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LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF STATE PARKS
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MEMORANDUM

DATE: May 31, 2005

TO: Melanie Chinen, Administrator
State Historic Preservation Division

ATTN: Thomas Lim, Architecture Branch Chief

FROM: Daniel Quinn, Administrator
Division of State Parks

SUBJECT: §6E-8, HRS, Compliance - Determination of "Effect,
with Proposed Mitigation Commitments" for the Lease
of Recreational Residences at Kōke`e and Waimea
Canyon State Parks, Waimea, Waimea District, Kaua`i
TMK's: (2) 1-04-02, 03, and 04

On December 31, 2006, the current leases for 114 recreation residences at Kōke`e and Waimea Canyon State Parks will expire. The issuing of new leases in this case is subject to historic preservation review under section 6E-8, HRS, and chapter 13-275, HAR, because approximately 92 of these buildings (i.e., 81%) were built over 50 years ago and their continued use under new lease agreements could affect these potentially significant historic properties. In accordance with section 13-275-7, we are requesting that you agree with our determination of "effect with proposed mitigation commitments" for the different lease options being considered. We also ask that you review the adequacy of the enclosed architectural inventory report [§13-275-5(e)], concur with our finding that the recreation residences are collectively significant as a historic district [§13-275-6(d)], and approve our proposed mitigation commitments [§13-275-8(c)].

The basis for our proposed determinations are summarized in the following discussion as is our proposed mitigation commitments. Information on the history of the recreation residences and their significance is drawn primarily from the enclosed architectural inventory report prepared by Ms. Dawn Duensing (*A History and Architectural Inventory of the Kōke`e Camps and Pu`u ka Pele Lots,*

Kaua`i, Hawai`i, June 2003). Additional information on the recreation residences and their locations can also be found in sections of the Draft Master Plan prepared for Kōke`e and Waimea Canyon State Parks (R.M. Towill Corporation, December 2004) and in the Building Inventory prepared for this Draft Master Plan (Appendix G), that are also enclosed.

Project Description

The 114 recreation residences being considered for lease in 2007 are grouped in three distinct clusters of lots called the Pu`u ka Pele, Halemanu, and the Kōke`e Camp Lots (Fig. 1). These three camp lots encompass a total of 135 lots that were established between 1918 and 1951 specifically as a recreational retreat in the cool uplands for those able to escape the hot summers along the coast. Construction of the existing residences, or cabins as they are often called, began in the 1920s and continued through the 1990s. The 48 recreation residences in the Kōke`e Camp Lots and the 14 residences in the Halemanu Camp Lots are located within Kōke`e State Park. The 43 residences at the Pu`u ka Pele Camp Lots fall within Waimea Canyon State Park. When combined, the 135 lots have a total acreage of 133 acres (Table 1).

At elevations between 3,200 and 3,680 feet above sea level, the residences and their individual lots create a mosaic of modest buildings and open lawns dispersed over an otherwise rugged and wooded landscape. Topographically, Kōke`e and Waimea Canyon State Parks lie on a broad plateau or ridge situated between the deeply dissected Waimea Canyon to the east and the valleys forming the dramatic Nā Pali coast to the west. This broad plateau or ridge is also dissected, although far less dramatically, by gulches, meandering streams, intervening ridges, and shallow valley floors. The camp lots, averaging about an acre in size, were laid out along the slopes of these gulches or shallow valleys and on flats along the valley floors and streams. Forests of native and naturalized alien species cover the area with the exception of plant communities dominated by trees planted during past reforestation efforts. Under current lease conditions, all structures are to be used for short-term recreational purposes. State Parks provides services to the residences such as water and maintaining the narrow and winding dirt roads that provide access to the lots.

