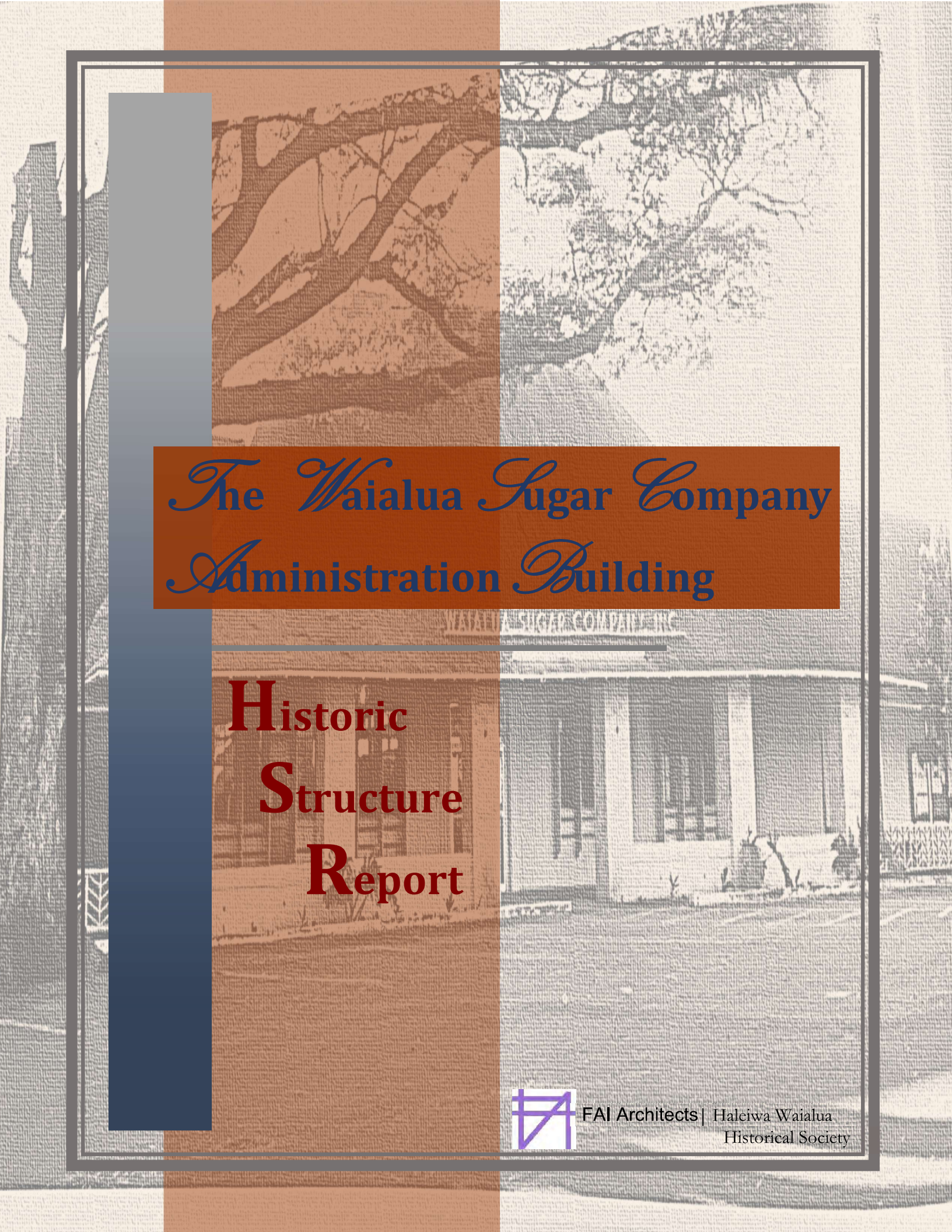




*The Waialua Sugar Company
Administration Building*



**Historic
Structure
Report**



FAI Architects | Haleiwa Waialua
Historical Society

An aerial, black and white photograph of a village nestled in a valley. The foreground shows a road and several buildings, including a large structure with a thatched roof. The middle ground is filled with more houses and trees. In the background, a range of mountains rises against a light sky. The text "This Page Is Left Intentionally Blank" is superimposed in the center of the image.

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An aerial, black and white photograph of a village. The foreground shows several buildings with gabled roofs, some with corrugated metal roofs. A road or path runs through the center of the village. In the background, there are rolling hills and a large mountain range under a clear sky. The overall scene is a rural settlement in a mountainous region.

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EXECUTIVE SUMMARY

This Historic Structure Report (HSR) for the Waialua Agricultural Company Administration Building was carried out in conjunction with Haleiwa Waialua Historical Society (HWHS) and FAI Architects.

The general intent of this project is to assist the Haleiwa Waialua Historical Society to identify short, mid and long-range preservation goals to support the organization's planning and grant-writing efforts and to maintain and help preserve the historic characteristics of the Waialua Agricultural Company Administration Building for new uses.

A thorough field investigation of the building and site were evaluated and analyzed to help provide corrective and temporary potential treatments that comply with the U.S. Department Secretary of the Interior's Standards (SOI) for the Treatment of Historic Properties, to assist with potential space planning development of the Waialua Agricultural Company Building and to prioritize building issues in relation to the historic fabric of the building in the following order: life safety and structural issues, exterior and waterproofing issues, interior issues and finally, any site issues.

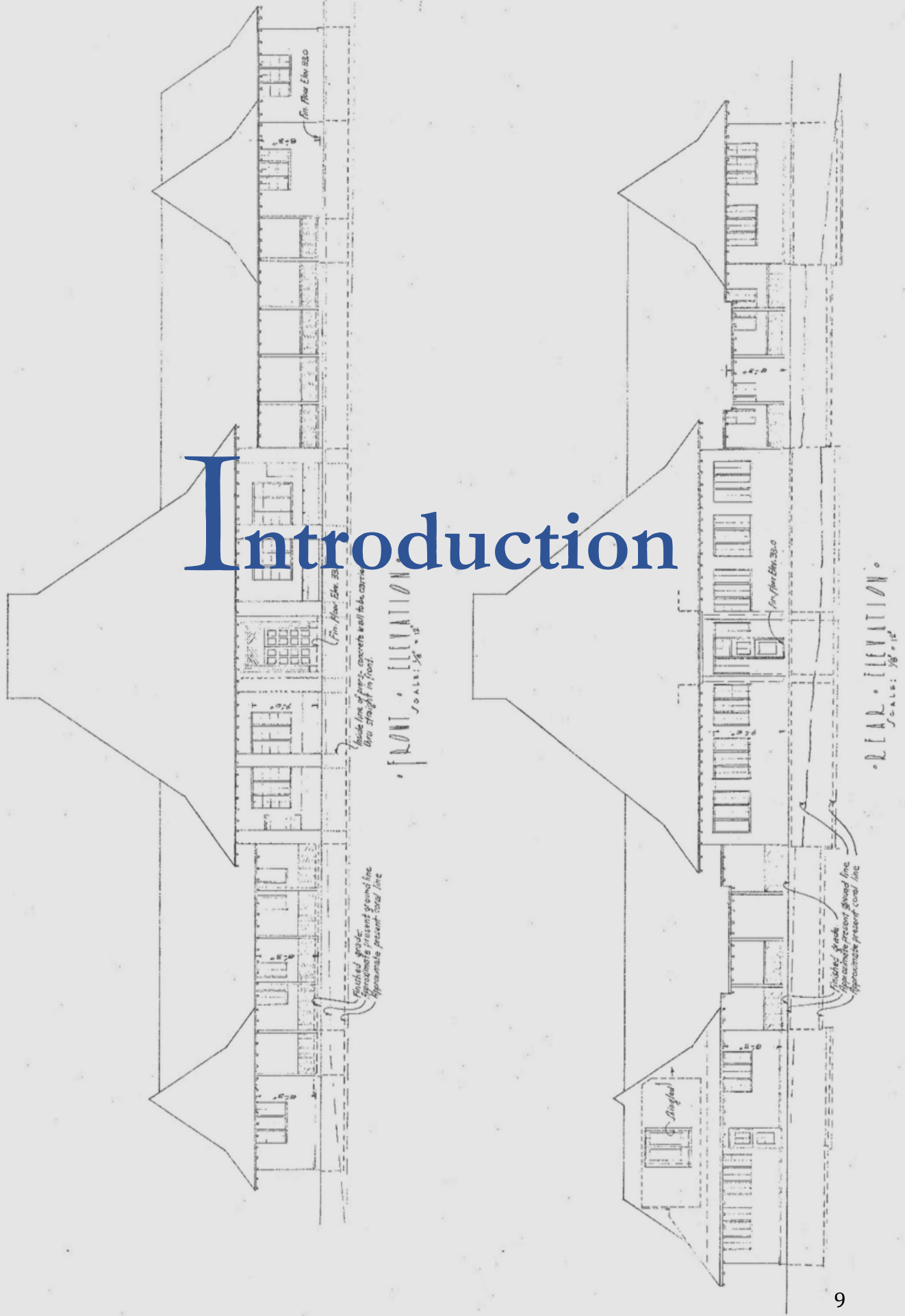
General findings the FAI team observed during the field visit include the following: the plantation style double pitch roof, tongue & groove exterior wood siding, single doors, sliding and casement windows, stucco finish columns and connecting wall, wood railings and posts, coral sandstone pavor floor walkways as well as the courtyard with pond feature retains a high degree of historic integrity. The asphalt-shingle roof exhibits sagging, patched areas and damage. The uplifted tree roots affect the foundations, paved walkways and parking surfaces. Wood framing and structural members show extensive termite and structural damage at several interior and exterior locations that also correspond with areas of water penetration.

Historic research of the Waialua Agricultural Company Administration Building helped in understanding the building and its surrounding context. With the combination of history and the condition assessment, HWHS can effectively use this report to prioritize and plan for the future historic rehabilitation of the Waialua Agricultural Company Administration Building and its site.

This report provides guidance on how to comply with the U.S. Department Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as help identify character defining features that should be maintained.



Introduction



An aerial, black and white photograph of a village. The foreground shows a road and several buildings, some with corrugated metal roofs. The middle ground is filled with more buildings and trees. In the background, a large mountain range stretches across the horizon under a clear sky. The overall scene is a rural settlement in a mountainous region.

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METHODOLOGY AND RESEARCH

The Waialua Sugar Company Administration Building is situated within a 25.61-acre agricultural lot owned by Dole Food Company, Inc. The building is located at 67-202 Kupahu Street with the Tax Map Key (TMK): (1) 6-7-009:071. The project area is comprised of approximately 8,868 square feet of total floor area. The building sits parallel along Kupahu Street, flanked by residential housing on the south side and agricultural land on the east side.

A site visit conducted on March 09, 2023 examined the Waialua Sugar Company Administration Building entirely. Prior to the start of any fieldwork, background research was undertaken by HWHS. The preliminary background research involved an examination of pertinent materials provided by the client. The State Historic Preservation Division (SHPD) inventory files disclosed that this property was not included in the Statewide Inventory of Historic Places (SIHP). Alison Chiu, Bethany Zedalis, and Tanya GM Hemmings, who meet the Secretary of Interior’s Professional Qualifications Standards as architectural historians, and Cathy Zuniga of FAI Architects walked the site accompanied by Antya Miller — director of the Haleiwa Waialua Historical Society. Approximately three hours were spent in the field taking photographs and notes on the physical character of the building at the study area, as well as gathering information in conversations with Mrs. Miller. One hundred percent of the survey area was examined.

Following the site survey, additional research including background research commenced and documenting the results of the building survey was completed. Following the gathering of information, this report was prepared, reviewed, and finalized.

PROJECT TEAM

The Waialua Sugar Company Administration Building Historic Structures Report is a result of collaborative efforts of FAI Architects, in conjunction with Haleiwa Waialua Historical Society.

Antya Miller, President, and Boyd Ready both of the HWHS conducted archival research and writing.

