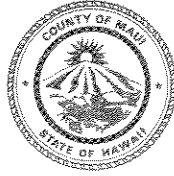


ALAN M. ARAKAWA
Mayor
MICHAEL W. FOLEY
Director
WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

September 29, 2005

Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

RE: Final Environmental Assessment (FEA) for the Proposed Demolition and Reconstruction of a Single-Family Residence and Related Improvements Located Within the Lahaina National Historic Landmark District at TMK: 4-6-002:002, 409 Front Street, Lahaina, Island of Maui, Hawaii (EA 2005/0011)

The Maui Planning Department accepts the Final Environmental Assessment (FEA) for the subject project, and hereby issues a Finding of No Significant Impact (FONSI). Please publish the FEA in the **October 23, 2005**, Office of Environmental Quality Control (OEQC) Environmental Notice.

We have enclosed a completed OEQC Publication Form and four (4) copies of the FEA. If you have any questions, please call Ms. Kivette Caigoy, Environmental Planner, of our office at 270-7735.

Sincerely,

MICHAEL W. FOLEY
Planning Director

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

09 OCT -4 P1:36

RECEIVED

MWF:KAC:dm
Enclosures

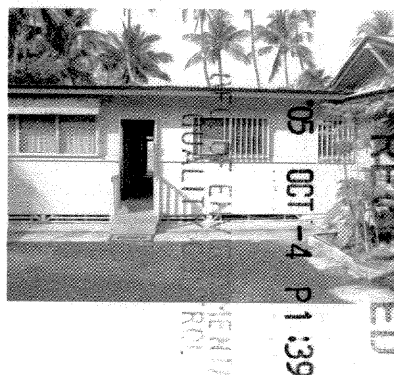
c: Kivette A. Caigoy, Environmental Planner
Thorne Abbott, Staff Planner
Jim Neiss, Maui Architectural Group, Inc.
EA Project File
General File
K:\WP_DOCS\PLANNING\EA\2005\0011_SmithResidenceDemo\OEQCTransmitFEA.wpd

05 SEP 20 13 08 FILE COPY

**Final Environmental Assessment
for the Demolition of a House and Shed built circa 1949**
Lahaina, Maui, Hawaii

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Applicant: Gene and Shirley Smith
C/o Consultant, Jim Niess
Maui Architectural Group
2331 W. Main Street
Wailuku, Hi 96793
Approving Agency: Maui Planning Department
250 So High Street
Wailuku, Hi 96793
Contact person: Kivette Caigoy



Description:

The project site is located at TMK (2) 4- 6-002-002, 409 Front Street, in Lahaina, Maui, Hawaii. The property, owned by Gene and Shirley Smith, is improved with two homes. Each home consists of 1800 sq.ft with 3 bedrooms and 2 baths and a 150 sq. ft. bathhouse with shower, toilet and storage. The subject property is a county R-3 zoned residential neighborhood located in the Lahaina National Historic Landmark District. The Smiths are proposing to replace the existing termite infested and dry rotted structure with a new home. This assessment addresses the demolition of the existing structure. The subject property is in an urban area with strictly residential use much of which is nonconforming high density rental use. Dense residential properties line both the mauka and makai sides of Front Street in the immediate vicinity of the property.

The subject property is located in the Lahaina National Historic Landmark District. While some of the buildings in the area are older and historic in appearance, many of the buildings in this area are contemporary and incompatible with the design character of the historic district. This house and shed were constructed in 1949; there are no other known historic sites on the property. The subject property is not in Maui County's Lahaina Historic Districts No. 1 or 2.

Proposed Action:

The owner proposes to demolish the existing structures, which measure approximately 3,600 square feet, and replace it with a new single-family, two-story home of less than 3,500 square feet. A project site plan and TMK map are attached (Exhibits 1 and 2).

Regulatory Context:

The proposed project is located within the Lahaina National Historic Landmark District. As such, an environmental assessment has been prepared as the proposed action involves the demolition of a structure in a designated historic district. The final approving agency

for this action is the Maui County Department of Planning, and a Finding of No Significant Impact (FONSI) is anticipated. The State Historic Preservation Division has reviewed this proposed demolition and has approved mitigation commitments, including submittal of 35 mm black and white photographs, an historic inventory and site plan.

The property is also located in the Special Management Area (SMA) of Maui County. The property owner has submitted a SMA Assessment application.

Demolition of the structure will proceed when all applicable regulatory permits and approvals have been received.

Conformity to Maui County's General Plan and the West Maui Community Plan:

The proposed action is in conformity with the County's General Plan. It proposes no additional growth, preserves the architectural character of historic Lahaina Town and replaces an existing deteriorated structure with a new one more in keeping with the town's National Historic Landmark Area designation. The proposed action also conforms to the West Maui Community Plan's Objectives and Policies for Lahaina Town. Item 10 states: "preserve the remaining single family residential uses north of Kapunakea Street; between Ala Moana and Papalaua Streets and South of Shaw Street. Proposed project is on Front Street south of Shaw Street and preserves, actually restores, single family use. In addition, Item 10 of the General Region Objectives and Policies states: "Provide and maintain beach access for the present and future needs of residents and visitors." This property has a dedicated beach access easement and walkway along its southerly border.

