



SECTION 106 CONSULTATION ENVIRONMENTAL REVIEWS FOR FEDERALLY-SUBSIDIZED PUBLIC HOUSING PROJECTS

State of Hawai'i
Hawaii Public Housing Authority
1002 North School Street
Honolulu, Hawai'i 96817

The State of Hawai'i, Hawai'i Public Housing Authority (HPHA) is proposing to conduct repair and rehabilitation improvements to eight existing public housing projects across the State, over the next five (5) years (2021-2026). The State HPHA is subsequently conducting environmental reviews for these existing public housing projects in conformance with U.S. Department of Housing and Urban Development (HUD) requirements specified under 24 CFR Part 58 because Federal funds would be used.

One of the environmental review requirements is Section 106 consultation under the National Historic Preservation Act, as amended (NHPA) (16 U.S.C. 470(f)). Repair and rehabilitation improvements using Federal funds is considered an "undertaking" under these NHPA regulations, and the Governor of the State of Hawai'i is serving as the Agency Official responsible for this Section 106 consultation process. HPHA is assisting the Governor in this consultation process, and HHF Planners is serving as HPHA's consultant conducting this consultation by soliciting comments that will be reviewed and evaluated before a final determination is proposed. A "no adverse effect on historic properties" determination is currently being considered for repair and rehabilitation improvements.

Project Description

Funding for this housing project is being expended through Federal funds from HUD under the Economic Development Initiative (EDI) Special Project Grant, Capital Fund Grants, Public Housing Block Grant, or other available grants. Repair and rehabilitation improvements implemented for this housing project are not considered a "major construction activity" and would involve one or a combination of several HUD designated categories of Categorically Excluded actions identified under 24 CFR 58.35.

1. Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20 percent (e.g. replacement of water or sewer lines, reconstruction of curbs and sidewalks, repaving of streets).
2. Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons.
3. Rehabilitation of buildings and improvements when the following conditions are met:

- a. In the case of a building for residential use (with one to four units), the density is not increased beyond four units, and the land use is not changed;
 - b. In the case of multifamily residential buildings:
 - 1) Unit density is not changed by more than 20 percent;
 - 2) The project does not involve changes in land use from residential to non-residential; and
 - 3) The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.
 - c. In the case of non-residential structures, including commercial, industrial, and public buildings:
 - 1) The facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent; and
 - 2) The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another.
4. a. An individual action on up to four dwelling units where there is a maximum of four units on any one site. The units can be four one-unit buildings or one four-unit buildings or any combination in between; or
- b. An individual action on a project of five or more housing units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four housing units on any one site.
- c. Paragraphs 4.a. and 4.b. do not apply to rehabilitation of a building for residential use (with one to four units) (see section 3.a.).
5. Acquisition (including leasing) or disposition of, or equity loans on an existing structure, or acquisition (including leasing) of vacant land provided that the structure or land acquired, financed, or disposed of will be retained for the same use.
6. Combinations of the above activities.

These types of repair and renovation improvements could consist of site and dwelling improvements that may include modernization of buildings (interior and exterior), structural repairs to buildings and other existing structures (e.g., roofing, exterior walls), interior and exterior renovations and rehabilitation, infrastructure repair and upgrades (sewer, water, drainage), utility repair and upgrades (mechanical, electrical, gas), telecommunication antenna improvements, abatement of hazardous materials, accessibility improvements, concrete repair, solar hot water installation with installation of tank less gas-fired instantaneous backup, site lighting, tree trimming, resurfacing or paving of parking lots and sidewalks, and wall repair. For projects with elevators, improvements could consist of elevator upgrades. In addition, HPHA will evaluate repair and renovation improvements programmed to ensure the nature of the work falls within the categories described above.

Area of Potential Effect and Identification of Historic Properties

Section 106 consultation is being conducted for the housing projects identified below. Exhibit A of this informational package includes summary descriptions of the housing projects, location maps, and Area of Potential Effect (APE) boundary maps for each housing project. For Lanakila Homes II, only the existing community center is being evaluated because residential buildings associated with the housing project were redeveloped in 2005.

	HPHA Project No.	Housing Project Name	Address	Tax Map Key	Year Occupied
1.	1031	Hale Hauoli	45-540 Koniaka Place Honoka'a, Hawai'i 96727	(3) 4-5-010: 078	1970
2.	1023	Home Nani	La'au Road and Moana Road Waimea, Hawai'i 96796	(4) 1-6-007: 031	1970
3.	1004	Lanakila Homes II (Community Center)	600 Wailoa Street Hilo, Hawai'i 96720	(3) 2-04-028: Por. 007	1952
4.	1048	Makamae	21. S. Kuakini Honolulu, Hawai'i 96813	(1) 2-2-001: 021	1971
5.	1045	Pāhala	96-1169 Kou Street Pāhala, Hawai'i 96796	(3) 9-6-017: 037	1972
6.	1036	Paoakalani	1583 Kalakaua Avenue Honolulu, Hawai'i 96826	(1) 2-3-019: 004	1970
7.	1044	Pi'ilani Homes	1028 Waine'e Lahaina, Hawai'i 96761	(2) 4-5-007: 005	1970
8.	1047	Pumehana Homes	1212 Kinau Street Honolulu, Hawai'i 96814	(1) 2-4-011: 039	1972

The "area of potential effect" (APE) for each housing project was established based upon the improvements that would occur which consist of repair and renovation work to existing buildings, units, and common area facilities. Utility repair or rehabilitation work would occur within the housing project sites. The APE was therefore determined to consist of the parcel boundary associated with each housing project. For Lanakila Homes II, the APE consists of just the community center.

There are no known historic properties associated with native Hawaiian culture or archaeological sites present within the housing projects. This is based upon: 1) similar HUD environmental reviews conducted by HPHA in 2015 and prior; 2) a current field inspection of these housing projects; 3) information on the State's listing of historic sites included on the State and National Registers of Historic Places; and 4) HPHA's experience with prior repair and renovation work occurring at these housing project sites. These housing sites have also been extensively altered as part of prior construction or reconstruction.

An Architectural Reconnaissance Level Survey (ARLS) was conducted by Fung Associates, Inc. (FAI) in 2020 to evaluate whether several State housing projects met National Register Eligibility criteria. The housing projects were visited, photographed, researched, and evaluated for historical significance. Although alterations to the housing projects have occurred, alterations were not sufficient in scope to significantly affect the historic character of existing buildings. As such, the buildings of these housing projects have retained their historic integrity. Exhibit A also includes a summary of FAI's ARLS results for each housing project along with a map showing buildings of each housing project assessed by their survey.

The housing projects were determined to be eligible for listing on the National Register of Historic Places (NRHP) under both Criterion A & C. Table 1 summarizes FAI's determination of historic significance under Criterion A & C for the housing projects. The significance determination for each housing project under those criteria is also discussed in greater detail in Exhibit A.

Table 1 –Significance Determination Summary	
Housing Project	Significance Determination
<i>Hale Hauoli</i>	<i>Significant under Criterion A for its association with the history of the Hawai'i Housing Authority (predecessor of HPHA). Architecturally significant under Criterion C by serving as a good example of the Hawai'i Housing Authority's (HHA) move toward a less institutional housing design style.</i>
<i>Home Nani</i>	<i>Significant under Criterion A for its association with the history of the HPHA. Architecturally significant under Criterion C by serving as a good example of a modern, turnkey housing project constructed in Hawai'i during the late 1960s/ early 1970s and an early example of elderly housing designed by Honolulu architect Michael T. Suzuki.</i>
<i>Lanakila Homes II (Community Center)</i>	<i>Significant under Criterion A for its association with the history of the HHA. Architecturally significant under Criterion C by serving as a good example of a community hall in a public housing project.</i>
<i>Makamae</i>	<i>Significant under Criterion A for its association with the history of the HHA. Architecturally significant under Criterion C by exemplifying a typical mid-rise building constructed in Honolulu in the late 1960s/early 1970s.</i>
<i>Pāhala</i>	<i>Significant under Criterion A for its association with the history of the HHA. Architecturally significant under Criterion C by serving as a good example of the HHA's move toward a less institutional style of housing design.</i>

Table 1 – Continued	
<i>Paoakalani</i>	<i>Significant under Criterion A for its association with the history of the HHA. Architecturally significant under Criterion C by exemplifying a typical high-rise building constructed in Honolulu in the late 1960s/early 1970s.</i>
<i>Pi'ilani Homes</i>	<i>Significant under Criterion A for its association with the history of the HHA. Architecturally significant under Criterion C by serving as a good example of an elderly public housing project using a garden layout focused on a central landscaped mall area.</i>
<i>Pumehana Homes</i>	<i>Significant under Criterion A for its association with the history of the HHA. Architecturally significant under Criterion C by exemplifying a typical high-rise building constructed in Honolulu in the late 1960s/early 1970s.</i>

HPHA believes that a “no adverse effect” determination, subject to certain mitigative measures, would be appropriate for potential repair and rehabilitation improvements that may be implemented for the housing projects. This determination is proposed based upon findings of the 2020 ARLS. Therefore, measures have been identified to minimize effects of repair and rehabilitation improvements implemented for these housing projects. These measures consist of the following:

1. When considering rehabilitation improvements or building modifications: 1) the buildings’ character defining features shall be retained to the extent practicable; and 2) the renovations shall adhere to the Secretary of the Interior’s Standards for Rehabilitation.
2. If rehabilitation improvements or building modifications cannot retain the character defining features or adhere to the Secretary of the Interior’s Standards for Rehabilitation, a Historic American Buildings Survey (HABS) will be conducted subject to the following conditions:
 - a. Level II HABS documentation will be conducted in accordance with the National Park Service standards; and
 - b. A representative sample of multiple building types would be selected for HABS documentation due to multiple types of buildings constructed for housing projects.

Public Comments

Any individual, group, or agency may submit written comments to HHF Planner’s on the project’s proposed “no adverse effect on historic properties” determination. All comments received by July 8, 2021 will be considered by HPHA. Written comments should be emailed to rsato@hhf.com or mailed to the following:

Mr. Ronald Sato, AICP, Sr. Associate
HHF Planners
733 Bishop St #2590
Honolulu, Hawai’i 96813



EXHIBIT A

Supporting Information



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

AMP 46

#1031 HALE HAUOLI

45-540 Koniaka Place / Honoka'a, Hawai'i / 96727

I. PROJECT INFORMATION

Tax Map Key: (3) 4-5-010: 078

Occupancy Year: 1970

Acres:	2.43	Buildings:	10
		Units:	40
Studios:	24	1-Bedroom:	16
2-Bedrooms:	0	3-Bedrooms:	0
4-Bedrooms:	0	5-Bedrooms:	0

The Hale Hau'oli housing project is located in the Honoka'a community on the island of Hawai'i. The site is bordered on the south by a public recreational use and to the west by undeveloped open space. Single-family homes comprise the northern and eastern site boundaries. A project location map is provided in Exhibit A.



Hale Hau'oli was first occupied in 1970. This housing site is identified as Tax Map Key (TMK) No. (3) 4-5-010: 078 and covers 2.43 acres. The housing project consists of 40 units within 10 ground level duplexes. Exhibit A also includes a Site Plan identifying the area of potential effect (APE) for this housing project. The State's land use designation for the property is the "Urban District." The County of Hawai'i's zoning for the site is "(A-1a) Agricultural."

The housing project consists of ten single story quadraplexes containing twenty-four studio units and sixteen one-bedroom units which are clustered around a single-story community hall. Hale Hauoli is located on a sloping lot on the uphill side of Mamane Street and is accessed from this street up a paved lane (Koniaka Place). The housing project's single story residential buildings are sited on a concrete slab foundation and have T-111 siding panel walls. Residential buildings feature standing seam metal, front facing, gable roofs with overhanging eaves and exposed rafter tails. The entrance to each unit is situated in the front and rear gable end walls. The four units in each building are identical and each occupies one corner of the building. Both the studio and one-bedroom units possess clerestory windows that conform to the slope of the gable roof. The community hall is located in the center of the residential buildings. The community hall is also a one-story building and is similarly sited on a concrete slab foundation with T-111 siding utilized. The building has a standing seam metal, front facing, gable roof with overhanging eaves and exposed rafter tails. A gable roofed, standing seam metal roofed porte-cochere projects from the building's front facade. Three concrete steps lead up from the porte-cochere to the community hall. A centered, concrete floored, entry lanai is inset under the roofline.



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

II. SUMMARY OF ARCHITECTURAL RECONNAISSANCE LEVEL SURVEY

Assessment Summary

<i>National Register Eligibility:</i>	<i>Eligible</i>
<i>Criteria:</i>	<i>A and C</i>
<i>Significance:</i>	<i>Association with history of the Hawaii Housing Authority. Architecturally significant with HHA's move toward a less institutional style of housing design.</i>
<i>Character Defining Features:</i>	<i>One-story buildings on a concrete slab foundation, T-111 exterior walls, standing seam metal, gable roof with extending shed roofs, overhanging eaves and exposed rafter tails, jalousie and fixed clerestory windows, freestanding community hall, original dedication plaque, buildings situated within the different elevations of the natural terrain, design consistency with the different building types, intact original floor plan.</i>

Hale Hauoli is in good condition. The siting and exteriors of the buildings remain intact. On the exterior, the original corrugated metal roofs have been replaced with standing seam metal roofing. Although some of the original T-111 siding has been replaced, the siding has been replaced in-kind to mimic the original design intent. Only the vinyl tile flooring has been replaced in kind but without the asbestos and bathrooms have been remodeled. These alterations are not sufficient to affect the historic character of the building in a significant manner. As such the building retains integrity of location, setting, design, materials, workmanship, feeling, and association.

