

JOHN WAINIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
REC STATE HISTORIC PRESERVATION DIVISION
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

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OFC. OF ENVIRON.
QUALITY CONTROL

*Law: Where is the enclosure? Assume this a
neg doc file*

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTES

KEITH W. AHUE
MANABU TAGOMORI
RUSSELL N. FUKUMOTO

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

REF:HP-TK

OCT 16 1990

Dr. Bruce Anderson, Interim Director
O.E.Q.C.
465 S. King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Anderson:

Enclosed is a copy of our department's determination that the rehabilitation of the Holualoa stone church, Hale Halawai o Holualoa, will have no substantial impacts upon the environment or historical resources, precluding the requirement for an Environmental Impact Statement.

Very truly yours,

[Signature]
WILLIAM W. PATY
Chairperson and State
Historic Preservation Officer

cc: Ken Smith

1990-11-23-HA-FEA

Holualoa Bay Congregational Church

FILE COPY

Environmental Assessment
Restoration and Reconstruction of Hale Halawai o Holualoa

Applicant

Hale Halawai o Holualoa
Holualoa Bay Congregational Church
Ken Smith, Pastor
76-6224 Alii Drive
Kailua-Kona, Hawaii 96740

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OFF. OF ENVIRONMENTAL
QUALITY CONTROL

Approving Agency

Department of Land and Natural Resources, State of Hawaii

Consulting Agency

Department of Land and Natural Resources, Historic Preservation Division

Proposal

The applicant wishes to restore and reconstruct a historic structure for church use on State-leased land (#S-5152). The parcel is located near the north end of Holualoa Bay, North Kona, Hawaii (TMK: 7-6-16: 13).

Class of Action

The site is listed on the Hawaii and National Register of Historic Places (Site No. 10-37-7234)

Project Description

The applicant is proposing to restore and reconstruct the main historic church structure located on the property. This will include placing a roofing frame with thatching on the existing stone masonry walls, installing new door and window frames and laying a concrete floor slab. Electric lights and wiring will be installed which will require some trenching to bury the lines leading to the structure. The structure covers a 30 x 60 foot area and is over 40 feet from the shoreline as certified by survey dated October 13, 1989. The building will be used for fellowship meetings and church-related activities.

Summary Description of Affected Environment

The subject parcel is located 2.7 miles south of Kailua Village. The site is about 100 feet Kau of the nearest residential lots. Only two of the neighboring lots have residences nearby; one built about 300 feet south of the church and the other about 100 feet to the north. The site has easy public access, and many Kona families use the site for fishing and picnicking.

The subject property is occupied by the existing church structure, a graveyard, stone walls, a cesspool, a temporary annex building and gravel parking area.

The State Land Use Classification (SLUC) for the church parcel is urban and the County zoning is open. The Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG) map designates the immediate area urban. Most of the nearby property has urban classification.

According to the Flood Insurance Rate Map (FIRM), the parcel is 30% x, 60% AE-11', 10% VE-11. The Tsunami Inundation Map indicates that the subject parcel lies within the tsunami inundation zone. The General Plan Facilities Map indicates that the area lies outside the fault zone.

The project site is located within the Special Management Area (SMA) of Hawaii County. As such, the applicant must comply with the requirements of Chapter 205-a, HRS (relating to the Special Management Area).

The soil of the area is mapped as part of the Punaluu Series in the "Soil Survey of Island of Hawaii," U.S. Department of Agriculture, Soil Conservation Service (SCS; 1973). This series is classified as a Lithic tropofolist which consists of well-drained, thin organic soils overlaying pahoehoe lava flows. Runoff in these areas is slow and the erosion hazard is slight.

