



EXHIBIT 14

Reconnaissance Level Survey,
Kō'ele Structures C and D, Kamoku and Paoma'i
Ahupua'a, Lahaina District, Lāna'i Island, Hawai'i

TMK: (2) 4-9-002:001 por.

Prepared by MASON under contract to
Pūlama Lāna'i

HRS 6E-42 submission to
Hawai'i State Historic Preservation Division

HICRIS No. [PENDING]

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Introduction

Mason Architects, Inc. (MASON) was hired by Pūlama Lānaʻi to develop a Reconnaissance Level Survey (RLS) for two buildings referred to as Structures C and D on a portion of TMK (2) 4-9-002:001 in Kōʻele, Lānaʻi, Hawaiʻi.

Structures C and D were evaluated as not meeting Hawaiʻi Administrative Rules (HAR) §13-284-6 significance and integrity criteria.

Project Objectives

This RLS was prepared in support of the proposed Kōʻele Project District Amendment. Lanai Resorts, LLC, doing business as Pūlama Lānaʻi, proposes to amend Chapter 19.71, Maui County Code (MCC), which governs uses and development within the Kōʻele Project District (known in the MCC as Lānaʻi Project District 2 (Kōʻele)).¹ The applicant also proposes to amend Kōʻele Project District's boundaries (eliminating certain regions and adding other areas).

The existing Kōʻele Project District encompasses several hundred acres and multiple Tax Map Keys (TMKs). The proposed Project District Amendment will involve adding an 11.5-acre portion of TMK (2) 4-9-002:001, referred to as Parcel 2, to the Kōʻele Project District. Parcel 2 currently contains Structures C and D. The proposed amendment also involves changing Parcel 2's zoning and relocating Structures C and D. The current amendment does not include specific development plans for Parcel 2. However, future development may include the addition of private villa-type accommodations related to the nearby Sensei Lānaʻi (former Lodge at Kōʻele) hotel.² Whatever Pūlama Lānaʻi proposes for Parcel 2 in the future will require additional entitlements and approvals from the Lānaʻi Planning Commission.³

This survey is intended to provide historical background on Structures C and D and to evaluate them for significance and integrity in keeping with the historic preservation review processes established in HRS §6E-42 and HAR Chapter 13-284. However, HRS amendment §6E-42.2 (2015) dictates that single-family homes that are over fifty years in age but are not listed in the HRHP or the NRHP, are not nominated for inclusion in the HRHP or NRHP, or are not located in a historic district, are not subject to SHPD review under HRS §6E-42.

This RLS may be used to informally consult with the State Historic Preservation Division (SHPD) and the community as they review the proposed Kōʻele Project District Amendment.

Methodology

MASON visited the property on October 3, 2024, to photograph and record the buildings. MASON also performed historical research including referencing internal company archives,

¹ Munekiyo Hiraga (Bryan Esmeralda), *Final Environmental Assessment Kōʻele Project District Assessment at Kōʻele, Lānaʻi, Hawaiʻi, Volume I of II* (Wailuku: Prepared for Lanai Resorts, LLC, a Hawaiʻi Limited Liability Company doing business as Pūlama Lānaʻi, 2022), vi. [The following project information is from this document. It is not intended to be comprehensive. Refer to the document for additional details on the proposed project.]

² Pūlama Lānaʻi, *Lānaʻi Project District (Kōʻele) Community Plan Amendment (Bill No. 23 (2024)), Change in Zoning (Bill No. 24 (2024)), Project District Phase I Amendment (Bill No. 25 (2024))* (Presentation to Maui County Council Housing and Land Use Committee, August 7, 2024), 16.

³ *Ibid.*

historical newspaper articles and relevant context studies, and County of Maui permit and tax records. MASON evaluated the buildings for significance and integrity in keeping with HAR §13-284-6, Criteria "a-d." MASON did not evaluate the resources for Criterion "e" ("having important value to the native Hawaiian people or other ethnic group"), as MASON is not qualified or scoped to undertake ethnographic studies.

This report was prepared by Nichole Meehl, Architectural Historian at MASON. Ms. Meehl meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Project Area (Boundary Explanation and Justification)

The Project Area encompasses the current Kō'ele Project District, plus the areas proposed to be added to the district. MASON's survey area was limited to the two historic properties (Structures C and D) on a roughly 11.5-acre portion of TMK (2) 4-9-002:001, also known as Parcel 2 (Figure 1).



Figure 1. Study Area noting the location of Structures C and D, and the non-historic garage (not in MASON's Survey Area) (Base map, Google Earth, 2014; Graphics, MASON, 2024).

Setting

Structures C and D are situated in Kō'ele, Lāna'i. Kō'ele is north of the Pālāwai Basin on a flat rift zone in the center of the island.⁴ As will be discussed, before Structures C and D were moved to their present locations in the late 1980s, Parcel 2 was used (in recent history) as a paddock by Lanai Ranch and then for pineapple cultivation by Hawaiian Pineapple Company, Ltd. (HAPCo). The buildings are bound to the north by the mountains, to the east by Kaiholena Gulch, to the south by the former Lodge at Kō'ele (now known as Sensei Lāna'i) hotel, and to the west by Keōmuku Highway. Surrounding uses are a mix of agricultural, open space, hotel, and recreational. The buildings are situated on a slightly sloping, grassy lot with their front facades oriented toward the highway. They are substantially set back from the highway with a large front yard area that is mostly devoid of mature trees except the small Norfolk pines lining the highway. Across the highway, to the southwest is mostly flat pastureland, which provides sweeping views of Central Lāna'i, including a portion of Lāna'i City.

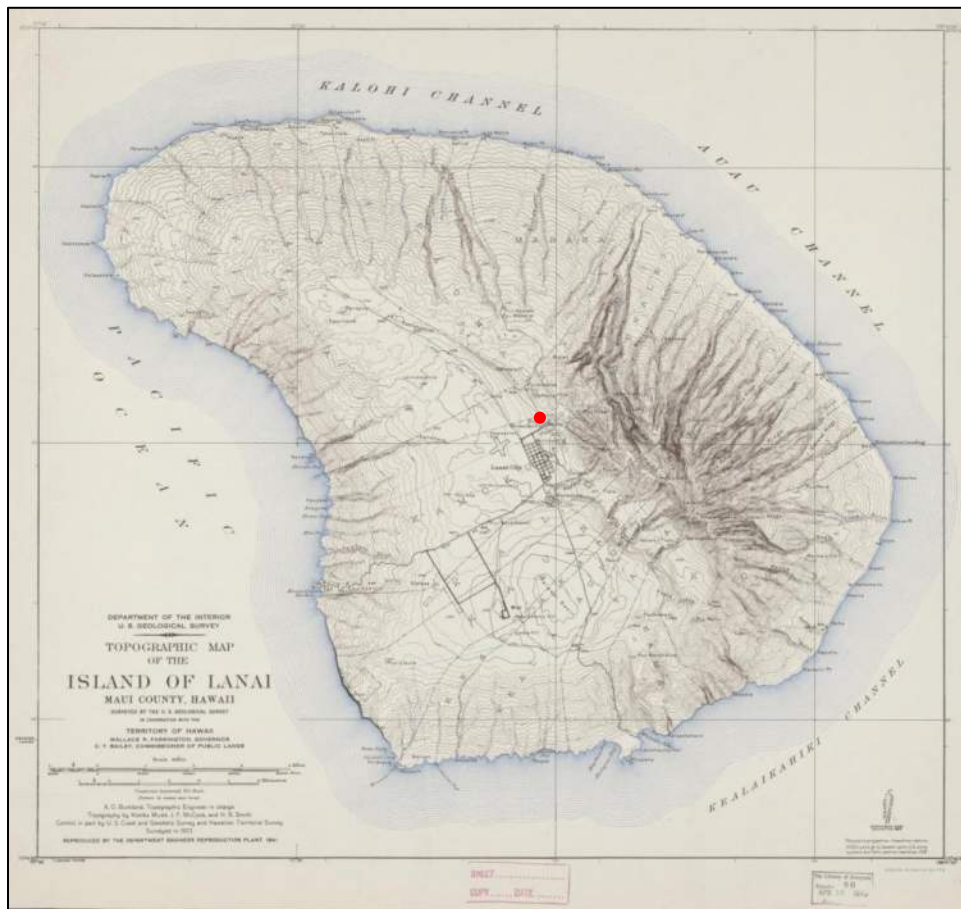


Figure 2. Topographic map of Lāna'i, dated 1941, showing approximate location of Structures C and D in relation to the rest of the island (Library of Congress).

⁴ Honua Consulting (Nathan J. DiVito, B.A., Kepā Maly, Rosanna M.R. Thurman, M.A., and Trisha Kēhaulani Watson, J.D., Ph.D.), *Archaeological Literature Review and Field Inspection for Kō'ele Project District Amendment, Kamoku and Paoma'i Ahupua'a, Lāhaina District, Lāna'i Island; Archaeological Literature Review: TMKS: [2] 4-9-002:001 (portion) & :061 (portion), [2] 4-9-018:001, :002 (portion), & :004, [2] 4-9-021:001-008, & :010; Field Inspection: [2] 4-9-002:001 (portion), & :061 (portion)* (Honolulu: Prepared for Pūlama Lāna'i, 2020), 7.

Historic Context

Kamoku and Paoma'i Ahupua'a

Structures C and D are situated in a portion of Kō'ele that straddles the boundaries of Kamoku and Paoma'i Ahupua'a. Kamoku and Paoma'i are two of thirteen ahupua'a on Lāna'i.⁵

Kamoku encompasses 8,291 acres on the leeward side of Lāna'i and extends from the uplands in the center of the island to the shoreline on leeward coast. The ahupua'a of Kamoku is bound to the north by the ahupua'a of Ka'a and to the south by the ahupua'a of Kalulu (Figure 3).

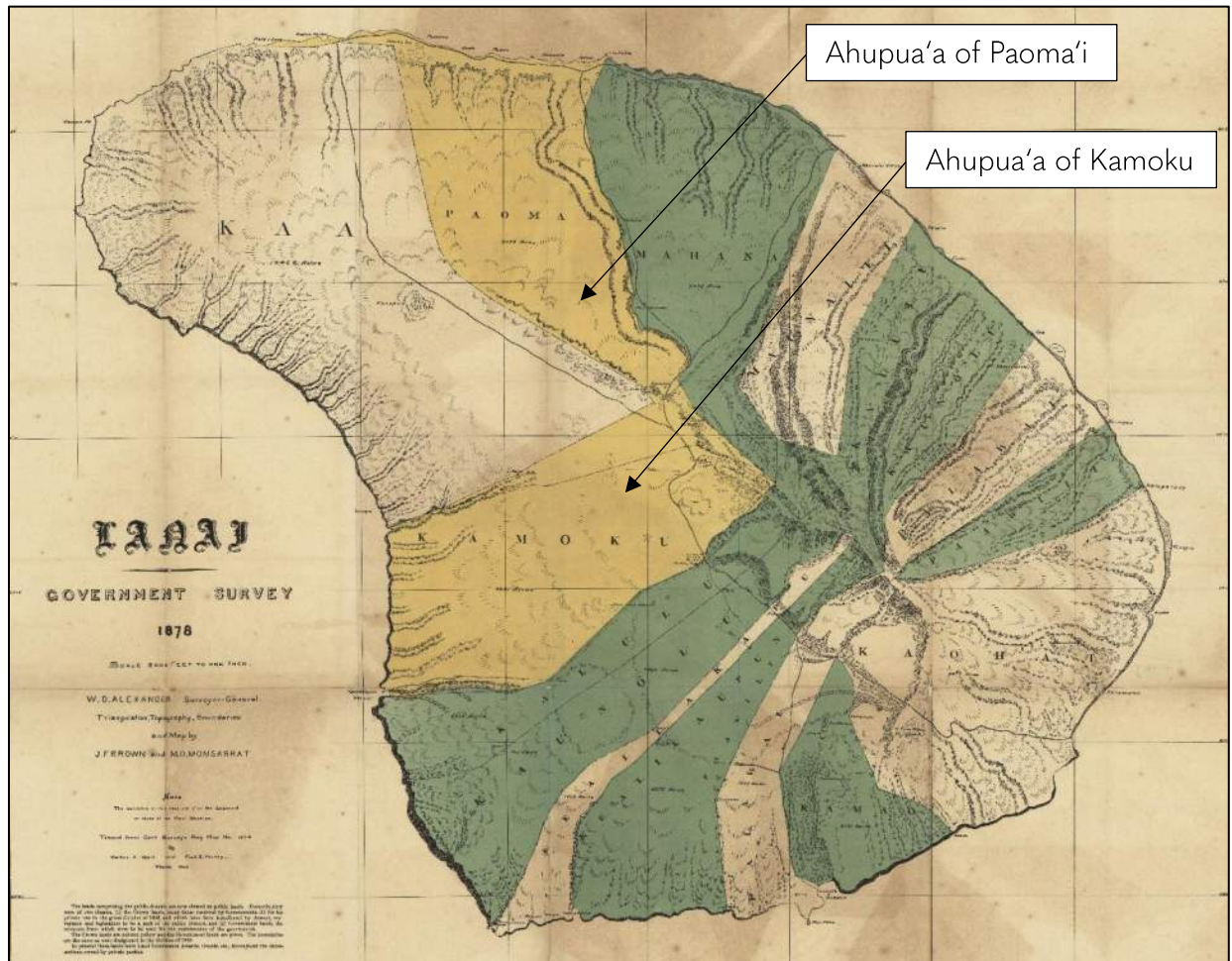


Figure 3. 1878 Government Survey Map (Registered Map No. 1394), showing location of Kamoku Ahupua'a (UH MAGIS).

Traditionally known for its springs, upland forests, and its rich fishing grounds, Kamoku featured a vast dryland agricultural system in the uplands and temporary and permanent settlements along the shore.

Paoma'i Ahupua'a encompasses more than 9,000 acres on the north side of Lāna'i. The ahupua'a extends from the forested uplands to the fisheries on Lāna'i's north shore. The

⁵ Honua Consulting, *LRFI*, iii, 70-87, 87-92, 95. [The following history of Kamoku and Paoma'i Ahupua'a is from this resource unless otherwise noted.]

ahupua'a of Paoma'i is bound to the east by the ahupua'a of Mahana and to the west by the ahupua'a of Ka'a (Figure 3).