Alternatives to the Proposed Action:

The Smiths are pursuing this course of action for several reasons. First the existing duplex is in a deteriorated condition that would involve substantial expense to repair and renovate. Secondly, the home, as configured, does not conform to the land-use designation for which the property is zoned (it is a duplex). Thirdly, and most importantly, the historic integrity of the original beachfront home has been seriously compromised by poorly planned and constructed additions. Only the entry porch retains a hint of the original architectural detail. The proposed new home planned to replace this one is designed in the 'plantation' style. It will be constructed of wood siding, corrugated metal roofing, and will be raised off the ground to allow air flow under the floor in the old style. The no action/deferred action option limits the owners' use of this property and is not considered an alternative.

Significance Criteria Analysis:

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

Although the structure is older than fifty years, the proposed demolition will not impact a

historic resource. This structure fails to meet the criteria for evaluating historic properties: it does not represent the work of a master or possess high artistic value; and it is unlikely to yield information important to history or prehistory. This structure is determined to have little historic value. The State Historic Preservation Division has reviewed this demolition request and determined that no historic properties will be impacted.

(2) Curtails the range of beneficial uses of the environment;

The proposed action is not anticipated to curtail the range of beneficial uses of the environment and no long-term environmental impacts are expected.

(3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;

The subject property is part of a long-established residential neighborhood and is consistent with the State's long-term environmental policies and goals. The demolition of the existing structures on this property will not impact these environmental policies. The replacement structure will re-establish the 'plantation' aesthetic lost in the current house and complement the neighborhood. This is in keeping with the state's long-term goals.

(4) Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;

The demolition of these structures will not impact the economic or social welfare of the community, nor will it affect any cultural practices.

(5) Substantially affects public health;

The demolition of these structures will not impact public health.

(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

The demolition of these structures will not result in secondary impacts such as population changes or impacts on public facilities.

(7) Involves a substantial degradation of environmental quality;

The applicant will implement best management practices to mitigate the short-term impacts of dust and noise while the project is underway.

(8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

The demolition of these structures involves no commitment for larger actions.

(9) Substantially affects a rare, threatened, or endangered species, or its habitat;

There are no known rare, threatened, or endangered species located on the subject property, nor is it a habitat for these species, therefore there will be no impact.

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

There will be no substantial impacts on air or water quality or ambient noise levels. Any noise that may result from this project will be short term. There are no suspect asbestos-containing materials in the structure. Paint will be tested prior to demolition for lead content. If found to be present, a mitigation strategy will be adopted and executed to insure minimal impact on air and water quality during demolition.

(11) Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

The subject property is located in the County's Flood Hazard Area Zone B, and there is no expected impact from the proposed demolition. Since its foundation is post/pier there will be no significant ground disturbance. Shoreline setback approval has been granted by the Maui County Planning Department. It is 40 feet and is illustrated on the site plans submitted.

(12) Substantially affects scenic vistas and viewplanes identified in county or state plans or studies; or,

The project site is not part of an identified scenic view corridor or viewplane. The area is densely developed and no views will be impacted. It should be noted that there is a four foot public beach access from Front Street to the beach along the south side of this property, which originally was part of this property and has been dedicated to the County for beach access.

(13) Requires substantial energy consumption. [Eff 12/6/85; am and comp AUG 31 1996] (Auth: HRS §343-5, 343-6) (Imp: HRS §343-2, 343-6).

No substantial energy consumption is expected as a result of the proposed action.

Agencies Consulted:

As the structures proposed for demolition are more than fifty years old, this project is required to be reviewed by the State Historic Preservation Division (SHPD) as per HRS Chapter 6E. As mitigation measures for the proposed demolition, the applicant has submitted a historic resources inventory, black and white photographs, and a site plan of the property. The owner understands that should any ground disturbance uncover

archaeological deposits, they are to stop work and report immediately to the SHPD.

Required Permits and Approvals:

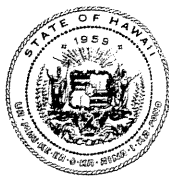
This project requires a Special Management Area assessment, a demolition permit and building permits from the County of Maui. Because the property is located in the Lahaina National Historic Landmark District, this environmental assessment is also required.

Response to Agency Comments:

Office of Environmental Quality Control – Letter dated September 2, 2005

The structure to be demolished has been examined for asbestos containing materials. None were found. Paint will be tested for lead content prior to demolition and, if found, proper disposal procedures will be followed.

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186
E-mail: oeqc@health.state.hi.us

RECEIVED

SEP 08 2005

MAUI ARCHITECTURAL GROUP, INC.

September 2, 2005

Mr. Michael Foley
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Foley:

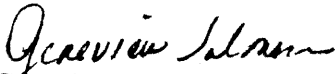
Subject: Draft EA for the Smith Single-Family Home Demolition & Reconstruction,
Lahaina, Maui

Thank you for the opportunity to review the subject document. We have the following comment.

1. Please check whether the homes contain lead paint or asbestos. If they do, please follow the proper procedures during demolition.

