

**A PRESERVATION PLAN FOR A PORTION OF
SITE 50-50-04-6442
CONTAINED WITHIN A PORTION OF THE
WAILUKU CIVIC COMPLEX PROJECT AREA,
WAILUKU AHUPUA`A, WAILUKU DISTRICT,
ISLAND OF MAUI
(TMK: (2) 3-4-013: PORTION OF 999, COUNTY ROAD
RIGHT OF WAY)**

Prepared for:

The State Historic Preservation Division

Prepared on behalf of:

**Erin K. Wade, Planner
County of Maui
Department of Management
County of Maui
Wailuku, Maui**

Prepared by:

**Xamanek Researches LLC
Pukalani, Maui**

Erik M. Fredericksen

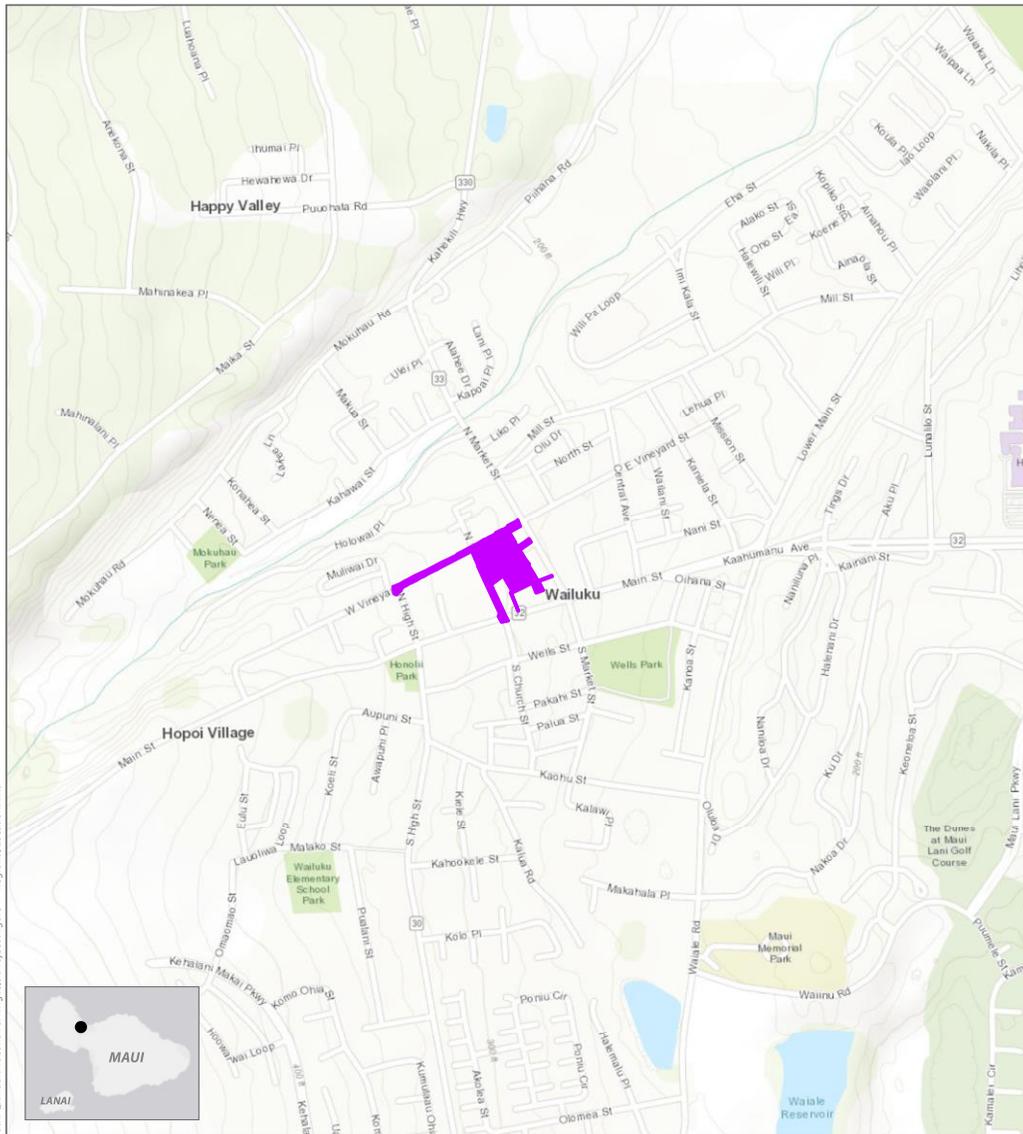
3 October 2018 (Draft)

