

**BEFORE THE MAUI COUNTY
CULTURAL RESOURCES COMMISSION
MAY 1, 1997**

SUBJECT

MR. GLEN MASON OF SPENCER MASON ARCHITECTS, AGENT ON BEHALF OF THE COUNTY OF MAUI MANAGING DIRECTOR'S OFFICE, requesting Historic District approval of repairs to the Lahaina Courthouse including restoration of the building to its c.1925 appearance, new electrical and plumbing systems and installation of an elevator and handicapped ramp, TMK 4-6-001:009, Lahaina, Maui, Hawaii, (HDC 970002).

PROJECT DESCRIPTION (Exhibits 1-19)

The County of Maui is proposing to restore the Old Lahaina Courthouse. 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 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 1940's 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 County is also proposing to remove a fairly new root system of the Banyan Tree that is too close to the building as well as to prune the canopy of the tree to keep it away from the building's roof on the mauka side. To aid in the intensive root problems associated with the Banyan Tree, a subgrade reinforced concrete beam will be installed to serve as a root barrier.

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. Appropriate new signage shall be added to the mauka side 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 Architectural Stylebook. The applicant states that the size of the primary sign will be further limited to a maximum of six (6) square feet for the primary sign and four (4) 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.

Relative to air-conditioning, only the basement shall be air-conditioned 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.

The estimated cost for the exterior renovations, sitework and landscaping is approximately \$305,000.00

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.

The estimated cost for interior renovations which include a new elevator is approximately \$717,000.00.

The applicant has indicated that the reasons for the target restoration date of 1925 is in part because there is excellent photographic and drawing evidence which would allow for accurate restoration. Restoration to an earlier period would involve much more conjecture than would be desirable in a restoration project. In addition, the cost to restore the building to a period prior to 1925 would be far greater than restoring to c. 1925.

AGENCY AND COMMUNITY GROUP COMMENTS

1. Department of Land and Natural Resources (DLNR) State Historic Preservation Division (SHPD) - letter dated April 2, 1997 (Exhibit 20)
2. DLNR - Letter dated March 5, 1997 (Exhibit 21)
3. Office of Hawaiian Affairs - Letter dated February 13, 1997 (Exhibit 22)
4. Department of Parks and Recreation - memo dated March 3, 1997 (Exhibit 23)
5. Lahaina Restoration Foundation - letter dated March 5, 1997 (Exhibit 24)
6. CRC Preservation Planning Review - letter dated December 19, 1996

ANALYSIS

1. The Lahaina Courthouse was placed on the National Survey of Historic Sites and Buildings in 1962. The building was described as a solid, two-story stone building which stands on Wharf Street on a 1.94 acre square site.

The documentation further states that..

" In 1858, a violent windstorm damaged the governors house and the Hale Piula, the former palace which housed the government offices. A survey earlier in that year resulted in a recommendation that a new building to house the customs offices and courts should be built on the site of the old stone fort. Funds were appropriated for the "Lahaina Court and Custom House and Government Offices," and the new building was reported as nearly complete by December 1859. In addition to the offices mentioned above, it contained the governors office, post office, and "a room in which to starve the jury into unanimity." The building was extensively rebuilt in 1925, with a considerable change in its appearance. The basic structure remains, however. Still housing about the same type of offices as when it was first erected, it serves as a link with the days of the kingdom. The Court House Square is famed today for its banyan tree, planted by the sheriff of Lahaina in 1873 and proclaimed today as "Hawaii's largest."

2. In May of 1965, the Lahaina Courthouse was dedicated as a Registered National Historic Landmark.

3. The Courthouse was also listed on the National Historical Landmark-1974 Update.

4. The condition of the Courthouse has been deteriorating with time and presently is in need of restoration. There are many cracks in the exterior walls and large areas of walls where the plaster is not bonded to the masonry substrate. The horizontal wall cracks allow rain water to penetrate into the wall thus causing further damage. The existing asphalt shingle roof is in fair condition, however, all the eve vents have broken screens which have allowed birds to enter the attic.

5. The proposed repairs and restoration of the Courthouse building will restore a valuable historic resource, preserving it for future generations. It will also improve the visual environment through the refinishing of the building and the installation of new landscaping.

6. The makai and mauka entrance stairs are not equipt with handrails which does not meet the requirements for disabled access. In addition the wood ramp leading to the north end of the makai landing also does not meet the requirement for disabled access. Both of these areas will be brought into conformance with code requirements.

7. In reviewing the Secretary of the Interior's standards for rehabilitation, it appears that the project is in compliance with the standards. The building is not being expanded, historical materials are being preserved or replaced if needed, modern materials which are existing in the building will be removed and replaced with period type materials, and the new additions to the building will not destroy the historic materials that characterize the property.

8. Essentially, the proposed project is in accordance with the Old Lahaina Courthouse Task Force Report. There are some conflicts, however, relative to public use of the second floor. The Task Force was concerned that public use of the second floor would require ADA accessibility improvements which could compromise the historic integrity of the building. The County's consultant has stated that most of the functions proposed by the Lahaina Courthouse Task Force are classified as public or public-access functions. The current Executive Order under which the County was given control of the property mandates its use by the County for public purposes. These functions are required to be made accessible,

wherever practical, by the Americans for Disabilities Act. The consultant further states that in reviewing the project with the State Commission on Persons with Disabilities and the State Historic Preservation Division, it was determined that because the building was to have a public use and because it was practical to make the building accessible without significantly affecting its historic fabric, the elevator must be installed.

The Cultural Resources Commission on December 5, 1996 completed a site visit and planning review of the proposed restoration of the Lahaina Courthouse. The Commission strongly recommended the installation of the elevator on the northeast side of the building as described in the Old Lahaina Courthouse Historic Structures Report. They believe that the building should see a high public use, and accessibility for all persons to the second floor is necessary.

The task force report also states that consideration should be given to increasing the toilet facilities in the area. It was further recommended that this facility be located near the sea wall next to the present boat harbor. The present proposal is to add two (2) handicapped accessible toilet rooms on the second floor. According to the project's consultant, handicapped accessible toilets are required for the same reason that the elevator is required. The first floor toilets are being installed in spaces that have historically been toilets, with modifications to make them accessible. The second-floor toilets are new and are being installed in anticipation of expanded uses in the building. If the second-floor courtroom is used as a public meeting space, the first floor toilet rooms will be inadequate to handle the load. The toilet rooms in the Old Lahaina Courthouse are not intended to replace those restrooms being proposed for a separate visitor center/toilet facility. They are intended only to serve the inhabitants and users of the public spaces within the Courthouse.

10. The DLNR SHPD has recommended that two conditions relative to archaeological resources be attached to the approval if granted. These conditions are outlined in their letter dated April 2, 1997 (Exhibit 20).

RECOMMENDATION

The Planning Department recommends approval of the request subject to the following conditions:

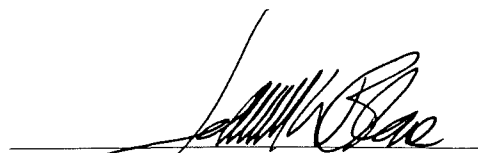
Standard Conditions

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

Project Specific Conditions

2. That the repairs and restoration be constructed in accordance with the plans approved by the Cultural Resources Commission on May 1, 1997.
3. That the final architectural plans shall be submitted to the Planning Department for review and approval.
4. That if architectural changes are made to the building during development of the project, said plans shall be submitted to the Planning Department to determine if the components of the revisions still meet the intent of the permit. If the Planning Department finds the deviation in plans to be major, then the project shall be submitted to the Cultural Resources Commission for review and approval.
5. That prior to any ground altering activity, a qualified archaeologist shall conduct an inventory survey with subsurface testing of the project area. The results of the survey shall be documented in an acceptable report to be submitted to the State Historic Preservation Division for review and approval.
6. If significant historic sites are found, an acceptable mitigation plan shall be prepared for review and acceptance by the State Historic Preservation Division.
7. That the use issue shall be resolved with the Board of Land and Natural Resources.

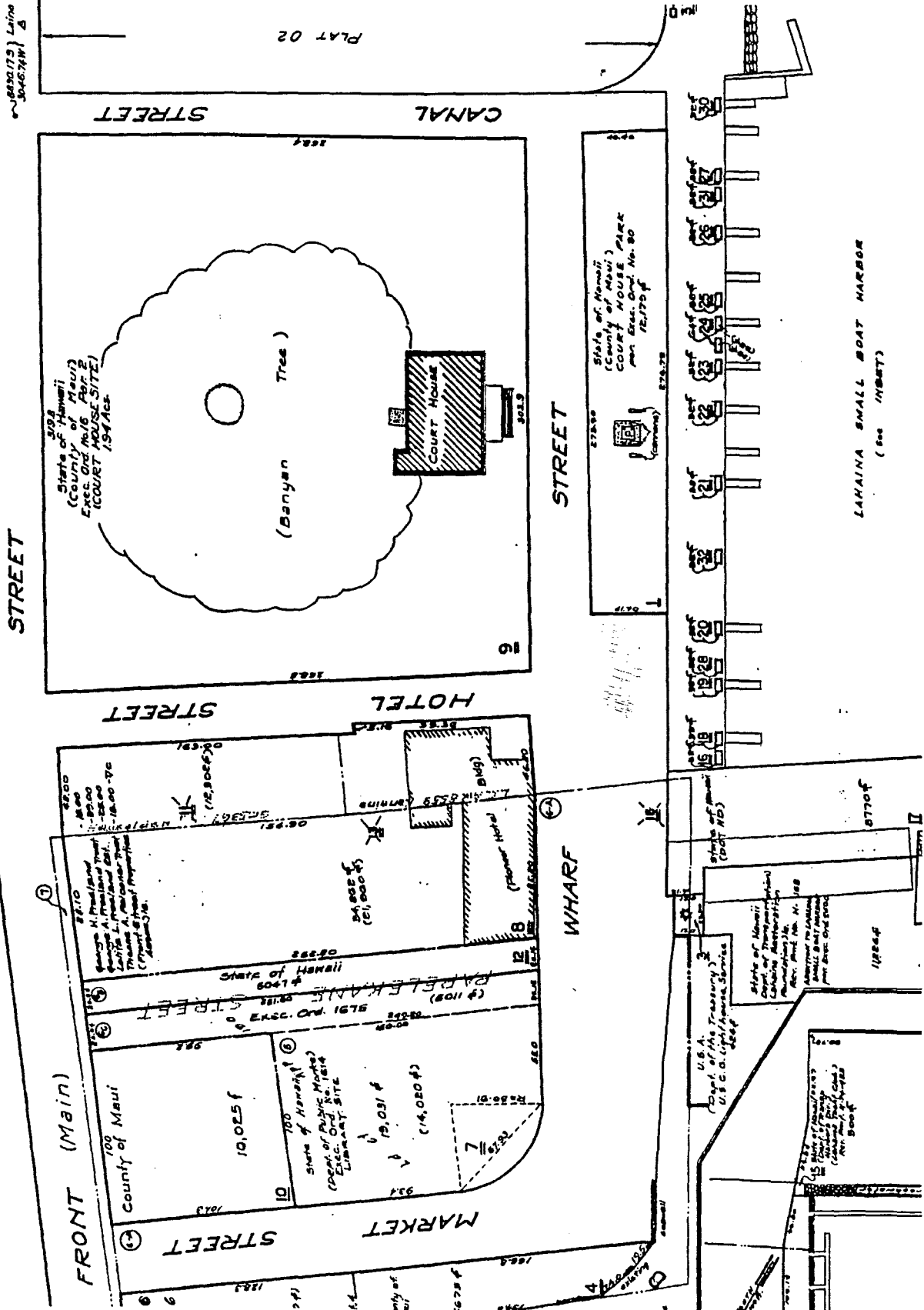
APPROVED:



DAVID W. BLANE
Director of Planning

PLAT 08

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PLAT 02

EXHIBIT

LOCATION MAP

LAHAINA SMALL BOAT HARBOR
(see INSET)

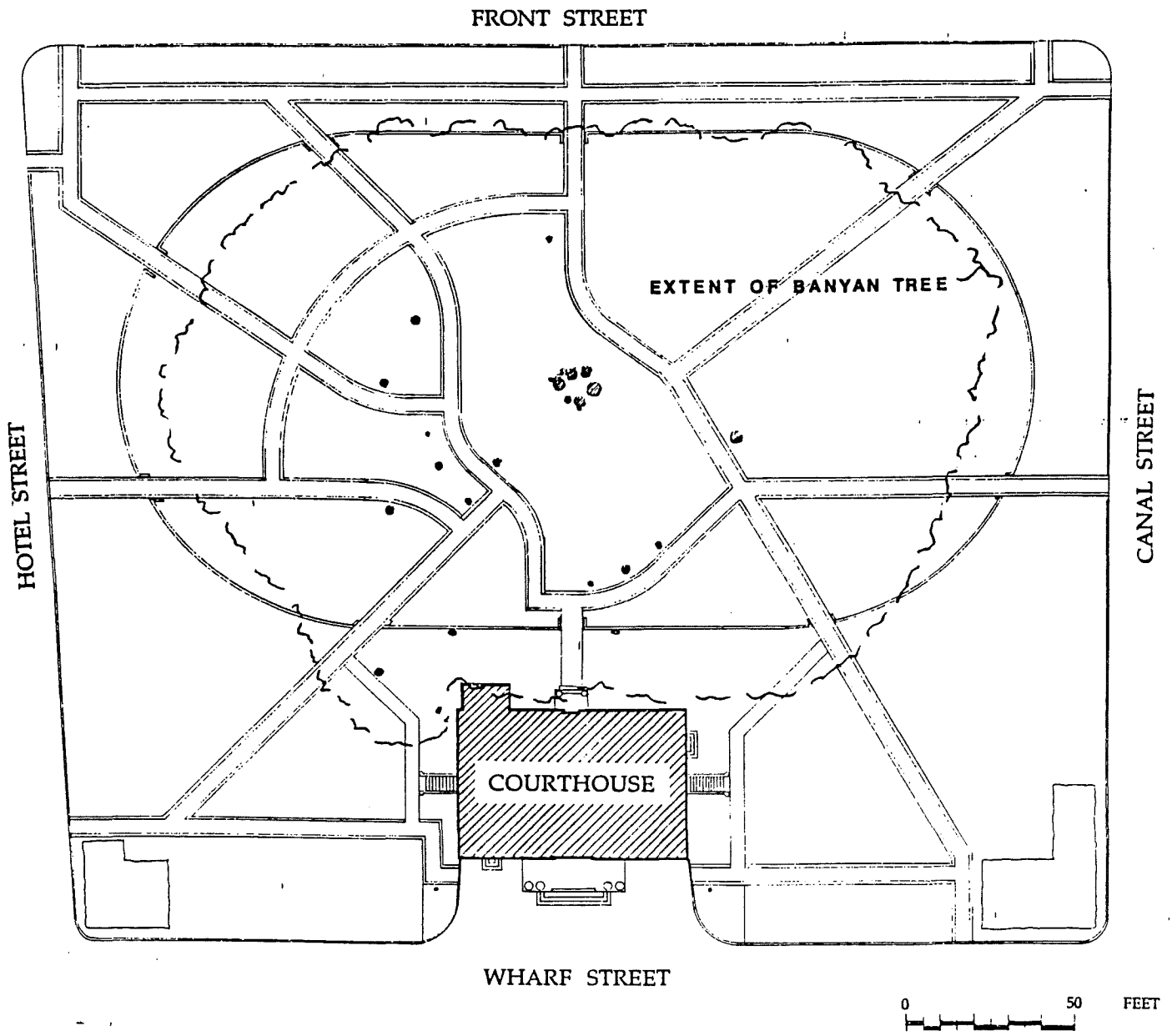
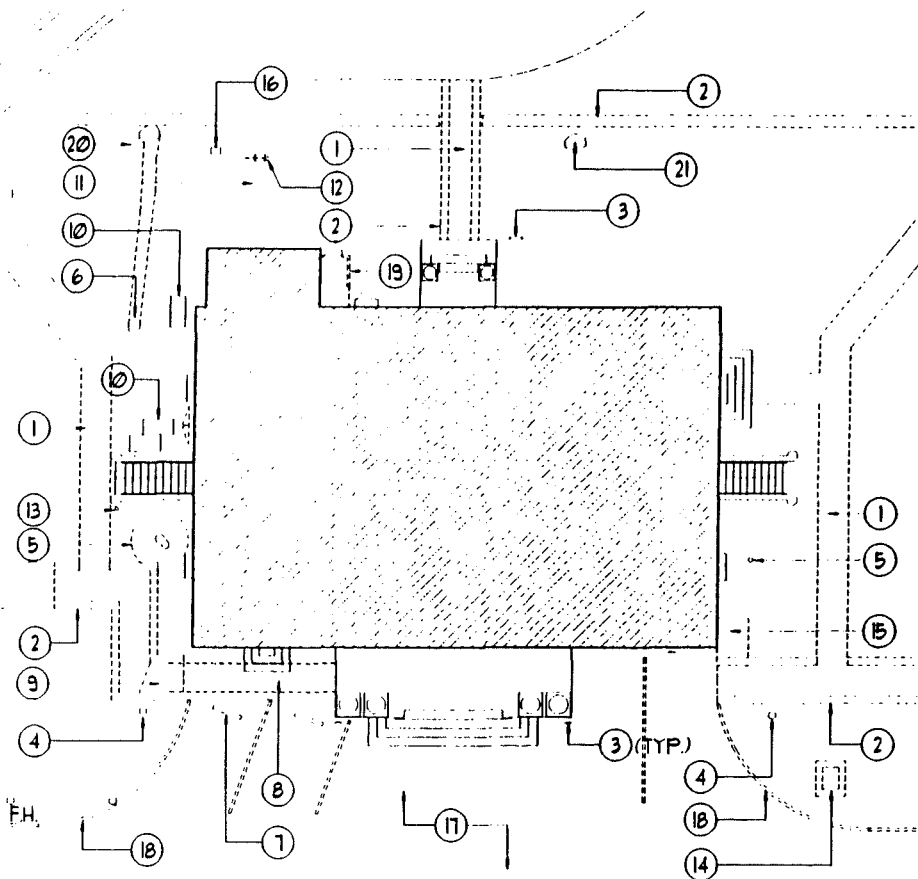


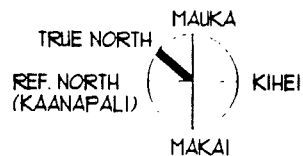
EXHIBIT 2

Map of park

EXHIBIT 3



- 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

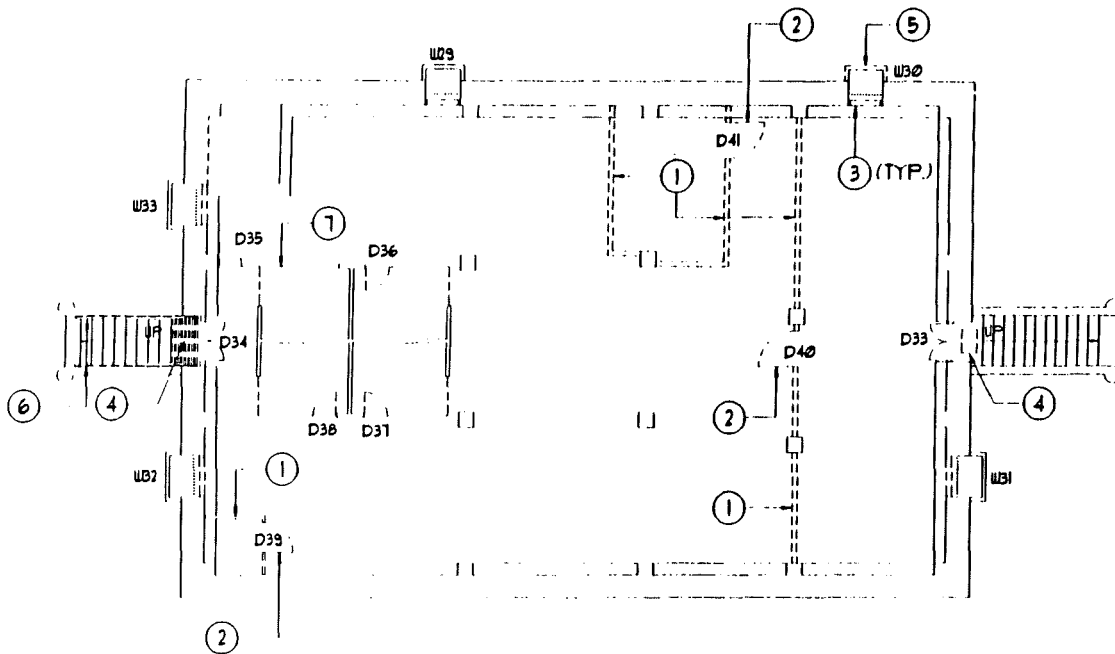


OLD LAHAINA COURTHOUSE

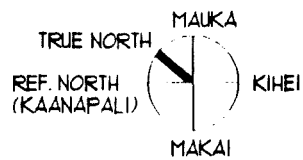
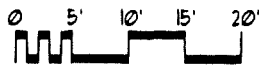
Date: December 1996

Drawing E1: EXISTING SITE PLAN

EXHIBIT 4



- 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.