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,


Genevieve Salmonson
Director

MAUI ARCHITECTURAL GROUP

September 20, 2005

Genevieve Salmonson, Director
Office of Environmental Quality Control
235 So. Berritania Street, Suite 702
Honolulu, HI 96813

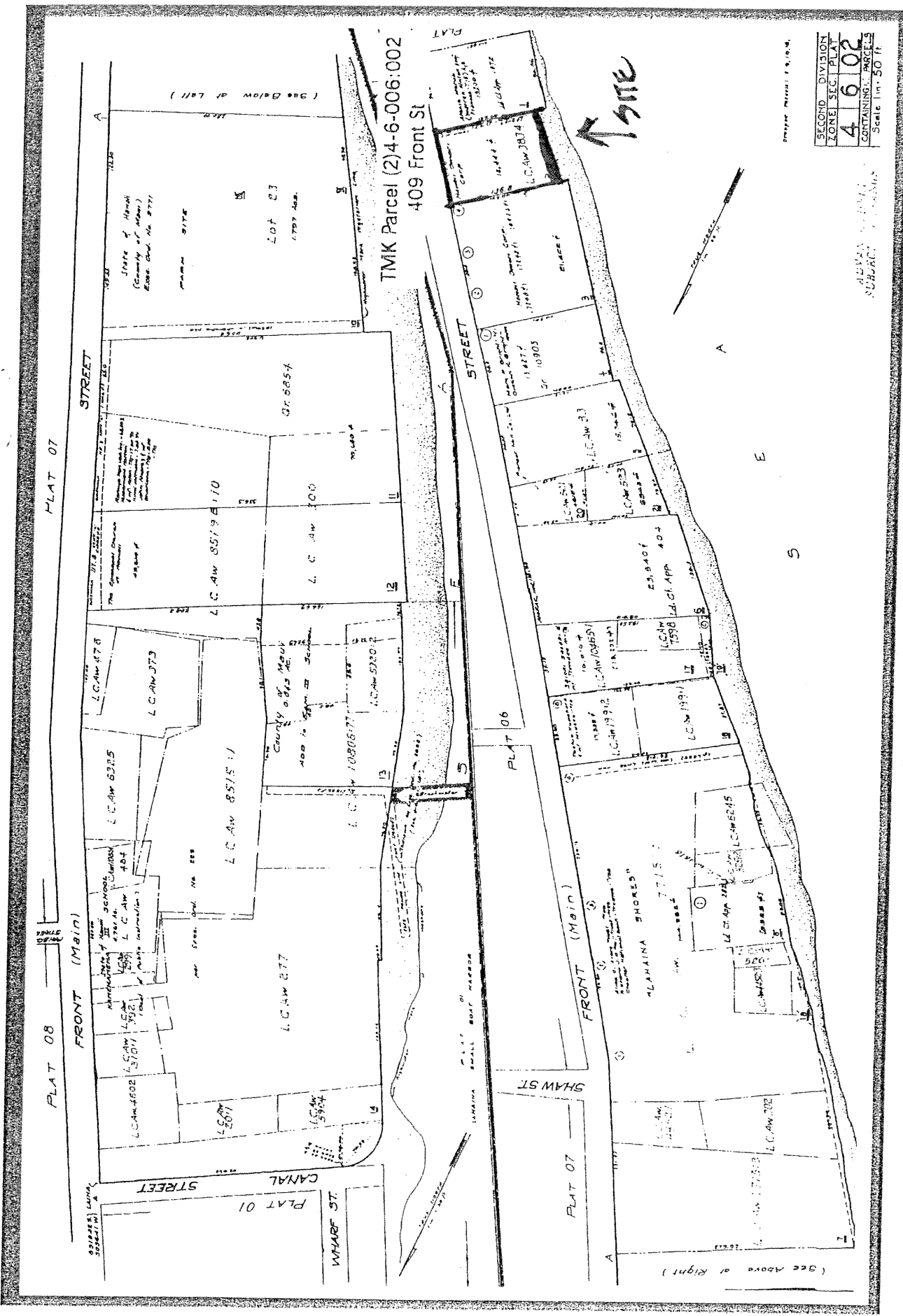
**RE: Environmental Assessment – Smith Single Family Home Demolition – Lahaina
Maui (your letter, Sept 2, 2005)**

Dear Ms. Salmonson,

The structure to be demolished has been examined for asbestos containing materials. None were found. Paint will be tested for lead content prior to demolition and, if found, proper disposal procedures will be followed. Please call if I can provide further information. Thank you for your prompt attention to this matter.

Sincerely,


James Niess
Project Architect



TMK Parcel (2)4-6-006:002
409 Front St

↑
SITE

PREPARED BY: 1/10/04

SECOND DIVISION	ZONE	SEC. PLAT
4	6	102
CONTAINING PARCELS		
Scale 1 in = 50 ft		

ALUANA SUBURBAN

PLAT (2)4-6-02

EXHIBIT 1

FRONT STREET

Standpipe #34

11,153.45 ft. S
1,736.00 ft. W

"Shoreline Access" and
"No Parking Anytime" Signs

TO
WAILUK

EAC

"+" IN CONC.
FOOTING (fnd.)

Drainage
Drop Inlet

323° 02' → 89.80

CRN. W. I.