Several approaches to leasing these recreation residences in 2007 are being considered. A master lease could be issued to encompass all or a major portion of the recreation residence lots. This would allow the structures and associated infrastructure to be managed privately as a single entity. Alternatively, the State could lease each residence and lot individually as has been the

case in the past. In either scenario, leases could be issued through public auction, as is routine under state law, or potentially under section 171-36.2, HRS, which allows the Board of Land and Natural Resources (Board) to negotiate the lease of public lands directly for the purpose of historic preservation and restoration projects. In this case, we believe the commitments we propose to mitigate the potential effects of long-term leases on the historic recreational residences would constitute a "historic preservation and restoration project" if the proposed mitigation measures are included as lease conditions. These conditions are intended to preserve the historic integrity and rustic character of these residences and of the three camp lots.

Inventory Survey

The architectural inventory submitted for review, *A History and Architectural Inventory of the Kōke'e Camps and Pu'u ka Pele Lots, Kaua'i, Hawai'i* (Duensing, June 2003), is the third inventory of architectural properties conducted of the three camp lots. The first inventory and assessment was conducted in 1983 by Don Hibbard who was then architectural historian of the Historic Sites Section, Division of State Parks. This inventory included black and white photographs of each residence and a completed inspection sheet with condition ratings, a visual architectural rating (1 through 6), notes on character defining features of the residences, and other comments. In 2001, Tonia Moy, then architectural historian of the Historic Preservation Division, revisited most of the residences and updated the architectural ratings and photo-documentation. Some additional notes were made on recent modifications to the structures or on architectural features of particular interest. Both the 1983 and 2001 inventories were primarily "drive through" surveys in that assessments were based on quick exterior inspections that focused on the visual attributes and condition of each residence (Hibbard to Tanaka, June 21, 2002).

The 2003 survey by Ms. Dawn Duensing expanded on these earlier inventories in a number of ways. A more extensive examination of each potentially historic residence was conducted, including interiors when possible, and current conditions were compared against the 1983 photographs and inventory sheets to assess the extent to which the residences had been modified over the preceding 20 year period. Character-defining architectural features were systematically recorded in greater detail as were the year of construction, architect, and builder, when known. Although Ms. Duensing adopted a version of the rating criteria previously developed by the Historic Preservation Division (Hibbard to Tanaka, June 21, 2002), her assessment did not rely on it entirely. She specifically discusses the significance of each

residence and the basis for her assessment. This includes which features, attributes, or associations potentially make or do not make a residence historically significant, whether the historic integrity of the structure has been maintained or could be restored, and, if so, whether it could be considered a "contributing structure" to a historic district. As described in the report, the rating criteria focus on whether the historic integrity of the residences has been maintained, if they are good or exceptional architectural examples of their type or time period, and if "not in kind" modifications are easily reversible. More detailed notes were also made on the landscaping and ornamental plantings that create the historic setting for many of these structures.

In accordance with section 13-275-5(b)(5)(C), we believe the architectural inventory report prepared by Ms. Duensing contains information that is of "sufficient quality to either complete a National Register of Historic Places nomination form" and "provides an adequate basis for making historic preservation decisions." Of particular value, is the context provided by the historical background section of the report. The historical research conducted and its findings clearly track the development of the three camp lots and changes that occurred in their construction and use over the last 87 years. The information and analysis presented is sufficient to evaluate the significance of the recreation residences individually and collectively.

Significance Evaluation

In her conclusions, Ms. Duensing proposes that the recreation residences, when assessed collectively, are potentially significant as a historic district. Together they possess sufficient historic integrity to be significant and to meet at least two of the five significance criteria [§13-275-6(b)]. She also argues that this district could be eligible for listing on the State and National Register of Historic Places. We agree with her assessment.