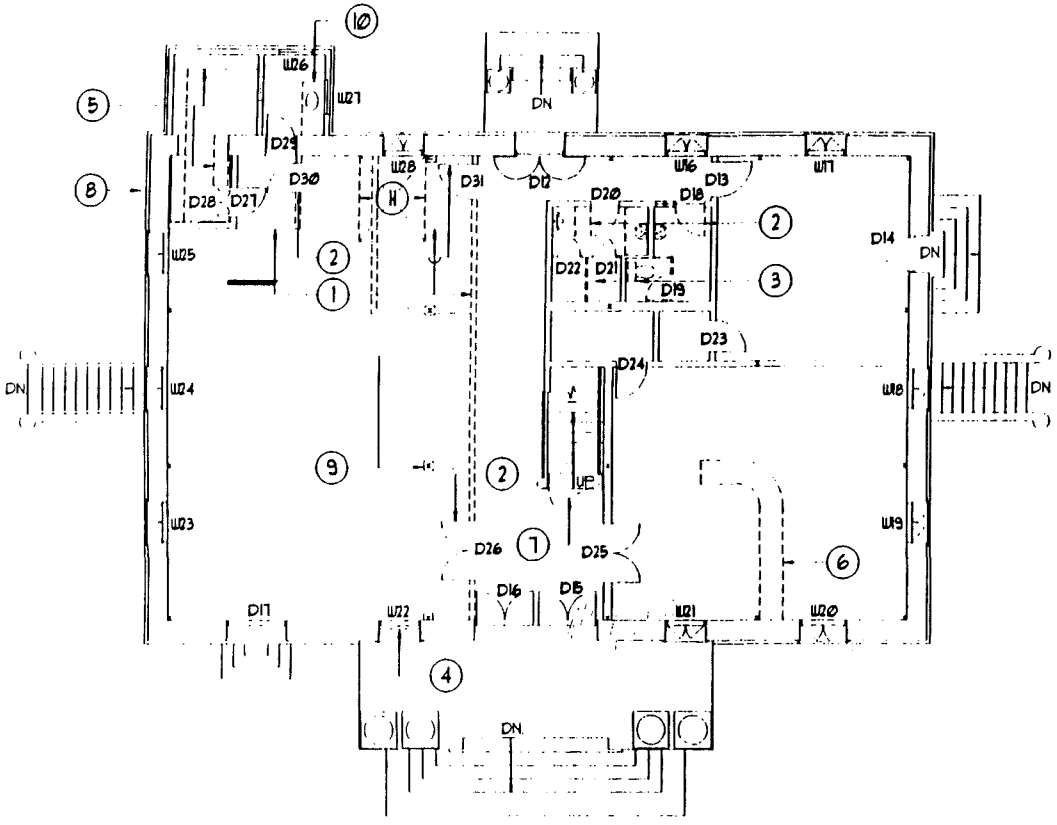


OLD LAHAINA COURTHOUSE

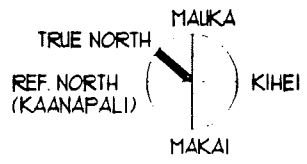
Date: December 1996
 Drawing E2: EXISTING BASEMENT PLAN

EXHIBIT

5



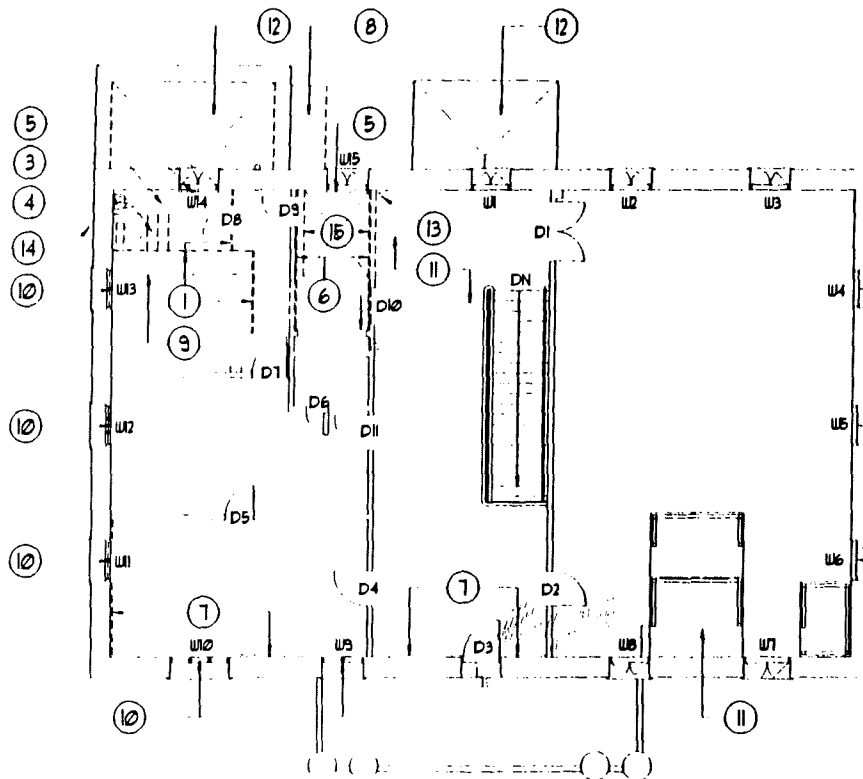
- ① DEMOLISH EXST. WALL
- ② REMOVE EXST. DOOR, FRAME, HARDWARE.
- ③ REMOVE ALL PLUMBING FIXTURES, PARTITIONS, FLOORINGS AND DOORS
- ④ REMOVE EXST. SHUTTER
- ⑤ REMOVE ALL SHELVING.
- ⑥ REMOVE EXST. COUNTER, SAVE AND RELOCATE.
- ⑦ REMOVE EXST. GATE AND WOOD FRAME.
- ⑧ REMOVE EXST. VENT PIPE
- ⑨ REMOVE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



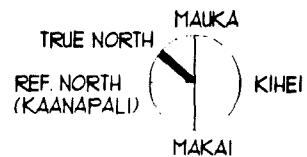
OLD LAHAINA COURTHOUSE

Date: December 1996
Drawing E3: EXISTING FIRST FLOOR PLAN

EXHIBIT 6



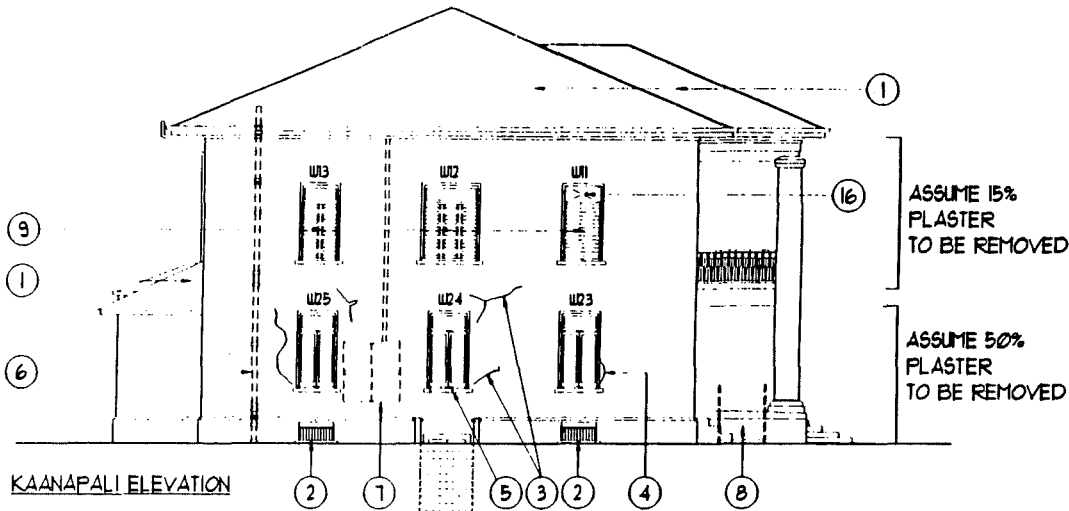
- ① DEMOLISH EXST. WALL
- ② REMOVE EXST. DOOR, FRAME AND HARDWARE
- ③ REMOVE ALL PLUMBING FIXTURES.
- ④ DEMOLISH EXST. RAISED PLATFORM AND STAIR
- ⑤ REMOVE EXST. SECURITY GRILLE.
- ⑥ REMOVE EXST. WOOD PLANK WALL LINING AND FURRINGS.
- ⑦ REMOVE EXST. MASONITE WALL LINING AND FURRINGS.
- ⑧ DEMOLISH EXST. 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.



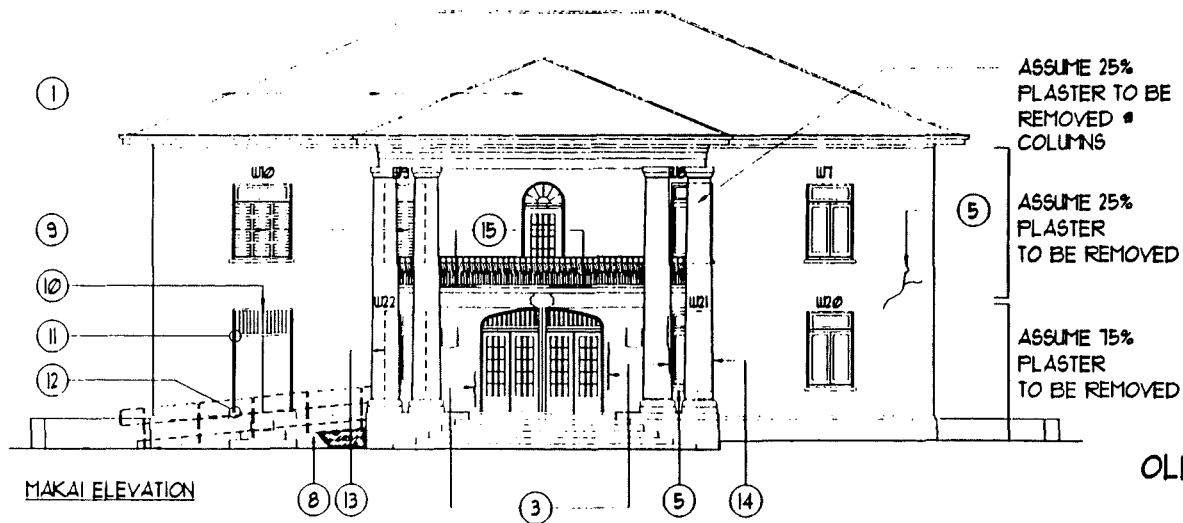
OLD LAHAINA COURTHOUSE

Date: December 1996
 Drawing E4: EXISTING SECOND FLOOR PLAN

EXHIBIT 7



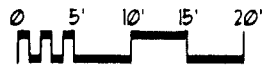
KAANAPALI ELEVATION



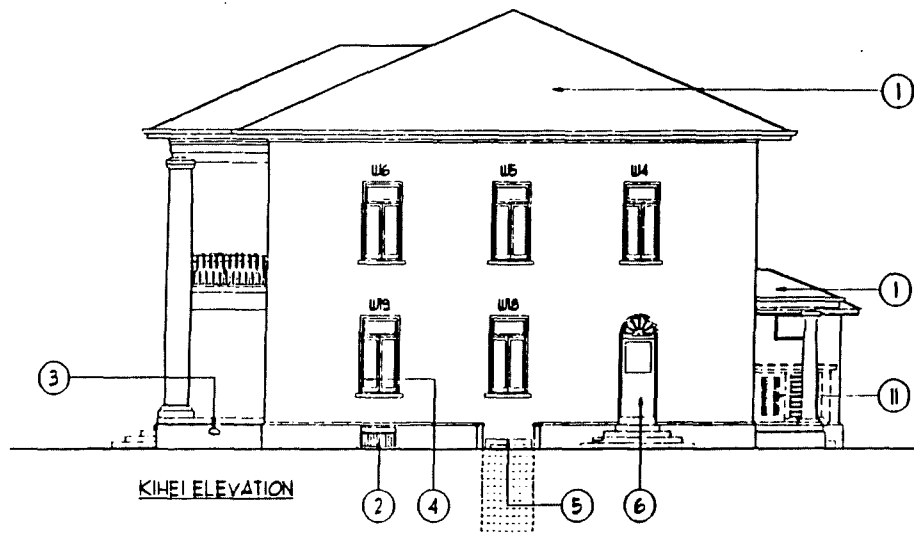
MAKAI ELEVATION

- 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

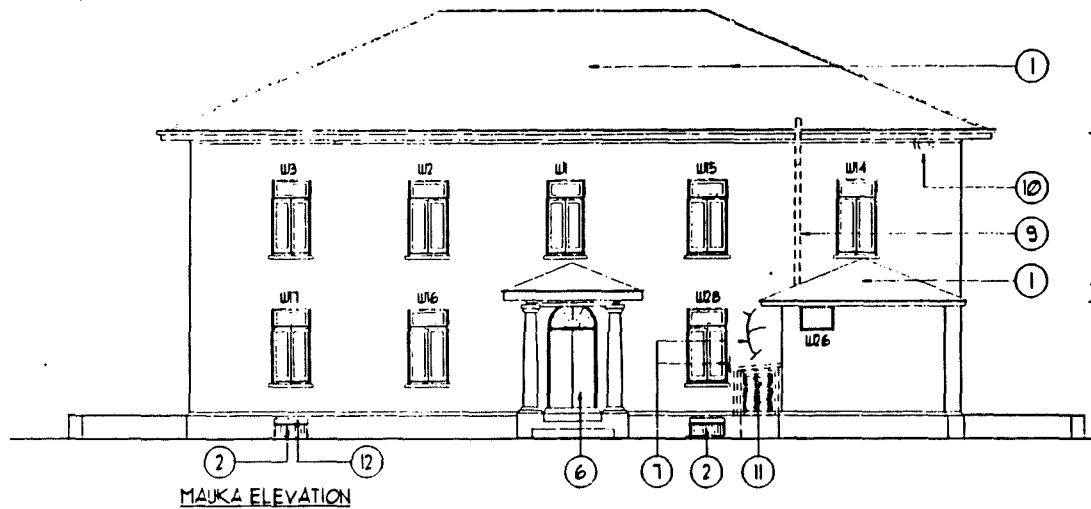


Date: December 1996
 Drawing E5: EXISTING EXTERIOR ELEVATIONS



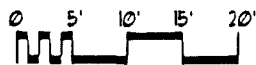
KIHEI ELEVATION

- 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.

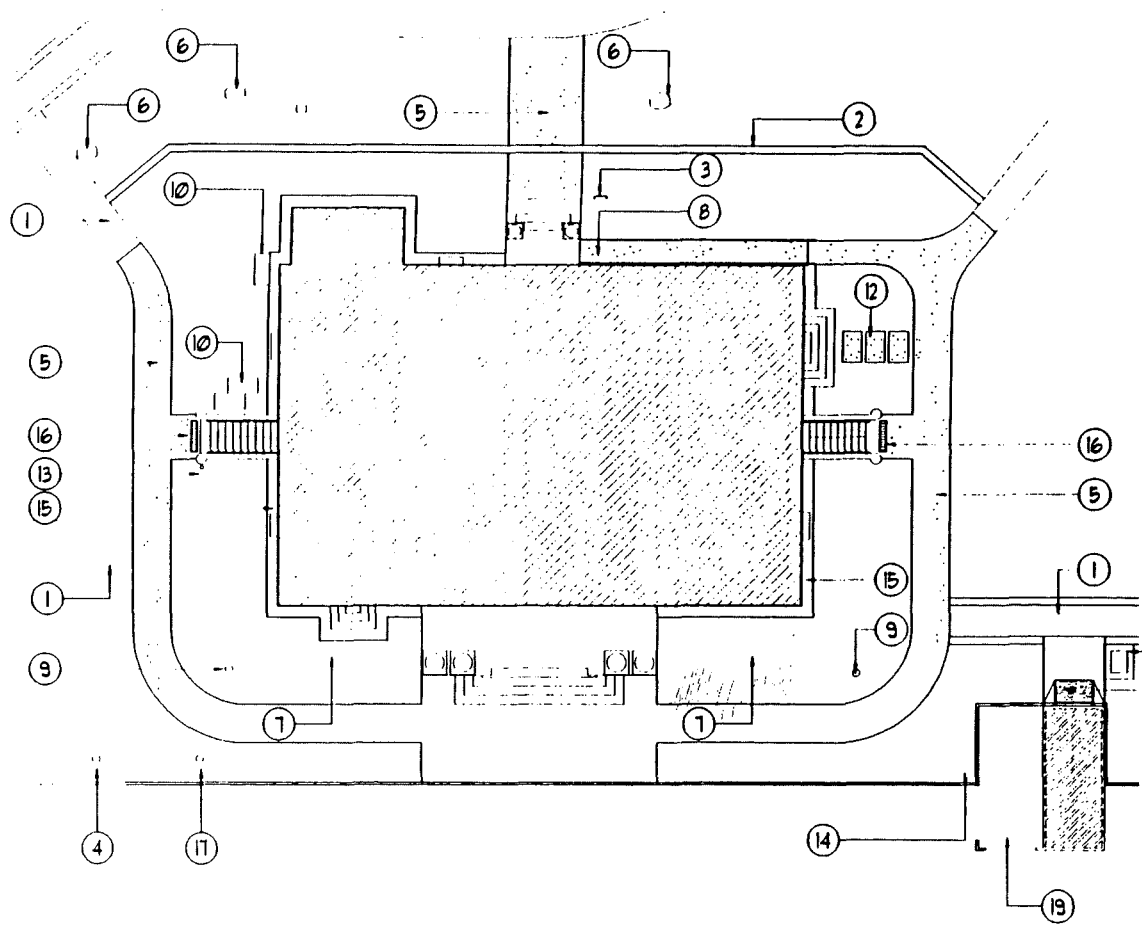


MAUKA ELEVATION

OLD LAHAINA COURTHOUSE



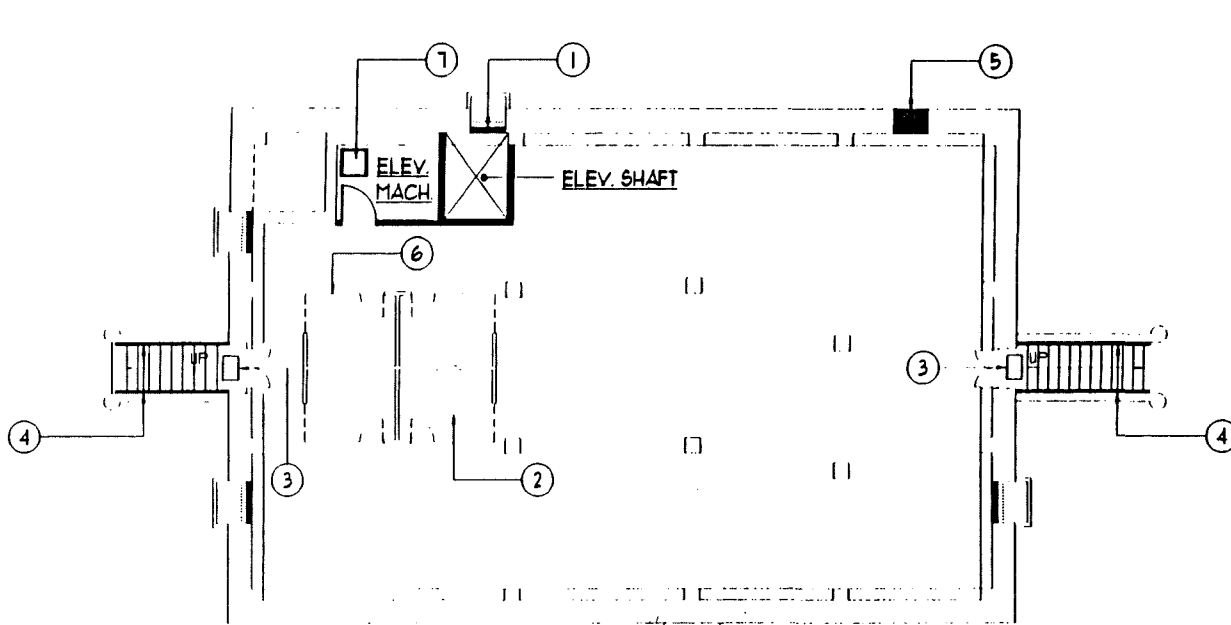
Drawing E6: EXISTING EXTERIOR ELEVATIONS



- 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

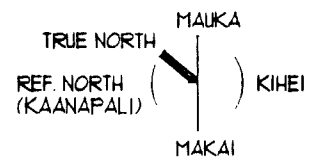
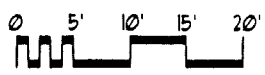
OLD LAHAINA COURTHOUSE

Drawing Pl: PROPOSED SITE PLAN



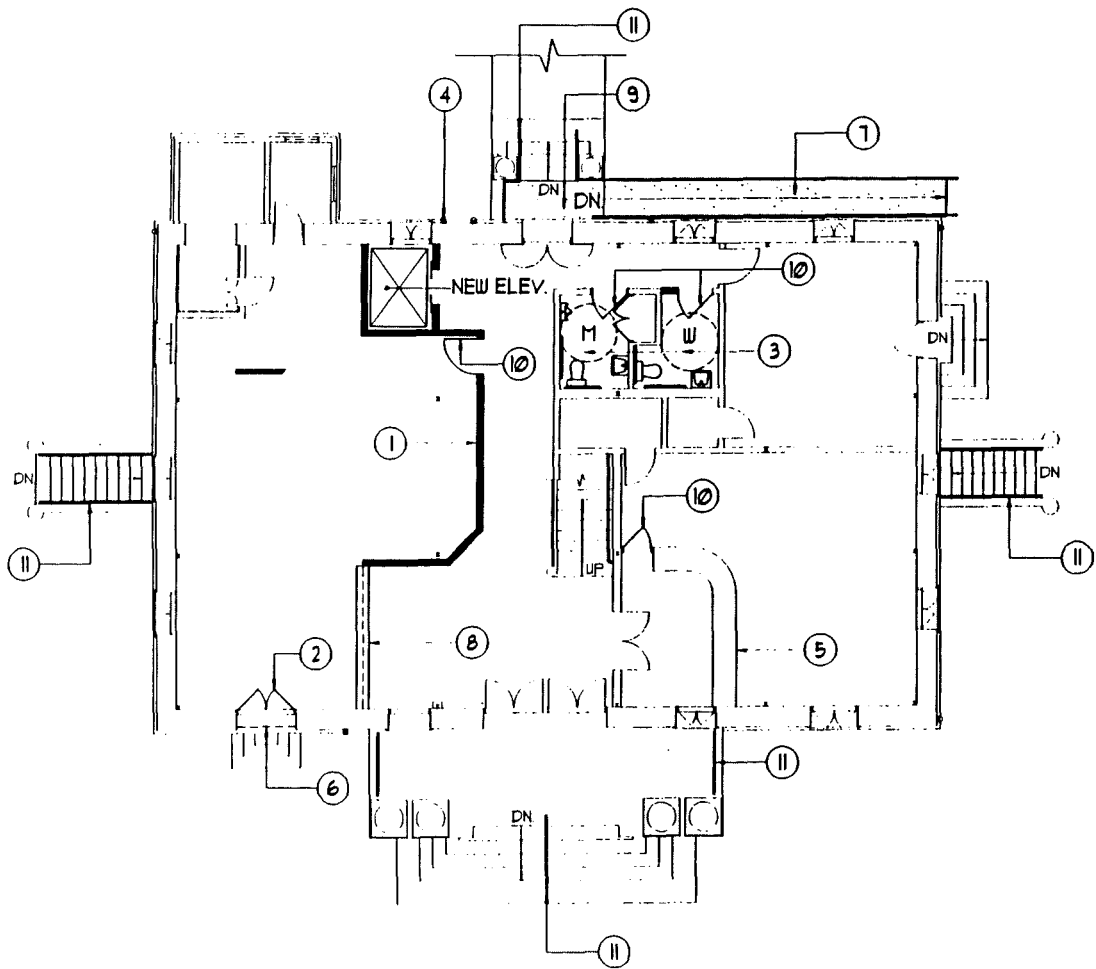
- ① INFILL EXST. WDW. (TYP. FOR 5)
- ② EXST. JAIL CELLS (TYP. FOR 4)
- ③ NEW GRATE AND SUMP BELOW
- ④ NEW HANDRAIL
- ⑤ INFILL EXST. OPENING, FLUSH W/ ADJACENT
- ⑥ RELOCATED BARS & DOOR
- ⑦ NEW SUMP WITH SUMP PUMP

10

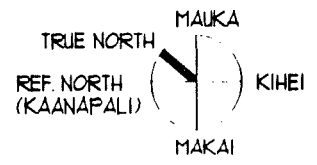
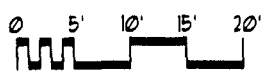


OLD LAHAINA COURTHOUSE

Date: December 1996
 Drawing F2: PROPOSED BASEMENT PLAN



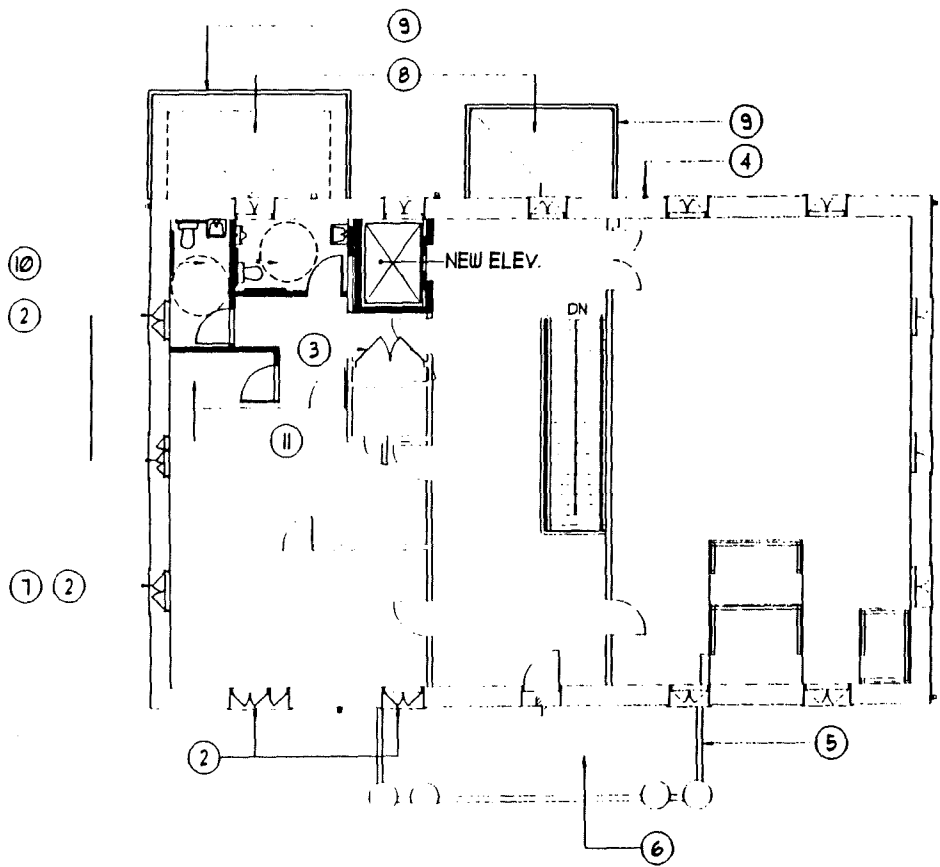
- ① NEW WALL
- ② RELOCATED DOOR D26
- ③ NEW RENOVATED HANDICAP ACCESSIBLE RESTROOMS.
- ④ NEW DOWNSPOUT, TYP.
- ⑤ RELOCATED COUNTER
- ⑥ INSTALL FOLDING GATE.
- ⑦ NEW HANDICAP RAMP
- ⑧ NEW PASS THROUGH COUNTER
- ⑨ NEW RAISED CONC. LANDING.
- ⑩ NEW DOOR
- ⑪ NEW HANDRAIL(S)