TMK (2) 4-6-002-002

0.2'

Approx. Location of
Existing 30" Drainline

30.5'

AC Pavement

Concrete
Pavement

Planter

409 A

409 B

Beacon
Access

136.80'

TMK: (2) 4-6-02: 01

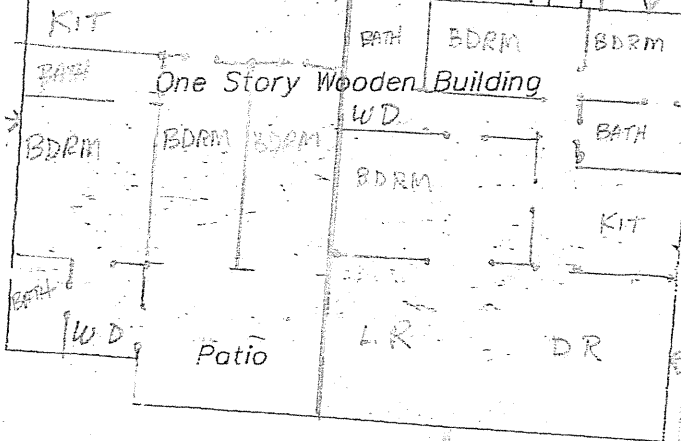
PERPETUAL EXCLUSIVE
RIGHT-OF-WAY AND
PUBLIC ACCESS EASEMENT
(4.00 FT. WIDE) IN FAVOR
OF THE COUNTY OF MAUI
(AREA = 505 Sq. Ft.)

One Story Wooden Building

13.3'

126.00'

LAND COURT
APPLICATION 1352



Concrete
Pavement

Wooden Storage
6" CMU 2.67' High

Chainlink
Fence

Chainlink
Fence



Planter

Planter

1/2" PIPE
(fnd.)

136° 28' 30"

93.57

1/2" PIPE
(fnd.)

Chainlink
Fence

Approx. Location of
Existing 30" Drainline

2" PIPE
(fnd.)

WATER MARK

EXISTING STRUCTURES

EXHIBIT 2

Site # _____
TMK (2) 4-6-02: 02

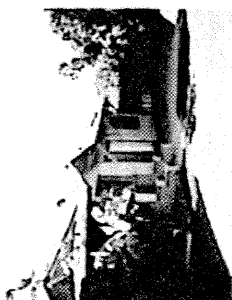
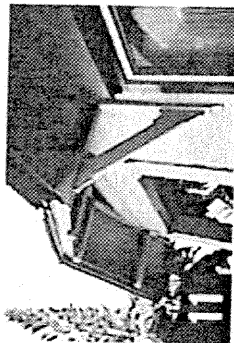
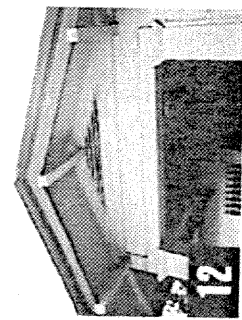
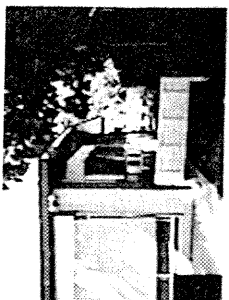
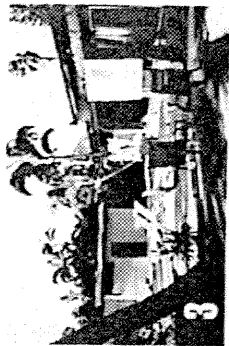
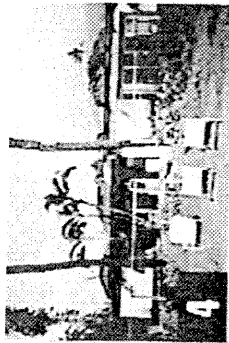
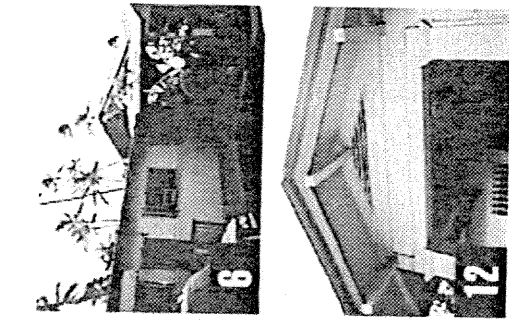
HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: RESIDENCE
2. Historic Name, if known: -
3. Street or rural address 409 FRONT ST
City: LAHAINA Zip: H-196761 County: MAUI
4. Present Owner, if known: EUGENE S SAUNDY SMITH
Address if different from above: _____
5. Ownership is: Public Private
6. Present Use: DWELLING Original Use: DWELLING
Other Past Uses: _____

