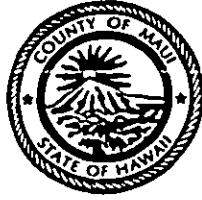


LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

GWEN OHASHI HIRAGA
Deputy Director

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

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March 7, 1997

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Gary Gill, Director
Office of Environmental Quality Control
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813-2437

Dear Mr. Gill:

RE: FINAL ENVIRONMENTAL ASSESSMENT (NEGATIVE DECLARATION)
PURSUANT TO HAWAII REVISED STATUTES (HRS), CHAPTER 343,
ENVIRONMENTAL IMPACT STATEMENTS FOR THE PROPOSED
DEMOLITION AND RECONSTRUCTION OF A PORTION OF A
COMMERCIAL BUILDING LOCATED IN LAHAINA HISTORIC DISTRICT
NO. 2, TMK: 4-6-08:49, 608 FRONT STREET, LAHAINA, MAUI, HAWAII

Transmitted herewith for publication in the Office of Environmental Quality Control (OEQC) Bulletin is the Final Environmental Assessment for the above-referenced project. Enclosed is the OEQC Publication Form, disk containing the project description in a WordPerfect DOS format, and four copies of the Final Environmental Assessment.

If you have any questions, please contact Ms. Colleen Suyama, Staff Planner, of this office at 243-7735.

Very truly yours,

Gwen Ohashi Hiraga

7 DAVID W. BLANE
Director of Planning

DWB:CMS:cmp
Enclosure

cc: Gwen Ohashi Hiraga, Deputy Planning Director
Clayton Yoshida, Planning Program Administrator
Colleen Suyama, Staff Planner
John Min, Chris Hart & Partners
Susan Kuwada
Project File
General File (g:\planning\all\colleen\96ea7f)

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1997-03-23-MA-FEA-Lahaina Reconstruction ^{MAR 23 1997}

of Commercial Building

FILE COPY

**FINAL
ENVIRONMENTAL ASSESSMENT**

Proposed Building Reconstruction at
608 Front Street
Lahaina, Maui, Hawai'i
TMK 4-6-08: 49



Prepared for:

Mrs. Susan Y.C. Kuwada
870 Pakele Place
Wailuku, Hawai'i 96793

Prepared by:

Chris Hart & Partners; Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Hawaii 96793-1706
Phone: (808) 242-1955 Fax: (808) 242-1956
Contact: Mr. John E. Min, Planner

MARCH 1997

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- Agency Correspondence and letter from Structural Engineer
- Plans and Maps
- Comments During the 30-Day Review Period for the Draft Environmental Assessment (OEQC Publication Date: January 23, 1997; Deadline: February 24, 1997))

FINAL
ENVIRONMENTAL ASSESSMENT
PROPOSED BUILDING RECONSTRUCTION
608 FRONT STREET
LAHAINA, MAUI

I. PROJECT OVERVIEW

District	Lahaina, Maui
Tax Map Key	4-6-08: 49
Location	608 Front Street
Land Area	4,649 sq. ft.
Applicant/Landowner	Mrs. Susan Kuwada 870 Pakelo Place Wailuku, HI 96793 Phone: 244-4750 (B)
Approving Agencies	<ul style="list-style-type: none">• <u>Environmental Assessment Determination</u>: Department of Planning, County of Maui, 250 S. High Street, Wailuku, HI 96793• <u>Special Management Area Minor Permit</u>: Department of Planning, County of Maui, 250 S. High Street, Wailuku, HI 96793• <u>Historic Sites Inventory</u>: State Historic Preservation Office, Department of Land and Natural Resources, 33 South King Street, 6th Fl., Honolulu, HI 96813

	Mr. Brian Shimomura, AIA 480 Kenolio Rd., #6-102 Kihei, HI 96753 Phone/Fax: 874-5177
Planning Consultant	Mr. John Min, Planner Chris Hart & Partners 1955 Main St., Suite 200 Wailuku, HI 96793 Phone: 242-1955 Fax: 242-1956
Land Use Description	State Land Use Classification: Urban West Maui County Plan: Commercial/Business County Zoning: Historic District No. 2 Other: National Historic Landmark (Lahaina Town); Special Management Area
Prior Land Use	Retail commercial, restaurant, and single family residence
Current Land Use	Retail Commercial (Visitor Activity Center and T-Shirt Shop)
Proposed Land Use	Retail Commercial

Summary

The applicant proposes to rebuild a portion of an existing wood frame building constructed in 1925. The existing building has been modified and expanded over the years during the transition from residential to commercial use. In the mid 1970's, a two-story addition was constructed on the side facing Front Street. The building, which comprises a total floor area of approximately 3,000 sq. ft., was previously used as a restaurant, art gallery and other retail uses. Currently, a visitor activity center and t-shirt shop operate within the two-story front portion of the building.

The subject property is situated on Front Street in Lahaina, Maui and is zoned Historic District No. 2. This district is on both the National and State Register of Historic Places.

The proposed action will involve the demolition and reconstruction of the older section of the building, comprising a floor area of approximately 1,800 sq. ft. The reconstruction will reflect the same architectural character as that existing, in terms of design, materials, building height, and floor area. Elements, such as doors and windows, will be in keeping with adopted design guidelines for the Lahaina Historic District.

The renovated section of the building will be for retail commercial use, similar to existing uses of the property.

The proposed action is necessitated by severe deterioration of the building's supports and roof structure from termite damage and dry rot. A structural engineer has determined that the older section of the building is unsafe and that reconstruction is the most feasible alternative.

The project will result in short-term construction-related impacts. However since the property is long established in commercial use and the reconstruction will maintain the same architectural character as the existing building and not increase the floor area, the proposed action is not expected to result in additional traffic, flood hazard potential, or design and uses incompatible with the Lahaina Historic District.

II. CONSULTED AGENCIES

A. COUNTY OF MAUI

1. Department of Planning
2. Department of Public Works and Waste Management

B. STATE OF HAWAII

1. Office of Historic Preservation, Department of Land & Natural Resources.

III. DESCRIPTION OF THE PROPERTY

A. PROPERTY LOCATION

The subject property is located at 608 Front Street, near Prison Street in the town of Lahaina, Island of Maui (TMK 4-6-08: 49).

B. EXISTING USES

The property, which is 4,649 square feet in size, contains a one and two-story wooden-frame building. The building was originally constructed in 1925 as a residence and expanded in the mid 1970's with a two story addition for commercial use as a restaurant and art gallery.

According to County Real Property Tax Office records, the structure has a ground floor area of 1,926 square feet and a second floor area of 1,078 square feet. A visitor activity center business occupies the front portion of the building. The rear back portion is unused because of severe deterioration from termite damage and dry rot.

C. EXISTING LAND USE DESIGNATIONS

State Land Use Commission:	"Urban"
West Maui Community Plan:	"Commercial/Business"
County Zoning:	"Historic District No. 2"
Other Designations:	"Special Management Area"

In addition, the subject property is located within Historic Lahaina Town, a National Landmark, which is on the National and State Registers of Historic Places.

IV. DESCRIPTION OF THE PROPOSED ACTION AND NEED

The proposed action involves the rebuilding or reconstruction of a portion of a historic building in the Lahaina Historic District No. 2. The original wood frame building was constructed in 1925 and modified over the years during the property's transition from residential to commercial use. In the mid 1970's, a two-story addition was constructed to the original 1925 building on the side facing Front Street to house the former Hamburger Mary's Restaurant, an art gallery and subsequently other retailing uses. Currently, only the newer two-story front portion of the building is used. The current tenant is a visitor activity center business.

The proposed reconstruction will involve the original 1925 portion of the building comprising a floor area of 1,800 sq. ft. The floor area of the entire building is approximately 3,000 square feet. The proposed reconstruction will be of wood frame construction to match the existing building and conform to design guidelines for buildings in the Lahaina Historic District. An existing roof shed, however, will not be replaced, since it appears to have been added in recent years without required government permits and does not reflect accepted design guidelines for the district.

The renovated building will be for retail commercial use, similar to existing uses of the property. Due to the size of the building, several retail business tenants will likely occupy the space.

According to the consulting structural engineer, the portion of the 1925 building was constructed of untreated lumber, and the floor and roof structure have been severely deteriorated by termites and dry rot. Because this area was used as a restaurant kitchen for several years contributed to the extensive dry rot of the floor structure. In addition, the structural walls in this area have been modified over the years to the extent that the support system for the deteriorated roof no longer complies with requirements of the Uniform Building Code, 1991. In light of the deteriorated conditions of the older portion of the building, the structural engineer concludes that it is unsuitable for renovation and is probably unsafe for continued use and that reinforcement of the area to correct the inadequacies is not reasonably feasible. The structural engineer concludes that the older portion of the building be removed and replaced with new construction, including a concrete slab floor and use of treated materials for walls and roof to resist dry rot and termite attack.

V. DESCRIPTION OF THE PHYSICAL ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The subject property is located on the west side of Maui in historic Lahaina Town. Lahaina Town contains regional commercial services, major civic facilities and spaces, and residential neighborhoods. The town's significant features -- its historic character, compact small-town scale, and its vitality -- are embodied in the Front Street environs.

Specific uses surrounding the subject site include the following:

- North: Abutting the subject property's northern boundary is a vacant lot that is being used as a private parking lot. Further north, along Front Street are commercial businesses. County Zoning "Historic District No. 2." West Maui Community Plan: "Business."
- South: Abutting the subject property's southern boundary is an old gas station, currently not in use. Further south, across Prison Street is the County's Prison Street Parking Lot. County Zoning "Historic District No. 2." West Maui Community Plan: "Business" and "Public/Quasi Public."
- East: Abutting the subject property's eastern boundary are a mixture of single family residences and small businesses. County Zoning "Historic District No. 2." West Maui Community Plan: "Business."
- West: Across Front Street are King Kamehameha III Elementary School. Further west, is the Pacific Ocean and Lahaina Small Boat Harbor. County Zoning "Historic District No. 1." West Maui Community Plan: "Public/Quasi Public."

2. Climate

The climate in the Lahaina region is influenced by the persistent north-northeasterly trade winds. Lahaina Town is located in the dry leeward portion of West Maui. Average annual temperature in Lahaina is 75°F. Average monthly temperatures vary by about

nine degrees between the coolest and warmest months. Rainfall at the subject property averages approximately 15 inches per year.

3. Topography and Soils

The subject property, which comprises an area of 4,649 sq. ft. is a level lot. Site topography has been modified to accommodate existing building structures. There are no significant topographic constraints within the subject property.

The soil type specific to the subject property is Ewa silty clay loam, 0 to 3 percent slopes (EaA). EaA soils consist of well-drained soils in basins and on alluvial fans. These soils developed in alluvium derived from basic igneous rock. Runoff is very slow, and the erosion hazard is no more than slight.

4. Flood and Tsunami Hazard

The subject property is designated Zone "A4" by the Flood Insurance Rate Map for this region. Zone "A4" defines an area of 100 year flood hazard potential with a base flood elevation for the subject property of seven (7) feet above mean sea level.

5. Flora and Fauna

The subject property is substantially improved. Landscape improvements on the property include mature shade trees, as well as various tropical plants, hedges and various grasses. There are no rare, endangered or threatened species of plant at the site.

Animal life in the project vicinity similarly reflects the urban character of the region. Avifauna typically found in Lahaina Town includes the common myna, several species of dove, cardinal, house finch, and house sparrow. Mammals common to this area include cats, dogs, rodents, and mongoose.

6. Air Quality

Air quality in the Lahaina region is considered relatively good. Point sources (e.g., Pioneer Sugar Mill) and non-point sources (e.g., automobile) of emissions are not significant to generate high concentration of pollutants. The relatively high quality of air can also be attributed to the region's constant exposure to wind, which quickly disperses concentrations of emissions. This rapid dispersion is evident during the burning of sugar cane in the fields of West Maui.

7. Noise Characteristics

Traffic noise from Front Street is the predominant source of background noise in the vicinity of the subject property. The elementary school (across the street) is also a source of noise in this locale.

8. Visual Resources

The subject property is located within the Historic Lahaina Town area. The site is not a part of the scenic or unique scenic corridor, in the sense of being a public view to or from the ocean, but it is part of the man-made historic corridor of Front Street. The property maintains the "Lahaina Town look" with respect to the scale, texture, materials, and facades of Plantation-era residential structures. The site does not provide a valuable vantage point to scenic resources.

9. Archaeological/Historical Resources

Lahaina Town is registered on the National and State Registers of Historic Places. Portions along the Front Street corridor, including the subject property, are designated by the County as Maui County Historic District No. 2.

Lahaina was a significant place in the Hawaiian Kingdom, serving as its capital during the first half of the nineteenth century. The current Kamehameha III Elementary School was the site of royal residences, including that of Nahienaena. While most of the surface remains associated with these and other important sites have been destroyed, there exists the possibility of subsurface remains in the areas, which have been previously undisturbed.

As noted earlier, the subject property is located in Lahaina Historic District No. 2, and this differs from Historic District No. 1 in that there are no historic structures or sites within this district to be preserved or restored. The purpose of this district is to preserve the charm of Lahaina by preserving the architectural styles that are unique to Lahaina.

Furthermore, the subject property has been previously cleared and graded for use as single family residence and business/commercial uses. As such, it is unlikely that any significant historic or cultural remains exist at the subject property.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

The population of the County of Maui has exhibited relatively strong growth over the past decade with a 1990 population of 100,374, a 41.7% increase over 1980 population of 70,847. The population of Maui Island has exhibited even stronger growth with 1990 population of 91,361, a 45.4% increase over the 1980 population of 62,823. The 1990 population of Lahaina District was 14,574, a 41.7% increase over Lahaina District's 1980 population of 10,284.

2. Economy

The Lahaina economy is based primarily upon the visitor industry. Visitor accommodations are located near the shoreline, along with necessary support facilities and residential communities. Kapalua and Kaanapali have developed into important visitor destination anchors while the old Lahaina Town, with its historic character and charm, has developed into the region's visitor, service, commercial and residential center. Agriculture is also an important part of Lahaina's economy. Sugar cane and pineapple fields are found in the Lahaina District, and the historic Pioneer Mill on Lahainaluna Road continues to process cane.

C. PUBLIC SERVICES

1. Recreational Facilities

Lahaina has a wide reputation as a recreational destination, particularly for ocean related activities. Ocean sports and recreation available in the Lahaina District include swimming, fishing, surfing, scuba diving, snorkeling, sailing, and para-sailing. State and County beach parks in the Lahaina District include the Honolua-Mokuleia Marine Life Conservation District, the D. T. Fleming Park, Honokowai Beach Park, Wahikuli State Wayside, Malu'ulu o Lele Park, Puamana Beach Park, Launiupoko St. Wayside, Ukumehama Beach Park, and Papalaua State Wayside.

2. Police and Fire Protection

The Lahaina District Station of the Maui County Police Department has provided police protection for Lahaina District since 1974. The station is located behind the Lahaina Civic Center in Wahikuli. Police protection in the Front Street improvement area is supplemented by the Front Street "Koban" (substation) which is the base for Lahaina's three police bicycle patrol officers.

Fire protection in the Lahaina District is provided by the Maui County Fire Department's Lahaina Station. The Lahaina Fire Station, built in 1972, is staffed by 30 firefighters. There are three shifts with ten men on each shift. The station has two fire trucks.

3. **Solid Waste**

Only two landfills are currently operating on Maui, the Central Maui Landfill in Puunene, and the Hana Landfill. Single-family residential solid waste collection is provided by the County and taken to the Central Maui Landfill, which also accepts waste from private refuse collection companies. A convenience station is located in Olowalu to service West Maui residents. Solid wastes are transported from this convenience station to the Central Maui Landfill. Solid waste collection for 608 Front Street is provided by private companies.

4. **Health Care**

Maui Memorial Hospital, the only major medical facility on the island, serves the Lahaina region. Acute, general and emergency care services are provided by the 145-bed facility. In addition, numerous privately operated medical/dental clinics and offices are located in the area to serve the region's residents.

5. **Schools**

The Lahaina District is serviced by both private and public schools, which provide education for preschool through high school age children. Public schools in the Lahaina District include the King Kamehameha III Elementary School for children from kindergarten through fifth grade, the Lahaina Intermediate School for grades six through eight, and Lahainaluna High School for grades nine through twelve. Private schools in the Lahaina District include Sacred Heart School for grades kindergarten through twelve and several preschools.

D. INFRASTRUCTURE

1. **Roadways**

As in Maui, the automobile is the primary source of transportation in Lahaina. An extensive roadway system exists in the Lahaina area. Right-of-way widths vary with each roadway. Some roads are paved with curbing and sidewalks while others are comprised of asphaltic concrete pavement with limited curbs.

The property has no access driveways along Front Street. The average right-of-way width along Front Street fronting the property is approximately 33 feet, and the pavement width is approximately 30 feet. As part of the Front Street Improvement project, new curbs, gutters and sidewalks will be installed on both the *makai* and *mauka* sides of Front Street.

There are no on-site parking spaces within the subject property. Parking is located on Front Street and south of the subject property in the Prison Street Public Parking Lot.

2. Wastewater

The subject property is served by a 10-inch County sewer line located along Front Street. Sewage from the property is transported to the pump station at Mala Wharf and pumped to the wastewater treatment plant at Honokowai.

3. Water

The Lahaina Town's water sources are the Kahana Stream and a water well near Lahainaluna School. This system is reinforced by the Alaeloa Source with a 16-inch transmission line along Lower Honoapiilani Road and Honoapiilani Highway to Lahaina Town.

The subject property is serviced by one 5/8-inch water meter. This meter receives water from a 12-inch waterline located along Front Street. Fire protection for the subject property is provided by existing fire hydrants fronting the subject property along Front Street.