Traditionally known for its rich fishing grounds and chiefly gathering places in the uplands, Paoma'i featured water resources and cultivation areas in the uplands and large settlements at the shore.⁶

As noted by Handy, Handy, and Pukui, Lāna'i traditional agricultural activities on Lāna'i primarily involved the cultivation of 'uala:

According to Emory (1924), except for the several localities in which taro was planted, sweet potatoes were planted in every part of the island where there were settlements: on the shore, in valleys, on the *kula*, and the upland. In other words, the sweet potato was the staple, although taro, yams, and breadfruit were important supplementary items of diet. There was an abundance of good land for planting and Lanai has ample rain for sweet potatoes; but settlements and gardening were very definitely limited by dearth of drinking water. Emory's archaeology of the island indicates sparse and widely separated settlements.⁷

Following the Māhele, Kamoku was designated Crown Lands⁸ while Paoma'i was placed in the inventory of Government Lands.⁹

Ranching

The history of ranching on Lāna'i roughly spans from the 1850s to 1951. Between roughly 1875 and 1920, Kō'ele, which lies within portions of Kamoku and Paoma'i Ahupua'a, was developed as the headquarters for Lani Ranch. In this period, ranching-related facilities, including stables, corrals, barns, storage buildings, houses, offices, a store, a school, and a post office were constructed.¹⁰ Included in this development were Structures C and D. Lanai Ranch closed in 1951, however, a small community remained at Kō'ele until the late 1980s when most of the ranch's buildings were demolished to make way for a hotel (the former Lodge at Kō'ele, presently known as Sensei Lāna'i). Structures C and D were spared from demolition and moved to their current location at the end of that decade.

In the 1830s, ungulates¹¹ were first brought to Lāna'i. By the 1890s sheep and goats, which had been roaming the island for some thirty years (mostly unchecked), greatly impacted the environment. The result was deforestation so severe that Lāna'i's water resources essentially

⁶ Honua Consulting, *LRFI*, 90.

⁷ E.S. Craighill Handy and Elizabeth Handy with Mary Kawena Pukui, *Native Planters in Old Hawaii: Their Life, Lore, and Environment* (Honolulu: Bishop Museum Press, revised 1991), 967.

⁸ Kepā Maly, *Lāna'i a Kaululā'au: Traditions and Historical Accounts of Kō'ele, Ahupua'a of Kamoku, Island of Lāna'i* (Lāna'i City: Prepared for Pūlama Lāna'i, 2017), 95.

⁹ Honua Consulting, *LRFI*, 90.

¹⁰ Kepā Maly, *A Field Guide to Lāna'i's Storied Places, People, Resources, and Historic Events* (Lāna'i City: Prepared for Pūlama Lāna'i, 2014), 3.

¹¹ An ungulate is defined in the Miriam Webster Dictionary as "a hoofed typically herbivorous quadruped mammal..." They include pigs, cows, deer, horses, goats, etc.

dried up.¹² Lack of water made life on the island difficult and contributed to the population decline among Lānaʻi's native residents.¹³

Initially, these animals were informally dealt with by a small number of native residents.¹⁴ Following the Māhele of 1848 and the enactment of its related laws, attempts to manage these animals, which included sheep, cattle, and goats, became more organized.¹⁵

More ungulates were brought to the island by Mormons between late 1853 or early 1854 and 1864 when they established a mission in the uplands of Pālāwai.¹⁶ Between 1862-64, Walter Murray Gibson, who held several official positions with the Hawaiian Kingdom Government, assumed control of the Mormon settlement at Pālāwai. While there, he continued the ranching work of his predecessors, primarily directing his efforts toward sheep and goats. In 1864, the Mormon church excommunicated Gibson. Despite this, he maintained possession of Pālāwai Ahupuaʻa (Figure 4) while attempting to acquire (via lease or purchase) additional Crown/Government lands Lānaʻi, including the ahupuaʻa of Kamao, Paʻawili, Keālia Aupuni, Kalulu, Kaunolū, and Kamoku.¹⁷



Figure 4. 1900 tracing of an 1878 Government Survey Map, showing Gibson's ranching operation at Pālāwai (Library of Congress).

¹² Maly, *A Field Guide*, 30.

¹³ *Ibid.*

¹⁴ Honua Consulting, *LRFI*, 55.

¹⁵ *Ibid.*

¹⁶ *Ibid.*

¹⁷ Maly, *Lānaʻi a Kaululāʻau*, 96; Honua Consulting, *LRFI*, 44-45.

The Hawaiian Kingdom Government did not immediately entertain a lease for Kamoku as the ahupua'a had already been encumbered in 1863 by two Chinese natives who were raising sheep there.¹⁸ Additionally, native residents and the Governor of Lāna'i, Nahaolelua, opposed Gibson obtaining rights to Kamoku (and other lands).¹⁹ These residents had also applied to purchase or lease lands in the ahupua'a, and were concerned about being dispossessed by Gibson.²⁰ In Nahaolelua's correspondence, he pointed out Gibson's past actions made him untrustworthy, reiterating concerns that leasing certain lands to him would dispossess native residents.²¹

Gibson was eventually granted a lease for Kamoku in 1875 and relocated his ranch headquarters from the Pālāwai Basin to Kō'ele (Figure 5).²² At Kō'ele, he constructed several dwellings, grew his ranching business, and experimented with other ventures. Contemporaneous advertisements indicate his ranching outfit went by the name "Lanai Ranch". Following relocation to Kō'ele, the ranch was selling cabbage, turkeys, sheep, and other products across Hawai'i.²³ In 1878, he appointed Frederick Hayselden (Gibson's son in law, married to his daughter Talula), as manager of Lanai Ranch. By the end of the decade, Gibson held leasehold interest in almost all Government and Crown lands on Lāna'i.



Figure 5. 1900 tracing of an 1878 Government Survey Map, showing Gibson's ranching operation at Kō'ele (Library of Congress).

¹⁸ Maly, *Lāna'i a Kaululā'au*, 96.

¹⁹ Ibid.

²⁰ Maly, *Lāna'i a Kaululā'au*, 97; Honua Consulting, *LRFI*, 48.

²¹ Honua Consulting, *LRFI*, 49-50.

²² Maly, *Lāna'i a Kaululā'au*, 96.

²³ "Notes of the Week," *Saturday Press*, October 2, 1880, 3; "Turkeys, Turkeys, Turkeys," *Pacific Commercial Advertiser*, April 22, 1882, 5; "Lanai Cabbage!," *Daily Bulletin*, April 12, 1889, 2.

In 1888, when Gibson died, his interests in nearly the entire island, including Gibson's ranch headquarters at Kō'ele (within the ahupua'a of Kamoku), were transferred to the Hayseldens.²⁴ They attempted to increase the ranch's profitability²⁵ and initiated several ventures on Lāna'i, including Maunalei Sugar Company and Palawai Development Company.²⁶ Under the Hayseldens, ranching efforts started to shift from sheep to cattle.²⁷ Between 1900-01, these ventures failed (the Hayseldens went bankrupt). Maunalei Sugar Company was headquartered at Keōmoku. The venture brought some 600 foreign laborers to Lāna'i, and involved the construction of laborers dwellings, stores, an inn, a sugar mill, and a hospital on the windward side of the island in the late 1890s.²⁸ Ultimately, this venture failed and closed in 1901 due to lack of capital and water.

In 1902, Charles Gay, a Kaua'i ranch owner, acquired much of the Hayseldens' holdings, amounting to approximately ninety-nine percent of the island.²⁹ Under Gay, the Public Lands (former Crown and Government lands) originally acquired by Gibson via lease, were transferred to fee-simple title.³⁰ This occurred in 1906, and was accomplished through an agreement between Gay and then Governor Carter whereby Gay relinquished to the Territory his fee-simple title to family land on O'ahu in exchange for the Public Lands on Lāna'i.

By 1909, Gay's debts forced him to transfer his Lāna'i holdings (except for his homes at Kō'ele and Keōmoku) to W.G. Irwin and Company.³¹ Gay later moved from Kō'ele to a homestead in Lālākoa, near Kō'ele, in 1917 (Figure 6). In 1910, W.G. Irwin and Company sold most of Lāna'i to Cecil Brown, Robert Shingle, and J.T. McCrosson. They then formed Lanai Company, Ltd. and Lanai Ranch. Lanai Company and its subsidiary Lanai Ranch were headquartered at Kō'ele with initial goals of developing water sources and instituting agriculture on the island. The company experimented with various crops, including pineapple, which was first planted on the island in 1910.³² The following year, the company hired George C. Munro as ranch manager.³³ Munro served in this position until 1934.³⁴ When he arrived at Kō'ele, the ranch encompassed more than thirty dwellings, a store, a small school house, and outbuildings (Figure 7).³⁵

²⁴ Honua Consulting, *LRFI*, 56; Maly, *Lāna'i a Kaululā'au*, 96.

²⁵ Center for Oral History, Social Science Institute, *Lāna'i Ranch: The People of Kō'ele and Keōmuku, Volume I* (Honolulu: University of Hawai'i, 1989), 1xiv.

²⁶ Maly, *Lāna'i a Kaululā'au*, 114.

²⁷ Honua Consulting, *LRFI*, 60.

²⁸ Maly, *A Field Guide*, 39.

²⁹ Maly, *Lāna'i a Kaululā'au*, 119.

³⁰ *Ibid.*, 120.

³¹ *Ibid.*, 141.

³² *Ibid.*, 142.

³³ *Ibid.*, 144.

³⁴ *Ibid.*, 302.

³⁵ Maly, *A Field Guide*, 31.



Figure 6. 1924 Army Air Forces photo of Gay's Lālākoa at Kō'ele (National Archives).

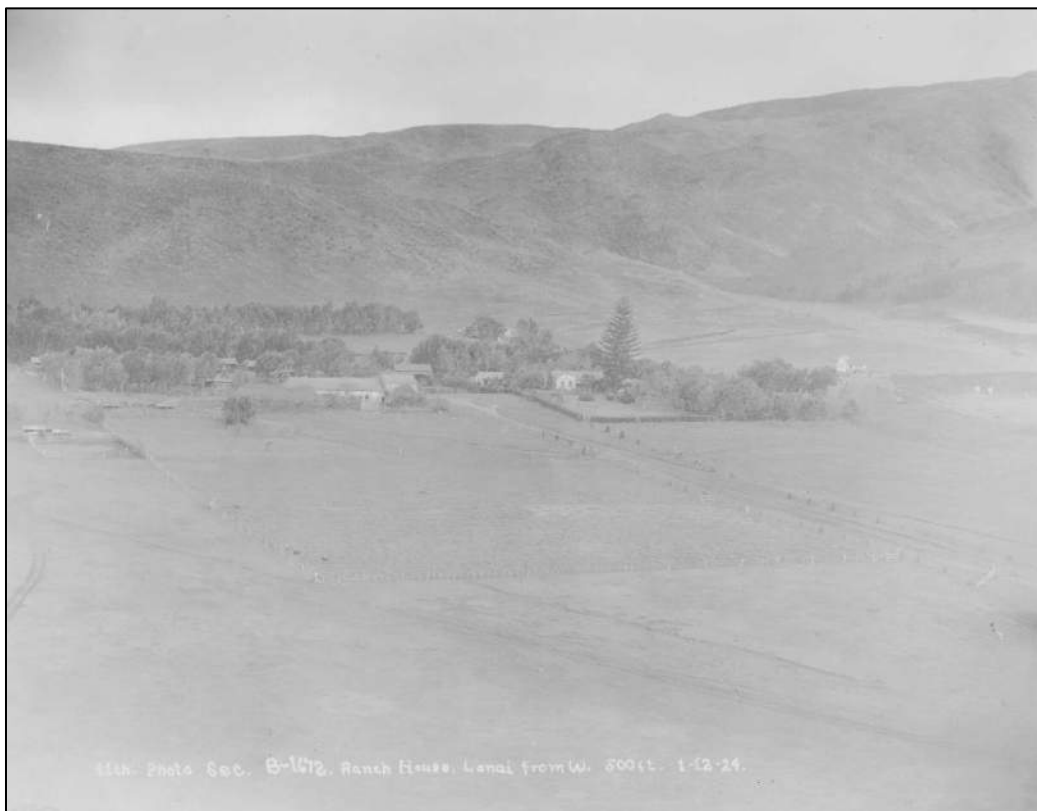


Figure 7. 1924 Army Air Forces photo, showing ranch buildings at Kō'ele (National Archives).

Under Munro's leadership, the ranch focused on cattle and reforestation of the ungulate-decimated landscape. He also initiated several improvements to the ranch's facilities at Kō'ele.

In 1917, ownership of Lāna'i transferred again, this time to F.F. and H.A. Baldwin.³⁶ They purchased the island, including Lanai Ranch's holdings and livestock. Just five years later, Lāna'i was up for sale again.³⁷ At the end of 1922, Hawaiian Pineapple Company (HAPCo), Ltd., headed by James Dole, purchased the island from the Baldwin brothers. Dole set out to establish a pineapple plantation on the island. Munro experienced multiple challenges managing the ranch under the island's new owner.³⁸ Immediately, Dole and Munro disagreed over "taking 1,000 acres of the [ranch's] best winter fattening land, when it [the pineapple plantation] only need 300 acres for plowing [for pineapple planting]."³⁹ He also clashed with HAPCo manager Bloomfield Brown, who had a reputation among the pineapple plantation laborers for **his leadership style**.⁴⁰

In 1934, Ernest Vredenburg was brought on as ranch manager after Munro retired.⁴¹ Under Vredenburg, various improvements were made, including the wiring of ranch buildings for electric lights and upgrades to the ranch's water system.⁴² In 1938, a survey of ranch facilities was carried out, resulting in a map showing all ranch-related buildings and features at that time (Figure 8).⁴³

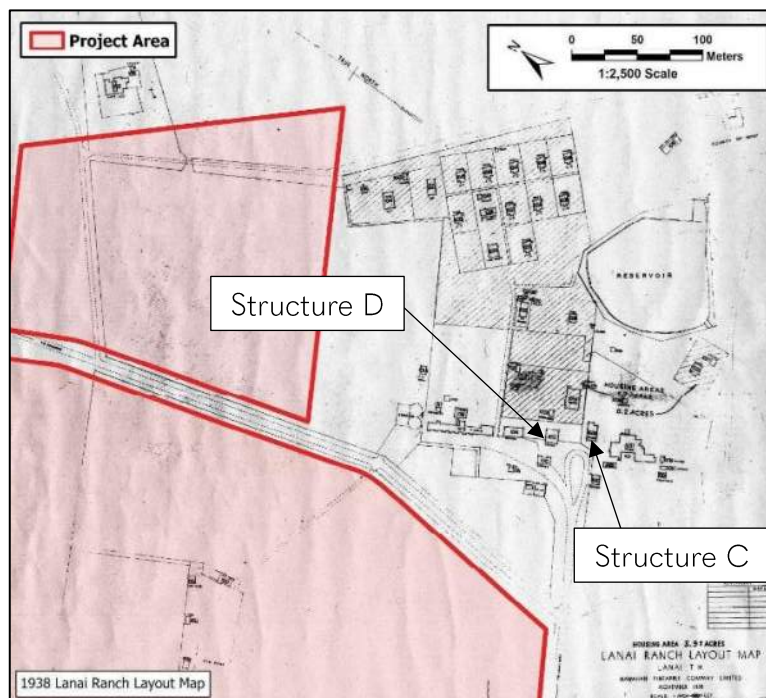


Figure 8. 1938 map of showing Lanai Ranch's buildings. This area is currently occupied by the Lodge at Kō'ele (now known as Sensei Lāna'i) (HAPCo collection in Honua Consulting).