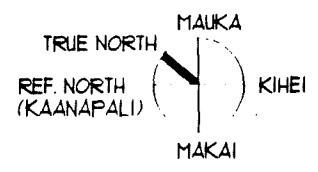
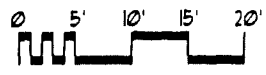
OLD LAHAINA COURTHOUSE

Date: December 1996
 Drawing P3: PROPOSED FIRST FLOOR PLAN

EXHIBIT
 12



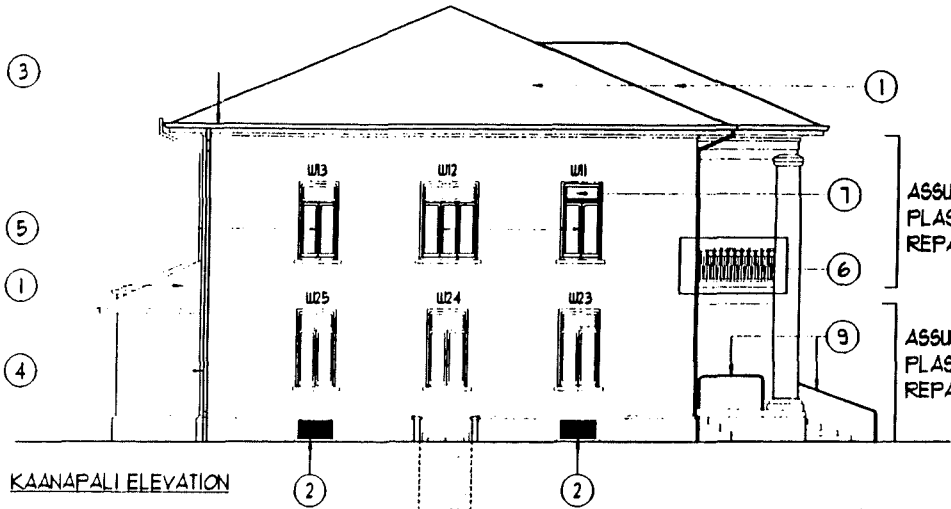
- ① NEW WALL
- ② NEW WINDOW
- ③ NEW STEEL PLATE DOOR(S)
- ④ NEW DOWNSPOUT, TYP.
- ⑤ SANDBLAST AND REPAINT RAIL.
- ⑥ CLEAN AND RESEAL FLOOR
- ⑦ NEW TRANSOM WINDOW.
- ⑧ NEW MISSION TILE ROOFING.
- ⑨ NEW GUTTER
- ⑩ NEW RENOVATED HANDICAP ACCESSIBLE RESTROOMS.
- ⑪ NEW TRASH ROOM



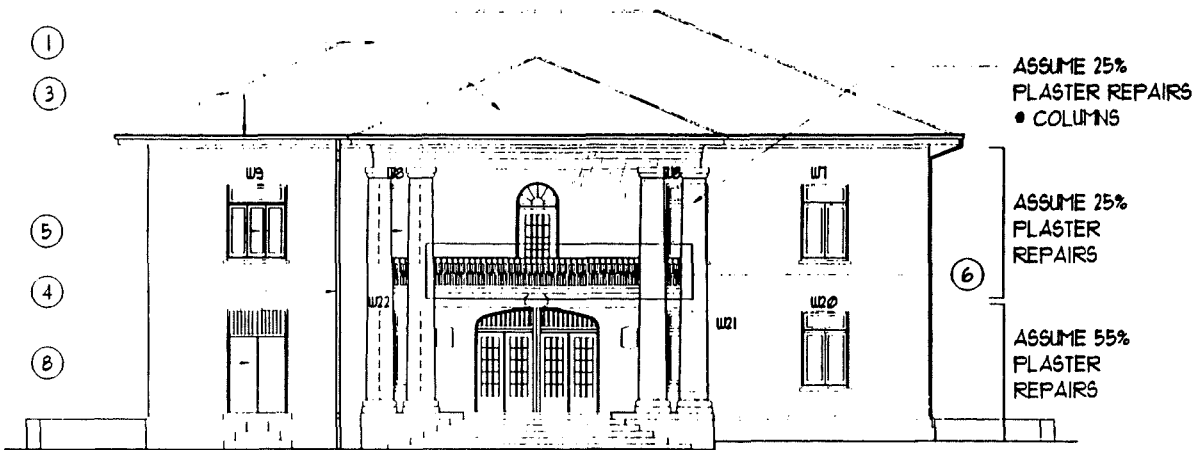
OLD LAHAINA COURTHOUSE

Date: December 1996
 Drawing P4: PROPOSED SECOND FLOOR PLAN

EXHIBIT 13



- 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

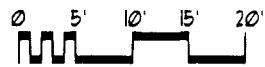


ASSUME 25% PLASTER REPAIRS
• COLUMNS

ASSUME 25% PLASTER REPAIRS

ASSUME 55% PLASTER REPAIRS

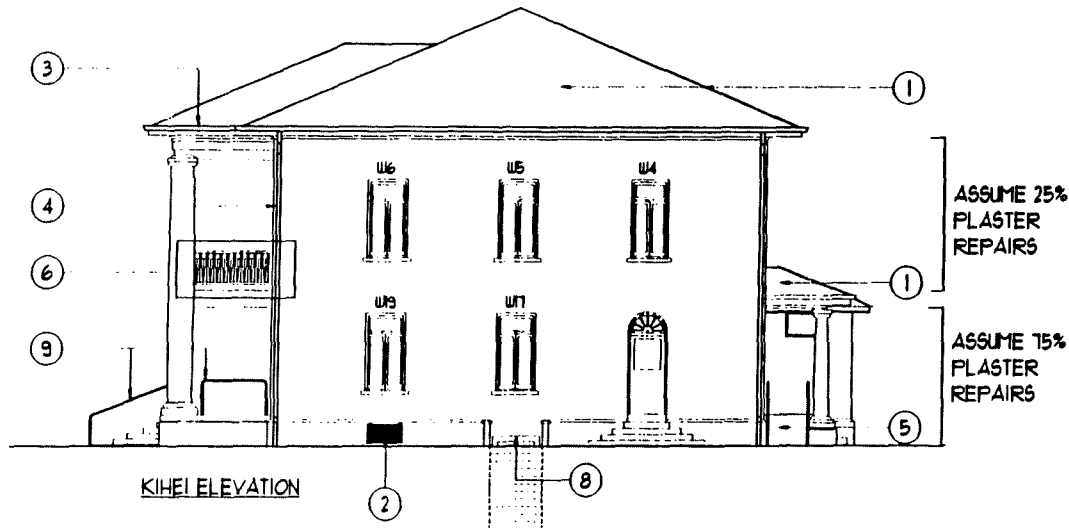
OLD LAHAINA COURTHOUSE



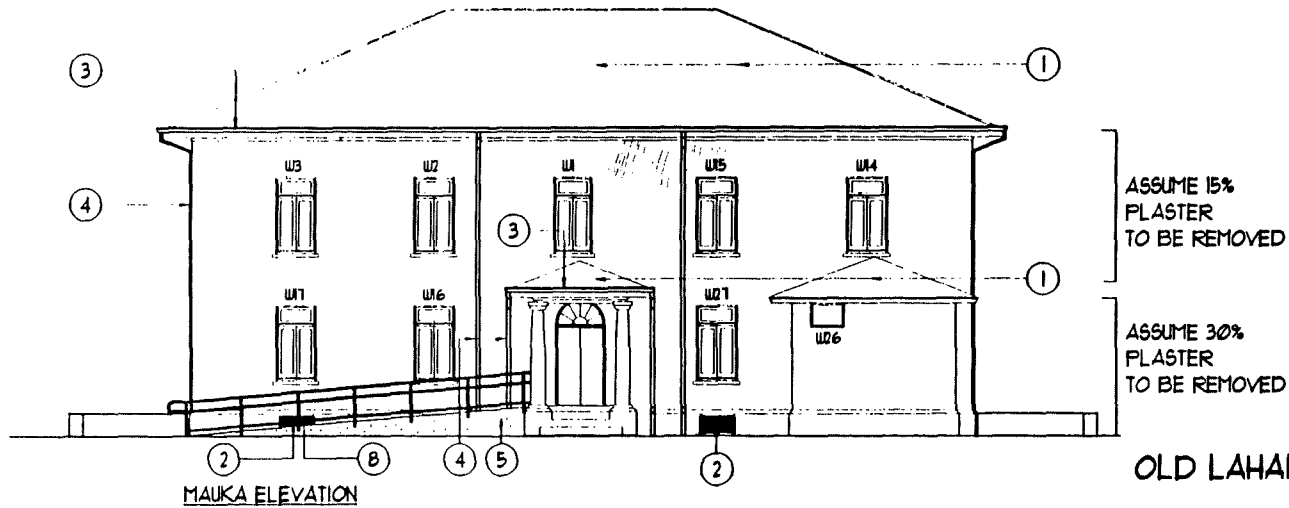
Date: December 1996
Drawing P5: PROPOSED EXTERIOR ELEVATIONS

EXHIBIT

14



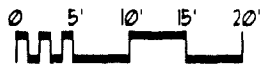
- ① NEW MISSION TILE ROOFING.
- ② INFILL WINDOW OPENING WITH MASONRY BEHIND EXST.BARS
- ③ NEW GUTTER
- ④ NEW 25"x4" DOWNSPOUT, TYP.
- ⑤ NEW CONCRETE HANDICAP RAMP
- ⑥ SANDBLAST AND REPAIR RAIL
- ⑦ NEW TRANSOM WINDOW TO MATCH ORIGINAL
- ⑧ REMOVE LOOSE PLASTER AND REPAIR LINTEL.
- ⑨ NEW RAIL



ASSUME 15% PLASTER TO BE REMOVED

ASSUME 30% PLASTER TO BE REMOVED

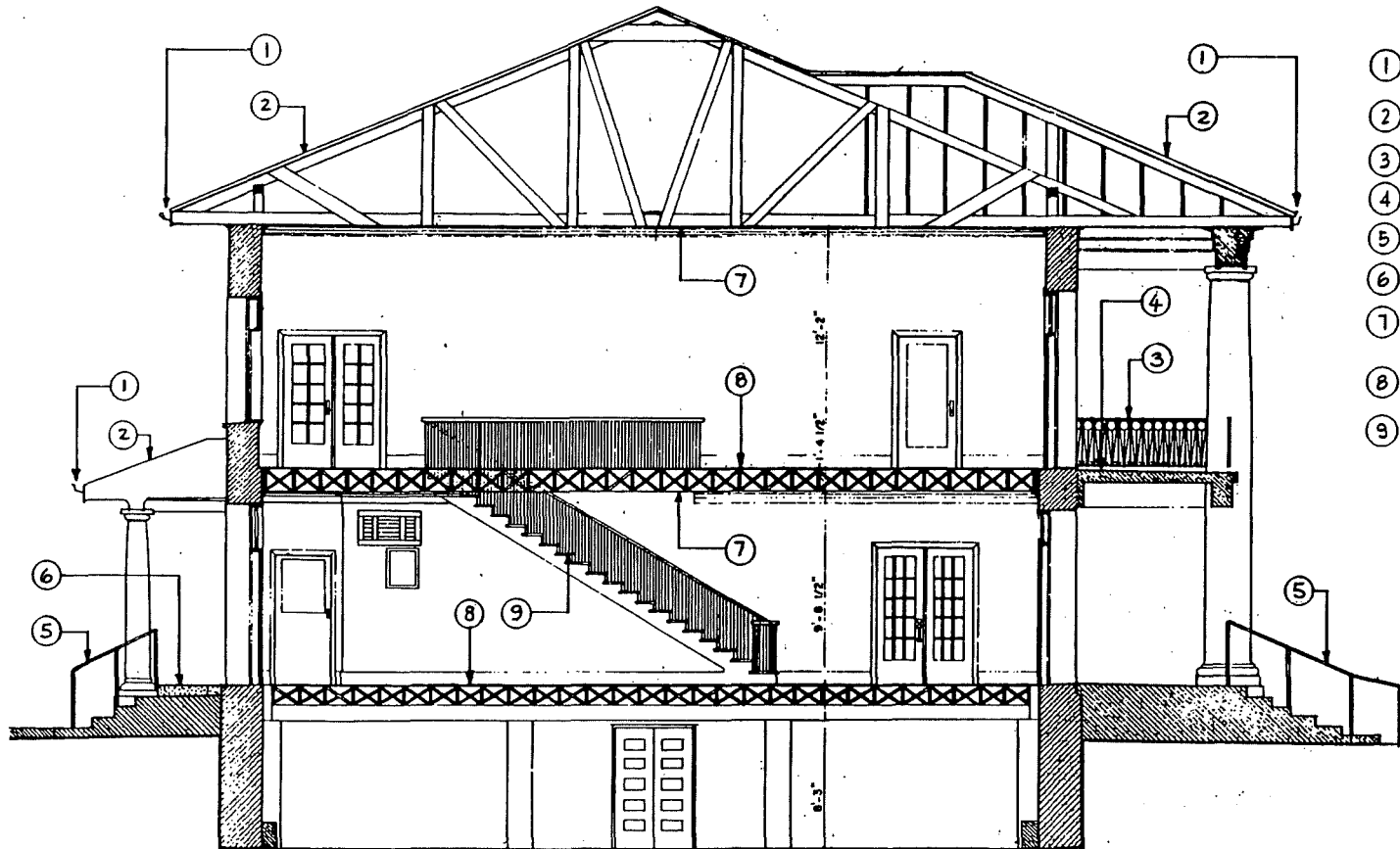
OLD LAHAINA COURTHOUSE



Date: December 1996

Drawing P6: PROPOSED EXTERIOR ELEVATIONS

EXHIBIT
15

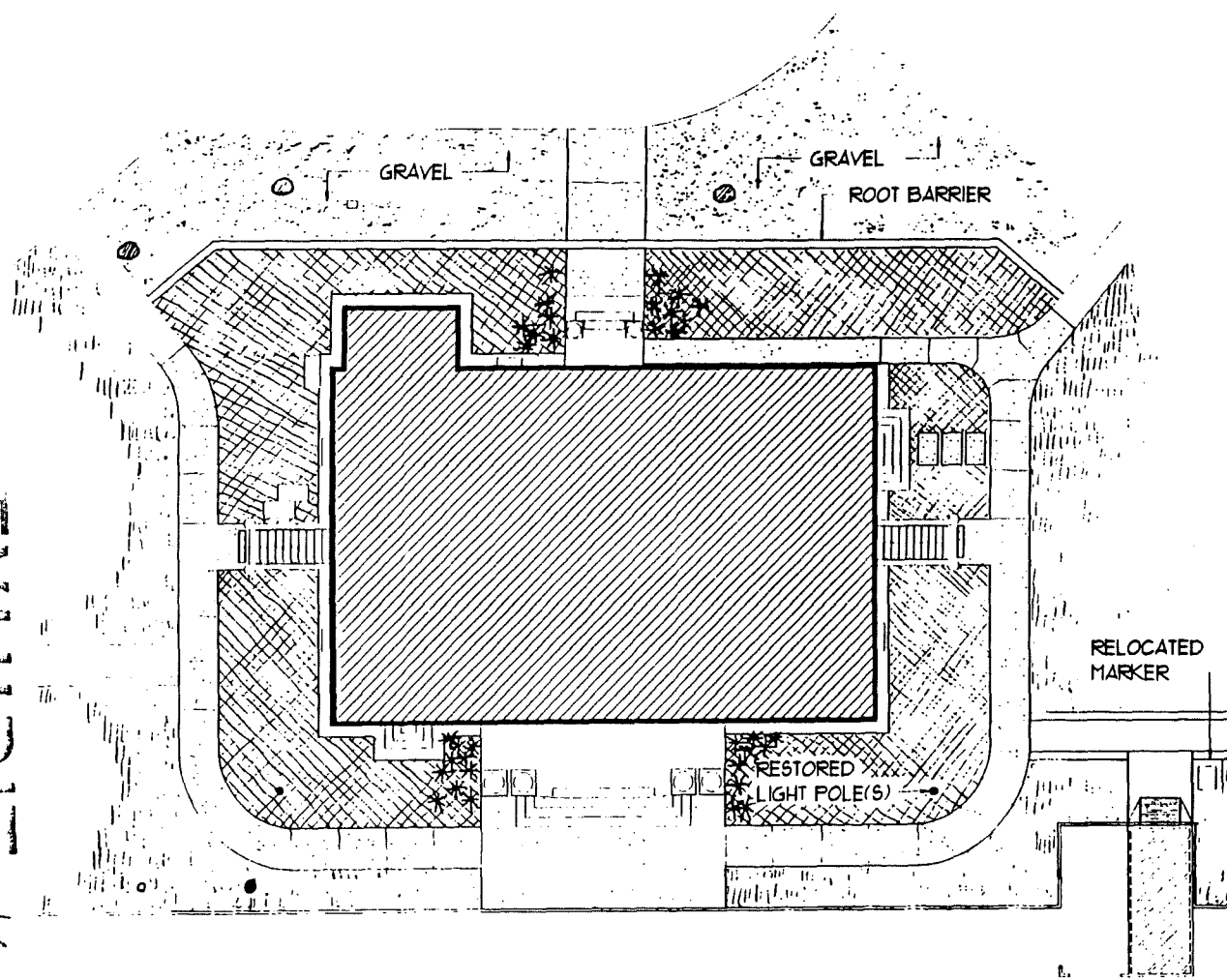


- ① NEW MISSION TILE ROOFING
- ② NEW GUTTER & DOWNSPOUTS
- ③ SANDBLAST AND REPAINT RAIL
- ④ CLEAN AND RESEAL FLOOR
- ⑤ NEW HANDRAIL
- ⑥ NEW RAISED CONCRETE LANDING
- ⑦ NEW PLYWOOD AND GYPSUM BOARD CEILING
- ⑧ REPAIR AND REFINISH WOOD FLOOR
- ⑨ REPAIR AND REFINISH STAIR & HANDRAIL

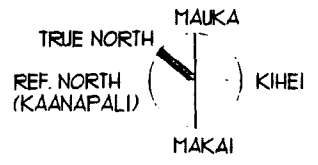
OLD LAHAINA COURTHOUSE
HISTORIC STRUCTURES REPORT

Drawing P1: PROPOSED SECTION

EXHIBIT 16

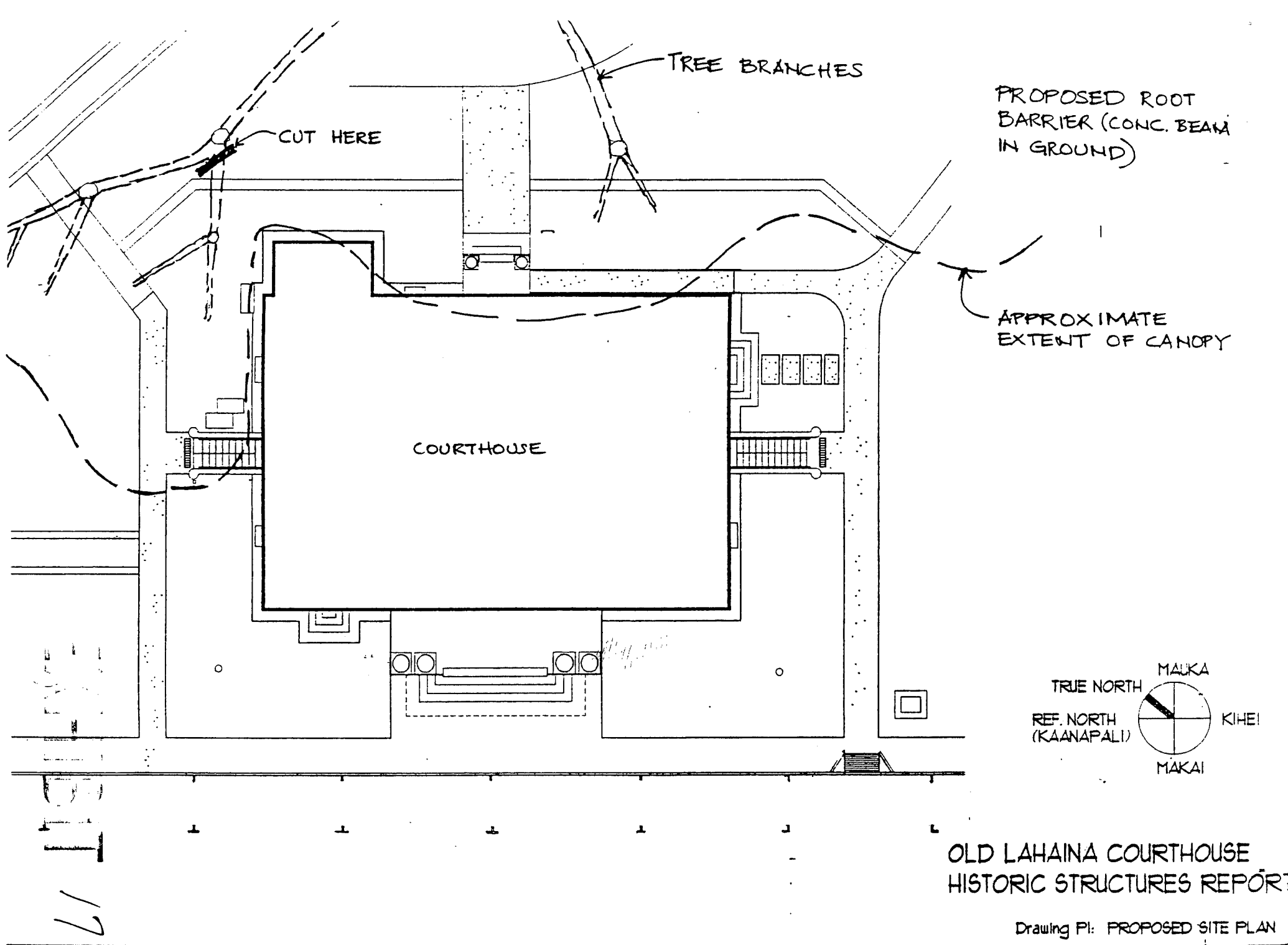


- PLANT SELECTIONS**
- GROUNDCOVERS**
 - AKIA (MOLOKAI OSMANTHUS)
 - POHUEHUE (BEACH MORNING GLORY)
 - LAU'AE
 - ILIMA
 - ACCENTS**
 - RED TI
 - COMMON HIBISCUS
 - GRASS**
 - MATCH EXISTING