As argued by Ms Duensing, the recreation residences collectively meet significance criteria "a" (i.e., Be associated with events that have made an important contribution to the broad patterns of history) and "c" (i.e., Embody the distinctive characteristics of type, period, or method of construction, represent the work of a master, or possess high artistic value). In this case, the proposed district meets criterion "a" by "achieving state and local significance in the areas of social and recreational history" (Duensing 2003:A-30) The structures themselves and the camp lots represent a trend found throughout the islands of establishing summer camps or cabins in the cool upland and often

forested areas of the different islands. These retreats were to provide individual families and company employees some respite from the hot and humid conditions experienced each summer in the coastal towns. Other examples include the construction of summer cabins or cottages on Tantalus on O'ahu, in Olinda on Maui, and at Volcano Village on Hawai'i Island. The camp lots on Kaua'i are the only examples in which the lots were formally developed for this purpose and that remain publicly owned in their entirety. These recreation residences are also significant because of their association with other recreational opportunities found in this area such as hiking, hunting, and picking of temperate climate fruits. Köke`e in particular was noted for its trout fishing and plum picking seasons.

While these developments broadly parallel others occurring elsewhere in Hawai'i, the recreational tracts at Köke`e and Waimea Canyon State Parks are unique in Hawai'i because they were specifically modeled after recreational cabins being established on the continental United States in U.S. National Forests during the same time period. As such, they reflect a local expression of a national recreation trend. Many of the cabins built on National Forest Service lands during this time period are now considered historic properties and are managed by the Forest Service as historic properties under specific historic preservation agreements. The Köke`e tracts are also significant because of their association with the 1903 establishment of Forest Reserves in Hawai'i and the subsequent management of these reserves to protect watersheds and manage forest resources. The Nä Pali-Kona Forest Reserve was established in 1907 and it was Charles S. Judd, then the Superintendent of Forestry, who first selected and surveyed 47 camp lots at Halemanu and Köke`e. The explicit intent of the lots was to accommodate the long-standing practice of summer camping in areas that would otherwise be managed as a Forest Reserve. Forest Reserve management initiatives included feral animal control and reforestation projects.

To a lesser extent, development of the camp lots was tied to the dominance of sugar plantations in the social and economic life of Kaua'i at the time. Organizations representing or formed to support the sugar industry not only helped promote the establishment of the Forest Reserves, but they were also advocates for the creation of the camp lots on Kaua'i as a retreat for plantation owners, managers, and employees. While some plantations constructed cabins for use by their employees, other cabins were constructed independently by individuals who worked for the plantations. Many of the camp lot lessees who were from prominent Kaua'i families owed much of their wealth and standing to the sugar industry.

The proposed historic district meets criterion "c" because at least 75 of the 114 recreation residences, about 66% of those potentially being considered for lease, retain the distinctive characteristics of vernacular architecture types developed in Hawai'i between the 1870s and 1960. Included in these vernacular types are identifiable "rustic style" and "plantation-style" architectural features. The distinctive characteristics of types, periods, and methods of construction embodied by these structures include post-on-pier foundation construction using `öhi`a or log posts and rocks; board-and batten or vertical-board construction; six-light wood-framed sliding windows or wooden-framed double hung windows; and use of corrugated metal roofing on predominately gable roofs. Particularly distinctive to the rustic style, and sometimes possessing artistic value and exceptional workmanship, is the use of branches, usually `öhi`a, to form porch railings and the use of native stones for fireplaces and chimneys. Architecturally, the residences "comprise a unique collection of early twentieth century rustic vernacular architectural styles in Hawai`i" (Duensing 2003:A-30).

Integrity of setting and location has been maintained in many cases in that the residences are still situated within open lawns landscaped with ornamental plants particular to cooler climates and popular during the periods in which the residences were constructed. The general atmosphere of the upland wooded areas and the higher elevation climate persists.

The historic district designation is appropriate for the three camp lots collectively because they represent a significant concentration of structures that are linked historically by plan and physical development and by vernacular architectural styles of the late 1800s through the 1950s. The original layout of the camp lots, beginning in 1918 and ending in 1951, clearly provides the unifying plan that determined the physical development of the recreation residences. The configuration, layout, and organization of these lots remain essentially unchanged from their original staking. The visual sense of the district's overall historic environment has also retained many of its important attributes. This includes the narrow dirt roads leading to the lots, the placement of structures within the lots, and the general setting created by the landscaped yards and intervening forest growth. The camp lots and the historic buildings are also linked by function and the historic continuity with which this function and related activities have been maintained to present. The lots were established in 1918 as a retreat and for recreational purposes based, in part, on the history of the area being used for campsites over the previous 50 years and they continue to be used primarily for this purpose.