³⁶ Maly, *Lāna'i a Kaululā'au*, 148.

³⁷ *Ibid.*, 149, 153, 154.

³⁸ *Ibid.*, 146, 157.

³⁹ Munro in *ibid.*, 158.

⁴⁰ Maly, *Lāna'i a Kaululā'au*, 164; de Jetley, *Lāna'i*, 51.

⁴¹ Maly, *Lāna'i a Kaululā'au*, 164.

⁴² *Ibid.*, 165.

⁴³ *Ibid.*, 166-167.

To address concerns related to erosion, HAPCo closed the ranch in 1951. Per the company, "grazing during drought periods on Lanai resulted in harmful soil exposure and erosion, conflicting with HAPCo's land conservation program."⁴⁴ The company arranged for the ranch's cattle to be rounded up and shipped them to Honolulu (Figure 9).

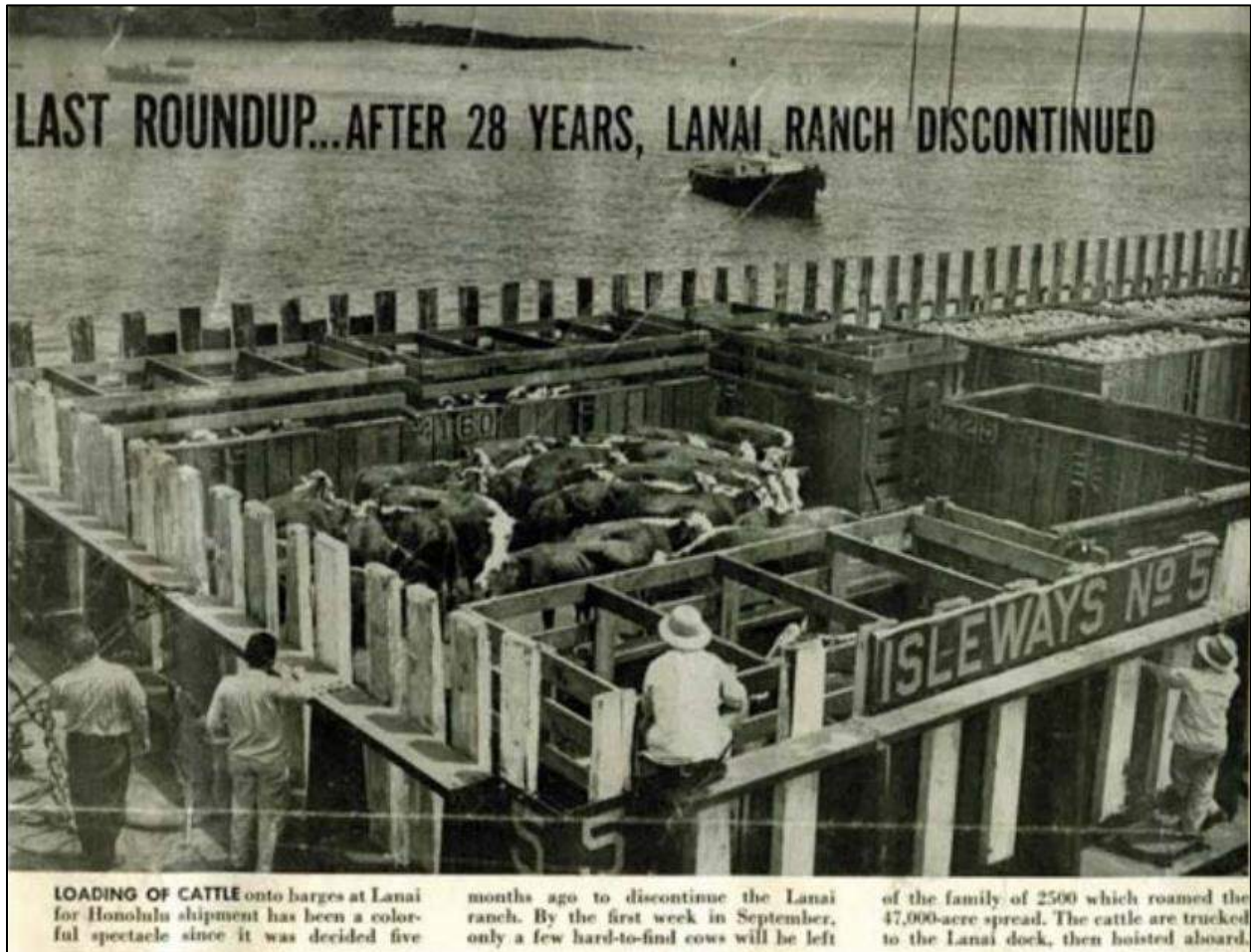


Figure 9. 1951 photo of the ranch's last roundup (HAPCo collection in Maly).

Structures C and D

Structures C and D were once part of Lanai Ranch's building inventory at Kō'ele (Figures 10-12). Multiple kūpuna and elder kama'āina have reported both buildings were originally constructed in Keōmoku by Maunalei Sugar Company around the turn of the nineteenth century. After this venture failed, they were reportedly moved to Kō'ele around 1904 by Lanai Ranch. In the late 1980s, Structures C and D were moved to their current location, where two former Lanai Ranch paniolo and their families lived. Currently, Structure C is vacant while Structure D is an office for Pūlama Lāna'i operations.

⁴⁴ HAPCo in Maly, *A Field Guide*, 31.

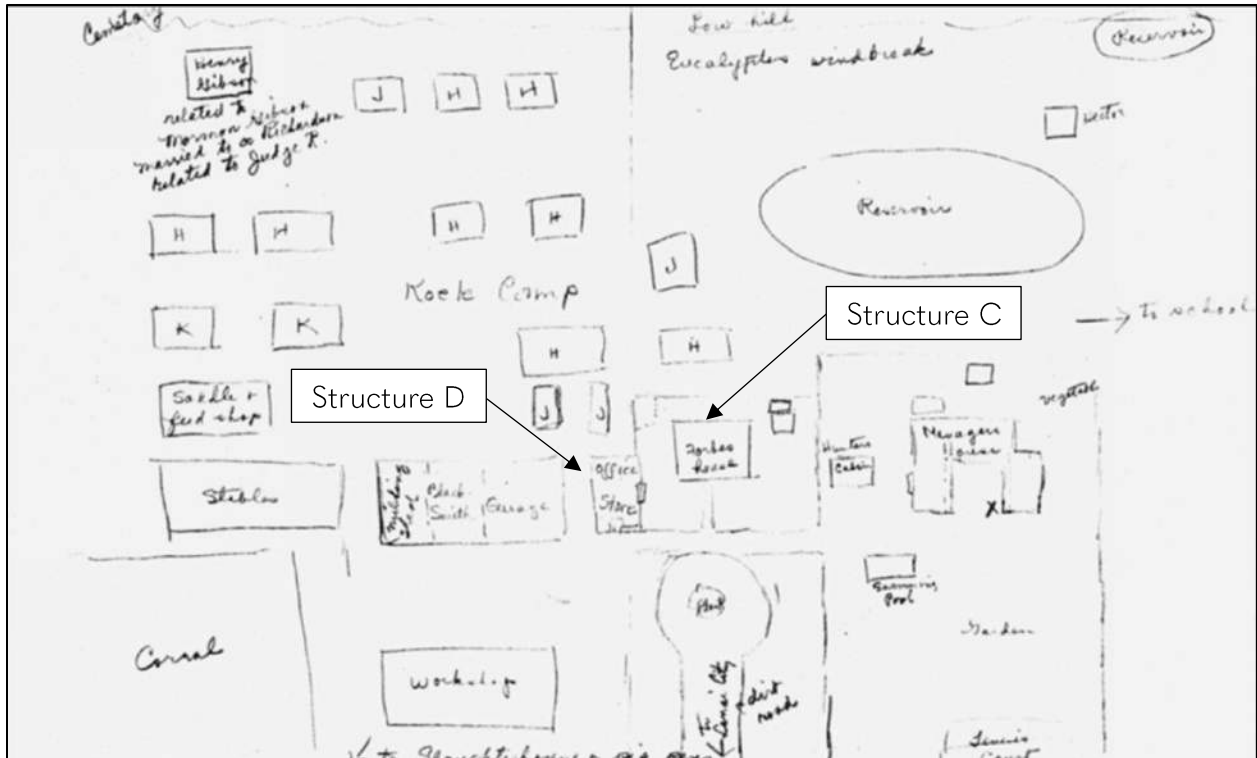


Figure 10. Undated sketch by Hellen "Nell" Forbes of buildings and structures at Kō'ele, before they were demolished, or in the case of Structures C and D, moved (Lānaʻi Culture & Heritage Center in de Jetley).



Figure 11. Ca. 1925 photo showing Lanai Ranch Buildings, including Structure D (far left) and Structure C (immediately right of Structure D) (Hannah Richardson collection in University of Hawai'i).

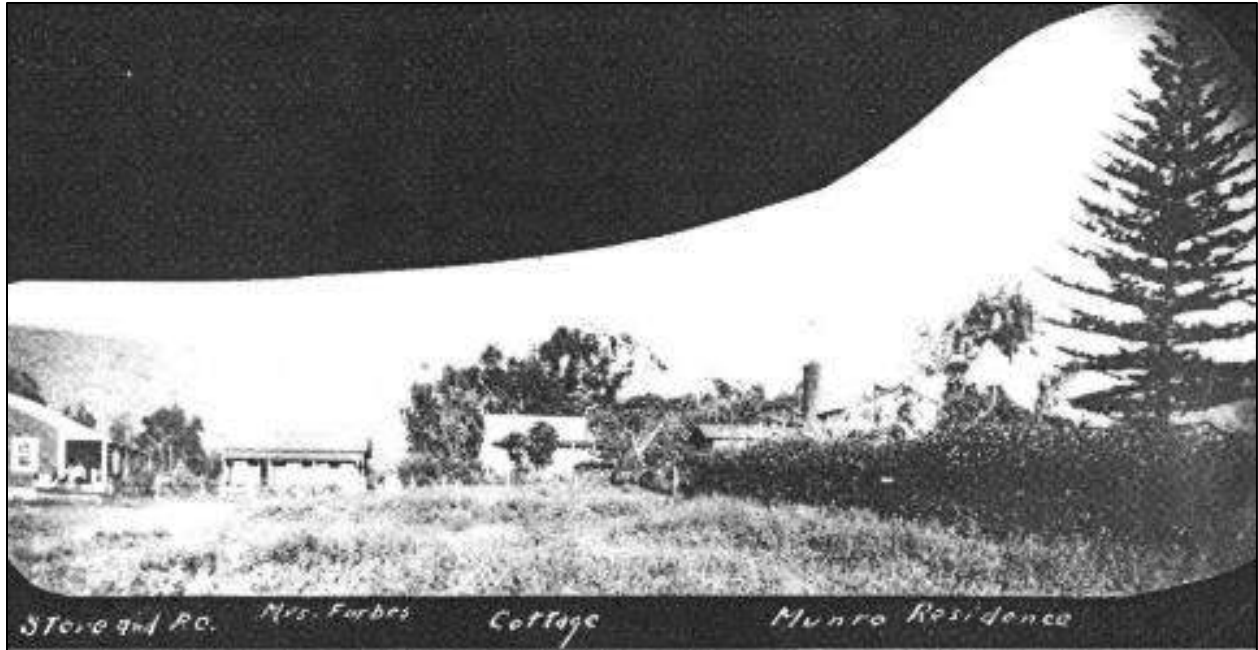


Figure 12. 1921 photo showing Lanai Ranch buildings, including Structure D (labeled "Store and P.O.") and Structure C (labeled "Mrs. Forbes") (Kenneth Emory, Munro family collection in University of Hawai'i).

Structure C

Structure C (Figures 13 and 14) was first formally surveyed in the 1974 statewide inventory of historic sites as a component of the no longer extant Kō'ele District (SIHP #50-40-98-1004).⁴⁵ Per the Hawai'i Register of Historic Places (HRHP) form from this study, the Kō'ele District was a roughly 66.8-acre area associated with ranching and commercial pineapple cultivation. Contained within the district was "a complex of buildings including two office structures, a church, and a house."⁴⁶ Specifically, these buildings and structures included a dwelling that once served as the Kō'ele Schoolhouse, Ka Lōkahi o ka Mālamalama Church, and two homes/office buildings (Structures C and D). In 1986, Structure C was documented a second time by the International Archaeological Research Institute, Inc. in an archaeological reconnaissance survey. In this study, Structure C received its name, and it was noted the building was occupied by George and Morris Ohashi.⁴⁷

Maunalei Sugar Company first built Structure C ca. 1899 in Keōmoku. Around 1904, Gay, then manager of Lanai Ranch moved Structure C to Kō'ele where it served as a ranch office and later housing for various ranch employees. After the ranch closed in the early 1950s, it housed several other Lāna'i community members and in the 1970s, served as an office for the President of Lanai Company. In the late 1980s, Structure C was moved to its current location to serve as the house for former ranch employee John Richardson and his wife Hannah Kauila. As of September 2024, Structure C is vacant (determined by Pūlama Lāna'i to be unsuitable for habitation).

⁴⁵ Honua, *LRFI*, 129.

⁴⁶ John C Wright, "Hawaii Register of Historic Places Short Form," in Honua, *LRFI*, 129, Appendix C.

⁴⁷ International Archaeological Research Institute, Inc., *Archaeological Reconnaissance Survey and Preliminary Subsurface Testing of the Koele Hotel Project Area, Island of Lanai, Hawaii* (Honolulu: Prepared for M & E Pacific, Inc, 1986), 17.