**OLD LAHAINA COURTHOUSE
HISTORIC STRUCTURES REPORT**

Date: December 1996
Drawing P8: PROPOSED LANDSCAPE PLAN



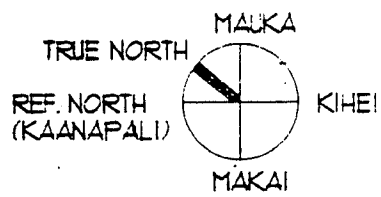
CUT HERE

TREE BRANCHES

PROPOSED ROOT BARRIER (CONC. BEAM IN GROUND)

APPROXIMATE EXTENT OF CANOPY

COURTHOUSE



OLD LAHAINA COURTHOUSE
HISTORIC STRUCTURES REPORT

Drawing PI: PROPOSED SITE PLAN

PI 17



MAKAI ELEVATION



EXHIBIT 78

KIHEI ELEVATION



KAANAPALI ELEVATION

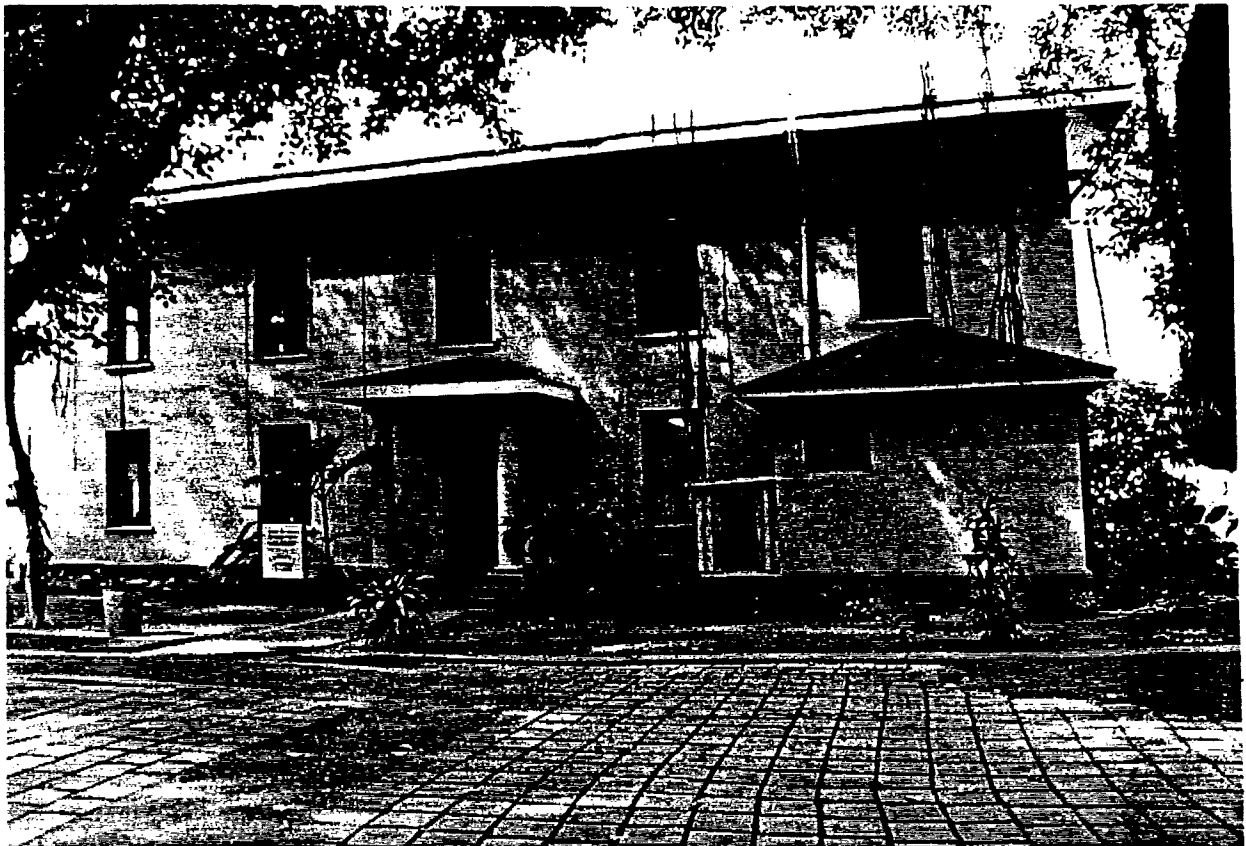


EXHIBIT 19 MAUKA ELEVATION



DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION

DIVISION
LAND DIVISION
STATE PARKS
WATER AND LAND DEVELOPMENT

'97 APR 14 12:20

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

April 2, 1997

Mr. David W. Blane, Director
Planning Department, County of Maui
250 S. High Street
Wailuku, Maui, Hawaii 96793

LOG NO: 19246 ✓
DOC NO: 9703SC25

Dear Mr. Blane:

SUBJECT: Chapter 6E-8 Historic Preservation Review of A Special Management Area Permit Application for the Proposed Restoration of the Old Lahaina Courthouse Lahaina, Lahaina District, Maui
TMK: 4-6-001: 009

Thank you for the opportunity to comment on the Special Management Area (SMA) permit application made for the proposed renovation of the Old Lahaina Courthouse in Lahaina, Maui. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel. Our comments are late and we apologize for any inconvenience this may cause you.

According to our records, the Old Lahaina Courthouse is a significant historic property within the Lahaina Historic District (SIHP No. 50-50-03-3001), which is on the Hawai'i and National Registers of Historic Places. As noted in the SMA application, no archaeological work has been conducted on the grounds of the Courthouse. Judging from our files, a number of archaeological projects, including inventory surveys and data recovery work, have recovered evidence of post-Contact and pre-Contact sites such as human burials, building foundations, 'auwai, fishpond walls, and refuse pits from locales in the vicinity of the Old Lahaina Courthouse. Consequently, we believe that such deposits are likely to be present on the subject property.

Regarding the architectural plans for the Courthouse, our office has been in contact with Glenn Mason of Spencer Mason Architects, and he has addressed our concern over the elevator shaft blocking the use of windows by relocating the elevator. Consequently, we believe that the plans for restoration of the building will enhance the historic character of the Courthouse and support variances to maintain the historic hand railings. We also concur with the Lahaina Task Force recommendation to move the parking lot away from the front of the Courthouse.

In order for the undertaking to have "no adverse effect" on significant historic sites, we recommend that the following conditions be attached to the SMA permit, if approved:

- (1) Prior to beginning any ground-altering activity, a qualified archaeologist shall conduct an inventory survey with subsurface testing of the project area. The results of the survey shall be documented in an acceptable report to be submitted to the State Historic Preservation Division for review and approval.

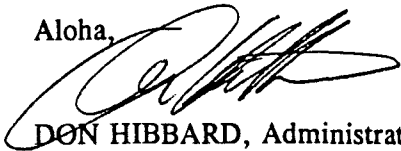
EXHIBIT 20

Mr. David W. Blane
Page 2

- (2) If significant historic sites are found, an acceptable mitigation plan shall be prepared for review and acceptance by the State Historic Preservation Division.

If these conditions are attached to the SMA Permit, and if the architectural concerns raised above are addressed as indicated, then the SMA permit, if approved, will have "no adverse effect" on significant historic sites. Should you have any questions, please feel free to call Sara Collins at 587-0013. Should you have any questions regarding the architectural plans, please call Tonia Moy at 587-0005.

Aloha,



DON HIBBARD, Administrator
State Historic Preservation Division

SC:jen

cc: Ms. Elizabeth Anderson, Cultural Resources Commission, Maui Planning Department,
250 S. High Street, Wailuku, HI 96793
Mr. Glenn Mason, Spencer Mason Architects, 1050 Smith Street, Honolulu, HI 96813

1680

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

'97 MAR 10 P1:18

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621
HONOLULU, HAWAII 96809

DEPUTY
GILBERT S. COLOMA-AGARAN

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

OFFICE
RECEIVED

MAR 5 1997

Ref.:LD-PEM

File No. PM-96-042

Honorable David W. Blane
Planning Director
County of Maui
Planning Department
250 S. High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Blane:

SUBJECT: Request for Comments - Application for Special Management Area Permit - Old
Lahaina Courthouse, Lahaina, Maui, Tax Map Key: 4-6-01:9

We have reviewed the Report and Recommendation to the Application for Special Management Area Permit for the Old Lahaina Courthouse, and would like to offer the following comments:

Land Division - Planning and Technical Services

The subject lands are not in the Conservation District.

Land Division - Maui District Land Office

The Old Lahaina Courthouse Building is State owned and is currently under Executive Order No. 16-2 with the County of Maui for "public purposes, to wit, for the uses and purposes of the County of Maui." Chapter 171-11, Public purposes, lands set aside by the governor, management, of the Hawaii Revised Statutes states in part that "such department, agency of the State, the city and county, county of other political subdivision of the State in managing such lands shall be authorized to exercise all of the powers vested in the board in regard to the issuance of leases, easements, licenses, ...covering such lands for such use as may be consistent with the purposes for which the land were set aside on the same terms, conditions, and restrictions applicable to the disposition of public lands, as provided by this chapter all such dispositions being subject to the prior approval of the board...". Therefore, any uses other than for public purposes of the County of Maui itself, will require prior approval from the Board of Land and Natural Resources. The County of Maui has previously been notified of this requirement and that a negative declaration must be obtained for these additional uses.

The Old Lahaina Courthouse has been in a deteriorating condition for awhile and would welcome any proposed renovations to it. Accordingly, we do not have any objections to the issuance of the Special Management Area Use Permit for the proposed renovations to the Old Lahaina Courthouse Building.


EXHIBIT 21

Hon. David W. Blane
Page 2

Thank you for the opportunity to review and provide comments for the Application for Special Management Area Permit for the subject project. Should you have any questions, please contact Patti Miyashiro of our Honolulu Land Division Office at (808) 587-0430.

HAWAII: Earth's Best!

Aloha,


for MICHAEL D. WILSON

c: Maui Land Board Member



'97 FEB 24 12:40

DEPT
RESULTS

STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS

711 KAPI'OLANI BOULEVARD, SUITE 500

HONOLULU, HAWAII 96813-5249

PHONE (808) 594-1888

FAX (808) 594-1865

February 13, 1997

Ms. Ann Cua, Staff Planner
Planning Department
County of Maui
250 South High Street
Wailuku, Maui, HI 96793

Dear Ms. Cua:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) and Special Management Area Permit Application for the Old Lahaina Courthouse, Island of Maui. The County of Maui proposes to restore the Old Lahaina Courthouse and the restoration measures include new electrical and plumbing systems, interior and exterior building renovations, and improved ground maintenance and landscaping.

The Office of Hawaiian Affairs has no objections at this time to the proposed restoration project. Based on the information contained in the DEA, the proposed restoration measures bear no significant long-term adverse impacts on adjacent community or recreational areas. Furthermore, no known archaeological remains exist and the proposed restorations will neither significantly impact scenic resources nor air quality or noise level. But in the event that cultural remains are found during the restoration process, OHA strongly urges the County to cease work and seek immediate consultation with the Maui Burial Council. Please contact Lynn Lee, Acting Officer of the Land and Natural Resources Division, or Luis Manrique, should you have any questions on this matter.

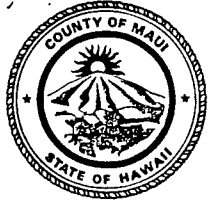
Sincerely yours,

Martha Ross

Deputy Administrator

LM:lm

EXHIBIT 22



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE
WAILUKU, HAWAII 96793

LINDA CROCKETT LINGLE
Mayor

HENRY OLIVA
Director

ALLEN SHISHIDO
Deputy Director

'97 MAR -4 P1:57

PLANNING & DEVELOPMENT DIVISION
(808) 243-7931

M E M O R A N D U M

RECEIVED

T O: David W. Blane, Planning Director

F R O M: Henry Oliva, Director

D A T E: March 3, 1997

SUBJECT: **Old Lahaina Courthouse, SM1 970002**
TMK: 4-6-001:009

We have reviewed the subject Special Management Area Permit application and offer the following comments for your consideration:

1. Specify the use of construction materials and finishes that have proven to be resistant to salt corrosion and to offer protection from ultra-violet sunlight in Hawaii's climate.
2. Continued pruning of the banyan tree canopy is necessary in order to keep rain gutters and the roof clear of organic matter that will cause building maintenance problems.

Should you have any questions, please contact me at 243-7626 or Gerald Unabia, Parks Project Manager at 243-7931.

HO:PTM:gu

c: Files

dblane.mm5

EXHIBIT 23

1040

Lahaina Restoration Foundation

P. O. Box 338 - Lahaina, HI 96767 MAR -6 23:09

(808) 661-3262 - FAX 661-9309

Founded 1962

March 5, 1997

**Mr. David W. Blane, Planning Director
Planning Department
250 S. High Street
Wailuku, HI 96793**

RE: Spencer Mason December 1996 Report

Dear David:

My comments regarding the above mentioned report are based on being the chairperson of the Lahaina Courthouse Task Force (LCTF).

The LCTF recommended that a "Historical Structure Report (HSR) should be made for the period after the building's 1925 renovation." The "actual renovation should be in accordance with the HSR and the licensed renovation architects plans for the suggested survey uses".

In the Spencer Mason Report, determination of the "specific occupants of the building after restoration have not been finalized." Yet the report suggests the installation of an elevator and two handicapped accessible toilets on both the main and second floors. Handicapped accessibility should be governed by how the building is occupied. Handicapped accessible toilets may not be required by how the building is occupied. For now, the building should be restored as recommended by the LCTF.

The LCTF was concerned about how to fit the recommended uses of the building and still meet building codes without harming the historical integrity of the building. With this in mind, the LCTF recommended that "consideration be given towards increasing toilet facilities in the area." But not within courthouse. The committee recommended locating "this facility near the seawall next to the present harbor toilets." Meanwhile, the Mayor and Council have already appropriated money to build a separate Visitor Center/Toilet facility as a result of the LCTF recommendation.


EXHIBIT 24

Therefore, installing two sets of handicapped accessible toilet rooms within the Courthouse is contrary to the LCTF recommendation.

The LCTF was also concerned about how to install a second fire exit to the second floor without harming the historical integrity of the building. I cannot find where the Spencer Mason report addresses this concern. The LCTF had informally discussed (but did not recommend) installing a metal, spiral slide on the mauka side of the building.

With the exception of the concerns listed above, the renovation listed under Project Overview of the Spencer Mason December 1996 report appears to be in accordance with recommendations of the LCTF.

Me ka ha'aha'a,



**G. W. Freeland, Chairman
Lahaina Courthouse Task Force**



**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.

EXHIBIT 25

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

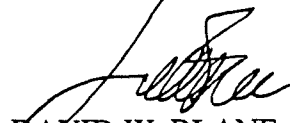
Mr. Richard Haake, Managing Director
December 19, 1996
Page 3

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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BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In the Matter of the Application of) DOCKET NO. SM1 970002
)
MR. RICHARD HAAKE, MANAGING DIRECTOR) LAHAINA COURTHOUSE
COUNTY OF MAUI) (ATC)
)
To Obtain A Special Management Area Use)
Permit for the Old Lahaina Courthouse Project)
and Related Improvements at TMK 4-6-1: 009)
Lahaina, Maui, Hawaii)

MAUI PLANNING DEPARTMENT'S REPORT
TO THE MAUI PLANNING COMMISSION
JUNE 24, 1997 MEETING

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

(Special Management Area Use Permit)
(a:courthse.rpt)

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In the Matter of the Application of) DOCKET NO. SM1 970002
)
MR. RICHARD HAAKE, MANAGING DIRECTOR) LAHAINA COURTHOUSE
COUNTY OF MAUI) (ATC
)
To Obtain A Special Management Area Use)
Permit for the Old Lahaina Courthouse Project)
and Related Improvements at TMK 4-6-1: 009)
Lahaina, Maui, Hawaii)

THE APPLICATION

This matter arises from an application for a Special Management Area Use Permit filed on January 9, 1997 and certified as complete and ready for processing by the Department of Public Works and Waste Management on January 14, 1997. The application was filed pursuant to Section 12-202-12 and 12-202-15, Special Management Area Rules and Regulations for the Maui Planning Commission; by Mr. Richard Haake, Managing Director, County of Maui, ("Applicant"); situated at Lahaina, Island and County of Maui, identified as Maui Tax Map Key No. 4-6-1: 009 ("Property").

PURPOSE OF THE APPLICATION

The Applicant is requesting a Special Management Area Use Permit in order to restore the Lahaina Courthouse Building to its c. 1925 appearance, as well as to install new electrical and plumbing systems, an elevator, and handicapped ramp.

APPLICABLE REGULATIONS

SPECIAL MANAGEMENT AREA USE PERMIT

Standards for reviewing a special management area (SMA) application are found under HRS 205A-26 and § 12-202-10 and § 12-202-11 of Chapter 202, Special Management Area (SMA) Rules of the Maui Planning Commission.

In evaluating an action the following factors, but not limited to same, may constitute a significant adverse effect on the environment:

(A) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

(B) Significantly curtails the range of beneficial uses of the environment;

(C) Conflicts with the County's or the State's long-term environmental policies or goals;

(D) Substantially affects the economic or social welfare and activities of the community, County or State;

(E) Involves substantial secondary impacts, such as population changes and increased effects on public facilities, streets, drainage, sewage, and water systems, and pedestrian walkways;

(F) In itself has no significant adverse effect but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

(G) Substantially affects a rare, threatened, or endangered species of animal or plant, or its habitat;

(H) Is contrary to the state plan, county's general plan, appropriate community plans, zoning and subdivision ordinances;

(I) Detrimentially affects air or water quality or ambient noise levels;

(J) Affects an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh waters or coastal waters;

(K) Substantially alters natural land forms and existing public views to and along the shoreline; or

(L) Is contrary to the objectives and policies of HRS chapter 205A.

The following guidelines shall be used by the Authority in reviewing developments within the special management area:

a. All development in the special management area shall be subject to reasonable terms and conditions set forth by the authority to ensure:

(1) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;

(2) Adequate and properly located public recreation areas and wildlife preserves are reserved;

(3) Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources; and

(4) Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation, or failure in the event of earthquake.

b. No development shall be approved unless the Authority has first found that:

(1) The development will not have any substantial adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effects shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect, and the elimination of planning options;

(2) The development is consistent with the objectives, policies, and special management area guidelines of this chapter and any guidelines enacted by the legislature; and

(3) That the development is consistent with the county general plan, and zoning. Such a finding of consistency does not preclude concurrent processing when a general plan or zoning amendment may also be required.

c. The Authority shall seek to minimize, where reasonable:

(1) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough, or lagoon;

(2) Any development which would reduce the size of any beach or other area usable for public recreation;

(3) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas and the mean high tide line where there is no beach;

(4) Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast; and

(5) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

PROCEDURAL MATTERS

1. On **June 8 and 9, 1997**, the applicant published a "Notice of Application" in the Maui News. A copy of the "Notice of Application" is on file in the Maui Planning Department.

2. On **May 5, 1997, (50)** days prior to the hearing, the Maui Planning Department mailed a notice to the applicant and appropriate state and county agencies notifying them of the scheduled public hearing.

3. On **May 14, 1997, (37)** days prior to the hearing, the applicant mailed a letter of notification and location map to all owners and recorded lessees within 500 ft. of the subject property describing the application and notifying them of the scheduled hearing date, time and place by either certified or registered mail receipt. Copies of the letter, location map, list of owners and recorded lessees, certified and registered mail receipts and return receipts are on file in the Planning Department.

4. On May 25, 1997, a notice of hearing on the application was published in the Maui News by the Maui Planning Department.

5. The Final Environmental Assessment for the Lahaina Courthouse Project was published in the April 23, 1997 OEQC Bulletin. The deadline for public challenge was May 23, 1997. The applicant has complied with the requirements of Chapter 343, HRS.

GENERAL DESCRIPTION

Description of the Property

1. The property is located in Lahaina at the makai side of a block bounded by Front Street, Canal Street, Wharf Street and Hotel Street. Except for the Courthouse, the entire block served primarily as a public park. (Exhibits 1 and 2)

2. Land Use Designations

- a. State Land Use District -- Urban
- b. West Maui Community Plan -- Park
- c. County Zoning -- Historic District No. 1
- d. The entire site is within the Special Management Area of the County of Maui.

3. Surrounding Uses - The main entry elevation of the Courthouse building faces Wharf Street, which is adjacent to the waterfront and boat harbor. On the mauka side of the building is the Banyan Tree which 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 Pioneer Inn.

4. The existing 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, Courthouse Room, Post Office, Collectors Office and an office for the governor of the island. After the 1925 remodeling of the building, it 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 project area is generally flat, with a very gentle slope (less than 1%) from Front Street to Wharf Street.

PROJECT DESCRIPTION (Exhibits 3-19)

The County of Maui is proposing to restore the Old Lahaina Courthouse. 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 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 1940's 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 County is also proposing to remove a fairly new root system of the Banyan Tree that is too close to the building as well as to prune the canopy of the tree to keep it away from the building's roof on the mauka side. To aid in the intensive root problems associated with the Banyan Tree, a subgrade reinforced concrete beam will be installed to serve as a root barrier.

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. Appropriate new signage shall be added to the mauka side 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 Architectural Stylebook. The applicant states that the size of the primary sign will be further limited to a maximum of six (6) square feet for the primary sign and four (4) 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.

Relative to air-conditioning, only the basement shall be air-conditioned 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.

The estimated cost for the exterior renovations, site work and landscaping is approximately \$305,000.00

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.

The estimated cost for interior renovations which include a new elevator is approximately \$717,000.00.

The applicant has indicated that the reasons for the target restoration date of 1925 is in part because there is excellent photographic and drawing evidence which would allow for accurate restoration. Restoration to an earlier period would involve much more conjecture than would be desirable in a restoration project. In addition, the cost to restore the building to a period prior to 1925 would be far greater than restoring to c. 1925.

AGENCY AND OTHER COMMENTS

County Agencies

1. Department of Public Works and Waste Management -- Comments dated February 24, 1997 (Exhibit 20)
2. Department of Water Supply -- Comments dated March 21, 1997. (Exhibit 21)
3. Maui Police Department - comments dated February 12, 1997 (Exhibit 22)
4. Maui Fire Department - comments dated February 25, 1997 (Exhibit 23)
5. Department of Parks and Recreation - comments dated March 3, 1997 (Exhibit 24)

State Agencies

6. Department of Department of Land and Natural Resources (DLNR) State Historic Preservation Division (SHPD) -- comments dated April 2, 1997 (Exhibit 25)
7. DLNR Land Division-- Letters dated March 5 and 7, 1997 (Exhibit's 26 and 27)
8. Office of Hawaiian Affairs -- comments dated February 13, 1997 (Exhibit 28)

- 9 State Department of Health -- comments dated February 12, 1997 (Exhibit 29)
10. Department of Accounting and General Services -- comments dated February 7, 1997 (Exhibit 30)
11. Department of Education -- comments dated February 12, 1997 (Exhibit 31)

Other comments

12. Maui County Arborist Committee -- comments dated January 6, 1997 (Exhibit 32)
13. Maui County Cultural Resources Commission -- comments dated May 8, 1997 (Exhibit 33)

ANALYSIS

1. The proposed project is located within the State Urban District. The property is also located in Historic District No.1. The Historic District seeks to preserve the history and culture of the County.
2. The Lahaina Courthouse was placed on the National Survey of Historic Sites and Buildings in 1962. The building was described as a solid, two-story stone building which stands on Wharf Street on a 1.94 acre square site.

The documentation further states that..