Tonia Moy, was the Historic Architect and Principal-in-Charge for the project. Alison Chiu, FAI Architects Associate, provided project coordination, site verification work and report oversight. Tanya GM Hemmings and Bethany Zedalis participated in site verification work and assisted with photography, report writing, and code information. Cathy Zuniga, project manager, coordinated site verification work, report organization, photography, report writing and compilation.

Haleiwa Waialua Historical Society
P.O.Box 1055
Waialua, HI 96791

FAI Architects
1600 Kapiolani Boulevard, Suite 1700
Honolulu, Hawaii 96814

PROJECT DATA

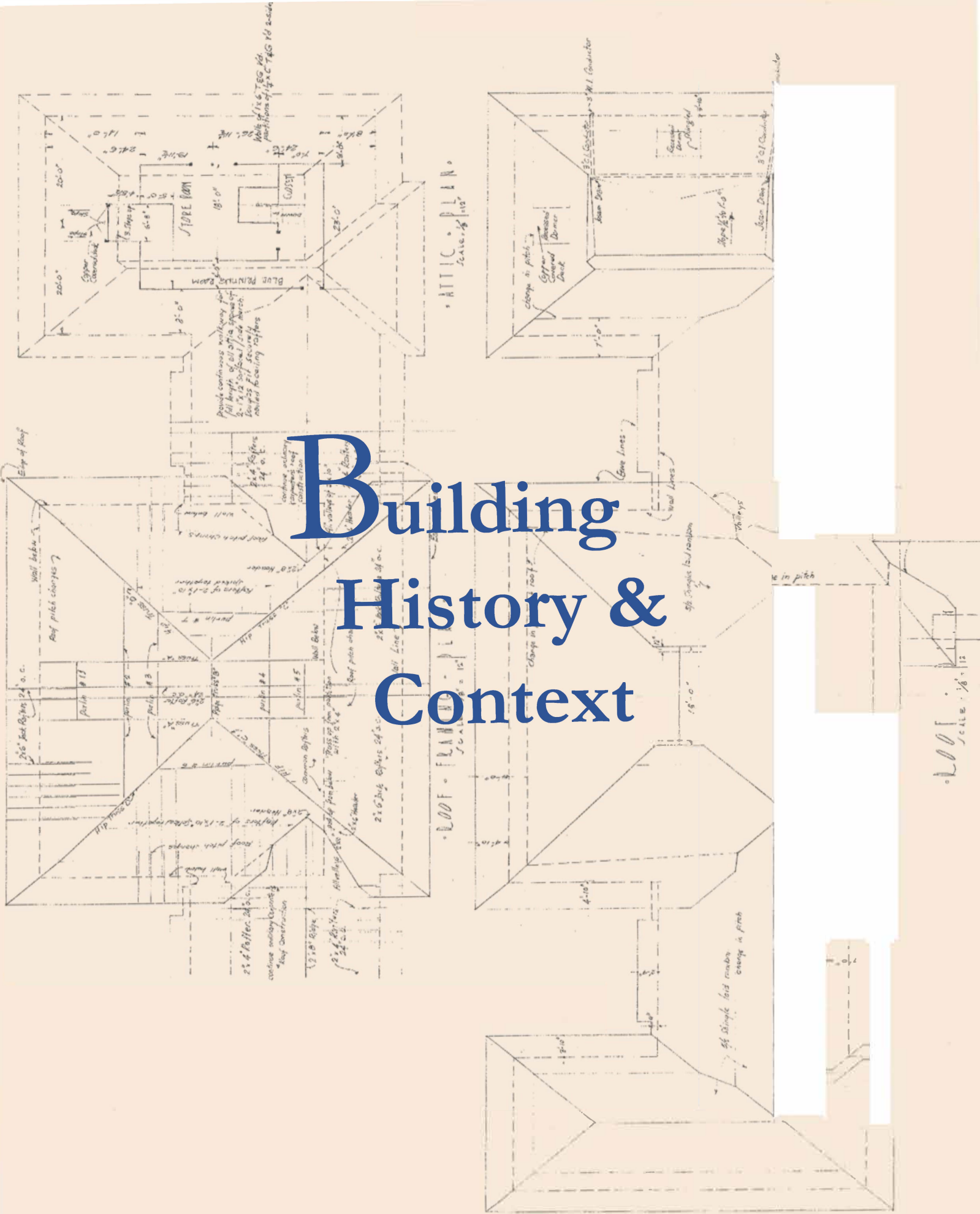
- **Historic Name:**
Waialua Agricultural Company
- **Current Name:**
Waialua Sugar Company Administration Building
- **Tax Map Key:**
(1) 6-7-009:071
- **Address:**
67-202 Kupahu Street
Waialua, Hawaii 96791
- **GPS & UTM Location:**
Latitude: 21° 34' 25.7802"N Longitude: -158° 7' 15.423"W
- **Owner:**
Dole Food Company, Inc.
- **Owner Address:**
802 Mapunapuna Street
Honolulu, Hawaii 96819
- **Tax Parcels & Legal Description:**
The overall site consists of one parcel. Refer to the TMK map (Figure 7). The parcel with the building is in bold.

GeoID	Parcel	Legal	Square feet
None	None	Lot 785, 25.611 acres, Map 100 LCAPP1089	1,115,615

- **Zoned:**
Residential; Agricultural
- **Total Acreage:**
25.6110 acres
- **Architect:**
Mark Potter
- **Construction Builder:**
Keizo Nagata



Building History & Context



An aerial, black and white photograph of a town. The town is densely packed with buildings, many of which have gabled roofs. A prominent road or street runs through the center of the town. In the background, there are large, rugged mountains under a clear sky. The overall scene is a typical small-town or village setting.

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HISTORICAL BACKGROUND AND CONTEXT

Provided is a brief history of the building and its context, its designers and builders, and persons associated with its history and development. The information provided follows the guidelines for completing National Register of Historic Places (NRHP) from the U.S. Department of Interior National Park Service (NPS).

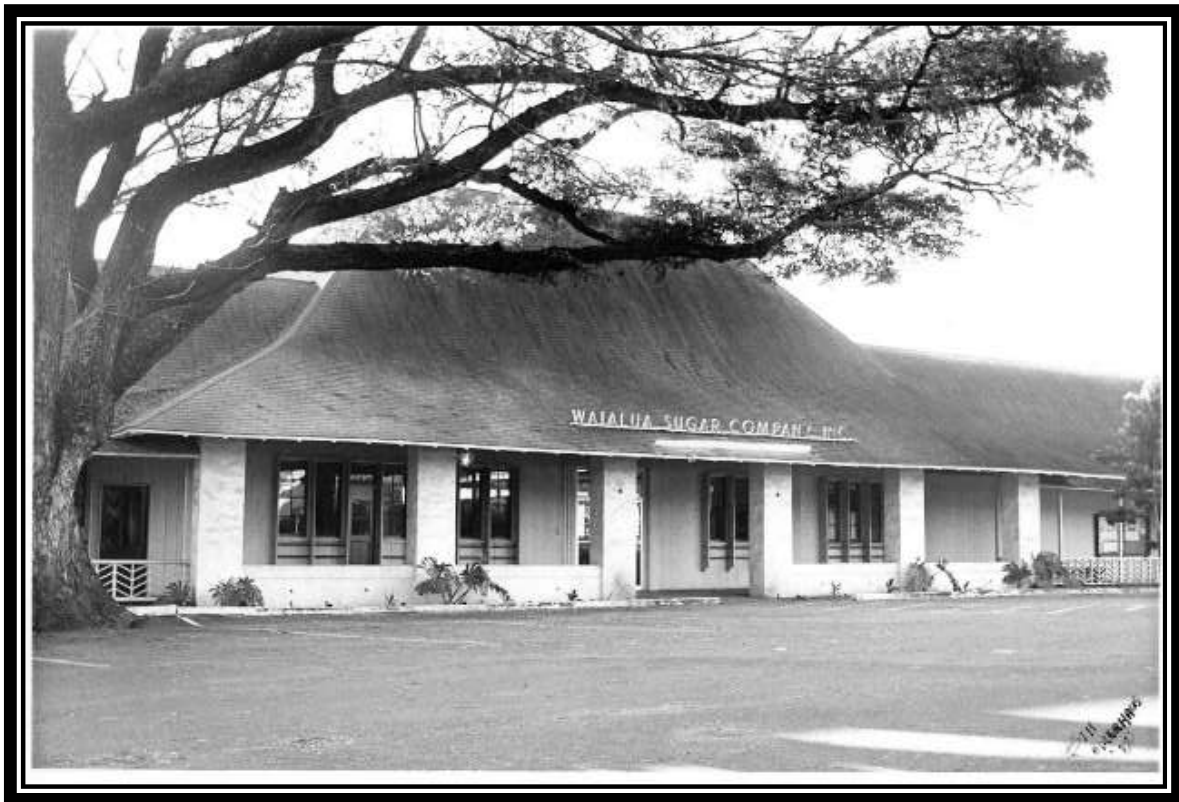


Figure 1: *Waialua Plantation Office, c. 1980*

Source: *Haleiwa Waialua Historical Society archives, photo by: Bill Romerhaus*

Ownership Type: Private

Classification: Building

Number of resources within the property: 2 Contributing (1 building & 1 site terraced landscape, see figures 65 & 66)

Current Function: Haleiwa Waialua Historical Society - Office

Historic Function: Waialua Sugar Company Main Office

HISTORICAL BACKGROUND AND CONTEXT

By FAI and HWHS

Sugar production became an established agricultural crop in Waialua District, Oahu starting in the 1840's. In 1864 Levi and Warren Chamberlain built a water-powered mill and processed their first sugar in April of 1865. The rich soil and ample supply of water from multiple streams to the ocean made the area ideal for sugar production.

The underlying coral material at the current sugar mill site provided a firm foundation for the construction of the mill and support services while not sacrificing the nearby rich agricultural land.¹

The Chamberlains provided sugar to the Northern States during the Civil War, but when the South cut the sugar supply to the North, it forced the North to import sugar from the Islands. However, when the war ended in 1865, the mill's success ended as well, resulting in the Chamberlains yielding the sugar mill to the bank. Five years later, the mill was purchased by Robert Halstead who managed it with his two sons.

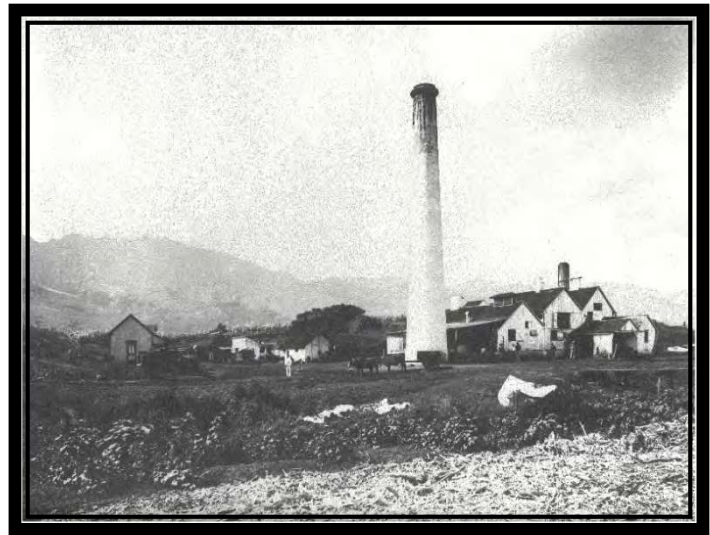
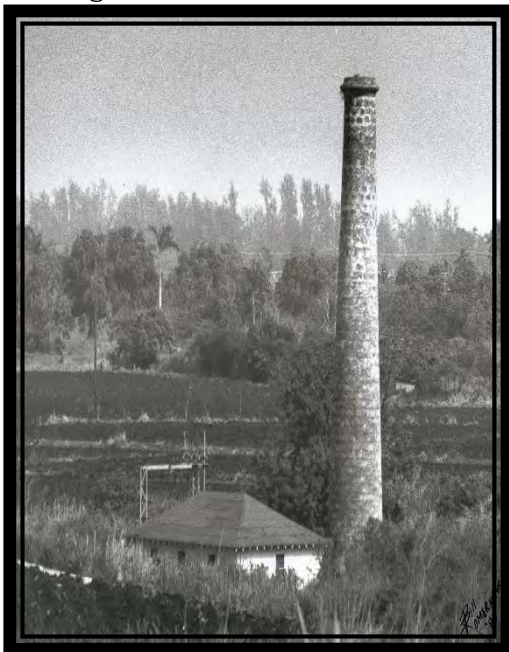


Figure 2: *Halstead Mill, unknown date.*

Source: *Hawaii State Archives, Monsarrat Collection.*



Name of Halstead mill in 1881(mortgage document between Bishop & Co. bankers Charles Reed Bishop and John Paty, and Robert Halstead) is the 'Waialua Sugar Company,' "formerly conducted by Halstead and Gordon."