Over the years, Kepā Maly conducted oral history interviews with numerous kūpuna and elder kama'āina of Lāna'i (and other Hawaiian islands). In his 2017 study *Lāna'i a Kaululā'au: Traditions and Historical accounts of Kō'ele, Ahupua'a of Kamoku, Island of Lāna'i*, Maly presents detailed information about the historic landscape in Kō'ele, including the buildings which are the subject of this RLS, based on archival research and interviews he previously conducted with the following kūpuna:

- Irene Kamāhuialani Cockett Perry (born 1917);
- M. Ku'uleialoha Kaopuiki Kanipa'e (1915-2017);
- Venus Leina'ala Gay Holt (1905-2011);
- Helen Hiroko Tamura Onuma (1922-2014);
- Sam Koanui Shin (born 1925);
- Mary Ellen "Suki" Richardson Nakoa (1935-2011);
- Altber Halapē Morita (born 1951);
- Richard Munro Towill (1929-2014); and
- Contributions from Charlotte Richardson Holsomback (born 1938).

Through the accounts of these kūpuna and elder kama'āina, Maly summarized the history of Structure C (identified in his study with the letter "D") as follows:

Ranch office; home of Helen Forbes family, Robert Cockett family, James Kauila family, Morita family, George Ohashi family, and Andy & Martha Evans. Was also used in the 1970s as offices of Don Rietow and Lanai Company). The house was moved in 1988-1989 to northwestern side of Kō'ele to serves as the home of John and Hannah Kauila Richardson, where it stands today. This house was originally built in 1899 at Keōmoku Village as part of the Maunalei Sugar Company venture, and moved to its ranch location... by Charles Gay in ca. 1904).⁴⁸

In the late 1980s, when the former owner of Lāna'i⁴⁹ sought entitlements to build the Lodge at Kō'ele (now known as Sensei Lāna'i), Structures C and D as well as other remaining vestiges of Kō'ele's ranching history were to be demolished. The community came out in strong opposition of the proposed demolitions.⁵⁰ Through the entitlement process, members of the community and the landowner reached an agreement, which stipulated that two historic ranch facilities (Structures C and D) would be moved to their current locations (northwest of the Lodge), and a former schoolhouse building which previously served as the home of John and Hannah Richardson would be moved to an area near the former Maui Electric Company (MECO) Power Plant (southwest of the junction of Fraser Avenue and 9th Street). Structures C and D would become the homes of the John and Ernest Richardson families, while the former schoolhouse was supposed to be preserved and adaptively reused. Unfortunately, plans for the former schoolhouse never materialized, and the building decayed to the point of collapse:

⁴⁸ Maly, *Lāna'i a Kaululā'au*, 200.

⁴⁹ In 1961, HAPCo became Dole Corporation after merging with Castle & Cooke. In 1985, David H. Murdock acquired a majority share of Castle & Cooke. As of 1997, Murdock held more than ninety-three percent of Castle & Cooke's stock, and therefore the entire island of Lāna'i. In the 2000s, Murdock sold the island to its current owner, Larry Ellison.

⁵⁰ Maly, *Lāna'i a Kaululā'au*, 188-189.

An agreement was reached between community members and Castle & Cooke. The Conditions of this agreement insured the preservation of two historic ranch facilities [Structures C and D], as well as a life-interest of residence to both of the elder Richardson families. The home in which the Forbes family lived in the 19-teens and 1920s (once situated in the area of the "Great Hall" [of the Lodge at Kō'ele]), and the former ranch office and store (formerly under the large banyan fronting the lodge), were relocated to their current locations, northwest of the Lodge. The Richardson's lived out their lives in those homes (Forbes/J.&H. Richardson; office-store/E.R. Richardson).

These two buildings were originally built at Keōmoku as part of the Maunalei Sugar Company operations and were moved to Kō'ele during the Charles Gay period of ownership in ca. 1904 (oral history interviews with Venus Gay Holt and Richard Munro Towill). The former school house building, where John and Hannah Richardson had lived during the ranch years and later, along with another historic structure [a 1927 former Lanai City School building], were moved by Castle & Cooke to the area near the 1947 MECO Power Plant. Preservation and adaptive reuse of the buildings for historic-interpretive purposes was never realized, and at the time of writing the buildings are so dilapidated that reports to allow their demolition are currently under review.⁵¹

The above information concerning Structure C is corroborated in Alberta de Jetley's book *Images of America: Lāna'i* in which she writes the following:

This house was originally located where the hostess stand is in the lodge's [Lodge at Kō'ele] dining hall. During George Munro's years at Lāna'i Ranch, it was occupied by Helen "Nell" Forbes and her three children, Mary, Jean and Douglas, after the death of her husband on O'ahu. The ranch's bookkeeper, she also read the rain gauge and kept track of accumulated rainfall. After the house was moved, it became the home of the John Richardson family.⁵²

⁵¹ Ibid., 191.

⁵² Alberta de Jetley, *Images of America: Lāna'i* (Charleston: Arcadia Publishing, 2015), 101.



Figure 13. 1986 photo of Structure C at its previous location in Kō'ele (Kaschko and Athens in Honua Consulting.)



Figure 14. Late 1980s photo of Structure C shortly after it was moved to its current location in Kō'ele (de Jetley).

As indicated in the preceding quotes, once Structure C was relocated from Keōmoku to Kōʻele, it served initially as an office for Lanai Ranch. It then housed the following families:

- Helen Forbes (Figure 15). Helen was married to Charles Forbes and had three children. She served as the ranch's bookkeeper.

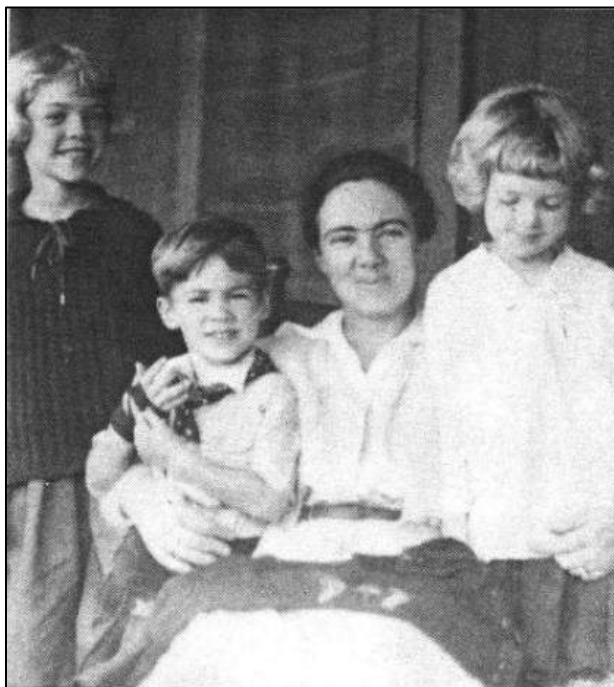


Figure 15. 1921 photo of Helen Forbes with her children, Mary, Douglas, and Jean (Kenneth Emory, Jean Forbes Adams/Munro family collections in University of Hawaiʻi).

- Robert Cockett (Figure 16). Cockett (1883-1959), a native of Maui (born in Waikapū), was married to Rose Kahikiwawe Cockett, a native of Lānaʻi.⁵³ Before coming to Lānaʻi to work on the ranch, he graduated from Lahainaluna. The Cocketts had eleven children.⁵⁴ Robert held several positions with the ranch. Initially, he developed windmills and water systems to supply the cattle down at Keōmoku with water. He also served as ranch foreman while at Keōmoku.⁵⁵ Under Munro's tenure at the ranch, Cockett moved up to Kōʻele where he served as bookkeeper (taking over some of Helen Forbes' duties) and as assistant manager.⁵⁶ Once Ka Lōkāhi o Ka Mālamalama Church was constructed at Kōʻele in the 1930s, Robert and Rose served as pastors.⁵⁷ In 1934, before leaving the

⁵³ Irene Kamāhualani Cockett Perry and Daughter, Momi Perry-Suzuki, Lānaʻi Oral History Program, October 14, 2005 – with Kepā Maly in Maly, *Lānaʻi a Kaululāʻau*, 204-224. [The following information about the Cockett family is from this interview, unless otherwise noted.]

⁵⁴ Mary Cockett Kalawaia in University of Hawaiʻi, *Lānaʻi Ranch*, 533.

⁵⁵ Cynthia A. Oshiro, ed., "Lanai Memories: Fishing, Weaving, Watermelons," *Honolulu Star-Bulletin*, March, 12, 1991, Section 3, Page 14.

⁵⁶ Irene Cockett Perry in University of Hawaiʻi, *Lānaʻi Ranch*, 582; Mary Cockett Kalawaia in University of Hawaiʻi, *Lānaʻi Ranch*, 533.

⁵⁷ Maly, *Lānaʻi a Kaululāʻau*, 179; Stephanie Castillo, "The Day the Sky Wept Over Lanai City: Home is Moved to Make Way for Resort," *Honolulu Star-Bulletin*, February 13, 1987, A1.

ranch, Munro made notes about the men under his management. Of Cockett, Munro wrote:

Robert Cockett \$100.00 a month, in early 50s, with the ranch from 1908 to 1919 and from 1922 to 1934. An intelligent and loyal employee. Keeping the books and carrying as my representative on the island in my absence. Would be useful to the plantation in a clerical or overseeing capacity.⁵⁸



Figure 16. ca. 1935 photo of Robert and Rose Kahikiwawe Cockett with off-island visitors (Gay Family Collection, Lānaʻi Culture & Heritage Center in Maly, *Lānaʻi a Kaululāʻau*) and 1949 photo of Ka Lōkahi o Ka Mālamalama Church in Kōʻele (Richard Fuller Collection, Lānaʻi Culture & Heritage Center in Maly, *Lānaʻi a Kaululāʻau*).

- James Kauila. Kauila (1877-1953) was born on Lānaʻi and worked for the ranch as a foreman until he retired in 1948. In 1934, then ranch manager Munro wrote the following of Kauila:

James Kauila, head luna \$2.60 a day, in the late 50s, faithful and exceptionally hard working Hawaiian. Well up in all kinfs of work on the land. Might be useful as plantation luna. When we loaned our Hawaiians to the plantation last year they made a good showing beside the old pineapple pickers.⁵⁹

⁵⁸ March 17, 1934 correspondence from George C. Munro, Manager, Lanai Ranch to K. B. Barnes and Directors of the Lanai Company, Limited, Annual Report of the Ranch in Maly, *Lānaʻi a Kaululāʻau*, 160.

⁵⁹ Ibid.

Kauila also served as pastor for Ka Lanakila o ka Mālamalama Church in Keōmoku. His daughter, Hannah Kauila married James Richardson, a paniolo who worked for the ranch.

- Richard Morita, Sr. (Figure 17). Richard (1917-1998), his wife Anita, and their children came to Lānaʻi from Molokaʻi in 1951, (the same year the ranch ceased operations). Before serving as the game warden on Lānaʻi, he was a police officer on Molokaʻi. The Moritas, who had eight children, lived in Structure C for seventeen years during Richard's tenure as game warden.⁶⁰



Figure 17. 1959 photo of Richard Morita, Sr., when multiple whales beached themselves near Kaiolohia (Shipwreck Beach) on Lānaʻi's north shore (Fr. Gailen Everest photo from the Richard Morita family collection in de Jetley).

- George Ohashi. George (1928-1997) was born on Hawaiʻi Island (Hōlualoa), and his wife Joaquina Recopuerto was born on Maui.⁶¹ Ohashi worked for HAPCo initially as a field picker and later loading pineapple boxes.⁶² In 1951, he participated alongside fellow members of the International Longshore and Warehouse Union (ILWU) in a seven month pineapple strike on Lānaʻi. The strike resulted in a wage increase for all pineapple workers across Hawaiʻi.⁶³

⁶⁰ Alberta de Jetley, "Koele Memories for Dana Lynn Dolan," *Lanai Today*, Vol. 10, Issue 4, March 2018, 7, accessed September 5, 2024, <https://static1.squarespace.com/static/5e94bff7663e0a3ac23a83c5/t/5eb9f267099f09367696c566/1589244542238/LanaiTodayMarch2018web.pdf>.

⁶¹ "Joaquina Recopuerto and George Oahashi: Wed," *Honolulu Star-Bulletin*, August 28, 1952, C1; "George Ohashi," *Hawaii Tribune-Herald*, March 6, 1997, 10.

⁶² "ILWU Oral History Project, Part VIII, Defeat and Victory: Lanai Pineapple Workers Rebound from Loss to Win Big Gains for all Islands, Hawaii, 1947-1951," *The Dispatcher* 50, no. 6 (June 1995): 6.

⁶³ *Ibid.*

- Andy and Martha Evans. It appears that Wailuku-born Andy and his wife Martha occupied Structure C sometime in the late 1970s or early 1980s.⁶⁴
- John and Hannah (Kauila) Richardson (Figure 18). In the late 1980s, Structure C was moved a second time to its current location in Kō'ele to house John Richardson, brother of Ernest Richardson (who lived in Structure D after it was moved to its current location). John Richardson (1909-1998) was a Lahaina-born paniolo, who worked for Lanai Ranch.⁶⁵ His wife, Hannah Kauila, was born on Lāna'i. In 1934, then ranch manager Munro wrote the following of John:

Johnny Richardson in middle 20s, cowboy at \$2.00 a day...
 These four younger men [John, his brother Ernest, Joseph Kaneapua, and Jeremiah Kaopuiki] could take up any line of work with the plantation. All are good useful boys.⁶⁶

When the ranch closed, he and his wife worked as field laborers for the pineapple planation until 1966.⁶⁷ Upon retirement, they joined the ministry at a Lāna'i City church.⁶⁸



Figure 18. Ca. 1989 photo of Hannah Kauila Richardson (University of Hawai'i) and ca. 1925 photo of paniolo employed by the ranch, including John Richardson (seventh from the left) (Hannah Richardson collection in University of Hawai'i).

Aside from housing the families previously discussed, Structure C served as an office for Don Rietow, former President of Lanai Company, in the 1970s.

As of September 2024, Structure C is vacant (determined by Pūlama Lāna'i to be unsuitable for habitation).

⁶⁴ This is based on the timeframe between the 1970s, when Structure C was occupied by the office of Don Rietow, and the mid-1980s, when George Ohashi was recorded as living in the building.

⁶⁵ "Richardson, Kahu John Allen," *Honolulu Advertiser*, April 1, 1998, C-6; University of Hawai'i, *Lāna'i Ranch*, 607.

⁶⁶ March 17, 1934 correspondence from George C. Munro, Manager of Lanai Ranch to K.B. Barnes and Directors of Lanai Company, Limited in Maly, *Lāna'i a Kaululā'au*, 160.

⁶⁷ University of Hawai'i, *Lāna'i Ranch*, 607.

⁶⁸ Ibid.