The housing project appear to be historically significant under Criterion A for its associations with the history of the Hawai'i Housing Authority (predecessor of HPHA) and the development of public housing for senior citizens in Hawaii. Formally dedicated in May 1970, Hale Hauoli was the second elderly housing project to be undertaken by the Hawai'i Housing Authority (HHA) on Hawai'i island with Pomaikai in Hilo being the first. The housing project was part of an effort by the HHA to develop elderly housing for retired plantation workers on the neighbor islands. Similar projects undertaken by the HHA at this time included Home Nani (Kaua'i), Pi'ilani Homes (Maui), and Pahāla (Hawai'i Island). As opposed to O'ahu's elderly housing projects, neighbor island elderly housing projects are all single-story buildings.

The housing project also appears to be historically significant under Criterion C as a good example of the HHA's move toward a less institutional style of housing design. Hale Hauoli is typical of its period in its move away from the Zeilenbau planning (long and shallow apartment blocks, organized in parallel rows, spaced widely) approach to public housing and to a more suburban, residential approach. The housing project follows a more pedestrian oriented landscape with concrete sidewalks traversing the lawns between the various housing units. An informal, non-institutional atmosphere is achieved through Hale Hauoli's scattering of the two different building types throughout the housing project, and its use of a variety of siting situations for the buildings within the different elevations of the natural terrain. At the same time, the building's design consistency allows the entire complex to be perceived as a distinctly identifiable whole.



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/13

HPHA No. 1031 - Hale Hau'oli (AMP 46)

Figure 1 - Project Location Map

Honoka'a, Hawai'i Island



500 FT



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/2013

HPHA No.1031 - Hale Hau'oli (AMP 46)

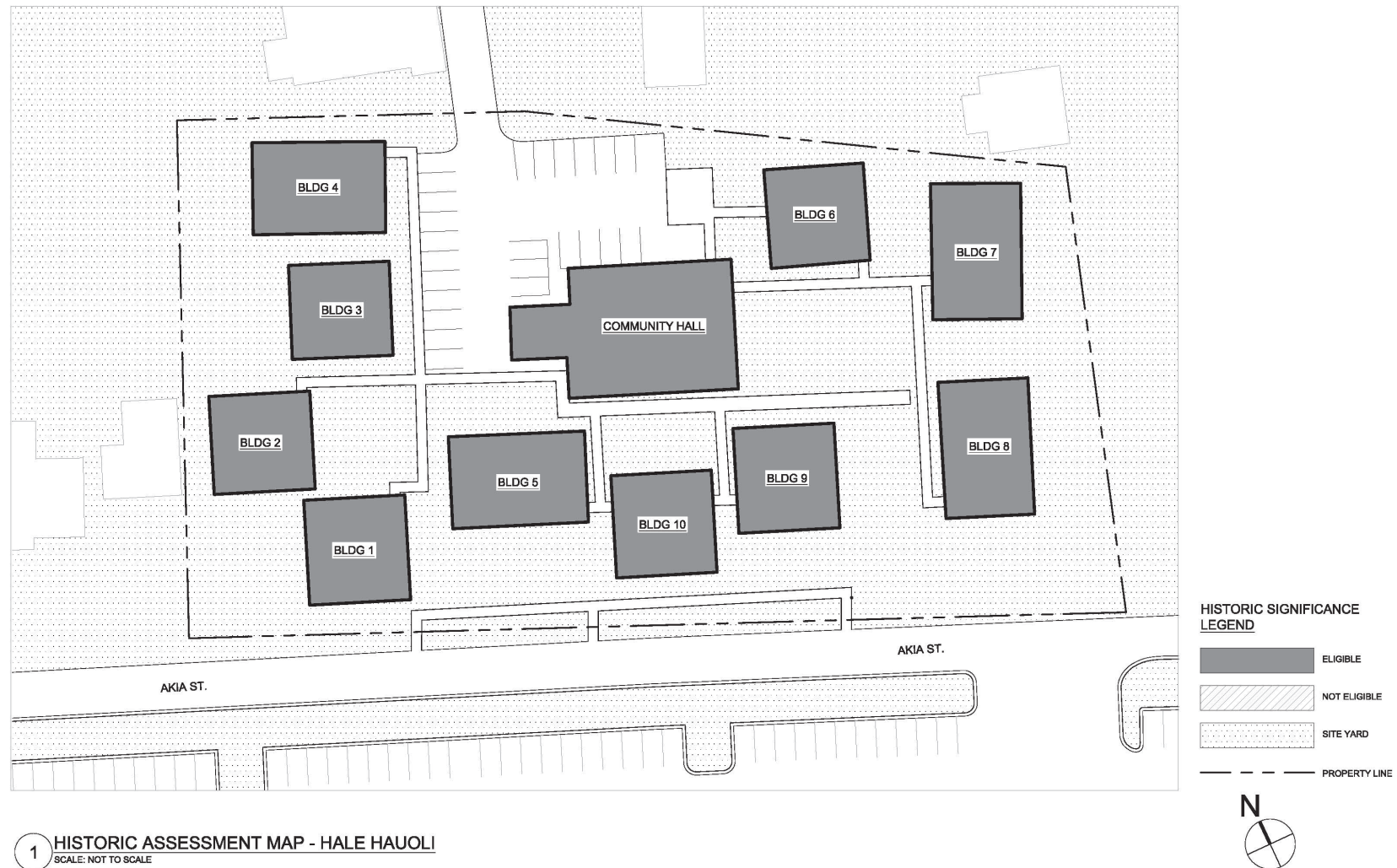
Figure 2 - Project Site & APE Map

Honoka'a, Hawai'i Island



40 FEET

MAPS



Source: Fung Associates Inc., 2020

HPHA No.1031 - Hale Hau'oli (AMP 46)
Figure 3 - Historic Assessment Map

Honoka'a, Hawai'i Island





HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

AMP 37

#1013 LANAKILA HOMES II (COMMUNITY CENTER)

600 Wailoa Street / Hilo, Hawai'i / 96720

I. PROJECT INFORMATION

Tax Map Key: (3) 2-4-028: por 007

Year Constructed: 1969

The Lanakila Homes residential development's Community Center is located in the Hilo community on the island of Hawai'i. The Community Center services residents of the larger Lanakila Homes residential development. It consists of a single building that is associated with the Lanakila Homes II housing project. A location map identifying the Community Center



and the housing project it is associated with is provided in Exhibit A. The Community Center building is bordered to the north and west by AMP 37's office and baseyard building and its parking area that are also associated with the Lanakila Homes II housing project. The building is bordered on to the south and east by residential buildings associated with the Lanakila Homes IIIA and IV housing projects.

The Community Center building was constructed in 1969. The building is located on a property identified as Tax Map Key (TMK) No. (3) 4-5-010: 078. Exhibit A also includes a Site Plan identifying the project's area of potential effect (APE). The State's land use designation for the property the building is located on is the "Urban District." The County of Hawai'i's zoning for the property is "(A-1a) Agricultural."

The Community Center building is located at the corner of Ipuka and Wailoa streets. The building is rectangular in form and sits on a concrete slab foundation. It has CMU walls and is capped by a lateral running, standing seam metal, hipped-gabled roof with overhanging eave and exposed rafted tails. The gabled end is adorned with vertical wood slats. Clerestory jalousie windows, with vertical wood slat screens run completely around the building and provide ventilation and natural light to the building. The front elevation of the building has two pairs of double doors which provide entry into the building. To the northeast side of the doors are two pairs of floor-to-ceiling jalousie windows with wood slats, and to the southwest of the doors is a single floor to ceiling jalousie window with wood slats. All jalousie windows, throughout the building, are secured on the exterior by extruded metal screens. The southeast (rear) elevation features a single door opening to the building interior. To its northeast side are two pair of floor to ceiling jalousie windows with upper wood slats and a recessed closet. On the other side of the door is a boarded-up doorway and one floor-to-ceiling jalousie window with wood slats and a similar single window. The northeast facing end wall has a single hinged door and a pair of wood slat jalousie windows. The southwest end wall is a blank CMU wall. The building interior is a large open space with a stage at the southwest end. The interior features vinyl tile floors and a dropped ceiling. There is an unenclosed kitchen at the northeast end of the room as well as restrooms.



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A Housing Project Summary

II. SUMMARY OF ARCHITECTURAL RECONNAISSANCE LEVEL SURVEY

Assessment Summary

<i>National Register Eligibility:</i>	<i>Eligible</i>
<i>Criteria:</i>	<i>A and C</i>
<i>Significance:</i>	<i>Association with history of the Hawaii Housing Authority. Architecturally significant as a good example of a community hall within a public housing project.</i>
<i>Character Defining Features:</i>	<i>One story, building mass, concrete slab foundation, T-111 exterior walls, standing seam metal gable roof with extending shed roofs, overhanging eaves and exposed rafter tails, red- wood shutters, wood grille, metal grille.</i>

The Community Center building remains very much intact with the exception of its standing seam metal roof replacing its original corrugated metal roof. This change is not sufficient to compromise the building's historic character. As such, the building retains historic integrity of location, design, material, workmanship, feeling, and association.

The Community Center building and its grounds appear to be historically significant under Criterion A for its associations with the development and ongoing use of the Lanakila Homes II housing project. The building serves as a gathering place for meetings and celebrations along with recreational and educational activities. Following the opening of the Lanakila Homes residential development, the Lanakila Community Association mobilized to erect a community building in 1954. They were able to acquire a building and move it to a site provided by the Hawai'i Housing Authority (predecessor to HPHA). Spearheaded by Tom Mizuno, the project included the rehabilitation of the building. In 1968, with the amount of social services offered by Hawai'i Housing Authority (HHA) to tenants increasing, it was deemed a new community building was needed. In May 1968 the agency took the project out to bid and in September 1968 work commenced. The new community building was opened in January 1969.

The Community Center also meets Criterion C as a good example of a free-standing community hall within a public housing project. It is larger than many such facilities, which often were relegated to rooms in a building within the project. Other examples of free-standing community halls include one built at Mayor Wright Housing (1967), Lahaina's Pi'ilani Homes (1970), and at Hale Hauoli (1970) in Honokaa. Built of CMU block walls, the Community Center is more substantial than most HHA projects on the island of Hawai'i, which are of wood frame construction.



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/13

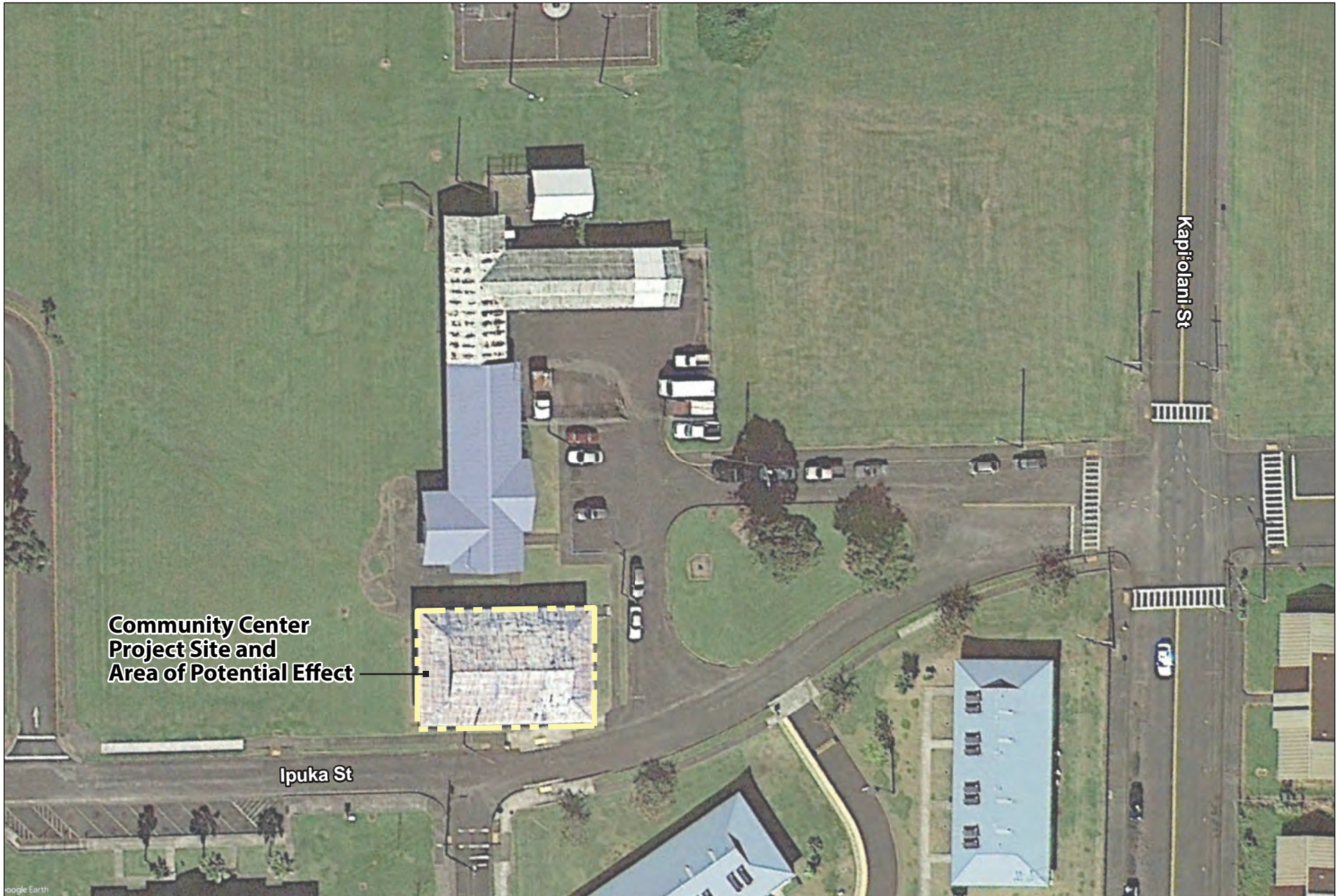
HPHA No. 1004 - Lanakila Homes (AMP 37)
Figure 1 - Project Location Map