4. Drainage

Lahaina Town is located within three major drainage basins. Fortunately, the potential for major flooding of low areas has been diminished due to interceptor ditches constructed by Pioneer Mill Company within the sugar cane fields mauka of the town. These ditches divert runoff and thereby reduce flooding in Lahaina Town. Rainfall within Lahaina Town does cause flooding within low lying areas and streets. Major flooding could occur due to a long duration storm.

The majority of drainage systems within Lahaina Town were implemented due to various recent developments within the area. These include the Baker Street drainage (36" pipe), the Papalaua Street drainage (24" and 30" pipes), Dickenson Street drainage (24" and 30" pipes), Prison Street drainage (24" pipe), and Malu'u o Lele Park drainage (referred to as Drainline "F", a system

of open channels and pipelines). There are also a number of older systems built over 40 years ago. The existing drainage systems discharge into the ocean.

Across the front of the subject property, there is a 24-inch drainage line that runs along Front Street and connects with Drainline "F" and discharges into the ocean. Presently, stormwater runoff generated within the subject property sheetflows onto Front Street. The Front Street runoff flows into the existing drainage collection system and discharges into the ocean.

As part of the on-going Front Street Improvement Project, the County of Maui is installing a comprehensive drainage collection system within the Front Street corridor. These facilities have been designed taking into account full buildout of the Lahaina Town area.

5. Electrical and Telephone Systems

Electrical service to the subject property is presently provided by Maui Electric Company, Ltd. (MECO) power lines. Any additional electrical power needs for the subject property will be supplied by MECO.

GTE Hawaiian Telephone Company maintains overhead telephone lines that serve the subject property.

V. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Uses

The 608 Front Street complex has been established for many years. Commercial use of the property is consistent with the established pattern of commercial uses on Front Street. Adjacent uses consist of commercial businesses, private parking lot, Front Street, and a school grounds, which should not be impacted by the retail use of the property. Therefore, the proposed improvement is not anticipated to result in any significant impacts to the surrounding uses.

2. Flora and Fauna

There are no known significant habitats of rare, endangered or threatened species of flora and fauna located on the subject

property. The proposed improvement will have no significant impact upon the flora and fauna found on the subject property.

3. Air Quality

The increase in the number of employees, as well as the customers, may result in a slight increase in the volume of traffic being attached to the subject property. However, this increase is not considered significant when compared to the overall amount of vehicles in Lahaina Town. As such, the proposed improvement is not anticipated to be detrimental to local air quality.

4. Noise

During construction, there will be short term noise impacts from equipment and associated activities. On a long term basis, measures will be implemented to comply with the provisions of Chapter 46, Title 11, Hawaii Administrative Rules, "Community Noise Control" related to air conditioning systems, exhaust fans, and other building equipment. Therefore, the proposed improvement for subject property will not result in significant impacts on ambient noise levels.

5. Visual Resources

The site is not a part of a scenic or unique scenic corridor, nor does it provide a valuable vantage point to scenic resources. However, it is part of the man-made historic corridor of Front Street. The proposed improvement is appropriate for the surrounding area and is consistent with the scale, building massing and architectural character of Historic Lahaina Town. Therefore, the proposed improvement will not have a significant impact upon the visual character of the site and its immediate environs.

6. Archaeological/Historical Resources

The subject property has been previously cleared and graded for use as single family residential and business/commercial use.

The original building constructed in 1925 has been substantially modified over the past 70 years in its transition from residential to commercial use. In the mid 1970's, a two-story addition was built on the side facing Front Street. A structural engineer has determined that the older portion of the building is severely damaged by termites and dry rot and probably unsafe for use. In addition, the extensive deterioration makes restoration unfeasible and complete reconstruction to meet current building codes a more feasible alternative.

The proposed action is to reconstruct or rebuild the older back portion of the building in a manner identical to that existing and in compliance with design guidelines for buildings in the Historic District. A small existing roof shed, however, will not be replaced. This structure is not historic or in keeping with design guidelines and appears to have been added in recent years by previous owners or tenants without required governmental permits.

The proposed action is a necessary improvement that will enhance the long term use and viability of businesses in the Historic District.

The State Historic Preservation Office has reviewed the proposed action and states in pertinent part, "Since the original wood frame building constructed in 1925 has been extremely altered in the 1970s and can no longer be seen from the street, we believe that the reconstruction of that portion will have 'no effect' to the historic character of the Lahaina Historic District."

B. SOCIO-ECONOMIC ENVIRONMENT

On a long-term basis, the proposed improvement may cause a slight increase for employment opportunities in the Lahaina region. The proposed improvement will not have a significant impact upon employment opportunities, nor will it have a significant impact upon local population levels.

C. PUBLIC SERVICES

The proposed improvement will not have any significant impact on public services, such as fire and police protection, in terms of service area. Solid Waste collection for the subject property will continue to be provided by private collection companies. The proposed improvement will not have a significant impact upon recreational and educational facilities.

D. INFRASTRUCTURE

1. Roadways

There are no on-site parking spaces within the subject property. Parking is located on Front Street or south of the subject property in the Prison Street Public Parking Lot. All of the retail customers visiting the property will be pedestrian traffic from the Front Street commercial core. There could be a slight increase in traffic

to the area, but the potential increase is considered insignificant given the existing traffic levels. Therefore, the proposed improvement will not have any significant impact upon traffic operations on the adjacent streets.

2. **Wastewater**

The proposed improvement will not have a significant impact upon the existing wastewater system that services the subject property.

3. **Water**

The proposed improvement will not have a significant impact upon the existing water system that services the subject property.

4. **Drainage System**

The Front Street runoff flows into the existing drainage collection system and discharges into the ocean. The drainage system is currently being upgraded as part of the Front Street Improvement project. The new drainage facilities were designed assuming full-buildout of Lahaina's urban core. Therefore, the proposed improvement will not have a significant impact upon Lahaina Town's existing drainage system or adjacent or downstream properties.

E. CONSTRUCTION IMPACTS

As typical of all development, there will be employment opportunities for the construction industry and short term impacts during the construction phase related to increased soil erosion from wind and rain, dust, ambient noise levels and localized traffic inconveniences. Project construction will run approximately 6 to 10 month. The proposed reconstruction will involve minimal site alteration or grading work.

During construction, the contractor will implement standard mitigative measures relative to scheduling work during normal daylight hours; noise attenuation; and traffic control, in compliance with Federal, State and County requirements. Dust control measures, such as sprinkling exposed ground, will be also implemented, as necessary. Prior to and during construction, work will be coordinated with neighboring property owners to minimize inconveniences and disturbances from construction activities, including access and storage of materials and equipment.

VI. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES, AND CONTROLS

A. HAWAII LAND USE LAW

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four major land use districts in which all lands in the State are placed. These districts are designated "Urban," "Rural," "Agriculture," and "Conservation." The subject property is within the "Urban" District. The proposed improvement is permitted within the "Urban" District.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui (1991 updated) provides long term goals, objectives, and policies directed toward the betterment of living conditions in the County. Addressed are social, environmental, and economic issues that influence future growth in Maui County. The subject property's use is consistent with the following General Plan objective and policies:

Objective: To see that all developments are well designed and are in harmony with their surroundings.

Policy:

- Require that appropriate principles of urban design be observed in the planning of all new developments.

Objective: To provide an economic climate which will encourage controlled expansion and diversification of the County's economic base.

Policy:

- Maintain a diversified economic environment compatible with acceptable and consistent employment.

C. WEST MAUI COMMUNITY PLAN

Nine (9) community plan regions have been established in Maui County. Each region's growth and development is guided by a Community Plan, which contains objectives and policies in accordance

with the County General Plan. The purpose of the Community Plan is to outline a relatively detailed agenda for carrying out these objectives.

The subject property is located within the West Maui Community Plan. As noted earlier, pursuant to Maui County Code, Chapter 2.80A, this property involves a request for a proposed improvement for the 608 Front Street property in Lahaina, Maui, Hawaii. The West Maui Community Plan was recently updated and adopted by ordinance No. 2476 on February 27, 1996. The subject property is designated as "Commercial/Business". The proposed re-construction is consistent with the following West Maui Community Plan goals, objectives, and policies:

Goal: An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of the residents and visitors in a manner that provides for the stable social and economic well-being of residents and preservation and enhancement of the region's open spaces and natural environmental resources. (Pg. No. 15)

Objectives and Policy:

- The area bounded by Honoapiilani Highway and Front Street defined as Lahaina Town. Within this core, allow higher density commercial and civic activities with lower density residential uses on the periphery to emphasize the importance of Lahaina Town as the regional service center and an attraction to residents and visitors alike. (Pg. No. 18)

Goal: A diversified economy that provides a range of stable employment opportunities for residents, allows for desired commercial services for the community, and supports the existing visitor and agriculture industries, all in a manner that will enhance both the community's quality of life and the environment. (Pg. No. 25)

Objectives and Policies:

- Promote a diversified economic base which offers long term employment to West Maui residents, and maintains overall stability in economic activity in the areas of:
 - Visitor-related services/commercial services.
 - Recreation-related service/commercial service.
 - Residential-related service/commercial service. (Pg. No. 26)

Goal: An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design at the resort destinations of Kaanapali and Kapalua, defines a unified landscape planting and beautification theme along major roads and highways, watercourses, and at major public facilities, and recognizes the importance and traditions of the region. (Pg. No. 33)

Objectives and Policies:

- Maintain the scale, building massing and architectural character of historic Lahaina Town.
- Front Street landscape planting should provide canopy shade trees, compatible in scale and subordinated to adjacent building. These trees should not obscure the continuous facades of the commercial district; they should allow views of storefronts and the ocean.
- New building and renovation of existing buildings in Lahaina Town should respect the scale, texture, materials, and facades of existing structures in the Lahaina Historic District.
- Building heights should reflect the context of existing building heights and massing in the Lahaina Historic District. The maximum building heights shall be two stories or 35 feet with a mixture of one- and two-story building heights encouraged. (Pg. No. 34)

D. MAUI COUNTY ZONING

The zoning for the subject property is Historic District No. 2, pursuant to Maui County Code §19.50.020. Relative to the two zoning districts created for Lahaina Town, Historic District No. 2 differs from Historic District No. 1 in that there are no historic structures or sites within this district to be preserved or restored. The purpose of Historic District No. 2 is to "preserve the charm of Lahaina by preserving the architectural styles that are unique to Lahaina". The proposed action is consistent with this intent, since it involves the reconstruction of a building in keeping with its existing architectural style and character.

Relative to Offstreet Parking requirements, the Board of Adjustment and Appeals on June 19, 1978 granted approval to waive 12 parking stalls for a proposed restaurant at 608 Front Street (File No. 78-BAA-13). According to the Land Use and Codes Division, Department of Public

Works and Waste Management, the proposed restoration work will not require any additional parking stalls. (See letter dated September 27, 1996 from Ralph Nagamine, LUCA Administrator)

E. LAHAINA TOWN DESIGN GUIDELINES

Historic District No. 2 is subject to the guidelines of The Architectural Style Book for Lahaina adopted on October 6, 1969 by the County of Maui Historic Commission (now known as the Cultural Resources Commission). This manual is a guideline for reconstruction, repair, remodeling and new construction in the Lahaina Historic Districts 1 and 2.

Prior consultation with the Maui County Planning Department was undertaken by the project architect to review the proposed reconstruction plans. (See Letter dated October 24, 1996 from David Blane, Planning Director). The following summarize pertinent agency comments:

- Retail use of the existing building will be allowed with no parking required because of a parking variance previously obtained for the site;
- Components, such as doors and windows, of the existing building that do not conform with the design guidelines of the Lahaina Historic District shall be replaced in an acceptable fashion as specified in the guidelines;
- The rooftop shed towards the rear of the building shall be removed in its entirety;
- At this time, any retail activity is strictly prohibited at the existing side alleyways and under the rear trelliswork. Additional parking will be required if these areas are to be used as such.

The proposed action is to reconstruct in a similar manner the exterior of the existing building in compliance with adopted design guidelines as follows:

- Historic Architectural Style: No change with respect to style and materials. Victorian architectural characteristics will be maintained. An existing roof shed will not be replaced, as recommended by the Planning Department;
- Color and Finish: No change with respect to color scheme and trim;

- Commercial Signs: Compliance to be rendered by future tenants.

In conclusion, the proposed action will not result in any change in architectural style, building height, or floor area.

F. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

The following is a review of the proposed project within the context of the Special Management Area objectives, policies and guidelines, pursuant to HRS Chapter 205-A and Chapter 202, Special Management Area Rules for the Maui Planning Commission.

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- Improve coordination and funding of coastal recreation planning and management; and
- Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
 - Protecting coastal resources uniquely suited recreation activities that cannot be provided in other areas;
 - Requiring replacement of coastal resources having significant recreational value, including, but not limited to, surfing sites and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
 - Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;

- Encouraging expanding public recreational use of county, state and federally owned or controlled shoreline lands and waters having recreational value;
- Adopting water quality standards and regulating point and non-point sources of pollution to protect and, where feasible, restore the recreational value of coastal waters; and
- Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits, and crediting such dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

Response:

The subject property is located approximately 400 feet inland from the shoreline and is separated from the coastline by Front Street and developed areas. Since this is a continued business use, the partial re-construction of the structure will have no impact on the public's use of the shoreline area or other public recreational resources.

2. Historical/Cultural Resources

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

Policies:

- Identify and analyze significant archaeological resources;
- Maximize information retention through preservation of remains and artifacts or salvage operation; and
- Support state goals for protection, restoration, interpretation and display of historic resources.

Response:

The proposed action will further the objectives of Lahaina Historic District No. 2 to preserve the character and charm of the area in

terms of building architecture. The proposed action is necessitated by the severe deterioration of the building from termites and dry rot. This is a common problem of old buildings in this district.

Given the nature of the existing on-site improvements, prior ground disturbance and the established development of the property and surrounding area, it is unlikely that the subject property would contain any significant archaeological sites. The proposed action will be further reviewed by the Office of Historic Preservation, State Department of Land and Natural Resources.

3. Scenic and Open Space Resources

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

Policies:

- Identify valued scenic resources in the coastal zone management area;
- Insure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of the natural land forms and existing public views to and along the shoreline;
- Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and
- Encourage those developments which are not coastal dependent to locate in inland areas.

Response:

The subject property is not part of a scenic corridor, nor does it provide valuable vantage points to scenic resources. The property maintains the "Lahaina Town look" and fits into the surrounding area.

4. Coastal Ecosystems

Objectives: Protect valuable coastal ecosystems from disruption and minimize significant impacts on all coastal ecosystems.

Policies:

- Improve the technical basis for mature resource management;
- Preserve valuable coastal ecosystems of significant biological or economic importance;
- Minimize disruption and degradation of coastal water ecosystems by effective regulation of stream diversions, channelization and similar land and water uses, recognizing competing water needs; and
- Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land water uses which violate state water quality standards.

Response:

As noted earlier, the subject property is located approximately 400 feet inland from the shoreline and is separated from the coastline by Front Street and developed areas. The partial re-construction of the structure will have no impact on the region's coastal ecosystem, and there will be no significant impact on nearshore waters from point and non-point sources of pollution.

5. Economic Uses

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

Policies:

- Concentration in appropriate areas the location of coastal dependent development necessary to the state's economy;
- Insure that coastal dependent development such as harbors and ports, visitor facilities, and energy-generating facilities are located, designed, and constructed to minimize significant social, visual and environmental impacts in the coastal zone management areas; and

- Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments, and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - Utilization of presently designated locations is not feasible,
 - Adverse environmental effects are minimized, and
 - The development is important to the State's economy.

Response:

The subject property has been developed in accordance with adopted zoning and is a continuation of the established pattern of commercial uses on Front Street. In general, the Lahaina Historic District is a major visitor attraction and employment center in West Maui. The proposed project will provide necessary improvements for an existing building to prolong its use and maintain desired business opportunities for the area. To a limited extent, the newly created jobs will have a positive impact on the region's job market for Maui residents. The subject property has no significant social, visual and environmental impacts in the coastal zone management area.

6. Coastal Hazards

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

Policies:

- Develop and communicate adequate information on storm wave, tsunami, flood, erosion and subsidence hazard;
- Control development in areas subject to storm wave, tsunami, flood, erosion and subsidence hazard;
- Ensure that development complies with requirements of the Federal Flood Insurance Program; and
- Prevent coastal flooding from inland projects.

Response:

The subject property has been designated as in in the Federal Food Insurance Rate Maps as "Zone A4", an area of 100 year flood hazard potential. The finished floor will be established above the base flood elevation is 7 feet.

Also since this is a developed property and in consideration of county drainage improvements underway, there will not be any increase in flood impacts on downstream properties.

7. Managing Development

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

Policies:

- Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;
- Facilitate timely processing of the application for development permits and resolve overlapping of conflicting permit requirements; and
- Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle, and in terms understandable to the general public, to facilitate public participation in the planning and review process.

Response:

The partial re-construction of the structure on the subject property will be conducted in accordance with applicable State and County requirements and will be subject to public and agency review during the environmental assessment determination, SMA permit, and historic sites inventory processes.

8. Public Participation

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

Policies:

- Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
- Disseminate information on coastal management issues by means of educational materials, published reports, staff contact and public workshops for persons and organizations concerned with coastal related issues, development, and government activities; and
- Organize workshops, policy dialogues, and site specific mediations to respond to coastal issues and conflict.

Response:

During the review of the Draft Environmental Assessment; a 3-day public review and comment period was provided for. Comments received were responded to and incorporated in the Final Environmental Assessment.

9. Beach Protection

Objectives: Protect beaches for public use and recreation.

Policies:

- Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and

- Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response:

As noted earlier, the subject property is located approximately 400 feet inland from the shoreline. Accordingly, the subject property has no involvement with construction of any structures within the shoreline area. The subject property will not have an impact upon any public beaches.

10. Marine Resources

Objective: Implement the State's ocean resource management plan.