Significant Persons

While a number of prominent individuals and families are associated with particular recreational residences or the overall development of the camp lots, these associations are not sufficiently strong to find the historic district significant under criterion "b" ("Be associated with the lives of persons important to our past"). The buildings and camps lots are not sufficiently or uniquely associated with the actions or achievements that made these individuals significant in the history of Kaua'i or Hawai'i nor do they illustrate the primary influence these individuals had in their communities. If anything, the residences and lots represent retreats from the primary activities and accomplishments that made these individuals and families noteworthy.

The association most closely meeting this criterion is that between the Knudsen family and the development of the camp lots. As holder of the government leases of these areas from 1856 to 1917 at Kōke`e and to 1920 at Pu`u ka Pele, Valdemar Knudsen established the practice of using Halemanu as an upland retreat and campsite and as a base to pursue various recreational activities in the area. His sons Augustus and Eric helped advocate for the establishment of the camp lots, in part, so that they and other families who had joined them during their summer retreats could continue this practice after the Knudsen leases expired. The Knudsen family was also instrumental in early efforts to control feral animal populations and conduct experimental tree plantings on their leased lands in order to reduce soil erosion and protect the island's watersheds. These efforts foresaw steps subsequently taken to manage these and other lands as Forest Reserves. The Knudsen family is, however, more strongly associated with the establishment of early ranches and sugar plantations in the Kekaha region of Kaua'i.

Forester Charles S. Judd also played a significant role in establishing the camp lots and determining their long-term conceptual and physical development. He selected and surveyed the original 47 camp lots in 1918 and was a proponent of the camp lots being modeled after public recreation opportunities being developed on U.S. National Forests lands. He also set the first lease rates and drafted the original lease agreements that contained conditions to protect the area's forests and water supply and to control invasive weed species. As with the Knudsens, Charles Judd was more strongly associated with the overall development and management of Forest Reserves throughout the Territory of Hawai'i than with just these two Forest Reserves on Kaua'i.

It might also be noted that descendants of the families who have held recreation leases or who had used cabins leased by companies or organizations for multiple generations clearly have strong sentimental ties to the recreation residences, the camp lots, and the entire experience created by the proposed historic district and its setting. They consider these properties and the area significant to them and their families.

Period of Significance

The proposed period of significance for the historic district is 1918 to the late 1950s. The beginning date, 1918, marks the establishment of the original 47 camp lots at Halemanu and Köke`e by Forester Charles S. Judd and the subsequent lease of these lots. The 1918 date represents the first steps taken, that of surveying and staking the lots at Köke`e and Halemanu, to create the physical plan of the camp lots which is still evident today and remains a fundamental element of the historic district's setting. Use of the area by the Knudsen family prior to 1918 clearly established a precedent for recreational camping and cabins at Köke`e, but it was the pattern of camps lots initially created in 1918 that represents the physical development of the recreation residences and the historic district. Tents were initially erected on many of the lots for summer camping before cabins began to be constructed as early as 1920. An exception was the existing building constructed by the Knudsen's at Halemanu in the late 1800s and possibly other structures built by friends of the Knudsen family. Construction of recreation residences continued through the 1930s at Halemanu and through the 1990s at Köke`e. In 1951, the Köke`e Camp Lots were expanded by 27 lots to the west and upslope of the original 47 lots (Fig. 5 and 8). These are commonly known as the Water Tank Lots.

Lands at Pu`u ka Pele were withdrawn from the Forest Reserve in 1919 and 1922 and turned over to Kaua'i County for the explicit purpose of developing recreational camp lots. The creation of individual lots at Pu`u ka Pele evolved incrementally up through the late 1940's with construction of residences beginning about 1923 and continuing through the late 1980s. The ages of existing recreation residences at Pu`u ka Pele and Köke`e indicate that the decades between 1918 and 1959 are fairly evenly represented (Table 5). Existing buildings at Halemanu represent a narrower time period of 1918 to 1939.