INTRODUCTION

Mr. David Akinaka, Project Architect - Ferraro Choi and Associates (FCA), Honolulu, Hawaii contacted Xamanek Researches LLC in the fall of 2016 regarding the proposed Wailuku Civic Complex (WCC) project in Wailuku, Maui (see Figures 1-6). Project plans called for the construction of a 3 level parking structure, along with a civic center, County of Maui offices, a food court and an outdoor plaza within the existing municipal parking lot and two additional bordering properties bordering the parking lot (TMK: [2] 3-4-013: 075, 102, 60 57 and 95), and various off-site roadway and utility improvements. While many of the planned improvements for the project are above ground, several subsurface disturbance activities are also scheduled. The various activities include the mass excavation for the footprint of the parking structure and other buildings, along with various on- and off-site drainage and utilities improvements.

By way of early consultation, Ms. Erin Wade, County of Maui Planning Department, and Erik Fredericksen of Xamanek Researches LLC subsequently met with staff of the Maui State Historic Preservation Division, including the Lead Maui Archaeologist, to discuss the proposed project. It was determined that an archaeological inventory survey was needed for the WCC project.

The following Preservation Plan (PP) has been prepared per SHPD concurrence that in-place preservation is recommended (via consultation with the Maui SHPD Lead Archaeologist) for a portion of Site 50-50-04-6442 that is contained within the WCC project area (County of Maui road right of way TMK (2) 3-9-013:999). The following Plan has been prepared on behalf of the property owner, the County of Maui, Wailuku, Maui. The project proponent is Erin Wade, Maui Redevelopment Program Planner, Department of Management (address: Department of Management, County of Maui 200 S. High Street, 9th floor, Wailuku, HI 96793; phone: 808-270-7855; email: Erin.Wade@co.maui.hi.us). The following Preservation Plan has been prepared per the direction of David Akinaka, Project Manager, Ferraro Choi and Associates (email: david@ferrarochoi.com), and Jennifer Poepoe, Project Architect, FCA (email: Jennifer@ferrarochoi.com), in order to meet the requirements of HAR §13-279-4.

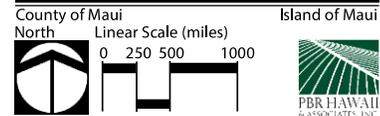


Path: Q:\Maui\Wailuku Parking\GIS\Project\Figure 1 - Regional Location.mxd

LEGEND

 Project Site

Figure 1
Regional Location
Wailuku Civic Complex



Source: ESRI Online Basemap, County of Maui.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 1: Regional location map of the WCC project area, Wailuku, Maui.

