-061 Koaha Way  
Aiea, HI 96701

4-6-01:07

State of Hawaii  
Land Division  
DLNR  
1151 Punchbowl Street  
Honolulu, HI 96813

4-6-01:08

Freeland Family Ltd. Ptsp.  
Front Street Properties Assoc.  
PO Box 50685  
Dallas, TX 75250

4-6-01:09

State of Hawaii  
County of Maui  
200 S . High Street  
Wailuku, HI 96793

4-6-01:10

County of Maui  
200 S . High Street  
Wailuku, HI 96793



4-6-01:12

State of Hawaii  
Land Division  
DLNR  
1151 Punchbowl Street  
Honolulu, HI 96813

4-6-01:14

State of Hawaii  
Lahaina Restoration Foundation  
PO Box 338  
Lahaina, HI 96761

4-6-01:15

State of Hawaii  
Land Division  
DLNR  
1151 Punchbowl Street  
Honolulu, HI 96813

4-6-01:16

State of Hawaii  
Sumner H. Bates, Inc.  
509 W. 3rd Avenue, #102  
Anchorage, AK 99501

4-6-01:17

State of Hawaii  
Land Division  
DLNR  
1151 Punchbowl Street  
Honolulu, HI 96813

4-6-01:18

State of Hawaii  
Rose Marine Inc.  
P.O. Box 831  
Lahaina, HI 96761

4-6-01:19

State of Hawaii  
Lin Wa Cruises, Inc.  
505 Front Street, #225  
Lahaina, HI 96761

4-6-01:20

State of Hawaii  
Seabird Charters, Inc.  
333 Dairy Road, #201  
Kahului, HI 96732

4-6-01:21

State of Hawaii  
Land Division  
DLNR  
1151 Punchbowl Street  
Honolulu, HI 96813

4-6-01:22

Mr. Gary Scritchfield  
State of Hawaii  
P.O. Box 12  
Lahaina, HI 96767

4-6-01:23

State of Hawaii  
Rose Marine Inc.  
P.O. Box 831  
Lahaina, HI 96797

4-6-01:24

State of Hawaii  
Scotch Mist Sailing Charter  
2705-A Puuomalei Rd.  
Haiku, HI 96708

4-6-01:25

State of Hawaii  
C R Rose Consultants Ltd.  
P.O. Box 831  
Lahaina, HI 96761

4-6-01:26

Mr. David L. Williams  
State of Hawaii  
P.o. Box 1151  
Lahaina, HI 96767

4-6-01:27

State of Hawaii  
Islander Industries Inc.  
505 Front Street, #234  
Lahaina HI 96761

4-6-01:28

State of Hawaii  
Pier 1 Activity Booth Inc.  
P.O. Box 12488  
Lahaina, HI 96761

4-6-01:29

State of Hawaii  
Furtado A D Properties TR  
99-061 Koaha Way  
Aiea, HI 96701

4-6-01:30

State of Hawaii  
Pardner Inc.  
P.O. Box 10  
Lahaina HI 96767

4-6-01:31

State of Hawaii  
Luakini Marine Inc.  
P.O. Box 1326  
Lahaina, HI 96761

4-6-01:32

Mr. George Link  
State of Hawaii  
2705-A Puuomalei Rd.  
Haiku, HI 96708

4-6-01:33

State of Hawaii  
Seabird Charters Inc.  
333 Dairy Road, #201  
Kahului, HI 96732

4-6-02:13

County of Maui  
200 S . High Street  
Wailuku, HI 96793

4-6-02:14

State of Hawaii  
Land Division  
DLNR  
1151 Punchbowl Street  
Honolulu, HI 96813

4-6-07:04

County of Maui  
200 S . High Street  
Wailuku, HI 96793

4-6-07:05

County of Maui  
200 S . High Street  
Wailuku, HI 96793

4-6-07:11

Maui Medical Group, Inc.  
2180 Main St.  
Wailuku, HI 96793

4-6-08:01

Mr. George Takeuchi  
P.O. Box 725  
Lahaina, HI 96767

4-6-08:02

Kobatake Tadaaki/etal.  
Maui Venture Capital Co. Inc.  
444 Hana Hwy, A-2  
Kahului, HI 96732

4-6-08:03

The Hew Children's Trust  
Pentagram Lahaina  
81 S. Hotel Street, Rm 216  
Honolulu, HI 96813

4-6-08:04

Tsukie M. Fushikoshi/etal  
Duddle International Ltd.  
P.O. Box 212  
Honolulu, HI 96810

4-6-08:05  
Micheal Tenkoff  
Whaler's Wharf Ltd.  
P.O. Box 2474  
Costa Mesa, CA 92626

4-6-08:06  
James Campbell Memorial  
Hawaii Conference Foundation  
15 Craigsid Pl.  
Honolulu, HI 96817

4-6-08:07  
Lahaina Restoration Foundation  
Lynn's Galleries Inc.  
P.O. Box 338  
Lahaina, HI 96761

4-6-08:08  
Amita Yamafuji Trust  
Todd Yamafuji Trustee  
647 Luakini Street  
Lahaina, HI 96761

4-6-08:09  
Howard S Kihune / etal  
635 Luakini Street  
Lahaina, HI 96761

4-6-08:10  
Ms. Margaret Gray  
619 Luakini Street  
Lahaina, HI 96761

4-6-08:12  
Soong Pearl Maile Trust/etal  
Pentagram Corporation  
81 S. Hotel Street  
Honolulu, HI 96813

4-6-08:14  
Ms. Angeline Levi  
612 Luakini Street  
Lahaina, HI 96767

4-6-08:15  
Robert E Cockett Trust  
Robert E. Cockett  
98-1319 Hoohiki Street  
Pearl City, HI 96782

4-6-08:16  
Gerald N Clark /etal  
624 Luakini Street  
Lahaina, HI 96761

4-6-08:17

Sadako Miyabara Family TR  
P.O. Box 97  
Lahaina, HI 96767

4-6-08:18

Wainee Protestant Church  
Dolores M Martin  
264 Kaiulani Avenue  
Honolulu, HI 96815

4-6-08:19

David Kailipont Trust  
P.O. Box 987  
Wailuku, HI 96793

4-6-08:20

Adelaide K Sylva TRS  
P.O. Box 125  
Lahaina, HI 96761

4-6-08:21

Adelaide K Sylva TRS  
Adelaide Sylva  
P.O. Box 125  
Lahaina, HI 96761

4-6-08:22

Paulina L Lushbaugh Trust  
Clyde K / Mariam Kaaa  
813 Makaala Drive  
Wailuku, HI 96793

4-6-08:23

Wallace K Tirrell Trust/etal  
Whaler's Wharf Ltd.  
Historic Lahaina Properties  
P.O. Box 2474  
Costa Mesa, CA 92626

4-6-08:24

Koyama Family Trust  
Paul Koyama etal Trustees  
P.O. Box 445  
Lahaina, HI 96721

4-6-08:25

Koyama Family Trust  
Dennis Y Koyama Trustee  
P.O. Box 445  
Lahaina, HI 96761

4-6-08:35

Hana Kraker /etal  
Minoru Nakamoto  
Clark H. Nakamoto /etal  
P.O. Box 293  
Lahaina, HI 96767

4-6-08:36

Zisho Tohkai Inc  
3600-C Lower Honopiilani Road  
Lahaina, HI 96761

4-6-08:47

Sukeichi Matsumoto Trust  
P.O. Box 3200  
Honolulu, HI 96847

4-6-08:48

Lahaina Fashions Inc.  
P.O. Box 725  
Lahaina, HI 96761

4-6-08:49

Shell House Inc.  
P.O. Box 641  
Hanalei, HI 96714

4-6-08:53

Jean H Keanini TRS/etal  
127 Prison Street  
Lahaina, HI 96761

4-6-08:54

Mr. Ernest Ito  
5631 Halepa Place  
Honolulu, HI 96821

4-6-08:56

Alan M Kanemitsu /etal  
453 Alio Street  
Lahaina, HI 96761

4-6-08:57

Prison Street Hui Associate  
744 Front Street  
Lahaina, HI 96761

4-6-08:58

Mr. & Mrs Howard & Sandra Kanemitsu  
P.O. Box 1292  
Lahaina, HI 96761

4-6-08:60

Shigon Sect Mission of Hawaii  
915 Sherdan Street  
Honolulu, HI 96814

4-6-08:61

Annie A Hew Trust  
P.O. Box 754  
Lahaina, HI 96767

4-6-08:63

Jerry Eisenberg /etal  
680 Luakini Street  
Lahaina, HI 96761

4-6-08:64

Kenneth Len Ah Len Trust  
Gordon B Miller Trustee  
Howard Brantley  
1115 Salvador Street  
Costa Mesa, CA 92626

4-6-08:67

Hideko Kuwahara  
Whaler's Wharf Ltd.  
P.O. Box 2474  
Costa Mesa, CA 92626

4-6-08:68

Munemitsu Family Enterprise  
Whaler's Wharf Ltd.  
P.O. Box 2474  
Costa Mesa, CA 92626

4-6-08:69

Wada Sadao Trust/etal  
Whaler's Wharf Ltd.  
P.O. Box 2474  
Costa Mesa, CA 92626

4-6-08:70

Len Kenneth Ah Ken Trust  
Whaler's Wharf Ltd.  
P.O. Box 2474  
Costa Mesa, CA 92626

4-6-08:71

Teraguchi Funiko Trust  
Whaler's Wharf Ltd.  
P.O. Box 2474  
Costa Mesa, CA 92626

4-6-08:72

Masaichi Kawagucvhi /etal  
Whaler's Wharf Ltd.  
P.O. Box 2474  
Costa Mesa, CA 92626