The vegetation primarily consists of the grass kept as a lawn, various ornamentals and a few kiawe trees (*Prosopis pallida*). Before these were established, the vegetation was typical for the minimally developed land in the area. It was an woodland dominated by kiawe and to a lesser extent by opiuma (*Pithecellobium dulce*). The understory incorporated juveniles of these two trees, perennial shrubs such as koa haole (*Leucaena leucocephala*) and Guinea grass (*Panicum maximum*). Almost all the species are introduced.

No endangered plants or animal species are known from the subject parcel or from the surrounding parcels.

The Hale Halawai o Holualoa Church building, itself, is on the State and National Registers of Historic Places (Site No. 10-37-7234). The church site may have been established as early as 1825 and the present stone structure was completed by at least 1855. The structure is significant architecturally as a rare example of a mid-nineteenth century coral lime and lava stone structures and is one of the few examples which could be restored. It is also significant historically as the site of an early Congregationalist mission and for its continued use until the 1940's. The gravesites, the three papamu (konane) boards, the canoe landing, the stone walls, a subsurface cultural deposit along the makai (south) edge of the cemetery and possible salt pans add to the overall significance of the property.

Potential Environmental Impacts

The historical architect of the State Historic Preservation Office (SHPO) has reviewed the plans for the proposed restoration and concurs that the project will have "no adverse effect" on the historic character of the existing structure.

The proposed construction activities could have a direct "adverse effect" on two other historic properties in the church yard. The digging of trenches for electrical wiring could disrupt subsurface cultural deposits. Such deposits were noted along

the makai edge of the property and it is not known if they extend toward the northern half of the yard where the electric lines will be placed. Also, the papamu boards are located immediately northwest of the structure and could be damaged during restoration activities.

Because construction and ground disturbing will be confined to the existing church structure and the digging of trenches for the electrical lines, no other direct impacts on historic properties are anticipated. No mechanical or non-mechanical alteration of the ground surface will occur within the church yard. No alterations will be made to the stone walls surrounding the church yard, to the graveyard, to the canoe landing or to the saltpans. No new parking areas will be created at this time.

The project could, however, have an indirect impact on the historic properties surrounding the building. The restoration of the church for fellowship meetings and other church activities will mean increased usage of the church yard which could, in turn, increase the probability of historic properties being adversely effected.

Proposed Measures to Mitigate Adverse Effects

To mitigate potential impact on subsurface deposits during trenching, an archaeologist will conduct a series of test pits in the area to determine if cultural deposits are present in the area to be impacted. If they are, an appropriate mitigation plan will be devised and implemented in consultation with the State Historic Preservation Division.

To protect the papamu boards, they will be covered throughout the restoration so that they will not be damaged by falling construction materials or by substances such as paint. The means of protection will be approved by the State Historic Preservation Division before restoration activities begin.

To minimize the indirect impacts caused by increased usage, a general preservation plan will be devised in consultation with the State Historic Preservation Division. This plan would include, for example, restricting access to the graveyard during certain kinds of functions and regulating parking adjacent to the church site.

Determination

Based on the information included in this environmental assessment, it is determined that the proposed development will have no adverse effect on the environment of the area or on historic properties given that the procedures stated above will be followed. Therefore, an Environmental Impact Statement (EIS) is not required.

Findings and Resolution

The proposed project will have no adverse effect on the environment with the exception of historic sites. Three mitigation measures will be devised to minimize these possible impacts. With the implementation of these measures, there will be no adverse effect on historic sites.

ADVANCE SHEET
 SUBJECT TO CHANGE

SCALE: 1/4" = 1'
CONTAINING - PLAT 7
PLAT 6
DIVISION
SEC. 2
ZONE

PLAT 15

Note: All lots owned by
 unless otherwise noted
 Dillingham Investment Corp.