Figure 3: *Halstead Smokestack, c. 1948.*

Source: *Hawaii State Archives, George Bacon Collection.*

¹ City and County of Honolulu & G70, "Waialua Town Master Plan April 2005," 96.



Figure 4: *Sugar Plantation - Waialua Agricultural Company Mill, c. 1946.*
Source: *Hawaii State Archives Digital Collection, accessed 2023*

One of Hawaii's Big Five trading and sugar industry management companies Castle and Cooke purchased the Halstead Mill in 1898, and formed Waialua Agricultural Company Ltd. By the year's end the small mill was replaced and a new mill was built (Figure 4). Waialua Agricultural Company's first crop harvested 1,741 tons of sugar.² Castle and Cooke also expanded the land and built a railway system. Harvest rose to 19,722 tons of sugar in 1905 under the experienced manager William Goodale. In 1920, Goodale pioneered the use of mechanical equipment such as an excavator and eventually installed a hydroelectric plant in the uplands.³

In the late 1920s, Waialua's total sugar production greatly increased under the assiduous direction of General Manager James Thompson. Labor costs were higher at first due to the early 1920s strikes and subsequent wage increases. However, efficiencies in planting, watering and harvesting, and a reduction in the total workforce needed, combined with investment in better sugar processing equipment and electric pumps (that required less

² William Dorrance and Francis Morgan, *Sugar Lands: The 165-Year Story of Sugar in Hawaii* (Honolulu: Mutual Publishing, 2000), 47.

³ *Ibid*, 48.

labor to service), led to more production at a lower cost. Raw sugar production jumped from 6.4 tons per acre to 10.6 tons per acre. This was a 65.6% increase in production.⁴

After Thompson's death in 1932, the next manager, John Midkiff was able to improve worker housing due to higher productivity and profits the mill generated. Improvements were made to the indoor plumbing, as well as the addition of new general facilities — a hospital, recreation center, and the Waialua Agricultural Company administration building. A visit by the United States labor leader, Samuel Gompers, found working conditions, especially housing, superior to any on the U.S. continent. The company voluntarily went to an 8-hour workday in 1935, resulting in better morale. The 'Waialua flume' system of concrete channels that could be reassembled as needed greatly reduced the labor needed to get water to the crops; this improvement was shared with the other Hawaii plantations^{5, 6, 7}



Figure 5: *Waialua Plantation Office In New Home*
Source: *Honolulu Star Bulletin, March 20, 1936*

The 1935 and 1936 Castle and Cooke's Waialua Agricultural Company's annual reports proudly focused on their completed recreation facility, a large gymnasium with track and field, tennis courts, and associated facilities. In 1935, a plantation hospital, designed by C. W. Dickey was built, and the Waialua Sugar Company's new administration building, today known as the Waialua Sugar Company Administration building, designed by Mark

Potter was constructed and occupied in early 1936 (Figure 5). Potter designed the athletic field for the recreation center.⁸

⁴ Original 3"X5" 1927 leather-bound 3-ring manager's data notebook, Haleiwa Waialua Historical Society: George Williams Collection.

⁵ Vivien Lee, Notes from Preliminary Contact with John Midkiff, 17, June 2, 1976.

⁶ Castle & Cooke Annual Reports, Waialua Plantation Timeline, Rick Rogers and Barbara Ritchie, authors, 2013.

⁷ Waialua Sugar Co. Illustrated Talk, Haleiwa Main Street Historic Preservation Committee, Boyd Ready, Presenter, 2013.

⁸ Waialua Sugar Co. Annual Shareholders' Report, University of Hawaii Hamilton library, Hawaii & Pacific Collection, 1935.

The 1935 and 1936 Annual Reports to Shareholders prominently featured the Atherton Recreation Center in the narrative, and scarcely mentioned the administration building and hospital. A close look at the balance sheet detail for assets shows the administration building, January 1st, 1936, value at \$735.42, December 31st value at, \$47,049.50. The brief comment in the narrative by Plantation Manager John Midkiff was, “We moved into our new office in February and the great amount of clerical work can now be done under up-to-date and pleasant surroundings. The welfare, agricultural, civil engineering and irrigation staffs are housed in the new building.”⁹

Mark Potter, the architect for the Waialua Agricultural Company building, was born in England in 1895. He lived in New Zealand, and graduated from architecture school in Vancouver British Columbia, Canada. In 1920, he came to Hawaii and joined the firm Emory & Webb, then partnered with engineer Fred Furer. Although he was known generally for his residential architecture in the Tudor style with Craftsman features a certain architect’s “whimsy,” and extreme attention to custom features and details, he also designed many commercial and government projects. He completed two spec homes in 1927-1928 in Manoa, selling one, and failing to sell the other due to the Great Depression, lived in it himself. It still stands today, among Honolulu’s official historic homes.

Two contemporaneous residential projects exemplify Potter’s “Hawaiian Tudor” design style, the well-known, 15,000 SF Gaylord Wilcox home, from 1937 (currently a shopping/dining destination on Kauai) and the 1929 ‘Hawaiian bungalow’ residence on Ala Wai Blvd. at Ohualani St. (building is no longer extant and street is currently named Ohua Ave.) Both use the high, steep-pitched “Hawaiian roof” with overhanging eaves.^{10, 11}

One of the notable features of the Waialua Administration Sugar Co. Building is the exposed rafters under the eaves which reflects Potter’s design in the Craftsman style. In the large hall for the clerical workers, the stenciling on the beams is typical of Potter’s interest in decorative detail. The manager’s office is designed with large windows and sliding glass doors, which opens the room to the outdoors creating natural ventilation, also typical of his residential designs. The sliding wood louvered shade panels and the hidden chalkboard for production and financial data revealed by textured sliding panels, are characteristics of his attention to custom features and details.¹²

⁹ Waialua Sugar Co. Annual Shareholders’ Report, University of Hawaii Hamilton library, Hawaii & Pacific Collection, 1936.

¹⁰ “Gaylord Parke Wilcox House, “Kilohana.” Accessed April 17, 2023.
<http://sah-archipedia.org/buildings/HI-01-KA18>.

¹¹ “Shaded Roof Is Feature of Home.” Honolulu Star-Bulletin, September 14, 1929.

¹² Fung Associates, Preliminary Assessment of the Waialua Agricultural Co. Building, FAI Architects, 2023.



Figure 6: *Waialua Plantation Office, c. 1970's*
Source: *Haleiwa Waialua Historical Society archives.*

The Waialua Sugar Company ceased operations in 1996. When demobilizing, many of the plans, files, and documents in the building were discarded. A remnant amount was saved from dumpsters by interested employees and has recently become available to the Haleiwa Waialua Historical Society. No original building plans have been found yet, but news accounts stated that a consortium of architects, including Hart Wood, credited with the Ewa Plantation administration building, Mark Potter for Waialua's Administration building, and C. W. Dickey for the Waialua Hospital, all worked together on various projects. There is a possibility that plans could be found in these other architects' archives. Lacking original plans, the contemporaneous Ewa Sugar Administration Building, a similar structure, survives today as a Baptist school in Ewa.¹³

¹³ Lanakila Baptist Schools (lbswarriors.com) and drawings and papers from the estate of Spencer Leinweber, UH Hamilton library.

CHRONOLOGY OF DEVELOPMENT AND USE

Waialua Agriculture Co. Timeline

By Barbara Ritchie, Rick Rogers and Hale'iwa Waialua Historical Society

Provided is a timeline of original construction, modifications, and uses, based on historical documentation and physical evidence.

1844: William Perry contracted with the Hawaiian Mission to build a mill and manufacture molasses.

1864: Levi and Warren Chamberlain built a water-powered mill and processed their first sugar in April of 1865.

1867: The Chamberlain property was bought by the note-holder, Charles Reed Bishop, who kept the two brothers on running the mill.

1869: The property was sold to O.R. Wood. who worked with Castle and Cooke (C&C). C&C took over the business two years later.

1875: Castle and Cooke sold the property to Robert Halstead and Henry Gordon.

1879: Mr. Gordon died and Robert Halstead took over the entire business.

1881: Halstead and his wife Sarah assigned the entire plantation (except crops in field and stocks of sugar), referred to alternatively as Waialua Sugar Company., to John Paty and Charles Bishop's Bishop Bank, as collateral for a 5-year, 9%, \$30,000 mortgage. Payments were to be made semi-annually, in gold.

1879- 1891: Halstead brought in his sons, Frank and Edgar Halstead who eventually took over management of their father's sugar plantation when he retired in 1891.

1898:

- The Waialua Agriculture Company was established by J.B. Atherton, E.D. Tenney, B.F. Dillingham, W.A. Bowen, H. Waterhouse, and M.R. Robinson and was incorporated by Castle and Cooke. They bought out the Halstead Brothers land and mill then began to buy or lease the adjacent lands owned by native Hawaiians. They bought as many of the taro and rice plantation lands as possible to be able to control the water-rights of the region.
- The old Halstead Mill was a small 3-roller mill in poor condition, so the cane was taken to the Kahuku Mill for processing.
- 300 acres produced 13,432 tons of high-quality cane.

- 10.9 miles of track laid; 11.4 surveyed; 5 miles of portable track, 300 cane cars, 2 freight cars and 2 locomotives in service and another ordered.
- Three complete sets of steam plows with accessories acquired; also, a fine set of mules.
- Sold all the cattle. It was decided to put the land (too rocky or dry for cane) into trees for firewood, because the future was of concern.
- Labor was abundant and there were no labor problems.
- The new mill building is under construction. Housing for the skilled labor and 1,200 field workers has been built.
- William W. Goodale Manager.

1899: (October) The old mill was destroyed by fire.

1900:

- 5,000 tons produced.
- There were shipping delays of mill machinery due to the high demand of iron works, train wrecks and loading calamities on the west coast.
- Most of the 1,900 crop was ground at the new mill.
- 24 miles permanent track and 10 miles portable were added. 3 locomotives in use, 2 more ordered, 550 cane cars.
- Barracks style housing was abandoned and replaced with small, detached houses for the laborers.

1901: 1,750 acres of plant and 300 acres of ratoon crops.

1902: The ditch digging campaign began in 1902 with the "Oahu Ditch," which included the "Mauka Ditch Tunnel," and the Wahiawa, Helemano and Poamoho, or Tanada Ditches which collected and delivered water for the Lake Wilson Reservoir. The system delivered between 10 and 12 billion gallons per year, plus the Helemano ditch delivered 700 million gallons.

1903:

- Koreans arrived in January to augment Japanese labor force.
- May 1: Opaepala Dam completed.
- May 15: Fuel oil now used to power the various pumps. Opaepala Ditch tapped Anahulu, Opaepala and Kauainui and Kauaiiki Streams. Cost \$12,000. Eventually this system delivered 350 million gallons per year.
- The "Little Quadruple Effect" rollers proved inadequate and another set of rollers was ordered.