Hilo, Hawai'i Island



1,500 FT





Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/2013

HPHA No. 1013 - Lanakila Homes II (AMP 37)
Figure 2 - Project Site & APE Map

Hilo, Hawai'i Island

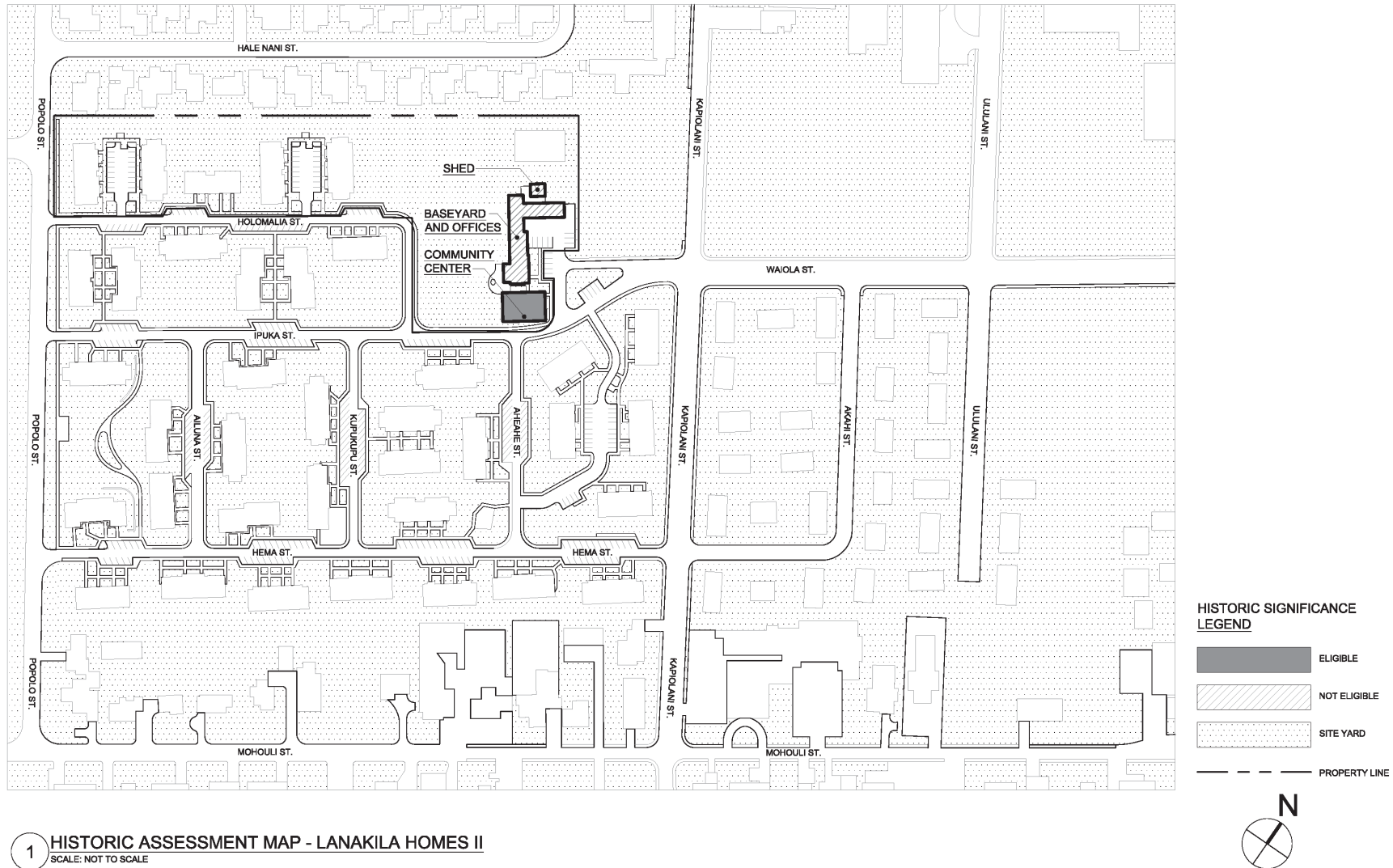


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HHF PLANNERS
places for people

MAPS



Source: Fung Associates Inc., 2020

HPHA No. 1013 - Lanakila Homes II (AMP 37)
Figure 3 - Historic Assessment Map
Hilo, Hawai'i Island





HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

AMP 37

#1045 PĀHALA

96-1169 Kou Street / Pāhala, Hawai'i / 96777

I. PROJECT INFORMATION

Tax Map Key: (3) 9-6-017: 037

Occupancy Year: 1972

Acres:	1.44	Buildings:	5
		Units:	24
Studios:	16	1-Bedroom:	8
2-Bedrooms:	0	3-Bedrooms:	0
4-Bedrooms:	0	5-Bedrooms:	0



The Pāhala housing project is located in the Pāhala community in the Ka'u district on the island of Hawai'i. This rural community is located approximately 50 miles southwest of Hilo. The community is primarily comprised of single-family homes and a small number of commercial and institutional uses. The site is bordered on the north and east by single family homes. The Holy Rosary Church and an associated cemetery comprise the site's southern and western boundaries. A project location map is provided in Exhibit A.

Pāhala was first occupied in 1972. This housing site is identified as Tax Map Key (TMK) No. (3) 9-6-017: 037 and covers 1.44 acres. The housing project is comprised of 24 units within five single-story apartment buildings with studio and one-bedroom units. Exhibit A also includes a Site Plan identifying the area of potential effect (APE) for this housing project. The State's land use designation for the property is the "Urban District." The County's zoning for the site is "RM-1.5 Multi-Family Residential District".

The housing project's modern style apartments consist of studio and one-bedroom units. The housing project also includes a community building that serves as a meeting room, laundry room, and office building. The housing project property is entered from Holei Street, through a short driveway leading to an asphalt paved parking lot. The community building is located northwest of the parking lot and faces towards Holei Street.

The housing project's rectangular apartment buildings are constructed in connected modules, with each module holding either one-bedroom or studio units. Each module sits on a post and pier foundation and has a composition shingled lateral running gabled roof. Modules are four bays wide, with the two middle bays each containing two jalousie windows. On the interior, all units have 12-inch square, vinyl tile floors with 3-inch-high wood baseboards and redwood, bagasse board clad partition walls to enclose bathrooms and bedrooms. Many of the kitchens have had their cabinets and counters replaced. There are some remaining original Crestwood cabinets intact.



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

However, the interior configuration and floorplan are intact, and some fixtures appropriate to the period remain.

The L-shaped community building sits on a post and pier foundation with an apron composed of 12-inch-wide horizontal slats. The building has a composition shingled, intersecting gable roof with overhanging eaves and exposed rafter tails. The building face has a single hinged door which opens on a large room that runs the depth of the building. Vinyl tile flooring is utilized, and the ceiling is open to display the simple king post trusses supporting the roof. There is a bank of jalousie windows across the room's front wall as well as its south and east walls. The community building originally had a north-south running rectangular footprint, but at some point, in the later 1970s the east wing was added to it, extending the length of the front. This space is used as offices for social service organizations. A wood walkway/lanai runs across the south side of this wing and is accessed by seven wood steps at its east end. It is under the roofline and has two doors opening on the offices and a third door at the end of the walkway leading into the community meeting room.



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

II. SUMMARY OF ARCHITECTURAL RECONNAISSANCE LEVEL SURVEY

Assessment Summary

National Register Eligibility:

Eligible

Criteria:

A and C

Significance:

Association with history of the Hawai'i Housing Authority. Architecturally significant as a good example of the HHA's move toward a less institutional style of housing design.

Character Defining Features:

Five one-story rectangular building masses, corrugated metal side-gable roof, jalousie windows, intact original floorplan design, original interior finishes and design, original Crestwood cabinets, interior exposed wood structure, intact siting design and setting.

The Pāhala housing project is in good condition. Its siting and surroundings remain intact. The community center has had an east wing placed on it and wood ramps added to comply with The Americans with Disabilities Act of 1990. In the apartment buildings, the wood slat jalousies below the main windows have been enclosed. Many kitchen areas have had their cabinets and counters replaced. Some of the remaining original Crestwood cabinets are intact. However, the interior configuration and floorplan are intact, and some fixtures appropriate to the period remain. These alterations are not sufficient to affect the historic character of the building in a significant manner. As such the buildings retain integrity of location, setting, design, material, workmanship, feeling and association.

Pāhala appears to be historically significant level under Criterion A, for its associations with the development of public housing on the island of Hawai'i. The housing project was part of an effort by the Hawai'i Housing Authority (predecessor to HPHA) to develop elderly housing for retired plantation workers on the neighbor islands. Similar projects undertaken by the HHA at this time include Hale Hauoli (Hawai'i Island), Pi'ilani Homes (Maui), and Home Nani (Kaua'i), all of which opened in 1970. Opening in July 1972, Pāhala was the first housing project on Hawai'i island developed using the turnkey approach. This development approach was first used in Hawai'i in 1969. Under this program, dwellings were built by private developers with the guarantee that the local housing authority would purchase the development upon completion. This development approach offered many benefits and promoted a diversification of housing design, method, and location; all of which were federal policy concerns in the 1960s.

The housing project also appears to be historically significant under Criterion C as a good example of a move toward a less institutional style of housing design. Pāhala is typical of its period in its move away from the Zeilenbau planning (long and shallow apartment blocks, organized in parallel rows, spaced widely) approach to public housing and to a more suburban, residential approach. A similar approach was also applied to the Home Nani, Pi'ilani Homes, and Hale Hauoli elderly housing projects. An informal, non-institutional atmosphere is achieved through Pāhala's landscape. At the same time, the buildings' design consistency allows the entire complex to be perceived as a distinctly identifiable whole.



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/2013

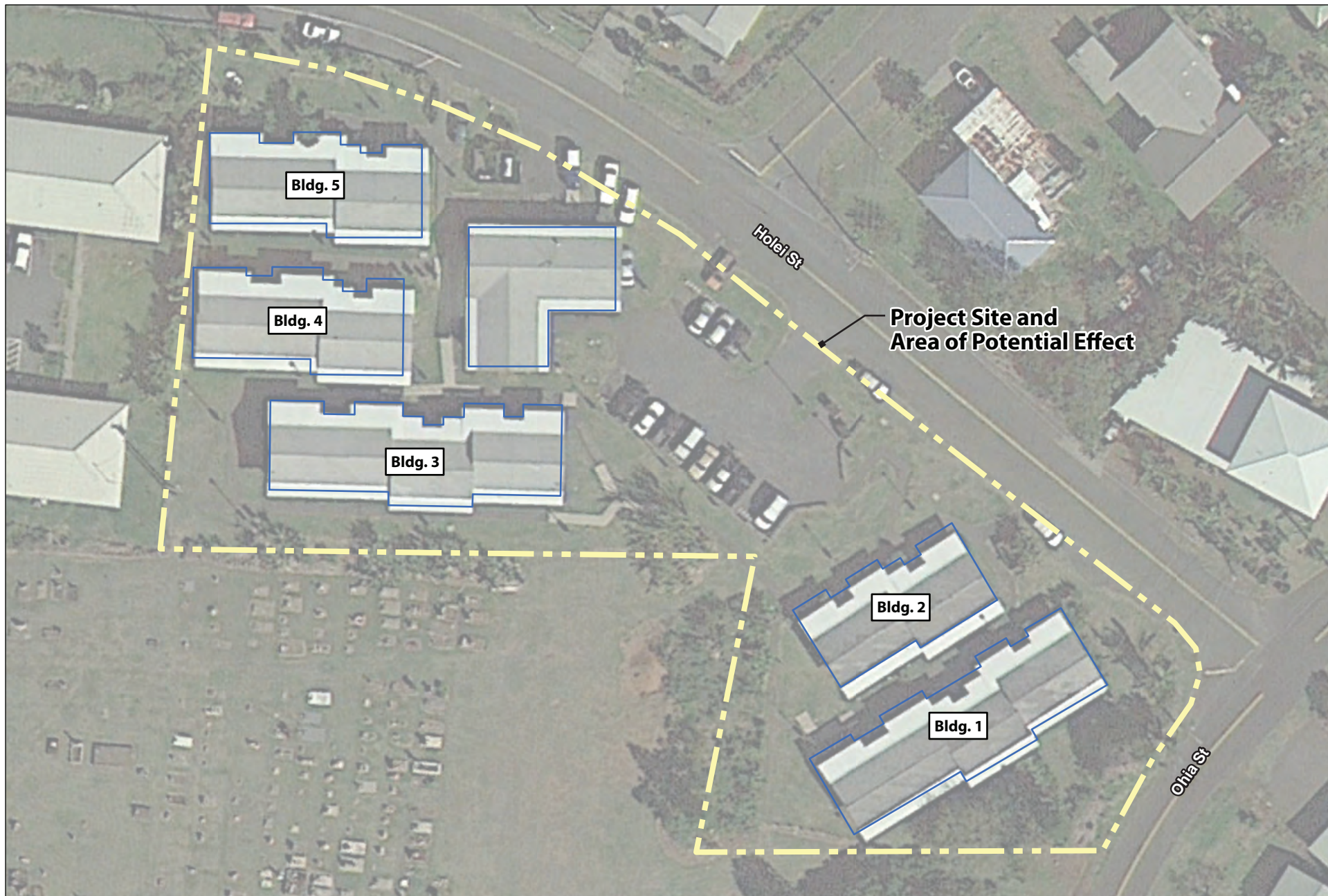
HPHA No. 1045 - Pāhala (AMP 37)

