



May 15, 2023

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Re: Project Supplement: After-the-fact submittal to State Historic Preservation Division (SHPD), HRS Chapter 6E-42 and Historic Preservation Covenant Review  
HICRIS No. 2022PR00692  
- Building 152 (Quonset Hut), Parcel 10, TMK No. 9-1-013: 097

Dear Jessica,

This letter summarizes MASON's evaluation of effects of both additional completed work (Phase I) and proposed work (Phase II to Building 152, Parcel 10, Kalaeloa. This work by Hunt Communities Hawai'i was not included in the After-The-Fact package submitted to the State Historic Preservation Division (SHPD) in June of 2022 under HICRIS No. 2022PR00692, and is subject to review by SHPD under HRS Chapter §6E-42 and Historic Preservation Covenant Review

Identification and Inventory of Historic Properties (HAR §13-284-5)

As explained in our previous After-The-Fact submittal, this Quonset hut structure was erected in 1943 and is considered a historic property since it exceeds 50 years in age.

Alteration History: This building originated in 1943 as two Quonset huts used as warehouses, located side-by-side, and designated as Facility numbers 152 and 153 at the Naval Air Station Barber's Point (NASBP). By 1947, they had been joined together by a transverse addition, and functioned as a commissary. By 1951 the structures were assigned one facility number, Facility 152. In the 1950s or 60s, a third Quonset hut was added to the north hut's end, to double its length. In 1968, a commissary structure was built at the rear and connected to the Quonsets, but designated as a separate facility, Facility 1763. Today this rear, conjoined CMU building is considered a non-contributing component of the historic Quonset structure. See Attachment A: Timeline of Fac. 152 (Quonset) Alterations and Fencing 1942-2023.

Evaluation of Significance (HAR §13-284-6) and Integrity

As recorded in the Quitclaim Deed Exhibit O (Historic Buildings), this building is a significant historic property. In a 2015 study titled *Historic Context and Section 110 Eligibility Assessment Forms for Former Naval Air Station Barbers Point Fee Conveyance of Leased Parcels 1-16*, this structure was evaluated by MASON as a historically significant property meeting National Register of Historic Places (NRHP) Criterion C. The Quonsets are also presently evaluated as meeting HAR §13-284-6

EXHIBIT 14



Criterion “c” as a distinctive architectural form incorporating World War II-era Quonset huts and retain sufficient historical integrity for this criterion.

#### Proposed and Completed Work

- Phase I/Completed work: This work was submitted to the City and County of Honolulu Department of Planning and Permitting (DPP) for review in February of 2021. Chain-link fence was added across the front of the building along Enterprise Avenue ca. 2019. Although this work was mentioned in our After-The-Fact submittal, we (MASON) did not specifically provide an evaluation of effect for it. (See also proposed work below for additional chain link fence work.)
- Phase II/Proposed work: This work was submitted to DPP in 2022 and is being revised for resubmittal to DPP this month. (Permit Set will be submitted to SHPD under separate cover.) Work includes new fire alarms, fire sprinklers, new lighting, electrical, a/c, as well as new plumbing fixtures throughout the interior. This interior work is not considered an ‘effect to a historic property’ since the interior has already been modified. A portion of the Fire Riser Room will be removed, and a new roll-up door will be installed on the south façade. The removal of a portion of the Fire Riser Room and new roll-up door are not considered effects to historic properties since that work occurs in a portion of the building that is a non-contributing CMU component at rear. A new door with an overhang will be inserted into the north sidewall of the north Quonset. This will entail removal of a portion of the existing Quonset wall and one window, which are both character defining features. A new concrete landing will be added at the outside of the building, to connect to an existing concrete sidewalk. See Attachment B: Proposed Exterior modification to Quonset Hut (Fac. 152).

#### Determining effects to significant historic properties (HAR §13-284-7)

- MASON proposes an “Effect, with proposed mitigation commitments” finding for the modification to the exterior Quonset hut wall. This is because the new door will be inserted into the north sidewall of the north Quonset, which entails removal of character-defining historic features (portion of the Quonset wall and one window). This change is relatively minimal and does not alter the overall massing and feel of the building, or the surrounding environment, or significantly change its historic character. The simple, flush metal door proposed for this location is considered relatively appropriate since it is unobtrusive. With this change, the structure will still be able to convey its historical appearance as a series of connected Quonset huts.
- MASON proposes a “No historic properties effected” finding for the two chain-link fence projects (after-the-fact and proposed work). Although chain-link fencing was not historically used here, the use of chain-link (or “cyclone”) fence is historically compatible since it was a common utilitarian material used at the former NASBP to delineate specific compounds (see Attachment A). Further, chain-link fencing is largely transparent and does not block light or the public’s view along Enterprise Avenue of the primary façade of Quonset structure. Finally, chain-link fencing is removable and could be easily detached in the future when no longer needed.