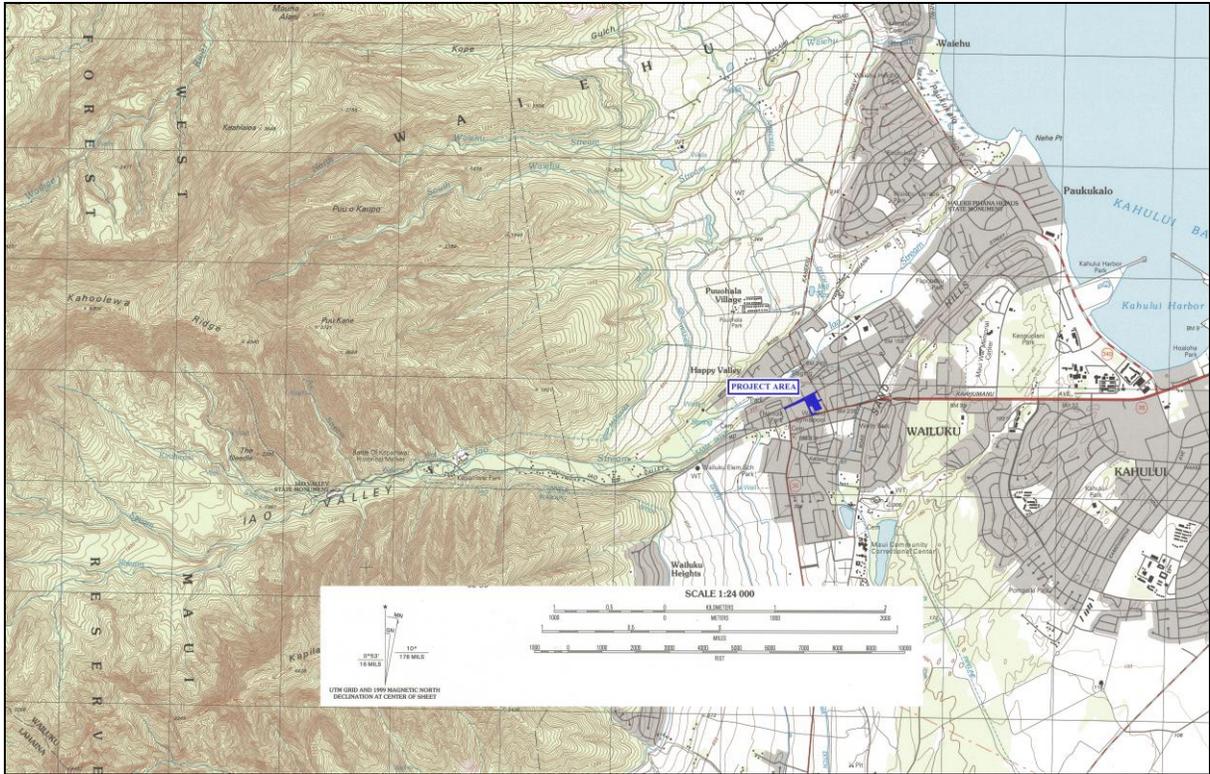


Figure 2: Portion of Wailuku Quad with location of overall WCC project area depicted in blue, Wailuku, Maui.



LEGEND
 Project Site

Source:
 Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 3: Tax Map Key with WCC project area depicted in purple, Wailuku, Maui.

Figure 2
Tax Map
Wailuku Civic Complex

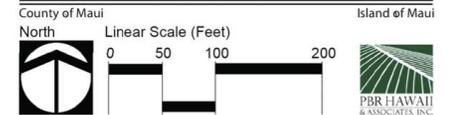




Figure 4: Topographic map of the proposed WCC project area, Wailuku, Maui.

WCC PROJECT DESCRIPTION

The County of Maui proposes to build the Wailuku Civic Complex (WCC) on approximately 2.8 acres located in the heart of downtown Wailuku. The project also includes streetscape and infrastructure improvements on Church Street between Main Street and Vineyard Street, improvements on Vineyard Street between High Street and Market Street, and on Pili Street between Church and Market Streets. The proposed use will not require a change in zoning from the existing B-3 Business-Central designation. The parcel is not within the SMA, flood hazards, or tsunami inundation zones.

The WCC will include approximately 428 parking stalls on four levels of parking in the parking garage structure. The new Community Center / Event Facility Building will be three stories high with roughly 11,000 square feet (SF) of specialty grocery space, 1,600 SF of retail space, 12,600 SF of County office space (including space for expansion), 4,000 SF for a County Hearing Room, 1,500 SF for County Maui Redevelopment Agency (MRA) management offices, and 4,300 SF designated for a community reception space. The facility includes a covered open air-plaza deck that opens up to the street level public plaza below and outdoor lanai space on the third floor, including a perimeter terrace on the Church Street side of the building, resulting in makai views of the ocean and mauka views of Haleakala.

The WCC also features streetscape improvements along Vineyard Street and Church Street, and Pili Street (an APE of c. 2.9 acres). The Project proposes to widen existing sidewalks and/or provide new continuous sidewalks along the following two corridors:

- North Church Street from East Main Street to West Vineyard Street
- West Vineyard Street from North High Street to Market Street
- Pili Street from N. Church Street to North Market Street

On the south side of West Vineyard Street, the WCC is proposing to construct a continuous sidewalk with street trees extending from North High Street to Market Street. On the north side of West Vineyard Street, the WCC is proposing to maintain and widen various segments of sidewalks to provide a continuous sidewalk from Church Street to Market Street. Existing driveways and accesses will be maintained. A new designated midblock raised crosswalk will also help facilitate pedestrians crossing West Vineyard Street between Church Street and Market Street. A similar raised crosswalk is also proposed for Pili Street. A proposed drop-off area/loading zone on West Vineyard Street also supports the WCC's multi-modal initiatives by reducing single-occupancy vehicle use.