4-6-08:83

Jerry Eisenberg /etal  
680 Luakini Street  
Lahaina, HI 96761

4-6-08:85

Newell K Makahanaloa /etal  
P.O. Box 24  
Kaulapuu, HI 96757

4-6-08:86

H.P. Baldwin Ltd.  
No Address

4-6-08:88

Lahaina Restoration Foundation  
Historical Lahaina Prop Inc.  
P.O. Box 338  
Lahaina, HI 96761

4-6-08:89

Gregory H M Chang Trust  
Eastern Investment Co Ltd.  
1164 Bishop Street, #1612  
Honolulu, HI 96813

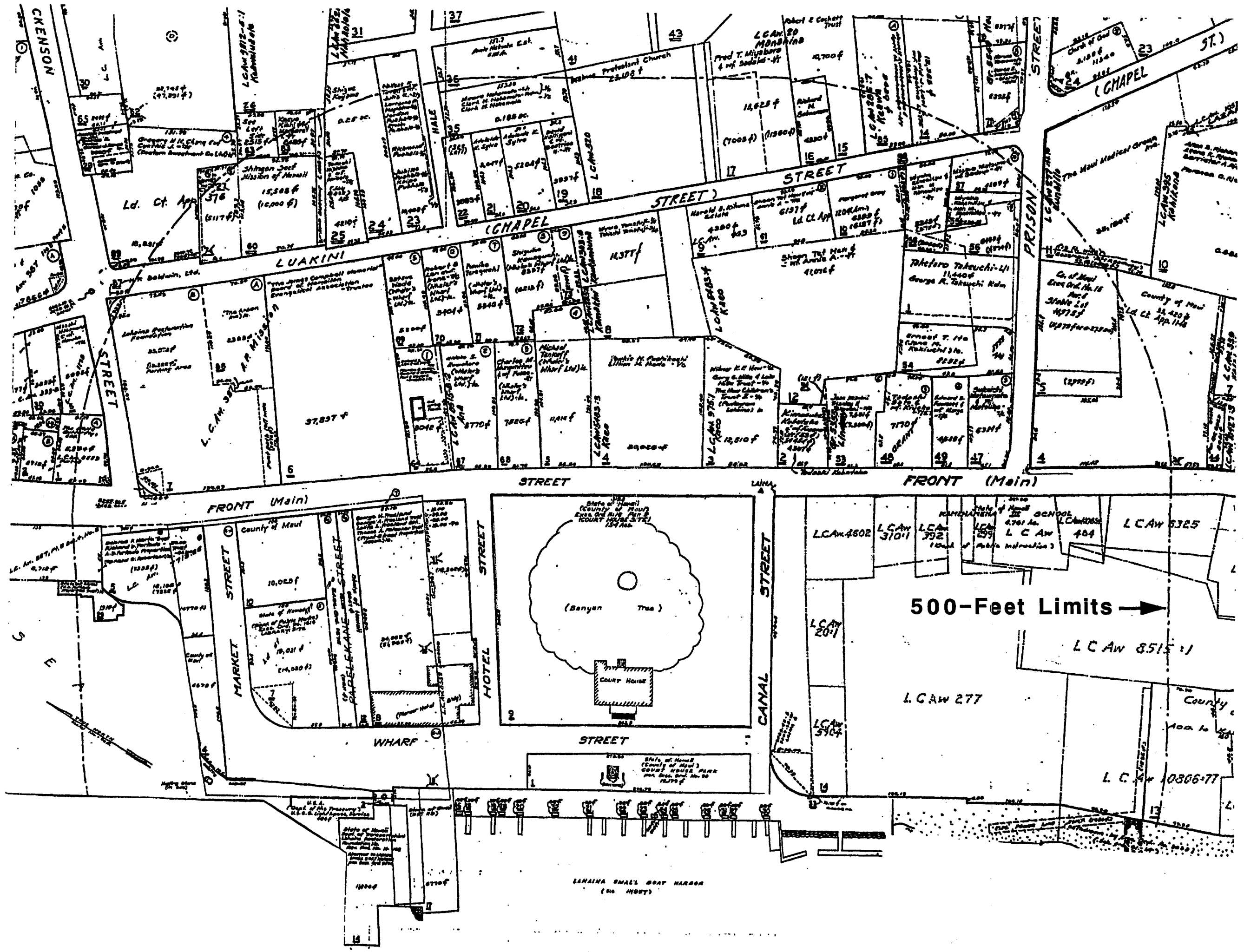
4-6-09:01

Landing at Lahaina  
P.O. Box 1654  
Lahaina, HI 96761

4-6-09:05

Ray M. Nakamura Trust /etal  
P.O. Box 188  
Lahaina, HI 96767





CKENSON STREET

Ld. Ct. App  
15,508 f  
(10,000 f)

LUAKINI STREET

(CHAPEL STREET)

STREET

PRISON STREET

(CHAPEL ST.)

STREET

L.C.A.W. 385  
A.P. HIGDON

37,857 f

STREET

FRONT (Main) STREET

FRONT (Main) STREET

MARKET STREET

County of Maui  
10,025 f  
10,021 f  
14,000 f  
(17,800 f)