Figure 1 - Project Location Map

Pāhala, Hawai'i Island



1,000 FT



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/2013

HPHA No. 1045 - Pāhala (AMP 37)

Figure 2 - Project Site & APE Map

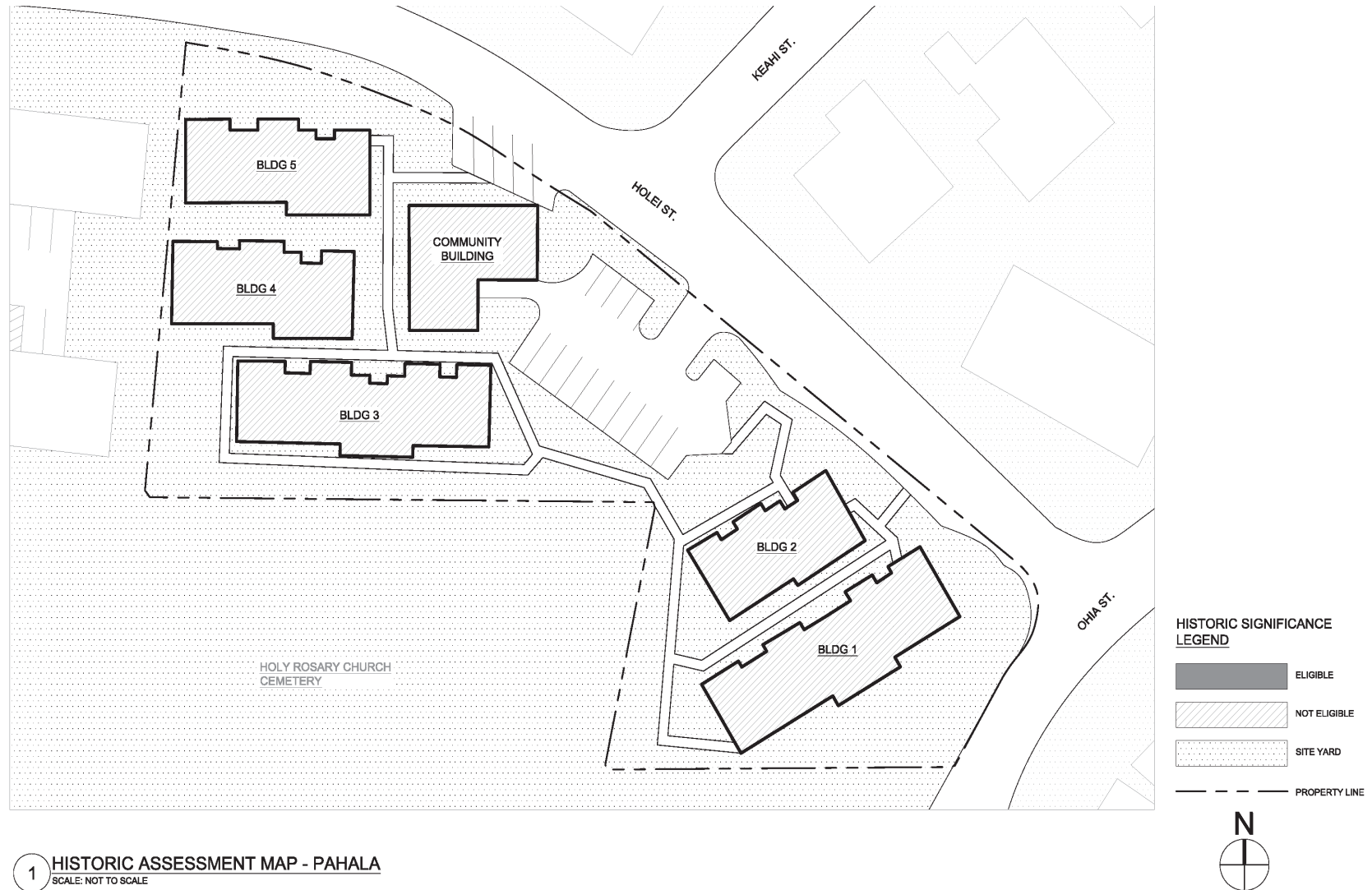
Pāhala, Hawai'i Island



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MAPS



Source: Fung Associates Inc., 2020

HPHA No. 1045 - Pāhala (AMP 37)

Figure 3 - Historic Assessment Map

Pāhala, Hawai'i Island





HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Summary of Architectural Reconnaissance Level Survey – Home Nani

AMP 38

#1023 HOME NANI

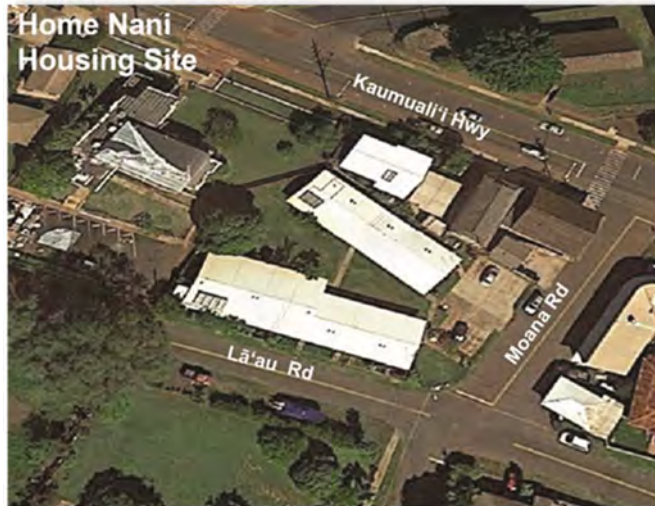
La‘au Road and Moana Road / Waimea, Kauai, Hawai‘i / 96796

I. PROJECT INFORMATION

Tax Map Key: (4) 1-6-007: 031

Occupancy Year: 1970

Acres:	0.45	Buildings:	2
		Units:	14
Studios:	10	1-Bedroom:	4
2-Bedrooms:	0	3-Bedrooms:	0
4-Bedrooms:	0	5-Bedrooms:	0



The Home Nani housing project is located in the community of Waimea on the island of Kauai. The community is comprised primarily of single-family residential developments and has a smaller number of commercial and institutional uses. The housing project site is bounded to the north by commercial uses and to the south by single-family homes. Commercial uses are also situated along the housing project site's eastern boundary with an institutional use, the Waimea Public Library, located on the housing project's western boundary. A project location map is provided in Exhibit A.

This housing project was first occupied in 1970. The housing site is identified as Tax Map Key (TMK) No. (4) 1-6-007: 031 and covers 0.45 acres. The housing project is comprised of 14 dwelling units located throughout two ground-level apartment buildings (Buildings A and B). Exhibit A also includes a Site Plan identifying the area of potential effect (APE) for this housing project. The State's land use designation for the property is the "Urban District". The site is zoned for "C-G General Commercial" use by the County of Kauai.

The ground level apartment buildings that comprise the housing project contain a total of four, 1-bedroom and ten studio units as well as a meeting/laundry room. Building A contains six studio units and the meeting/laundry room, while Building B has four 1-bedroom and ten studio units. Building exterior walls consist of concrete masonry unit block and sit on poured-in-place, reinforced concrete slab foundations. Building A runs at an angle from the parking lot, following the north boundary line of the irregular pentagonal shaped lot. The building is seven bays long, with the end bay at the west end of the building containing the meeting/laundry room. Building B sits to the south side of Building A and features a similar roof, walls, and foundation. The studio apartments in Building B are similar in design to those in Building A. The property is entered from Moana Road, where an asphalt paved, seven-car parking lot fronts Building A.



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Summary of Architectural Reconnaissance Level Survey – Home Nani

II. SUMMARY OF ARCHITECTURAL RECONNAISSANCE LEVEL SURVEY

Assessment Summary

<i>National Register Eligibility:</i>	<i>Eligible</i>
<i>Criteria:</i>	<i>A and C</i>
<i>Significance:</i>	<i>Association with history of the Hawaii Public Housing Authority. Architecturally significant as a good example of a modern, turnkey housing project during the late 1960s/early 1970s. Significant as an early example of elderly housing designed by Honolulu architect Michael T. Suzuki.</i>
<i>Character Defining Features:</i>	<i>Rectangular building mass, CMU block and plywood building material, corrugated metal side-gable roof, overhanging eaves and exposed rafter tails, jalousie windows, interior finishes and floorplan design.</i>

The housing project is in good condition and remains relatively intact. Various alterations and repairs have been completed over the years. Alterations include replacement of the exterior end wall's original decorative redwood strips with T-11 siding that mimics the original design intent. The only other major alterations involve replacement of the original shingle roofing with corrugated metal and remodeling of select bathrooms and kitchens. The exterior front doors and their hardware have also been replaced with some jalousie windows and their mechanisms being replaced in-kind. Alterations are not sufficient to affect the historic character of buildings in a significant manner. As such the housing project retains integrity of location, setting, design, materials, workmanship, feeling, and association.

The housing project appear to be significant at the statewide level under Criterion A for its associations with the history of the HPHA (previously known as the Hawaii Housing Authority) and the development of senior public housing in Hawai'i. Home Nani was the first elderly housing project to be undertaken by the Hawai'i Housing Authority (HHA) on the island of Kauai and was also the agency's first turnkey project on that island. Home Nani was part of an effort by the HHA to develop senior housing for retired plantation workers on the neighbor islands. The housing project was the first development constructed in this effort and was the smallest in scale. As opposed to O'ahu's high-rise elderly housing projects, neighbor island projects were all single-story buildings. As with other Kauai housing projects, Home Nani utilized small scale buildings, but differed in its use of masonry rather than wood construction.

The housing project was constructed as a turnkey project. This development approach was inaugurated by HUD in 1966 and first used in Hawai'i in 1969. Under this program, dwellings were built by private developers just as any development but with the guarantee that the local housing authority would purchase the development upon completion. This development approach offered many benefits to both the public and the developer. In particular, the approach promoted a diversification of housing design, method, and location; all of which had become federal policy concerns during the 1960s. Given this added flexibility, the HHA felt the turnkey approach would aid distribution of low-income families throughout the community. The approach was believed to elevate the lifestyle of lower income families by having them live in the same environment as higher-income families. This provided opportunities for economic and social mobility.



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Summary of Architectural Reconnaissance Level Survey – Home Nani

Home Nani also meets Criterion C as a good example of a modern, turnkey public housing development constructed in Hawaii during the late 1960s/early 1970s. Its use of pre-stressed CMU blocks in its design and corrugated metal roofing is typical of its period. The housing project also exemplifies an elderly housing development designed by Honolulu architect Michael T. Suzuki. Suzuki was born in Honolulu, attended Washington State University, and later graduated from the University of Illinois at Urbana-Champaign with a BFA in Architecture. During his 35-year career Suzuki designed residences, condominiums, office buildings, and schools. Suzuki also designed several other HHA projects in addition to Home Nani. These housing projects include Punahele Homes and Pomaikai, both of which are located in Hilo. Other notable developments designed by Suzuki include a home in Kailua for Governor and Mrs. John Burns (1967), Aloha Stadium with California architect Charles Luckman (1972), and Watanabe Hall on the University of Hawai'i at Mānoa campus (1971).



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/13

HPHA No. 1023 - Home Nani (AMP 38)

Figure 1 - Project Location Map

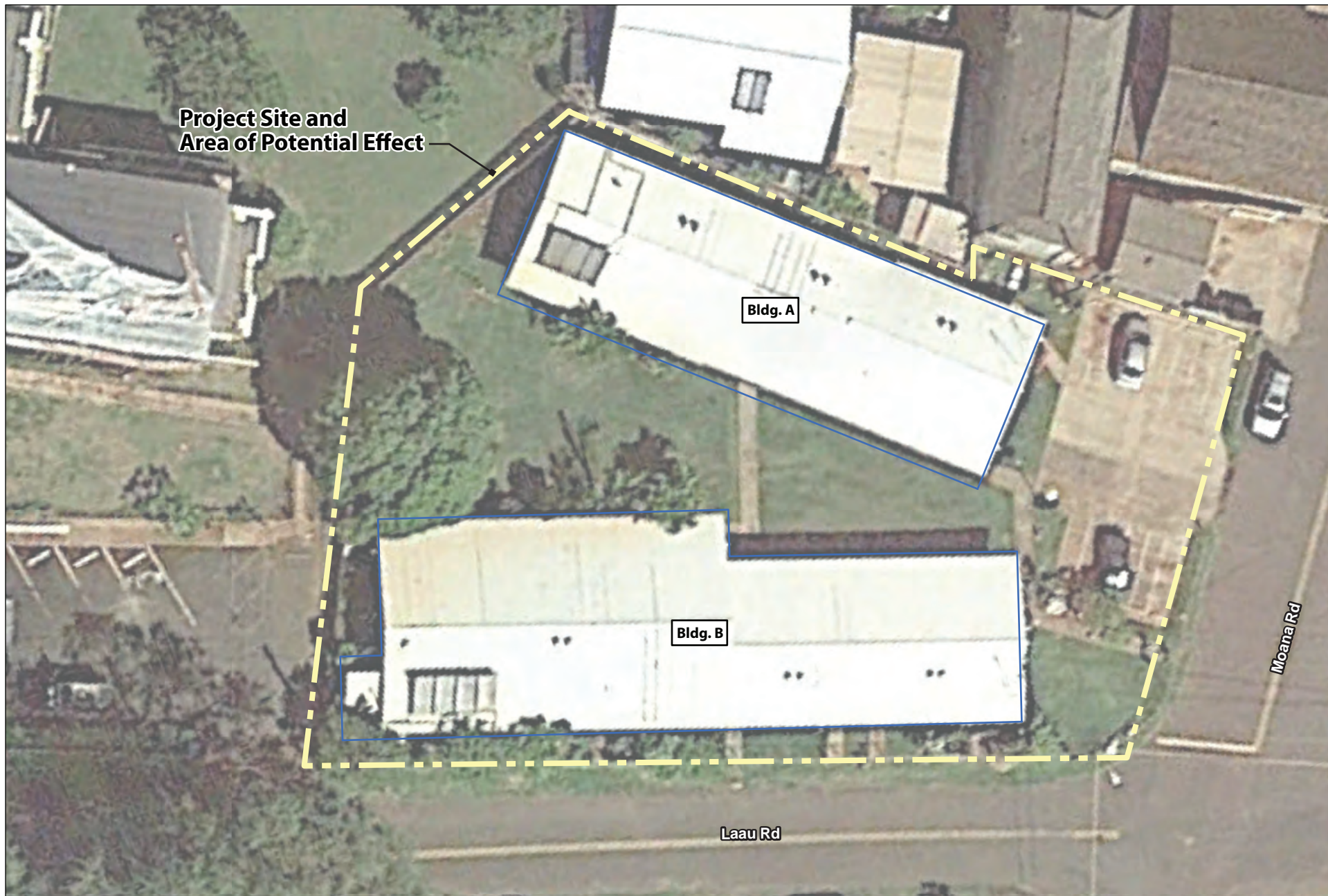
Waimea, Kaua'i



500 FT



HHF PLANNERS
places for people



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/2013

HPHA No. 1023 - Home Nani (AMP 38)