Policies:

- Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- Assert and articulate the interest of the state as a partner with federal agencies in the sound management of the ocean resources within the United States exclusive economic zone;
- Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon the ocean and coastal resources; and
- Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response:

As noted earlier, the subject property is located approximately 400 feet inland from the shoreline and is separated from the coastline by Front Street and developed areas. The partial demolition and re-construction of the structure will have no impact on the region's coastal or marine resources, and there will be no significant impact to nearshore waters from point and non-point sources of pollution.

CORRECTION

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

Response:

As noted earlier, the subject property is located approximately 400 feet inland from the shoreline and is separated from the coastline by Front Street and developed areas. The partial demolition and re-construction of the structure will have no impact on the region's coastal or marine resources, and there will be no significant impact to nearshore waters from point and non-point sources of pollution.

V. CONCLUSIONS

1. The proposed action is consistent with the adopted West Maui Community Plan and the intent and provisions of the applicable zoning classification, namely, Historic District No. 2.
2. The proposed action will not change the architectural character of the existing building and will be designed to comply with adopted design guidelines for Historic Lahaina Town and current building, electrical and plumbing codes.
3. The proposed action is necessitated by severe deterioration of the structural supports and roof system, due to termite damage and dry rot. It has been determined that the older section of the building is unsafe and that reconstruction is the most feasible alternative.
4. The proposed action will not have an adverse impact upon surrounding areas, significant archaeological or historic sites, employment opportunities, flood hazard potential, nor will it have a significant impact upon local population, public services such as police, medical facilities and schools, and public infrastructure relative to roadways, water, wastewater, drainage, and other infrastructure.
5. The proposed action is consistent with the objectives, policies and guidelines, pursuant to the Hawaii Coastal Zone Management Act, HRS Chapter 205A.
6. The proposed action will not have a significant effect on the environment relative to Significance Criteria, pursuant to §11-200-12, Environmental Impact Statement Rules, Department of Health.

**EXHIBITS--
AGENCY CORRESPONDENCE
AND LETTER FROM STRUCTURAL ENGINEER**

VI REFERENCES

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, March 1992.

County of Maui, Maui Planning Department, West Maui Community Plan, 1996.

County of Maui, Maui Planning Department, The General Plan of the County of Maui, 1990 Update.

State of Hawaii, Department of Business and Economic Development, Data Book, 1990.

U.S. Department of Agriculture, Soil Conservation Service in Cooperation with the University of Hawaii, Agricultural Experiment Station. Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, 1972.

U. S. Department of Interior, National Park Service, National Register of Historic Places Registration Form, April 1994.

University of Hawaii, Land Study Bureau, Detailed Land Classification - Island of Maui, L.S.B. Bulletin no. 7. May 1967.

University of Hawaii, Department of Geography, Atlas of Hawaii, Second Edition, 1983.

Community Planning, Inc., Lahaina Historical Restoration and Preservation, May 1961.

Real Property Tax Records, Department of Finance, County of Maui, November 1996.

Brian Shimomura, AIA, November 1996.

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

October 24, 1996

Mr. Brian S. Shimomura, AIA
480 Kenolio Road, No. 6-102
Kihei, Hawaii 96753

Dear Mr. Shimomura:

RE: Summarization of Meeting on September 5, 1996, Regarding Renovations to
608 Front Street as it Relates to Historic District Rules and Regulations,
TMK: 4-6-8:49, Lahaina, Island of Maui, Hawaii

The Maui Planning Department has reviewed the meeting minutes which you prepared. Please be advised that the minutes adequately reflect the discussion which took place at the meeting. This department notes that the only items (i.e. doors, windows) which do not conform to the Historic District Guidelines must be removed.

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

Very truly yours,

Gwen Ohashi Hiraga
For DAVID W. BLANE
Director of Planning

DWB:ATC:osy

c: Clayton Yoshida, AICP, Planning Program Manager, Land Use Management
Ann T. Cua, Staff Planner
Project File
General File
(g:\planning\atc\shimomur.1tr)

COPY

BRIAN S. SHIMOMURA, AIA ARCHITECT

Residential, Commercial/Retail Design, A.D.A. Compliance

480 Kenolio Rd. #6-102
Kihei, Hawaii 96753
Ph./FAX (808) 874-5177

MEMORANDUM

PROJECT NUMBER: 96118.0 **PROJECT:** Kuwada/608 Front St.
DATE: 09/16/96 **SUBJECT:** See Below
TO: Ms. Susan Kuwada **FROM:** Brian S. Shimomura

I am writing this memorandum to summarize in brief the situation and status of the subject project.

After I had conducted a search and review of this Department's records on file, in cooperation with planning staff, the County of Maui Department of Planning had the following comments: 1) retail use of the existing building will be allowed, with no parking required because of a parking variance previously obtained for the site; 2) the building's design components, such as fenestration, doors, and exterior materials, shall be removed and replaced to conform with the design guidelines of the Lahaina Historic District; 3) because there are no records of building permit, Special Management Area, or Historic Commission approvals for this particular structure, the rooftop shed towards the rear of the building shall be removed in its entirety; 4) at this time, any retail activity is strictly prohibited at the existing side alleyways and under the rear trelliswork. Additional parking will be required if these areas are to be used as such; 5) for the purpose of avoiding a Special Management Area Major approval, the cost of restoration construction work must remain below \$125,000.00.

After meeting with the Land Use & Codes Administration of the County of Maui, they had the following comments: 1) the building must be brought into compliance with the building code in regards to fire-rating of exterior wall components and openings, and exiting requirements; 2) the conditions of the parking variance previously obtained must be reviewed by this Department to determine if these conditions were ever satisfied. The findings of this review will determine whether or not any additional parking will be required; 3) the cost of restoration construction work must remain below 50% of the replacement cost of the building, or the project will be required to conform to Maui County Standards for road improvements.

I will be proceeding with design of the existing building to satisfy the above requirements. I will also request in writing that the Land Use & Codes Administration respond with their findings on the parking requirements.

If you have any questions regarding the above, please call me.

cc: Ms. Ann Cua - Department of Planning
Mr. Clement Enomoto - Land Use & Codes Administration

IDA CROCKETT LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

AARON SHINMOTO, P.E.
Chief Staff Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 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

Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Divisions

September 27, 1996

Mr. Brian Shimomura, AIA
480 Kenolio Road, #6-102
Kihei, Hawaii 96753

SUBJECT: PARKING VARIANCE NO. 78-BAA-13
AFFECTING 608 FRONT STREET, LAHAINA, MAUI, HAWAII
TMK (2) 4-6-008:049

Dear Mr. Shimomura:

This is in reply to your September 17, 1996 letter asking about the June 1978 parking variance affecting the subject property.

On June 19, 1978, the Board of Adjustment and Appeals, under application no. 78-BAA-13, granted approval to waive 12 parking stalls for a proposed restaurant at 608 Front Street in Lahaina. Your proposed restoration work will not require any addition parking stalls.

Additional parking stalls will be required if your proposed restoration work is expanded to include floor area additions or if the use is intensified.

Please call Wendel Tavares at 243-7236 if you have any questions regarding this letter.

Very truly yours,

Handwritten signature of Ralph M. Nagamine in cursive script.

RALPH M. NAGAMINE
Land Use and Codes Administrator

RMN/WAT

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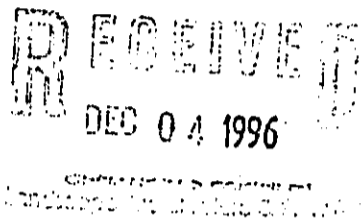
Walter Vorfeld & Associates
CONSULTING STRUCTURAL ENGINEERS

December 3, 1996

- Job No. 96015B

Susan Kuwada
870 Pakele Place
Wailuku, HI 96793

Re: Structural Engineering Review
608 Front Street
Lahaina, Maui, Hawaii



Dear Susan:

At your request, we have inspected and reviewed the structural condition of the existing building at the above-captioned address. The purpose of our review was to assess the adequacy of the existing structure relative to the proposed renovations to convert the building to a single retail area.

The building is apparently an aggregate of several different structures added over time to what was originally a wood-framed, single family residence. The original structure and some of the added areas appear to have been built prior to the 1950's and possibly before World War II. During the 70's and 80's, the property was converted to commercial use, and significant modifications were made, including the addition of a large, partial two-story, "chalet"-like structure on the street and a timber-framed trellis structure at the rear.

The two newer portions of the structure mentioned above appear to be reasonably sound and suitable for continued use. The older central area of the building was constructed of untreated lumber, and the floor and roof structure have been severely deteriorated by termite attack and dry rot. The fact that this area was used as a restaurant kitchen for several years contributed to the extensive dry rot of the floor structure. In addition, the structural walls at this area have been modified several times over the years to the extent that the support system for the deteriorated roof no longer satisfies the requirements of the Uniform Building Code. In light of the deteriorated conditions observed in the central area of the existing building, it is our opinion that it is not suitable for renovation and is probably unsafe for continued use. It is also our opinion that reinforcement of the area to correct the inadequacies is not reasonably feasible, and we therefore recommend that the structure be removed and replaced with new construction.

10 Ulana Street
Makawao, Maui, HI 96768
(808)572-3535
Fax (808)572-3616

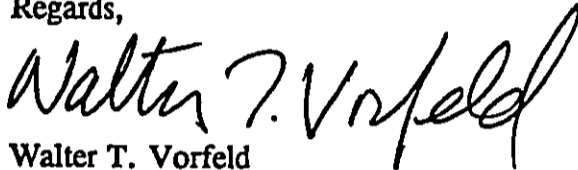
Structural Engineering Review
608 Front Street

Job No. 96015B

Because of the proximity of existing external grades relative to the existing floor levels, we suggest that the areas of floor to be removed be rebuilt as a concrete slab over compacted fill. The walls and roofs should be reconstructed with pressure-treated material to resist dry rot and termite attack. The new construction could easily match the appearance of the original construction, and with proper design and detailing, adequate structural capacity can be provided to satisfy current Code requirements.

We hope the information and opinions presented herein adequately address the issues of concern, but if further clarification is required, please contact our office.