Along Church Street, the WCC is proposing to maintain and widen various segments of sidewalks to realign the street in a straighter path while providing a continuous sidewalk from East Main Street to West Vineyard Street. Wider sidewalks and landscape areas will also reduce vehicle pavements widths and shorten pedestrian crossings. In addition to the above improvements, the WCC is proposing a wider designated pedestrian walkway at the Project Access Road via North Market Street, and a pedestrian path will be maintained to provide connection between the Project site and East Main Street.

STUDY AREA

The Phase 1A off-site project area includes portions of Vineyard, Church, Main and Market Streets, and includes excavation for the roadways, sidewalks, signposts and utilities. Phase 1B & 2 on-site projects consist of mass grading and excavation for the building foundations associated with the footprint of the proposed parking structure, office and retail space and the open-air plaza, and excavation for roadways, sidewalks, sign posts and utilities (refer to Figure 5). Much of the on-site portion of the WCC project area (Phase 1B & 2) is adjacent to and north of Main Street, adjacent to and south of Vineyard Street, adjacent to a east of Church Street, and adjacent to and west of Market Street in Wailuku Town. In addition, business properties border the subject project to the east, south and west. The general area contains a mix of businesses and residential areas, as well as County of Maui facilities, including the Maui County Wailuku Fire Department. Observed vegetation in the vicinity of the project area includes alien weeds and grasses, along with various introduced landscaping trees. It is estimated that this portion of the island receives between 30 and 40 inches of annual rainfall. Estimated project elevations range from a high of about 330 ft. AMSL near High Street to low of about 280 ft. AMSL at North Market Street. Phase 1A improvements will impact portions of Tax Map Keys: (2) 3-4-13: 024, 025, 032, 036, 039, 040, 041, 044, 051, 060, 075, 078, 081, 082, 098, 102, 104, (2) 3-4-16: 001, 002, 003, 004, 005, 006, 049, 067, 068 (2) 3-4-17: 028, 029, 030, 031, 032, 033, 035, and Portions of road right-of-way (2) 3-4-013, 016 and 017: 999. Phase 1B & 2 improvements will impact TMKs: (2) 3-4-013: 051, 075, 097, 100, 102, and 104.

2017-2018 AIS OF THE WCC PROJECT AREA

The AIS was carried out per the State Historic Preservation Division (SHPD DOC NO: 1711MBF02) and to meet the requirements of HAR §13-276. The c. 2.9-acre Phase 1A and c. 2.8-acre Phase 1B & 2 project areas are located in Wailuku *Ahupua'a*, Wailuku District, Maui. The bulk of the Phase 1B & 2 project area is actively utilized as a County of Maui municipal parking lot in Wailuku Town, while some additional improvements are proposed along portions of Main Street, Church Street and Vineyard Street. Preliminary fieldwork was conducted during December 2017 and January 2018. Given that members of the public heavily utilize the parking lot Monday-Friday, the County of Maui requested that the bulk of on-site testing be carried out only on Saturdays. The Highways Division, Maui County Department of Public Works, provided logistical support for the archaeological investigation.

The AIS was conducted following consultation with the State Historic Preservation Division staff (Maui office), including the Lead Archaeologist. The archaeological survey utilized a 100% pedestrian surface inspection of the c. 2.8-acre on-site project area and the proposed street improvement areas, as well as 23 mechanically excavated trenches to assess subsurface conditions within the parking lot and a recently acquired parcel adjacent to the Vineyard and Church Streets (hereafter referred to as the Armstrong property). The backhoe trenches were placed in selected portions of the project area per previous consultation with the SHPD Maui Lead Archaeologist. Four surface sites and a portion of previously identified Site 6442 (old basalt curbstones) were located during the walkover of the project area of potential effect, while two additional sites were located through mechanical subsurface investigation (refer to Figure 5). Subsurface testing was halted on the Armstrong property after old asbestos roofing tiles were encountered in close proximity to a portion of the former King Theater wall/foundation (temporary Site XR-2).

The six identified sites include: a low, post-contact concrete and rock wall (XR-1) located along the eastern portion of the current municipal parking lot; a section of a concrete wall and footing (XR-2) associated with the old King Theater (built around 1936); cut basalt curbstones (XR-3) along portions of Church and Main Streets (associated with previously identified Site 50-50-04-6442 - Feature A on Market Street [Fredericksen and Frey, 2010]; refer to Figure 6); a late-1800s refuse pit (XR-4); two old horse tie rings imbedded in a portion of sidewalk along Vineyard Street (XR-5A & -5B), and an early 1920s remnant section of a cut basalt rock and cement wall near the First Hawaiian Bank parking lot (XR-6).