Figure 2 - Project Site & APE Map

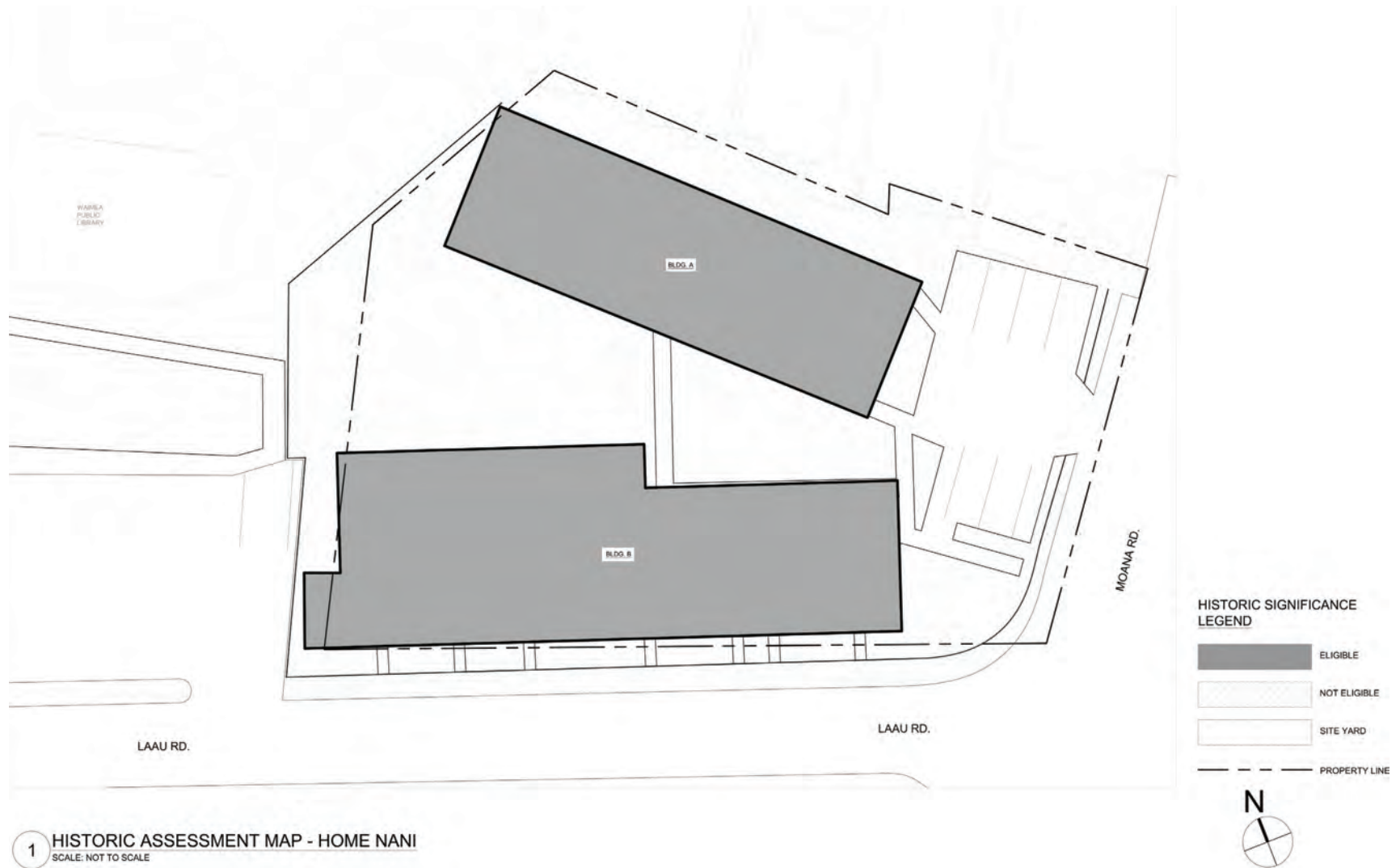
Waimea, Kaua'i



20 FEET



MAPS



Source: Fung Associates Inc., 2020

HPHA No. 1023 - Home Nani (AMP 38)

Figure 3 - Historic Assessment Map

Waimea, Kaua'i





HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Summary of Architectural Reconnaissance Level Survey – Pi'ilani Homes

AMP 39

#1044 PI'ILANI HOMES

1028 Wainee St. / Lahaina, Maui, Hawai'i / 96761

I. PROJECT INFORMATION

Tax Map Key: (2) 4-5-007: 005

Occupancy Year: 1970

Acres:	2.62	Buildings:	8
		Units:	42
Studios:	32	1-Bedroom:	10
2-Bedrooms:	0	3-Bedrooms:	0
4-Bedrooms:	0	5-Bedrooms:	0



The Pi'ilani Homes elderly housing project is located in the community of Lahaina on the island of Maui. The housing site is situated between Honoapi'ilani Highway and Wainee Street. The site is bordered on the north and northwest by the multifamily housing developments. Commercial uses comprise the southern and eastern site boundaries. Honoapi'ilani Highway is routed parallel to the eastern site perimeter. A project location map is provided in Exhibit A.

Pi'ilani Homes was first occupied in 1970. This housing site is identified as Tax Map Key (TMK) No. (2) 4-5-007: 005 and covers 2.62 acres. The housing project consists of 42 dwelling units located throughout eight ground-level apartment buildings. Exhibit A also includes a Site Plan identifying the area of potential effect (APE) for this housing project. The State's land use designation for the property is the "Urban District." The County of Maui zoning for the site is "A-1 Apartment."

The housing project consists of eight single story apartment buildings containing 1-bedroom and studio units. In addition, there is a free-standing community meeting building which contains a laundry room and an office and storage area. The property is entered from Wainee Street, where a chain link enclosed, paved, parking lot defines the northwest terminus of the property. A chain link fence also encloses the residential portion of the property with a concrete sidewalk leading from the parking lot to the community center building which has a southwest-northeast orientation and defines the northwest end of the mall. The community meeting building sits on a concrete slab foundation and has CMU walls. It has a front facing, composition shingled gable roof with overhanging eaves with exposed rafter tails. Concrete sidewalks run in front of the buildings and connect one building to another.



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Summary of Architectural Reconnaissance Level Survey – Pi'ilani Homes

Housing project residential buildings can be subdivided into two typologies (Type 1 and 2). All residential apartment buildings are single story with lateral running, composition shingled, gable roofs with overhanging eaves with exposed rafter tails. Residential buildings are similar to the community hall in that they sit on a concrete slab foundation and have CMU walls with plywood and batten gable ends. Concrete sidewalks run in front of the buildings and connect one building to another. In addition, a concrete sidewalk runs along the length of the rear of each building. Type 1 residential buildings (Building B, C, E, F, and H) are six bays long. They have a continuous straight wall line across their fronts, but in the rear the two center bays project outward. The two bays at each end of the building contain studio units and these are identical to the studio units in the Type 2 Buildings, which are exclusively studio buildings, on both the exterior and interior. The facades of the Type 1 Building's one-bedroom units have a pair of near floor to ceiling jalousies on one side of the door, but on the other, as opposed to the long narrow jalousie of the studio units, it has a full sized, near floor to ceiling jalousie window. Type 2 Buildings (Buildings A, D, and G) are four bays long with each bay containing a front door with a screen door, flanked on one side by a narrow, near floor to ceiling jalousie window and on the other by a pair of wider, near floor to ceiling jalousie windows.



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Summary of Architectural Reconnaissance Level Survey – Pi'ilani Homes

II. SUMMARY OF ARCHITECTURAL RECONNAISSANCE LEVEL SURVEY

Assessment Summary

<i>National Register Eligibility:</i>	<i>Eligible</i>
<i>Criteria:</i>	<i>A and C</i>
<i>Significance:</i>	<i>Association with history of the Hawaii Housing Authority and efforts undertaken by the sugar industry in the late 1960s/1970s to provide housing for its retired workers. Architecturally significant as an early 1970s elderly public housing project using a garden layout focused on a central landscaped mall.</i>
<i>Character Defining Features:</i>	<i>Single-story building masses; lateral running, composition shingled gable roofs; overhanging eaves with exposed rafter tails; concrete slab foundation; CMU walls with plywood and batten gable ends; concrete sidewalks; jalousie windows; intact original floorplan; garden layout focused on a central landscaped mall area.</i>

Pi'ilani Homes remains relatively intact, whereas the layout of the complex and the exteriors of the buildings remain very intact. The only major changes to the site are on the interior and involve the remodeling of several kitchens and bathrooms. Some jalousie windows and their mechanisms have been in-kind replacements. These alterations are not sufficient to affect the historic character of the building in a significant manner. As such, the complex retains its integrity of location, setting, design, material, workmanship, feeling, and association.

Pi'ilani Homes appear to be historically significant under Criterion A for its associations with the efforts undertaken by the sugar industry in the late 1960s and 1970s to provide housing for its retired workers. The housing project was designed as a turnkey project. Under this program, dwellings were built by private developers with the guarantee that the local housing authority would purchase the development upon completion. Other elderly housing projects developed for similar reasons included Home Nani (Kaua'i) as well as Hale Hauoli and Pahala on Hawai'i island all of which used the turnkey approach. As opposed to O'ahu's high-rise elderly housing projects, neighbor island developments were all single-story buildings.

Pi'ilani Homes also appears to be historically significant under Criterion C as a good example of an early 1970s elderly public housing project developed on Maui, using a garden layout focused on a central landscaped mall area. Pi'ilani Homes is typical of its period in its move away from the Zeilenbau planning (long and shallow apartment blocks, organized in parallel rows, spaced widely) approach to public housing and to a more suburban, residential approach. A similar approach was also applied to Home Nani, Hale Hauoli, and Pahala. An informal, non-institutional atmosphere is achieved through Pi'ilani Home's scattering of the two different building types throughout the housing project, and its use of a central landscaped mall area. The buildings' design consistency allows the entire complex to be perceived as a distinctly identifiable whole.



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/2013

HPHA No.1044 - Pi'ilani Homes (AMP 39)

Figure 1 - Project Location Map

Lahaina, Maui



1,000 FT



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/2013

HPHA No.1044 - Pi'ilani Homes (AMP 39)