" In 1858, a violent windstorm damaged the governor's house and the Hale Piula, the former palace which housed the government offices. A survey earlier in that year resulted in a recommendation that a new building to house the customs offices and courts should be built on the site of the old stone fort. Funds were appropriated for the "Lahaina Court and Custom House and Government Offices," and the new building was reported as nearly complete by December 1859. In addition to the offices mentioned above, it contained the governors office, post office, and "a room in which to starve the jury into unanimity." The building was extensively rebuilt in 1925, with a considerable change in its appearance. The basic structure remains, however. Still housing about the same type of offices as when it was first erected, it serves as a link with the days of the kingdom. The Court House Square is famed today for its banyan tree, planted by the sheriff of Lahaina in 1873 and proclaimed today as "Hawaii's largest."

3. In May of 1965, the Lahaina Courthouse was dedicated as a Registered National Historic Landmark.
4. The Courthouse was also listed on the National Historical Landmark-1974 Update.
5. The proposed project was reviewed and approved by the Cultural Resources Commission as conforming to the Architectural Stylebook for Lahaina, the Secretary of the Interiors standards for rehabilitation and the Old Lahaina Courthouse Task Force Report. The commission recommended a number of conditions as part of their approval of the project. (Exhibit 33)
6. The condition of the Courthouse has been deteriorating with time and presently is in need of restoration. There are many cracks in the exterior walls and large areas of walls where the plaster is not bonded to the masonry substrate. The horizontal wall cracks allow rain water to penetrate into the wall thus causing further damage. The existing asphalt shingle roof is in fair condition, however, all the eve vents have broken screens which have allowed birds to enter the attic.
7. The proposed repairs and restoration of the Courthouse building will restore a valuable historic resource, preserving it for future generations. It will also improve the visual environment through the refinishing of the building and the installation of new landscaping.
8. The makai and mauka entrance stairs are not equipped with handrails and thus does not meet the requirements for disabled access. In addition, the wood ramp leading to the north end of the makai landing also does not meet the requirement for disabled access. Both of these areas will be brought into conformance with code requirements.
9. The project is consistent with the following objectives and policies of the Maui County General Plan:
 - a. To encourage exceptional and continuing quality in the development of visitor industry facilities.
 - b. To see that all developments are well designed and are in harmony with their surroundings.
 - e. To improve the quality and availability of public facilities throughout Maui County.

- f. Encourage the development of public facilities which will be architecturally and ecologically compatible with their surroundings and foster community development.
 - g. Identify and preserve significant historic and cultural sites.
 - h. Encourage the rehabilitation and adaptive use and reuse of historic districts, sites and buildings in order to perpetuate traditional community character and values.
10. The proposed project facilitates implementation of the West Maui Community Plan by serving the following recommendations:
- a. Preserve and protect significant archaeological, historical and cultural resources that area unique in the State of Hawaii and Island of Maui
 - b. Promote distinct cultural resources as an identifying characteristic of the region.
 - c. Require that all proposed activity adequately mitigate adverse impacts on cultural resources.

AGRICULTURE

The subject property is not located within the Agricultural District and the property does not contain agricultural operations.

ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES

The Department of Land and Natural Resources (DLNR) State Historic Preservation Division (SHPD) has recommended that the following two conditions relative to archaeological resources be attached to the approval if granted:

- a. Prior to beginning any ground-altering activity, a qualified archaeologist shall conduct an inventory survey with subsurface testing of the project area. The results of the survey shall be documented in an acceptable report to be submitted to the State Historic Preservation Division for review and approval.
- b. If significant historic sites are found, an acceptable mitigation plan shall be prepared for review and acceptance by the SHPD.

INFRASTRUCTURE AND PUBLIC FACILITIES AND SERVICES

- 1. Water -- Water service is currently provided from a service lateral on Hotel Street. The Department of Water Supply has indicated that consumption is not expected to change appreciably as a result of the

proposed project and they have offered water saving techniques for use by the applicant.

2. Drainage - The applicant has indicated that the flood hazards to the Courthouse can be remedied through the installation of 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 down spouts of the buildings will flow into the planters.

The Department of Public Works and Waste Management (DPWWM) and the Department of Health have no comments relative to drainage.

3. Roadways -- No circulation impacts are anticipated as the same types of uses are anticipated for the building as exists today.
4. Electrical and Telephone - Electrical and telephone services are available to the site. It is anticipated that the electrical loads of the building will increase slightly due to the installation of a hydraulic elevator in the building. The applicant is advised to contact Maui Electric Company to determine the electrical needs of the building and how it will be accommodated.
5. Solid Waste -- The DPWWM has requested that waste from the restoration and refinishing be disposed of at the Construction and Demolition Landfill on North Kihei Road near its intersection with Honoapiilani Highway.
6. Parks -- The proposed project will not directly impact park facilities. The Parks Department has requested that the applicant specify the use of construction materials that have been proven to be resistant to salt corrosion and to offer protection from ultra-violent sunlight in Hawaii's climate. In addition, they have commented that continued pruning of the banyan tree canopy is necessary in order to keep rain gutters and the roof clear of organic matter that will cause building maintenance problems.
7. School -- The Department of Education has requested that during restoration of the building, appropriate measures be taken to minimize noise and dust impacts to King Kamehameha III School.

8. Public Services -- The need for police and fire protection services for the building will not change. The installation of fire sprinklers in the exit corridors will improve fire safety in the building. Both the Police and Fire Departments have no objections to the proposed restoration project.
9. Parking -- The applicant has indicated that 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 designed 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 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. 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 unobstructive view and access to the Courthouse. The result of the proposed changes would be the location of seven (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.

SOCIO-ECONOMIC IMPACTS

On a short term basis, the project will support construction and construction-related employment. On a long term basis, the project will aid in the preservation of a historic building and provide interpretive exhibits that will improve the visitor experience in Lahaina. 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% 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 an economic benefit to the construction industry.

ENVIRONMENTAL IMPACTS

1. The project will not have adverse environmental impacts as it basically involves restoration of an existing building.

2. The Department of Land and Natural Resources has commented that the project site is located in Zone A-4 on the FEMA Maps. This is an area within the 100-year flood plain with base flood elevations and flood hazard factors determined.
3. The final Environmental Assessment for the Lahaina Courthouse project was published in the April 23, 1997 OEQC Bulletin. The deadline for public challenge was May 23, 1997. The applicant has complied with the requirements of Chapter 343, Hawaii Revised Statutes.

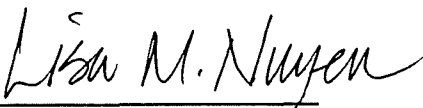
OTHER GOVERNMENTAL APPROVALS


The Maui County Arborist Committee at its December 11, 1996 meeting reviewed the proposed pruning of the Banyan Tree and offered a number of recommendations as outlined in Exhibit 32. The Planning Department will be incorporating their recommendations as proposed conditions of the Special Management Area Use Permit.

TESTIMONY

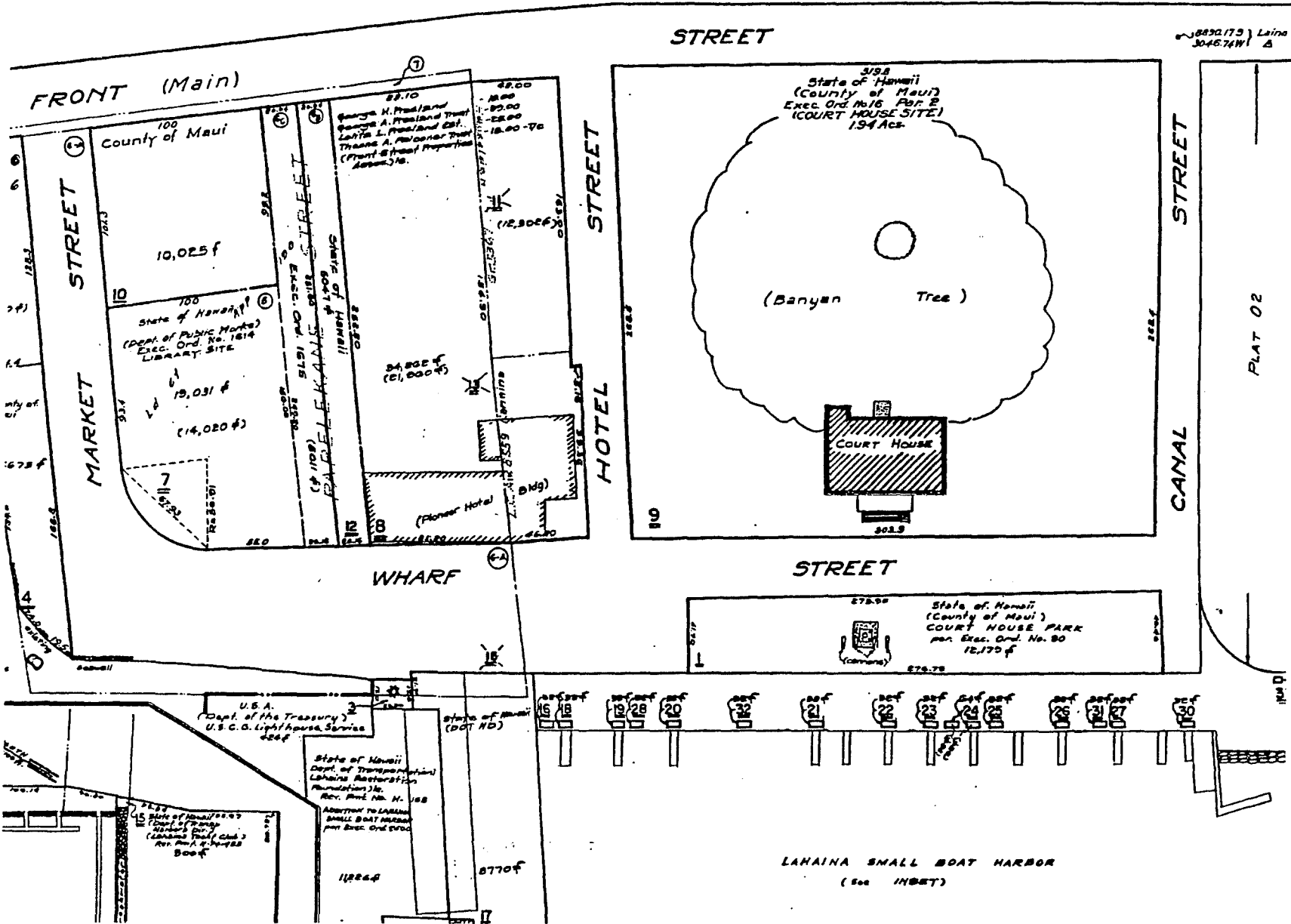
As of this date the Planning Department has received one letter from the Lahaina Restoration Foundation dated March 5, 1997. (Exhibit 34) The Planning Department notes that the concerns raised were discussed at length at the Cultural Resources Commission meeting and, for the most part, were resolved to the satisfaction of the foundation.

APPROVED:



 DAVID W. BLANE
Director of Planning

EXHIBIT



3892 (75) Laine 304674W A

LOCATION MAP

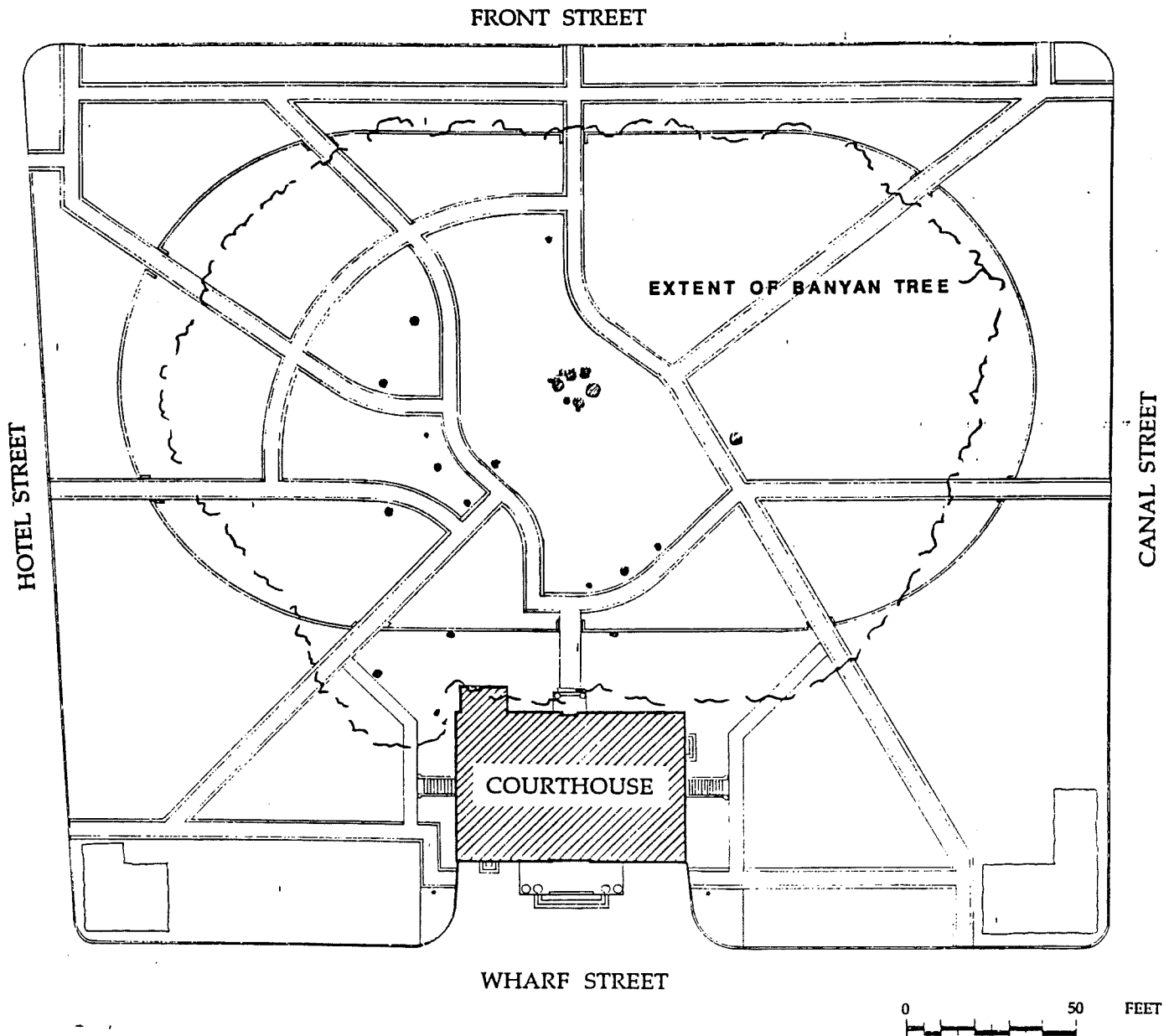
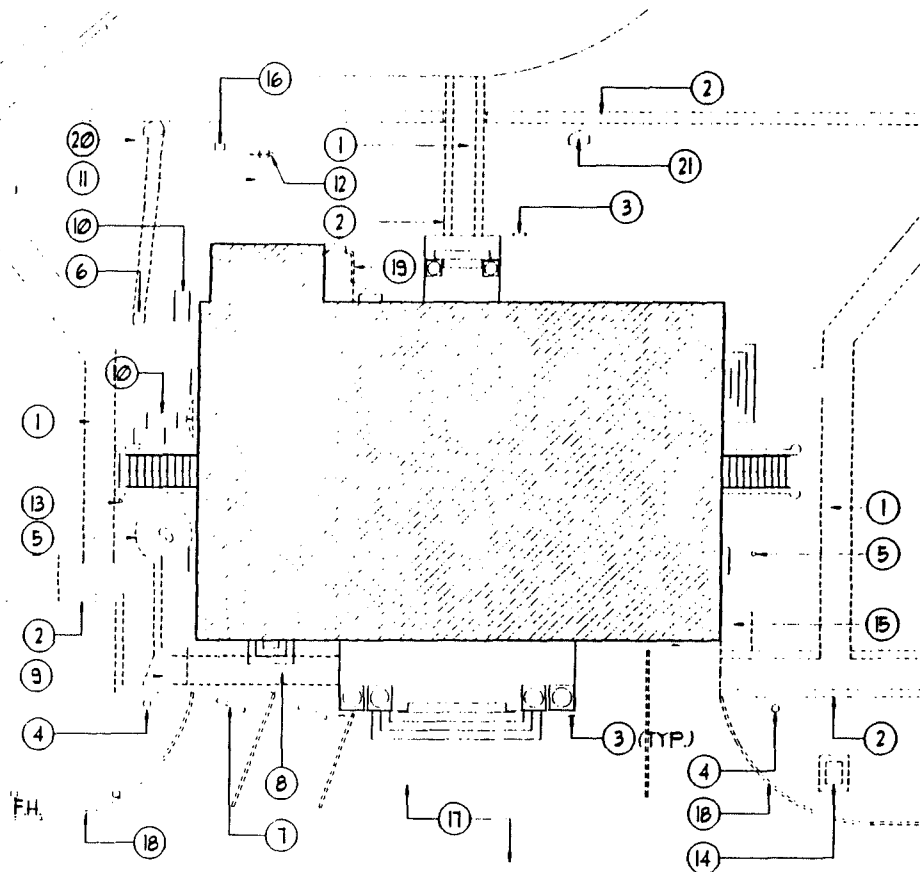


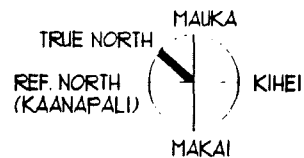
EXHIBIT 2

Map of park

EXHIBIT 3



- 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

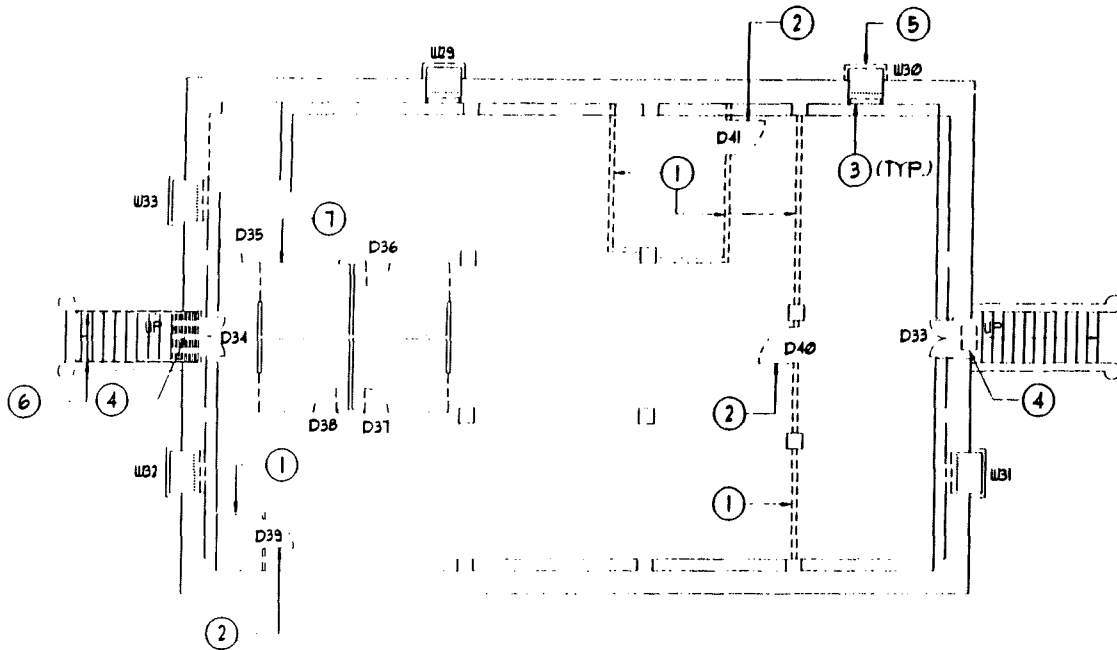


OLD LAHAINA COURTHOUSE

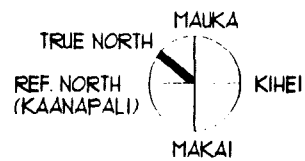
Date: December 1996

Drawing E1: EXISTING SITE PLAN

EXHIBIT 4



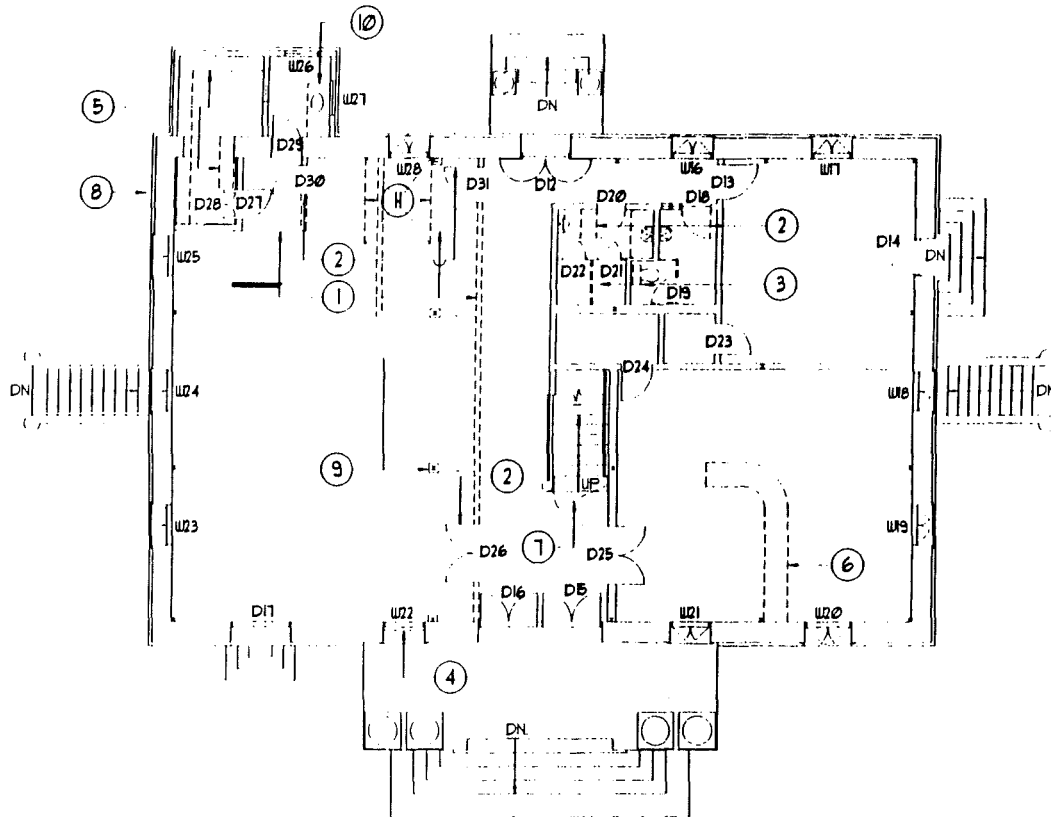
- ① DEMOLISH EXST. WALL
- ② REMOVE EXST. DOOR, FRAME AND HARDWARE
- ③ REMOVE EXST. WINDOW
- ④ REMOVE EXST. COVER AND SUMP PUMP BELOW
- ⑤ DEMOLISH EXST. AREAWAY
- ⑥ REMOVE EXST. HANDRAILS.
- ⑦ REMOVE EXST. BARS, DOOR AND RELOCATE.



