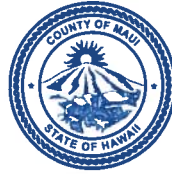


ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

April 6, 2017

MEMORANDUM

TO: Members of the Cultural Resources Commission

FROM: William Spence, Planning Director *WRS*

SUBJECT: **PLANS TO DEMOLISH A FORMER OFFICE BUILDING LOCATED AT 180 LAHAINALUNA ROAD (TMK (2) 4-6-009:044) AND A FORMER DWELLING LOCATED AT 165 PANAWEA STREET (TMK (2) 4-6-009:038); LAHAINA NATIONAL HISTORIC LANDMARK DISTRICT, LAHAINA, HAWAII; SM1 2013/0008, BT 2015/1662, BT 2015/1664**

BACKGROUND

This item was deferred from the January 5, 2017 Cultural Resources Commission (Commission) meeting. At its January 5th meeting, the Commission received presentations from Planning Department staff and the applicant's consultant, Chris Hart & Partners in support of the demolition of a former office building located at 180 Lahainaluna Road and a former dwelling located at 165 Panaewa Street, both in the Lahaina National Historic Landmark district. A staff report recommending approval of the plans to demolish the subject buildings was also presented to the Commission. Please refer to the January 5th staff report for additional project background [Attachment].

This matter is before the Commission for approval because the proposed demolitions are for two properties located within the Lahaina National Historic Landmark district that have been determined to be eligible for listing to the National Register of Historic Places.

The Commission deferred the item pending further clarification of a letter issued by the State Historic Preservation Division (SHPD) on November 17, 2016. A copy of that correspondence is included in the January 5th staff report.

The letter states that both 165 Panaewa Street and 180 Lahainaluna Road are eligible for listing in the National Register of Historic Places, thus satisfying the definition of "historically significant buildings" as established in Subsection 19.52.020.H of the Maui County Code.

Pursuant to Subsection 19.52.050.A of the County Code, the Cultural Resources Commission may not approve the demolition of "historically significant buildings" in the Lahaina National Historic Landmark, unless the buildings are:

1. determined by the director of public works or the state department of health to be a public safety or health threats;
2. deterrents to a major historic restoration or preservation program; or
3. low priority and their retention would not materially contribute to the integrity of the Lahaina National Historic Landmark.

The SHPD correspondence of November 17, 2016 further explained that although the two buildings are historically significant, they are low priority and their retention would not materially contribute to the integrity of the Lahaina National Historic Landmark, thus meeting the third instance established in Subsection 19.52.050.A of the County Code, where demolition may be approved.

In response to the SHPD letter, the Commission requested clarification on how and why these historically significant buildings do not materially contribute to the Lahaina National Historic Landmark district.

No response to the Commission's request for clarification was received in time to be included in this memorandum, however, Kaiwi Yoon, SHPD Architecture Branch Chief, will be present at the April 6, 2017 Commission meeting to provide the information that the Commission has requested and respond to additional queries.

ANALYSIS

In advance of the April 6, 2017 meeting, the Department wishes to reiterate its position on why 180 Lahainaluna Road and 165 Panaewa Street while being "historically significant buildings" are nonetheless "low priority and do not materially contribute to the integrity of the Lahaina National Historic Landmark."

When examining individual buildings within the context of larger historic districts, the National Register recognizes that some properties, while being eligible for listing, may have varying degrees of historical and/or architectural significance, with which to materially contribute to the integrity of a district. Architectural significance is based upon seven aspects of integrity that include: location, design, setting, materials, workmanship, feeling, and association. While 180 Lahainaluna Road and 165 Panaewa Street are "historically significant buildings," their architectural significance has been compromised on at least two of the seven aspects of integrity—materials and workmanship—because of alterations made over time.

Consequently, when compared with other "historically significant buildings" in the Lahaina National Historic Landmark, such as the William K. Kaluakini House at 450 Front Street, the alterations made to 180 Lahainaluna Road and 165 Panaewa Street have rendered them low priority in their current conditions, and reduced their ability to materially contribute to the Lahaina National Historic Landmark, unless those conditions were to be reversed.

Members of the Cultural Resources Commission
April 6, 2017
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RECOMMENDED MOTION

In consideration of the extensive documentation that has been prepared and submitted by the applicant to mitigate the loss of these two historically significant buildings and their low priority assessment, the Department's recommendation remains the same as stated in the January 5th staff report:

"Motion to **APPROVE** of the plans to demolish the buildings located at 180 Lahainaluna Road (TMK (2) 4-6-009:044) and 165 Panaewa Street (TMK (2) 4-6-009:038), Lahaina, Hawaii."

Attachments

xc: Suzette Esmeralda, Secretary to Boards and Commissions
Candace Thackerson, Staff Planner
Jordan Hart (jhart@chpmaui.com)
CRC File (K:\WP_DOCS\PLANNING\CRC\2017\Plantation Inn)
General File
LRD Correspondence File

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