PAPELEKANE STREET

WHARF STREET

HOTEL STREET

(Banyan Tree)  
COURT HOUSE

STREET

CANAL STREET

LCAW 4602

LCAW 3101

LCAW 392

LCAW 484

LCAW 6325

500-Foot Limits →

LCAW 8515:1

LCAW 277

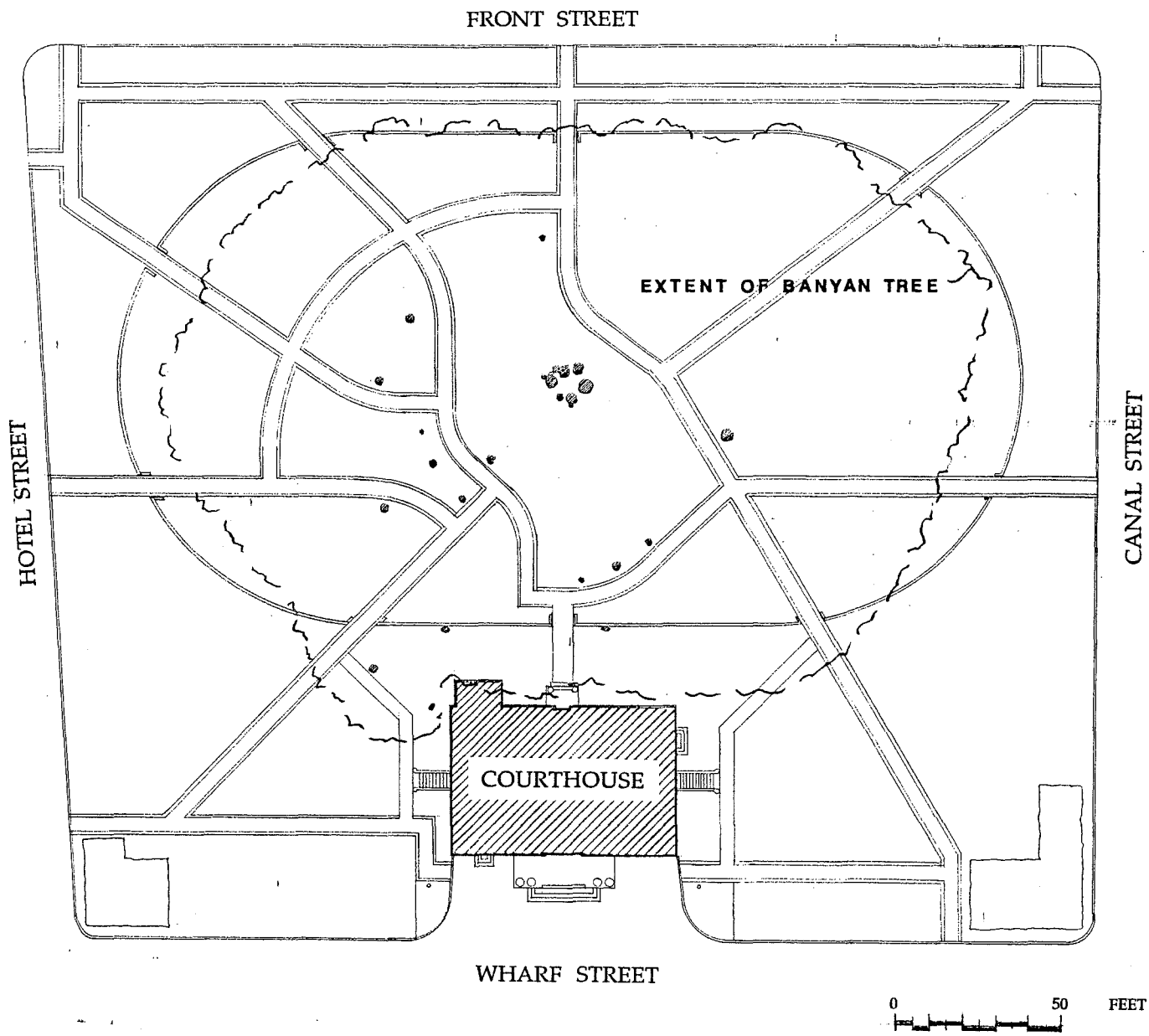
LCAW 207

LCAW 5164

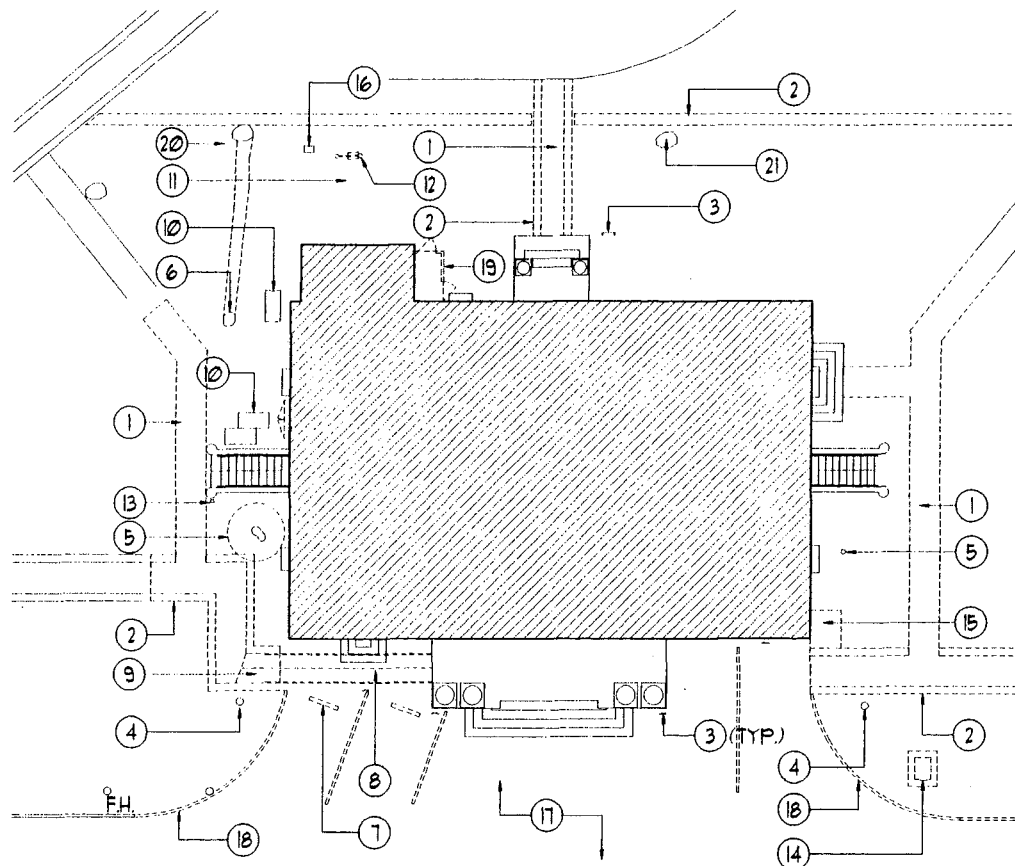
L.C.A.W. 0806-77

LINA HARBOR BOAT HARBOR  
(No. 1487)

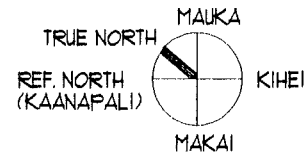
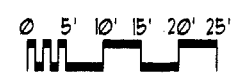
**6. PLOT PLAN, PRELIMINARY BUILDING PLANS,  
AND CONCEPT LANDSCAPE PLAN**



Map of park

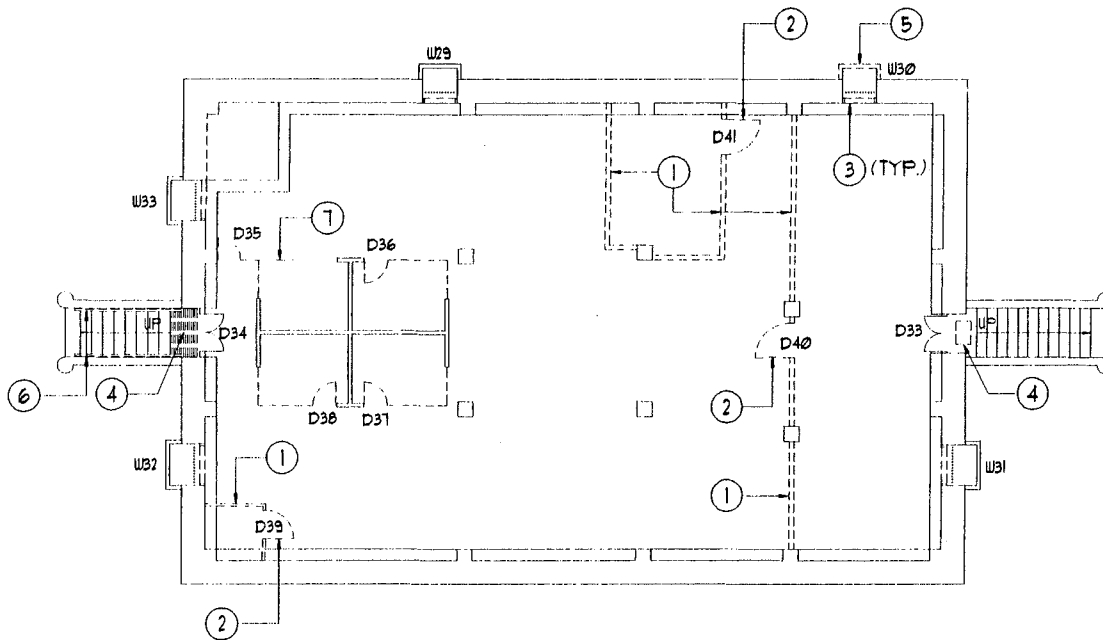


- ① DEMOLISH EXST. CONC. WALKWAY AS INDICATED IN DASHED LINE.
- ② REMOVE EXST. 12" SQ. PAVERS
- ③ REMOVE EXST. SIGNAGE (6 TOTAL)
- ④ EXST. LIGHT POLE
- ⑤ REMOVE EXST. TREE
- ⑥ REMOVE EXST. BANYAN TREE BRANCH ROOT
- ⑦ REMOVE EXST. CAR BUMPER
- ⑧ DEMOLISH EXST. WOOD HANDICAP RAMP
- ⑨ DEMOLISH EXST. CONC. RAMP
- ⑩ EXST. ELEC. BOX
- ⑪ EXST. CLEAN OUT
- ⑫ REMOVE EXST. BACKFLOW PREVENTOR
- ⑬ REMOVE EXST. WOOD POST W/ LIGHT FIXT. MOUNTED
- ⑭ DISMANTLE & SALVAGE 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
- ㉑ EXST. TREE ROOT

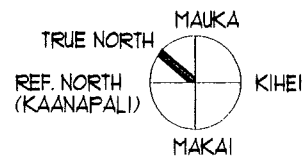
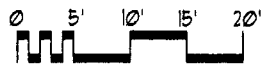


**OLD LAHAINA COURTHOUSE**

Date: December 1936  
 Drawing Et: EXISTING SITE PLAN

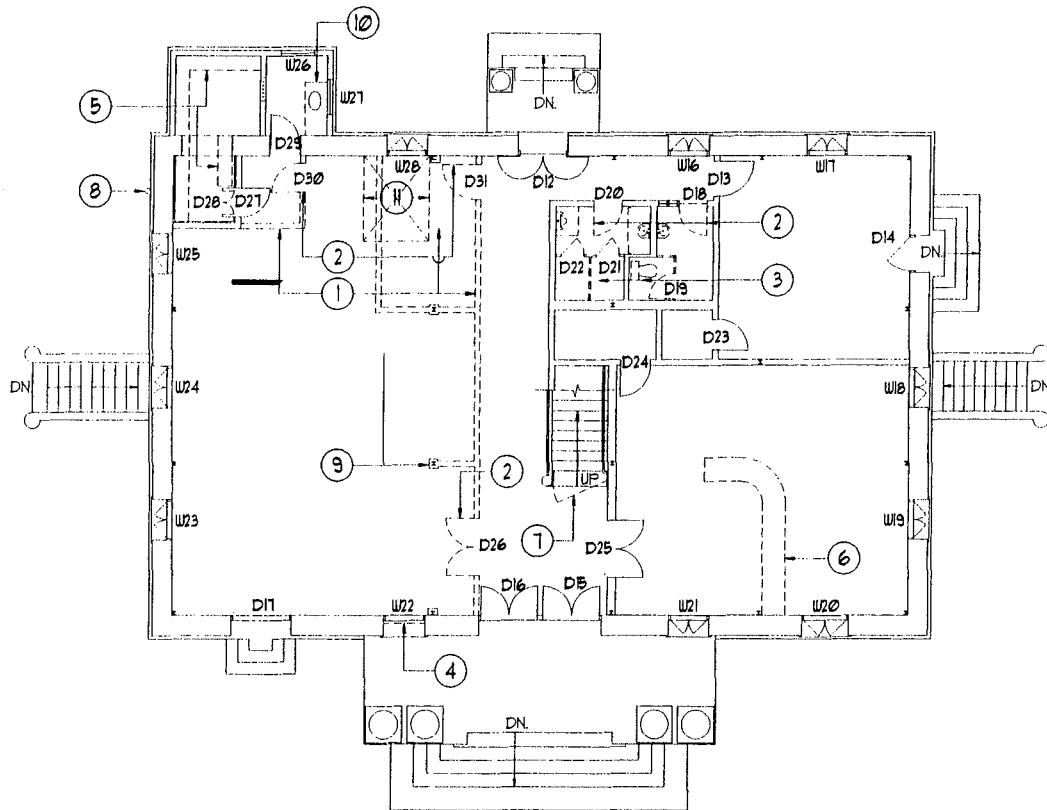


- ① DEMOLISH EXST. WALL
- ② REMOVE EXST. DOOR, FRAME AND HARDWARE
- ③ REMOVE EXST. WINDOW
- ④ REMOVE EXST. COVER AND SUMP PUMP BELOW
- ⑤ DEMOLISH EXST. AREAWAY
- ⑥ REMOVE EXST. HANDRAILS.
- ⑦ REMOVE EXST. BARS, DOOR AND RELOCATE.