The late 1950s was chosen as the ending date for the period of significance to include those recreation residences that recently reached the 50-year mark or will do so soon. Their inclusion is justified by the number of recreation residences from the 1950s that represent architectural styles and construction materials of

this period. After 1959, jurisdiction of the Kōke`e and Halemanu Camp Lots was transferred to the newly created Division of State Parks. Pu`u ka Pele was transferred from Kaua'i County to State Parks in 1964.

Proposed Historic District Boundaries

The geographic boundaries of the proposed historic district are illustrated in Figures 2 through 5. A discontinuous historic district is being proposed because the three individual camp lots are geographically distinct, they are not linked visually, and the intervening areas do not contribute directly to the historic integrity or significance of the recreation residences. The three camp lots are, however, related by historical context, development, function, and architectural styles. Each of the three camp lots is encompassed by a single district boundary drawn along the outer edge of the individual lots or concentrations of lots that lie at the periphery of the camp lots. In order to create a cohesive entity, boundary lines were also drawn directly between the corners of lots and their nearest neighbor to include, in a single district, intervening and undeveloped areas. Where possible, the boundaries also encompass camp lot roads to preserve the patterns of access that are also a character defining element of the district. A primary reason for the district boundaries coinciding with the outer lot boundaries¹ of the three camp lots is that the lots themselves, not just the recreation residences, are significant. They represent the historic plan and physical development of the recreation tracts and are thus fundamental to the establishment of the recreation residences. The undeveloped lots, the non-landscaped portions of developed lots, and intervening areas between lots are included because the thick vegetation contributes to the rural setting of the district and thus its integrity. This wooded setting contrasts with the landscaped yards surrounding the residences and, together with these yards and residences, form the mosaic pattern that is characteristic of the three camp lots.

All vacant lots are included in the district if they are located within the distinct concentration of lots and residences that form the three camp lots. Several lots are not included because they are located a significant distance from the main concentrations of lots (Fig. 5). Most of these are vacant. Included within the Halemanu Camp Lot section of the district are the two vacant lots (TMK: 1-4-03: 001 and 002) that were once the location of the first cabin and camp sites established by the Knudsen family in

¹ Note that the proposed historic district boundaries will coincide with the actual outer boundaries of the lots. The boundaries are illustrated in Figures 3 through 5 as being slightly outside the lot boundary lines so that they can be seen clearly in these illustrations.

1868. Family lore has Valdemar Knudsen being attracted to this spot because it was the location of a Hawaiian bird-catcher's mountain house when he first visited the area.

Contributing and Noncontributing Historic Properties

The historic district encompasses recreation residences that both contribute and do not contribute to the integrity and significance of the historic district. In her inventory, Ms. Duesing based her assessment on whether a residence should be considered a contributing property or not on its date of construction (i.e., over fifty years old), architectural style, architectural features, and the integrity with which its historic and architectural characteristics have been maintained. Those assessed as not contributing to the historic district were not historic (i.e., less than 50 years old) or their historic integrity has been irreparably compromised by inappropriate or difficult to reverse modifications. Her assessment of 114 residences within the district, including whether they should or should not be considered contributory, is presented in Tables 2 through 4. Also extracted from her "Historic Resources Inventory" sheets for each residence is the lot number; Tax Map Key number of the lot; year of construction if known; the historic integrity rating generated for each residence during the 1983, 2001, and 2003 inventories; the factors Ms. Duensing used to justify her integrity ratings; and notes on the architectural style and features that define its historic character.