DESCRIPTION

7. Physical Appearance:
Style PLANTATION
Primary Exterior Building Material: Stone Stucco Adobe Other
Wood: Clapboard Shiplap Vertical Board Board and Batten
 Shingle Other
Additional Materials _____
Roof: Gable Hipped Other _____ Special features
Roofing Material CORRUGATED METAL
Roof Trim: Closed Eaves Overhanging Eaves Brackets
Dormers: Gabled Hipped Shed Eyelid Other
Porch: Inset Outset Open Enclosed Facade length
 Wraparound Centered Offset
Door: Centered Offset Inset Transom Side Panels
 Sidelights Window 90° TO STREET Other
Windows: Double-Hung Sliding Casement Awning Jalousies
 Plate glass Other
Number of panes: _____
Other Features: SHED ROOF ADDITION
8. Approximate Property Size: Frontage 89' Depth 130'
or approximate acreage 12,000 SF
9. Is the feature Altered Unaltered?
10. Surroundings: Open Land Scattered Buildings Densely Built-up
 Residential Commercial Industrial Other
11. Is the structure on its original site moved unknown
12. Year of initial construction 1949 This date is factual estimated.
13. Architect (if known) -
14. Builder (if known) -
15. Related features: Barn Carriage House Outhouse Shed(s)
 Formal Garden(s) Windmill Watertower/ Tankhouse
 Garage Servants' or Guest House Other



LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 656
801 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

YVONNE V. IZU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAOLOAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

FEB 22 2005

Sharon Norrod, Supervising Building Permit Clerk
County of Maui
Department of Public Works and Environmental Management
Development Services Administration
250 South High Street
Wailuku, Maui, Hawaii 96793

LOG NO: 2005.0250
DOC NO: 05025102
Architecture 02

Dear Ms. Norrod:

**SUBJECT: Chapter 6E-42 (HRS) Review
Demolition of a Structure Over 50 Years Old - For Eugene Smith
Building Permit No. T2004.3493
Lahaina, Maui, Hawaii
TMK: (2) 1-06-002:002**

SHPD staff has reviewed the proposed project and has made the determination of:

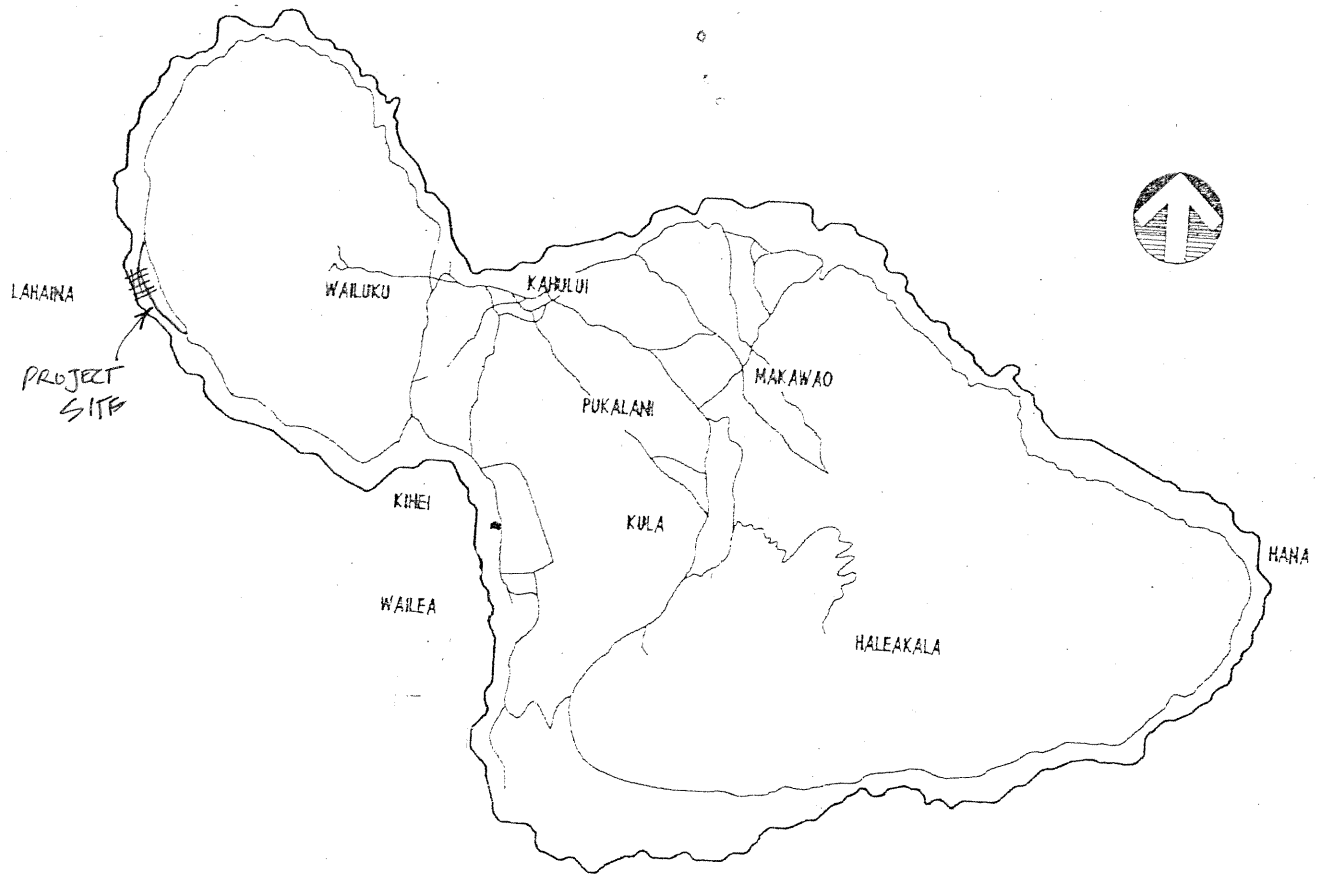
- "Effect with proposed mitigation commitments"; proposed mitigation commitments requested are:
 - 35 mm black and white photographs; (submitted)
 - completed historic resources inventory; (submitted)
 - site plan; (submitted).
- Therefore, SHPD has no further comments.