Regards,

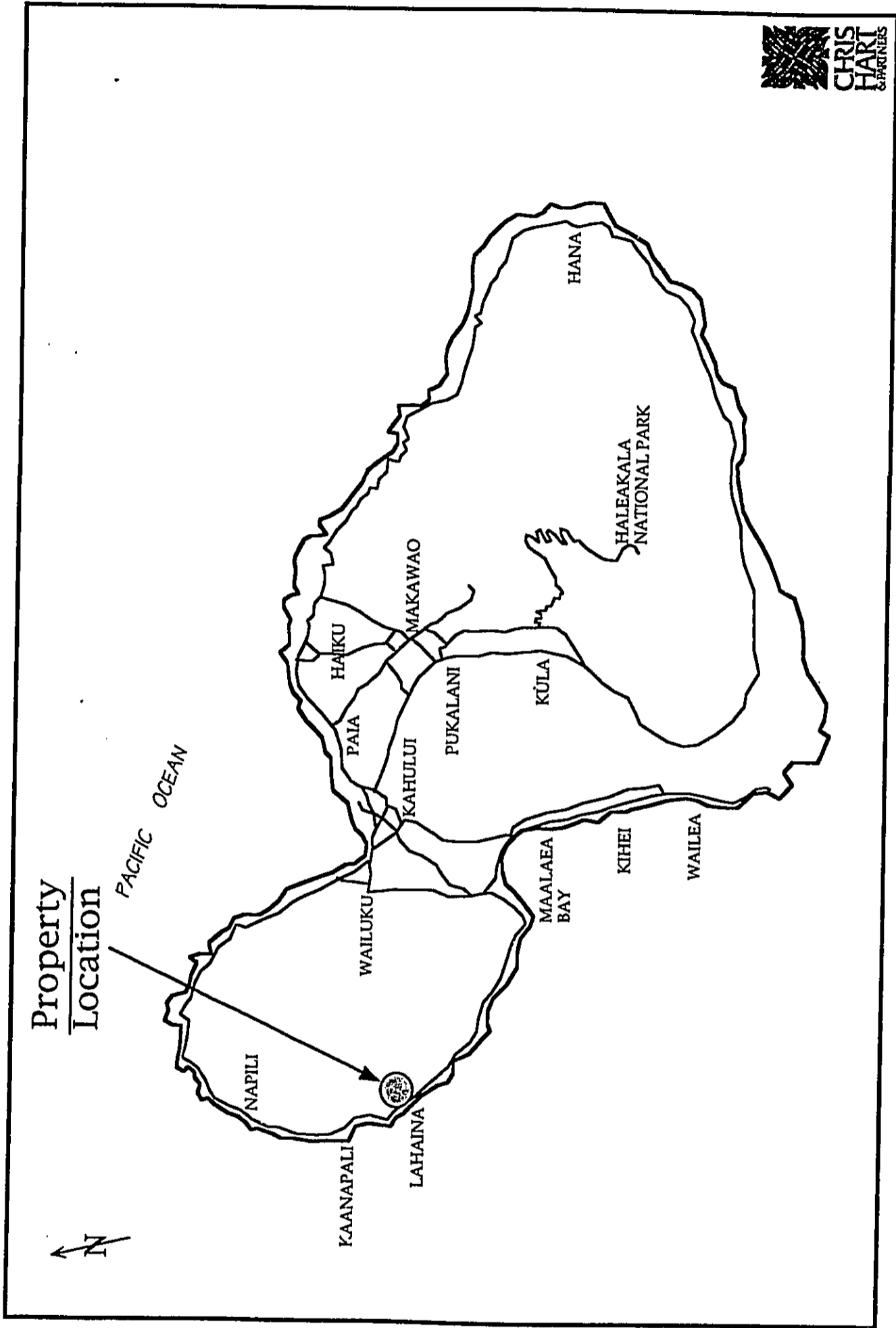


Walter T. Vorfeld

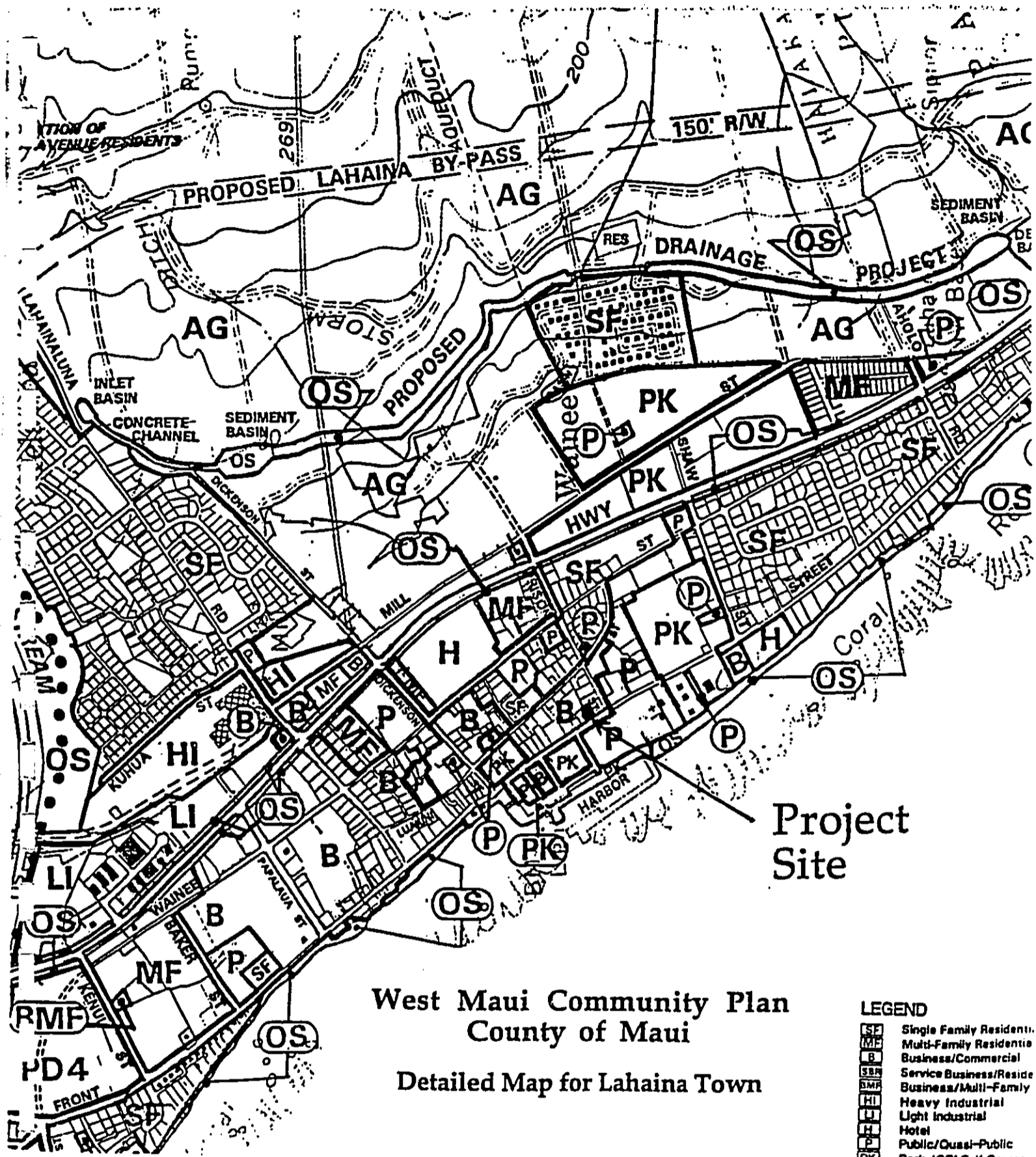
WTV/el

cc: Chris Hart & Partners/John Min
Brian Shimomura AIA

PLANS AND MAPS



Regional Location Map
 608 Front Street
 Lahaina, Maui, Hawaii

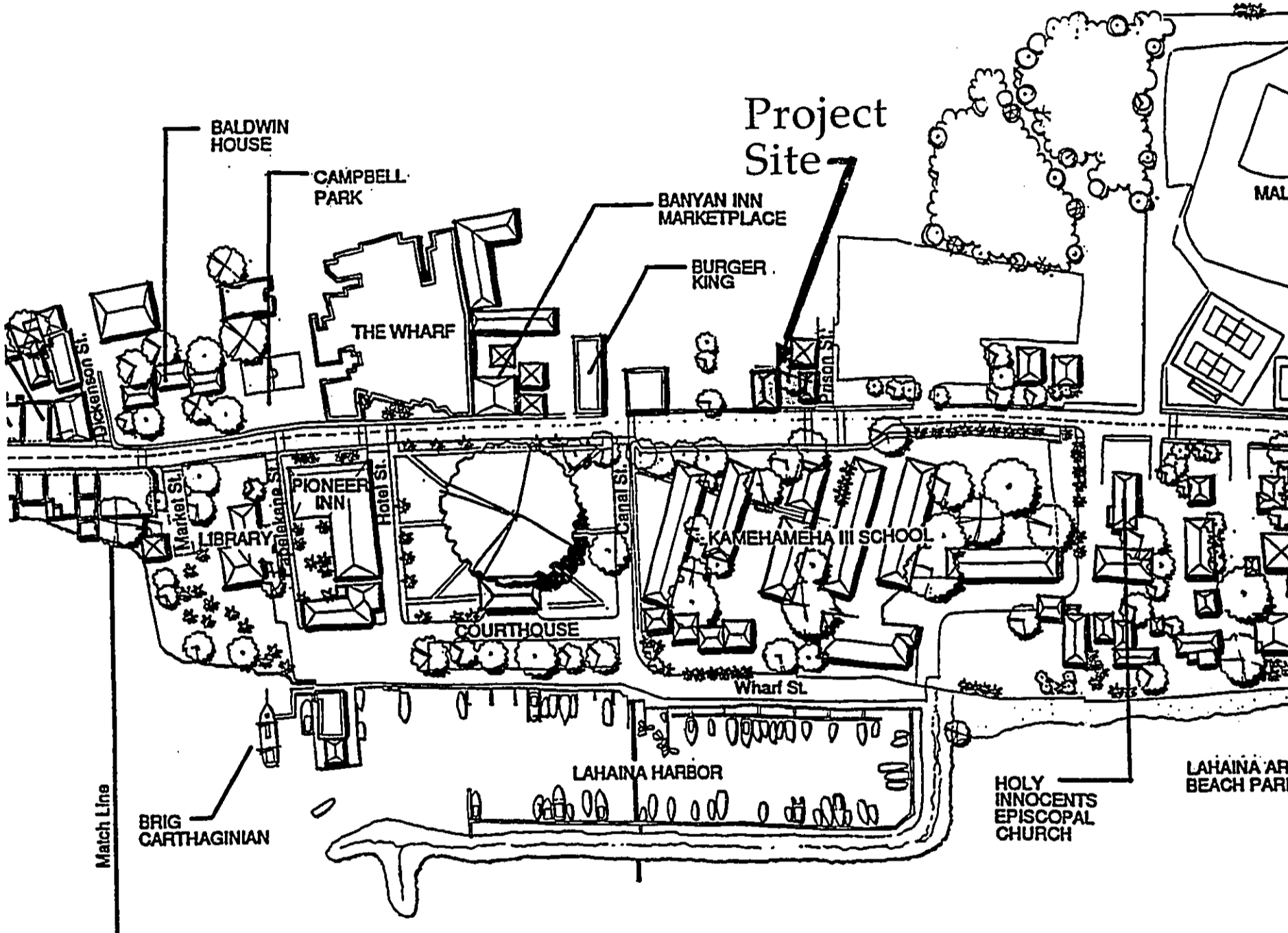


West Maui Community Plan
County of Maui

Detailed Map for Lahaina Town

LEGEND

- SF Single Family Residential
- MF Multi-Family Residential
- B Business/Commercial
- SBR Service Business/Residential
- BMP Business/Multi-Family
- HI Heavy Industrial
- LI Light Industrial
- H Hotel
- P Public/Quasi-Public
- PK Park (GC) Golf Course
- OS Open Space
- PD Project District
- AP Airport
- AG Agricultural
- R Rural
- C Conservation
- Bikeway



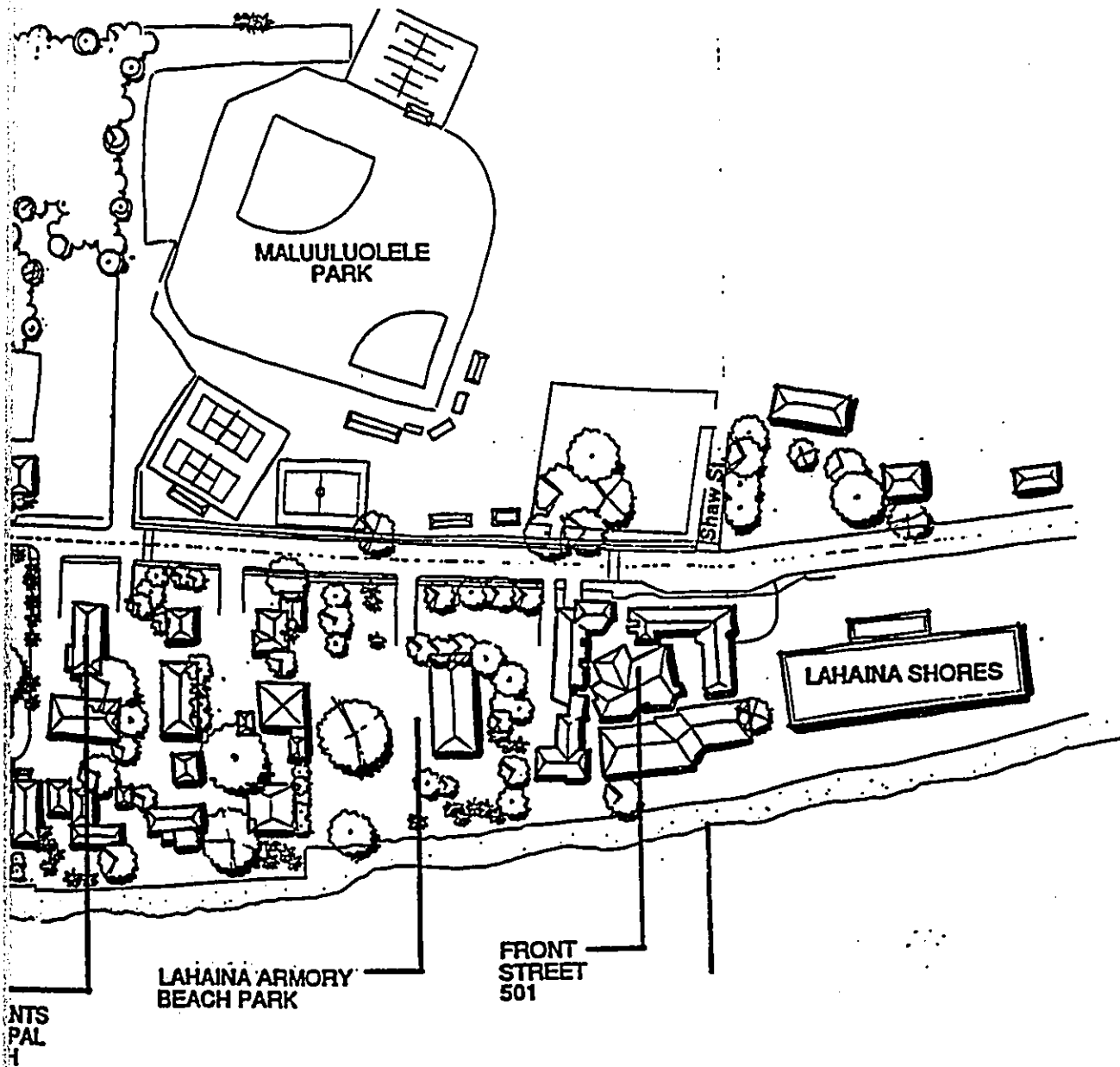


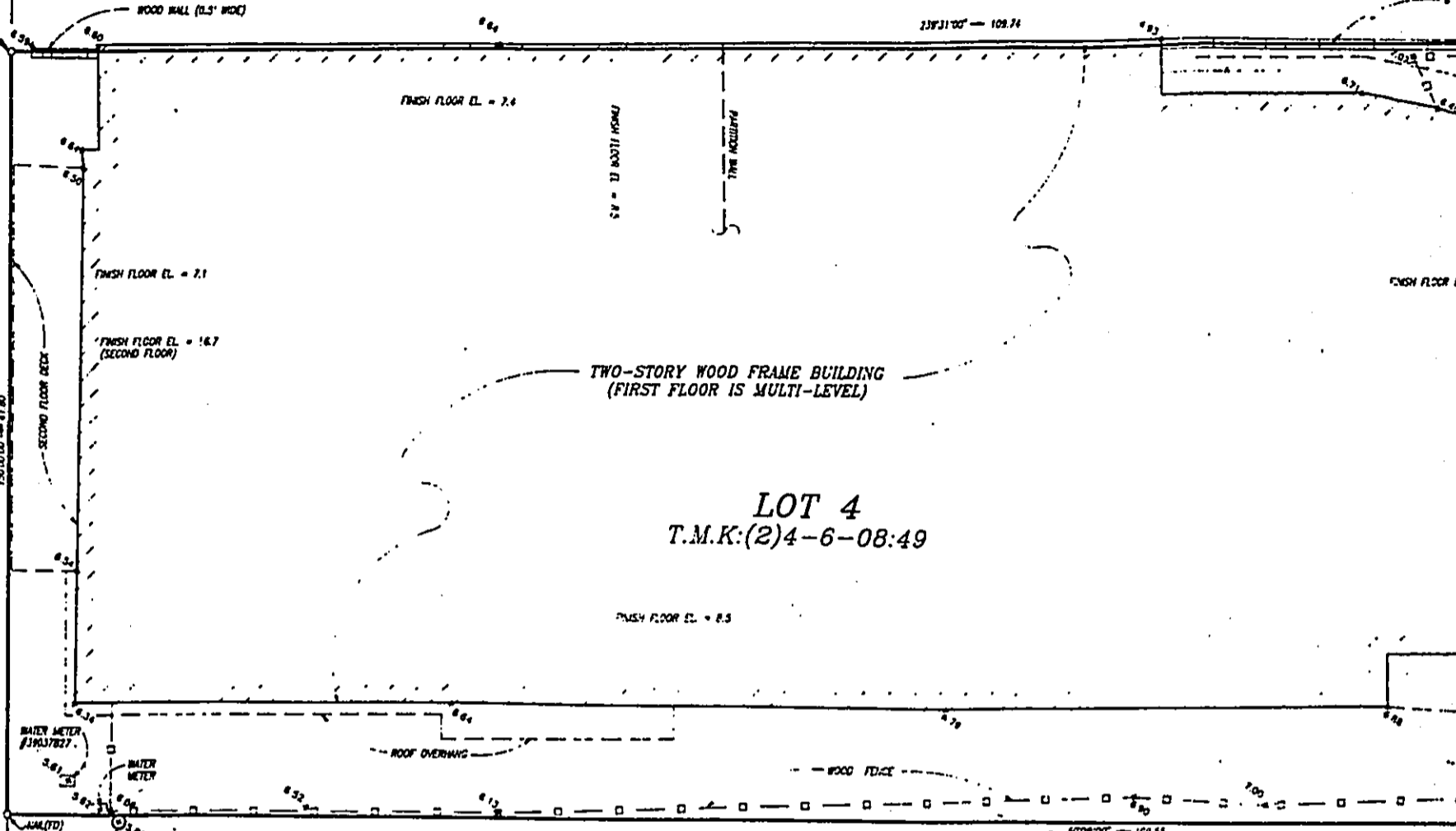
Figure 3 - Project Location Map
Proposed Building Reconstruction at
608 Front Street
Lahaina, Maui, Hawaii

Source:
Design Study for Front Street Improvements
Lahaina Town, Maui

P.O.B.
2.83404 S
2.83243 W
"LAMA" &
METAL PIN IN
CONC (70)

LOT 3
T.M.K:(2)4-6-08:48

FRONT STREET



LOT 4
T.M.K:(2)4-6-08:49

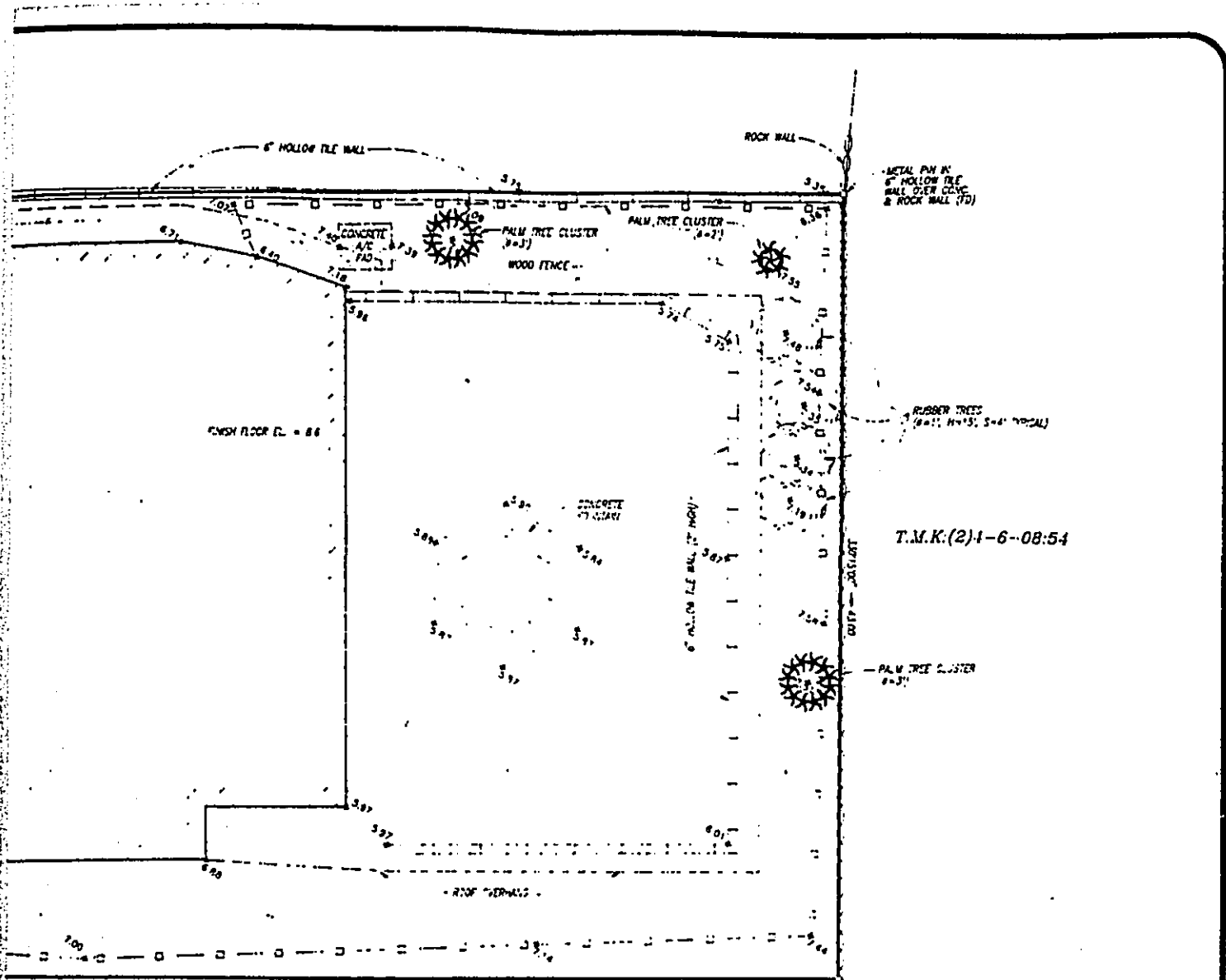
LOT 5
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- NOTES:
1. AZIMUTHS AND COORDINATES SHOWN HEREON REFER TO GOVERNMENT SURVEY TRIANGULATION STATION "LAMA" & .
 2. TOPOGRAPHIC FEATURES SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON OCTOBER 5, 1998
 3. ELEVATIONS SHOWN ARE MEAN SEA LEVEL BASED ON THE STATE OF HAWAII DEPARTMENT OF TRANSPORTATION AS-BUILT PLANS FOR HONOAPILANI HIGHWAY.