Figure 2 - Project Site & APE Map

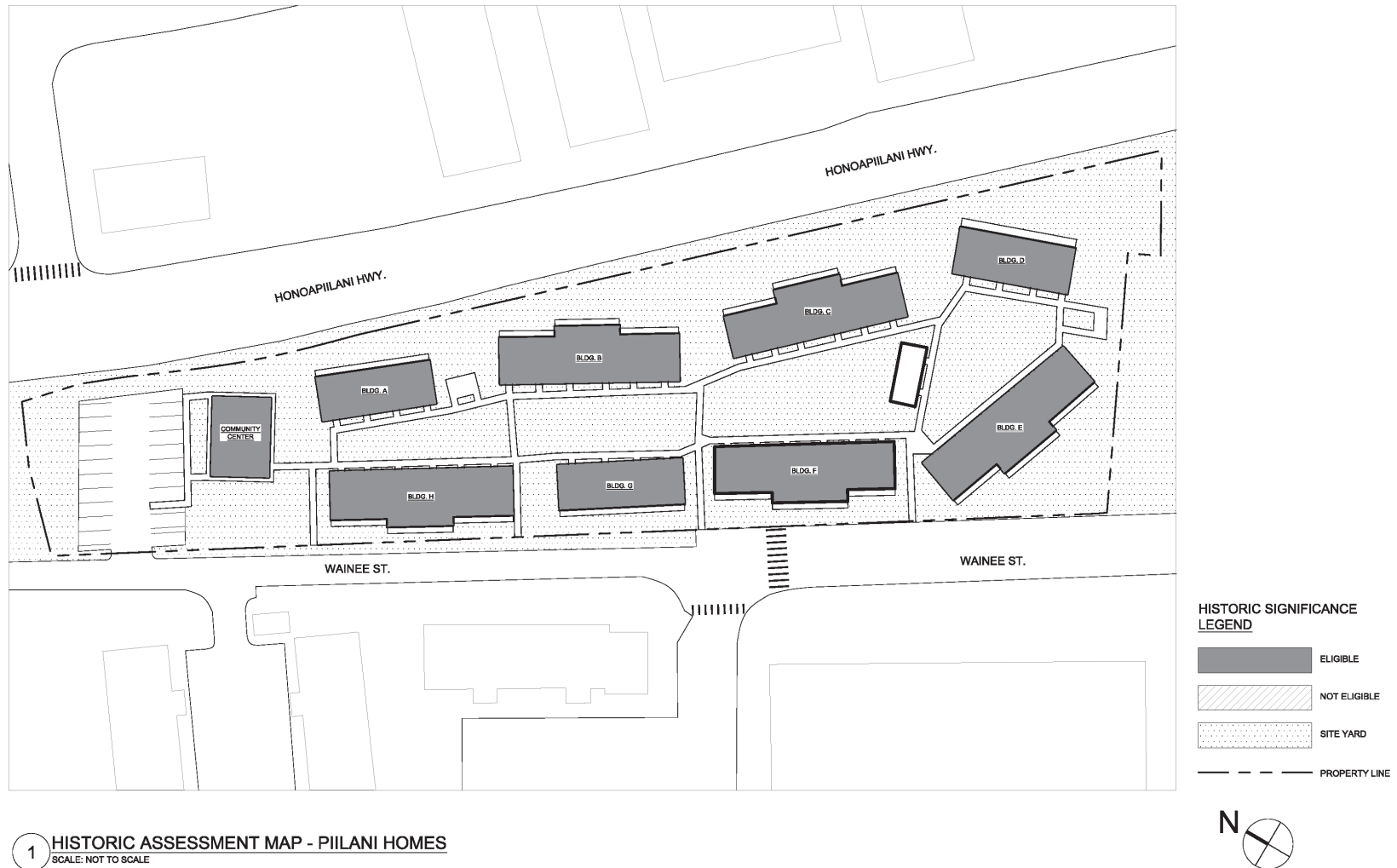
Lahaina, Maui



50 FEET



MAPS



Source: Fung Associates Inc., 2020

HPHA No.1044 - Pi'ilani Homes (AMP 39)

Figure 3 - Historic Assessment Map

Lahaina, Maui





HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

AMP 35

#1046 MAKAMAE

21 S. Kuakini Street / Honolulu, O‘ahu, Hawai‘i / 96813

I. PROJECT INFORMATION

Tax Map Key: (1) 2-2-001:020

Occupancy Year: 1971

Acres:	1.08	Buildings:	1
		Units:	124
Studios:	108	1-Bedroom:	16
2-Bedrooms:	0	3-Bedrooms:	0
4-Bedrooms:	0	5-Bedrooms:	0



The Makamae housing project is located in the Nu‘uanu community of urban Honolulu on the island of O‘ahu. The area directly surrounding the project site is primarily comprised of single-family homes along with a number of commercial, institutional, and public recreational uses. The site is bordered on the north by the Kawānanakoa Middle School and Neighborhood Park. Commercial and institutional uses are situated along western site boundary. The housing site’s eastern and southern boundaries consist of single-family homes. A project location map is provided in Exhibit A.

Makamae was occupied in 1972. The property consists of 1.08 acres, and it is identified as Tax Map Key (TMK) No. (1) 2-2-001:020. The housing project is comprised of 124 dwelling units within a single four-story mid-rise apartment building. Exhibit A also includes a Site Plan identifying the area of potential effect (APE) for this housing project. The State’s land use designation for the property is the “Urban District.” The County’s zoning for the majority of the parcel is A-1 Low-Density Apartment with the driveway fronting Nu‘uanu Avenue designated as B-1 Neighborhood Business District.

Makamae is a four-story mid-rise U-shaped apartment building containing 109 studio apartments and 16 one-bedroom units. The exterior walls of the housing project building consist of CMU block. The north, open, end of the U-shaped building plan is defined by a vertical circulation tower and breezeways which connect the centered tower and the two wings of the building. The building features a built up, flat roof. Single solid and louvered doors are located throughout the building with picture and jalousie windows also found throughout. Most of the jalousie windows have new crank handles. In addition to the apartments, there is a laundry and a common room at this level in the west wing. A pavilion is also sited near the center of the courtyard. At the courtyard end of the parking lot entry is a concrete stair which accesses the upper stories. The dogleg stairs between each story have seven steps leading to a landing before ascending another seven steps to the next story. In addition to the stairway, an elevator in this corner also facilitates access between the



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

ground and the upper stories of the building. At the ground level, the elevator-stairway is visually and texturally set apart from the building as a whole through the use of fluted CMU blocks in the walls framing these vertical circulation elements. A second elevator and stairwell are also located at the north end of the building. The flat roofed elevator tower is centered on the opening of the U-shaped building footprint. To the south side of the elevator tower is a single story, flat roofed mechanical room, which is also made of fluted CMU block.

The three upper stories of the building are characterized by cantilevered lanai/corridors which run around the three faces of the building fronting the interior of the courtyard. The lanai/corridors provide access to the dwelling units. Wall lights, for evening illumination, are spaced between the studio apartments's adjoining entry doors. Some of the light's original cylindrical globes remain intact; however, most have been replaced by spherical globes. Front doors to apartment units open on the living room. The living room and kitchen of each unit flow into each other. All units utilize full height, dry wall partition walls to enclose the bathrooms and bedrooms. Within unit kitchens; cabinets, counters, and sinks are slowly being replaced, but many examples of original kitchen elements can be found. The apartments have popcorn ceilings and vinyl tile floors with 2.5-inch-high plastic baseboards. Unlike many public housing units in Hawai'i, the clothes closets have louvered bi-fold doors.



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

II. SUMMARY OF ARCHITECTURAL RECONNAISSANCE LEVEL SURVEY

Assessment Summary

<i>National Register Eligibility:</i>	<i>Eligible</i>
<i>Criteria:</i>	<i>A and C</i>
<i>Significance:</i>	<i>Association with history of the Hawaii Housing Authority. Architecturally significant in its typical midrise building design of the period.</i>
<i>Character Defining Features:</i>	<i>A 4-story "U" shaped building, CMU and fluted concrete block material, courtyard, flat roofed elevator tower centered on the opening of the building footprint, dogleg stairs, cantilevered lanai/corridor on the upper 3 stories, modern style structure, jalousie windows, clothes closets with louvered bi-fold doors, original cylindrical globe wall lights, intact original floorplan, full height dry wall partitions.</i>

Makamae is in good condition and retains its integrity of design, workmanship, material, setting, feeling, location, and association. Makamae remains relatively well intact, with the only major changes that have happened include the replacement of kitchen cabinets and counters, the expansion of the mechanical room for the north elevator, and the placement of a roof on the pavilion in the courtyard. However, these alterations do not significantly compromise the historic integrity of the building.



The housing project appears to be historically significant under Criterion A, for its associations with the history of the Hawaii Housing Authority (predecessor to HPHA) and the development of public housing for senior citizens in Hawai'i. The housing project was constructed as a turnkey project. This development approach was inaugurated by HUD in 1966 and first used in Hawai'i in 1969. Under this program, dwellings were built by private developers with the guarantee that the local housing authority would purchase the development upon completion. This development approach offered many benefits to both the public and the developer. In particular, the approach promoted a diversification of housing design, method, and location; all of which had become federal policy concerns during the 1960s. Given this added flexibility, the Hawai'i Housing Authority (HHA) felt the turnkey approach would aid distribution of low-income families throughout the community. The approach was believed to elevate the lifestyle of lower income families by having them live in the same environment as higher-income families. At least ten public housing projects were generated as a result of this program, with Makamae being among the last elderly turnkey projects to be successfully completed, along with Pumehana and Pahāla. Along with Pumehana and Paoakalani, Makamae with its 125 units, was one of the largest elderly housing projects undertaken by the HHA, and the only large scale one not utilizing a high-rise form.

Makamae also appears to be historically significant under Criterion C as a good example of a typical mid-rise building constructed in Honolulu in the late 1960s/early 1970s. Its use of a CMU block building material, flat roof, and jalousie windows were typical of its time.



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/13

HONOLULU RAIL TRANSIT

-  Transit Corridor
-  Transit Station

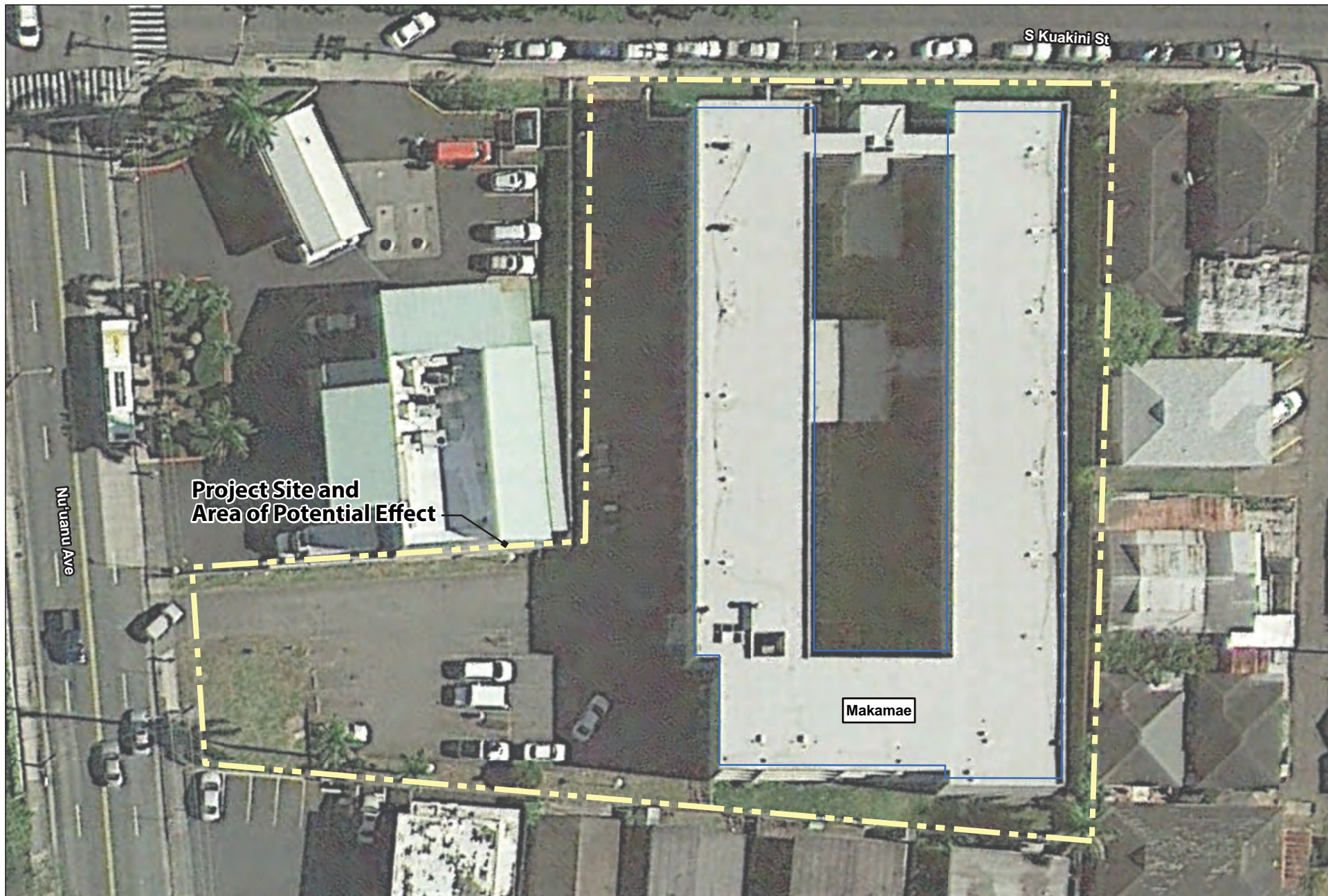
HPHA No. 1046 - Makamae (AMP 35)

Figure 1 - Project Location Map

Honolulu, O'ahu



1,500 FT



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/2013

HPHA No. 1046 - Makamae (AMP 35)