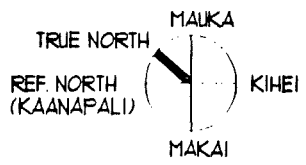
OLD LAHAINA COURTHOUSE

Date: December 1996
Drawing E2: EXISTING BASEMENT PLAN

EXHIBIT
5



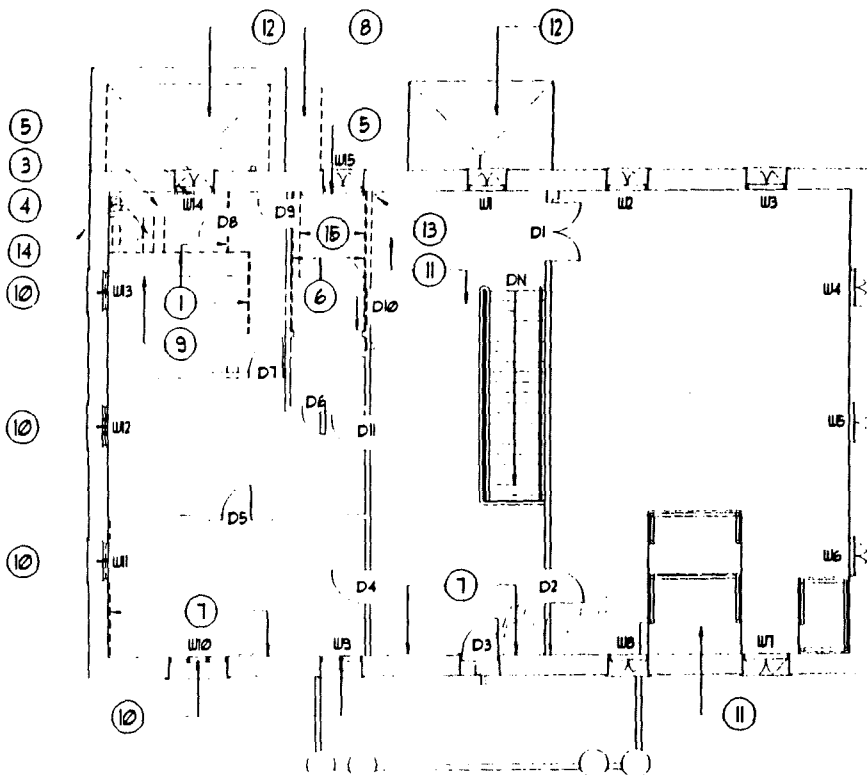
- ① DEMOLISH EXST. WALL
- ② REMOVE EXST. DOOR, FRAME, HARDWARE.
- ③ REMOVE ALL PLUMBING FIXTURES, PARTITIONS, FLOORINGS AND DOORS
- ④ REMOVE EXST. SHUTTER
- ⑤ REMOVE ALL SHELVING.
- ⑥ REMOVE EXST. COUNTER, SAVE AND RELOCATE.
- ⑦ REMOVE EXST. GATE AND WOOD FRAME.
- ⑧ REMOVE EXST. VENT PIPE
- ⑨ REMOVE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



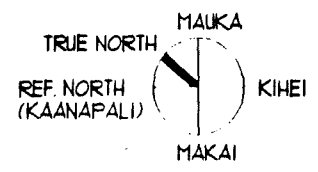
OLD LAHAINA COURTHOUSE

Date: December 1996
Drawing E3: EXISTING FIRST FLOOR PLAN

EXHIBIT



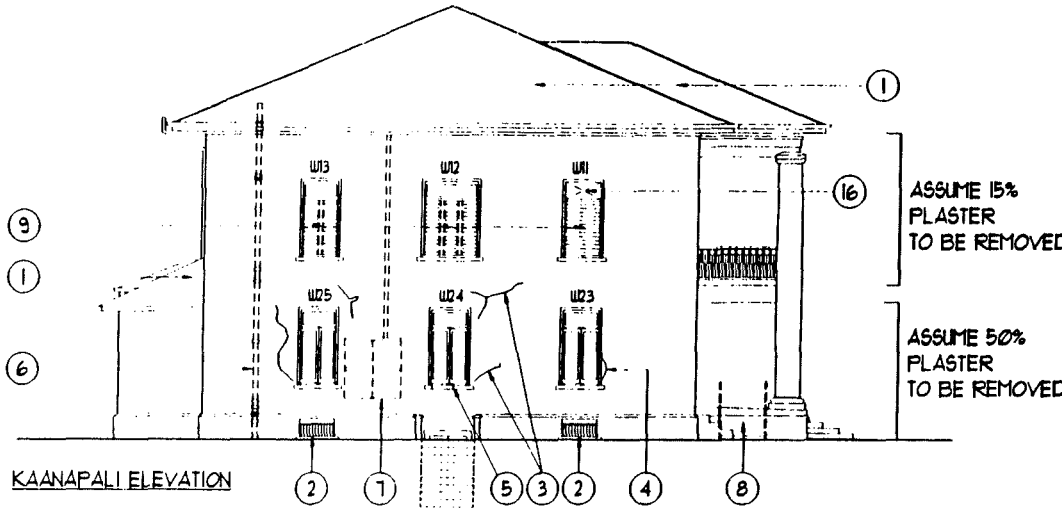
- ① DEMOLISH EXST. WALL
- ② REMOVE EXST. DOOR, FRAME AND HARDWARE
- ③ REMOVE ALL PLUMBING FIXTURES.
- ④ DEMOLISH EXST. RAISED PLATFORM AND STAIR
- ⑤ REMOVE EXST. SECURITY GRILLE.
- ⑥ REMOVE EXST. WOOD FLANK WALL LINING AND FURRINGS.
- ⑦ REMOVE EXST. MASONITE WALL LINING AND FURRINGS.
- ⑧ DEMOLISH EXST. 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.



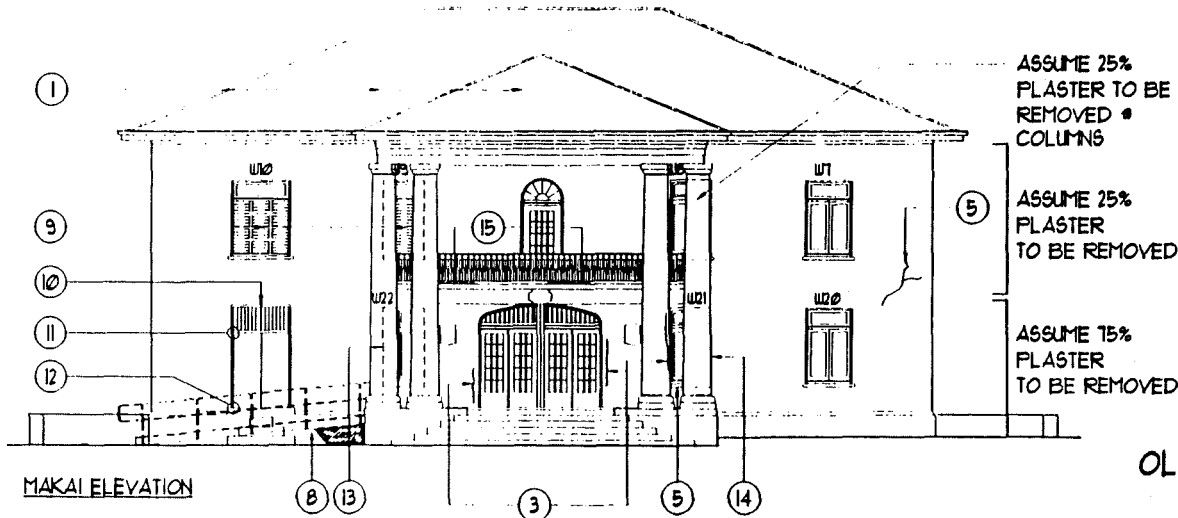
OLD LAHAINA COURTHOUSE

Date: December 1996
 Drawing E4: EXISTING SECOND FLOOR PLAN

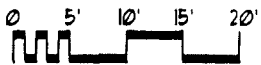
EXHIBIT 7



KAANAPALI ELEVATION



MAKAI ELEVATION

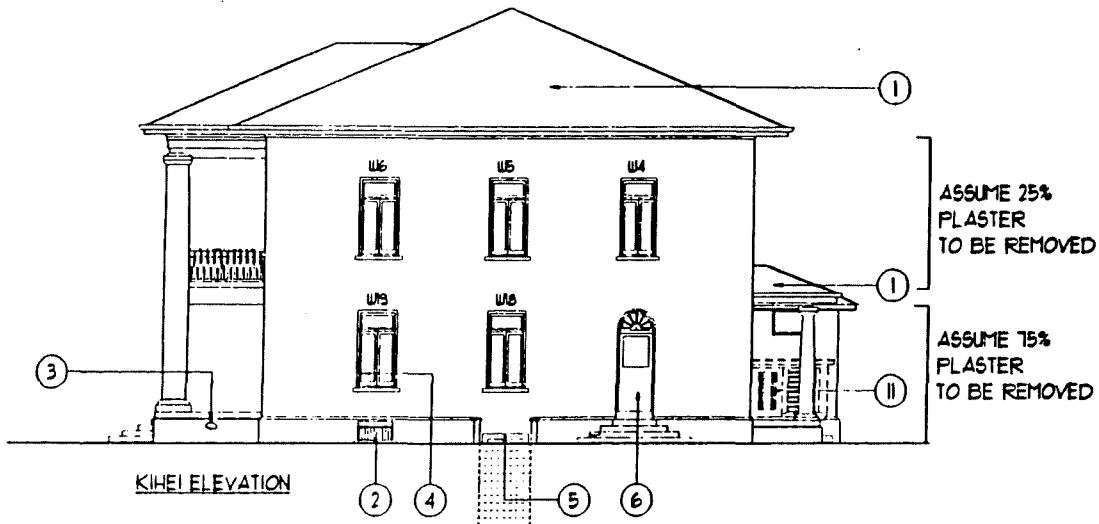


- ① REMOVE EXST. ASPHALT SHINGLES ROOFING.
- ② REMOVE EXST. WINDOW.
- ③ CRACKS
- ④ MINOR CRACKS
- ⑤ CRACKS IN SILL
- ⑥ REMOVE EXST. VENT PIPE
- ⑦ REMOVE EXST. ELEC. CABINET
- ⑧ DEMOLISH WOOD HANDICAP RAMP.
- ⑨ REMOVE EXST. JALOSIE WINDOW.
- ⑩ SPALLING AND CRACKS • LINTEL
- ⑪ CRACKS • FIXING
- ⑫ SPALLING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

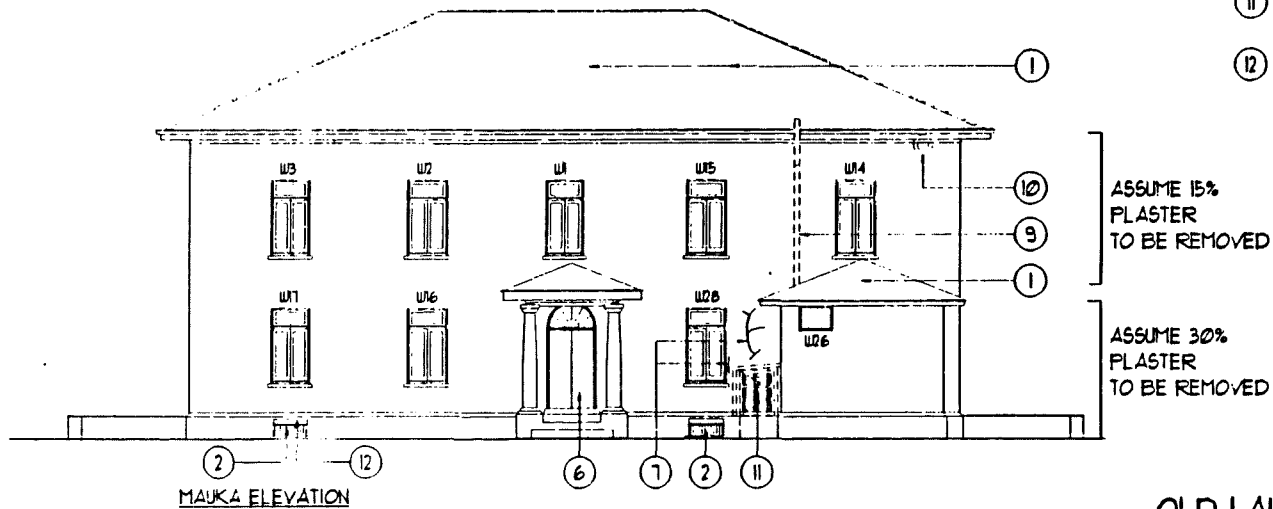
OLD LAHAINA COURTHOUSE

Date: December 1996

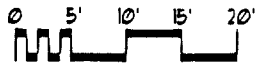
Drawing E5: EXISTING EXTERIOR ELEVATIONS



- 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.

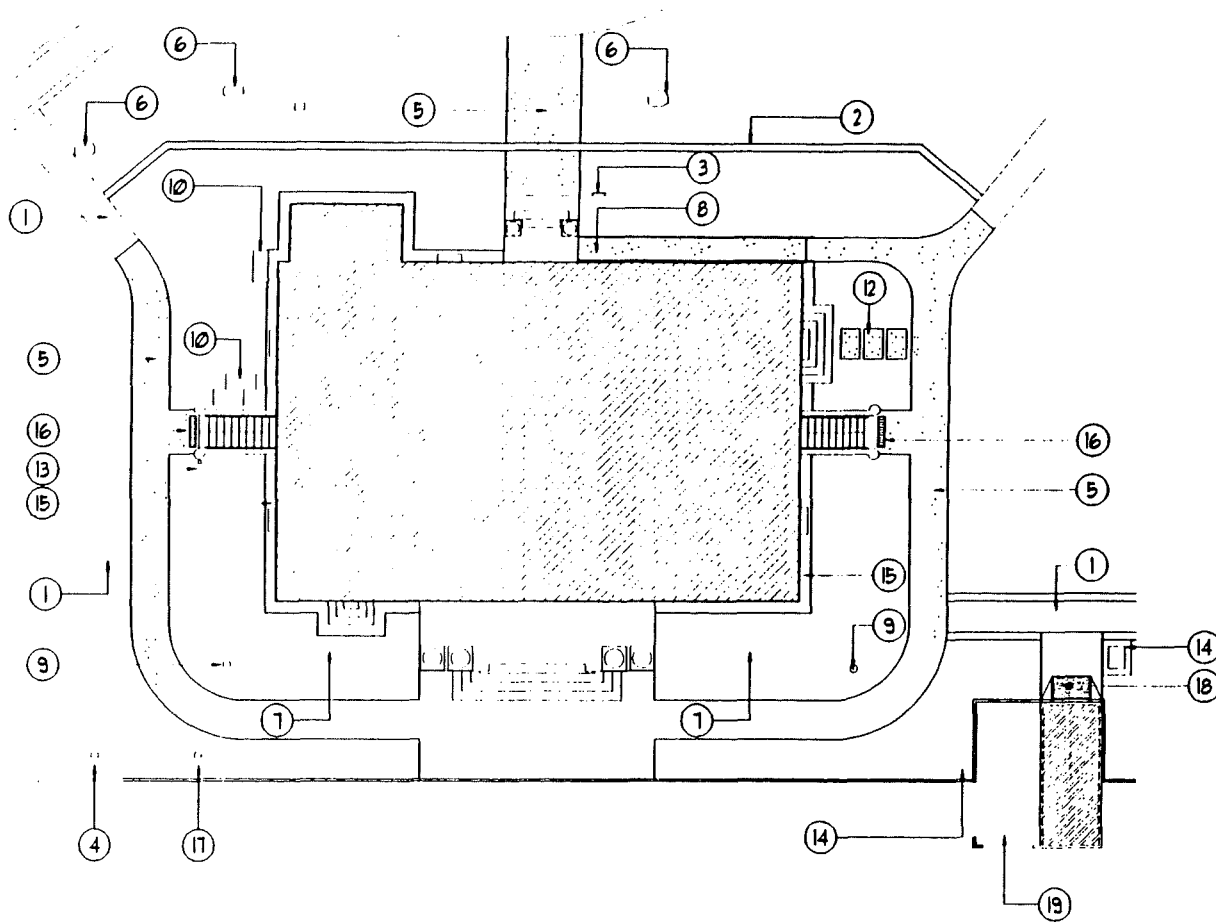


OLD LAHAINA COURTHOUSE

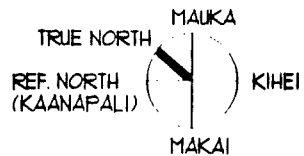
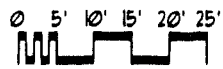


Drawing E6: EXISTING EXTERIOR ELEVATIONS

EXHIBIT 9



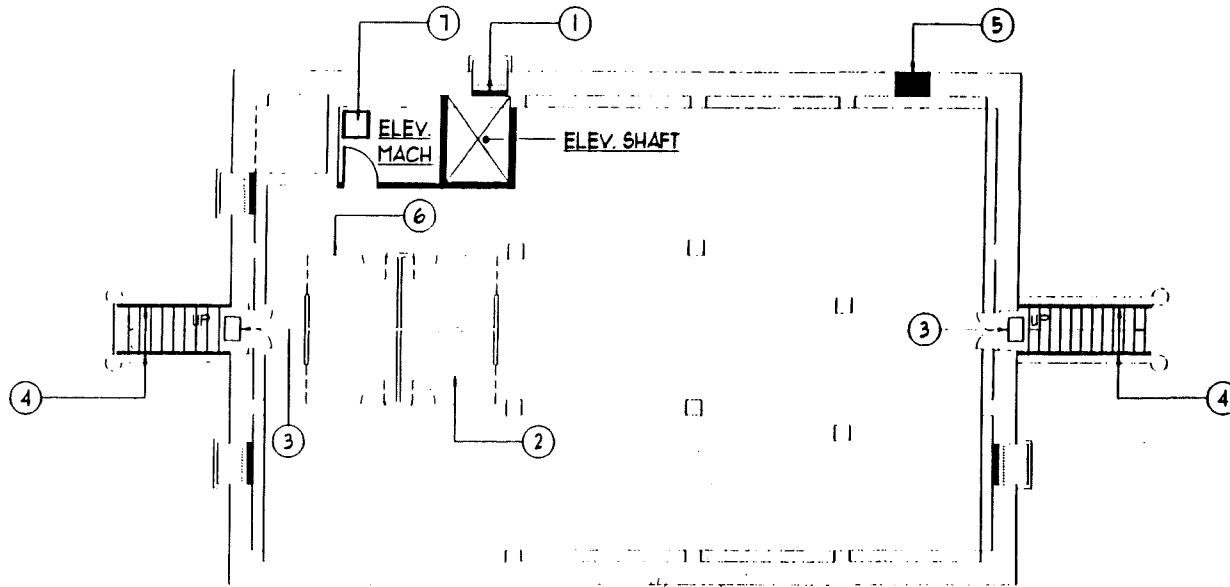
- ① EXST. CONC. WALKWAY
- ② NEW CONCRETE ROOT BARRIER
- ③ NEW SIGNAGE
- ④ EXST. FIRE HYDRANT
- ⑤ NEW CONC. WALKWAY
- ⑥ EXST. BANYAN TREE BRANCH ROOT
- ⑦ NEW PLANTING
- ⑧ NEW HANDICAP RAMP
- ⑨ RESTORE EXST. HISTORIC LAMP POLE
- ⑩ EXST. ELEC. BOX
- ⑪ EXST. CLEAN OUT
- ⑫ NEW CONC. PADS
- ⑬ NEW LAMP
- ⑭ 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

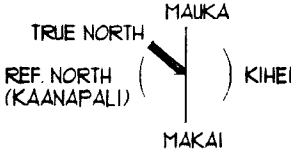
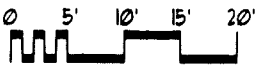
Drawing Pl: PROPOSED SITE PLAN

- 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



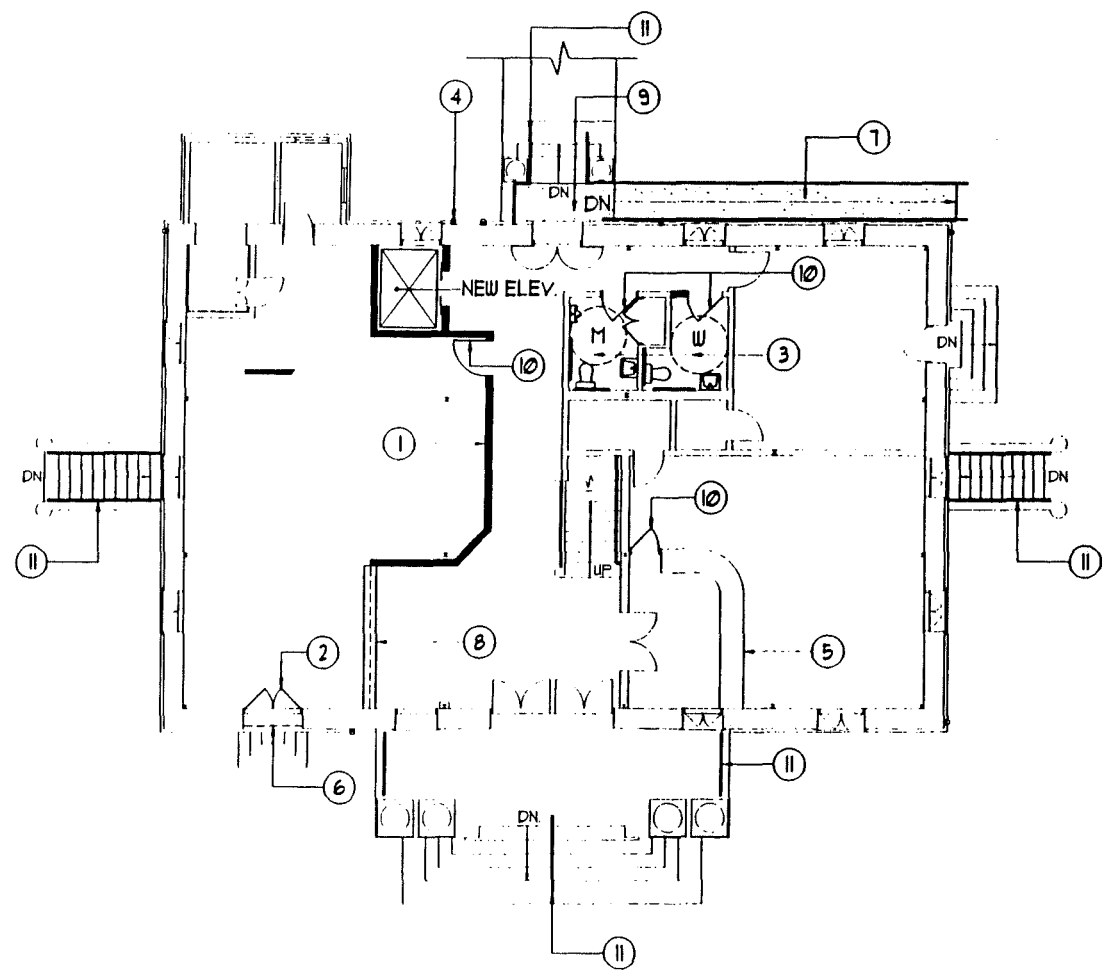
OLD LAHAINA COURTHOUSE

Date: December 1996
 Drawing F2: PROPOSED BASEMENT PLAN

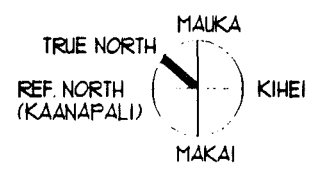
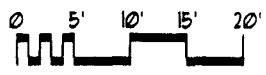