Aloha,

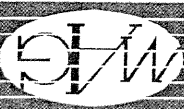
Melanie A. Chinen, Administrator
State Historic Preservation Division

Post-It™ brand fax transmittal memo 7671		# of pages ▶	1
To	JIM	From	DAWN
Co.	MAG	Co.	
Dept.		Phone #	270 7841
Fax #	242 1776	Fax #	270 6290

FEB 23 2005



LOCATION MAP
ISLAND OF MAUI



M/G ARCHITECTURAL GROUP INC.
 www.mgarch.com
 1000 KALANANĪHUI DRIVE, SUITE 1000
 HONOLULU, HAWAII 96813
 PHONE: (808) 521-1111
 FAX: (808) 521-1112
 www.mgarch.com



THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF HAWAII. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT.
 I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT.
 I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT.

SMITH RESIDENCE
 409 FRONT STREET
 LAHAINA, MAUI, HAWAII
 TM# (2) 4-02-02

NO.	DATE	DESCRIPTION	BY

SITE PLAN
 SHEET NO. 110004
 LOT#
 DATE

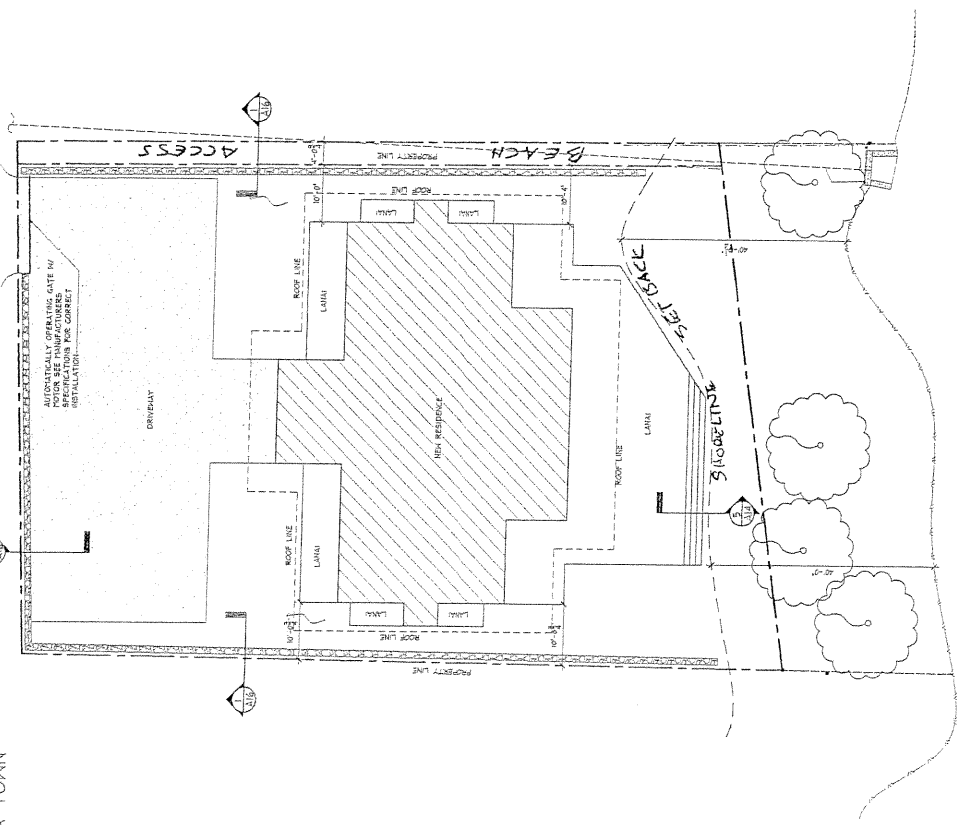
A0

PROPOSED

TO
 WAILUKU

FRONT STREET

TO
 LAHAINA TOWN



SITE PLAN
 SCALE: 1"=10'-0"



MAUI ARCHITECTURAL GROUP JAC
 1100 W. MAUI AVENUE, SUITE 200
 MAUI, HAWAII 96753
 PHONE: 808.571.1178
 FAX: 808.571.1179
 WWW: MAGARCHITECT.COM