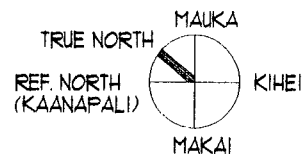


### OLD LAHAINA COURTHOUSE

Date: December 1996  
 Drawing E2: EXISTING BASEMENT PLAN

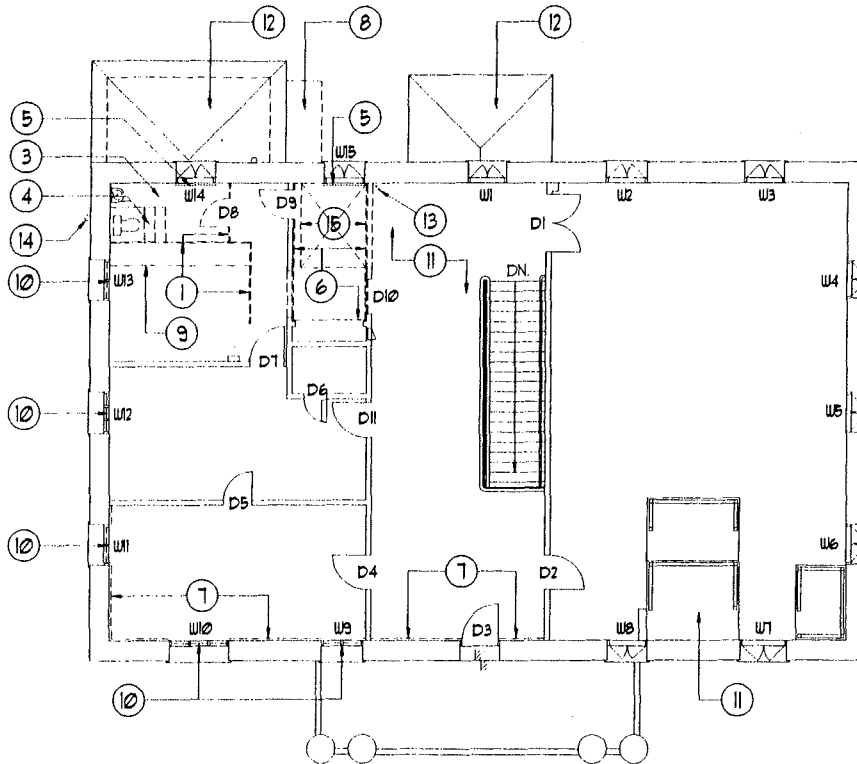


- ① DEMOLISH EXST. WALL
- ② REMOVE EXST. DOOR, FRAME, HARDWARE.
- ③ REMOVE ALL PLUMBING FIXTURES, PARTITIONS, FLOORINGS AND DOORS
- ④ REMOVE EXST. SHUTTER
- ⑤ REMOVE ALL SHELVING.
- ⑥ REMOVE EXST. COUNTER, SAVE AND RELOCATE.
- ⑦ REMOVE EXST. GATE AND WOOD FRAME.
- ⑧ REMOVE EXST. VENT PIPE
- ⑨ REMOVE EXST. WALL FINISH OVER EXST. STEEL COLUMN.
- ⑩ REMOVE EXST. SINK, COUNTER AND CABINET.
- ⑪ SAW-CUT AND REMOVE FLOOR FOR NEW ELEVATOR SHAFT.

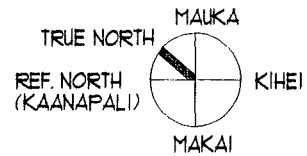
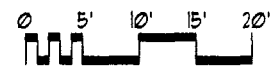


## OLD LAHAINA COURTHOUSE

Date: December 1996  
Drawing E3: EXISTING FIRST FLOOR PLAN

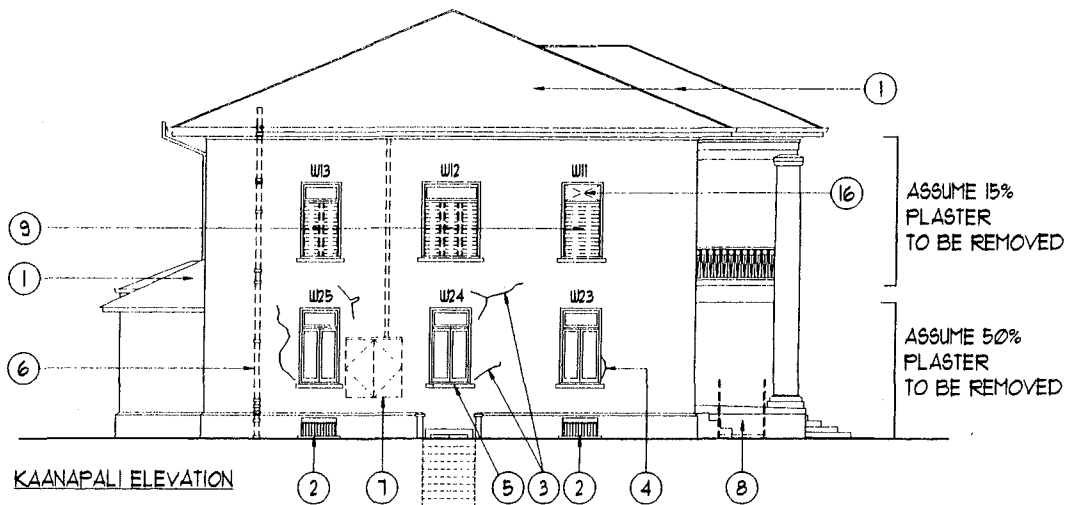


- ① DEMOLISH EXST. WALL
- ② REMOVE EXST. DOOR, FRAME AND HARDWARE
- ③ REMOVE ALL PLUMBING FIXTURES.
- ④ DEMOLISH EXST. RAISED PLATFORM AND STAIR
- ⑤ REMOVE EXST. SECURITY GRILLE.
- ⑥ REMOVE EXST. WOOD PLANK WALL LINING AND FURRINGS.
- ⑦ REMOVE EXST. MASONITE WALL LINING AND FURRINGS.
- ⑧ DEMOLISH EXST. ROOF.
- ⑨ REMOVE EXST. COUNTER.
- ⑩ REMOVE EXST. JALOUSIE WINDOW.
- ⑪ REMOVE ALL METAL PLATES, REMOVE DETERIORATED FLOORING, INSTALL NEW.
- ⑫ REMOVE EXST. ROOFING.
- ⑬ REMOVE EXST. WATER AND DRAIN PIPE.
- ⑭ REMOVE EXST. VENT PIPE.
- ⑮ SAW-CUT AND REMOVE FLOOR FOR NEW ELEVATOR SHAFT.

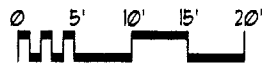
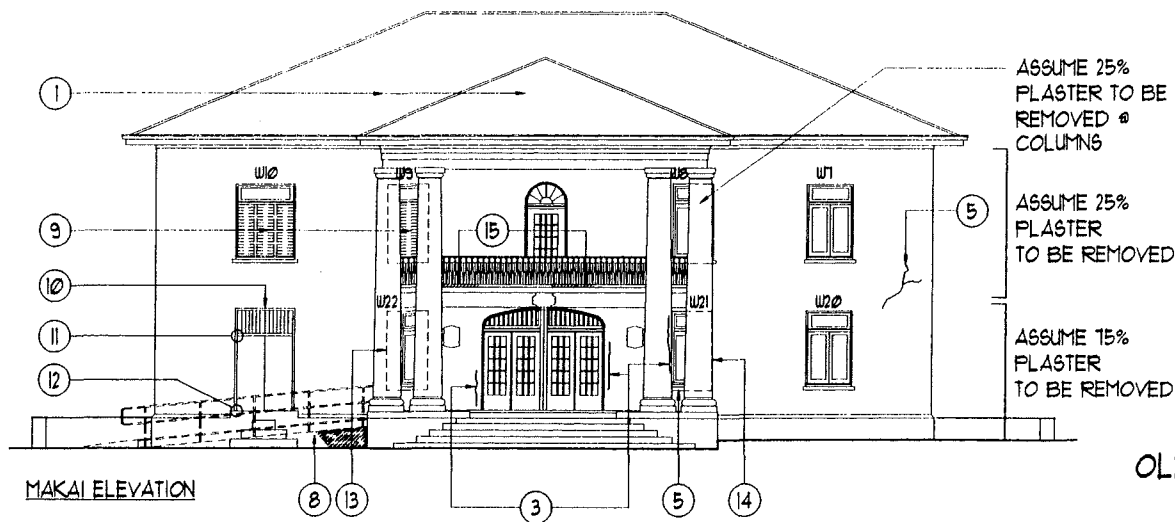