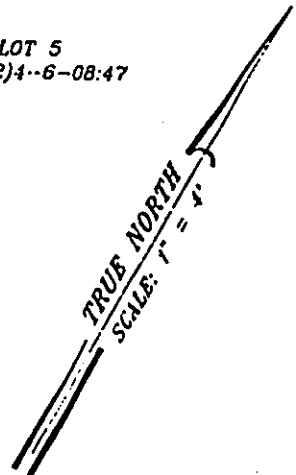


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TRUE
SC



LOT 5
T.M.K. (2)4-6-08:47



TOPOGRAPHIC SURVEY
OF
T.M.K. (2)4-6-08: 49
Being Lot 4 of the Okamura
and Takeuchi Tract
SITUATE AT LAHAINA, MAUI, HAWAII

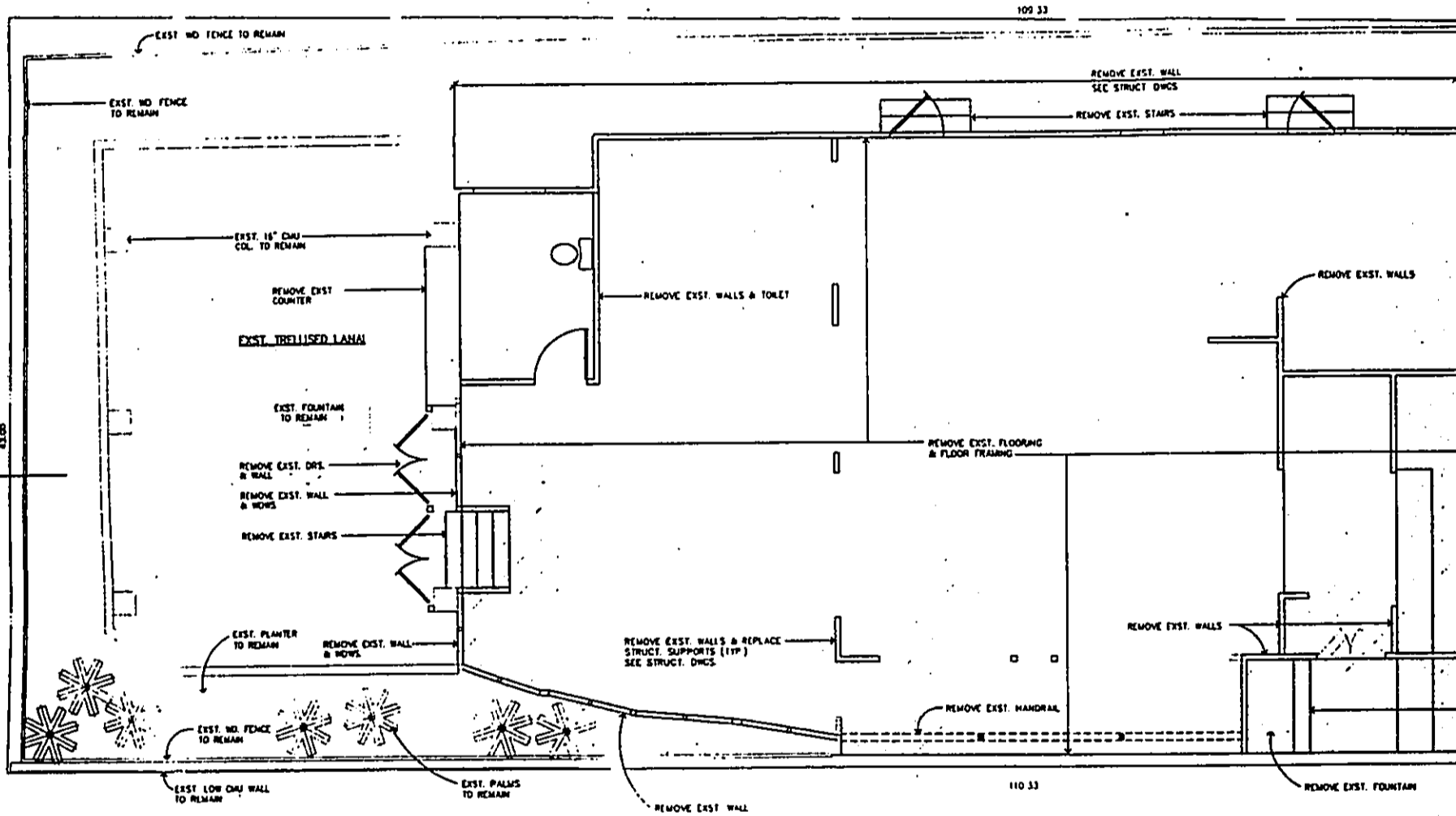
DATE: OCTOBER 15, 1996 SCALE: 1" = 4'

AKAMAI LAND SURVEYING
 P.O. BOX 1748
 MAKAWAO MAUI, HAWAII 96768



THIS WORK WAS DONE BY ME OR
 UNDER MY DIRECT SUPERVISION.
Sherman Dudley Deponte
SHERMAN DUDLEY DEPONTE
 LICENSED PROFESSIONAL LAND SURVEYOR
 STATE OF HAWAII CERTIFICATE NO 6960

EXST. SERVICE STATION LOT



EXST. VACANT LOT



DEMOLITION SITE & FLOOR PLAN

SCALE: 1/4"=1'-0"

EXST. SERVICE STATION LOT

109.33

1-LAYER 5/8" TYPE 'M' GYPBO. EA. SIDE OF STUD FRAMING
W/ NEW EXT. SIDING OVER TO MATCH EXST. (TYP.)

UP TO SECOND LEVEL

LINE OF BALCONY ABOVE

EXST. TRELISED LANAI

NEW CONC. SLAB ON GRADE

LINE OF EXST. FLR ABOVE

NEW CONC. SLAB OVER
EXST. TILE FLOORING
W/ NEW WARP TO DRAIN

EXST. PLANTER

1-LAYER 5/8" TYPE 'M' GYPBO. EA. SIDE OF STUD FRAMING
W/ NEW EXT. SIDING OVER TO MATCH EXST. (TYP.)

EXST. LOW CMU WALL

EXST. PALMS

110.33

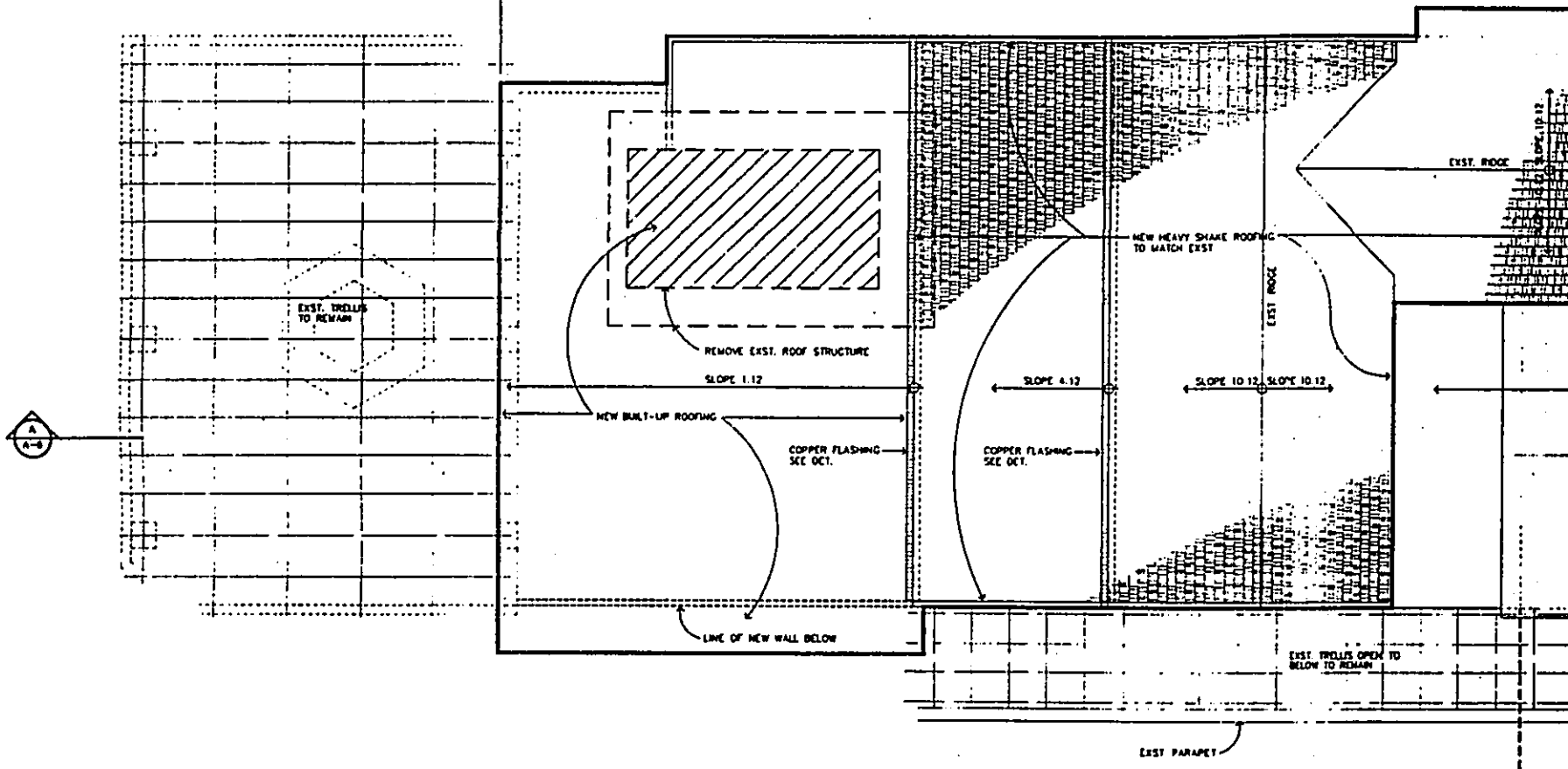
EXST. VACANT LOT



RESTORATION SITE & FLOOR PLAN

SCALE 1/4"=1'-0"

REMOVE EXST. ROOFING, SHEATHING, & FRAMING
REPLACE WITH NEW TO MATCH EXST.

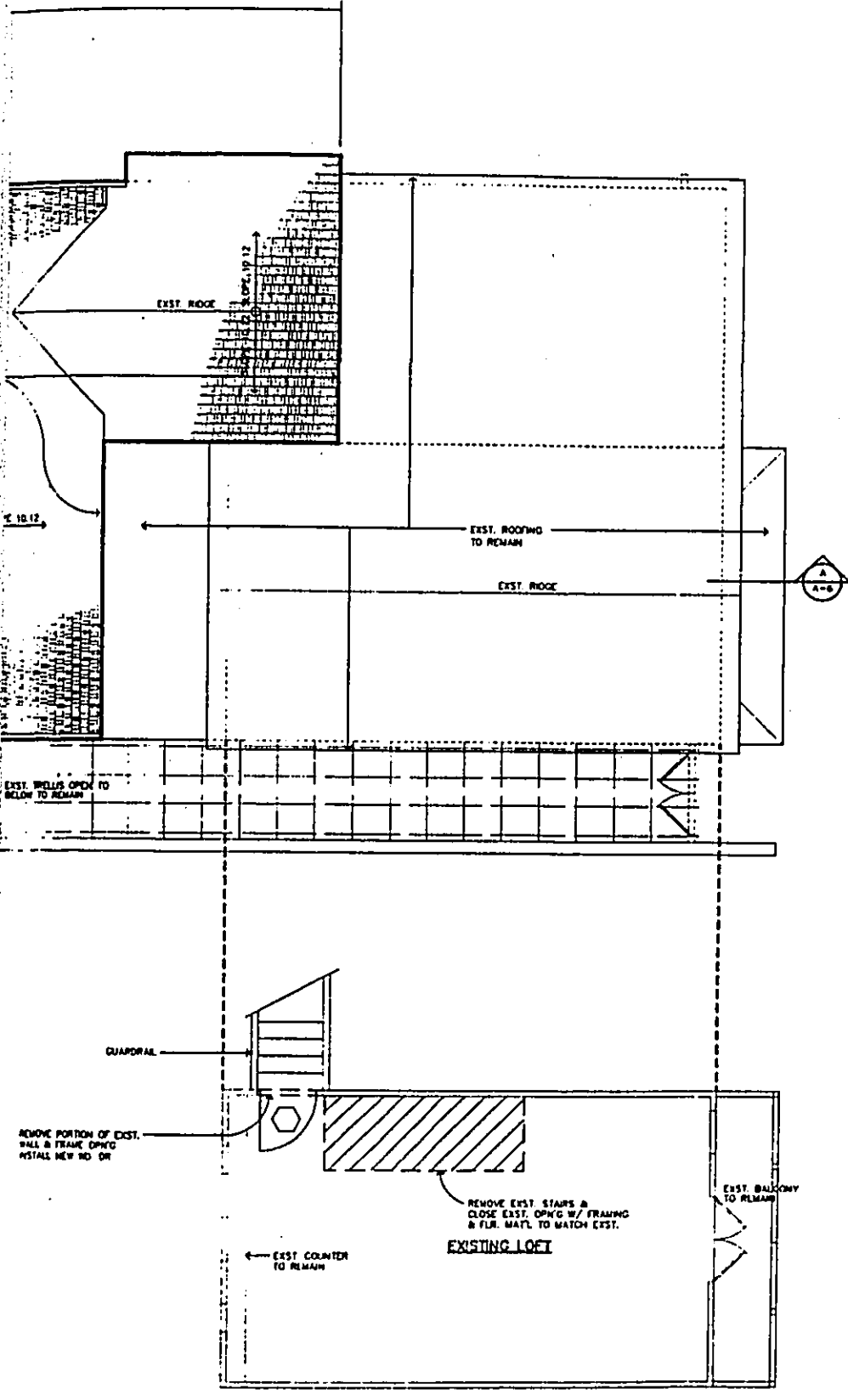


RESTORATION ROOF PLAN

SCALE 1/4"=1'-0"

REMOVE PORTION OF EXST. WALL & FRAME OPEN TO BELOW TO REMAIN
INSTALL NEW ROOF

QUADRAL



BRIAN S. SHIMOMURA, AIA
 ARCHITECT
 Residential, Commercial/Planned Design
 A.D.A. Compliance
 488 Kaula Road
 East Honolulu, HI 96815
 Phone/Fax
 808 941-6177



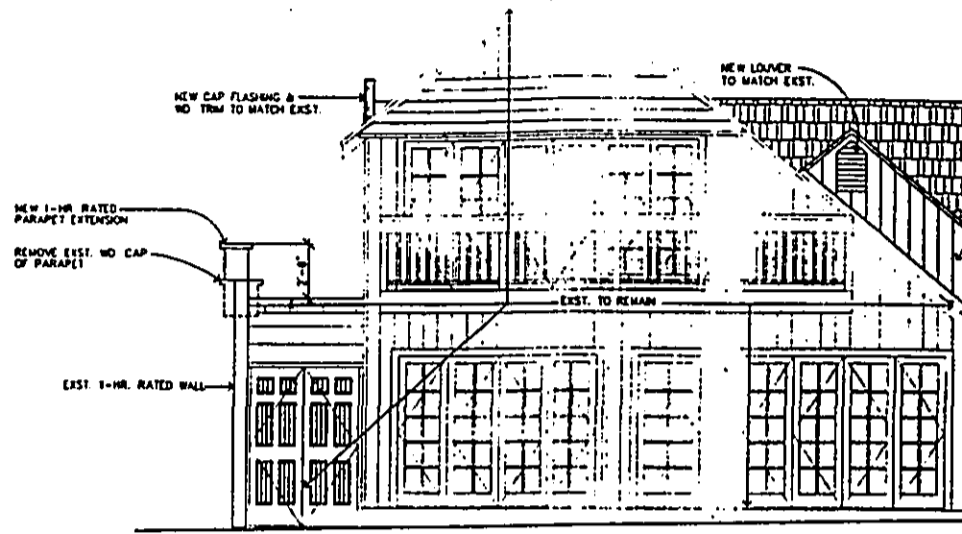
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608 FRONT ST.
 LAHAINA MAUI HAWAII
 T.M.K. NO. 4-6-08:49

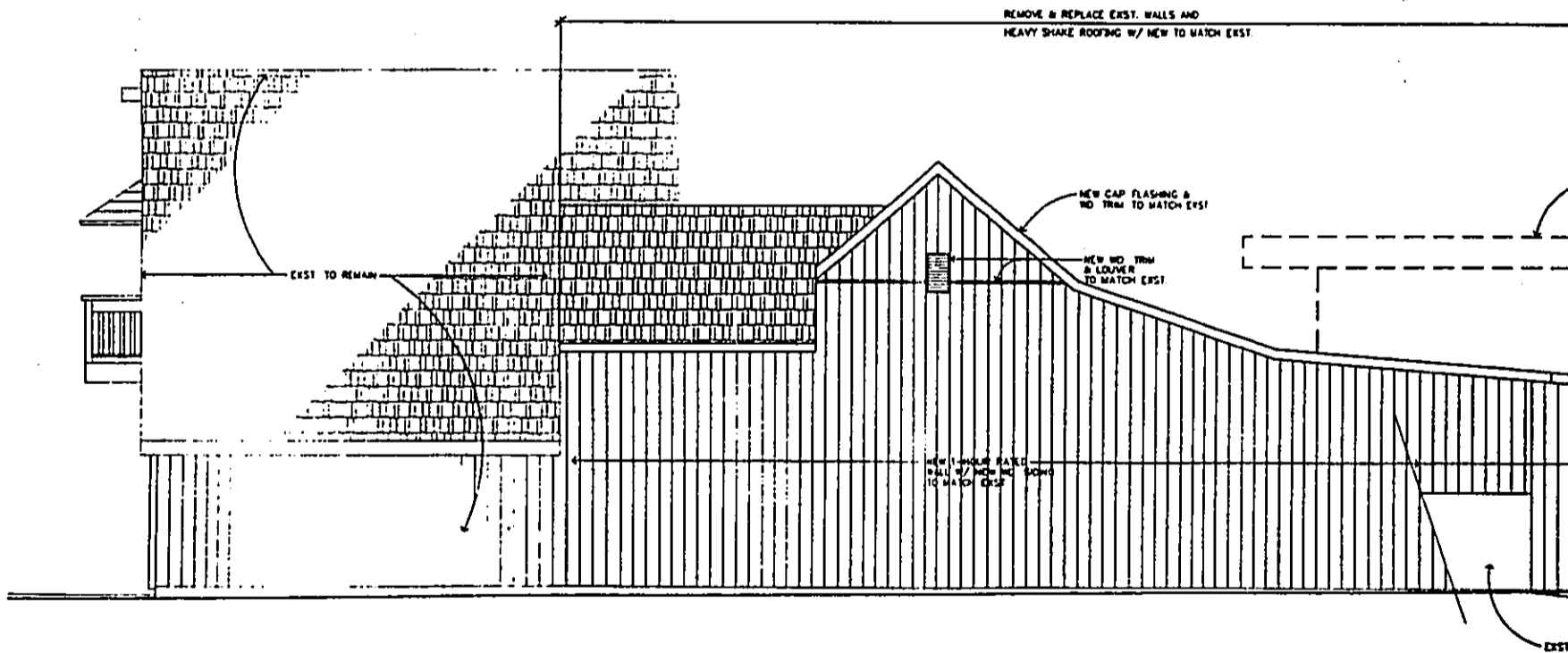
608 FRONT ST.
 LAHAINA MAUI HAWAII
 T.M.K. NO. 4-6-08:49