All of the above sites identified during the archaeological inventory survey of the Wailuku Civic Complex project area are deemed significant for their information content (Criterion “d”). In addition, the remaining original basalt curbstones (Site 6442) along Church and Main Streets continue to qualify for significance under Criterion “c” (unique curbstone construction associated with roadway improvements in the early 1900s on Maui). Finally,

previously impacted remnant of the cut basalt and cement wall (XR-6) could possibly qualify for significance under Criterion “c” because of its possible association with projects undertaken by Japanese masons in the 1920s in Maui County. However, this site remnant has lost its integrity, given the level of previous disturbance.

Given the presence of the above sites coupled with the limited testing that was undertaken during the AIS, the SHPD has previously indicated through consultation that 100% archaeological monitoring for investigation is necessary for the WCC project. A draft of the monitoring plan is included in bid documents for Phases 1A, 1B and 2 (Fredericksen, 2018a [Draft]). It is recommended that as many of the remaining basalt curbstones (Site 6442) along Main Street be preserved in place if possible, as these remaining curbstones represent a unique part of Wailuku’s history. In the event that road improvements - including ADA compliance actions - necessitate removal of any of these basalt curbstones, it is recommended that the project reutilize the curbstones in any proposed new curb areas.

Preservation of a portion of Site 50-50-04-6442

One remnant section of basalt curbstones near the intersection of Main and Market Streets is proposed for preservation (refer to Figures 5 and 6, and Photos 1-4). All remaining curbstones along Church Street will need to be removed, as this street will be widened. The basalt curbstones will be reutilized in new sidewalks along the street.