1904:

- Kamananui Ditch tapped Kawainui stream above the Opaepala Ditch system.
- Cold wet weather and pests compromised crop yields.

1905:

- 20,000 tons produced.
- (December 1905) Wahiawa Dam & Reservoir completed. 2.5 billion capacity, largest reservoir in Hawaii. Provided 90% of the surface water for Waialua Sugar Plantation. Cost \$300,000.
- H. Clay Kellogg, hydraulic engineer from Santa Anna, Ca. was chief engineer for both dam and ditches, assisted by Eugene Valgean of Anaheim, Ca.
- Dam is 136' high, highest earthen dam in Hawaii. At 1,000' elevation, 461' long, 580' thick at base, created 7-mile-long reservoir.
- Began leasing unused, unirrigated upper fields to pineapple growers.
- New boiler and evaporator, bag printing press and centrifugal pumps.
- Planted 20,000 trees for firewood, fence posts etc.

1906: First Filipino sugar workers introduced, with full scale recruitment starting in 1909.

1909: Japanese strike at most Oahu plantations. It lasted three months and essentially failed. It ended on August 5. There was soon a raise from \$18 to \$20 per month for field workers, but other ethnicities had been called in to break the strike and were kept on. More Caucasians were also hired as a result of this strike.

1910: In addition to the rail line that went around the island, 58 miles to Honolulu, by 1910, there were 30 additional miles of permanent tracks just for hauling cane, as well as another eight miles of portable track. The plantation at that time had nearly 600 cane cars and five locomotives.

1911:

- The Ito ditch, which diverted water from Kaukonahua stream to Mokuleia was started in 1911.
- Waialua became famous for the irrigation system that developed. A number of pumping stations were set up. Portable concrete flumes could be placed along the upper boundaries of the fields bringing water to each field as deemed necessary.

1912:

- Severe drought in 1912.
- Replaced copper coils in vacuum pans with a better caldera system.

1916:

- Kona storm in January caused some damage.
- Installed a set of 88 Meinkecke knives with a new Corliss engine.
- Began using power from the Kemoo Hydro-electric Station in October to power some of the upper field pumps.

1918: The plantation RR line connected with the OR&L line.

1919:

- Good price for cane this year.
- Paid bonus of 87% of wages to all workers.
- Better houses and nursery for the workers.
- Theater
- Eight settling tanks.
- The Eiraku Theatre was the site for the meeting of the Waialua Japanese Laborers Union in 1919, the first organization of its kind to be launched among Japanese plantation workers on Oahu.

1920:

- (February 1st): Filipinos strike first then the Japanese 6-month strike...No pay, no gain.
- Many Japanese and some Filipino workers were evicted. Many went to stay in temples and the Sake brewery. There was a large tent city in Kalihi. All this at the height of a flu epidemic which killed quite a few.
- The planters tried to divide the Filipino and Japanese strikers, getting the Filipino leader to call his men back to work and blaming the Japanese for this and that. That failed, only weakening his union.
- The strike ended on June 20. It was the first inter-racial strike and the first in which arbitration was attempted to settle a strike.
- Wages later went up 50%.
- Added rooms to the first hospital, built club houses and upgraded housing for workers.

1922: Waialua Ag. leased about 12,000 acres to Hawaiian Pine. They received stock in exchange, thus getting into the pineapple business on the upper fields unsuitable for cane.

1923:

- Two theatres at largest camps. Price of admission was 10 cents.
- Nurses visit camps offering baby counseling for the women.
- Goodale retires, J.B. Thompson becomes manager.
- (Mid 1920s) Opaepa Ditch redesigned for a 30 million gallons a day and became independent of the Kawainui System.

1924:

- Thirteen pumping stations, three were steam, the rest electric.
- A "Gang Contract" system began to be used in which a gang of men was contracted to plant cane and paid by the acreage, rather than by the hour, thus improving output.

1925:

- Rock crushing plant.
- Card-file system of regular medical checks.
- New Dairy

1927: The rail line reached the upper levels of the cane fields. Until then, cane had been transported from these upper fields to the mill by using the flume system, but this was an uneconomic use of water. It was deemed cheaper to build new RR tracks.

1928:

- Anahulu Siphon completed.
- Camps Helemano 1 & 8, and Kawaihoa 6 were abandoned and the workers moved in to Waialua.

1930s:

- Villages at Mokuleia 1, 2 & 5, Mill 2 & 11.
- Waialua workers got 10 cents more an hour than at other plantations.

1931:

- Ranked 4th in islands for sugar production.
- Railroad improvements around Kemoo area.

1932: John H. Midkiff now manager.

1934: Frank Midkiff, brother of John, leads the incorporation of the first community association in Hawai'i: the Waialua Community Association.

1936: Atherton Rec. Center built (most reported on); also new hospital designed by C. W. Dickey and 9,800 sf. administration building designed by Mark Potter to consolidate administrative functions.

1937:

- Kawaihoa Gymnasium built.
- Waialua Community Association Gym built for non-plantation people, in what is now called Hale'iwa.
- Puuiki Beach Bath House.
- Plantation club house replaces the one that burned down.
- Credit Union

1938: New system of harvesting used steel grabs to break off ripe cane and load directly in to train cars, rather than cutting by hand and carrying it. Also, new washer removed trash from product before introducing it into the mill.

1941:

- New crusher with largest rolls anywhere in the territory.
- Railroad extended up Helemano Ridge now connects with OR&L at Wahiawa.
- Diversified crops for the war effort. Portable overhead irrigation system for the Irish potatoes.
- No new housing, but an extensive repair program.
- After Pearl Harbor Midkiff strongly defended Japanese workers and kept internments to a minimum.

- Unionization talks with the ILWU were suspended during Martial Law.

1945:

- Mechanized method of laying portable track.
- Waialua was the last plantation to unionize. Workers actually lost some benefits.

1946: (September 1) Three-month long strike.

1947:

- Last year trains were used to haul sugar to town, partially due to 1946 tsunami damaging track out at Ka'ena, now it would be trucks.
- 40-acres mac nuts.
- Began spraying 2,4-D from crop-dusters.

1949-50: Three new evaporators.

1951: Remaining pumps were electrified (from steam and oil).

1952: The tsunami of Nov. 4th: 73-acres of cane was damaged.

1953:

- The really big Tournatoo Trucks went into service.
- This change-over caused a 3-month strike and some slow-downs.
- Kaiaka Bridge was built around this time.

1954:

- Sales of homes to employees began.
- John W. Anderson is manager.

1957:

- Opened pump 17, a 150' vertical shaft with two 1,500 hp pumps. Averaged 15 MGD and used to irrigate mid-elevation fields.
- Lake Wilson began receiving effluent from Wahiawa sewage treatment plant.

1958: 3-month strike.

1960: Harvesting methods changed from grabbers to push rakes.
There were some labor issues, slow-downs and such.

1964: New seed cutting machine.

1966:

- New power plant.
- Henry Taylor manager.
- 10,000 acres averaged 90 MGD irrigation of which 2/3 was ground-water, the rest surface.

- Water was delivered from the ditches to the fields by a concrete flume system of portable sections, placed in a herringbone system delivering the water to the furrows at the top of the fields.

1967: Tucunare introduced to Lake Wilson.

1970: Tilapia specifically introduced to Waialua streams and ditches to control invasive vegetation.

1972: Drip Irrigation system introduced.

1973: Three new wells dug in upper Helemano.

1987: Company Chairman, David H. Murdock announced they would be closing the plantation in two years. He was later persuaded to delay closing.

1994: Castle and Cooke announced the closing of the mill and plantation in two years.

1996: (October 2) The mill shut down, leaving many acres of un-harvested cane.

SITE MAP & 1976 Construction Documents

Provided is a City and County of Honolulu parcel map dated October 28, 1954. The map shows the original owner's property where the Waialua Agricultural Company Building was built.

A set of plans for The Waialua Sugar Company Administration Building main office construction documents dated March 31, 1976 was provided by Mark Takemoto of Dole Food Company Hawaii. When the Waialua Sugar Company Administration Building stopped operations in 1996, vital administration plans, files, and documents were disposed. The 1976 plans provide a record in time of spatial layout, existing conditions and proposed work at the building, at that time. Unless additional historic drawings are found these plans will be used as the basis for comparison with present day conditions.

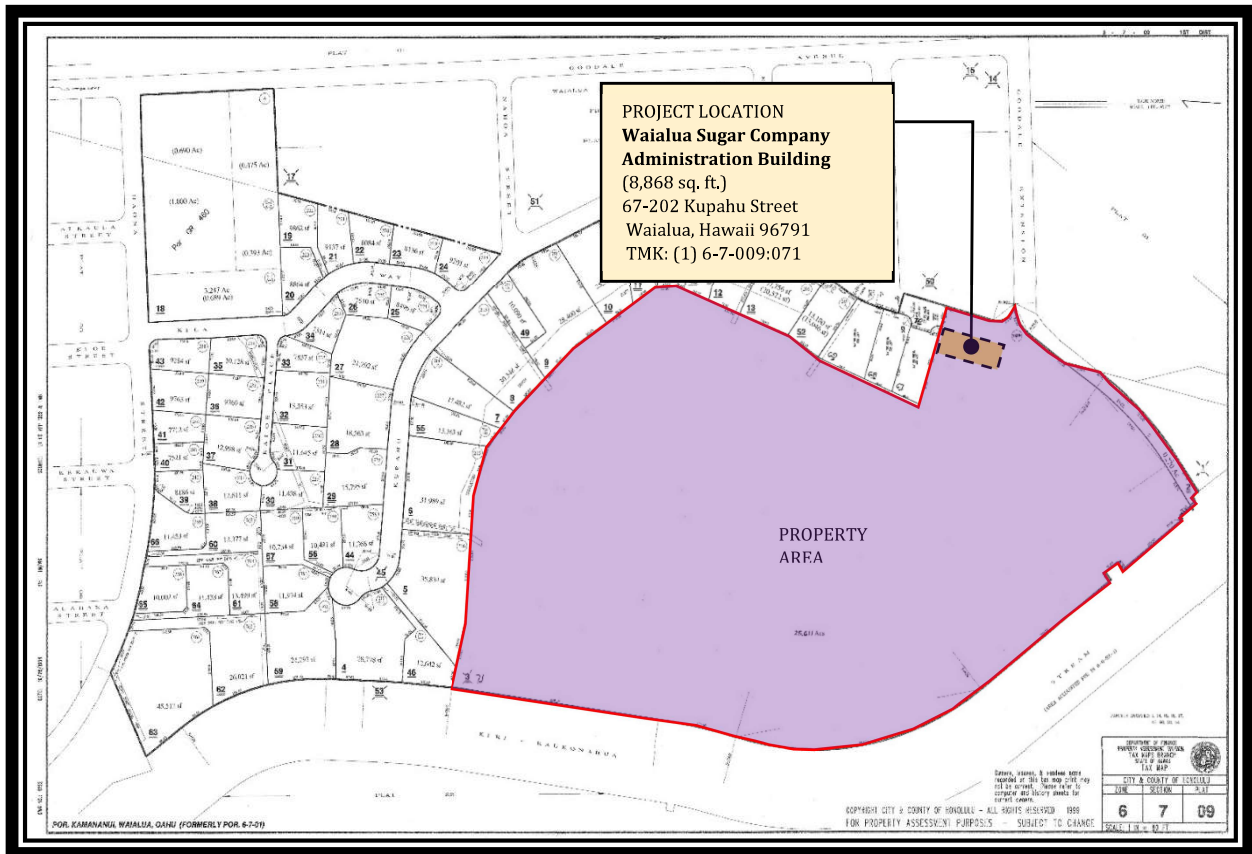


Figure 7: Project Location and Property Area imposed on TMK Map (Zone 6, Section 7, Plat 09).