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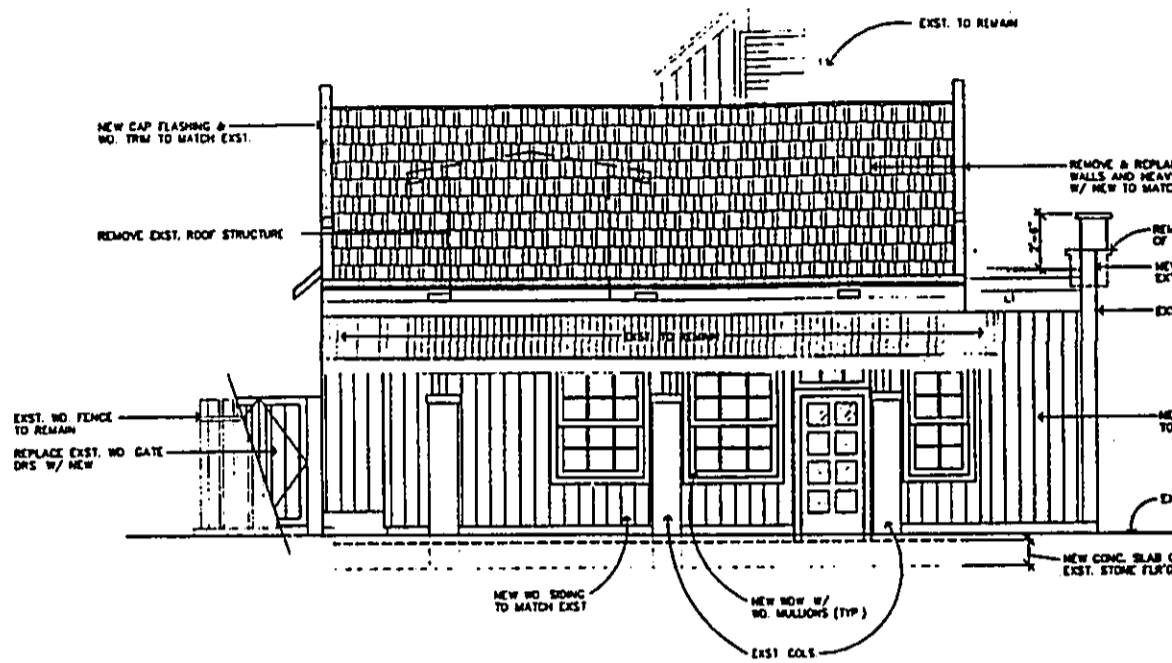


RESTORATION FRONT ELEVATION
SCALE: 1/4"=1'-0"



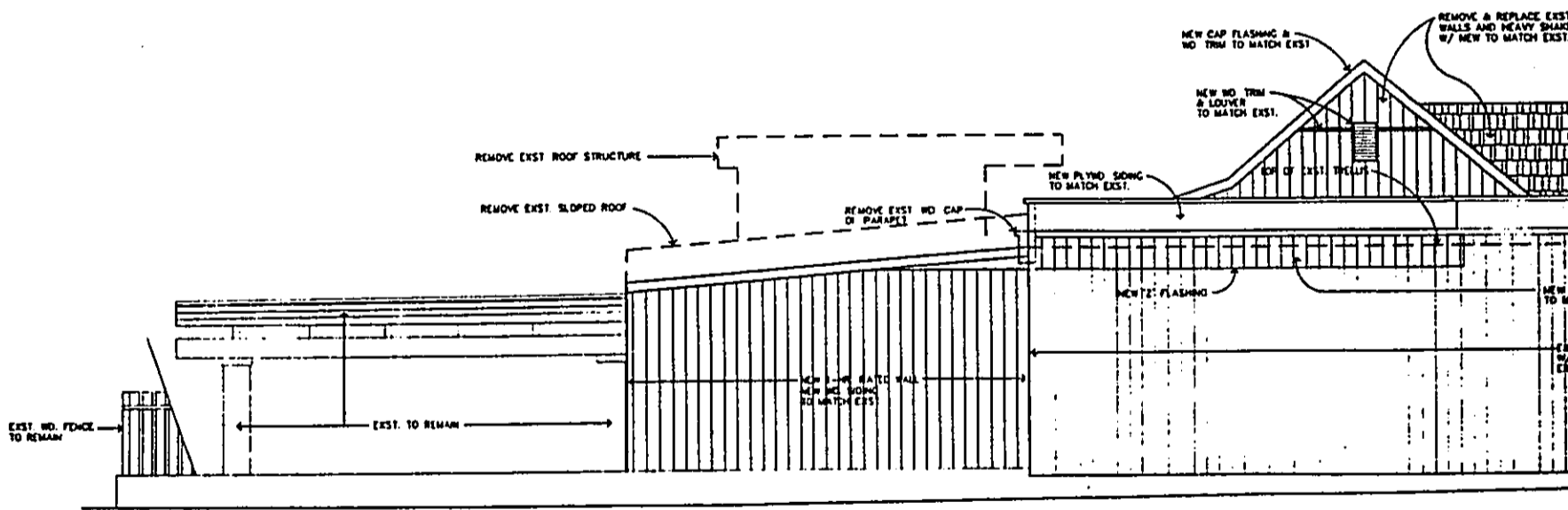
RESTORATION RIGHT ELEVATION
SCALE: 1/4"=1'-0"

1/4"=1'-0"



RESTORATION REAR ELEVATION

SCALE: 1/4"=1'-0"



RESTORATION LEFT ELEVATION

SCALE: 1/4"=1'-0"

1/4" = 1'-0"

**COMMENTS DURING THE 30-DAY REVIEW PERIOD FOR THE
DRAFT ENVIRONMENTAL ASSESSMENT
(OEQC PUBLICATION DATE: JANUARY 23, 1997;
DEADLINE: FEBRUARY 24, 1997)**



March 6, 1997

Mr. Don Hibbard, Administrator
State Historic Preservation Division
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Attention: Ms. Tonia Moy

Dear Mr. Hibbard:

Re: Draft Environmental Assessment (E.A.) for Reconstruction of
Commercial Building at 608 Front Street, Lahaina, Maui, TMK 4-
6-08: 49.

On behalf of the Applicant, Mrs. Susan Kuwada, we are acknowledging receipt of your letter dated January 10, 1997 and your determination that the proposed action will have "no effect" on the historic character of the Lahaina Historic District.

Your assistance is appreciated.

Very truly yours,

John E. Min

cc: Mrs. Susan Kuwada
Mr. Brian Shimomura, AIA

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

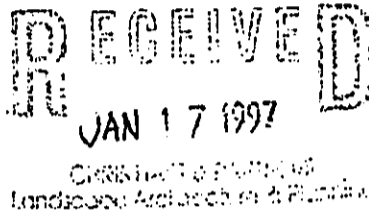


STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

January 10, 1997

Mr. John E. Min
Chris Hart & Partners
1955 Main Street, Suite 200
Wailuku, Hawaii 96793-1706



MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

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

LOG NO: 18732
DOC NO: 9701tm03
Architecture

Dear Mr. Min:

SUBJECT: **Proposed Reconstruction of Building at
608 Front Street
TMK: 4-6-08:49, Lahaina, Maui**

Thank you for transmitting the historic sites inventory and draft environmental assessment for the proposed reconstruction at 608 Front Street in the historic district of Lahaina Town. Since the original wood frame building constructed in 1925 has been extremely altered in the 1970s and can no longer be seen from the street, we believe that the reconstruction of that portion will have "no effect" to the historic character of the Lahaina Historic District.

Thank you for the opportunity to comment. Should you have further questions, please call Tonia Moy at 587-0005.

ALOHA,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

TM:jk

c: Elizabeth Anderson, County of Maui, Planning Department, 250 S. High Street,
Wailuku, Hawaii 96793

Sharon Norrod, Supervising Building Permit Clerk, Department of Public Works,
Division of Land Use and Code Administration, County of Maui, 250 S. High Street,
Wailuku, Maui, Hawaii 96793



March 6, 1997

Mr. Herbert S. Matsubayashi
District Environmental Health Program Chief
Maui District Health Office
State Department of Health
54 High Street
Wailuku, Hawaii 96793

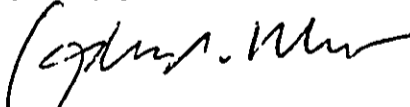
Dear Mr. Matsubayashi:

Re: Draft Environmental Assessment (E.A.) for Reconstruction of
Commercial Building at 608 Front Street, Lahaina, Maui, TMK 4-
6-08: 49.

On behalf of the Applicant, Mrs. Susan Kuwada, we are acknowledging receipt of your letter dated January 15, 1997. Please be advised that the Contractor will be directed to implement necessary noise mitigative measures during construction. Also, your comments on noise attenuation from stationary sources (i.e. air conditioners) will be directed to the project architect to address in the building design and in compliance with the provisions of Chapter 46, Title 11, Hawaii Administrative Rules, "Community Noise Control".

Thank you for your comments. Please contact me, should you have further questions.

Very truly yours,



John E. Min

cc: Mrs. Susan Kuwada
Mr. Brian Shimomura, AIA

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

BENJAMIN J. CAYETANO
GOVERNOR



LAWRENCE MIKE
DIRECTOR OF HEALTH
LAWRENCE HART, M.D., M.P.H.
DISTRICT HEALTH OFFICER

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

January 15, 1997

97 JAN 17 P 3:53

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

Dear Mr. Blane:


Subject: 608 Front Street Commercial Building
EA 960007, HDC 97001
TMK: (2)4-6-008:049, Lahaina, Hawaii

Thank you for the opportunity to review and comment on the application. We have completed our review of the plans to reconstruct the existing building and have the following comments.

Besides short term concerns regarding noise during construction, sound levels emanating from stationary sources such as air conditioning systems, exhaust fans, refrigeration compressors and generators should be attenuated to comply with the provisions of Chapter 46, Title 11, Hawaii Administrative Rules, "Community Noise Control".

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

Sincerely,


HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief



March 6, 1997

Mr. Gary Gill, Director
Office of Environmental Quality Control
236 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Gill:

Re: Draft Environmental Assessment (E.A.) for Reconstruction of
Commercial Building at 608 Front Street, Lahaina, Maui, TMK 4-
6-08: 49.

On behalf of the Applicant, Mrs. Susan Kuwada, we are responding to
your letter dated February 3, 1997 on the subject draft E.A. document. The
following address comments, as enumerated in your letter:

1. A discussion of the intended use is included in the Final E.A.
Proposed uses will be retail commercial in nature, similar to
existing businesses occupying the premises. There will likely be
multiple retail business tenants in the space of the renovated
building, as opposed to a single retail tenant.
2. The Final E.A. will include both an island and regional location
map.
3. The adjacent property owners have been notified along with the
Lahaina Town Action Committee and the Lahaina Restoration
Foundation. Copies of correspondence are included in the Final
E.A.
4. A discussion of construction impacts and related mitigative
measures will be included in the Final E.A.

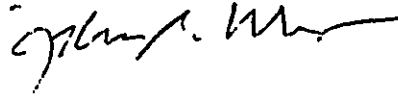
Thank you for your comments. Please contact me, should you have
further questions.

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

Response to Draft Environmental Assessment
Reconstruction of Commercial Building at 608 Front Street
Lahaina, Maui
March 6, 1997
Page 2

Very truly yours,



John E. Min

cc: Mrs. Susan Kuwada

126

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186

'97 FEB -5 P1:01

February 3, 1997

David Blane, Director
Maui Planning Department
250 South High Street
Wailuku, HI 96793

Attn: Ann Cua

Dear Mr. Blane:

Subject: Draft Environmental Assessment (EA) for Reconstruction of Commercial Building at 608 Front Street, Lahaina; TMK: 4-6-81: 49

Please include the following in the final EA:

1. A full discussion of the intended use of the property.
2. Both island and regional maps, each indicating project location.
3. Please notify the nearest neighbors or neighboring landowners and any interested community groups and include documentation of your contacts.
4. A full discussion of construction impacts and related mitigation measures.

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,

GARY GILL
Director

c: John Min, Chris Hart & Partners
Susan Kuwada



March 6, 1997

MEMORANDUM

TO: Mrs. Susan Kuwada
FROM: John Min 
RE: Contacting Adjacent Property Owners and Community Organizations

Attached are copies of letters and one (1) set of enclosures. We attempted to contact all parties by telephone, or mail. In the event of any further communications with these parties, I will inform you and the Planning Department of any comments or concerns raised.

I also suggest that your contractor review and coordinate construction work with the adjacent property owners, including the principal at Kamehameha III Elementary School, and the Lahaina Town Action Committee and the Lahaina Restoration Foundation.

Please contact me, should you have any questions.

COPY TO:

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE (808) 242-1955 • FAX (808) 242-1956



March 6, 1997

Mr. Ernest Ito
563 Halepa Place
Honolulu, HI 96821

Dear Mr. Ito:

Re: Proposed Reconstruction of a Portion of an Existing Commercial Building at 608 Front Street, TMK 4-6-08: 49, Lahaina, Maui by owner,, Mrs. Susan Kuwada.

On behalf of Mrs. Susan Kuwada, we are enclosing information on the proposed reconstruction of an existing commercial building located on Front Street across from Kamehameha III Elementary School and in the vicinity of Prison Street. The rear portion of the building to be rebuilt is severely damaged by dry rot and termite infestation. According to a structural engineer, reconstruction is the most feasible alternative.

The reconstruction will reflect the same architectural character as the existing building, in terms of design, materials, building height and floor area. Elements, such as doors and windows, will be in keeping with adopted design guidelines for the Lahaina Historic District. The building will be for retail commercial use, similar to existing uses of the property.

Should you have any further questions, please feel free to contact me at (808) 242-1955.

Very truly yours,


John E. Min

encl.

cc: Mrs. Susan Kuwada
Mr. Brian Shimomura, AIA

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956



March 6, 1997

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

To Whom It May Concern:

Re: Proposed Reconstruction of a Portion of an Existing Commercial Building at 608 Front Street, TMK 4-6-08: 49, Lahaina, Maui by owner,, Mrs. Susan Kuwada.

On behalf of Mrs. Susan Kuwada, we are enclosing information on the proposed reconstruction of an existing commercial building located on Front Street across from Kamehameha III Elementary School and in the vicinity of Prison Street. The rear portion of the building to be rebuilt is severely damaged by dry rot and termite infestation. According to a structural engineer, reconstruction is the most feasible alternative.

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Should you have any further questions, please feel free to contact me at (808) 242-1955.

Very truly yours,



John E. Min

encl.

cc: Mrs. Susan Kuwada
Mr. Brian Shimomura, AIA

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956



March 6, 1997

Mr. Philip Ohta, District Land Agent
State Department of Land and Natural Resources
54 High Street
Wailuku, HI 96793

Dear Mr. Ohta: *Phil*

Re: Proposed Reconstruction of a Portion of an Existing Commercial Building at 608 Front Street, TMK 4-6-08: 49, Lahaina, Maui by owner,, Mrs. Susan Kuwada.

This letter is a follow-up to our telephone conversation today regarding the above project located on Front Street across from Kamehameha III Elementary School and in the vicinity of Prison Street.

As discussed, the State Historic Preservation Division has determined that the proposed action will have "no effect" on the historic character of the Lahaina Historic District. Also, I will relay to Mrs. Kuwada that her contractor should coordinate construction work and implement necessary measures to minimize disruptions to Kamehameha III Elementary School.

Should you have any further questions, please feel free to contact me at (808) 242-1955.

Very truly yours,

John E. Min
John E. Min

encl.

cc: Mrs. Susan Kuwada
Mr. Brian Shimomura, AIA

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956



March 6, 1997

Sukeichi Matsumoto Trust etal
First Hawaiian Bank
Trust Division
P.O. Box 3200
Honolulu, HI 96847

To Whom It May Concern:

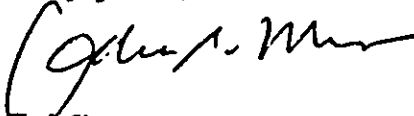
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Very truly yours,


John E. Min

encl.

cc: Mrs. Susan Kuwada
Mr. Brian Shimomura, AIA

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956



March 6, 1997

Ms. Theo Morrison
Lahaina Town Action Committee
648 Wharf Street
Lahaina, HI 96767

Dear Ms. Morrison:

Re: Proposed Reconstruction of a Portion of an Existing Commercial Building at 608 Front Street, TMK 4-6-08: 49, Lahaina, Maui by owner,, Mrs. Susan Kuwada.

As a follow-up to our phone conversation today, we are enclosing information on the proposed reconstruction of an existing commercial building located on Front Street across from Kamehameha III Elementary School and in the vicinity of Prison Street. The rear portion of the building to be rebuilt is severely damaged by dry rot and termite infestation. According to a structural engineer, reconstruction is the most feasible alternative.

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Should you have any further questions, please feel free to contact me at (808) 242-1955.

Very truly yours,

John E. Min

encl.

cc: Mrs. Susan Kuwada
Mr. Brian Shimomura, AIA

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956



March 6, 1997

Mr. Kioki Freeland
Lahaina Restoration Foundation
Lahaina, HI 96767

Dear Mr. Freeland:

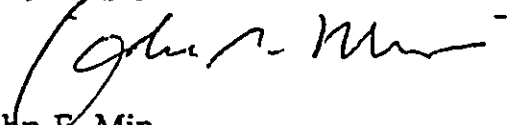
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Should you have any further questions, please feel free to contact me at (808) 242-1955.