(Proposed) Mitigation (§13-284-8)

The mitigation proposed previously, in the After-The-Fact submittal submitted to SHPD in June of 2022 is believed by MASON to be sufficient for the additional effects caused by the modification to the Quonset hut north wall. This entails Architectural Recordation in the form of a short form Historic American Building Survey (HABS), to include 5 large-format exterior photographs, and a written report that describes the building's evolution over time (starting as two side-by-side Quonset huts and expanding over the years to its current form).

Historic Preservation Covenant

This building is also subject to review per the Historic Preservation Covenants placed on the property as part of the land transfer by the U.S. Dept. of the Navy to Kalaeloa Ventures, LLC, recorded in the Quitclaim Deed of December 19, 2017.

We evaluated the chain link fence and proposed renovations to the Quonset hut and determined that although there was some loss of historic fabric, the changes are generally consistent with the *Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties for Rehabilitation* (Department of Interior regulations, 36 CFR 67).

This is because the *SOIS for Rehabilitation* provide some leniency in changes to historic properties. The introduction to the *Standards* advises that, overall, they should "be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility," and standard No. 1 states that properties should be reused in a manner that "requires minimal change to the defining characteristics of the building...", which is interpreted to mean that some small degree of change is acceptable. Further, despite the changes made, the Quonset hut structure is still able to convey its historic significance.

Hunt is seeking SHPD's concurrence on the findings of effect and mitigation recommendations above.

Sincerely,

A handwritten signature in black ink that reads "Polly Tice".

Polly Tice  
Principal and Research Section Director

Enclosures



### **Evaluation of Effect at Former Commissary Facility 152 (Modified Quonset Huts)**

Historically, within the former Naval Air Station Barbers Point (NASBP) and former Marine Corps Air Station Ewa (MCAS Ewa) section of the station, chain link fencing was used in various areas. Often referred to on World War II era maps as ‘cyclone fencing’, it was installed most notably to demarcate the outer boundary of each installation. In addition, such fencing was often employed in specific sections *within* the stations to enclose industrial yards, storage, or work areas into secure compounds. The size of such enclosed areas could easily be enlarged or changed due to the relative adaptability of chain link fencing. As such it was a commonly used fencing material at NASBP and MCAS Ewa, suitable to the industrial nature of the site, both during World War II era and in more recent years. It is considered a historically appropriate material.

Further, because chain link fencing (particularly without slats) is largely transparent and does not block light or the public’s views of the primary façade of this historic building, it is also considered an appropriate material. (Visually impermeable fencing or wall materials, on the contrary, would likely be considered an effect to the historic property.) Such fencing is also considered relatively removable, and therefore not a permanent alteration.

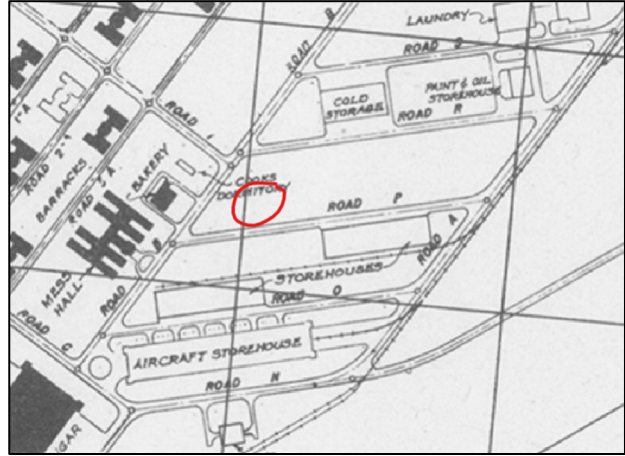
Research indicates that chain-link fencing was not used historically across the front, Enterprise Avenue, or sides of the former Fac. 152 Quonset hut property, although it was erected nearby and at the rear of the property by the 1960s, possibly in conjunction with the CMU commissary addition. The first time that chain-link fencing is believed to have been added across the front, along the Enterprise Avenue façade, was ca. 2019 when it was added for the Swinerton renovations.

The addition of chain link fencing across the front of the building along Enterprise Avenue, and at the back lot/compound, and along the south side on Randolph Street, is considered historically compatible with this site. Such fencing was a common material used within the former NASBP and MCAS Ewa Field. Its presence at the Facility 152 property is assessed by MASON as posing no adverse effects to the property (under 36 CFR § 800.5 - Assessment of adverse effects) and it results in “No Historic Properties Affected” assessment (under HAR §13-284-7 - Determining effects to significant historic properties).

See the following pages for maps, drawings, and photographs dating from the 1940s through 2023 that were used in this assessment. They provide a brief timeline of the project area and its fencing.