**OLD LAHAINA COURTHOUSE**

Date: December 1996  
 Drawing E4: EXISTING SECOND FLOOR PLAN



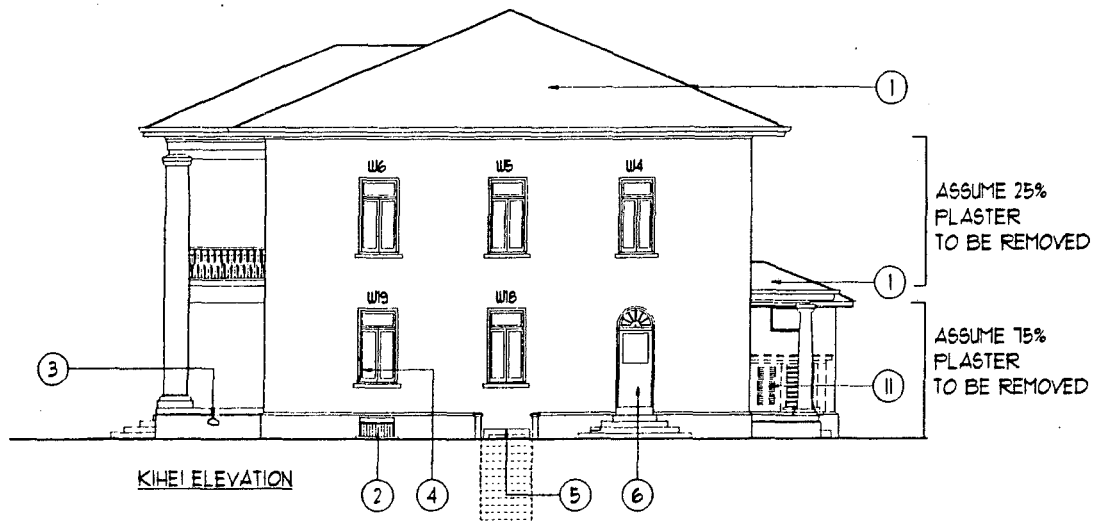
- ① REMOVE EXST. ASPHALT SHINGLES ROOFING.
- ② REMOVE EXST. WINDOW.
- ③ CRACKS
- ④ MINOR CRACKS
- ⑤ CRACKS IN SILL
- ⑥ REMOVE EXST. VENT PIPE
- ⑦ REMOVE EXST. ELEC. CABINET
- ⑧ DEMOLISH WOOD HANDICAP RAMP.
- ⑨ REMOVE EXST. JALOSIE WINDOW.
- ⑩ SPALLING AND CRACKS • LINTEL
- ⑪ CRACKS • FIXING
- ⑫ SPALLING • NESTED METAL • SILL
- ⑬ CRACKS • JAMB AND INGO.
- ⑭ CRACKS • WINDOW INGO.
- ⑮ EDGE BADLY SPALLING.
- ⑯ REMOVE EXST. AIR CONDITIONER.



**OLD LAHAINA COURTHOUSE**

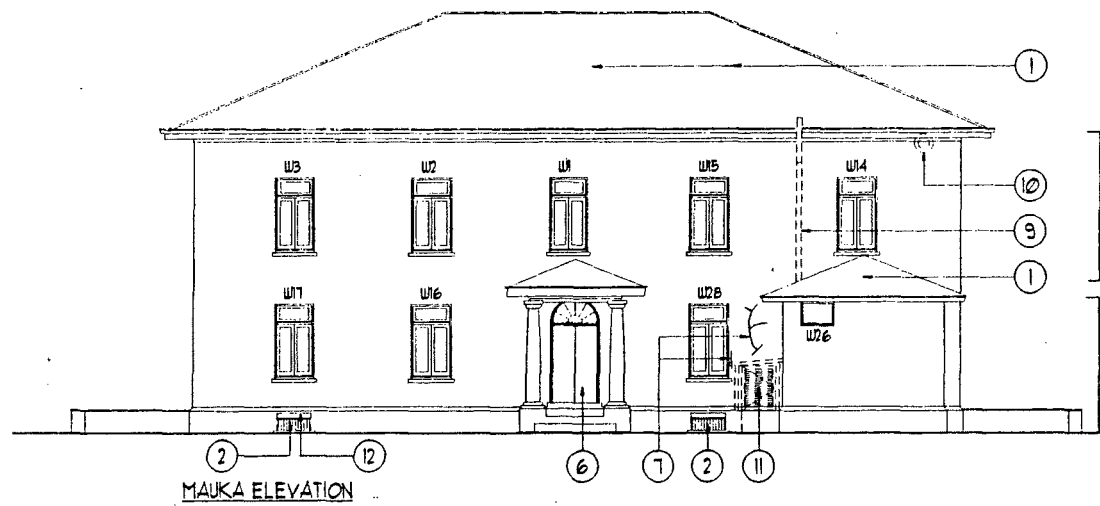
Date: December 1996  
 Drawing E5: EXISTING EXTERIOR ELEVATIONS





KIHEI ELEVATION

- ① REMOVE EXST. ASPHALT SHINGLES ROOFING.
- ② REMOVE EXST. WINDOW.
- ③ SPALLING PLASTER
- ④ PLASTER BULGING.
- ⑤ LINTEL BADLY SPALLED.
- ⑥ RETAIN EXST. DOOR
- ⑦ CRACKS.
- ⑧ MINOR CRACKS.
- ⑨ REMOVE VENT PIPE.
- ⑩ REMOVE SIREN.
- ⑪ REMOVE EXST. COMPRESSOR AND DEMOLISH ENCLOSURE.
- ⑫ CRACKS @ UNDERSIDE OF LINTEL.

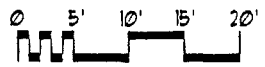


MAUKA ELEVATION

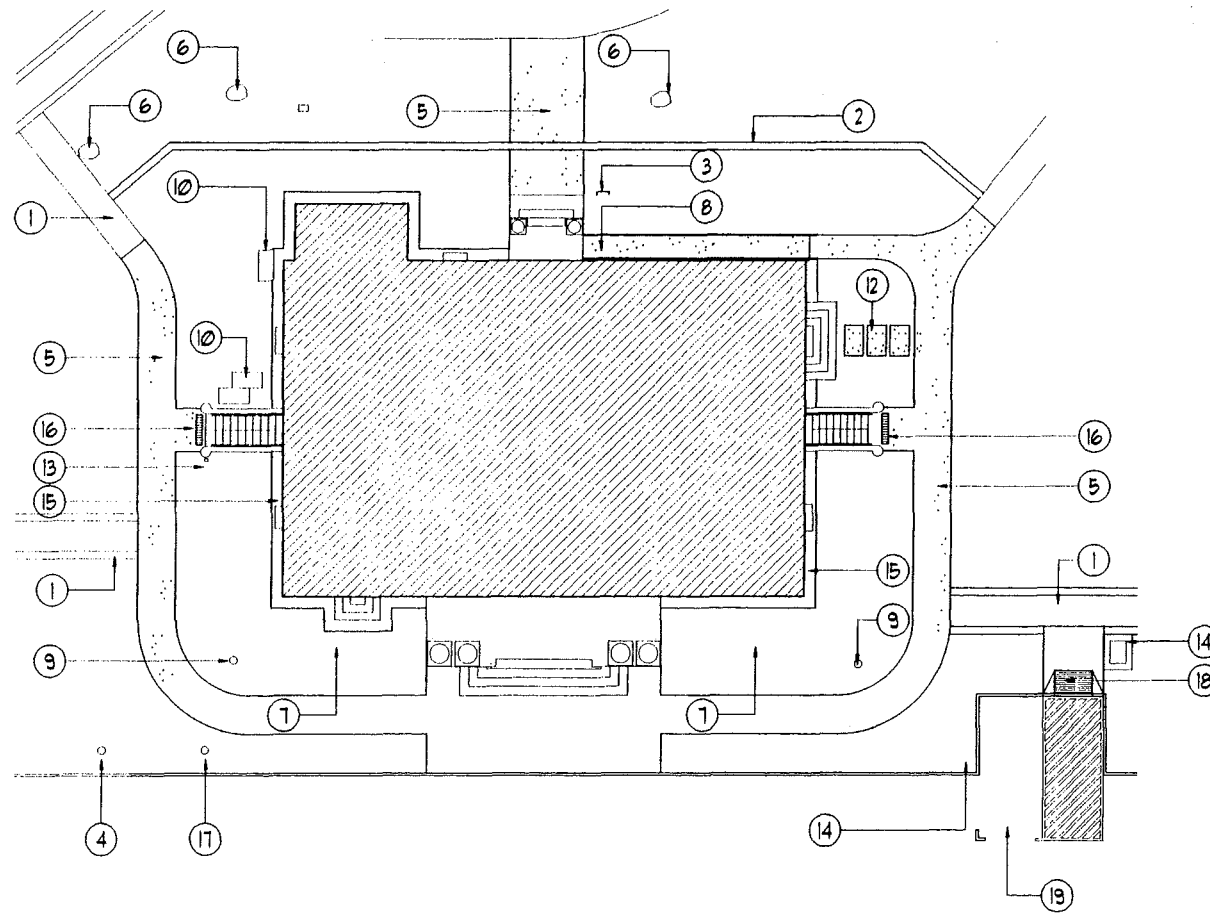
ASSUME 15%  
PLASTER  
TO BE REMOVED

ASSUME 30%  
PLASTER  
TO BE REMOVED

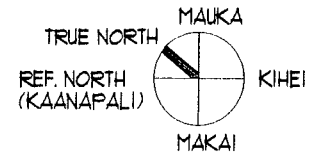
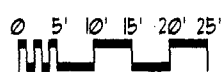
OLD LAHAINA COURTHOUSE