Figure 2 - Project Site & APE Map

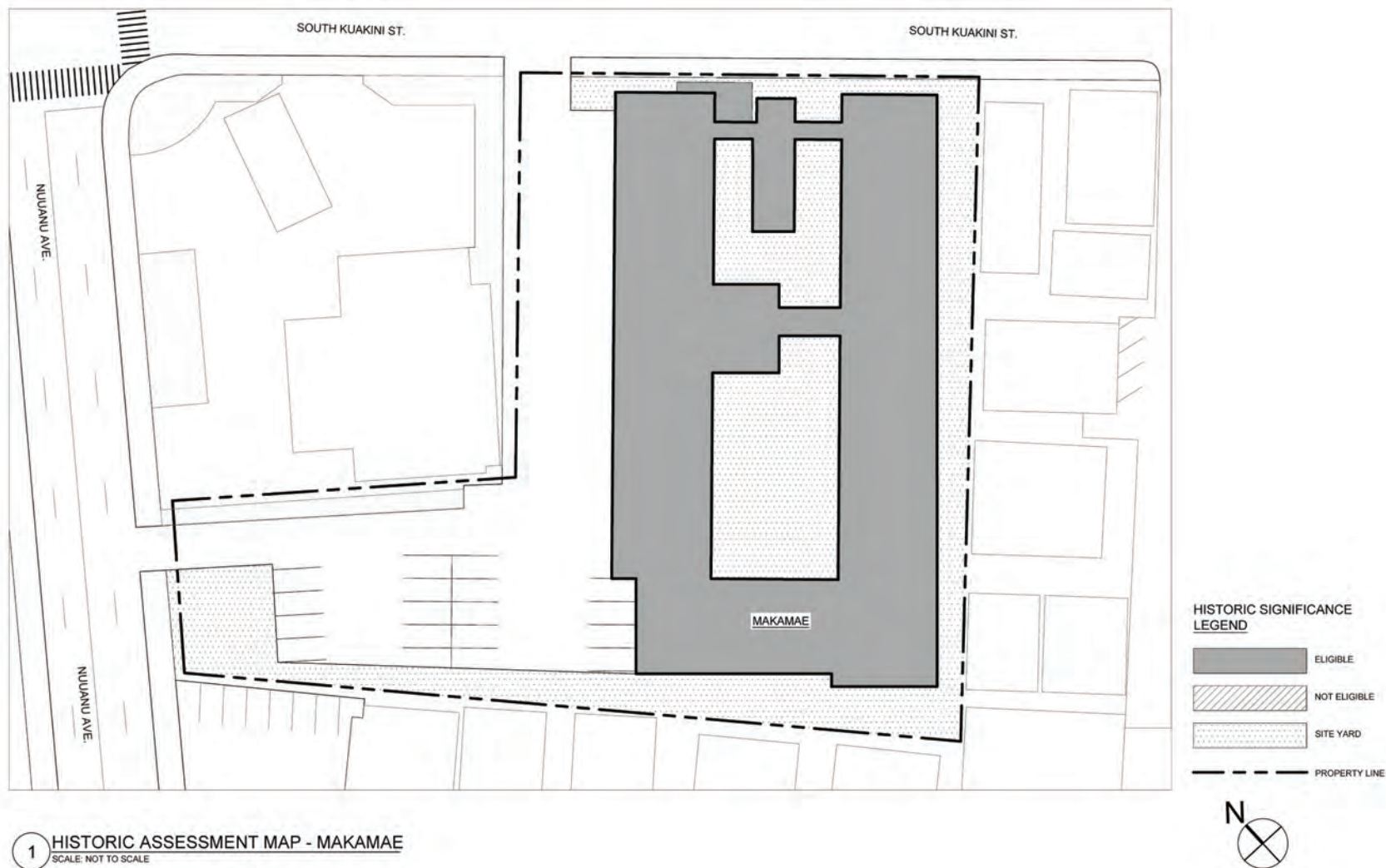
Honolulu, O'ahu



30 FEET



MAPS



Source: Fung Associates Inc., 2020

HPHA No. 1046 - Makamae (AMP 35)

Figure 3 - Historic Assessment Map

Honolulu, O'ahu





HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

AMP 34

#1036 PAOAKALANI

1583 Kalakaua Ave. / Honolulu, O‘ahu, Hawai‘i / 96826

I. PROJECT INFORMATION

Tax Map Key: (1) 2-3-019: 004

Occupancy Year: 1970

Acres:	1.80	Buildings:	1
		Units:	151
Studios:	90	1-Bedroom:	60
2-Bedrooms:	0	3-Bedrooms:	1
4-Bedrooms:	0	5-Bedrooms:	0



The Paoakalani housing project is located in the McCully-Mo‘ili‘ili community in the Honolulu District on the island of O‘ahu. McCully-Mo‘ili‘ili is primarily comprised of single family and multifamily residential developments along with a number of commercial uses. This housing site is located on the same tax parcel as the Kalākaua Homes and Makua Ali‘i housing projects. The site is bordered on the west and south by either commercial or multifamily residential developments. The Kalākaua Homes and Makua Ali‘i housing project’s border the project’s eastern and northern boundaries, respectively. A project location map is provided in Exhibit A.

McCully-Mo‘ili‘ili is primarily comprised of single family and multifamily residential developments along with a number of commercial uses. This housing site is located on the same tax parcel as the Kalākaua Homes and Makua Ali‘i housing projects. The site is bordered on the west and south by either commercial or multifamily residential developments. The Kalākaua Homes and Makua Ali‘i housing project’s border the project’s eastern and northern boundaries, respectively. A project location map is provided in Exhibit A.

Paoakalani was first occupied in 1970. This housing site is identified as Tax Map Key (TMK) No. (1) 2-3-019: 004 and covers 1.8 acres. The housing project is comprised of 151 dwelling units that are contained within a single high-rise apartment building. Exhibit A also includes a Site Plan identifying the area of potential effect (APE) for this housing project. The State’s land use designation for the property is the “Urban District.” The City’s zoning for the site is A-3 High Density Apartment use by the City and County of Honolulu.

Paoakalani consists of a 16-story building. In addition to residential units, the housing project includes a community hall and laundry room. This modern style high rise building is comprised of two connected, straight rectangular towers with one tower set back from the other. The towers contain either one-bedroom or studio housing units. Dwelling units are single stacked along the corridor of building lanais. The building is sited on pre-stressed concrete piles and joists with exterior walls consisting of CMU block. The east (rear) elevation features a central, decorative shadow block exterior section at each story. Paoakalani features a built up, flat roof with a parapet. At the front facade, a flat roofed, single story pedestrian porte-cochere signals the entrance to the building. Paoakalani remains very much intact. Following the building’s original floorplan, the first floor is dedicated to maintenance and recreational functions. The building has retained



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

original jalousie and pivot windows with fixed single pane window also installed throughout the building.

Starting on the second floor, there are typically 10 apartments per floor: each having studio units and one-bedroom units accessed from a lanai/corridor which traverses the length of the facade. The front doors to the individual housing units open on the living room. The living room and kitchen of each unit flow into each other. All units utilize full height, dry wall partition walls to enclose the bathrooms and bedrooms. The one-bedroom units feature CMU walls between each unit, while the studios employ dry wall walls between each unit. As is typical of many public housing units in Hawaii, the clothes closets have no doors, only a curtain rod. The clothes closets are located in the bathroom. The only major changes to the units involve the remodeling of a number of the kitchens and bathrooms. Although some bathrooms and kitchens remain relatively intact, a number of showers (which originally had faux-marble walls) have been replaced, as have deteriorated original kitchen cabinetry. Most units maintain original room finishes: vinyl asbestos tile flooring, four-inch rubber wall base, gypboard and CMU walls, and textured "popcorn" ceiling. Although the housing project is sited adjacent to two other HPHA housing projects, it has its own enclosed back yard characterized by meandering concrete walkways and mature pink tacoma trees. Various alterations and repairs/upgrades such as reroofing and some modern interior finish upgrades have been completed over the years. A few jalousie windows and their crank handles mechanisms have been replaced, but these have been in-kind replacements.



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

II. SUMMARY OF ARCHITECTURAL RECONNAISSANCE LEVEL SURVEY

Assessment Summary

<i>National Register Eligibility:</i>	<i>Eligible</i>
<i>Criteria:</i>	<i>A and C</i>
<i>Significance:</i>	<i>Association with history of the Hawaii Housing Authority. Architecturally significant in its high quality of design as a good example of a high-rise building constructed in Hawaii during the late 1960s/early 1970s.</i>
<i>Character Defining Features:</i>	<i>High-rise with connecting towers, CMU block, fluted concrete, and shadow block material, flat roof with parapet, Entrance porte-cochere, original jalousie windows and pivots, original building dedication plaque, original interior finishes and materials, open closet, intact original floorplan design, open space courtyard and community garden for residence.</i>

Paoakalani remains very much intact and is in excellent condition. Various alterations and repairs and some modern finishes upgrades to the interior have been completed over the years. These alterations are not sufficient to affect the historic character of the buildings in a significant manner. A few jalousie windows and their crank handles mechanisms have in-kind replacements. As such the Paoakalani housing project retains integrity of location, setting, design, materials, workmanship, feeling, and association.


The housing project appears to be historically significant under Criterion A for its associations with the history of public housing in Hawai'i and specifically subsidized housing developed for the state's senior citizens. Paoakalani was the fourth elderly housing project to be undertaken by the Hawai'i Housing Authority (predecessor to the HPHA). Prior to the construction of Paoakalani, three elderly housing projects were opened by the Hawai'i Housing Authority (HHA) on Oahu during the 1960s: Punchbowl Homes, Makau Ali'i, and Kalanihuia. Paoakalani was developed following the success of those housing projects. Demand for elderly housing was increasing at a tremendous rate when Paoakalani was developed with 1,500 individuals on the dwelling unit waiting list by the time the project was completed in 1970.

The housing project also appears to be historically significant under Criterion C as a good example of a high-rise building constructed in Hawai'i during the late 1960s/early 1970s. Paoakalani's use of pre-stressed concrete and CMU blocks in its construction was typical of this period, as was the single stacking of units along a lanai corridor. The latter design element was borrowed from walk-up apartments of this period and was adapted to a number of high-rise apartments in Hawai'i. As was typical of high-rise apartments of the period, units relied on natural ventilation. Building siting also aligned with the best practices of the time with the long side of the building running north to south, resulting in less obstructed ocean and mountain views and providing opportunity for passive cooling. Paoakalani's design is also distinctive. For example, the rectangularity of the typical building box is broken up through the Paoakalani building's jog and projecting elements.



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/13

HONOLULU RAIL TRANSIT

- Transit Corridor
-  Transit Station

HPHA No. 1036 - Paoakalani Homes (AMP 34)

Figure 1 - Project Location Map

Honolulu, O'ahu



2,000 FT



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/2013

HPHA No. 1036 - Paoakalani Homes (AMP 34)

Figure 2 - Project Site & APE Map

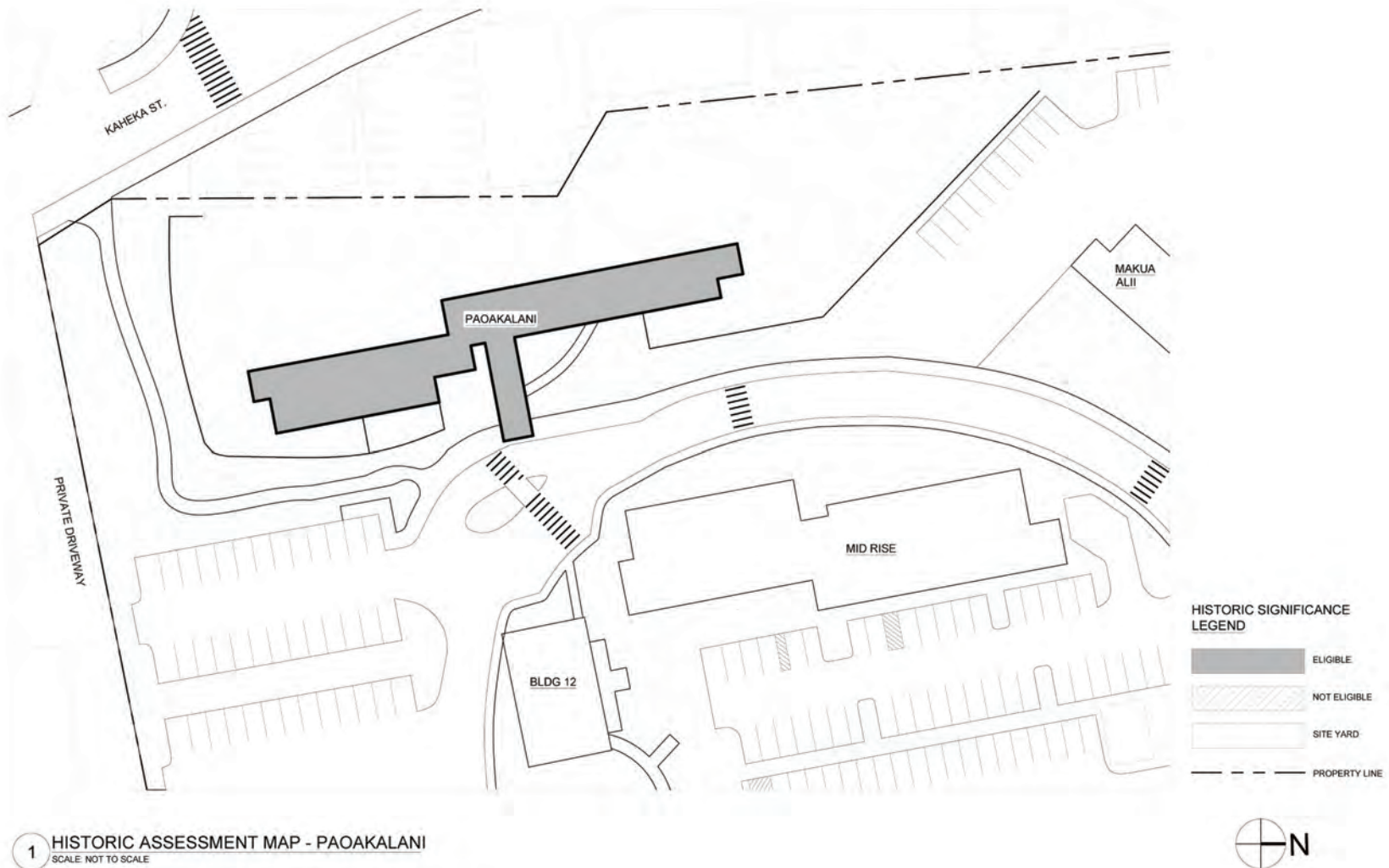
Honolulu, O'ahu



40 FEET



MAPS



Source: Fung Associates Inc., 2020

HPHA No. 1036 - Paoakalani Homes (AMP 34)

Figure 3 - Historic Assessment Map

Honolulu, O'ahu





HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

AMP 35

#1047 PUMEHANA

1212 Kinau Street / Honolulu, O‘ahu, Hawai‘i / 96814

I. PROJECT INFORMATION

Tax Map Key: (1) 2-4-011:039

Occupancy Year: 1972

Acres:	0.46	Buildings:	1
		Units:	139
Studios:	98	1-Bedroom:	40
2-Bedrooms:	1	3-Bedrooms:	0
4-Bedrooms:	0	5-Bedrooms:	0



The Pumehana elderly housing project is located in the Makiki community of Honolulu, on the island of O‘ahu. Makiki is primarily comprised of single family and multifamily residential developments along with a number of commercial uses. The site is bordered on the north, east, and west by multi-family residential developments. Commercial uses are situated along the southern site boundary. A project location map is provided in Exhibit A.