Structure D

Like Structure C, Structure D (Figures 19-21) was first formally surveyed in the 1974 statewide inventory of historic sites as a component of the no longer extant Kō'ele District (SIHP # - 1004).⁶⁹ In 1986, Structure D received its name when it was documented a second time by International Archaeological Research Institute, Inc. in an archaeological reconnaissance survey. At that time, the survey noted Structure D was occupied by Pablo Libero.⁷⁰

Maunalei Sugar Company first built Structure D ca. 1899 in Keōmoku. Around 1904, Charles Gay, then manager of Lanai Ranch moved Structure D to Kō'ele where it served as the ranch store, post office, and office. After the ranch closed in the early 1950s, it housed several Lāna'i community members, including two former game wardens. In the 1970s, it housed an office for Lanai Company. In the late 1980s, Structure D was moved to its current location to serve as the house for former ranch employee Ernest Richardson and his wife Rebecca Kaopuiki. As of September 2024, Structure D is an office for Pūlama Lāna'i operations.

In Maly's *Lāna'i a Kaululā'au*, the following information is provided about Structure D (identified in his study with the letter "E"):

Ranch store, post office, and office. Rented out to the Territorial and State Department of Land and Natural Resources, and served as the home for game wardens, Richard Fuller and William Kwon, and as the hunter's check in station. William and Eva Kaopuiki Kwon and family moved out of the house in 1969. In the 1970s, the newly formed Lanai Company renovated the house and used it as a company office, occupied by Swede Desha, Albert H. Morita and others. The house was moved in 1988-1989 to the northwestern side of Kō'ele to serve as the home of Ernest and Rebecca Kaopuiki Richardson, where it stands today. The house was originally built in 1899 at Keōmoku Village as part of the Maunalei Sugar Company venture, and moved to its ranch location (indicated on Figure 36), by Charles Gay in ca. 1904.⁷¹

This is corroborated, in part, in *Images of America: Lāna'i*, which provides the following details concerning Structure D:

This house was located next to the jacaranda tree beside the lodge's [Lodge at Kō'ele] entryway. After the ranching days, it was occupied by William and Eva Kwon and their children... After the house was moved [to its current location], it became the home of her sister and brother-in-law Rebecca and Ernest Richardson.⁷²

⁶⁹ Honua Consulting, *LRFI*, D-2.

⁷⁰ International Archaeological Research Institute, Inc. (Michael W. Kaschko), *Archaeological Reconnaissance Level Survey and Preliminary Subsurface Testing of the Koele Project Area, Island of Lanai, Hawaii* (Honolulu: Prepared for M&E Pacific, Inc., 1986), 17.

⁷¹ Maly, *Lāna'i a Kaululā'au*, 200.

⁷² de Jetley, *Images of America: Lāna'i*, 101.

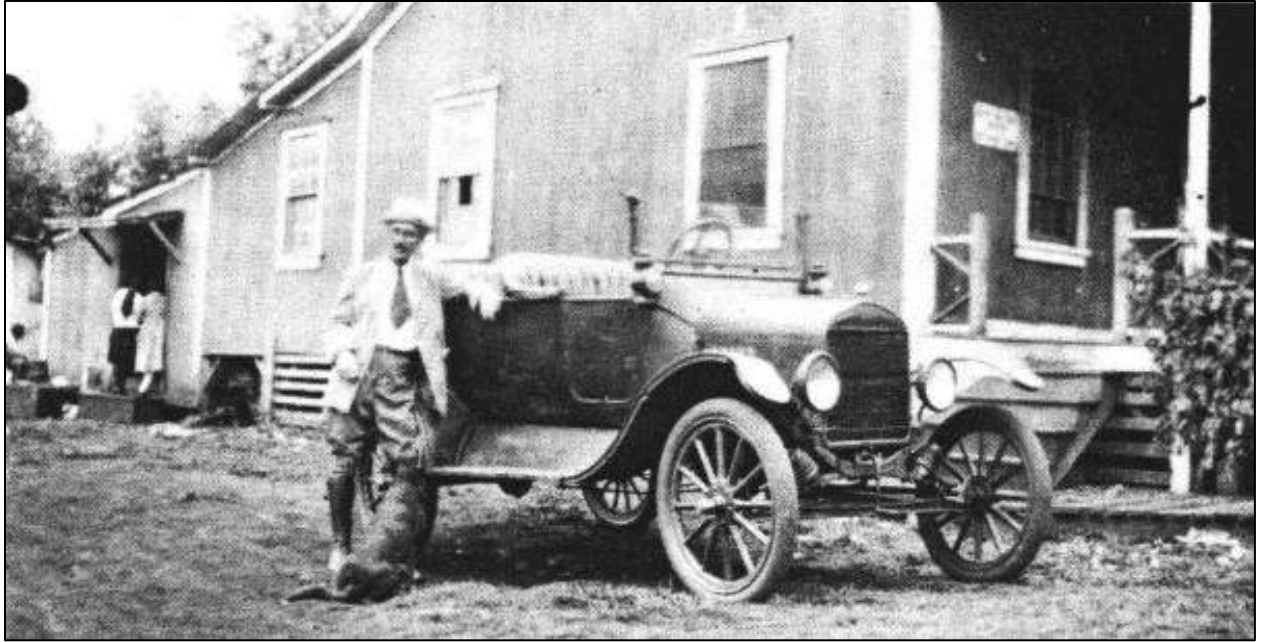


Figure 19. 1921 photo showing Structure D at its previous location in Kō'ele. At that time, the building served as the ranch store (Kenneth Emory, Munro family collection in University of Hawai'i).



Figure 20. 1986 photo of Structure D at its previous location in Kō'ele (Kaschko and Athens in Honua Consulting).



Figure 21. Late 1980s photo of Structure D shortly after it was moved to its current location (de Jetley).

As indicated in the preceding quotes, once Structure D was relocated from Keōmoku to Kō‘ele, it served initially as the ranch store, post office, and office. It then housed the following families:

- Richard Fuller. Like Richard Morita, Sr. and William Kwon, Richard Fuller worked for the Territorial Division of Fish and Game on Lāna‘i.⁷³
- William Kwon, Sr. (Figure 22). William Kwon, Sr. (1921-1992) assumed the role previously held by Richard Fuller with the Division of Fish and Game on Lāna‘i.⁷⁴ Before taking on that position, he worked for Lanai Ranch in various capacities (as custodian and yardman, at the piggery, with the fence line crew, and finally, as a paniolo).⁷⁵ He was born on Lāna‘i to Korean native Gi Hong Kwon and Elizabeth Napuehu Kwon of Kohala, Hawai‘i. William was married to Lāna‘i-born Evalani Kaopuiki Kwon and had five children.



Figure 22. Ca. 1989 photo of William Kwon, Sr. (University of Hawai‘i).

⁷³ Maly, *Lāna‘i A Kaululā‘au*, 200. [The responsibilities of this division were transferred to the State Department of Land and Natural Resources post statehood.]

⁷⁴ Center for Oral History, Social Science Institute, *Lāna‘i: Reflecting on the Past; Bracing for the Future* (Honolulu: University of Hawai‘i, 2014), 657. [The following information about Albert Morita is from this resource.]

⁷⁵ Center for Oral History, *Lāna‘i Ranch*, 187. [The following information about William Kwon's career and family is from this resource.]

- Swede Desha (Figure 23). Adolf "Swede" Haneberg Desha (ca. 1916-1991) worked for Dole (previously known as HAPCo) as chief engineer.⁷⁶ He was born in Hilo, Hawai'i, and was married to Edean Puahauoli Ross.



Figure 23. 1964 photo of Swede Desha on Lāna'i (Ian Lind).

- Albert Morita (Figure 24). Albert Halapē Morita was born in 1950 on Moloka'i.⁷⁷ He worked as a conservation officer with the State of Hawai'i. When his father, Richard Morita, Sr., retired from his role as game warden in the 1970s, Albert took on a similar role with the State. Albert worked for the State until his retirement in 2007.



Figure 24. 2006 photo of Albert Morita (KPAC-1781 in Maly, *Lāna'i a Kaululā'au*).

⁷⁶ "Adolph 'Swede' Haneberg Desha," *Honolulu Advertiser*, April 29, 1991, D2.

⁷⁷ *Ibid.*, 657; Maly, *Lāna'i A Kaululā'au*, 200.

- Pablo Libero (Figure 25). Pablo Libero (1928-2006) was born on Moloka'i and worked as a crane operator for Young Brothers and Dole.⁷⁸ He was a skilled hunter and was particularly good with a bow.⁷⁹ Pablo married Lenora Dual and had six children.



Figure 25. Undated photo of Pablo Libero (Brian Howell).

- Ernest and Rebecca (Kaopuiki) Richardson (Figures 26 and 27). Structure D was moved a second time to its current location in Kō'ele to house Ernest "Uncle Ernest" Richardson (1910-1997), brother of John Richardson (who lived in Structure C after it was moved to its current location). Like his brother, Ernest was a Lahaina-born paniolo. He moved to Lāna'i in 1926, and briefly worked for HAPCo before joining his brother John working for Lanai Ranch. He worked at the ranch until it closed in 1951.⁸⁰ He went on to work for HAPCo/Dole as a truck driver, a position he held until he retired in 1976. Ernest married Lāna'i-born Rebecca Kaopuiki and raised seven children. Ernest's wife, Rebecca briefly worked at the Lanai Inn before she married Ernest. Later in life she served as a HAPCo field worker.

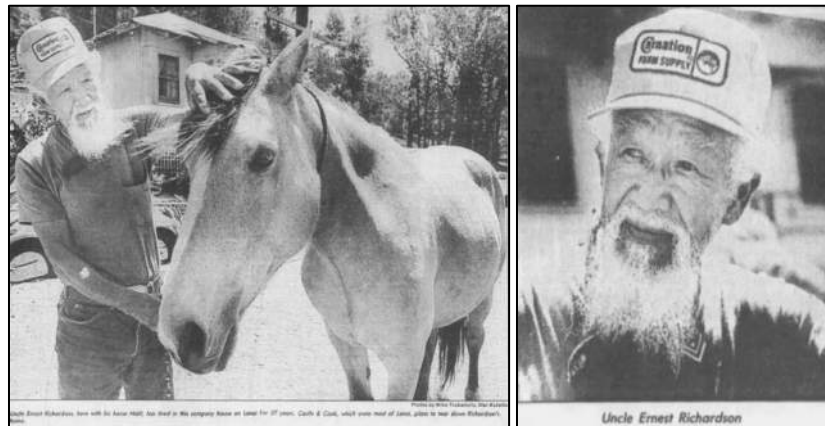


Figure 26. 1987 photos of Ernest Richardson with his horse Mā'ili (left) (Mike Tsukamoto in *Sunday Star-Bulletin & Advertiser*).

⁷⁸ "Pablo Paul Libero," *Honolulu Advertiser*, November 4, 2006, B2.

⁷⁹ Jim Easterwood, "Lanai Lodge," *Honolulu Star-Bulletin*, June 26, 1975, C-3.

⁸⁰ University of Hawai'i, *The People of Keomuku and Kō'ele*, 1xvii, 325, 747; Charles Memminger, "An Isle in Transition, but Progress Doesn't Seem to Bother Uncle Ernest," *Sunday Star-Bulletin & Advertiser*, May 3, 1987, F-1, F-18. [The following information on Ernest and his family is from these resources.]

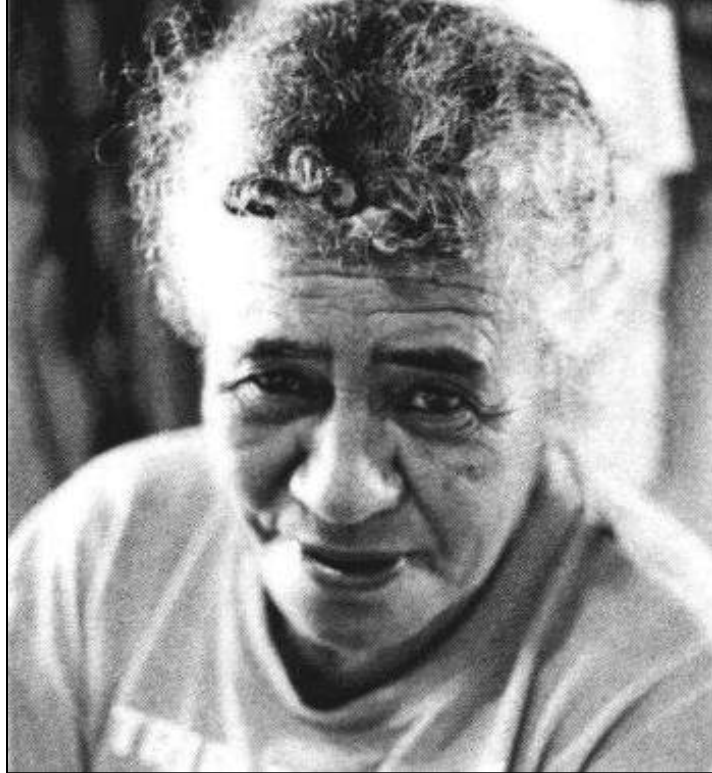


Figure 27. Ca. 1989 photo of Rebecca Kaopuiki Richardson (University of Hawai'i).

Aside from housing the families previously discussed, Structure D served as an office for Lanai Company in the 1970s.

As of September 2024, Structure D serves as an office for Pūlama Lāna'i operations.

Pineapple

Under Dole, Lāna'i became the world's largest pineapple plantation, with nearly 20,000 acres under cultivation.⁸¹ Pineapple's reign on the island spanned seventy years (from 1922-92).

Development of Lāna'i City, which Dole built to serve his plantation, occurred primarily between 1924-29.

The site Dole selected for Lāna'i City had been used by Lanai Ranch for grazing, with a large paddocks at Kō'ele and Kaumaikahōkū.⁸² The site Dole selected for Lāna'i City had been used by Lanai Ranch for grazing, with a large paddocks at Kō'ele and Kaumaikahōkū.⁸³ The settlement was to be located in an area of Kamoku Ahupua'a that was noted in contemporary descriptions as looking more like California than Hawai'i (perhaps because it was dry, dusty, and covered in cacti).⁸⁴ As this work progressed, HAPCo continued to operate the ranch, providing beef for

⁸¹ Maly, *Lāna'i Field Guide*, 3.

⁸² Ibid.

⁸³ Ibid.