Very truly yours,



John E. Min

encl.

cc: Mrs. Susan Kuwada
Mr. Brian Shimomura, AIA

LANDSCAPE ARCHITECTURE AND PLANNING

1955 MAIN STREET, SUITE 200 • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE: 808-242-1955 • FAX: 808-242-1956

FINAL
ENVIRONMENTAL ASSESSMENT
PROPOSED BUILDING RECONSTRUCTION
608 FRONT STREET
LAHAINA, MAUI

I. PROJECT OVERVIEW

District	Lahaina, Maui
Tax Map Key	4-6-08: 49
Location	608 Front Street
Land Area	4,649 sq. ft.
Applicant/Landowner	Mrs. Susan Kuwada 870 Pakelo Place Wailuku, HI 96793 Phone: 244-4750 (B)
Approving Agencies	<ul style="list-style-type: none">• <u>Environmental Assessment Determination</u>: Department of Planning, County of Maui, 250 S. High Street, Wailuku, HI 96793• <u>Special Management Area Minor Permit</u>: Department of Planning, County of Maui, 250 S. High Street, Wailuku, HI 96793• <u>Historic Sites Inventory</u>: State Historic Preservation Office, Department of Land and Natural Resources, 33 South King Street, 6th Fl., Honolulu, HI 96813

Mr. Brian Shimomura, AIA
480 Kenolio Rd., #6-102
Kihei, HI 96753
Phone/Fax: 874-5177

Planning Consultant

Mr. John Min, Planner
Chris Hart & Partners
1955 Main St., Suite 200
Wailuku, HI 96793
Phone: 242-1955
Fax: 242-1956

Land Use Description

State Land Use Classification:
Urban
West Maui County Plan:
Commercial/Business
County Zoning:
Historic District No. 2
Other: National Historic
Landmark (Lahaina Town);
Special Management Area

Prior Land Use

Retail commercial, restaurant,
and single family residence

Current Land Use

Retail Commercial (Visitor
Activity Center and
T-Shirt Shop)

Proposed Land Use

Retail Commercial

Summary

The applicant proposes to rebuild a portion of an existing wood frame building constructed in 1925. The existing building has been modified and expanded over the years during the transition from residential to commercial use. In the mid 1970's, a two-story addition was constructed on the side facing Front Street. The building, which comprises a total floor area of approximately 3,000 sq. ft., was previously used as a restaurant, art gallery and other retail uses. Currently, a visitor activity center and t-shirt shop operate within the two-story front portion of the building.

The subject property is situated on Front Street in Lahaina, Maui and is zoned Historic District No. 2. This district is on both the National and State Register of Historic Places.

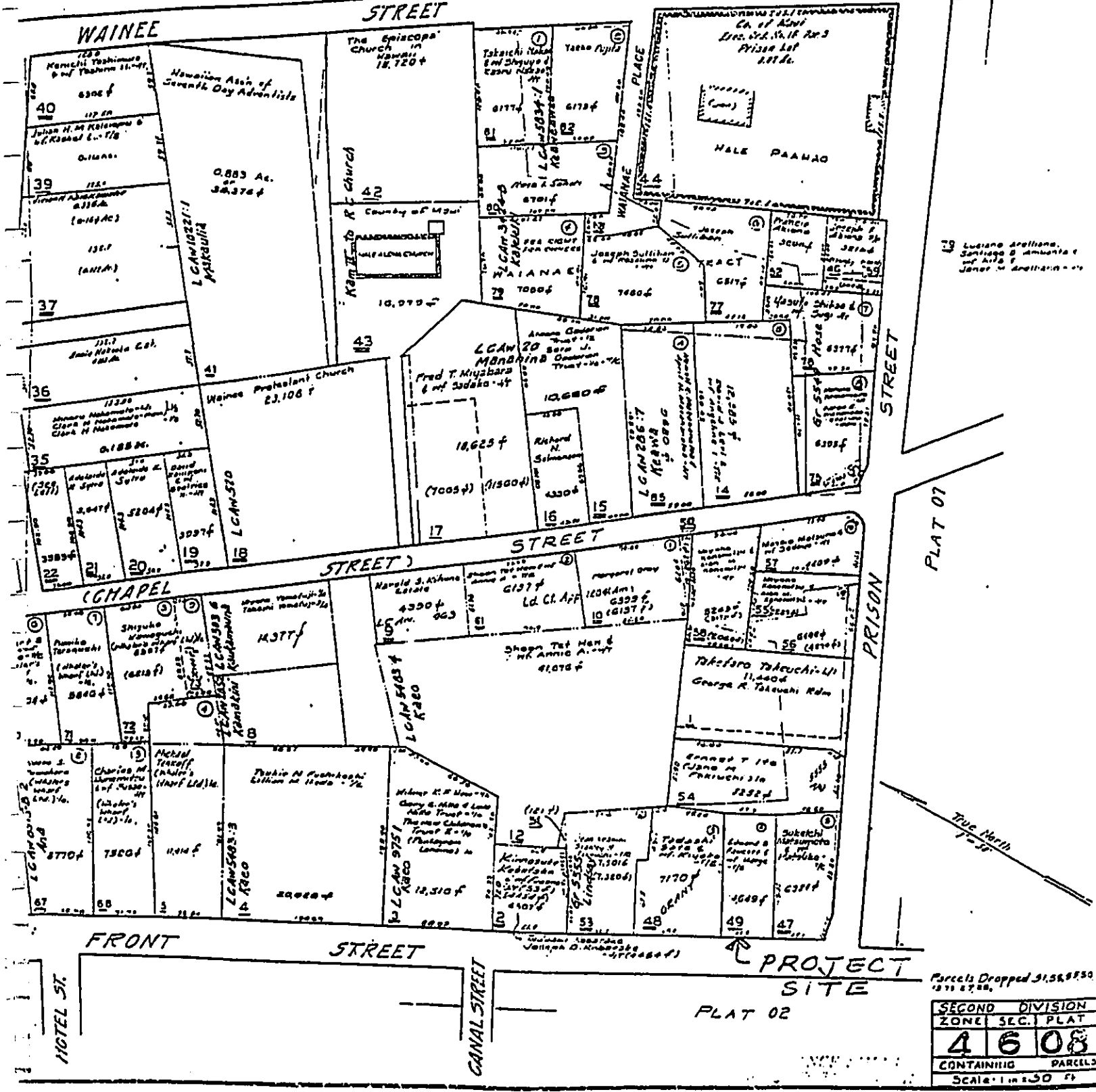
The proposed action will involve the demolition and reconstruction of the older section of the building, comprising a floor area of approximately 1,800 sq. ft. The reconstruction will reflect the same architectural character as that existing, in terms of design, materials, building height, and floor area. Elements, such as doors and windows, will be in keeping with adopted design guidelines for the Lahaina Historic District.

The renovated section of the building will be for retail commercial use, similar to existing uses of the property.

The proposed action is necessitated by severe deterioration of the building's supports and roof structure from termite damage and dry rot. A structural engineer has determined that the older section of the building is unsafe and that reconstruction is the most feasible alternative.

The project will result in short-term construction-related impacts. However since the property is long established in commercial use and the reconstruction will maintain the same architectural character as the existing building and not increase the floor area, the proposed action is not expected to result in additional traffic, flood hazard potential, or design and uses incompatible with the Lahaina Historic District.

PLAT 11



Parcels Dropped 31,58,87,50
12, 13, 27, 28.

SECOND DIVISION	
ZONE	SEC. PLAT
4	608
CONTAINING PARCELS	
SCALE 1" = 250 FT	

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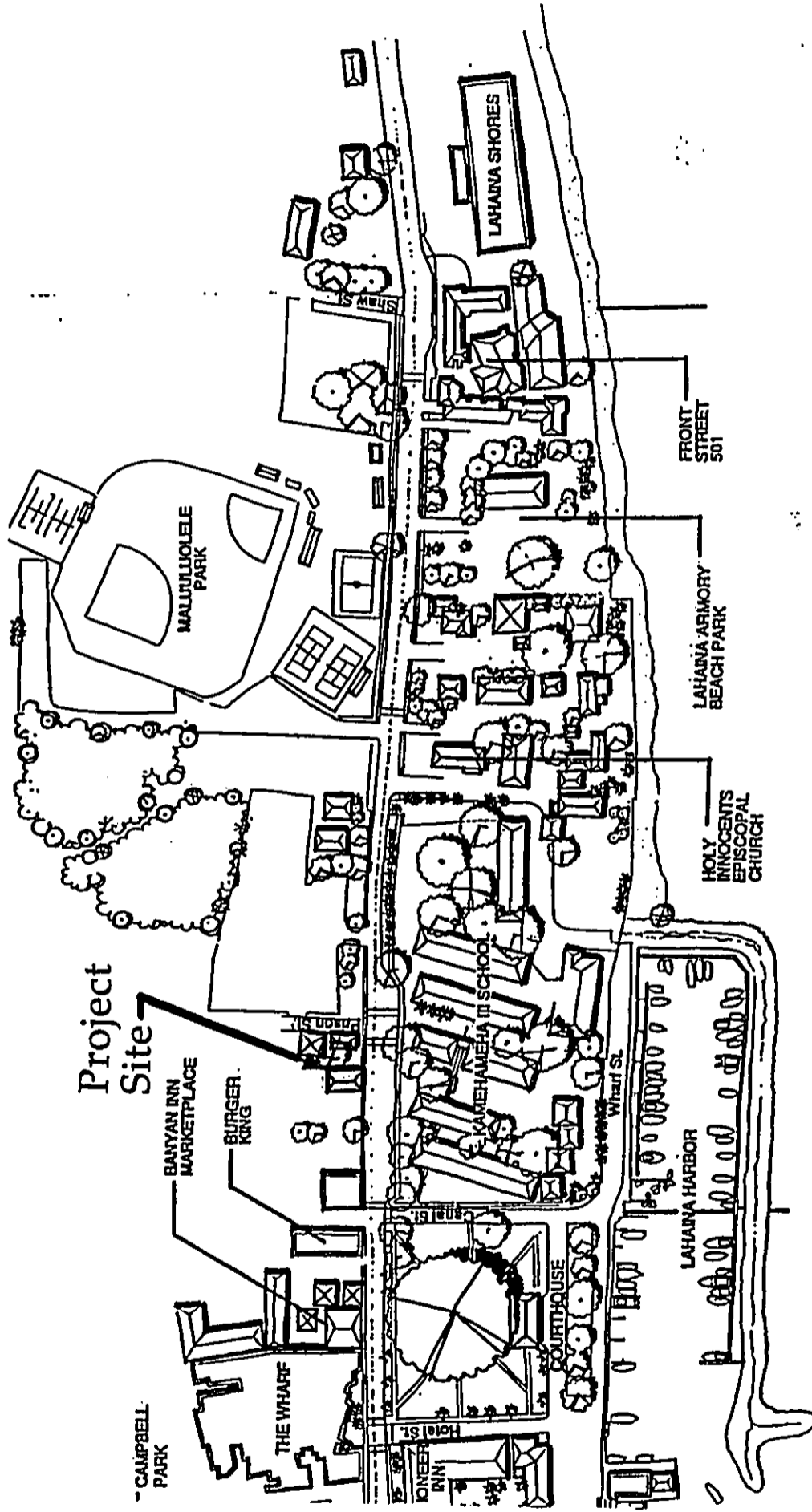
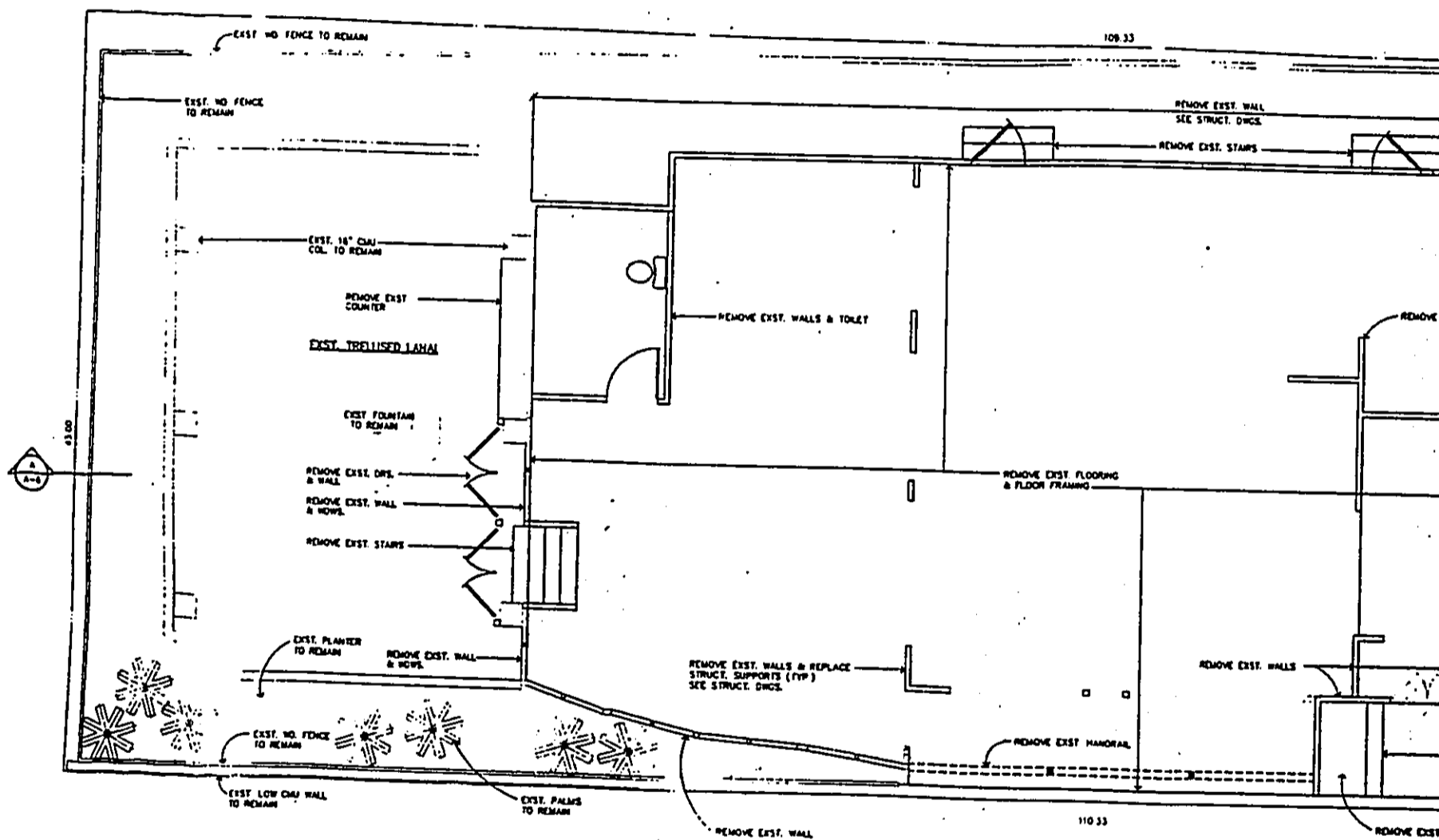


Figure - Project Location Map
 Proposed Building Reconstruction at
 608 Front Street
 Lahaina, Maui, Hawaii

Source:
 Design Study for Front Street Improvements
 Lahaina Town, Maui

EXST. SERVICE STATION LOT



EXST. VACANT LOT



DEMOLITION SITE & FLOOR PLAN

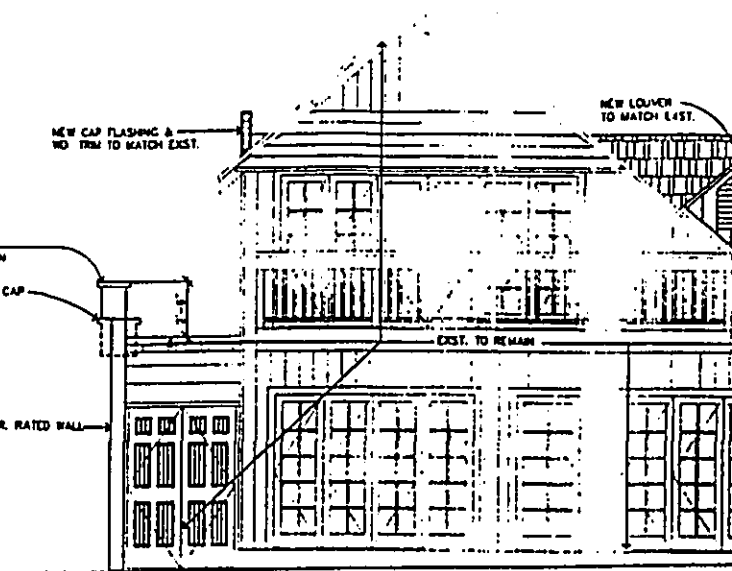
SCALE: 1/8"=1'-0"

1/4" = 1'-0"

NEW CAP FLASHING & NO TRIM TO MATCH EXST.
NEW LOUVER TO MATCH EXST.