Drawing E6: EXISTING EXTERIOR ELEVATIONS

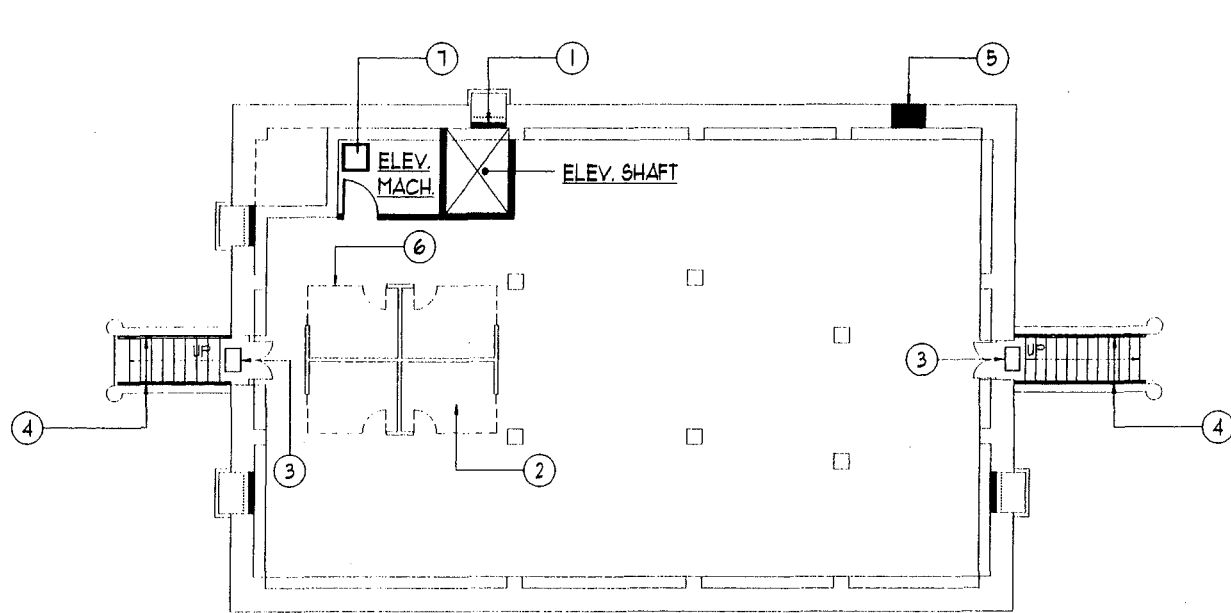


- ① EXST. CONC. WALKWAY
- ② NEW CONCRETE ROOT BARRIER
- ③ NEW SIGNAGE
- ④ EXST. FIRE HYDRANT
- ⑤ NEW CONC. WALKWAY
- ⑥ EXST. BANYAN TREE BRANCH ROOT
- ⑦ NEW PLANTING
- ⑧ NEW HANDICAP RAMP
- ⑨ RESTORE EXST. HISTORIC LAMP POLE
- ⑩ EXST. ELEC. BOX
- ⑪ EXST. CLEAN OUT
- ⑫ NEW CONC. PADS
- ⑬ NEW LAMP
- ⑭ RELOCATED PLAQUE REORIENT TO FACE NORTH
- ⑮ CONCRETE EDGING
- ⑯ NEW TRENCH DRAIN
- ⑰ EXST. PALM TREE
- ⑱ NEW CURB RAMP
- ⑲ NEW HANDICAP PARKING STALL & ACCESS AISLE

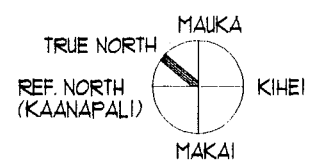
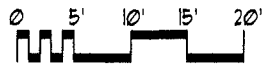


OLD LAHAINA COURTHOUSE

Drawing Pl: PROPOSED SITE PLAN

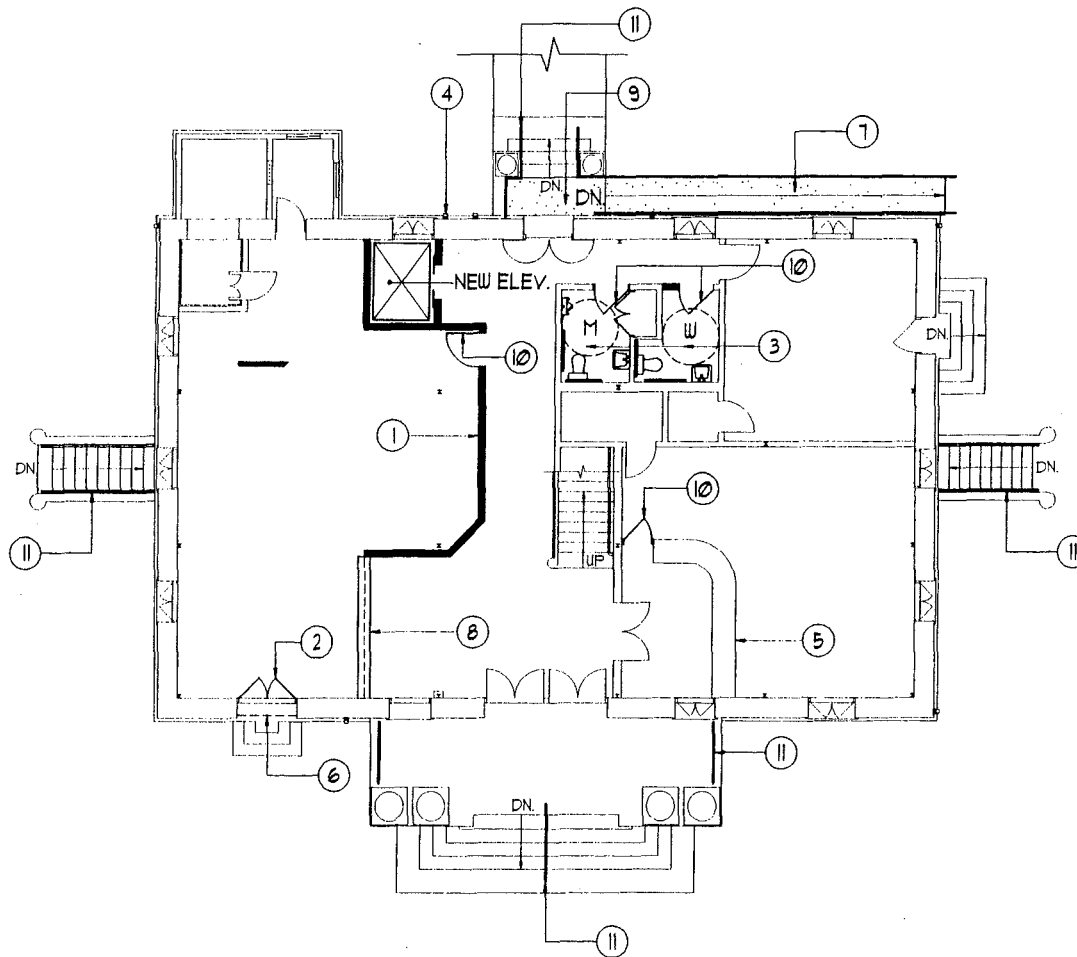


- ① INFILL EXST. WDW. (TYP. FOR 5)
- ② EXST. JAIL CELLS (TYP. FOR 4)
- ③ NEW GRATE AND SUMP BELOW
- ④ NEW HANDRAIL
- ⑤ INFILL EXST. OPENING, FLUSH W/ ADJACENT
- ⑥ RELOCATED BARS & DOOR
- ⑦ NEW SUMP WITH SUMP PUMP

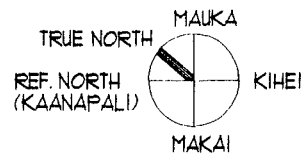
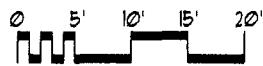


OLD LAHAINA COURTHOUSE

Date: December 1996  
 Drawing F2: PROPOSED BASEMENT PLAN

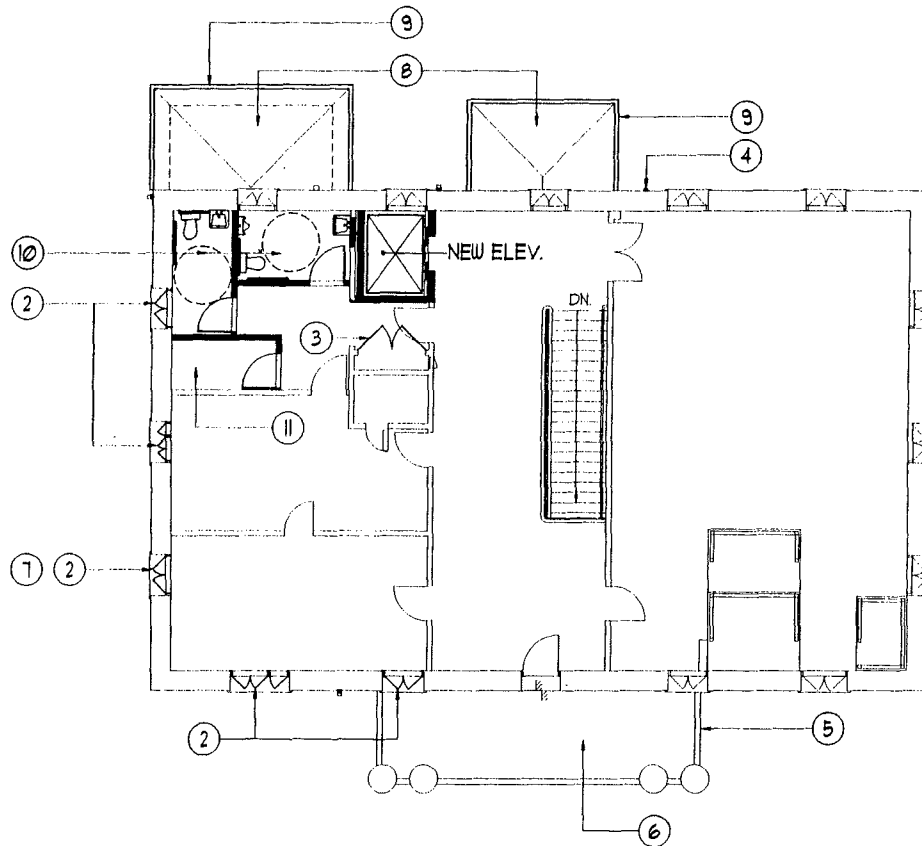


- ① NEW WALL
- ② RELOCATED DOOR D26
- ③ NEW RENOVATED HANDICAP ACCESSIBLE RESTROOMS.
- ④ NEW DOWNSPOUT, TYP.
- ⑤ RELOCATED COUNTER
- ⑥ INSTALL FOLDING GATE.
- ⑦ NEW HANDICAP RAMP
- ⑧ NEW PASS THROUGH COUNTER
- ⑨ NEW RAISED CONC. LANDING.
- ⑩ NEW DOOR
- ⑪ NEW HANDRAIL(S)