⁸⁴ Sally Kaye, Reynold Gima, and Astrid Liverman, Ph.D., ed., Draft National Register of Historic Places Registration Form, Lāna'i City, Lāna'i City, March 2012, 13-45; MASON, *Reconnaissance Level Survey Report for Richard's Market's Warehouse 1 and Warehouse 2, Lāna'i City, Hawai'i, TMK (2) 4-9-006:042* (Honolulu: prepared under contract to Pūlama Lāna'i, 2023), 7-11. [The following history of Lāna'i City is from these sources, unless otherwise noted. Note: the draft NRHP registration form is an adaptation of 2009 nomination researched and prepared by Stanley Solamillo of the County of Maui Department of Planning].

island's increasing population.⁸⁵ As plantation laborer housing was constructed in Lānaʻi City, the ranch housing and community up at Kōʻele came to be known as "Ranch Camp."⁸⁶

Construction of Lānaʻi City began in 1923. Work was primarily carried out by Japanese builders under the direction of contactor Kikuchi Honda of Maui. Following Honda was another Maui contractor, Masaru Takaki, who directed construction between 1924-29. Following Takaki were Thomas Tanaka and a consortium of HAPCo carpenters.

In 1924, HAPCo planted some 300 acres of pineapple and engaged Hawaiian Dredging to construct a wharf and other improvements at Kaumālapaʻu. A road from the wharf to the pineapple lands and growing plantation town was also completed. By 1929, aerial photographs indicate that a large portion of the original plantation town had been built out (Figure _).



Figure 28. 1929 aerial of Lānaʻi City, showing the development's progress (National Archives).

⁸⁵ Maly, *Lānaʻi a Kaululāʻau*, 154.

⁸⁶ *Ibid.*, 153.

In 1961, HAPCo was renamed Dole Corporation after merging Castle & Cooke.⁸⁷ In the early 1960s, Lānaʻi's pineapple plantation was the largest in the world and Hawaiʻi growers accounted for eighty percent of the world's canned pineapple supply. By the end of the decade, however, Hawaiʻi's dominance in the canned fruit market started to wane as plantations in other parts of the world came online. As the market for canned pineapple declined, HAPCo/Dole deferred maintenance on its buildings throughout Lānaʻi City.

While Dole announced it would phase out pineapple production on Lānaʻi in 1972, it was not until 1992 that the plantation on Lānaʻi closed. With the closure of the plantation, commercial cultivation of pineapple on the island ended. As this was occurring, two luxury hotels on the island were nearing completion, ushering in tourism as the island's primary economic driver.

⁸⁷ MASON, *Reconnaissance Level Survey Report for Richard's Market's Warehouse 1 and Warehouse 2, Lānaʻi City, Hawaiʻi, TMK (2) 4-9-006:042* (Honolulu: prepared under contract to Pūlama Lānaʻi, 2023), 8-9. [The following information on HAPCo and subsequent owners' activities in Lānaʻi City from the 1950s on is directly from this report, unless otherwise noted.]

Architectural Description

The resources surveyed as part of this study are described on the following pages, including brief alteration histories if known. The alteration information is not meant to be a comprehensive list of every change but a list of the most significant alterations. Character defining features are only provided for buildings meeting HAR §13-284-6 significance and integrity requirements.

Structure C (ca. 1899)

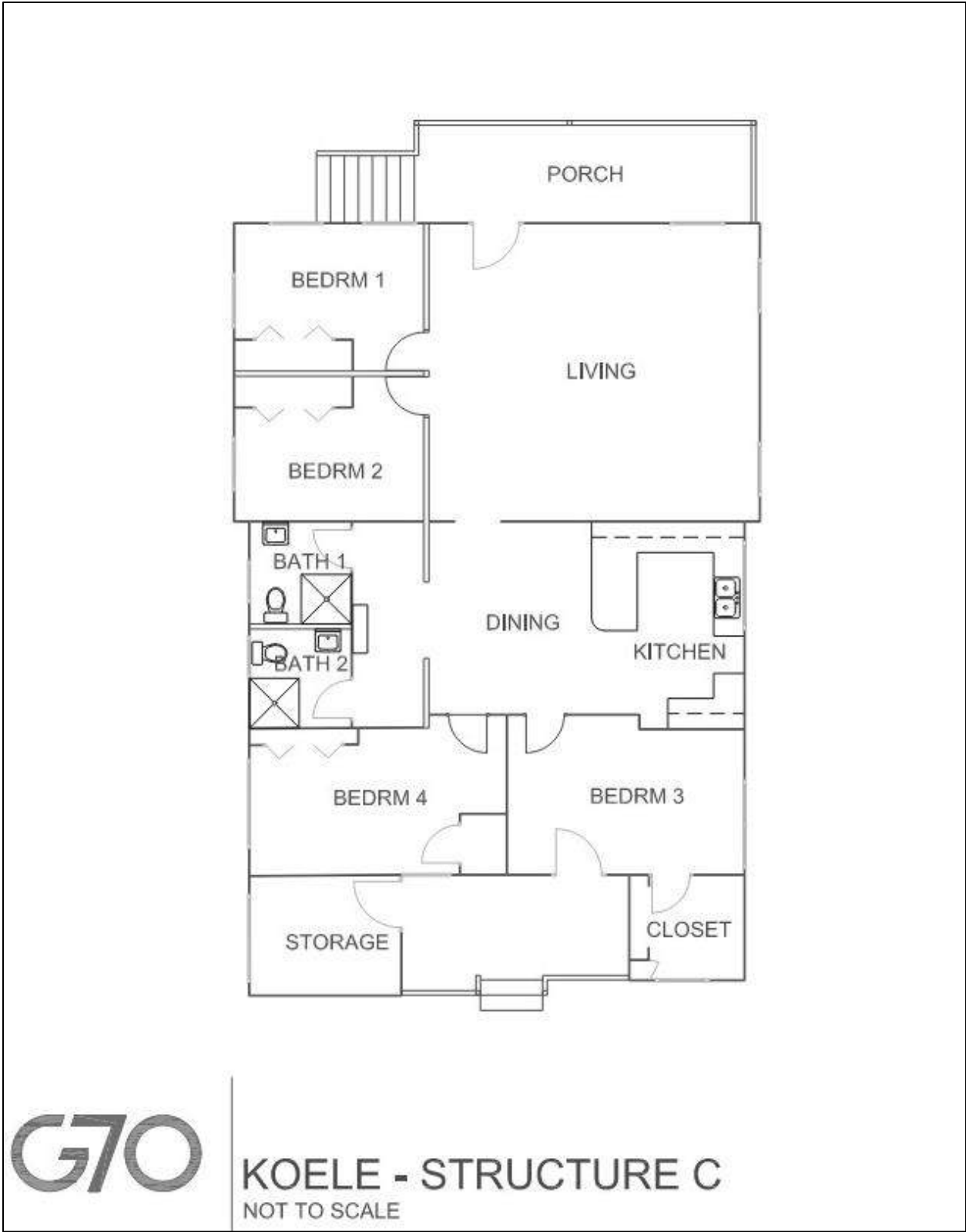


Figure 29. Front (southwest) facade of Structure C (MASON, 2024).

Structure C has a T plan that has been modified by several additions. It is one story in height with a post and pier foundation. Horizontal members are used as skirting around the foundation. Exterior walls are clad in wood shingles and the building is of single-wall construction. Interior photographs show that the building is constructed with vertically oriented wood boards of varying widths. Corner posts are employed in certain locations and the window frames are inset. The roof is center gable with shed-roofed additions. The primary center gable roof form has short eaves. Windows are primarily glass jalousies. At the front facade is a single, flush wood door that is paired with a wood-framed screen door. An additional single, flush wood door provides access at the rear facade. A set of straight, side stairs (constructed of wood) leads to a lanai at the front facade. The lanai runs the length of the front facade and sits under an extension of the side gable roof. The lanai has wood railings and its roof is supported by wood posts. At the rear facade, a small inset lanai sits between two shed-roofed additions. These additions flank either side of the bottom of the T plan. The lanai is covered by a post-supported shed roof and has wood railings. A small set of wood stairs with wood railings leads to the lanai. The rear door is offset from the stairs.

Alterations

- The building has been moved twice. Around 1904, it was moved from Keōmoku to Kō'ele. In the late 1980s, it was moved to its current location (also in Kō'ele) to make way for the Lodge at Kō'ele (now known as Sensei Lāna'i).
- Based on Structure C's appearance in Figures 11-13, the following changes were made to the building sometime between the 1920s and 1986:
 - The walls of Structure C's enclosed front lanai were removed.
 - Additions were made to the back of Structure C. These additions sit under shed roofs and flank either side of the bottom of the original T plan.
- Based on Structure C's appearance in Figures 13 and 14, the following changes were made to the building between 1986 and the late 1980s, when it was moved to its current location:
 - The front lanai and stairs were altered. A central staircase, which aligned with the front door was removed. The stairs now run parallel to the front (southwest) facade and are accessed at the southern corner of the building. The lanai's railing has also been changed. It once consisted of horizontally oriented members and is now a balustrade with vertically oriented balusters.
 - The roofing material has been altered. Portions of the roof were once clad in wood shingle and all sections of the roof are now covered with corrugated metal.
 - It appears that there was once a chimney along the northwestern facade. This was removed at an indeterminate date.
 - The original wood double-hung and horizontal sliding windows were replaced with glass jalousies at an indeterminate date. The original window casing has also been modified (the original casing was much wider).
 - Modern (non-historic) metal gable vents have been installed.



KOELE - STRUCTURE C
NOT TO SCALE

Figure 30. Structure C floor plan (G70, no date).



Figure 31. Structure C's southwest and northwest facades, camera facing northeast (left) and southeast (right) (MASON, 2024).



Figure 32. Structure C's northwest and northeast facades, camera facing south (MASON, 2024).



Figure 33. Details of Structure C's rear (northeast) facade, including the rear lanai railing (left), window casing, and exposed rafter and purlins (right) (MASON, 2024).



Figure 34. Structure C's southeast facade, camera facing northwest (MASON, 2024).



Figure 35. Details of Structure C's front (southwest) lanai, camera facing northwest (MASON, 2024).



Figure 36. Structure C's living room (MASON, 2024).



Figure 37. Structure C's bedroom 1 (left) and bedroom 2 (right) (MASON, 2024).



Figure 38. Structure C's kitchen (MASON, 2024).



Figure 39. Structure C's kitchen, looking toward bedroom 3 (MASON, 2024).



Figure 40. Structure C's dining room/kitchen (MASON, 2024)



Figure 41. Structure C's dining room, looking toward bathrooms 1 and 2 (MASON, 2024).



Figure 42. Structure C's bathroom 1 (MASON, 2024).



Figure 43. Structure C's bedroom 4 (MASON, 2024).



Figure 44. Structure C's bedroom 3 (left) and storage room (right) (MASON, 2024)

Structure D (ca. 1899)



Figure 45. Front (southwest) facade of Structure D (MASON, 2024).

Structure D has a rectangular plan that has been modified by several additions. It is one story in height with a post and pier foundation. Horizontal members are used as skirting around the foundation. Exterior walls are clad in wood shingles and the building is of single wall construction. Interior photographs indicate the building is constructed with vertically oriented wood boards of varying widths. Corner posts are employed in some locations and the window frames are inset. Windows are primarily glass jalousies. The primary roof form is gabled. It is surrounded on three sides by hip and shed roofed additions. Along the northwest facade, the gable roof has short eaves with exposed rafters. All roofs are clad in corrugated metal. There is no door at the front facade. Entrance to the building is gained through a wheelchair ramp, which runs along the southeast facade. The ramp has wood railings and leads to two entry doors, one facing southeast and the other southwest. Both doors are flush wood. The ramp also provides access to a lanai, which wraps around portions of the southeast and southwest facades and sits under the hip roofed addition. A portion of the lanai is enclosed and serves as storage, which is accessed from Bedroom 1 (see Figure 46). Like the ramp, the lanai has wood railings, and its roof is supported in part by wood posts. At the rear (northeast) facade, a small set of wood stairs with wood railings provides access to a rear entrance. This entrance has a flush wood door.

Alterations

- Like Structure C, Structure D has been moved twice. Around 1904, it was moved from Keōmuku to Kō'ele. In the late 1980s, it was moved to its current location (also in Kō'ele) to make way for the Lodge at Kō'ele.
- Based on Structure D's appearance in Figures 19 and 20, the following changes were made sometime between the 1920s and 1986:
 - The original location of the front lanai was changed. In the early 1920s, it was an extension of the side gable roof. By 1986, the lanai had been moved to the gable end of the roof. The replacement lanai employed different railings. Originally, the railings consisted of horizontally oriented members supported by cross-braced members. By 1986s, the railing consisted exclusively of horizontal members between posts.
 - The enclosed rear addition that appears under the extended portion of the side gable roof in Figure 19 was removed.
 - The original vertical wood board siding was covered with wood shingle.
- Based on Structure D's appearance in Figures 20 and 27, the following changes were made to Structure D between 1986 and the late 1980s, when it was moved to its current location:
 - Additions were made to the front (southwest), southeast, and rear (northeast) facades. At the front facade, a portion of the lanai was enclosed and the stairs were removed. A wheelchair ramp was added along the southeast facade.
 - Original wood double-hung windows were replaced with glass jalousies. Like Structure C, the original window casing also appears to have been modified.
 - Modern (non-historic) metal gable vents have been installed.



KOELE - STRUCTURE D
NOT TO SCALE

Figure 46. Structure D floor plan (G70, no date).



Figure 47. Details of Structure D's front (southwest) facade, including shingle siding, wraparound lanai, front storage room, and wood lanai features (MASON, 2024).



Figure 48. Structure D's northwest facade, camera facing southeast (left) and east (right) (MASON, 2024).



Figure 49. Structure D's northeast facade, camera facing southwest (MASON, 2024).



Figure 50. Structure D's northeast facade (left) and northeast and southeast facades (right) (MASON, 2024).



Figure 51. Structure D's southeast facade (left) and the wheelchair ramp along the southeast facade (right) (MASON, 2024).



Figure 52. Lanai that wraps around Structure D's southwest and southeast facades (left) and the southwest and southeast facades of Structure D (MASON, 2024).



Figure 53. Structure D's rear entrance (left) and kitchen (right) (MASON, 2024).