10

EXHIBIT 11



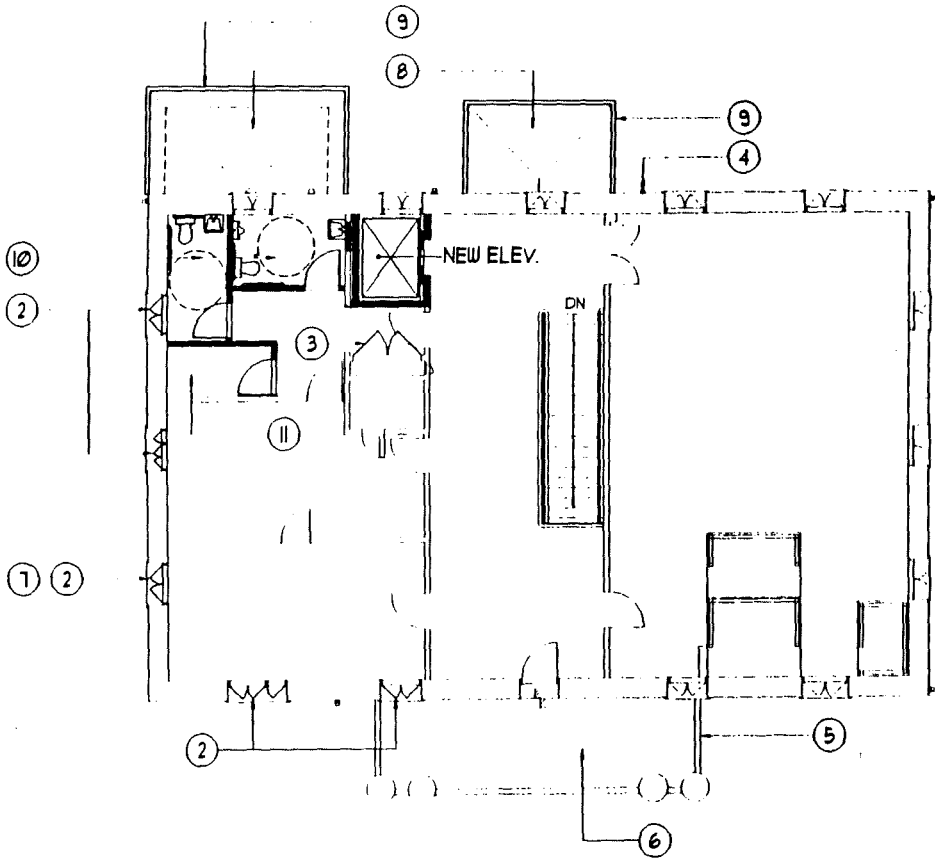
- ① NEW WALL
- ② RELOCATED DOOR D26
- ③ NEW RENOVATED HANDICAP ACCESSIBLE RESTROOMS.
- ④ NEW DOWNSPOUT, TYP.
- ⑤ RELOCATED COUNTER
- ⑥ INSTALL FOLDING GATE.
- ⑦ NEW HANDICAP RAMP
- ⑧ NEW PASS THROUGH COUNTER
- ⑨ NEW RAISED CONC. LANDING.
- ⑩ NEW DOOR
- ⑪ NEW HANDRAIL(S)



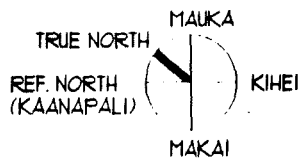
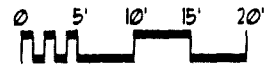
OLD LAHAINA COURTHOUSE

Date: December 1996
 Drawing P3: PROPOSED FIRST FLOOR PLAN

12
 12



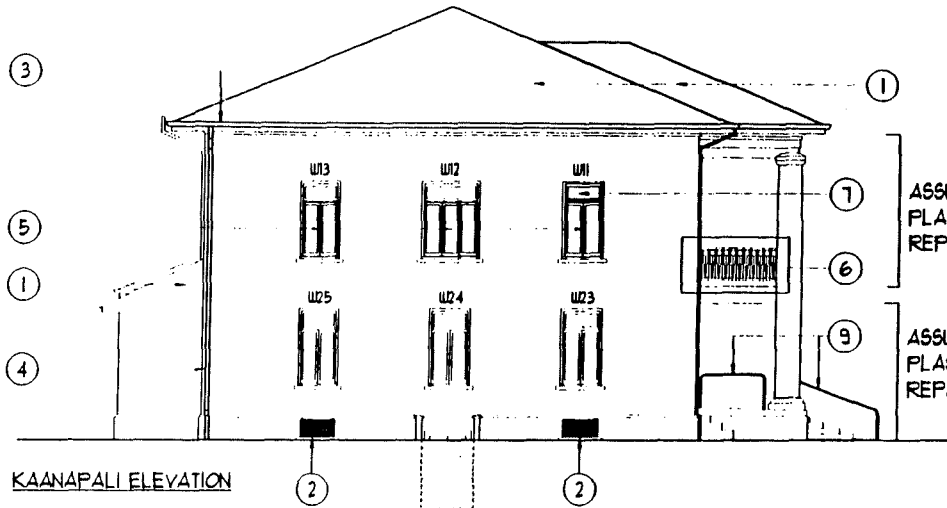
- ① NEW WALL
- ② NEW WINDOW
- ③ NEW STEEL PLATE DOOR(S)
- ④ NEW DOWNSPOUT, TYP.
- ⑤ SANDBLAST AND REPAINT RAIL.
- ⑥ CLEAN AND RESEAL FLOOR
- ⑦ NEW TRANSOM WINDOW.
- ⑧ NEW MISSION TILE ROOFING.
- ⑨ NEW GUTTER.
- ⑩ NEW RENOVATED HANDICAP ACCESSIBLE RESTROOMS.
- II NEW TRASH ROOM



OLD LAHAINA COURTHOUSE

Date: December 1996
 Drawing P4: PROPOSED SECOND FLOOR PLAN

EXHIBIT 13

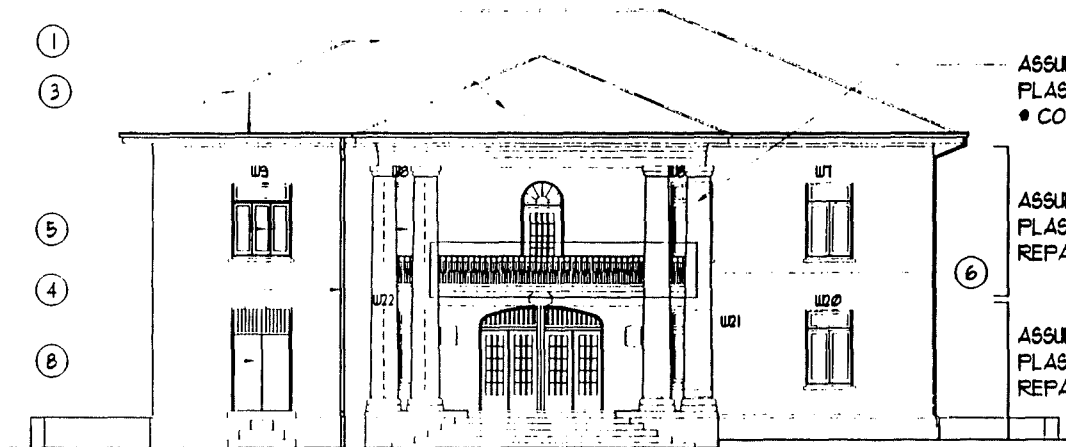


KAANAPALI ELEVATION

- 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

ASSUME 15% PLASTER REPAIRS

ASSUME 50% PLASTER REPAIRS



MAKAI ELEVATION

ASSUME 25% PLASTER REPAIRS
• COLUMNS

ASSUME 25% PLASTER REPAIRS

ASSUME 55% PLASTER REPAIRS

OLD LAHAINA COURTHOUSE

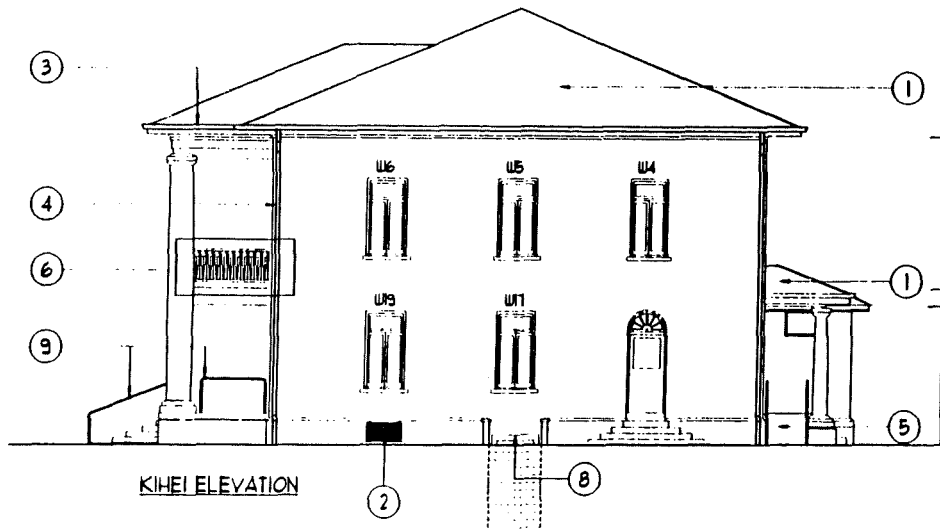


Date: December 1996

Drawing F5: PROPOSED EXTERIOR ELEVATIONS

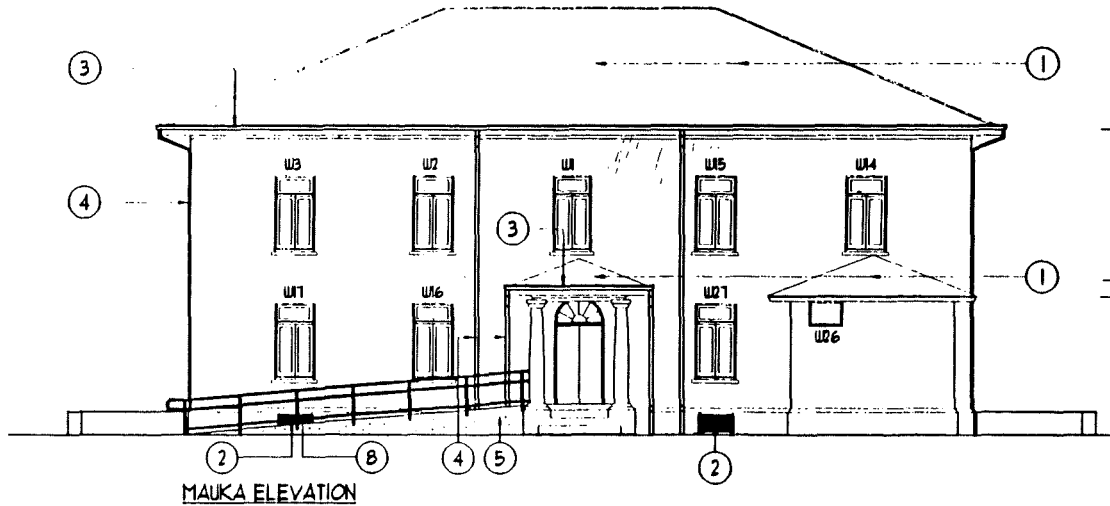
EXHIBIT

14



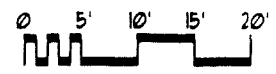
KIHEL ELEVATION

- 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



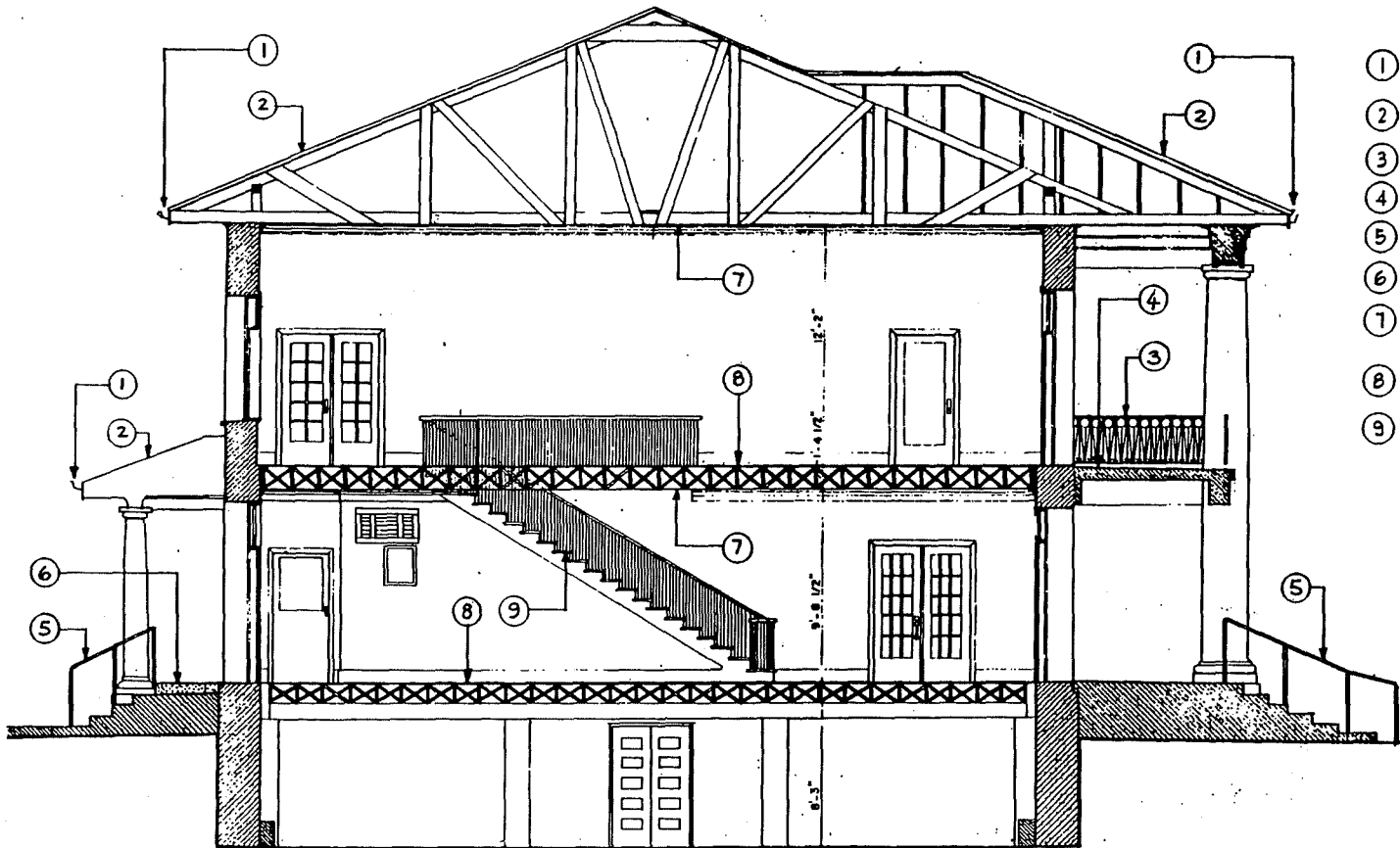
MAUKA ELEVATION

OLD LAHAINA COURTHOUSE



Date: December 1996
Drawing P6: PROPOSED EXTERIOR ELEVATIONS

EXHIBIT 15



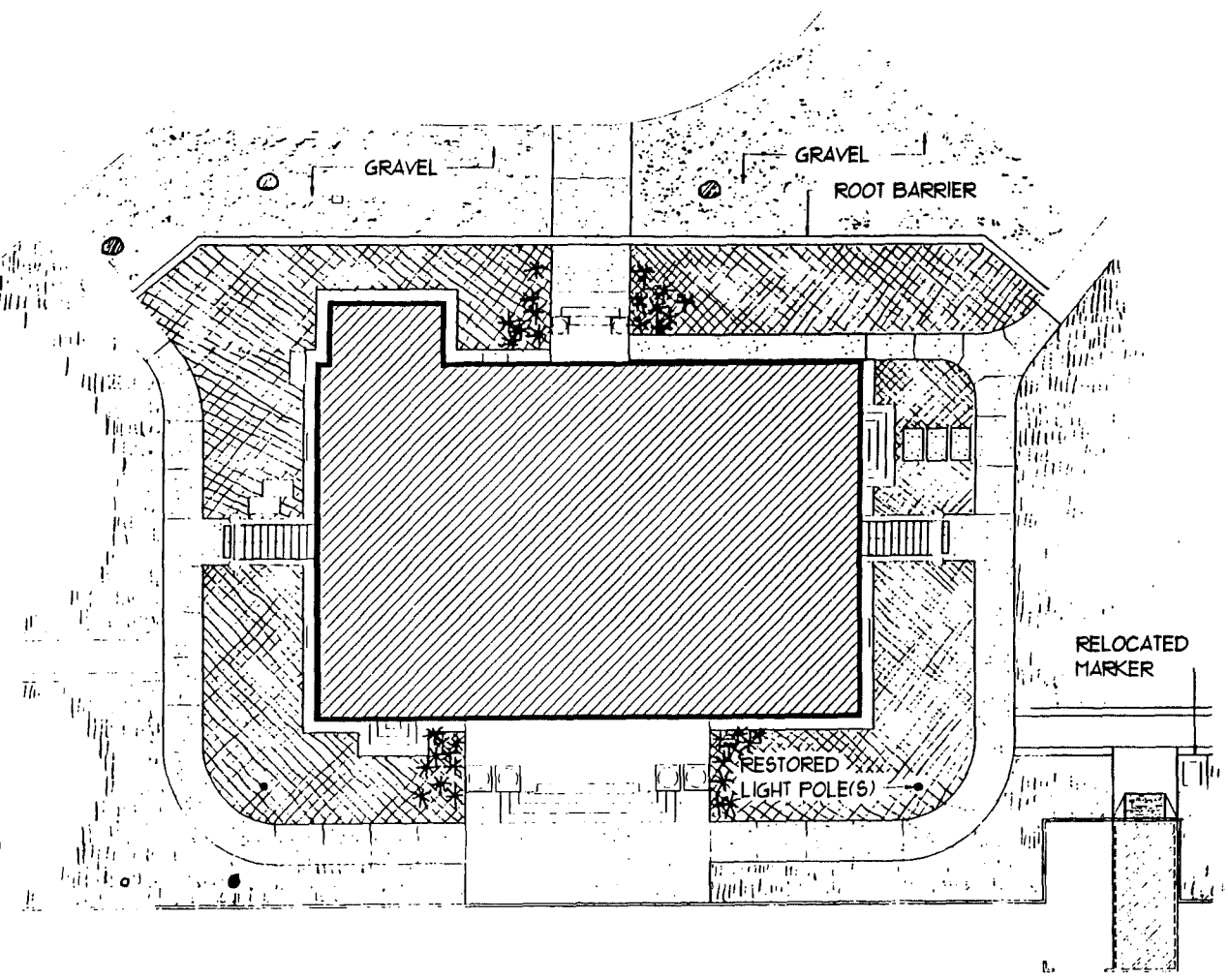
- ① NEW MISSION TILE ROOFING
- ② NEW GUTTER & DOWNSPOUTS
- ③ SANDBLAST AND REPAINT RAIL
- ④ CLEAN AND RESEAL FLOOR
- ⑤ NEW HANDRAIL
- ⑥ NEW RAISED CONCRETE LANDING
- ⑦ NEW PLYWOOD AND GYPSUM BOARD CEILING
- ⑧ REPAIR AND REFINISH WOOD FLOOR
- ⑨ REPAIR AND REFINISH STAIR & HANDRAIL



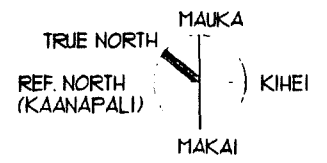
OLD LAHAINA COURTHOUSE
HISTORIC STRUCTURES REPORT

Drawing P1: PROPOSED SECTION

EXHIBIT 16



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



OAHU MAUNA COURTHOUSE
HISTORIC SITE VISIT REPORT

Date: December 1996
Drawing P8: PROPOSED LANDSCAPE PLAN

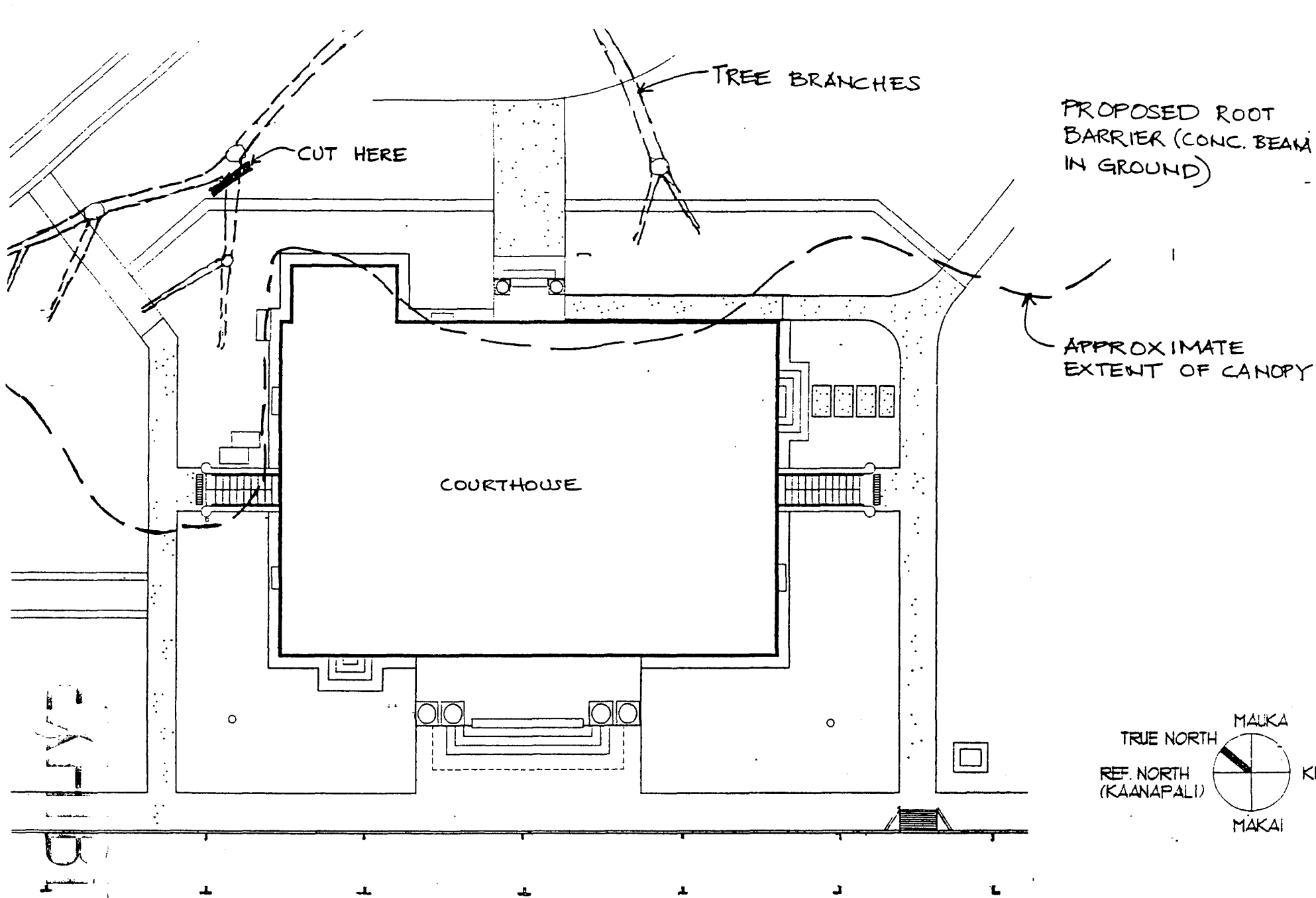


EXHIBIT 17

OLD LAHAINA COURTHOUSE
HISTORIC STRUCTURES REPORT

Drawing P1: PROPOSED SITE PLAN



MAKAI ELEVATION



EXHIBIT 18

KIHEI ELEVATION



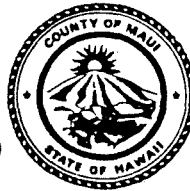
KAANAPALI ELEVATION



EXHIBIT 19 MAUKA ELEVATION

1422

LINDA CROCKETT LINGLE
Mayor
CHARLES JENCKS
Director
DAVID C. GOODE
Deputy Director
AARON SHINMOTO, P.E.
Chief Staff Engineer



'97 FEB 26 A9:40

DEPT OF
PUBLIC
WORKS
COUNTY OF MAUI
**DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT**
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration
EASSIE MILLER, P.E.
Wastewater Reclamation Division
LLOYD P.C.W. LEE, P.E.
Engineering Division
BRIAN HASHIRO, P.E.
Highways Division
Solid Waste Division

February 24, 1997

MEMO TO: DAVID W. BLANE, DIRECTOR OF PLANNING
F R O M: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND
WASTE MANAGEMENT
SUBJECT: SPECIAL MANAGEMENT AREA PERMIT AND HISTORIC DISTRICT
COMMISSION APPLICATION
OLD LAHAINA COURTHOUSE
TMK:(2) 4-6-001:009
SM1-97/002 AND HDC-97/002

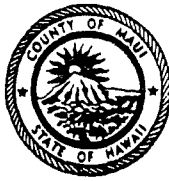
We reviewed the subject application and have the following comments.