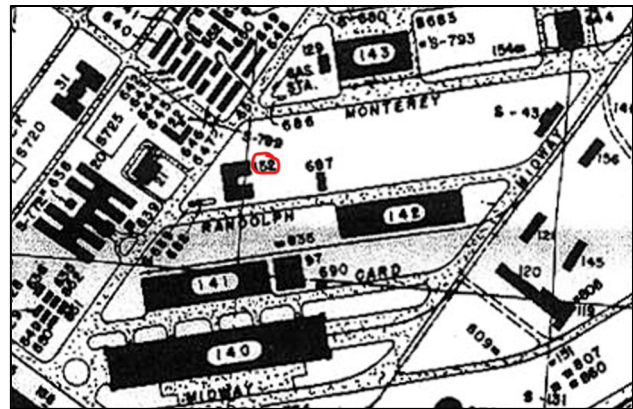
Attachment A: Timeline of Fac. 152 (Quonset) Alterations and Fencing 1942-2023



1942 (Quonset not built/no fencing noted in area)



1947 (Quonsets erected; no fencing noted)



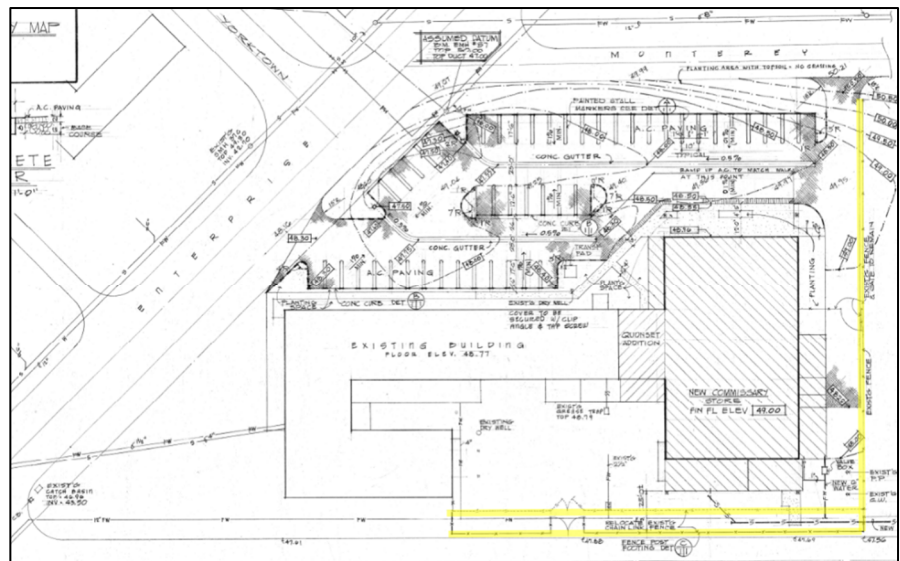
1951 (Quonsets unchanged; no fencing noted)

Attachment A: Timeline of Fac. 152 (Quonset) Alterations and Fencing 1942-2023

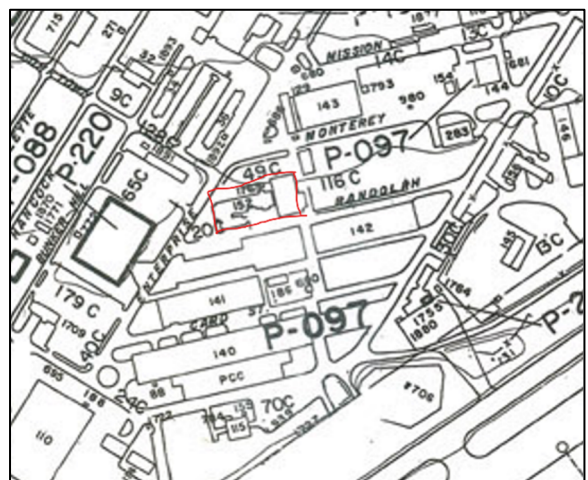
1961-65 (North Quonset has been expanded. Fencing encircled a compound at back lot/rear property during this period. No fence was likely across the front.)



1965-67 (Quonset building has been further expanded at rear with CMU addition; Fencing along south side and rear of building has been added, likely to enclose an area for storage of commissary goods. See yellow highlight.)



1974 (No fencing shown for Quonset or on rear (back lot), although fencing does not seem to be indicated much on this map.)





Attachment A: Timeline of Fac. 152 (Quonset) Alterations and Fencing 1942-2023

2014 (Fencing with slats was still situated at rear of Quonset, in keeping with the fencing shown in the 1965-67 drawing. Fencing is also present along Randolph Street at right.)