PLAT 15

OWNER	OWNER
OWNER	OWNER
OWNER	OWNER
OWNER	OWNER
OWNER	OWNER

KULEANAS NOT LOCATED

-Dropped into T-6-17-71

PLUMERIA

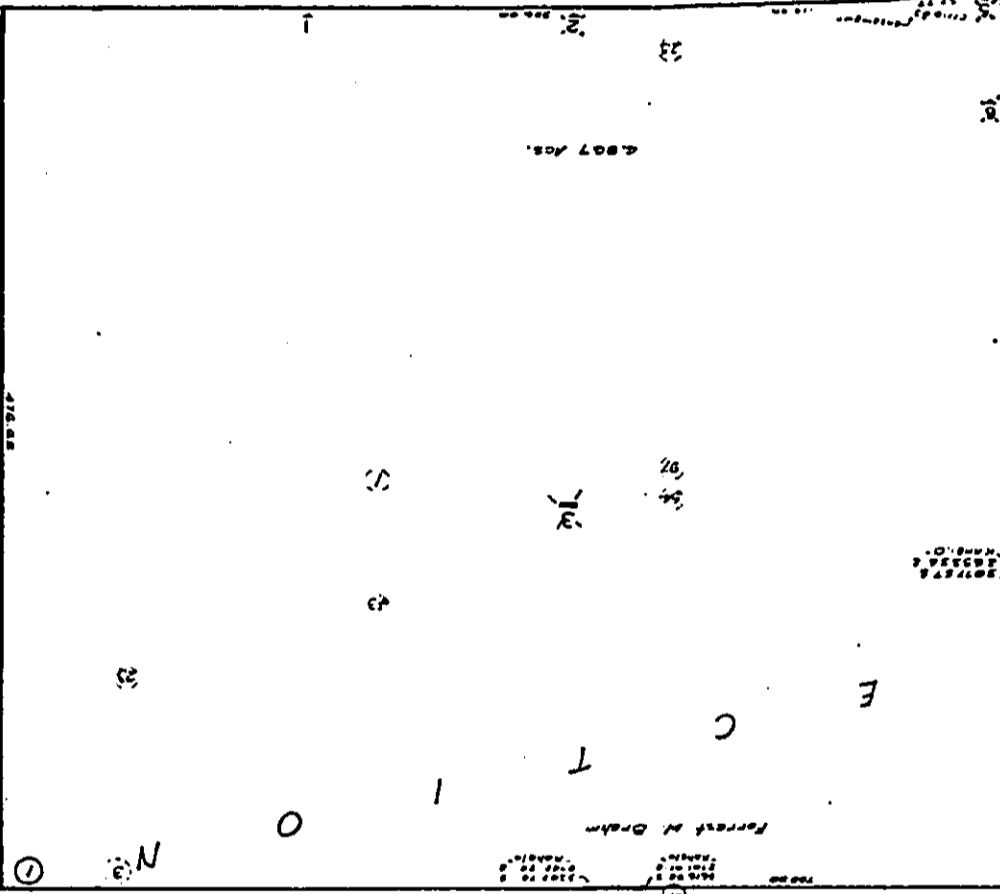
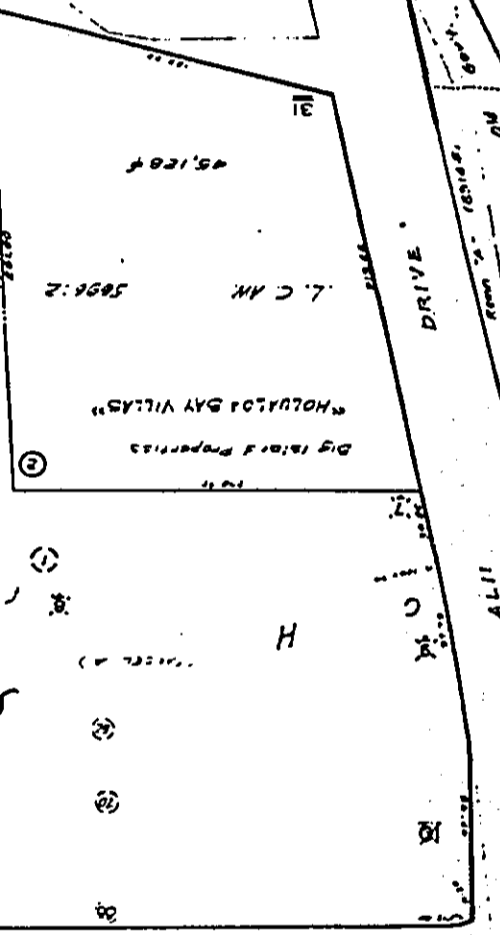
PLAT 18

