



ARCHITECTURE

RESTORATION

RENOVATION

RESEARCH

Mason Architects

22 December 2016

Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Subject: IMPROVEMENT/DEVELOPMENT PERMIT
Hale Pili Reconstruction
553 South King Street
Honolulu, Hawaii
MAI No.: 1541

Dear Sir/Madam:

The project proposed is for a thatched Hale Pili that is about 13' by 22' in size (286 square feet). The very low perimeter stone wall that surrounds it has a dimension of 17' by 26'. The documents which accompany this include:

- The research into the history of Hale Pili on the grounds of the Mission House Museum and Archives
- Interpretive Plan
- Archeological Research
- Letters from the State historic Preservation Division approving of the project
- Plans of the proposed work

Section 15-217-2 Purpose, item (c) says in part, "The rules are adopted to protect and promote the public health, safety and general welfare of the community and to protect and preserve places of historical, cultural, architectural, or environmental importance and significance" Paragraph 15-217-2 (c) (3) (H) further says "That the preservation and renewal of historic buildings be facilitated to affirm the continuity and evolution of society". This project complies with and promotes an identified purpose of the Kakaako Community Development Rules for the Mauka Area. The material accompanying this letter validates this.

This project complies with setback requirements, height, open space and other requirements of the Mauka Rules. Parking and loading requirements of section 15-217-63 do not apply to this project since the new area proposed is only 2.3% of the existing area. Since 1982 the site has had 5 parking stalls, located at the Makai end of the site. The addition of this structure will not change the loading or parking requirement for the site since it is an interpretive element and will not add visitors or staff to the site.

No change to thoroughfares is required by this project.

No change in use of the site will occur.

In summary:

- The proposed project is consistent with the mauka area plan, and complies with and advances the goals and objectives of the plan

- It is consistent with the mauka area rules. This project enhances desirable neighborhood characteristics by furthering the interpretation of Hawaii's history.
- The project is compatible with the surrounding land uses and will not have an adverse effect on those land uses.

Development Schedule: There will be no phasing of the project. The project shall commence within 2 months of receiving the permits to do so. The construction of the project is anticipated to take six months due to the use of volunteer labor and the plan to use the construction itself as a teaching experience.

Please contact me if you have any further questions. My direct line is 628-7407

Sincerely,

A handwritten signature in dark ink, reading "Glenn E. Mason". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Glenn E. Mason, AIA
President

cc. Thomas Woods, Ph.D., Executive Director
Hawaiian Mission Houses Historic Site and Archives

Enclosures