2014 Photo by MASON, showing that there was no fencing located across the front of the property at this time)

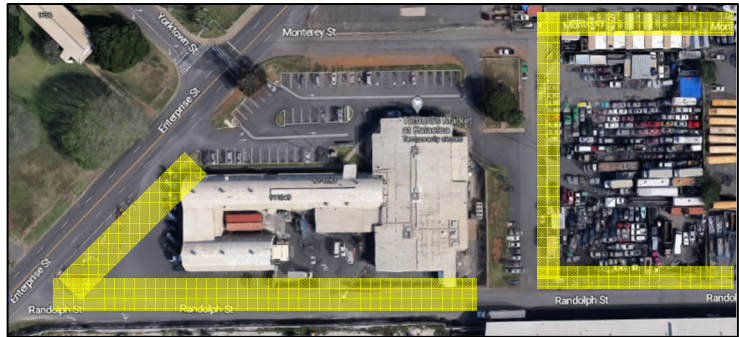


2021 photo by MASON showing the chain-link fence added along Enterprise Avenue, ca. 2019. Front façade modified with a larger opening for taller roll-up door.

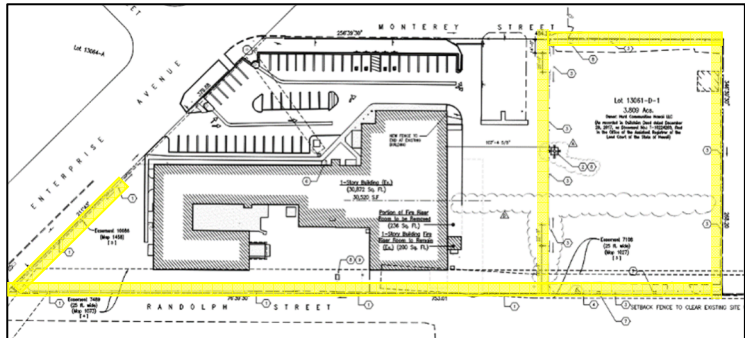


Attachment A: Timeline of Fac. 152 (Quonset) Alterations and Fencing 1942-2023

Present day aerial view. Proposed fencing at rear lot is to remove and replace fencing in the same location as existing. Currently 6' and will be 6' feet. See yellow highlight. (Googlemaps.com)

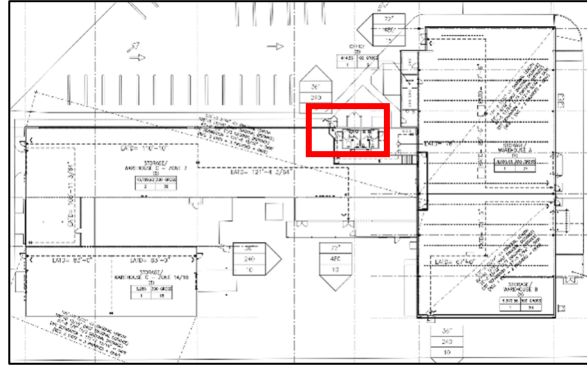


2023 plan shows existing 6ft fencing along Enterprise, and proposed 6ft chain-link fence to be installed to rear parcel, to replace broken fencing that is in poor condition. It will be installed in the same configuration as exists today. See yellow highlight.

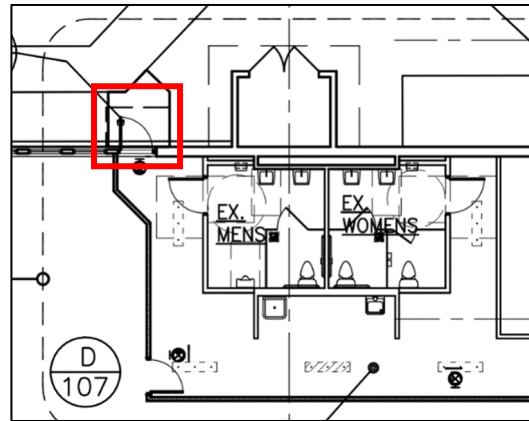


Attachment B: Proposed Exterior modification to Quonset Hut (Fac. 152)

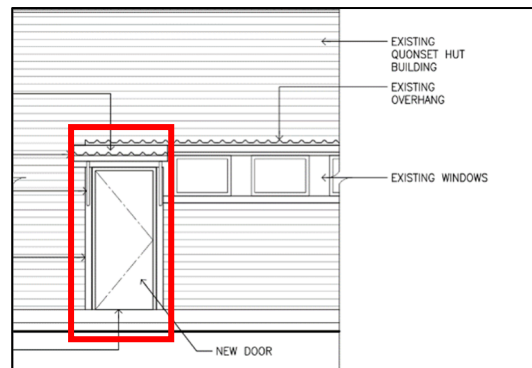
Location of proposed exterior modification to Quonset Hut marked with red box.



Proposed new door, overhang, and concrete stoop location marked with red box.



Proposed new door, overhang, and concrete stoop location marked with red box.



Proposed new door, overhang, and concrete stoop location marked with red box on 2021 photo by MASON.