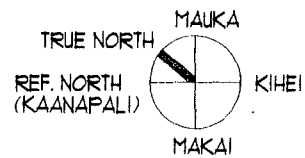
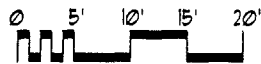


### OLD LAHAINA COURTHOUSE

Date: December 1996  
Drawing P3: PROPOSED FIRST FLOOR PLAN



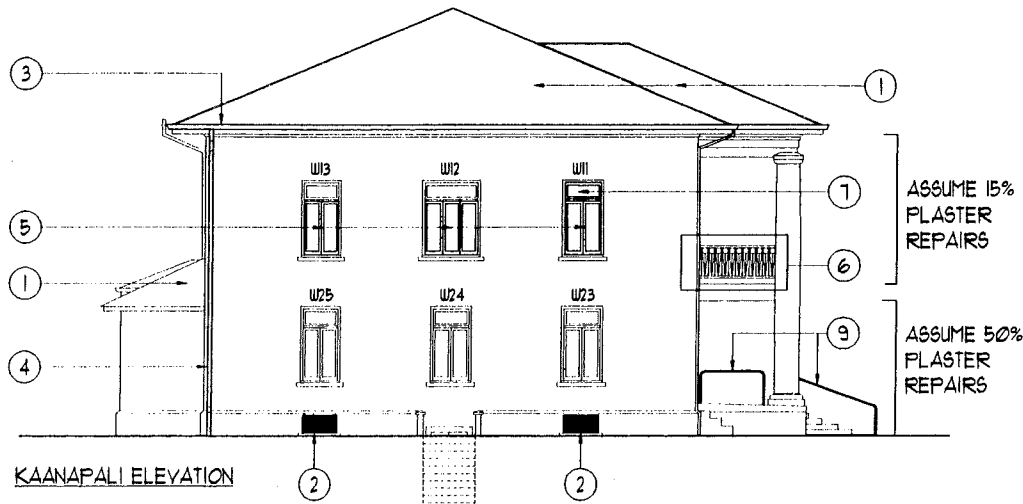
- ① NEW WALL
- ② NEW WINDOW
- ③ NEW STEEL PLATE DOOR(S)
- ④ NEW DOWNSPOUT, TYP.
- ⑤ SANDBLAST AND REPAINT RAIL.
- ⑥ CLEAN AND RESEAL FLOOR.
- ⑦ NEW TRANSOM WINDOW.
- ⑧ NEW MISSION TILE ROOFING.
- ⑨ NEW GUTTER.
- ⑩ NEW RENOVATED HANDICAP ACCESSIBLE RESTROOMS.
- ⑪ NEW TRASH ROOM



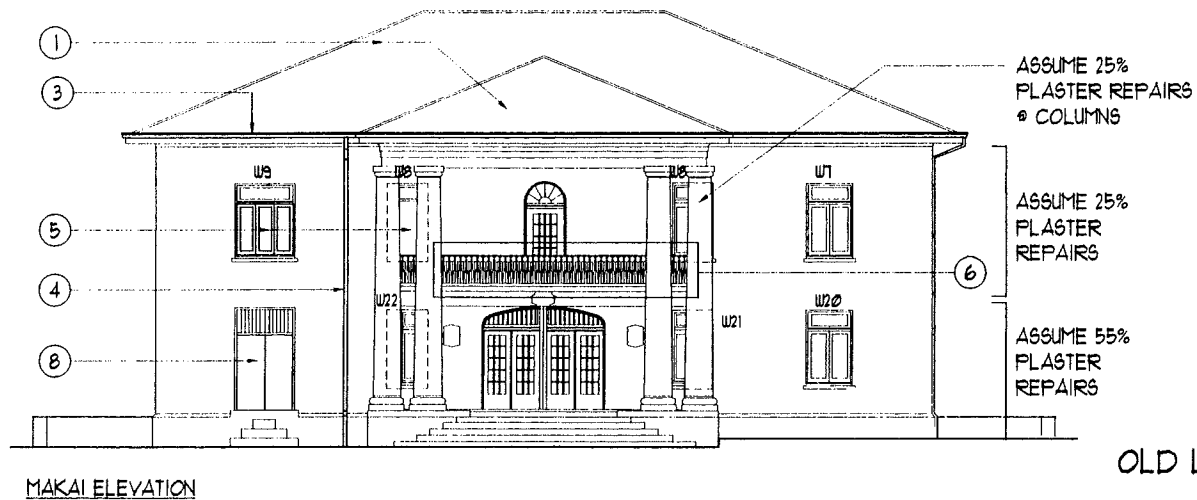
## OLD LAHAINA COURTHOUSE

Date: December 1996

Drawing P4: PROPOSED SECOND FLOOR PLAN



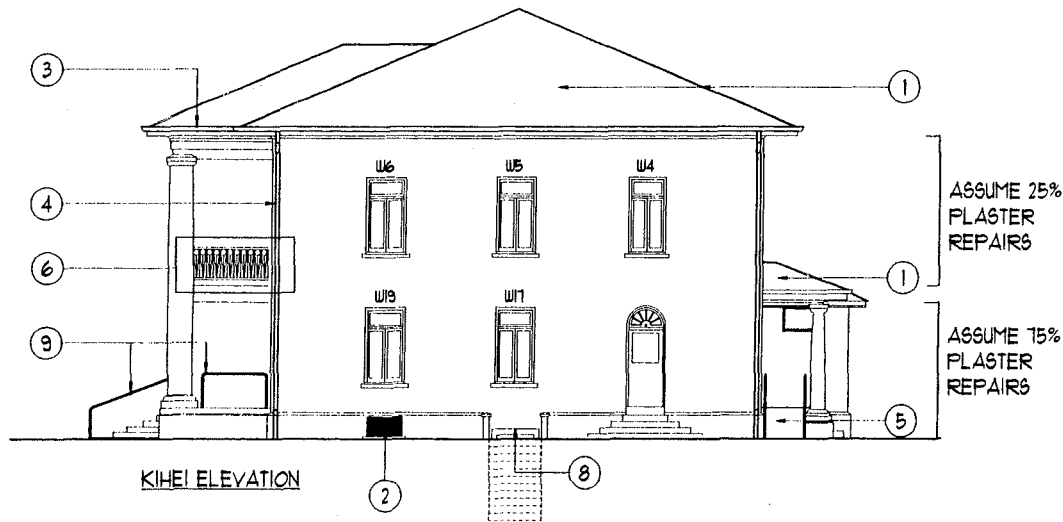
- ① NEW MISSION TILE ROOFING.
- ② INFILL WINDOW OPENING WITH MASONRY BEHIND EXIST. BARS
- ③ NEW GUTTER
- ④ NEW 2.5"x4" DOWNSPOUT, TYP.
- ⑤ NEW WINDOW TO MATCH ORIGINAL
- ⑥ SANDBLAST AND REPAIR RAIL
- ⑦ NEW TRANSOM WINDOW TO MATCH ORIGINAL
- ⑧ NEW FOLDING GATE AND DOORS.
- ⑨ NEW RAIL



OLD LAHAINA COURTHOUSE

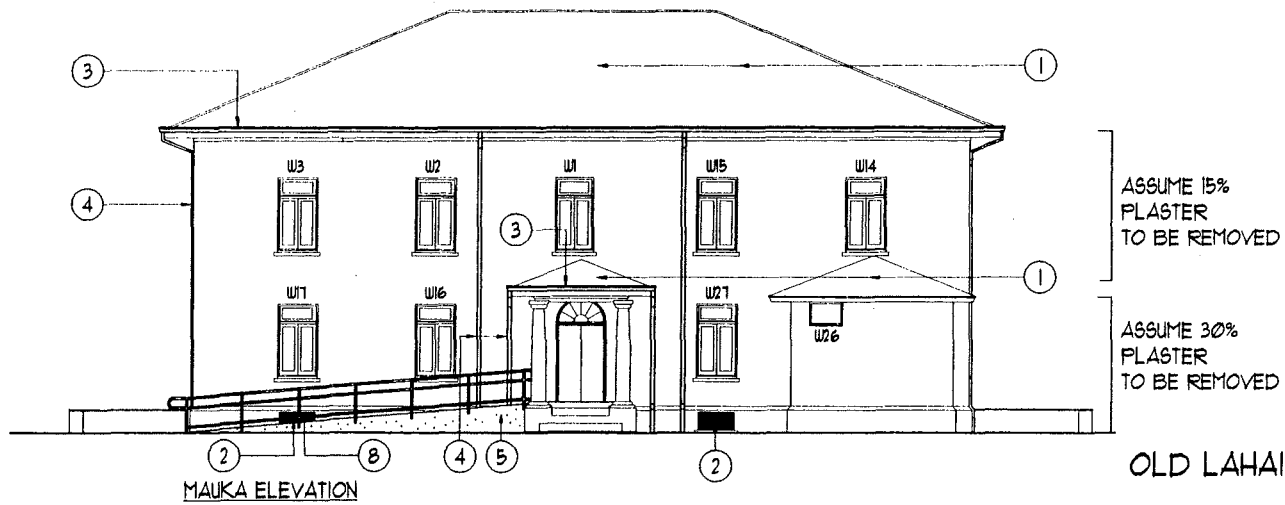


Date: December 1996  
 Drawing PB: PROPOSED EXTERIOR ELEVATIONS



KIHEI ELEVATION

- ① NEW MISSION TILE ROOFING.
- ② INFILL WINDOW OPENING WITH MASONRY BEHIND EXST. BARS
- ③ NEW GUTTER
- ④ NEW 2.5"x4" DOWNSPOUT, TYP.
- ⑤ NEW CONCRETE HANDICAP RAMP
- ⑥ SANDBLAST AND REPAIR RAIL
- ⑦ NEW TRANSOM WINDOW TO MATCH ORIGINAL
- ⑧ REMOVE LOOSE PLASTER AND REPAIR LINTEL.
- ⑨ NEW RAIL