Pumehana was first occupied in 1972. The property consists of 0.46 acres, and it is identified as Tax Map Key (TMK) No. (1) 2-4-011:039. The housing project contains 139 dwelling units located in a 21-story high-rise apartment building. Exhibit A also includes a Site Plan identifying the area of potential effect (APE) for this housing project. The State’s land use designation for the property is the “Urban District.” The County’s zoning for the property is A-2 Medium-density Apartment.

Pumehana is a four bay long rectangular high-rise building. The building possesses a flat roof, single story wing extending off its west side and across the front of its three western bays. Each building bay is defined by a concrete column, which along with each floor’s concrete structural beam projects from the building wall to make a grid pattern. CMU block and sliding aluminum windows in-fill each bay. A concrete driveway located in front of the building’s western bay, descends from the street to the building’s underground parking garage. An elevated, uncovered parking lot projects from the building’s east side with a concrete ramp situated at the right corner that provides access to the lot. To the west of the subterranean parking garage is the entrance to the building. It is incorporated into the single-story front wing that projects from the building.



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

The building lobby has a non-original tile floor and a dropped, acoustic tile ceiling. Directly across from the entry doors is a pair of elevators. To the east is a lateral running hallway that leads to the elevated parking lot. On the north side of the hallway are rooms housing mechanical and electrical equipment. On the south wall, doors lead into former administrative/medical rooms that are now used for storage. To the left of the lobby is a large L-shaped community room. The upper floors of the building are the same, except for the second floor. On the second floor, the space typically occupied by two end studio units contain a two-bedroom unit. A central hallway on housing project upper floors allows access to the rooms. The hallway has its original vinyl tile floor, popcorn ceilings, and fluorescent ceiling lights. The vinyl tile has a distinctive, geometric shard pattern. At the east end of the hallway, a one-bedroom unit is on either side of the hall. A studio unit is opposite the elevators and four more studio units are to the west side of the elevator. Front doors to housing units open on the living room. The living room and kitchen of each unit flow into each other. Concrete walls are between the units and the front and rear walls of each unit is CMU block. The living rooms have single pane, aluminum sliding windows with fixed single pane windows to either side. As is typical of many public housing units in Hawai'i, the clothes closets have no doors, only a curtain rod. Only showers are provided in the bathrooms. Bathroom windows are jalousie, most of which are original, although some have been replaced in kind. Most of the original lever handles remain. Units are gradually being renovated. New tile is placed over the original tile floor, and the original 2.5-inch high plastic baseboards are being replaced with four-inch high plastic baseboards. The units are also receiving new kitchen cabinets and counters and appliances.



HAWAII PUBLIC HOUSING AUTHORITY

Exhibit A

Housing Project Summary

II. SUMMARY OF ARCHITECTURAL RECONNAISSANCE LEVEL SURVEY

Assessment Summary

<i>National Register Eligibility:</i>	<i>Eligible</i>
<i>Criteria:</i>	<i>A and C</i>
<i>Significance:</i>	<i>Association with history of the Hawaii Housing Authority. Architecturally significant in its high quality of design as a good example of a high-rise building constructed in Hawaii during the late 1960s/early 1970s.</i>
<i>Character Defining Features:</i>	<i>High-rise modern style building, CMU block material, bays defined by a concrete column, flat roof, jalousie windows with original lever handles, original building dedication plaque, interior wall doors leading to the former administrative/medical rooms, original interior finishes and materials, open closet, intact original floorplan design.</i>

Pumehana elderly housing is in good condition and remains very much intact. The building underwent changes involve the remodeling of a number of the kitchens and flooring. Some jalousie windows and their mechanisms have in-kind replacements. These alterations are not sufficient to affect the historic character of the building in a significant manner. As such Pumehana retains its integrity of location, setting, design, material, craftsmanship, feeling, and association.


The building and its grounds appear to be historically significant under Criterion A for its associations with the history of the Hawai'i Housing Authority (predecessor to HPHA) and the development of public housing for senior citizens in Hawai'i. Pumehana was an elderly housing project undertaken using the "turnkey" approach. At least ten public housing projects were generated as a result of this program with Pumehana serving as the only example of a high-rise turnkey project undertaken by the Hawai'i Housing Authority (HHA). Pumehana was also the first project to utilize Act 239 provisions allowing HHA elderly housing projects to disregard height and floor-area requirements provided for in various City and County of Honolulu zoning ordinances. The project generated some controversy for being designed in accordance with this provision. Despite concerns raised by the County, the project moved forward as proposed. Groundbreaking ceremonies took place in April of 1971 with the building completed a year later.

Pumehana also appears to be historically significant under Criterion C as a good example of a high-rise building constructed in Hawai'i during the late 1960s/early 1970s. Its use of pre-stressed concrete and CMU blocks, flat roof, and jalousie windows was typical of its period. As was typical of high-rise apartments of the period, the units relied on natural ventilation rather than air conditioning. The siting of the building was also in keeping with the best practices of the time, by having the long side of the building run north-south, resulting in less obstructed ocean and mountain views and providing larger avenues for the trade winds to flow through.



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/13

HONOLULU RAIL TRANSIT

- Transit Corridor
-  Transit Station

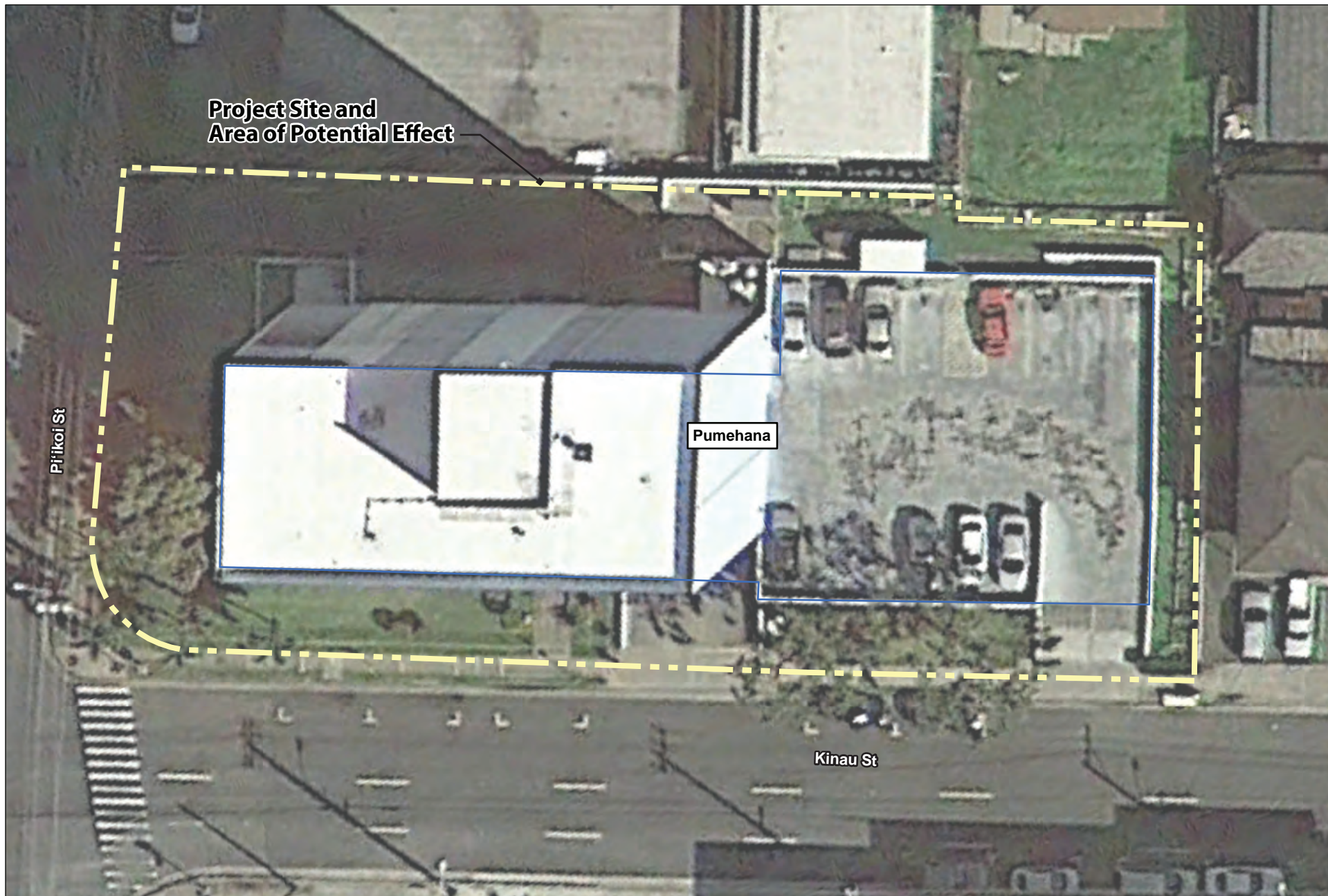
HPHA No. 1047 - Pumehana (AMP 35)

Figure 1 - Project Location Map

Honolulu, O'ahu



1,000 FT



Source: State of Hawai'i GIS Data and Google Earth Pro - 1/12/2013

HPHA No. 1047 - Pumehana (AMP 35)

Figure 2 - Project Site & APE Map

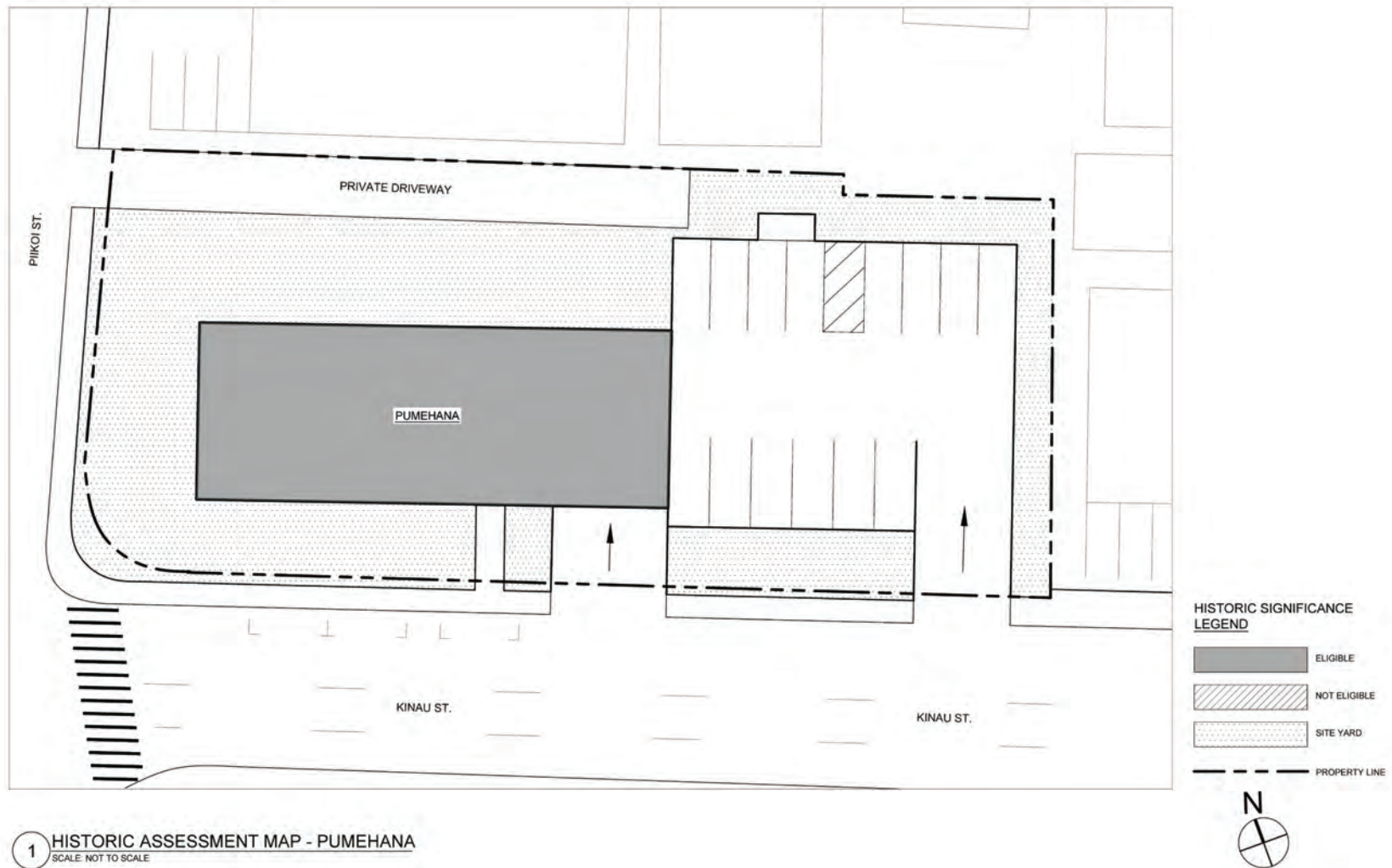
Honolulu, O'ahu



20 FEET



MAPS



Source: Fung Associates Inc., 2020

HPHA No. 1047 - Pumehana (AMP 35)

Figure 3 - Historic Assessment Map

Honolulu, O'ahu