Of the 114 recreation residences in the district, approximately 75 (66%) can be considered contributory and 39 (34%) are not (Table 1). The categorization of nine residences included in these totals remains uncertain (i.e., those given a Historic Integrity Rating 2 in the 2003 inventory) and could change based on further inspection or with appropriate restoration. The proportion of contributing to non-contributing is fairly even in the Pu`u ka Pele and Köke`e Camp Lots. At Halemanu, 13 of the 14 buildings are considered contributory which underscores the particular significance and historic character of this group of residences. A comparison of historic integrity ratings (i.e., 5 through 1) by camp lot and decade of construction (Table 5), indicates that each time period is fairly evenly represented by residences that are good examples of architectural styles, are characteristic of their period, and have maintained high or relatively high degrees of integrity (Ratings 3 through 5). This is true of the Pu`u ka Pele and Köke`e Camp Lots and the historic district overall.

As Ms. Duensing points out, most of the 75 contributing buildings lack individual distinction because they are designed and constructed in relatively simple architectural styles.

Collectively, however, they create a distinguishable entity that is significant and forms a unique collection of 20th-century vernacular architecture in Hawai'i. For the most part, the noncontributing properties do not distract from the significance or integrity of the district because of their modest size, their landscaping and their being shielded by dense vegetation growing on and between many of the lots. Of the 114 residences, only two, the Danford and Hagino residences (TMK: 1-4-03: 013 and 1-4-04: 040), are individually distinct and could qualify for National Register listing based on their own architectural merits under 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").

Determination of Effect

The 2007 lease agreement or agreements have the potential to affect the historic district and its individual contributing properties if the lessee or lessees are able, as has been the case in the past, to modify or alter the recreation residences in ways that compromise the integrity of the historic buildings or in a manner that is not sympathetic to historic character of the structure. Buildings could also be constructed that do not complement the historic character of the district and may even distract from the general feeling and historic fabric of the district. This could occur with the construction of new residences on vacant lots, the replacement of older structures, or construction of additional structures on a single lot.

The range of potential effects is illustrated by modifications made to the recreation residences under current and past leases. Many of these are identified in the "Historic Integrity Assessment" and "Significance and Descriptions" columns of Tables 2 through 5. These entries specify alterations made to particular residences that have diminished, or in some cases retained, the historic character or architectural style of the residence. Common and problematic alterations have included the addition of large decks, replacement of original windows with jalousies, roof replacements, satellite dishes, and additions to the primary structure. The failure to make necessary repairs and to maintain the residences over the course of the lease agreement can also adversely affect individual residences and diminish the diversity of structures representing particular periods and architectural styles in the historic district.

Dramatic departures from the common attributes and layouts of the landscaped yards could also compromise the integrity of the district. Characterized by open lawns, ornamental plants, and fruit trees, these landscaped yards are fundamental to creating

the mosaic of residences, yards, and forest growth that are a unifying element of the district and express, in part, the physical development and overall plan for the original camp lots.

Previous lease agreements were issued for 20-year periods and required lessees to obtain approval of the Board prior to constructing or installing any buildings, structures, or improvements on the camp lots (Agreement and Covenant #9)². The Board also reserved the right to limit the number of dwellings on any lot. Maintenance and repair of all buildings and improvements on the camp lots were the responsibility of the lessee and were to be undertaken at the lessee's expense (Agreement and Covenant #10). Lessees of vacant lots were required to construct a recreation residence within two years of obtaining the lease (Special Terms and Conditions #4). These buildings were to be constructed of new materials, to contain no less than 600 square feet of enclosed living space, and to be valued at no less than \$20,000. None of these conditions directly specifies or encourages actions that would preserve the historic character of the recreation residences or their setting.

Mitigation Commitment

To mitigate the potential effects of the 2007 lease or leases of the Pu`u ka Pele, Halemanu, and Köke`e Camp Lots, we believe that preservation is the appropriate form of mitigation [§13-275-8(a)(1)(A)]. A detailed preservation plan will be prepared outlining steps to be taken to mitigate the potential adverse effects of the long-term leases on the historic district and those residences considered contributing properties. Residences considered contributing properties are listed in Tables 2 through 4 as are statements justifying their status and therefore their treatment. The plan will focus on the preservation, rehabilitation, and restoration of the contributing buildings and mechanisms to avoid changes to vacant lots or non-contributing residences that could compromise the integrity of the historic district.