1976 CONSTRUCTION DOCUMENTS - Floor plan

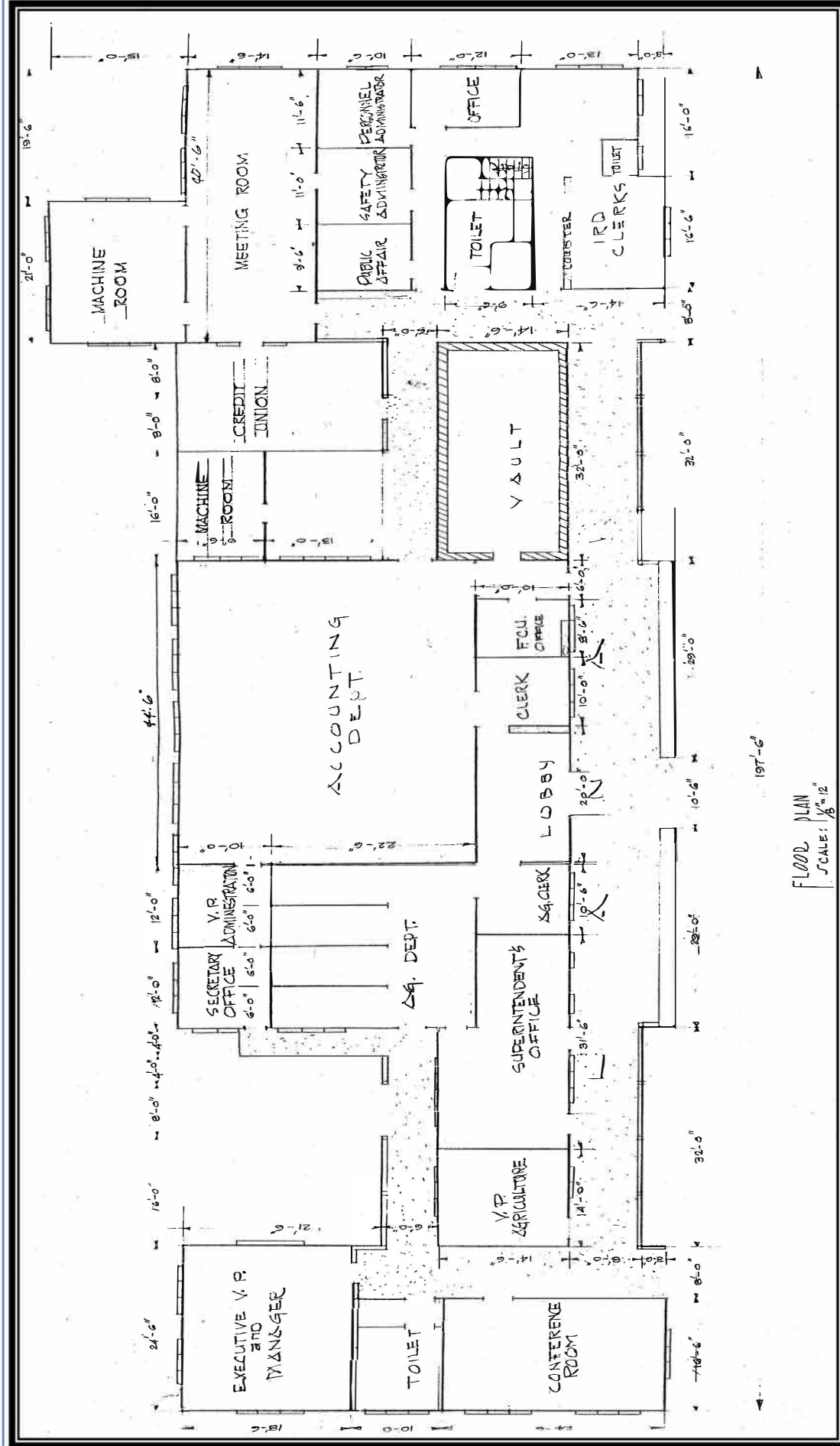
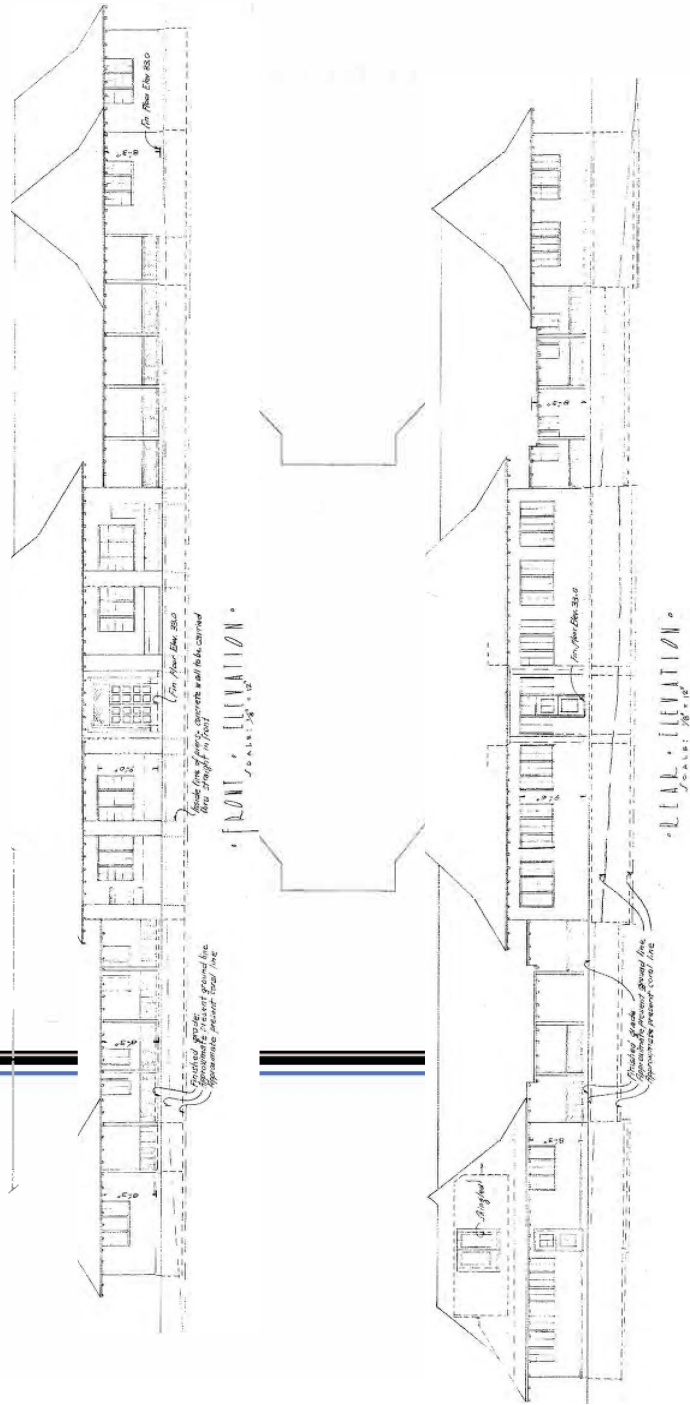


Figure 8: The Waialea Agricultural Company Administration Building, Main Office, Dole Food Company Hawaii Archives
Floor Plan, March 31, 1976, NTS



WALL A JIGAR C2
MAIN OFFICE
SCALE: 1/8" = 1'-0"
DATE: MARCH 31, 1976

Figure 9: The Waialua Agricultural Company Administration Building, Main Office, Dole Food Company Hawaii Archives
Exterior Elevations, March 31, 1976. NTS

CONSTRUCTION DOCUMENTS - Roof Plan

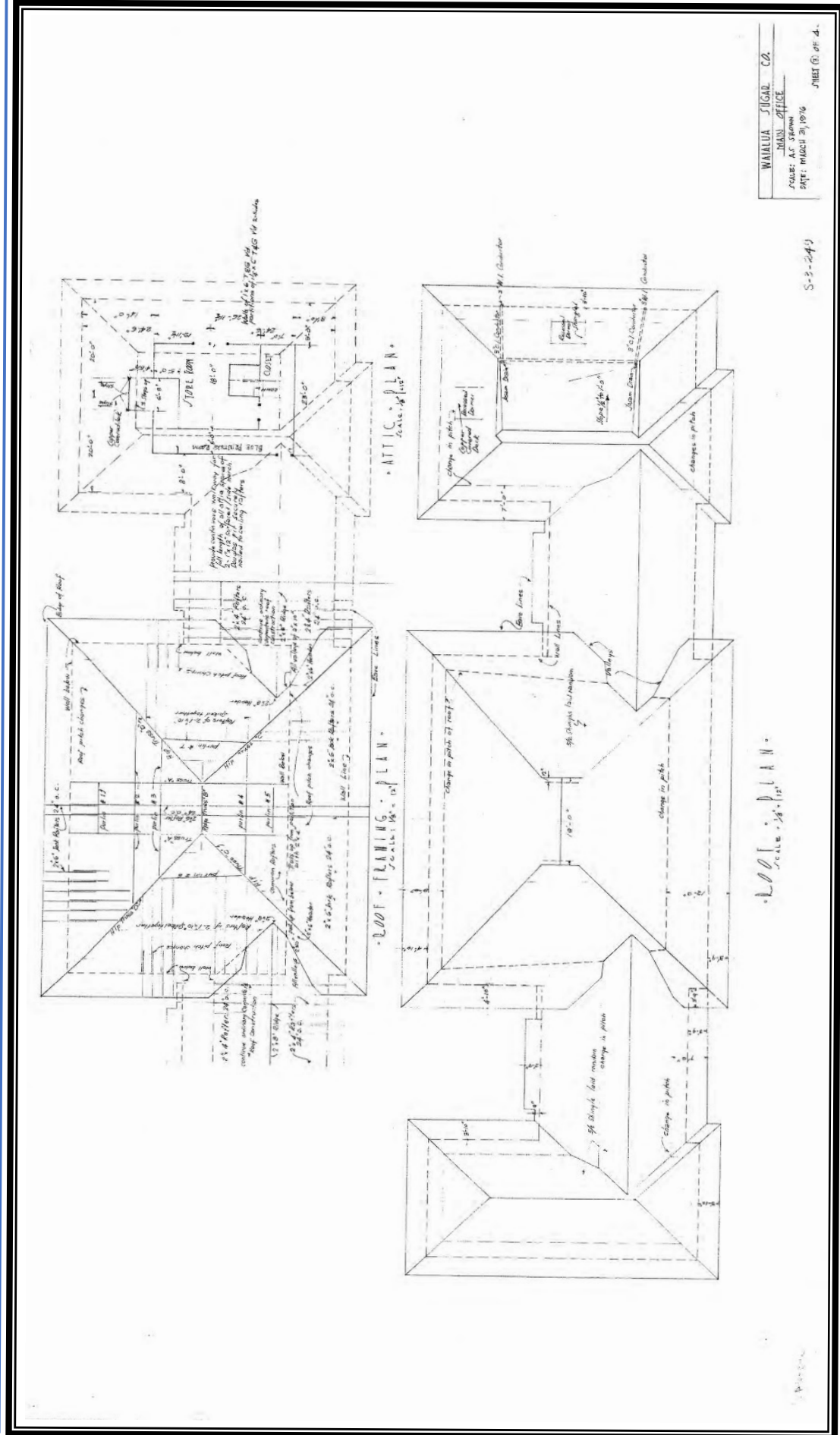


Figure 10: The Wailua Agricultural Company Administration Building, Main Office, Dole Food Company Hawaii Archives
Roof Plan, March 31, 1976, NTS