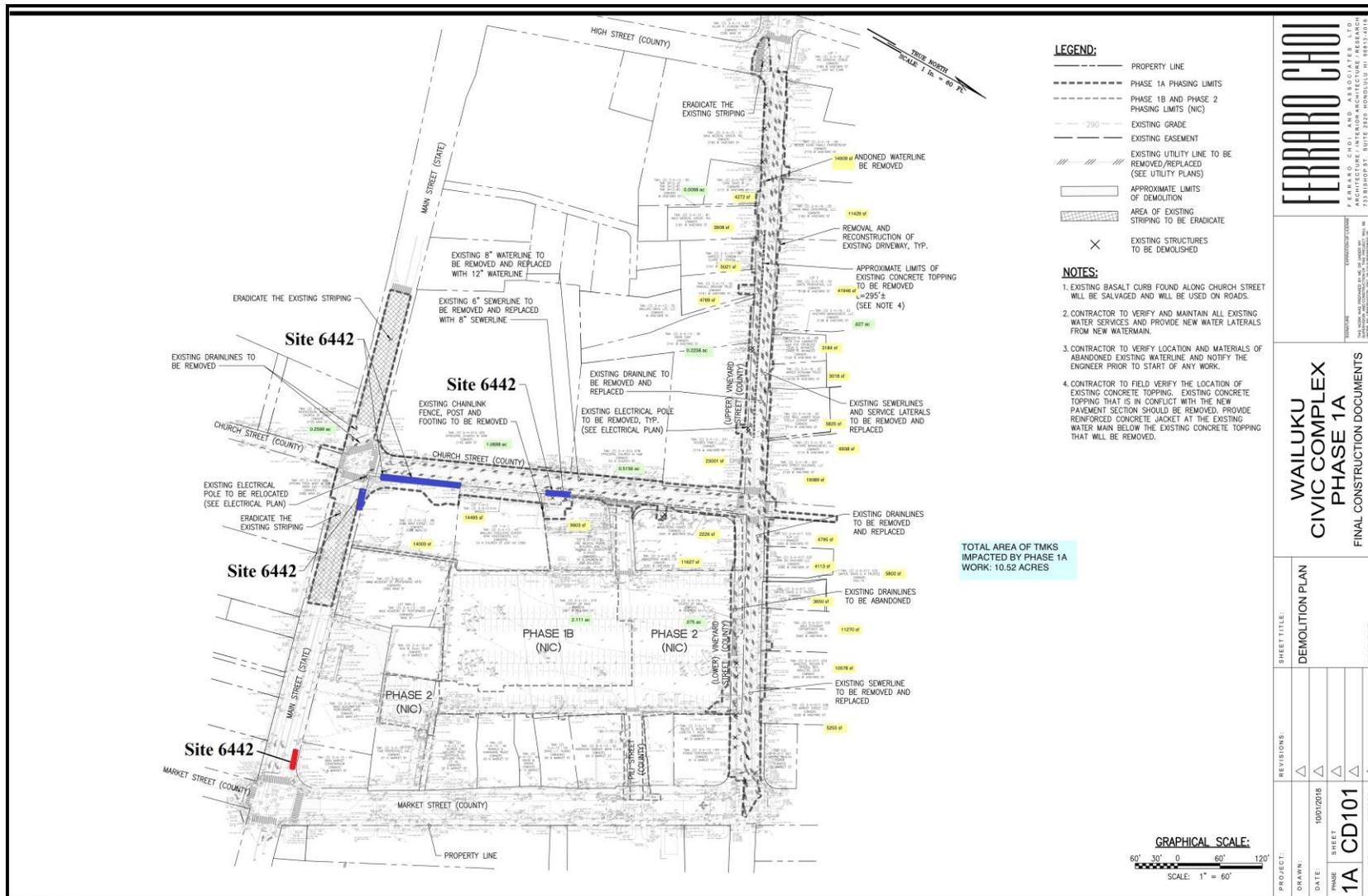


Figure 5: Topographic map with location remnants of Site 6442 slated for Preservation (in red), and Data Recovery (in blue), WCC project.

**Table 1:
Significance Assessments and Treatment Action for a portion of Site 6442 along Main Street**

SIHP Site 50-50-04-	Significance Criterion ¹	Site Type/Function	Proposed Mitigation Treatment (Comments)
6442	“c” and “d”	Basalt curbstones	Interpretive preservation

¹ Criterion: a = associated with events that have made an important contribution to our island’s history; c = embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; or possesses high artistic value; d = has yielded or is likely to yield information important for research on pre- or post-contact history; e = has an important traditional cultural value to the native Hawaiian people or another ethnic group in Hawaii.

**PRESERVATION PLAN for remnant portion of
Site 50-50-04-6442, Wailuku Civic Complex Project Area,
Wailuku *Ahupua'a*, Wailuku District,
Island of Maui
(TMK: (2) 3-4-013: Portion of 999)**

The plan outlined here follows recommendations in the SHPD rules (HAR Title 13, Subtitle 6, Chapter 148, pp. 2-5).

Identification of Site to be preserved

As previously mentioned, Site 6442 is composed of cut basalt curbstones associated with early 20th Century road improvement projects on the island of Maui. Given that Site 6442 is located along the street facing edge of an actively used sidewalk in Wailuku town, it is recommended for interpretive preservation, with no buffer.

Preservation Tasks

Recommended mitigation measures for the above site consist of interpretive preservation and avoidance. In addition, interpretive signage is recommended for this site, as it represents a portion of the early 20th Century transportation system in Wailuku.

Short-term preservation

There are no short-term preservation measures that need to be taken at this time, because Site 6442 is located in an actively utilized urban area, and the basalt curbstones are set between concrete sidewalk and the pavement of Main Street.

Long-term preservation

As noted previously, the section of the Site 6442 recommended for interpretive preservation has an ongoing function of forming the curb of the street. Recommended long-term actions for this site are listed below:

Site 6442

1. Informal access is proposed, because the curbstones form an integral part of the sidewalk, which is utilized by the community on a daily basis.
2. Interpretive signage is recommended for the section of Site 6442 that is contained within the WCC project area. In addition, more detailed signage may be appropriate for the Market Street area, which contains several intact portions of basalt curbstones.
3. At this time, there are no landscaping actions recommended for Site 6442.
4. No preservation area buffer is proposed for this site, other than avoidance.

Perpetual Maintenance and Access

It is not anticipated that the site discussed in this plan will have any maintenance requirements. However, should future plans call for the developments of the roadway, it is recommended that potential actions/plans be reviewed by the SHPD Maui office.

Signage

Suggested wording for Site 6442 follows:

“The basalt curbstones of Site 50-50-04-6442 were formerly located along several streets in Wailuku and elsewhere on Maui. They are associated with early 20th Century roadway improvements on the island.”

Given the urban location of the proposed signage, it is recommended that additional consultation be undertaken with the SHPD, and the Maui County Cultural Resources Commission regarding the appropriate plaque material.