1. We request that waste from the restoration and refinishing be disposed at the Construction and Demolition Landfill on North Kihei Road near its intersection with Honoapiilani Highway.

If you have any questions, please call David Goode at 243-7845.

DG:co/mt
xc: Engineering Division
Solid Waste Division
Wastewater Reclamation Division
G:\LUCA\CZM\COURTHOU.WPD

EXHIBIT 20



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109

'97 MAR 24 A9:44

RECEIVED

March 21, 1997

Mr. David Blane, Director
County of Maui
Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

Re: I.D.: SM1 970002, HDC 970002
TMK: 4-6-001:009
Project Name: Old Lahaina Courthouse

Dear Mr. Blane,

Thank you for the opportunity to comment on this application. The Board of Water Supply has no objections to granting the relevant permits and provides the following comments.

Consumption

Consumption is not expected to change appreciably as a result of the courthouse renovations.

Conservation

The following measures will help to conserve water at the project site:

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20.675 requires the use of low flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available, and can help cut back on water bills.

Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". The applicant should establish a regular maintenance program.

Use Climate-adapted Plants: The project site is located in "Maui County Planting Plan" - Plant Zones 3 and 5. Please refer to the "Maui County Planting Plan", and to the attached documents, "XERISCAPE: Water Conservation Through Creative Landscaping" and "Some of Maui's Native and Polynesian Plants." We encourage the applicants to review the attached documents, refer to the Planting Plan, and consider using climate-adapted and salt-tolerant native plants. Native plants, adapted to the area, conserve water and further protect the watershed from degradation due to invasive alien species.

Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly

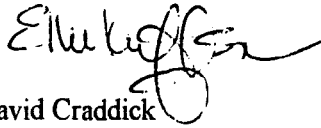
EXHIBIT 21

"By Water All Things Find Life"

changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

If you have any questions, please contact the Water Resource Planning Division anytime, at 243-7835.

Sincerely,



for

David Craddick
Director

wef

attachments:

“The Costly Dip”

“Some of Maui’s Native and Polynesian Plants” - Island of Maui

Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code,
pertaining to the plumbing code”

XERISCAPE - Water Conservation through Creative Landscaping”

1121



POLICE DEPARTMENT

COUNTY OF MAUI



LINDA CROCKETT LING **97** FEB 12 P2:11
MAYOR

55 MAHALANI STREET
WAILUKU, HAWAII 96793
AREA CODE (808) 244-6400
FAX NO. (808) 244-6411

HOWARD H. TAGOMORI
CHIEF OF POLICE

THOMAS PHILLIPS
DEPUTY CHIEF OF POLICE

OUR REFERENCE **RECEIVED**
YOUR REFERENCE **RECEIVED**

February 12, 1997

MEMORANDUM

TO : DIRECTOR, PLANNING DEPARTMENT

FROM : HOWARD H. TAGOMORI, CHIEF OF POLICE

SUBJECT : I.D. No.: SM1 970002, HDC 970002
 TMK: 4-6-001:009
 Project Name: Old Lahaina Courthouse
 Applicant: Richard Haake, Managing Director,
 County of Maui

_____ /
 No recommendation or special condition is necessary or desired.

_____ /
 Refer to attachment(s).

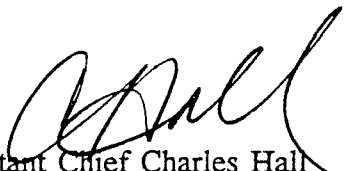

 Assistant Chief Charles Hall
 for: **HOWARD H. TAGOMORI**
 Chief of Police

EXHIBIT 22

2710

LINDA CROCKETT LINGLE
MAYOR



RONALD P. DAVIS
CHIEF
HENRY A. LINDO, SR.
DEPUTY CHIEF

'97 APR -4 P2:36

RECEIVED

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561

February 25, 1997

Ann T. Cua, Staff Planner
County of Maui, Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

RE: SM1 970002, HDC 970002; TMK: 4-6-01:09;
Old Lahaina Courthouse

Dear Ms Cua,

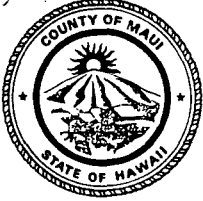
The Department of Fire Control has no objections to the SM1 submitted by Richard Haake for the Old Lahaina Courthouse.

If you have any questions, contact me at extension 7566.

Sincerely,

Leonard F. Niemczyk
Leonard F. Niemczyk
Captain, FPB

EXHIBIT 23



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE
WAILUKU, HAWAII 96793

LINDA CROCKETT LINGLE
Mayor

HENRY OLIVA
Director

ALLEN SHISHIDO
Deputy Director

'97 MAR -4 P1:57

PLANNING & DEVELOPMENT DIVISION
(808) 243-7931

M E M O R A N D U M

RECEIVED

T O: David W. Blane, Planning Director

F R O M: Henry Oliva, Director

D A T E: March 3, 1997

SUBJECT: **Old Lahaina Courthouse, SM1 970002**
TMK: 4-6-001:009

We have reviewed the subject Special Management Area Permit application and offer the following comments for your consideration:

1. Specify the use of construction materials and finishes that have proven to be resistant to salt corrosion and to offer protection from ultra-violet sunlight in Hawaii's climate.
2. Continued pruning of the banyan tree canopy is necessary in order to keep rain gutters and the roof clear of organic matter that will cause building maintenance problems.

Should you have any questions, please contact me at 243-7626 or Gerald Unabia, Parks Project Manager at 243-7931.

HO:PTM:gu

c: Files

dblane.mm5

EXHIBIT 24



DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

RESOURCES ENFORCEMENT

CONVEYANCES

FORESTRY AND WILDLIFE

HISTORIC PRESERVATION

DIVISION

LAND DIVISION

STATE PARKS

WATER AND LAND DEVELOPMENT

'97 APR 14 12:20

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

April 2, 1997

Mr. David W. Blane, Director
Planning Department, County of Maui
250 S. High Street
Wailuku, Maui, Hawaii 96793

LOG NO: 19246 ✓
DOC NO: 9703SC25

Dear Mr. Blane:

**SUBJECT: Chapter 6E-8 Historic Preservation Review of A Special Management Area Permit Application for the Proposed Restoration of the Old Lahaina Courthouse Lahaina, Lahaina District, Maui
TMK: 4-6-001: 009**

Thank you for the opportunity to comment on the Special Management Area (SMA) permit application made for the proposed renovation of the Old Lahaina Courthouse in Lahaina, Maui. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel. Our comments are late and we apologize for any inconvenience this may cause you.

According to our records, the Old Lahaina Courthouse is a significant historic property within the Lahaina Historic District (SIHP No. 50-50-03-3001), which is on the Hawai'i and National Registers of Historic Places. As noted in the SMA application, no archaeological work has been conducted on the grounds of the Courthouse. Judging from our files, a number of archaeological projects, including inventory surveys and data recovery work, have recovered evidence of post-Contact and pre-Contact sites such as human burials, building foundations, 'auwai, fishpond walls, and refuse pits from locales in the vicinity of the Old Lahaina Courthouse. Consequently, we believe that such deposits are likely to be present on the subject property.

Regarding the architectural plans for the Courthouse, our office has been in contact with Glenn Mason of Spencer Mason Architects, and he has addressed our concern over the elevator shaft blocking the use of windows by relocating the elevator. Consequently, we believe that the plans for restoration of the building will enhance the historic character of the Courthouse and support variances to maintain the historic hand railings. We also concur with the Lahaina Task Force recommendation to move the parking lot away from the front of the Courthouse.

In order for the undertaking to have "no adverse effect" on significant historic sites, we recommend that the following conditions be attached to the SMA permit, if approved:

- (1) Prior to beginning any ground-altering activity, a qualified archaeologist shall conduct an inventory survey with subsurface testing of the project area. The results of the survey shall be documented in an acceptable report to be submitted to the State Historic Preservation Division for review and approval.

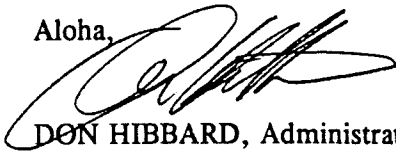
EXHIBIT 25

Mr. David W. Blane
Page 2

- (2) If significant historic sites are found, an acceptable mitigation plan shall be prepared for review and acceptance by the State Historic Preservation Division.

If these conditions are attached to the SMA Permit, and if the architectural concerns raised above are addressed as indicated, then the SMA permit, if approved, will have "no adverse effect" on significant historic sites. Should you have any questions, please feel free to call Sara Collins at 587-0013. Should you have any questions regarding the architectural plans, please call Tonia Moy at 587-0005.

Aloha,



DON HIBBARD, Administrator
State Historic Preservation Division

SC:jen

cc: Ms. Elizabeth Anderson, Cultural Resources Commission, Maui Planning Department,
250 S. High Street, Wailuku, HI 96793
Mr. Glenn Mason, Spencer Mason Architects, 1050 Smith Street, Honolulu, HI 96813

1680

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

'97 MAR 10 P1:18

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621
HONOLULU, HAWAII 96809

DEPUTY
GILBERT S. COLOMA-AGARAN

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

RECEIVED

MAR 5 1997

Ref.:LD-PEM

File No. PM-96-042

Honorable David W. Blane
Planning Director
County of Maui
Planning Department
250 S. High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Blane:

SUBJECT: Request for Comments - Application for Special Management Area Permit - Old Lahaina Courthouse, Lahaina, Maui, Tax Map Key: 4-6-01:9

We have reviewed the Report and Recommendation to the Application for Special Management Area Permit for the Old Lahaina Courthouse, and would like to offer the following comments:

Land Division - Planning and Technical Services

The subject lands are not in the Conservation District.

Land Division - Maui District Land Office

The Old Lahaina Courthouse Building is State owned and is currently under Executive Order No. 16-2 with the County of Maui for "public purposes, to wit, for the uses and purposes of the County of Maui." Chapter 171-11, Public purposes, lands set aside by the governor, management, of the Hawaii Revised Statutes states in part that "such department, agency of the State, the city and county, county of other political subdivision of the State in managing such lands shall be authorized to exercise all of the powers vested in the board in regard to the issuance of leases, easements, licenses,...covering such lands for such use as may be consistent with the purposes for which the land were set aside on the same terms, conditions, and restrictions applicable to the disposition of public lands, as provided by this chapter all such dispositions being subject to the prior approval of the board...". Therefore, any uses other than for public purposes of the County of Maui itself, will require prior approval from the Board of Land and Natural Resources. The County of Maui has previously been notified of this requirement and that a negative declaration must be obtained for these additional uses.

The Old Lahaina Courthouse has been in a deteriorating condition for awhile and would welcome any proposed renovations to it. Accordingly, we do not have any objections to the issuance of the Special Management Area Use Permit for the proposed renovations to the Old Lahaina Courthouse Building.

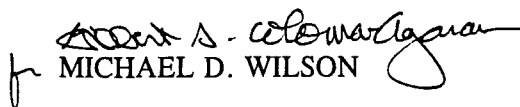
EXHIBIT 26

Hon. David W. Blane
Page 2

Thank you for the opportunity to review and provide comments for the Application for Special Management Area Permit for the subject project. Should you have any questions, please contact Patti Miyashiro of our Honolulu Land Division Office at (808) 587-0430.

HAWAII: Earth's Best!

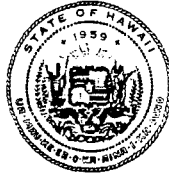
Aloha,


for MICHAEL D. WILSON

c: Maui Land Board Member

1682

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT S. COLOMA-AGARAN

'97 MAR 10 P1:18

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621
HONOLULU, HAWAII 96809

MAR 7 1997

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

RECEIVED

Ref.:LD-PEM

File No. PM-96-042

Honorable David W. Blane
Planning Director
County of Maui
Planning Department
250 S. High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Blane:

SUBJECT: Request for Comments - Application for Special Management Area Permit - Old
Lahaina Courthouse, Lahaina, Maui, Tax Map Key: 4-6-01:9

We have reviewed the Report and Recommendation to the Application for Special Management Area Permit for the Old Lahaina Courthouse, and would like to offer the following comments:

Land Division - Engineering Branch

We would like to add the following to Section 2.1.4 Flood and Tsunami Hazard:

The proposed project site is located in Zone A4 on the FEMA Community Panel Map No. 150003 0163 B. This is an area within the 100-year flood plain with base flood elevations and flood hazard factors determined.

Thank you for the opportunity to review and provide comments for the Application for Special Management Area Permit for the subject project. Should you have any questions, please contact Patti Miyashiro of our Honolulu Land Division Office at (808) 587-0430.

HAWAII: Earth's Best!

Aloha,

MICHAEL D. WILSON

c: Maui Land Board Member
Maui District Land Office

EXHIBIT

27

'97 FEB 24 12:40

RECEIVED



STATE OF HAWAII

OFFICE OF HAWAIIAN AFFAIRS

711 KAPI'OLANI BOULEVARD, SUITE 500

HONOLULU, HAWAII 96813-5249

PHONE (808) 594-1888

FAX (808) 594-1865

February 13, 1997

Ms. Ann Cua, Staff Planner
Planning Department
County of Maui
250 South High Street
Wailuku, Maui, HI 96793

Dear Ms. Cua:

Thank you for the opportunity to review the Draft Environmental Assessment (DEA) and Special Management Area Permit Application for the Old Lahaina Courthouse, Island of Maui. The County of Maui proposes to restore the Old Lahaina Courthouse and the restoration measures include new electrical and plumbing systems, interior and exterior building renovations, and improved ground maintenance and landscaping.

The Office of Hawaiian Affairs has no objections at this time to the proposed restoration project. Based on the information contained in the DEA, the proposed restoration measures bear no significant long-term adverse impacts on adjacent community or recreational areas. Furthermore, no known archaeological remains exist and the proposed restorations will neither significantly impact scenic resources nor air quality or noise level. But in the event that cultural remains are found during the restoration process, OHA strongly urges the County to cease work and seek immediate consultation with the Maui Burial Council. Please contact Lynn Lee, Acting Officer of the Land and Natural Resources Division, or Luis Manrique, should you have any questions on this matter.

Sincerely yours,

A handwritten signature in cursive script that reads "Martha Ross".

Martha Ross

Deputy Administrator

LM:lm

EXHIBIT

28

1162

BENJAMIN J. CAYETANO
GOVERNOR



LAWRENCE MIIKE
DIRECTOR OF HEALTH

LAWRENCE HART, M.D., M.P.H.
DISTRICT HEALTH OFFICER

'97 FEB 13 12:12

DEPT. OF HEALTH
RECEIVED

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793

February 12, 1997

Mr. David W. Blane
Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: Old Lahaina Couthouse
SM1 970002 and HDC 970002
TMK: (2)4-6-01:09

Thank you for the opportunity to review and comment on the application. We have no comments to offer at this time.

Should you have any questions, please call me at 984-8230.

Sincerely,

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

EXHIBIT 29

100d

BENJAMIN J. CAYETANO
GOVERNOR



SAM CALLEJO
EUGENE S. HIRAI
COMPTROLLER

'97 FEB 11 12:34

RECEIVED

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
SURVEY DIVISION
P.O. BOX 119
HONOLULU, HAWAII 96810

FILE NO: _____

February 7, 1997

MEMORANDUM

TO: Mr. David W. Blane, Planning Director
Maui County Planning Department

ATTN.: Ms. Ann T. Cua, Staff Planner

FROM: Randall M. Hashimoto, State Land Surveyor

SUBJECT: I.D. No.: SM1 970002, HDC 970002
TMK: 4-6-001:009
Project Name: Old Lahaina Courthouse
Applicant: Richard Haake, Managing Director,
County of Maui

REMARKS:

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations and Benchmarks are affected. Survey has no objections to the proposed project.

Randall M. Hashimoto
RANDALL M. HASHIMOTO
State Land Surveyor

EXHIBIT

30

JOHN WAIHEE
GOVERNOR

HERMAN M. AIZAWA, Ph.D.
SUPERINTENDENT



'97 FEB 19 P1:02

STATE OF HAWAII
DEPARTMENT OF EDUCATION

P. O. BOX 2350
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

February 12, 1997

Mr. David W. Blane
Planning Director
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: Old Lahaina Courthouse SMA permit
TMK 4-6-001:009

The Department of Education requests that during the restoration, appropriate measures be taken to minimize noise and dust impacts on King Kamehameha III School.

Thank you for the opportunity to comment.

Sincerely,

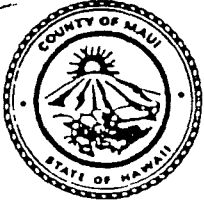
A handwritten signature in cursive script, appearing to read "Herman M. Aizawa".

Herman M. Aizawa, Ph.D.
Superintendent

HMA:hy

cc: A. Suga, OBS
R. Murakami, MDO

EXHIBIT 3/



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



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

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.

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 JAN 23 1997

EXHIBIT 32

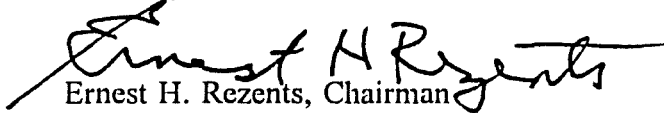
Page 2

Mr. Glenn Mason

January 6, 1997. *jt*

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

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**

May 8, 1997

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

Dear Mr. Mason:

RE: Maui Cultural Resources Commission Approval of the Restoration of the Old Lahaina Courthouse, TMK: 4-6-1: 9, Lahaina, Island of Maui, Hawaii (HDC 970002)

At its regular meeting of May 1, 1997, the Maui Cultural Resources Commission reviewed the above request and after due deliberation, voted to grant Historic District Approval of the above project, subject to the following conditions:

1. That full compliance with all applicable governmental requirements shall be rendered.
2. That the repairs and restoration be constructed in accordance with the plans approved by the Maui Cultural Resources Commission on May 1, 1997.
3. That the final architectural plans shall be submitted to the Maui Planning Department for review and approval.
4. That if architectural changes are made to the building during development of the project, said plans shall be submitted to the Maui Planning Department to determine if the components of the revisions still meet the intent of the permit. If the Maui Planning Department finds the deviation in plans to be major, the project shall then be forwarded to the Maui Cultural Resources Commission for review and approval.

EXHIBIT 33

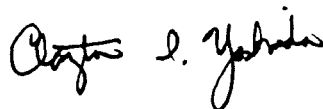
Mr. Glenn Mason
May 8, 1997
Page Two

5. That prior to any ground-altering activity, a qualified archaeologist shall conduct an inventory survey with subsurface testing of the project area. The results of the survey shall be documented in an acceptable report to be submitted to the Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD), for review and approval.
6. If significant historic sites are found, an acceptable mitigation plan shall be prepared for review and acceptance by DLNR, SHPD.
7. That the use issue shall be resolved with DLNR.
8. That the restroom facilities within the Lahaina Courthouse Building shall have controlled access.
9. That the Maui Cultural Resources Commission be advised of the County's decision regarding use of the Lahaina Courthouse Building for review and comment.

A copy of the Maui Planning Department's Report and Recommendation dated May 1, 1997, is enclosed for your use.

Thank you for your cooperation in this matter. If additional clarification is required, please contact Ms. Ann T. Cua, Staff Planner, of this office.

Very truly yours,



for DAVID W. BLANE
Director of Planning

Mr. Glenn Mason
May 8, 1997
Page Three

DWB:ATC:osy

Enclosures

c: Clayton Yoshida, AICP, Acting Deputy Director of Planning
Ann T. Cua, Staff Planner
Tremaine Balberdi, Planning Department
Jeff Chang, Office of the Mayor
Project File
General File
S:\ALL\ANN\LAHCOURT.APP)

1643

Lahaina Restoration Foundation

P. O. Box 338 - Lahaina, HI 96767 MAR -6 83:09

(808) 661-3262 - FAX 661-9309

Founded 1962

March 5, 1997

Mr. David W. Blane, Planning Director
Planning Department
250 S. High Street
Wailuku, HI 96793

RE: Spencer Mason December 1996 Report

Dear David:

My comments regarding the above mentioned report are based on being the chairperson of the Lahaina Courthouse Task Force (LCTF).

The LCTF recommended that a "Historical Structure Report (HSR) should be made for the period after the building's 1925 renovation." The "actual renovation should be in accordance with the HSR and the licensed renovation architects plans for the suggested survey uses".

In the Spencer Mason Report, determination of the "specific occupants of the building after restoration have not been finalized." Yet the report suggests the installation of an elevator and two handicapped accessible toilets on both the main and second floors. Handicapped accessibility should be governed by how the building is occupied. Handicapped accessible toilets may not be required by how the building is occupied. For now, the building should be restored as recommended by the LCTF.

The LCTF was concerned about how to fit the recommended uses of the building and still meet building codes without harming the historical integrity of the building. With this in mind, the LCTF recommended that "consideration be given towards increasing toilet facilities in the area." But not within courthouse. The committee recommended locating "this facility near the seawall next to the present harbor toilets." Meanwhile, the Mayor and Council have already appropriated money to build a separate Visitor Center/Toilet facility as a result of the LCTF recommendation.

EXHIBIT 34

Therefore, installing two sets of handicapped accessible toilet rooms within the Courthouse is contrary to the LCTF recommendation.

The LCTF was also concerned about how to install a second fire exit to the second floor without harming the historical integrity of the building. I cannot find where the Spencer Mason report addresses this concern. The LCTF had informally discussed (but did not recommend) installing a metal, spiral slide on the mauka side of the building.

With the exception of the concerns listed above, the renovation listed under Project Overview of the Spencer Mason December 1996 report appears to be in accordance with recommendations of the LCTF.

Me ka ha'aha'a,



**G. W. Freeland, Chairman
Lahaina Courthouse Task Force**

LINDA CROCKETT LINGLE
Mayor



RICHARD H. HAAKE
Managing Director
Telephone: 243-7855

RUSH

'96 DEC 31 19:48

OFFICE OF THE MANAGING DIRECTOR

COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793
December 30, 1996

DEPT. OF PLANNING
RECEIVED

MAUI
PLANNING
DEPARTMENT

DAVID
GWEN
CLAYTON
JULIE
JILL
ANN 1/2/97

	REVIEW	COMMENTS	SEE ME	ASSIGN	FILE	DRAFT RESPONSE
DAVID						
GWEN	<input checked="" type="checkbox"/>					
CLAYTON	<input checked="" type="checkbox"/>					
JULIE						
JILL						
ANN 1/2/97						

Due Date:

By: Ann

Date: 12/31/96

Mr. David Blane, Director
Department of Planning
County of Maui
200 S. High Street
Wailuku, Maui, Hawaii 96793

Dear David:

Subject: Historic Structures Report - Old Lahaina
Courthouse

Transmitted herewith please find a copy(s) of the final Historic Structures Report prepared by Spencer Mason Architects for the Old Lahaina Courthouse project. The report, as you may note, is comprehensive in detailing the condition of the building as well as outlining recommendations for its restoration. The information provided will aid us in the permit process, design, and construction budgeting. Please share this with appropriate staff and retain for future reference.

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

Very truly yours,

RICHARD H. HAAKE
Managing Director

attach

RHH:sc

cc: Jeff Chang, CIP Coordinator