CONSTRUCTION DOCUMENTS - Section Plan

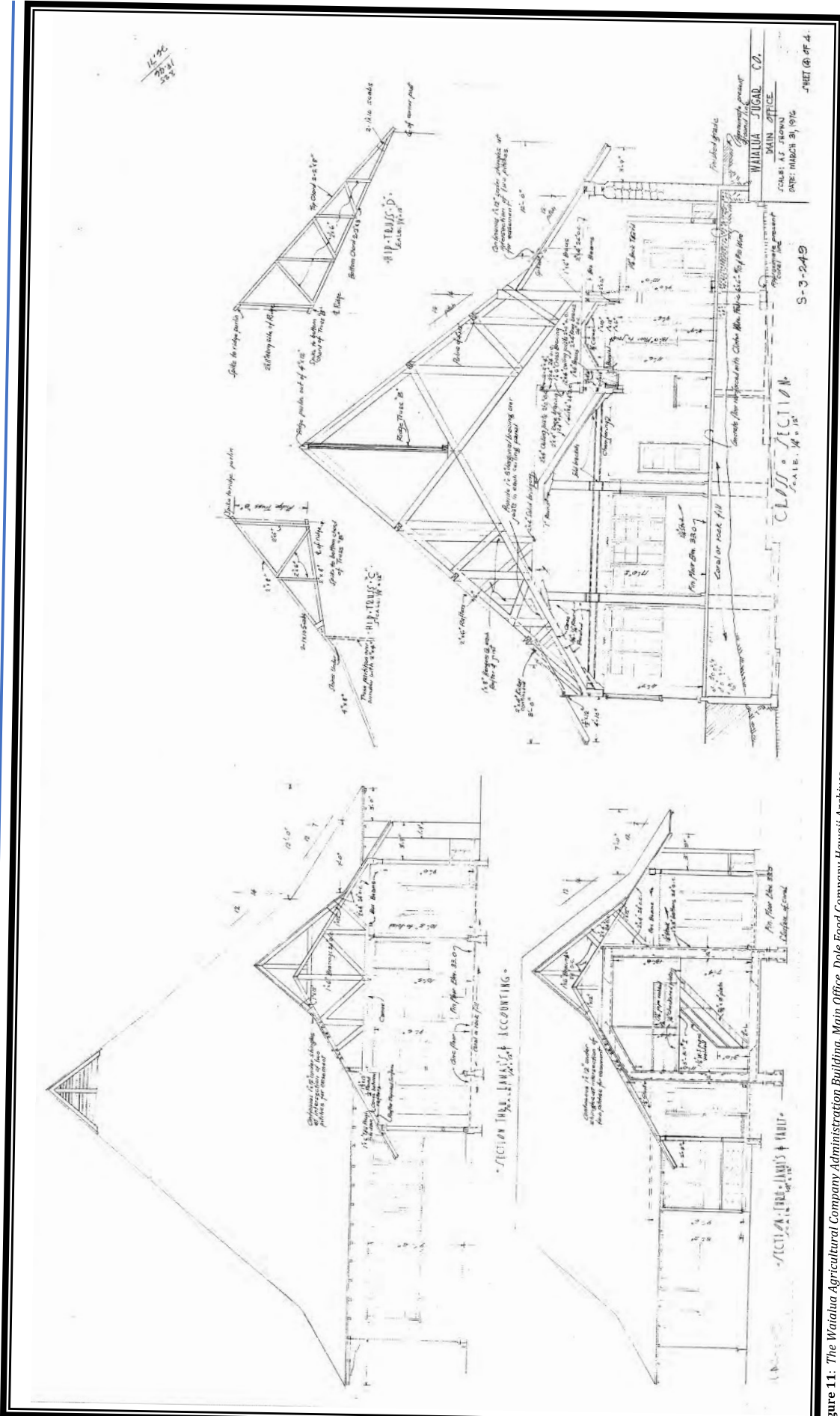


Figure 11: The Waialua Agricultural Company Administration Building, Main Office, Dale Food Company Hawaii Archives
 Section Plan, March 31, 1916, NTS

FAI FLOOR PLAN – Current floor plan of the Waialua Sugar Company Administration Building layout. Floor plan reflects current space layout observed from FAI site visit conducted on March 09, 2023.

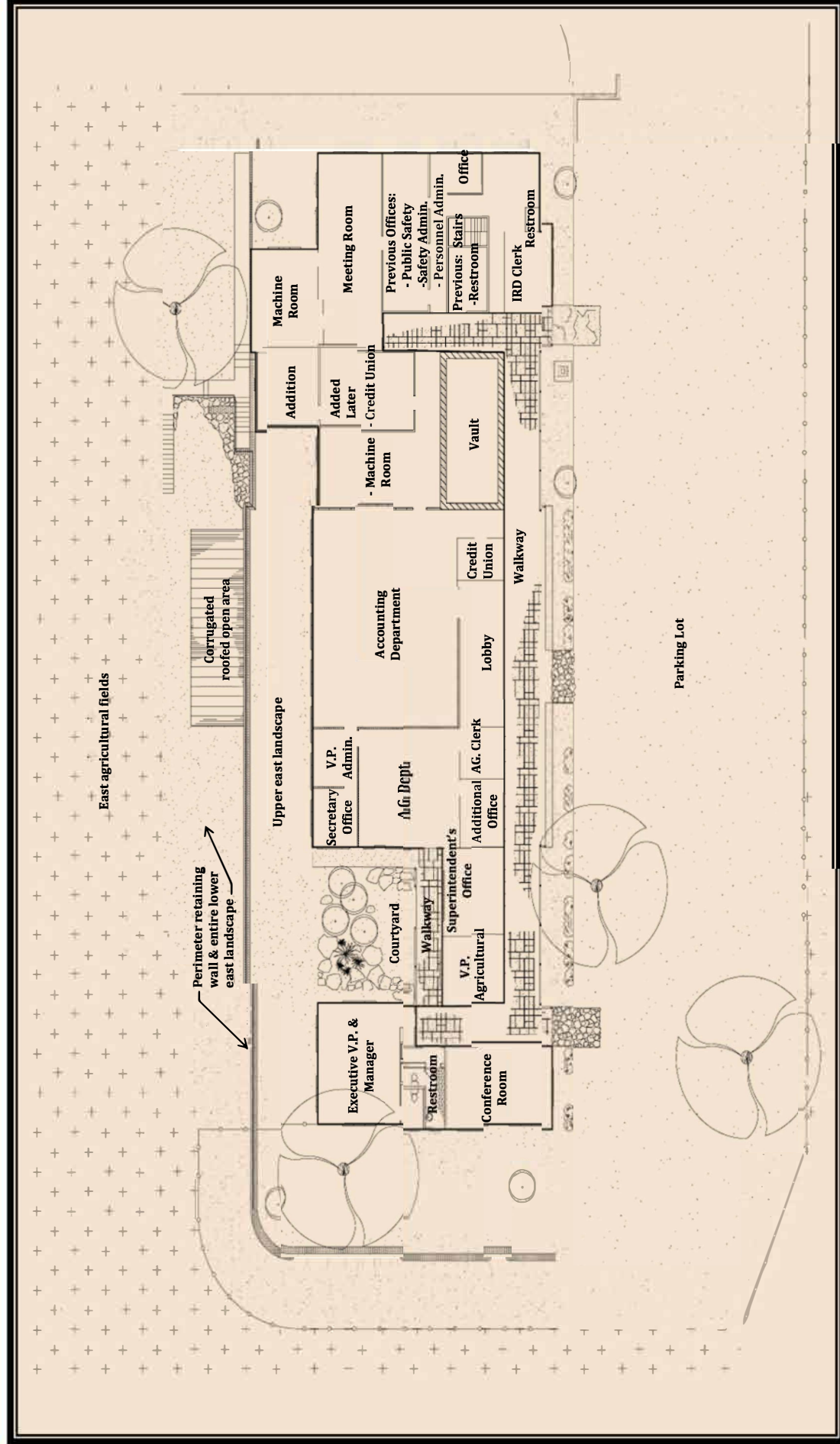


Figure 12: FAI Floor Plan (NYS) - The Waialua Sugar Company Administration Building

BUILDING DESCRIPTION- SITE & EXTERIOR

Provided is the physical description of the property, significant features and original and non-original material and elements.

The historic Waialua Sugar Company Agricultural Administration is situated within an agricultural and residential property that encompasses approximately 25-acres of land. The site is bounded between Kealohanui Street to the north and west, accessible through Kupahu Street to the south, and farmland to the east. The Waialua General Store and a number of small commercial establishments are located to the west of the site. (Figure 13).

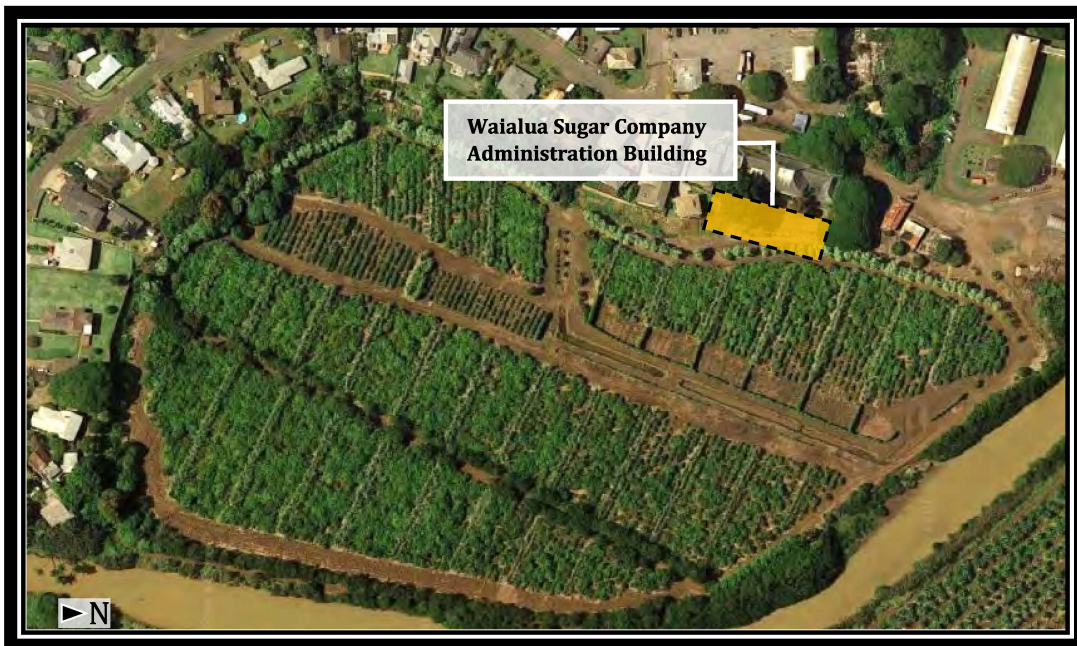


Figure 13: Aerial View of the Waialua Sugar Company property and administration building
Source: Google, date: April 27, 2023

The Waialua Agricultural Company building was built in 1936 and appears to have been renovated in the 1950s with later renovations completed in 1976. The building is designed in the Hawaiian plantation style and comprised of double wall wood framing. It is approximately 8,868 square feet and distinguished by an asphalt shingled high double-pitch, hipped roof with projecting eaves and a roofline that extends well beyond the building's exterior walls providing a deep canopy. The exterior walls have vertical tongue and groove wood siding and an irregularly shaped coral sandstone walkway. An unmarked asphalt parking lot with protruding roots from the Monkeypod tree fronts the rectilinear building along with a row of hedges aligned by worn concrete planter pavers. A weathered chain link fence and stone retaining wall bound the site. On the rear (east) elevation is a concrete stairway that leads down to dense, invasive vegetation, trees, and former carport sheltered by a corrugated roof.

Facade- West Facing



Figure 14: *Facade - West Elevation*
Source: *FAI Architects, 2023*

The main façade features a tripartite delineation of space with a central projected section with a sizeable, hipped roof flanked by two recessed wings terminating in two smaller projected sections with smaller scale hipped roofs (Figure 14). The entry portico features a series of concrete low walls and stucco-coated columns which support the eaves



Figure 15: *Entry Portico*
Source: *FAI Architects, 2023*

which support the eaves (Figure 15). The portico houses the main double entry door flanked by two sets of three windows believed to be former bank teller windows installed in 1976. To the left and right of the entry portico, the eave shelters a walkway bordered with a wooden railing. The walkways each terminate at a hallway with secondary entrances into the building.