Section of Site 6442 recommended for preservation

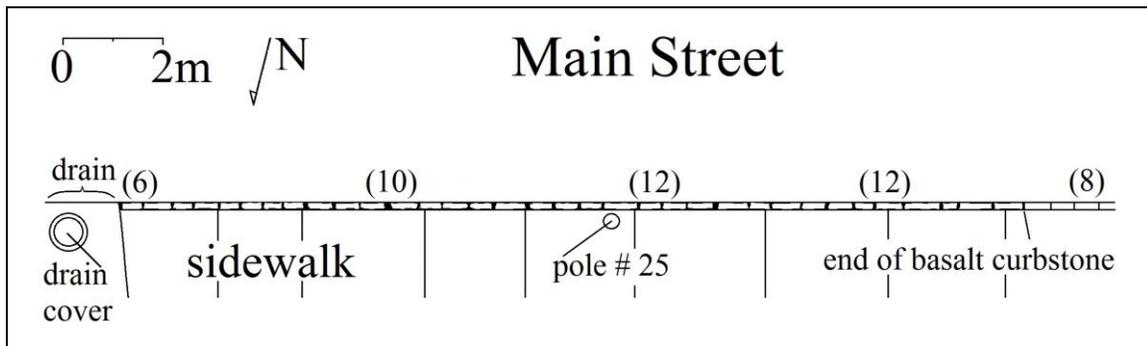


Figure 6: Site 6442 basalt curbstones on Main Street near Market Street intersection.



Photo 1: Section of Site 6442 basalt curbstones slated for preservation on Main Street near Market Street intersection, facing ENE. Note newer concrete curb at bottom.



Photo 2 : Overview of curbstones on Main Street near Market Street intersection, view to the ENE.



Photo 3: Overview of curbstones (center of photo) on Main Street near Market Street intersection, view to the WSW.



Photo 4: Curbstones on Main Street near Market Street intersection, facing WSW.

SUMMARY

As noted above, Site 50-50-04-6442 is associated with early 20th Century roadway improvements in Wailuku Town. This site was previously documented during archaeological work associated with the Market Street improvements project (Fredericksen and Frey, 2010).

This preservation plan covers the section of Site 6442 that is located near the intersection of Main Street with Market Street. Interpretive signage is recommended and will serve to provide historical context to the core of Wailuku Town. As previously noted in this document, further review by the SHPD is recommended in the event that roadway improvements are scheduled for the Main Street or Market Street area in the future.

REFERENCES

Fredericksen, Erik M.
2018a

AN ARCHAEOLOGICAL INVENTORY SURVEY FOR THE PROPOSED PHASE 1A OFF-SITE AND PHASE 1B & 2 ON-SITE IMPROVEMENTS, WAILUKU CIVIC COMPLEX PROJECT, WAILUKU AHUPUA'A, WAILUKU DISTRICT, MAUI ISLAND (TMK: (2) 3-4-Various). Prepared on behalf of Erin K. Wade, County of Maui, Department of Management, Wailuku, Maui. Prepared by Xamanek Researches LLC, Pukalani, Maui. [DRAFT]

2018b

AN ARCHAEOLOGICAL MONITORING PLAN FOR THE PROPOSED PHASE 1A OFF-SITE AND PHASE 1B & 2 ON-SITE IMPROVEMENTS, WAILUKU CIVIC COMPLEX PROJECT, WAILUKU AHUPUA'A, WAILUKU DISTRICT, MAUI ISLAND (TMK: (2) 3-4-Various). Prepared on behalf of Erin K. Wade, County of Maui, Department of Management, Wailuku, Maui. Prepared by Xamanek Researches LLC, Pukalani, Maui. [DRAFT]

2018c

ARCHAEOLOGICAL DATA RECOVERY PLAN FOR PORTIONS OF SITE 50-50-04-6442 CONTAINED WITHIN THE PROPOSED WAILUKU CIVIC COMPLEX PROJECT AREA, WAILUKU AHUPUA'A, WAILUKU DISTRICTS, ISLAND OF MAUI (TMK: (2) 3-4-013: PORTION OF 098 AND COUNTY OF MAUI ROAD RIGHT OF WAY TMK (2) 3-4-013:999). Prepared for the State Historic Preservation Division. Prepared on behalf of Erin K. Wade, Program Planner, County of Maui, Department of Management, Wailuku, Maui. Prepared by Xamanek Researches LLC, Pukalani, Maui. [DRAFT]