POINCIANA

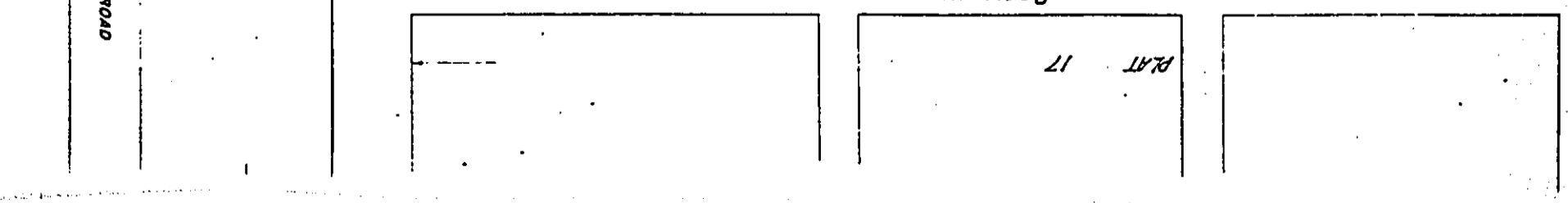
ROYAL

ROADWAY

PLAT 17



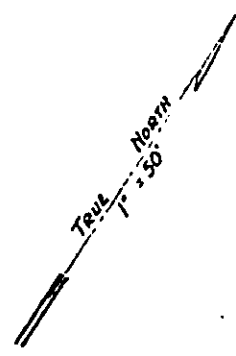
17	18	19	20	21	22	23	24	25	26	27
FRANKLIN E. CRISP & SONS	JAMES W. WATSON	MARY E. WATSON	ALICE WATSON	ALICE WATSON	ALICE WATSON	ALICE WATSON	ALICE WATSON	ALICE WATSON	ALICE WATSON	ALICE WATSON
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000



CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

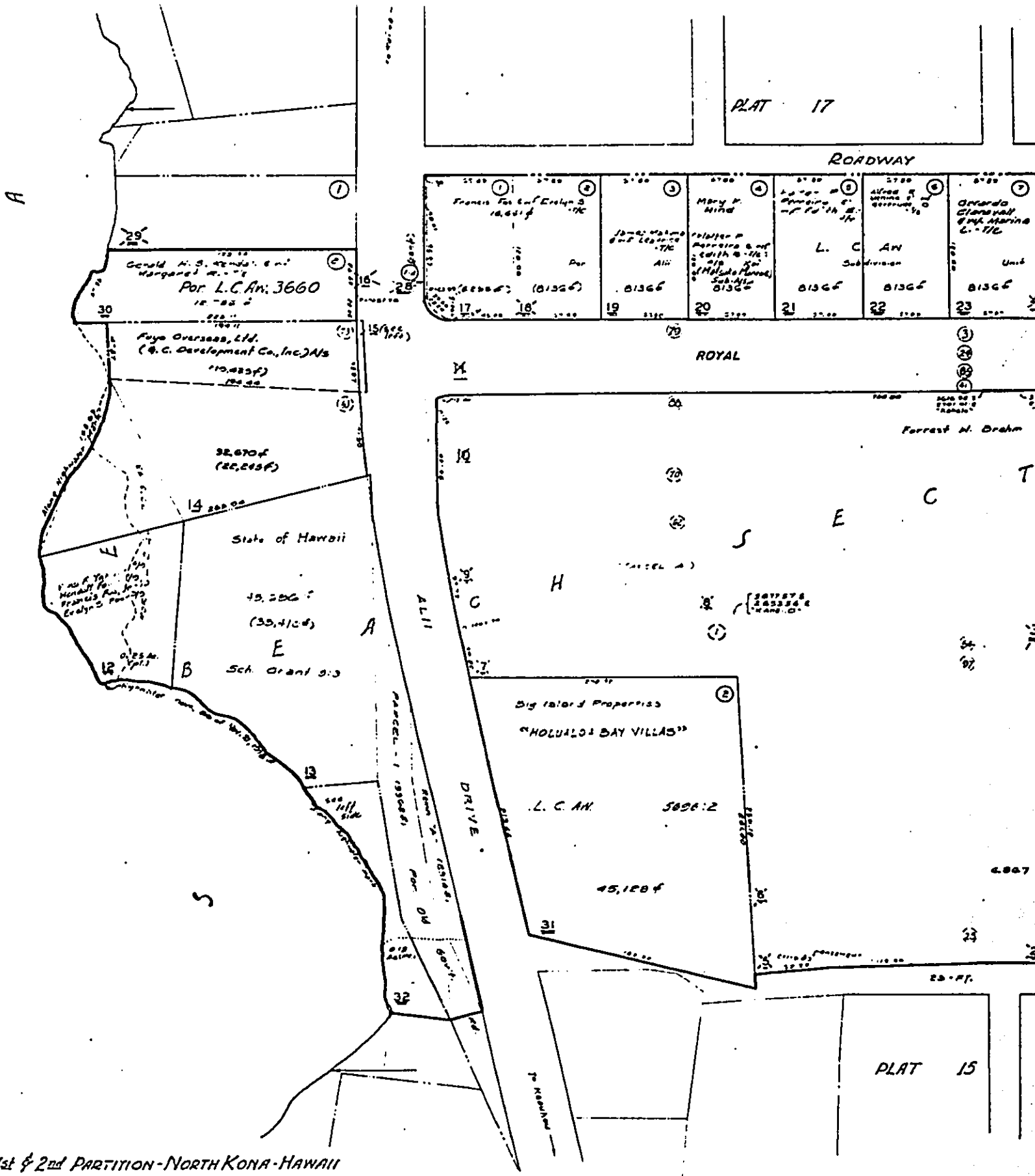
15 Mikiko Hasegawa
317 2



Parcel 32:
Ward F. Yahn - 4/73
Winded Lu - 1/73
Francis Lu, Jr. - 1/73
Evelyn S. Lu - 3/73

By : L.K.H. & O.P. - March, '36

3 1566 POR. HOLUALOA 1st & 2nd PARTITION-NORTH KONA-HAWAII



PLAT 17

ROADWAY

ROYAL

ALLI DRIVE

PLAT 15

17

ROADWAY

ROAD

21	22	23	24	25	26	27
L. C. AN Subdivision 01366	Alfred R. Lanning R. 01366	Gerardo Clemente & M. Maria L. TIC Unit 01366	3660 01366	Henry E. Manning & W. Lillian S. W. I 01366	Harry F. Woodruff 00507	(SCCC-) 01366

POINCIANA

Forest W. Drain

E C T I O N

4.867 Acs.

PLAT 18

PLUMERIA

Dropped into T-6-17-71

KULEANAS NOT LOCATED		
PAR.	LEAS	OWNER
28	00210	Frank L. Anderson

PLAT 15

Note: All lots owned by
Dillingham Investment Corp
unless otherwise noted

PLAT 13

Parcels Dropped: 4
079, 387

THIRD	DIVISION
ZONE	SEC.
7	6

CONTAINING PAT
SCALE: 1/4" = 1'

ADVANCE SHEET
SUBJECT TO CHANGE