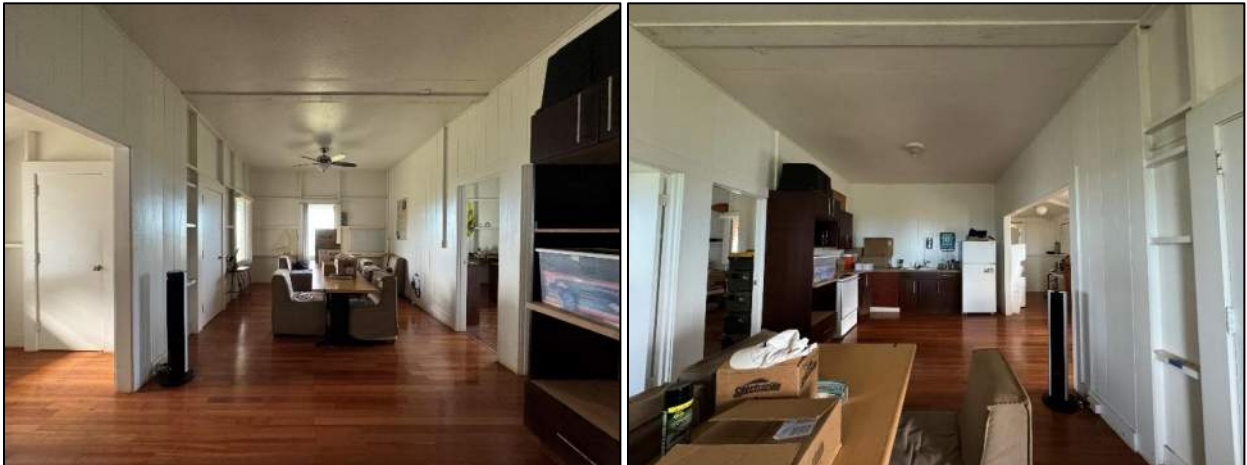


Figure 54. Structure D's living room (left) and kitchen (right) (MASON, 2024).



Figure 55. Structure D's bathroom (left) and southwest-facing entrance (right) (MASON, 2024).



Figure 56. Structure D's living room/kitchen space, camera facing northwest (left) and southeast (right) (MASON, 2024).



Figure 57. Structure D's bedroom 1 (left) and storage room off bedroom 1 (right) (MASON, 2024).



Figure 58. Structure D's bedroom 2 (MASON, 2024).

Evaluation of Significance and Integrity

The two buildings, Structures C and D, are historic properties since they exceed 50 years in age. They were assessed for significance in keeping with HAR §13-284-6 Criteria "a-d." (MASON is not a qualified ethnographer that meets Chapter §13-281 and did not evaluate this property for Criterion "e" significance.)

Structure C

Significance

MASON's evaluation for Structure C is as follows:

- Criterion "a": Structure C is important for its associations with early sugar and ranching operations on Lānaʻi. Multiple kūpuna and elder kamaʻāina have reported that this building was originally constructed in Keōmoku by Maunalei Sugar Company around the turn of the nineteenth century. After this venture failed, Structure C was reportedly moved to Kōʻele around 1904 by Lanai Ranch. Structure C served as a ranch office and later as housing for various ranch employees. When the ranch closed in the 1950s, it housed several Lānaʻi community members and in the 1970s, served as an office for the President of Lanai Company. In the late 1980s, it was moved to its current location where former Lanai Ranch paniolo, John Richardson, lived. While Structure C is important for these associations, it has been moved twice, and after the second move in the late 1980s, it was substantially altered. These alterations have affected Structure C's ability to reflect its historical period. Additionally, the National Register Bulletin "How to Apply the National Register Criteria for Evaluation" explains that location is a key component of integrity.⁸⁸ Per the Bulletin, moving a historic property from its original location destroys its relationship with its surroundings and its associations with historic events. Therefore, Structure C does not meet HAR §13-284-6 Criterion "a."
- Criterion "b": While the inhabitants of Structure C may have been important to the Lānaʻi community, MASON was unable to find information that definitively identified the precise length of their relationship to the building and whether Structure C is an important representation of their accomplishments. Further, Structure C has been altered and does not retain sufficient integrity to convey its important associations. Therefore, Structure C does not meet HAR §13-284-6 Criterion "b."
- Criterion "c": While Structure C embodies a distinctive method of construction (single wall), which is an important typology in Hawaiʻi, it has been altered through the introduction of non-original building features and multiple additions. These changes are inconsistent with the original materials, architectural details, and design employed by Maunalei Sugar Company. Therefore, Structure C does not meet HAR §13-284-6 Criterion "c."

⁸⁸ In the absence of specific guidance for assessing moved properties against the significance and integrity criteria established in HAR §13-284-6, MASON consulted the National Register Bulletin "How to Apply the National Register Criteria for Evaluation." Per the Bulletin, moved properties do not typically meet National Register Criteria, unless they meet Criteria Consideration B, meaning, 1) they are significant for their architectural value, or 2) they are the surviving property most importantly associated with a historic person or event. Structure C does not meet this threshold. For more information, refer to Appendix D.

- Criterion "d": Structure C does not meet HAR §13-284-6 Criterion "d" since it is not known for having "yielded, or [being] likely to yield, information important in prehistory or history."

Integrity

Structure C does not retain its integrity in keeping with HAR §13-284-6 integrity requirements. As noted below, multiple changes have detracted from Structure C's integrity:

- Location – Structure C does not retain its integrity of location. It has been moved twice. As previously noted, moving a historic property from its original location destroys its relationship with its surroundings and its associations with historic events.
- Design – Structure C does not retain its integrity of design. It has been altered multiple times over the years. These alterations ranged from introduction of non-original building features and materials to additions, which have altered Structure C's massing and original roofline.
- Setting – Structure C does not retain its integrity of setting. Because it has been moved twice, its relationship with its historical setting has been severed.
- Materials – Structure C partially retains its integrity of materials. While it remains a primarily wood building (as originally built), its historic wood windows have all been replaced (primarily with glass jalousies in aluminum framing). Additionally, its shingle roofing was replaced with corrugated metal in the late 1980s.
- Workmanship – Structure C does not retain its integrity of workmanship. Because portions of the building, including the front lanai and the original windows, had to be built new or replaced with modern elements after it was moved in the 1980s, Structure C does not reflect the craftsmanship of its original builders.
- Feeling – Structure C does not retain its integrity of feeling. It does not convey its past use in the late 1800s and early twentieth century by Maunalei Sugar Company and later by Lanai Ranch. Its location, design, setting, workmanship, and association have been altered.
- Association – Structure C does not retain its integrity of association. Because Structure C was moved twice, its association with the sugar plantation at Keōmoku and the ranch at Kō'ele has been lost.

Structure D

Significance

MASON's evaluation for Structure D is as follows:

- Criterion "a": Structure D is important for its associations with early sugar and ranching operations on Lāna'i. Multiple kūpuna and elder kama'āina have reported that this building was originally constructed in Keōmoku by Maunalei Sugar Company around the turn of the nineteenth century. After this venture failed, Structure D was reportedly moved to Kō'ele around 1904 by Lanai Ranch. Structure D served as the ranch store, post office, and office. After the ranch closed in the early 1950s, it housed several Lāna'i community members, including two former employees of the Territorial Division of Fish and Game. In the 1970s, it

housed an office for Lanai Company. In the late 1980s, it was moved to its current location where former Lanai Ranch paniolo, Ernest Richardson, lived. While Structure D is important for these associations, it has been moved twice, and after the second move in the late 1980s, it was substantially altered. These alterations have affected Structure D's ability to reflect its historical period. Additionally, the National Register Bulletin "How to Apply the National Register Criteria for Evaluation" explains that location is a key component of integrity.⁸⁹ Per the Bulletin, moving a historic property from its original location destroys its relationship with its surroundings and its associations with historic events. Therefore, Structure D does not meet HAR §13-284-6 Criterion "a."

- Criterion "b": While the inhabitants of Structure D may have been important to the Lānaʻi community, MASON was unable to find information that definitively identified the precise length of their relationship to the building and whether Structure D is an important representation of their accomplishments. Further, Structure D has been altered and does not retain sufficient integrity to convey its important associations. Therefore, Structure D does not meet HAR §13-284-6 Criterion "b."
- Criterion "c": While Structure D embodies a distinctive method of construction (single wall), which is an important typology in Hawaiʻi, it has been altered through the introduction of non-original building features and multiple additions. These changes are inconsistent with the original materials, architectural details, and design employed by Maunalei Sugar Company. Therefore, Structure D does not meet HAR §13-284-6 Criterion "c."
- Criterion "d": Structure D does not meet HAR §13-284-6 Criterion "d" since it is not known for having "yielded, or [being] likely to yield, information important in prehistory or history."

Integrity


Structure D does not retain its integrity in keeping with HAR §13-284-6 integrity requirements. As noted below, multiple changes have detracted from Structure D's integrity:


- Location – Structure D does not retain its integrity of location. It has been moved twice. As previously noted, moving a historic property from its original location destroys its relationship with its surroundings and its associations with historic events.
- Design – Structure D does not retain its integrity of design. It has been altered multiple times over the years. These alterations ranged from introduction of non-original building features (ramps, lanai, etc.) and materials to additions, which have altered Structure D's massing and original roofline. These additions affected nearly every side of the building, especially the front (southwest) facade.
- Setting – Structure D does not retain its integrity of setting. Because it has been moved twice, its relationship with its historical setting has been severed.

⁸⁹ In the absence of specific guidance for assessing moved properties against the significance and integrity criteria established in HAR §13-284-6, MASON consulted the National Register Bulletin "How to Apply the National Register Criteria for Evaluation." Per the Bulletin, moved properties do not typically meet National Register Criteria, unless they meet Criteria Consideration B, meaning, 1) they are significant for their architectural value, or 2) they are the surviving property most importantly associated with a historic person or event. Structure C does not meet this threshold. For more information, refer to Appendix D.

- Materials – Structure D partially retains its integrity of materials. While it remains a primarily wood building (as originally built), its historic wood windows have all been replaced (primarily with glass jalousies in aluminum framing).
- Workmanship – Structure D does not retain its integrity of workmanship. Because portions of the building, including the front lanai and the original windows, had to be built new or replaced with modern elements after it was moved in the 1980s, Structure D does not reflect the craftsmanship of its original builders.
- Feeling – Structure D does not retain its integrity of feeling. It does not convey its past use in the late 1800s and early twentieth century by Maunalei Sugar Company and later by Lanai Ranch. Its location, design, setting, workmanship, and association have been altered.
- Association – Structure D does not retain its integrity of association. Because Structure C was moved twice, its association with the sugar plantation at Keōmoku and the ranch at Kō’ele has been lost.

Table 1: Significance Evaluation and Integrity Assessments

Name/Photo	Year Built	Evaluation of Significance (HAR §13-284-6)	Integrity Assessment (HAR §13-284-6)
<p>Structure C</p> 	<p>ca. 1899</p>	<p>Does not meet HAR §13-284-6 Criterion "a." Structure C is important for its associations with early sugar and ranching operations on Lānaʻi since this building was originally constructed in Keōmoku by Maunalei Sugar Company around the turn of the nineteenth century. After this venture failed, Structure C was reportedly moved to Kōʻele around 1904 by Lanai Ranch. Structure C served as a ranch office and later as housing for various ranch employees. When the ranch closed in the 1950s, it housed several Lānaʻi community members and in the 1970s, served as an office for the President of Lanai Company. In the late 1980s, it was moved to its current location where former Lanai Ranch paniolo, John Richardson, lived. While Structure C is important for these associations, it has been moved twice, and after the second move in the late 1980s, it was substantially altered. These alterations have affected Structure C's ability to reflect its historical period. Additionally, the National Register Bulletin "How to Apply the National Register Criteria for Evaluation" explains that location is a key component of integrity. Per the Bulletin, moving a historic property from its original location destroys its relationship with its surroundings and its associations with historic events.</p> <p>Does not meet HAR §13-284-6 Criterion "b." While the inhabitants of Structure C may have been important to the Lānaʻi community, MASON was unable to find information that definitively identified the precise length of their relationship to the building and whether Structure C is an important representation of their accomplishments. Further, Structure C has been altered and does not retain sufficient integrity to convey its important associations.</p> <p>Does not meet HAR §13-284-6 Criterion "c." While Structure C embodies a distinctive method of construction (single wall), which is an important typology in Hawaiʻi, it has been altered through the introduction of non-original building features and multiple additions. These changes are inconsistent with the original materials, architectural details, and design employed by Maunalei Sugar Company.</p> <p>Does not meet HAR §13-284-6 Criterion "d" since it is not known for having "yielded, or [being] likely to yield, information important in prehistory or history."</p>	<p>Does not retain integrity of L, D, S, W, F, and A.</p> <p>Partially retains integrity of M.</p>

<p>Structure D</p> 	<p>ca. 1899</p>	<p>Does not meet HAR §13-284-6 Criterion "a." Structure D is important for its associations with early sugar and ranching operations on Lānaʻi since it was originally constructed in Keōmoku by Maunalei Sugar Company around the turn of the nineteenth century. After this venture failed, Structure D was reportedly moved to Kōʻele around 1904 by Lanai Ranch. Structure D served as the ranch store, post office, and office. After the ranch closed in the early 1950s, it housed several Lānaʻi community members, including two former employees of the Territorial Division of Fish and Game. In the 1970s, it housed an office for Lanai Company. In the late 1980s, it was moved to its current location where former Lanai Ranch paniolo, Ernest Richardson, lived. While Structure D is important for these associations, it has been moved twice, and after the second move in the late 1980s, it was substantially altered. These alterations have affected Structure D's ability to reflect its historical period. Additionally, the National Register Bulletin "How to Apply the National Register Criteria for Evaluation" explains that location is a key component of integrity. Per the Bulletin, moving a historic property from its original location destroys its relationship with its surroundings and its associations with historic events.</p> <p>Does not meet HAR §13-284-6 Criterion "b." While the inhabitants of Structure D may have been important to the Lānaʻi community, MASON was unable to find information that definitively identified the precise length of their relationship to the building and whether Structure D is an important representation of their accomplishments. Further, Structure D has been altered and does not retain sufficient integrity to convey its important associations.</p> <p>Does not meet HAR §13-284-6 Criterion "c." While Structure D embodies a distinctive method of construction (single wall), which is an important typology in Hawaiʻi, it has been altered through the introduction of non-original building features and multiple additions. These changes are inconsistent with the original materials, architectural details, and design employed by Maunalei Sugar Company.</p> <p>Does not meet HAR §13-284-6 Criterion "d" since it is not known for having "yielded, or [being] likely to yield, information important in prehistory or history."</p>	<p>Does not retain integrity of L, D, S, W, F, and A.</p> <p>Partially retains integrity of M.</p>
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**Integrity assessments provided in the table are abbreviations for the aspects of integrity specified in HAR §13-284-6. The seven aspects of integrity are:*

L = Location S = Setting W = Workmanship A = Association
D = Design M = Materials F = Feeling

Evaluation of Effect on Historic Properties

In the future, pending County of Maui approval of the Kō'ele Project District Amendment, and additional project-related entitlements, Pūlama Lāna'i plans to either demolish or move Structures C and D to another site for adaptive reuse.

Criteria Used for Evaluations of Effect

The proposed project was evaluated for its effects on historic properties against HAR §13-284-7 criteria. See Appendix B for more information.