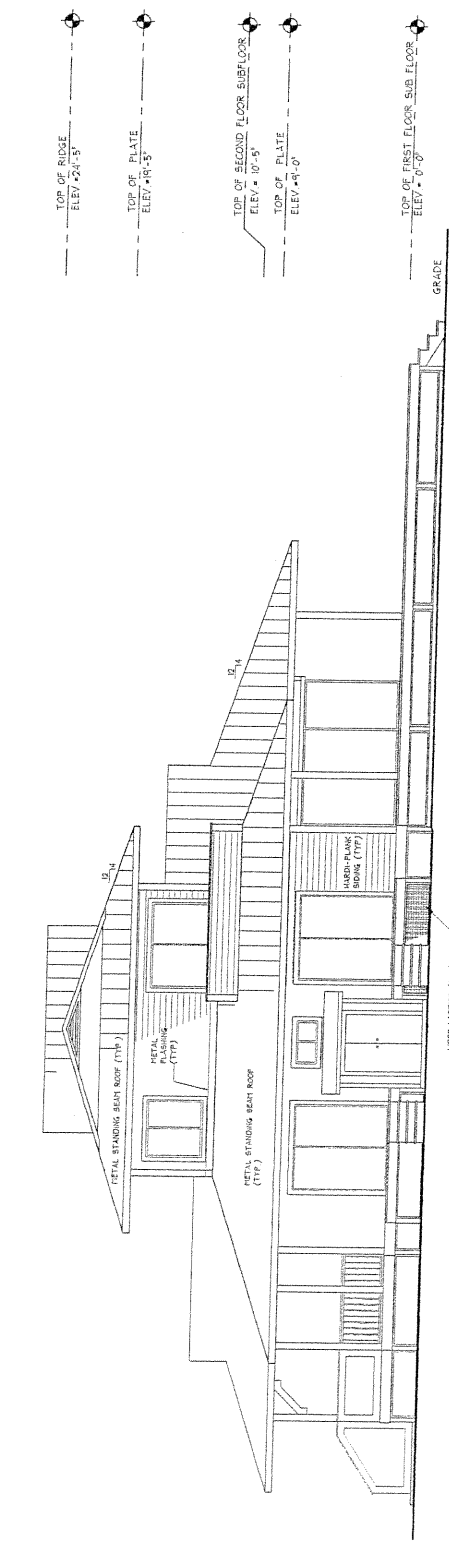
STAMP:
 I AM A REGISTERED ARCHITECT
 IN THE STATE OF HAWAII
 MY EXPIRES ON 12/31/2011
 MY NO. IS 4088

SMITH RESIDENCE
 409 FRONT STREET
 LAHAINA, MAUI, HAWAII
 TMK# 21-4-02-02

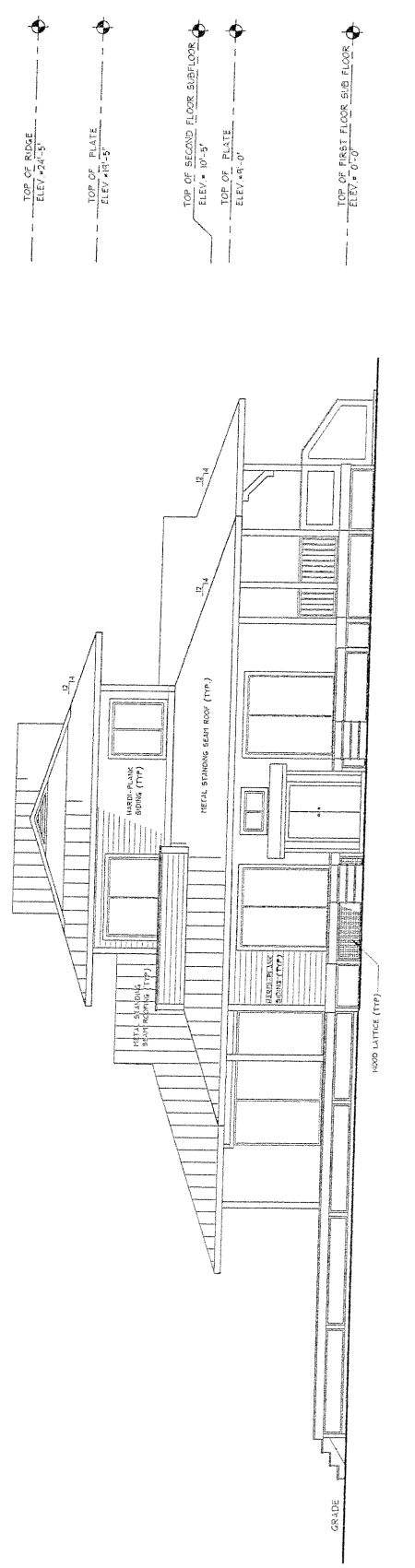
NO.	DATE	REVISION	BY

LEFT AND RIGHT SIDE ELEVATIONS
 TITLE: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____
 SHEET NO.: _____

A10



RIGHT SIDE ELEVATION
 SCALE 1/8"=1'-0"

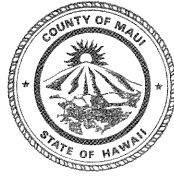


LEFT SIDE ELEVATION
 SCALE 1/8"=1'-0"

ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

September 29, 2005

Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

RE: Final Environmental Assessment (FEA) for the Proposed Demolition and Reconstruction of a Single-Family Residence and Related Improvements Located Within the Lahaina National Historic Landmark District at TMK: 4-6-002:002, 409 Front Street, Lahaina, Island of Maui, Hawaii (EA 2005/0011)

The Maui Planning Department accepts the Final Environmental Assessment (FEA) for the subject project, and hereby issues a Finding of No Significant Impact (FONSI). Please publish the FEA in the **October 23, 2005**, Office of Environmental Quality Control (OEQC) Environmental Notice.