Elevation- South Facing

The side (south) elevation features walls comprised of vertical tongue and groove siding with four sets of windows that have been boarded up (Figure 16). The roof eaves overhang the side elevation with exposed rafter tails. The building sits approximately 5 feet from the adjacent lot and is separated by a wooden fence.



Figure 16: *South Elevation*
Source: *FAI Architects, 2023*

Elevation- East Facing

On the rear (east) elevation the wall is comprised of

vertical tongue and groove siding. There is a mixture of mechanical and electrical services mounted to the left side of the building and all the window openings are boarded up. The central section is accessible by a set of stairs with a pipe railing which leads to a small lanai with a door to access the interior space. A chain link fence separates the central section from the right side of the building. A break area, complete with the picnic tables, is provided at the rear, adjacent to the stairs leading down to the ground level of the property.

Elevation- North Facing

On the side (north) elevation are four sets of windows — a combination of wood casement and jalousie windows. Walls are tongue and groove vertical siding and the roof eave with



Figure 17: *North Elevation*
Source: *FAI Architects, 2023*

rafter tails overhang the elevation (Figure 17). The foundation is higher on this side of the building to accommodate the grade changes. Three sets of windows all sit at the same height above the finished floor aside from the left most set which are in the manager's office. Assorted mechanical and electrical equipment is situated on the side of the building.

BUILDING DESCRIPTION- INTERIOR

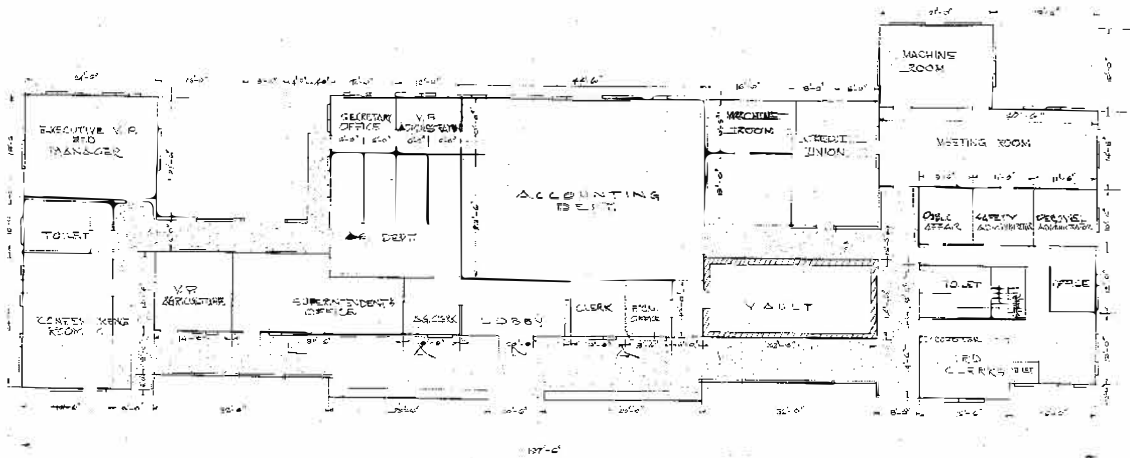


Figure 18: Interior Floor Plan, 1976
Source: Dole Food Company Hawaii

The interior of the Waialua Agricultural Company Building is subdivided into multiple spaces dedicated to public and private use (Figure 18). The covered walkway located at the front of the building wraps around to the left and right sides providing exterior access. A central modern double-entry door, although boarded up, opens onto a small lobby. To the left and right of the lobby are a variety of smaller administrative offices and spaces. The central and left (northern) sections of the building are to a greater extent more intact than the spaces on the right (southern) side of the building. Fronting the lobby is a large, grand room which functioned as the accounting department from 1976 to 1996 for the Waialua Agricultural Company. The historic open space is approximately 44' wide x 32' long with fully wood paneled walls and decoratively carved pilasters that join the ribbed exposed ceiling truss



(Figure 19). A diamond fret has been carved into the bottom of the paneling above the doors and windows that intersects the ceiling (Figure 20). The current lighting is not

Figure 19: Accounting Department
Source: FAI Architects, 2023

original to the space and over time the original windows were replaced with jalousies. To the left of the accounting department is the agricultural department, which is essentially a subdivided portion of the accounting department, hence, the features are identical aside from a built-in desk and half wood wall.

Across from the agricultural department is the agricultural clerk, and the superintendent's office followed by the V.P. of agriculture's office. The agricultural clerk's office is in

disrepair and a portion of the original superintendent's office has been subdivided to create two spaces. The portion of the original superintendent's office and the V.P. office have wood paneling (possibly added in the 1950s or 1960s) which extends from the floor and terminates at the door headers. Both spaces have canec ceilings (Figure 21).



Figure 20: *Diamond Fret Detail*
Source: *FAI Architects, 2023*

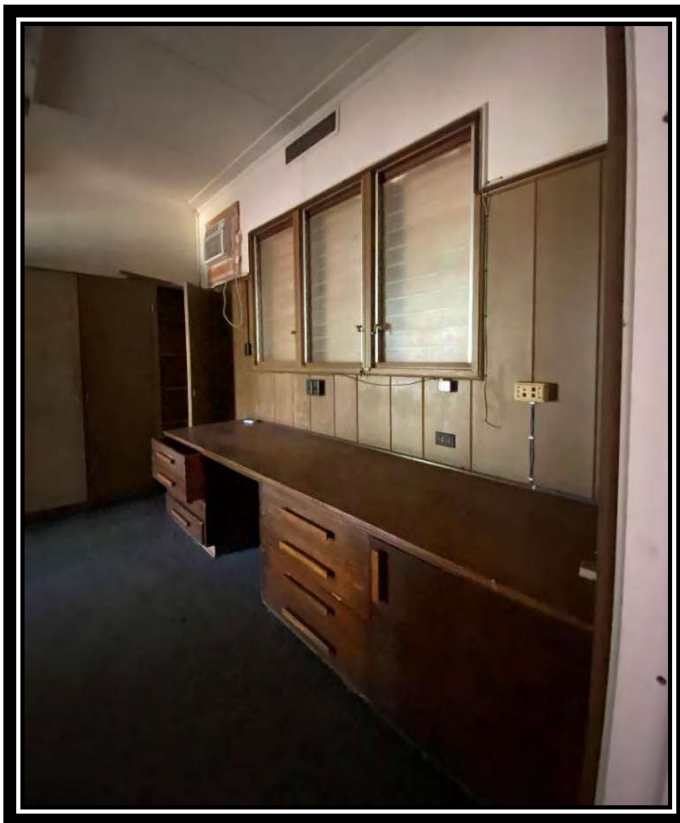


Figure 21: *V.P. Agriculture Office*
Source: *FAI Architects, 2023*

To the rear of the superintendent and V.P. offices is an exterior, seemingly private, L-shaped walkway linking the central portion of the building to the left side. In between the two sections, directly adjacent to the walkway, is a landscaped courtyard that holds an ornamental rock garden surmounting a koi pond in disuse. The walkway terminates at the public hallway accessed at the front left entrance of the building with a decorative wood security gate that utilizes compatible hardware to open and close.

The three spaces at the far north of the building are a conference room at the front, followed by a public restroom and

the Manager's office. The conference room has the vertical tongue and groove wood paneling that extends from the floor up to the same height as the door. There is a built-in desk, built-in storage and sliding door with decorative top trim which are still intact. The public restroom has been renovated and differs from the 1976 plans but retains the decorative vinyl composition tile (VCT) flooring. It was approximately 160 SF and has been reduced by approximately 35 SF to accommodate a restroom in the E Manager's office. The bathroom accommodates one lavatory, a water closet, and a small storage area. The final space, a large room, approximately 24' W x 18' L at the end of the hallway, is the labeled Executive V.P. & Manager's office, but it was only used as the Manager's Office from the 70's to 1996. The room consists of the original wood and glass sliding doors with interior shutters, and tongue and groove wood paneling on three walls. It also has two large built-in, wall-papered sliding doors with decorative top trim that conceal chalkboards. There are also built-in shelves and a small restroom. (Figure 22)



Figure 22: *Executive VP and Managers Office*
Source: *FAI Architects, 2023*

Returning to the front of the building to the right of the entrance was the Waialua Federal Credit Union (WFCU) office. The FCU moved into the building in 1937, one year after the building was constructed, until it moved to the Waialua Shopping Center in 1992. The original FCU vault retains its integrity, although the FCU office was refurbished at some point and its original function is no longer recognizable. The concrete vault, across the hall from the FCU office, retains its original large security door, historic hardware, and interior shelving. A twenty-one-panel wooden door leading to the exterior walkway remains in the space directly adjacent to the historic vault and FCU office.

Proceeding further to the right, a former original exterior hallway was enclosed, with access to two non-original spaces, a machine room and credit union. Both spaces are no longer intact and all that remain are wooden studs aside from a small, enclosed space in the rear of the credit union. The hallway then leads through a door to the exterior walkway which provides access to the other non-original spaces and the parking lot. The original meeting room and machine room lie at the termination of the hallway. All that remains of those two spaces are the vertical wood studs. The 1976 plans illustrate a public affair, safety administrator and a personnel administrator office space which were used for the bank but their function and materials are no longer discernable. The final two remaining spaces on the ground level, fronting the parking lot, are an office and the Industrial Relations Department (IRD) clerk's office with a small toilet room which have been modernized and renovated.

A final space which can be accessed by a set of stairs, resides south of the IRD clerk's office, adjacent to a no-longer-extant toilet. The stairway leads to what appears to be a small records room which remains intact with built-in drawers and cubbies that give the impression of having held architectural drawings and records. There is a door to the left of the records room with a sign on the adjacent wall labeled, "Performance." At the time of survey the door was locked and the space inaccessible. It is unknown at this time if this was an original space to the Waialua Sugar Company Administration Building.

The rear (east) side of the Waialua Sugar Company Administration Building displays an original terraced landscape framed with rich foliage of tall trees and lush vegetation. The retaining stone wall is followed by an obverse jagged rock formation alongside a gradual inclination of grade adjacent to the existing concrete steps and handrail. The steps descend down to the agricultural fields and derelict former carport structure.

Evaluation of Significance

The Waialua Sugar Company Administration Building, historically known as the Waialua Agricultural Company building is over 50 years of age and was evaluated for its significance and eligibility for listing in the Hawaii State and National Register of Historic Places (NRHP). In accordance with the National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation, the building was evaluated under the four NRHP Criteria of Significance, Criteria A-D, and Criteria a-e of Hawaii Administrative Rules (HAR) §13-284-6.

The building is significant and eligible for listing under Criteria a/A & c/C in the Hawaii and National Register of Historic Places. Criterion b/B does not apply as it does not appear that the building is associated with person(s) significant in the past. Criteria d/D does not apply as the building does not appear likely to yield important historic or prehistoric information. Criterion e does not apply as the building does not appear to have important value to the native Hawaiian people or to another ethnic group.

The Waialua Sugar Company Administration Building appears to be significant under a/A associated with the development of the Waialua Sugar Plantation on Oahu in the islands as it was a top producer of sugar, as well as the last plantation in operation in the islands. It is believed that sugar cane was brought to the islands by Native Hawaiians and cultivated.¹ In 1857, records show there were seven established sugar plantations, and by 1884, there were 80 among the six islands.² The Waialua Agricultural Company, Ltd. was formed in 1898 by Castle and Cooke who acquired a small plantation and mill from the Halstead Brothers, as well as the surrounding small parcels of land, many were farmed by native Hawaiians.³ Benjamin Dillingham, who owned the Oahu Railway and Land Company (OR&L) railroad that crossed Waialua on the way to Kahuku, was instrumental in encouraging Castle and Cooke to acquire the lands who were profiting from their plantation in Ewa. The small Halstead Brother's mill was eventually replaced, and the first crop was harvested in 1899 which produced 1, 741 tons of sugar.⁴

The Waialua Planation's early success is attributed to the first manager, William Goodale. Goodale worked at Waialua for 25 years and was a pioneer in the utilization of mechanized loading, and installed a hydroelectric plant to supply power to the plantation.⁵ In the year 1905, the plantation was producing approximately 19,000 tons which grew to 54,000 tons by the mid-1930s.⁶ "The Waialua plantation was so successful that it never ranked lower than sixth among the Hawaii producers."⁷ The sugar plantations in Hawaii began to diminish

¹ William Dorrance and Francis Morgan, *Sugar Lands: The 165-Year Story of Sugar in Hawaii* (Honolulu: Mutual Publishing, 2000), 1, 3.