HAR §13-284-7 - "Determining effects to significant historic properties" describes effects on historic properties as follows:

Effects include, but are not limited to, partial or total destruction or alteration of the historic property, detrimental alteration of the properties' surrounding environment, detrimental visual, spatial, noise or atmospheric impingement, increasing access with the chances of resulting damage, and neglect resulting in deterioration or destruction.

Further, HAR §13-284-7 - "Determining effects to significant historic properties" explains that one of two effect determinations must be established: "No historic properties affected" or "Effect, with agreed upon mitigation commitments."

Evaluations of Effect Findings

Based on the project description provided to MASON by Pūlama Lāna'i, it is MASON's opinion that the proposed project will result in a "No historic properties affected" finding under HAR §13-284-7 for Structures C and D because they were evaluated as not meeting HAR §13-284-6 significance and integrity criteria.

Mitigation Recommendations

HAR §13-284-8 – Mitigation (a) provides four types of mitigation accepted by the SHPD for architectural resources. These are Preservation, Architectural Recordation, Historical Data Recovery, and Ethnographic Documentation. See Appendix C.

For this project, no mitigation is recommended for Structures C and D due to the proposed finding of "No historic properties affected."

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Figures

Figure 1.

Google Earth. Kō'ele. Imagery dated 2014.

Figure 2:

U.S. Geological Survey. "Topographic Map of the Island of Lanai, Maui County, Hawaii. Originally dated 1923, reproduction dated 194. Library of Congress, <https://hdl.loc.gov/loc.gmd/gmdtitlecolmaps.hi-013>.

Figure 3:

Wall, Walter E. "Lanai Government Survey Map." Originally dated 1878, tracing dated 1900. Traced from Govt Survey's Register Map No. 1394. MAGIS at the University of Hawai'i at Mānoa Library, <http://hdl.handle.net/10524/57118>.

Figure 4 and 5:

Wall, Walter E. "Lanai Government Survey Map." Originally dated 1878, tracing dated 1900. Traced from Govt Survey's Register Map No. 1394. Library of Congress, <https://www.loc.gov/resource/gmdtitlecolmaps.hi-013/?sp=1>.

Figure 6:

Army Air Forces. "Airscares, Hawai'i – Lāna'i Island." Dated 1924. National Archives, ID 23938197, <https://catalog.archives.gov/id/23938197>.

Figure 7:

Army Air Forces. "Airscares, Hawai'i – Lāna'i Island." Dated 1924. National Archives, ID 23938215, <https://catalog.archives.gov/id/23938215>.

Figure 8:

HAPCo collection in Honua Consulting (DiVito, M.A, Nathan J., Kepā Maly, Rosanna R. Thurman, M.A., and Trisha Kēhaulani Watson, J.D., Ph.D.). Archaeological Literature Review and Field Inspection for Kō'ele Project District Amendment, Kamoku and Paoma'i Ahupua'a, Lāhaina District, Lāna'i Island. Honolulu: prepared for Pūlama Lāna'i, 2020.

Figure 9:

HAPCo collection in Maly, Kepā. Lāna'i a Kaululā'au: Traditions and Historical Accounts of Kō'ele, Ahupua'a of Kamoku, Island of Lāna'i. Lāna'i City: prepared for Pūlama Lāna'i, 2017.

Figure 10:

Lāna'i Culture & Heritage Center in de Jetley, Alberta. Images of America: Lāna'i. Charleston: Arcadia Publishing, 2015.

Figure 11:

Hannah Richardson collection in Center for Oral History, Social Science Institute. Lāna'i Ranch: The People of Kō'ele and Keōmuku, Volume I. Honolulu: University of Hawai'i, 1989.

Figure 12:

Kenneth Emory, Munro family collection in Center for Oral History, Social Science Institute. Lānaʻi Ranch: The People of Kōʻele and Keōmuku, Volume I. Honolulu: University of Hawaiʻi, 1989.

Figure 13:

Kaschko and Athens in Honua Consulting (DiVito, M.A, Nathan J., Kepā Maly, Rosanna R. Thurman, M.A., and Trisha Kēhaulani Watson, J.D., Ph.D.). Archaeological Literature Review and Field Inspection for Kōʻele Project District Amendment, Kamoku and Paomaʻi Ahupuaʻa, Lāhaina District, Lānaʻi Island. Honolulu: prepared for Pūlama Lānaʻi, 2020.

Figure 14:

de Jetley, Alberta. Images of America: Lānaʻi. Charleston: Arcadia Publishing, 2015.

Figure 15:

Kenneth Emory, Jean Adams/Munro family collections in Center for Oral History, Social Science Institute. Lānaʻi Ranch: The People of Kōʻele and Keōmuku, Volume I. Honolulu: University of Hawaiʻi, 1989.

Figure 16:

Richard Fuller Collection at Lānaʻi Culture & Heritage Center in Maly, Kepā. Lānaʻi a Kaululāʻau: Traditions and Historical Accounts of Kōʻele, Ahupuaʻa of Kamoku, Island of Lānaʻi. Lānaʻi City: prepared for Pūlama Lānaʻi, 2017.

Figure 17:

Fr. Gailen Everest photo from the Richard Morita family collection in de Jetley, Alberta. Images of America: Lānaʻi. Charleston: Arcadia Publishing, 2015.

Figure 18:

Hannah Richardson collection in Center for Oral History, Social Science Institute. Lānaʻi Ranch: The People of Kōʻele and Keōmuku, Volume I. Honolulu: University of Hawaiʻi, 1989.

Figure 19:

Kenneth Emory, Munro family collection in Center for Oral History, Social Science Institute. Lānaʻi Ranch: The People of Kōʻele and Keōmuku, Volume I. Honolulu: University of Hawaiʻi, 1989.

Figure 20:

Kaschko and Athens in Honua Consulting (DiVito, M.A, Nathan J., Kepā Maly, Rosanna R. Thurman, M.A., and Trisha Kēhaulani Watson, J.D., Ph.D.). Archaeological Literature Review and Field Inspection for Kōʻele Project District Amendment, Kamoku and Paomaʻi Ahupuaʻa, Lāhaina District, Lānaʻi Island. Honolulu: prepared for Pūlama Lānaʻi, 2020.

Figure 21:

de Jetley, Alberta. Images of America: Lānaʻi. Charleston: Arcadia Publishing, 2015.

Figure 22:

Center for Oral History, Social Science Institute. Lānaʻi Ranch: The People of Kōʻele and Keōmuku, Volume I. Honolulu: University of Hawaiʻi, 1989.

Figure 23:
Ian Lind, photo of Swede Desha on Lānaʻi, October 13, 1964,
https://ilind.net/oldkine_images/lanai1964/source/18.html.

Figure 24:
KPAC-1781 in Maly, Kepā. Lānaʻi a Kaululāʻau: Traditions and Historical Accounts of Kōʻele,
Ahupuaʻa of Kamoku, Island of Lānaʻi. Lānaʻi City: prepared for Pūlama Lānaʻi, 2017.

Figure 25:
Brian Howell, photo of Pablo Libero, undated, https://www.flickr.com/photos/inter-island_helicopters/36765164484.

Figure 26:
Mike Tsukamoto in Charles Memminger. "An Isle in Transition, but Progress Doesn't Seem to
Bother Uncle Ernest." *Sunday Star-Bulletin & Advertiser*. May 3, 1987, F-1, F-18.

Figure 27:
Center for Oral History, Social Science Institute. Lānaʻi Ranch: The People of Kōʻele and
Keōmuku, Volume I. Honolulu: University of Hawaiʻi, 1989.

Figure 28:
Army Air Forces. "Lanai Island." Dated 1929. National Archives, ID 23938191,
<https://catalog.archives.gov/id/23938191>.

Figure 30:
G70. "Koele – Structure C." Undated.

Figure 46:
G70. "Koele – Structure D." Undated.

Appendices

Appendix A – HAR §13-284-6 Evaluation of Significance

The following is an excerpt from HAR §13-284-6:

(a) Once a historic property is identified, then an assessment of significance shall occur. The agency shall make this initial assessment or delegate this assessment, in writing, to the SHPD. This information shall be submitted concurrently with the survey report, if historic properties were found in the survey.

(b) To be significant, a historic property shall possess integrity of location, design, setting, materials, workmanship, feeling, and association and shall meet one or more of the following criteria:

(1) Criterion "a." Be associated with events that have made an important contribution to the broad patterns of our history;

(2) Criterion "b." Be associated with the lives of persons important in our past;

(3) Criterion "c." Embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; or possess high artistic value;

(4) Criterion "d." Have yielded, or is likely to yield, information important for research on prehistory or history; or

(5) Criterion "e." Have an important value to the native Hawaiian people or to another ethnic group of the state due to associations with cultural practices once carried out, or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts-- these associations being important to the group's history and cultural identity.

A group of sites can be collectively argued to be significant under any of the criteria.

Appendix B – HAR §13-284-7 Determining Effects to Significant Historic Properties

The following is an excerpt from HAR §13-284-7:

(a) The effects or impacts of a project on significant properties shall be determined by the agency. Effects include direct as well as indirect impacts. One of the following effect determinations must be established:

(1) "No historic properties affected". The project will have no effect on significant historic properties; or

(2) "Effect, with proposed mitigation commitments". The project will affect one or more significant historic properties, and the effects will be potentially harmful. However, the agency has proposed mitigation commitments involving one or more forms of mitigation to reasonably and acceptably mitigate the harmful effects.

(b) Effects include, but are not limited to, partial or total destruction or alteration of the historic property, detrimental alteration of the properties' surrounding environment, detrimental visual, spatial, noise or atmospheric impingement, increasing access with the chances of resulting damage, and neglect resulting in deterioration or destruction.

(c) Effect determinations shall be submitted to SHPD for review and approval. The determinations shall include a map showing the location of the project and a general discussion of the project's scope of work, so the nature of possible effects can be understood.

(1) If the SHPD disagrees with the effect determinations, a letter that specifies the disagreements shall be sent within forty five days of SHPD receipt of the effect determinations. To proceed with the review process, the agency shall correct the problems, consulting with the SHPD as needed to resolve differences, and resubmit the effect determinations.

(2) If the SHPD agrees with the effect determinations, the SHPD shall send a letter of agreement within forty five days of SHPD receipt of the effect determinations.

(d) No historic properties affected determinations for architectural properties shall be expedited when the SHPD agrees with the agency that minor changes to a building or structure will not affect its significant character. Because these changes are typically non-controversial and require prompt processing, the SHPD shall write its concurrence as a "no historic properties affected" determination.

(1) The SHPD shall post notifications of any such "no historic properties affected" determinations every Friday either at the SHPD office or on the SHPD website. Should the office be closed on any Friday as a result of a holiday or some type of disaster, the information shall be posted on the first following working day.

(2) Interested persons have the opportunity to comment on such determinations within thirty days. At the end of thirty days if objections to the minor changes to the properties

are submitted, the SHPD may reconsider its findings under the provisions of section 13-275-11.

(e) When the SHPD agrees that the action will not affect any significant historic properties, this is the SHPD's written concurrence and historic preservation review ends. If the project will have an "effect, with proposed mitigation commitments", then mitigation commitments and detailed mitigation plans shall be developed by the agency and approved by SHPD, as discussed in the following section.

Appendix C – HAR §13-284-8 Mitigation

The following is an excerpt from HAR §13-284-8:

(a) If a project will have an "effect" (impact) on significant historic properties, then a mitigation commitment proposing the form of mitigation to be undertaken for each significant historic property shall be submitted by the agency to the SHPD for review and approval.

(1) Mitigation can occur in five forms.

(A) Preservation, which may include avoidance and protection (conservation), stabilization, rehabilitation, restoration, reconstruction, interpretation, or appropriate cultural use.

(B) Architectural recordation, which involves the photographic documentation and possibly the measured drawing of a building, structure or object prior to its alteration or destruction.

(C) Archaeological data recovery, which enables the recovery of an adequate and reasonable amount of the significant information from a significant historic property prior to its alteration or destruction. Data recovery may include archaeological mapping, surface collection, excavation, monitoring, laboratory analyses, and interpretive analyses.

(D) Historical data recovery, which involves researching historical source materials to document an adequate and reasonable amount of information about the property when a property will be altered or destroyed.

(E) Ethnographic documentation, which involves interviewing knowledgeable individuals and researching historical source materials to document an adequate and reasonable amount of information about the property when a property will be altered or destroyed.

Appendix D – NRHP Criteria Consideration B

The text that follows contains excerpts or paraphrases of the National Register Bulletin "How to Apply the National Register Criteria for Evaluation" by the National Park Service (NPS). This publication explains how to apply the National Register standards for evaluating the significance of resources – the Criteria for Evaluation and Criteria Considerations.

Significance Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity

To meet the National Register Criteria for Evaluation, a property, in addition to possessing significance within a historic context, must retain integrity. Integrity is the ability of a property to convey its significance through the retention of essential physical characteristics from its period of significance. National Register Bulletin 15 explains the following seven aspects of integrity:

1. *Location*: Location is the place where the historic property was constructed, or the place where the historic event occurred.
2. *Design*: Design is the combination of elements that create the form, plan, space, structure, and style of a property.
3. *Setting*: Setting is the physical environment of a historic property.
4. *Materials*: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. *Workmanship*: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. *Feeling*: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
7. *Association*: Association is the direct link between an important historic event or person and a historic property.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the NRHP. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

Criteria Consideration B: Moved Properties

Because both properties included in this inventory have been moved, it is necessary to evaluate them using Criteria Consideration B (as there is no specific guidance on evaluating moved properties in HAR Chapter 13-284). The following paragraphs are excerpted from National Register Bulletin 15 regarding the evaluation of moved properties.

The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Properties that were moved before their period of significance do not need to meet the special requirements of Criteria Consideration B.

One of the basic purposes of the National Register is to encourage the preservation of historic properties as living parts of their communities. In keeping with this purpose, it is not usual to list artificial groupings of buildings that have been created for purposes of interpretation,

protection, or maintenance. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development.

A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association.

A moved property significant under Criteria A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.

In addition to the requirements above, moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance.

For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance.

A property designed to move or a property frequently moved during its historic use must be located in a historically appropriate setting in order to qualify, retaining its integrity of setting, design, feeling, and association. Such properties include automobiles, railroad cars and engines, and ships.

An artificially created grouping of buildings, structures, or objects is not eligible unless it has achieved significance since the time of its assemblage. It cannot be considered as a reflection of the time period when the individual buildings were constructed.

A moved portion of a building, structure, or object is not eligible because, as a fragment of a larger resource, it has lost integrity of design, setting, materials, workmanship, and location.