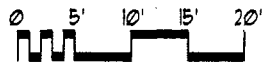


MAUKA ELEVATION

ASSUME 15%  
PLASTER  
TO BE REMOVED

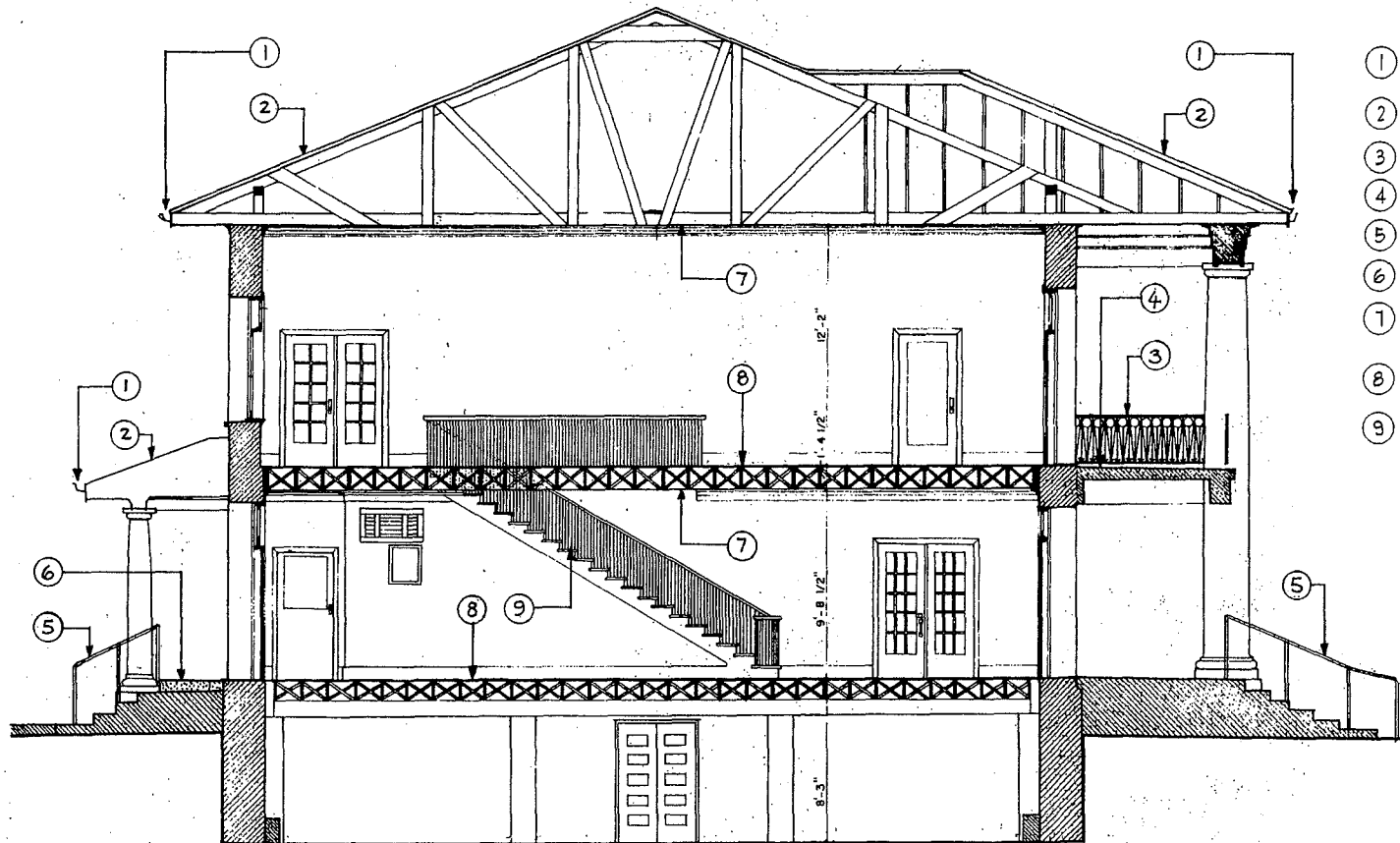
ASSUME 30%  
PLASTER  
TO BE REMOVED

OLD LAHAINA COURTHOUSE



Date: December 1996

Drawing P6: PROPOSED EXTERIOR ELEVATIONS

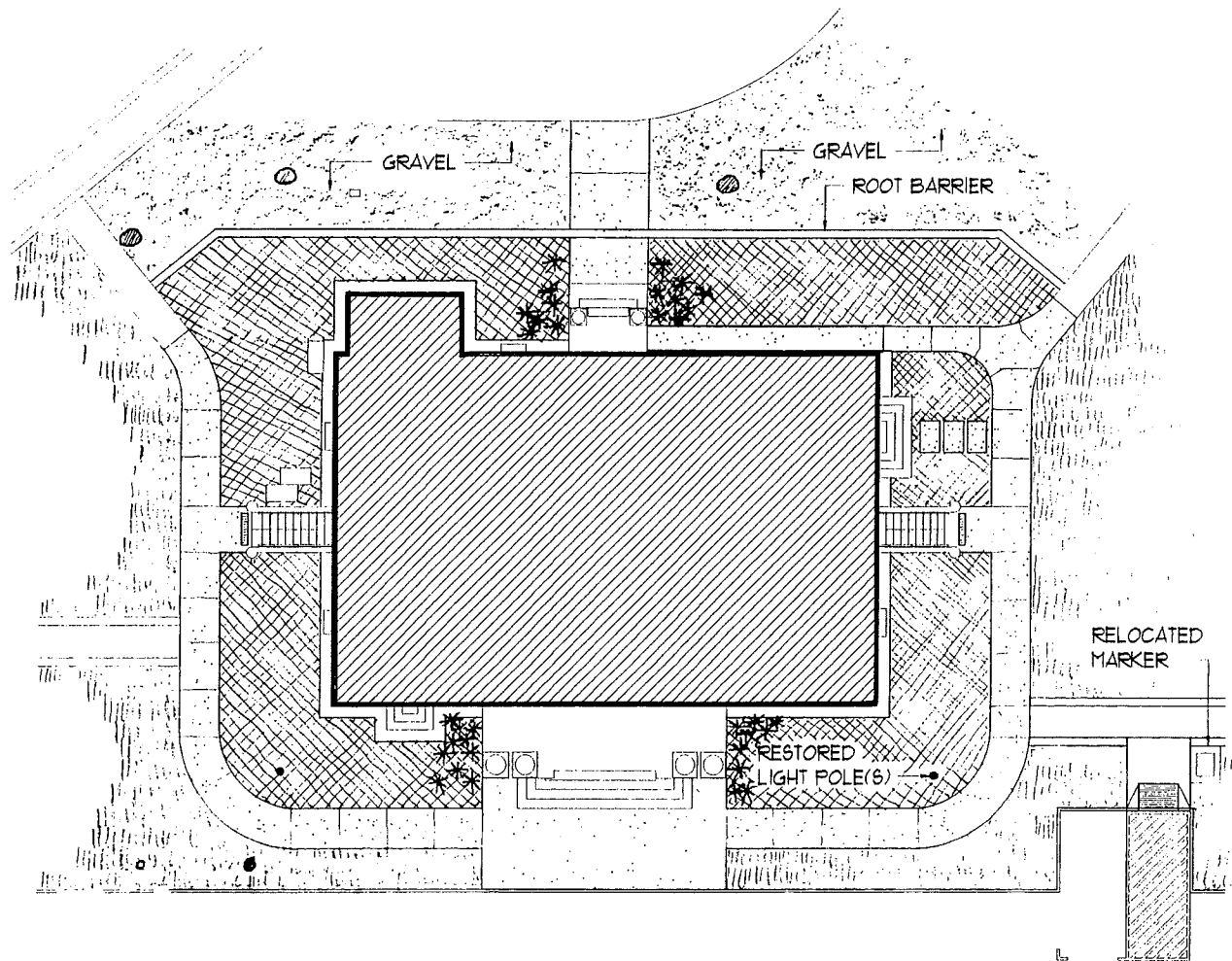


- ① NEW MISSION TILE ROOFING
- ② NEW GUTTER & DOWNSPOUTS
- ③ SANDBLAST AND REPAINT RAIL
- ④ CLEAN AND RESEAL FLOOR
- ⑤ NEW HANDRAIL
- ⑥ NEW RAISED CONCRETE LANDING
- ⑦ NEW PLYWOOD AND GYPSUM BOARD CEILING
- ⑧ REPAIR AND REFINISH WOOD FLOOR
- ⑨ REPAIR AND REFINISH STAIR & HANDRAIL

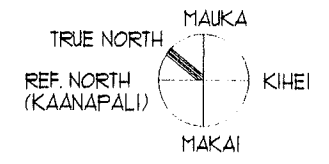
OLD LAHAINA COURTHOUSE  
HISTORIC STRUCTURES REPORT

Drawing P1: PROPOSED SECTION





- PLANT SELECTIONS
- GROUNDCOVERS  
 AKIA (MOLOKAI OSMANTHUS)  
 POHUEHUE (BEACH MORNING GLORY)  
 LAU'AE  
 ILIMA
- ACCENTS  
 RED TI  
 COMMON HIBISCUS
- GRASS  
 MATCH EXISTING



OLD LAHAINA COURTHOUSE  
 HISTORIC STRUCTURES REPORT

Date: December 1996  
 Drawing P8: PROPOSED LANDSCAPE PLAN

**7. SITE PHOTOGRAPHS**  
(Slides submitted with original  
application document only)



**MAKAI ELEVATION**



**KIHEI ELEVATION**



**KAANAPALI ELEVATION**



**MAUKA ELEVATION**