We have enclosed a completed OEQC Publication Form and four (4) copies of the FEA. If you have any questions, please call Ms. Kivette Caigoy, Environmental Planner, of our office at 270-7735.

Sincerely,

MICHAEL W. FOLEY
Planning Director

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

05 OCT -4 P1:36

RECEIVED

MWF:KAC:dm

Enclosures

c: Kivette A. Caigoy, Environmental Planner
Thorne Abbott, Staff Planner
Jim Neiss, Maui Architectural Group, Inc.
EA Project File
General File
K:\WP_DOCS\PLANNING\EA\2005\0011_SmithResidenceDemo\OEQCTransmitFEA.wpd



MAUI ARCHITECTURAL GROUP, INC.
 100 W. MAUI AVENUE, SUITE 200
 MAUI, HAWAII 96760
 PHONE: (808) 242-1111
 FAX: (808) 242-1112
 WWW: WWW.MAUIARCHITECT.COM



SMITH RESIDENCE
 409 FRONT STREET
 LAHAINA, MAUI, HAWAII

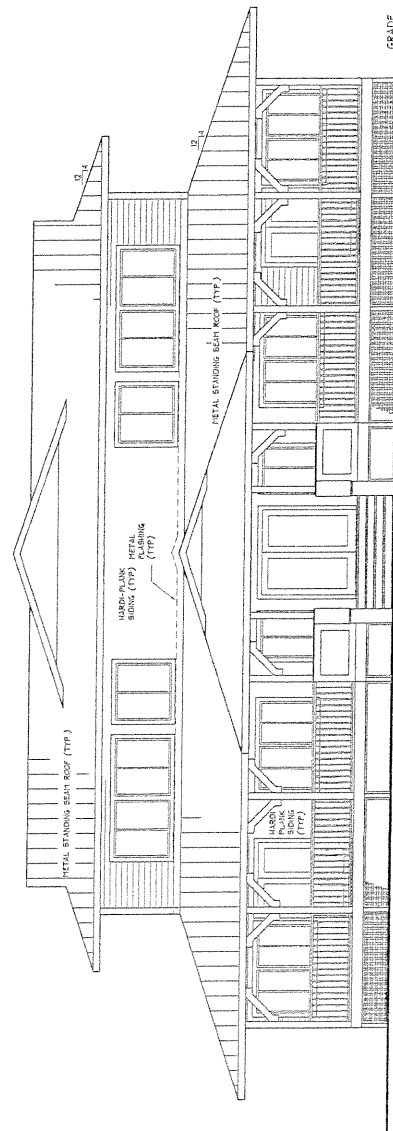
SMITH RESIDENCE
 409 FRONT STREET
 LAHAINA, MAUI, HAWAII
 DATE: 02-14-02

NO.	REVISION	DATE

FRONT AND REAR ELEVATIONS

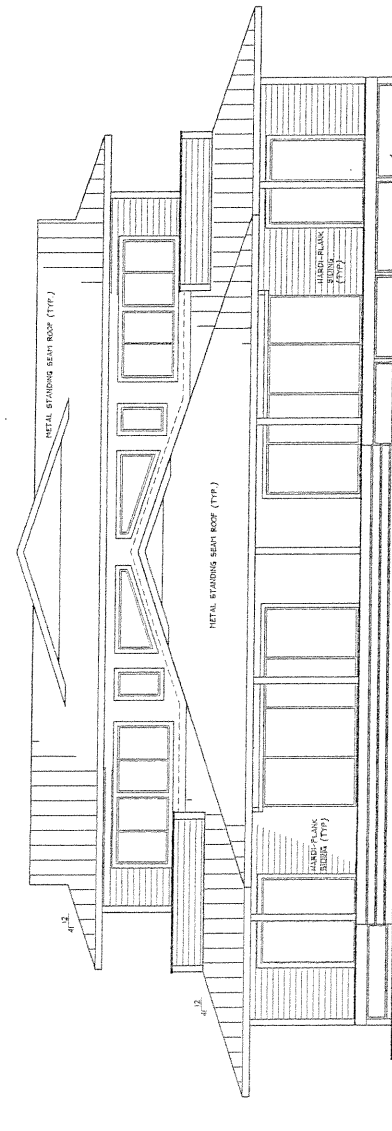
A9

- TOP OF RIDGE ELEV. 24'-5"
- TOP OF PLATE ELEV. 15'-5"
- TOP OF SECOND FLOOR SUBFLOOR ELEV. 10'-5"
- TOP OF PLATE ELEV. 4'-0"
- TOP OF FIRST FLOOR SUB FLOOR ELEV. 0'-0"



FRONT ELEVATION
 SCALE: 1/4"=1'-0" (FRONT BY SEAS)

- TOP OF RIDGE ELEV. 24'-5"
- TOP OF PLATE ELEV. 15'-5"
- TOP OF SECOND FLOOR SUBFLOOR ELEV. 10'-5"
- TOP OF PLATE ELEV. 4'-0"
- TOP OF FIRST FLOOR SUB FLOOR ELEV. 0'-0"



REAR ELEVATION
 SCALE: 1/4"=1'-0" (REAR BY SEAS)