In general concept, the detailed mitigation plan will draw on examples of other agreements designed and implemented to oversee the long-term management, restoration, or rehabilitation of substantial collections of historic buildings within particular areas or historic districts. Most were prepared to comply with federal historic preservation laws. This includes some agreements that are currently in effect for historic recreation cabins in the U.S. National Forests that addresses many similar issues. Four

² General Lease, Department of Land and Natural Resources, covering Köke`e Camp Site Lots, Waimea (Kona), Kaua`i, Hawai`i, 1985

fundamental components are common to most of these agreements. First, they include, in some form, design standards or guidelines governing the repair, maintenance, or alteration of the contributing and non-contributing buildings within a historic district and the construction of any new buildings or improvements within that district. Second, a design review committee is established under the agreement to judge whether architectural designs or building plans proposed by building occupants conform to the established design standards. Third, the procedural steps needed to obtain approval to alter a building or construct a new one are generally outlined within the context of other approvals or permits needed by other governmental entities. The fourth is a mechanism to bind the individual occupants of the building to the mitigation measures established by the agreement.

The specific design standards for the recreation residences at Köke`e, Halemanu, and Pu`u ka Pele will be developed as part of the detailed mitigation plan. In general, we anticipate that they will accommodate the preservation and restoration of residences representing all the historic periods and architectural types found in the three camp lots. If most residences within a section of the camp lots were built in a particular time period, then that period and its architectural style would be favored for new construction (i.e., in-filling). For example, the existing residences at Halemanu were all constructed in the 1920s and 1930s. It would be inappropriate to construct at Halemanu a residence reminiscent of 1940s residences at Pu`u ka Pele or the 1950s at the Water Tank tract. Modification or restoration of existing buildings will need to meet the Secretary of the Interior's Standards for Rehabilitation or any other applicable standards or guidelines as specified in the design standards [§13-275-8(h)(5)]. This will include specifying situations in which the in-kind replacement of architectural features should occur. Attention will also be paid to those architectural features, such as the rock chimneys and `öhi`a branch railings, that are character defining. New residences or those requiring significant reconstruction (e.g., after severe fire damage) will need to reflect the modest size and rustic nature of the district's vernacular architecture. As is evident in the inventory report, alteration of the public façade of the residences can compromise the historic integrity of a building and the district more than those occurring out of public view. The issue of on-going maintenance responsibilities will also be addressed.

The detailed mitigation plan will also define a mechanism to establish a design review committee and propose its composition and primary responsibilities. At a minimum, these committees are generally composed of individuals representing the relevant professional fields, leaseholders or building occupants,

government agencies with oversight responsibilities in the area (e.g., State Parks or Kaua'i County representatives), and sometimes other groups with a particular interest in the preservation of the historic district (e.g., Hui o Laka). Committee members representing the relevant professional fields in this case would include architects and others such as architectural historians, historians, planners, or resource managers that have the experience and background to make informed judgment calls on whether the proposed repairs, alterations, or new construction conform to the design standards and would not compromise the integrity of a contributing building or the district.

The overall procedural steps lessees need to follow to obtain final approval for types of construction work or repairs will also be outlined in the detailed mitigation plan. This will include not only the steps needed to comply with the design standards, but those permits or approvals required under state laws and county ordinances for those actions within this particular area, such as Conservation District Use permits and Kaua'i County building permits.

The final mitigation commitment will be to include adherence to the design standards and the defined approval process as a binding condition on all 2007 lease agreements for recreation residences at Kōke`e, Halemanu, and Pu`u ka Pele. These commitments can be incorporated in the lease agreements as covenants or as special terms and conditions. Failure to comply with these conditions could result in the lease being revoked.

If you have any questions about the proposed 2007 leases or any of our determinations, please call Martha Yent, Interpretive Program Manager, at 587-0287 or Holly McEldowney, State Parks Archaeologist, at 587-0307.

cc: Nancy McMahon, Kaua'i Island Archaeologist