NEW 1-HR. RATED PARAPET EXTENSION
REMOVE EXST. NO. CAP OF PARAPET

EXST. 1-HR. RATED WALL



RESTORATION FRONT ELEVATION

SCALE: 1/4"=1'-0"

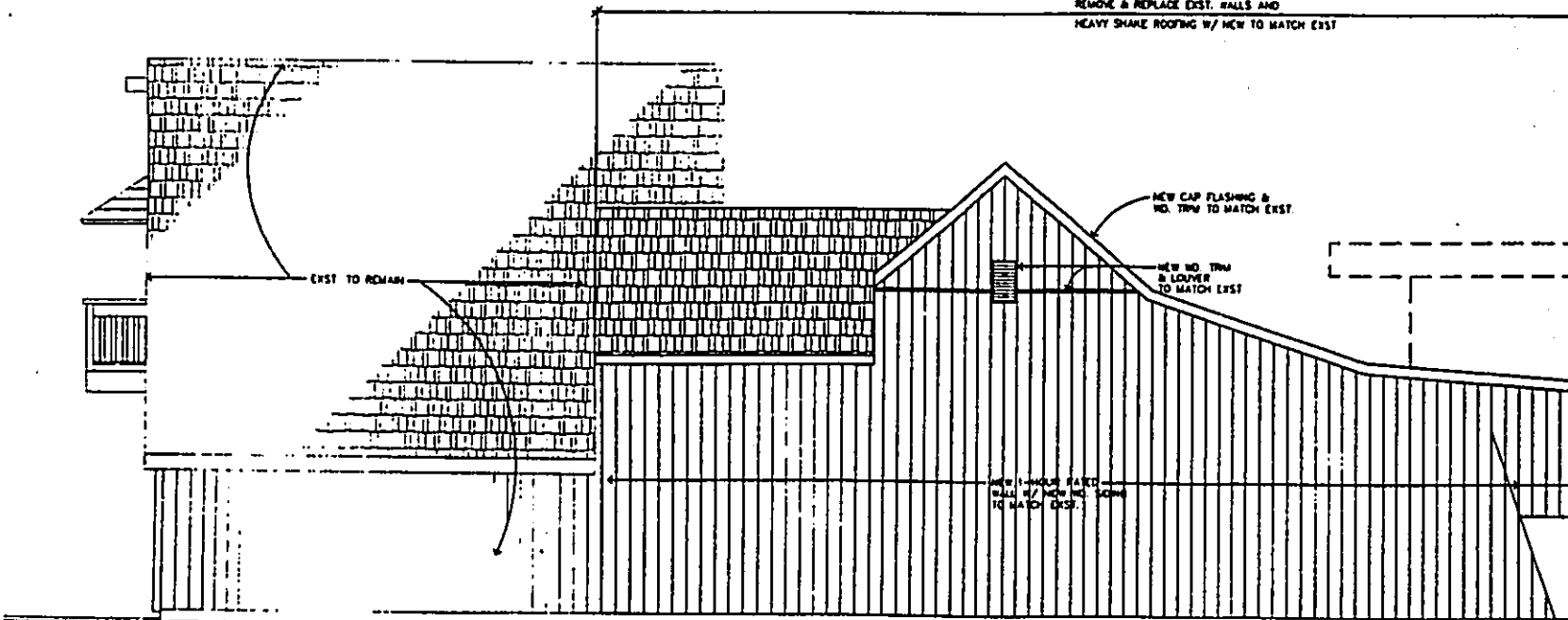
REMOVE & REPLACE EXST. WALLS AND
HEAVY SHAKE ROOFING W/ NEW TO MATCH EXST.

NEW CAP FLASHING & NO TRIM TO MATCH EXST.

NEW NO. TRIM & LOUVER TO MATCH EXST.

NEW 1-HOUR RATED WALL W/ NEW INS. SCHEM TO MATCH EXST.

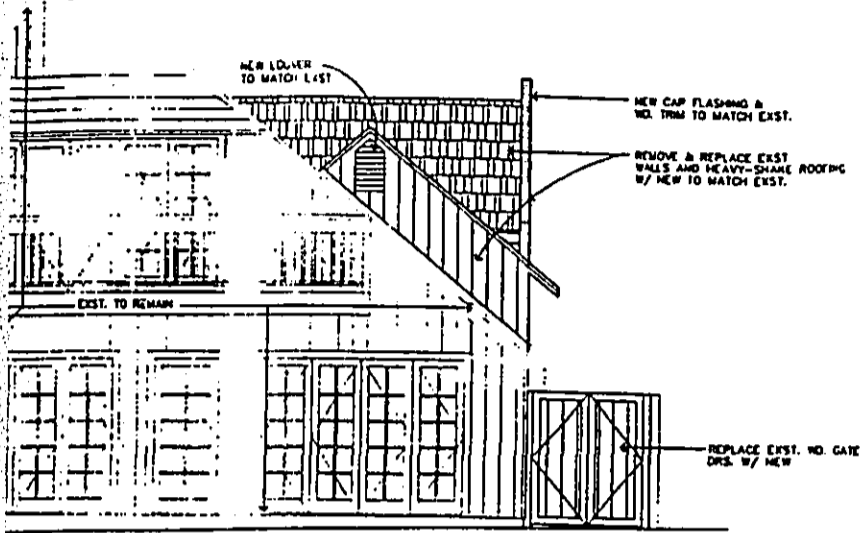
EXST. TO REMAIN



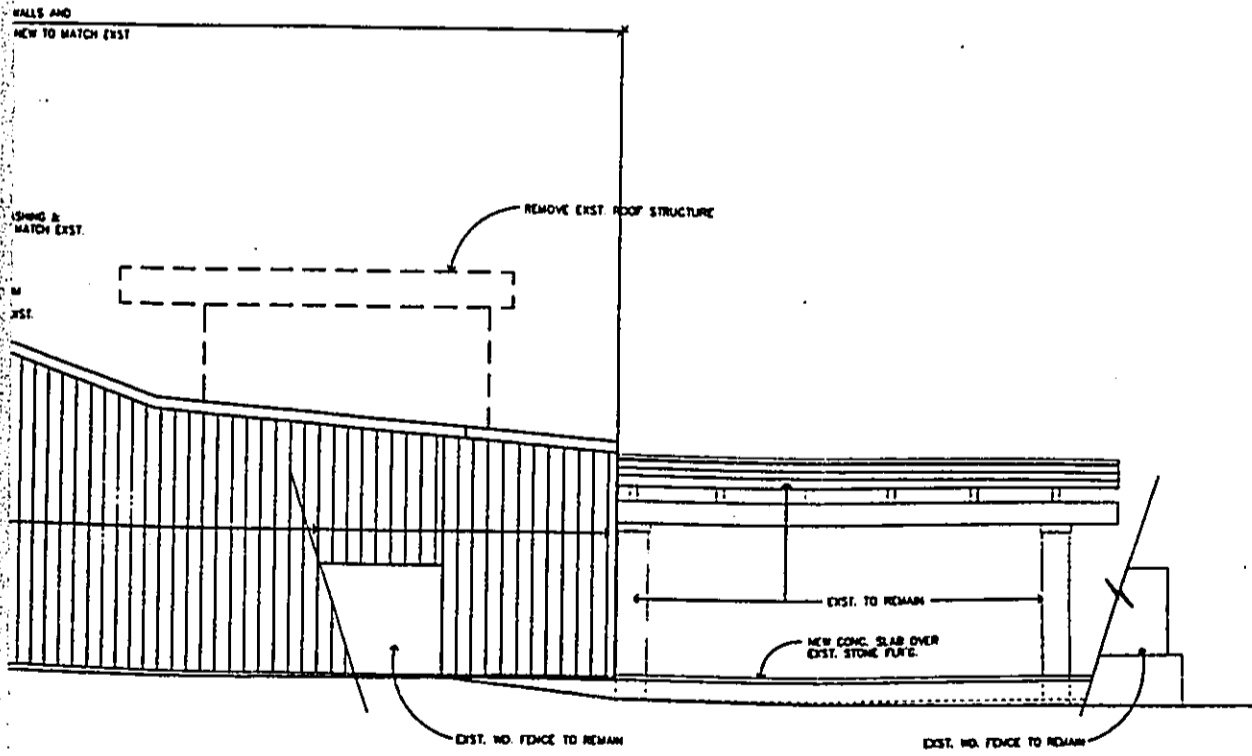
RESTORATION RIGHT ELEVATION

SCALE: 1/4"=1'-0"

SECTION 1/4"



FRONT ELEVATION



BRIAN S. SHIMOMURA, AIA

ARCHITECT

Residential, Commercial/Industrial Design
L.O.A. Compliance

Phone/Fax
808 941-4377



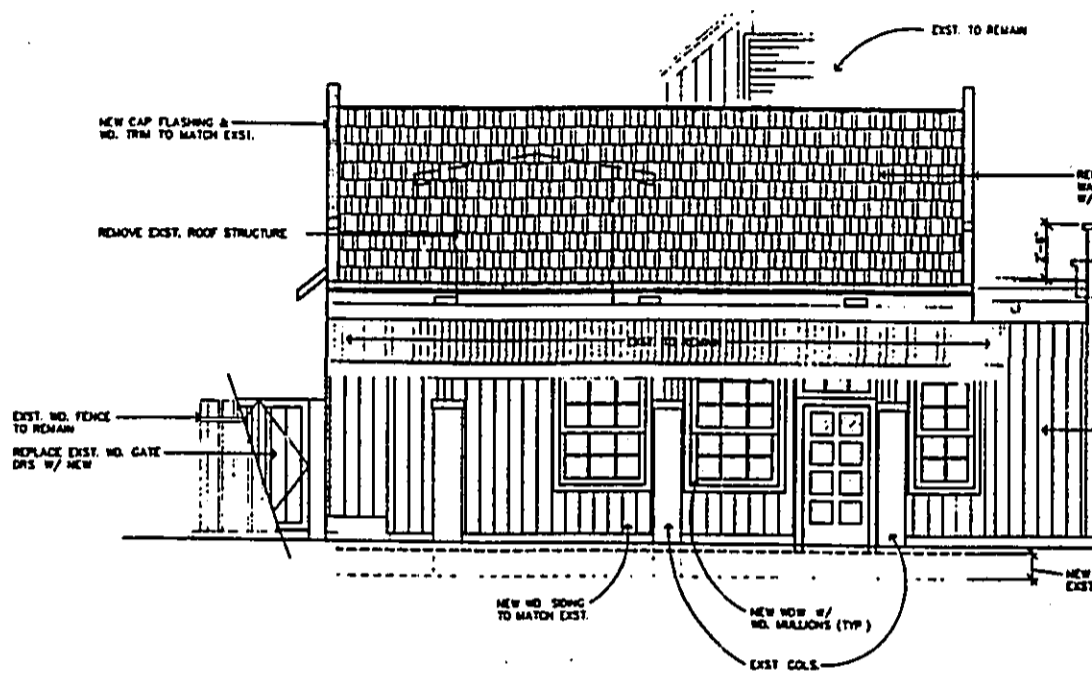
I hereby certify that I am a duly Licensed Professional Architect in the State of Hawaii, U.S.A. and that I am the author of the design herein. I am not providing any services in any other state or country. I am not providing any services in any other state or country. I am not providing any services in any other state or country.

EXTENSION ELEVATIONS

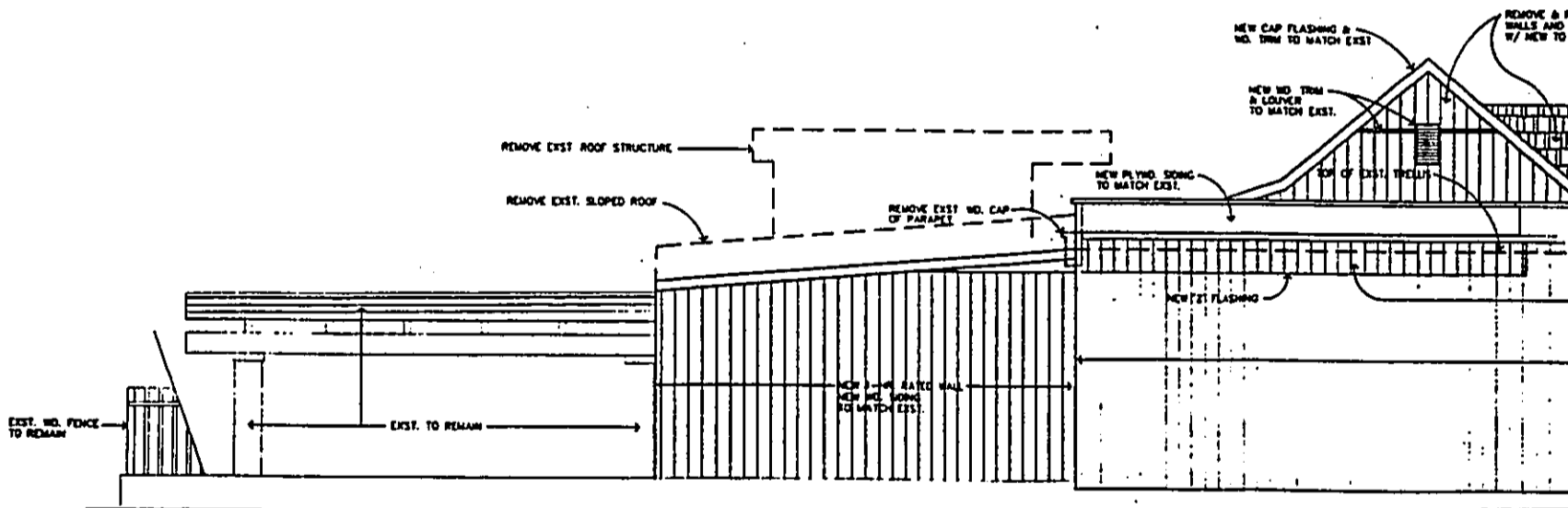
608 FRONT ST.
LAHAINA MAUI HAWAII
T.M.K. NO. 4-6-08: 49

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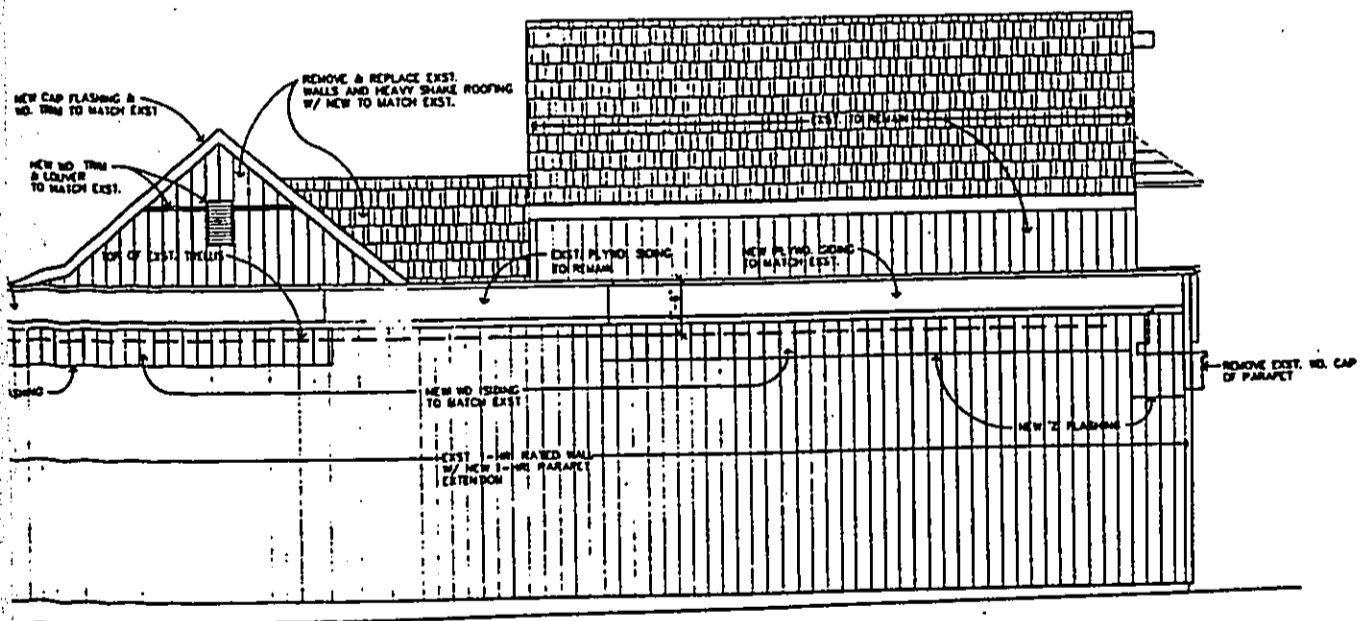
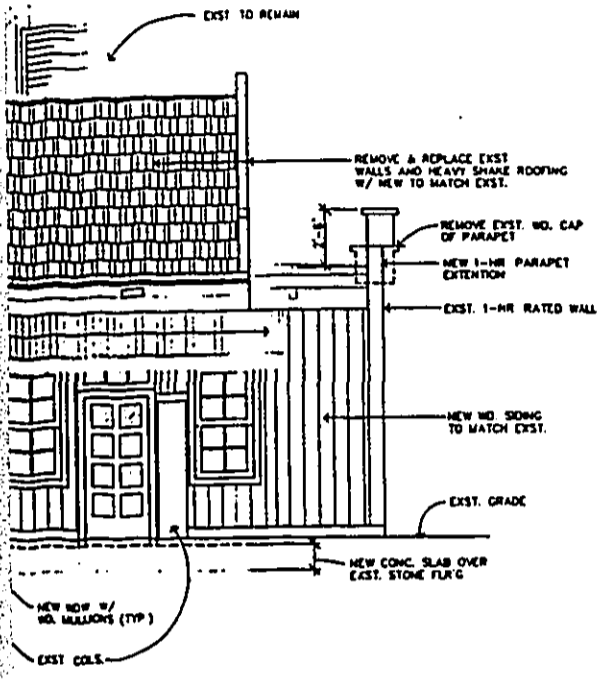


RESTORATION REAR ELEVATION
SCALE: 1/4"=1'-0"



RESTORATION LEFT ELEVATION
SCALE: 1/4"=1'-0"

1/6
EXISTORA



BRIAN S. SHIMOMURA-LAIA
 ARCHITECT
 Residential, Commercial/Hotel Design
 A.D.A. Compliance
 608 Front Street
 Lahaina, Maui, HI 96761
 Phone / Fax
 808 661-6477



This seal is the property of the State of Hawaii and shall not be used by any person other than the licensee to whom it is issued. It shall be used only for the purpose for which it was issued and shall not be used for any other purpose. It shall be kept in a safe place and shall not be loaned, sold, or otherwise disposed of. It shall be returned to the State of Hawaii upon the expiration of the license or upon the death of the licensee.

Scale: As Shown and Not to Scale unless otherwise noted.

- EXTERIOR ELEVATIONS

608 FRONT ST.
LAHAINA MAUI HAWAII
T.M.K. NO. 4-6-08 : 49

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NO. 2	
NO. 3	
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