² Ibid, 6.

³ Ibid, 47.

⁴ Ibid.

⁵ Ibid.
⁵ Ibid, 48.

⁶ Ibid.

⁷

for a variety of reasons such as competition in the marketplace, treaties and legislation. In 1970, high fructose corn syrup was introduced, which offered a 10%-20% cost savings over sugar. In 1996, the Waialua Plantation was the last in the islands to close due to issues with profits.

The Waialua Sugar Company Administration Building appears to be significant for listing under Criteria c/C for its design in the early Hawaiian Regional style by architect Mark Potter. The Hawaiian Regional style was popularized in the mid-1900s as it was the style used for plantation buildings; from the small bungalows for the field hands to the larger administration and industrial buildings.⁸ The Hawaiian Regional style is characterized by a low-slung oversized hipped roof, exposed rafter tails, vertical wood siding, large lanais, and a wide portico at the front of the building supported by columns.

C.W. Dickey and Hart Wood are considered two of founders of the Hawaiian Regional style of architecture. Dickey's family moved to Hawaii when he was two years old. He moved to the mainland to attend university, and upon his return to Hawaii in 1924, Dickey began designing with a regional response and what was considered island design.⁹ Dickey was well known for residential architecture, and the Hawaiian style appeared, most notably, on his own residence designed in 1925. Hart Wood moved to Hawaii in 1919 after practicing in San Francisco and worked on a variety of commissions from churches to plantation buildings. Like Dickey, Wood's designs reflected a regional response, and the Hawaiian Regional style was actualized on the Community Center Buildings in Waimea (1933), the Ewa Plantation Administration Building (1934) and the Dole Plantation Managers House in Lanai City (1936).

Mark Potter was the chief architect for the design of the Waialua Agricultural Company Building. Potter was born in London, England, raised in New Zealand, and moved to Hawaii with his family in 1914.¹⁰ He began his architectural career in 1922 in a partnership with William Furer until he opened his own firm in 1928.¹¹ Potter is well known for his residential designs and while he fittingly designed the Waialua Agricultural Company Building in the Hawaiian Regional style, his other commissions such as the Bauhaus-styled Bilger Hall at University of Hawaii (1951) and the Neo-Classical Mission Memorial Building Annex (1930), were designed to harmonize with the surrounding built environment. Potter's notable Gates Residence (late 1930s) was designed in the Hawaiian Regional style with a double-pitched hipped roof, large front and rear lanai, exterior passageways, sizeable windows, wooden screens and sliding and pocket doors.

⁸ "Behind the Plantation Style Architecture at Kukui'ula," Accessed May 10, 2023, <https://kukuiula.com/plantation-style-architect-kukui'ula/>

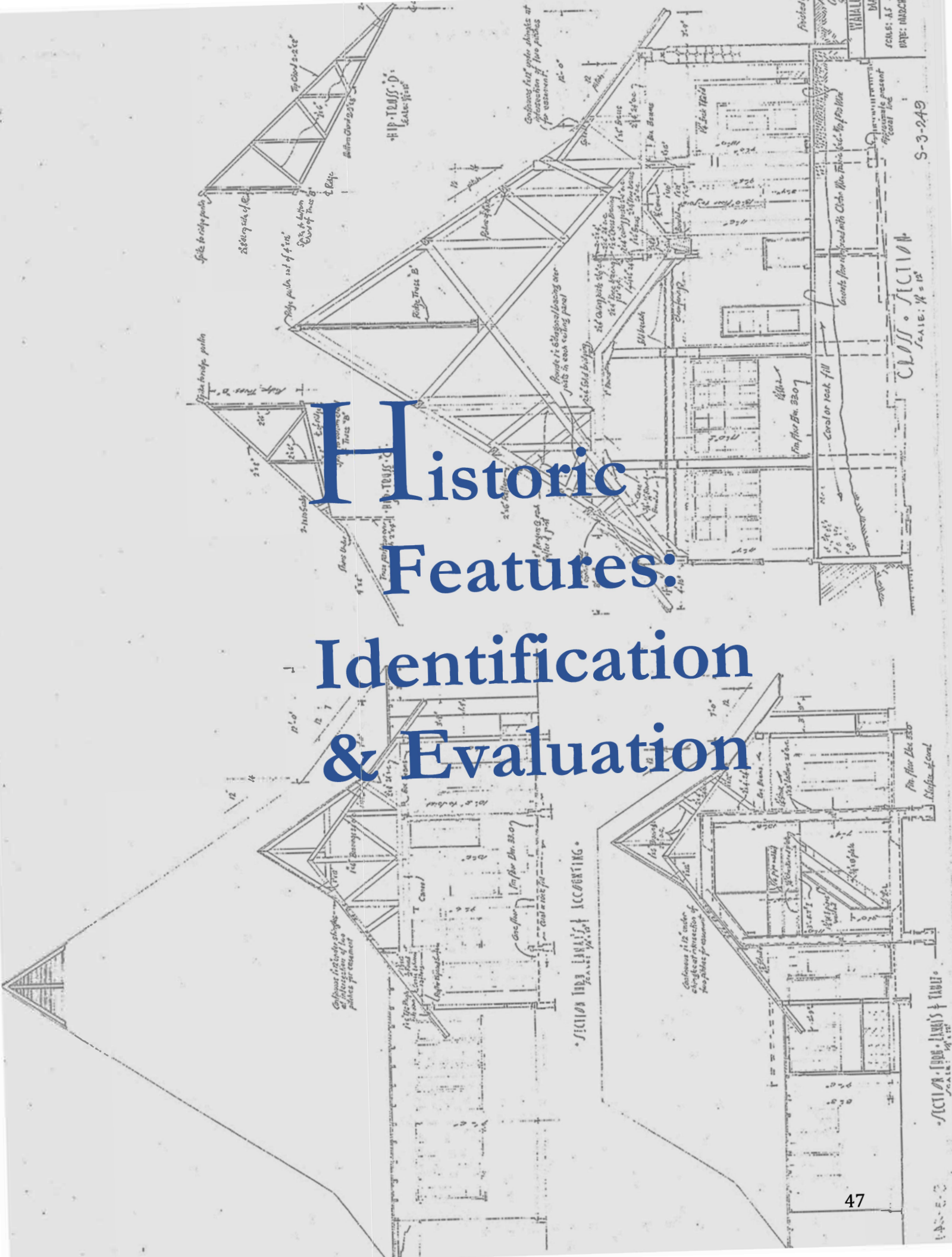
⁹ J. Meredith Neil, "Paradise Improved Environmental Design in Hawaii," *The American Association of Architectural Bibliographers PAPERS*, Volume VIII, ed. William B. O'Neal (Virginia: The University Press of Virginia, 1972), 54.

¹⁰ "Mark Potter," Accessed May 10, 2023, <https://sah-archipedia.org/buildings/HI-01-KA18>.
Ibid.

The Waialua Agricultural Company Building incorporates definitive features and characteristics of the Hawaiian Regional style, is typical of its period in its design and construction and retains its integrity of design, materials, workmanship, location, setting, feeling and association.



Historic Features: Identification & Evaluation



An aerial, black and white photograph of a town nestled in a valley. The town features numerous buildings, some with gabled roofs, and a network of streets. In the background, a range of mountains rises against a light sky. The overall scene is captured from a high angle, providing a comprehensive view of the town's layout and its natural surroundings.

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CHARACTER DEFINING FEATURES

Every building is unique to its time period and has character defining features. Character defining features are the visual and physical features that have distinctive characteristics that create the identity of the building. These features include the shape, material, craftsmanship, detail, interior and exterior spaces, as well as the surrounding site and environment.

The Waialua Sugar Company Administration Building has unique characteristics to the region in which it was constructed. The following character defining features of the building are identified in order to understand its spaces for programmatic needs and to address repairs if needed:

Exterior Character Defining Features

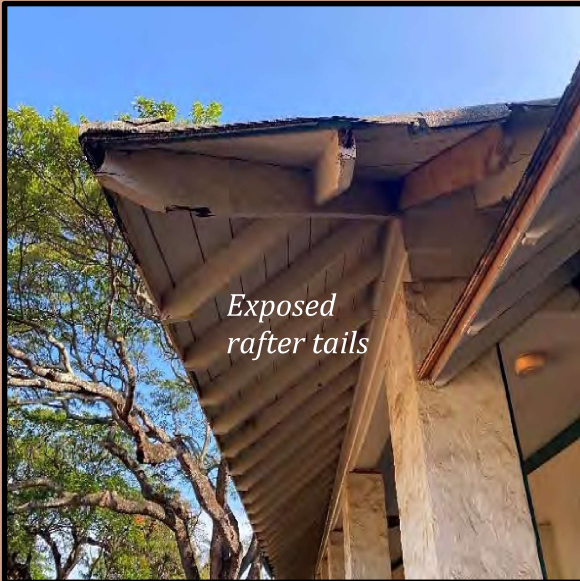
- Plantation style roof double pitch roof
- Exposed rafter tails
- Stucco finish columns and connecting wall with weepholes
- Bench seating
- Coral sandstone paver floor walkway
- Tongue & groove exterior wood siding
- Single doors comprised of glass panels with wood muntins and paneling and original hardware
- Single doors comprised of glass panels with wood paneling and hardware
- Main entrance double door wood frame decorative trim
- Shadow box casement with decorative trim supports
- Decorative wood security gate
- Former bank teller windows with wood dowels
- Boot scraper
- Original wood casement windows with wood muntins, trims and apron
- Original sliding windows with wood trim and apron
- Wood post and decorative railing
- Original elongated sliding windows flanked by fix casement window with interior sun screens
- Exposed rafter tails and vent holes
- Existing concrete steps & railing leading down to lower area with open structure
- Retaining wall with pipe railing
- Courtyard and pond landscape
- Perimeter rock wall adjacent to the agricultural fields to the east
- Visual connection to the agricultural fields

Continue - Exterior Character Defining Features



Figures 23 & 24: Main façade – west elevation of the Waiialua Sugar Company Administration Building exhibits the Hawaiian style double pitch roof (Left); North view of the stucco finish columns, connecting stucco wall with weep holes and bench seating. (Right).

Source: FAI Architects, 2023



Figures 25 & 26: Located on the main façade – west elevation of the Waiialua Sugar Company Administration Building exposed rafter tails (Left); Single door with glass panel, wood paneling and original hardware (Right).

Source: FAI Architects, 2023

Continue - Exterior Character Defining Features



Main entrance with original wood frame trim and non-original store front doors.



Door comprised of a single glass panel with wood paneling and original hardware

Figures 27 & 28: Located on the main façade – west elevation of the Waialua Sugar Company Administration Building main entrance with original wood frame trim (Left); Single door with glass panel, wood paneling and original hardware (Right).

Source: FAI Architects, 2023



Shadow box casement with decorative trim supports



Decorative wood security gate

Figures 29 & 30: Located on the main façade – west elevation of the Waialua Sugar Company Administration Building shadow box with decorative trim supports (Left); South view of decorative wood security gate (Right).

Source: FAI Architects, 2023

Continue - Exterior Character Defining Features



Boarded up former bank teller windows with protruding wood equipped with wood dowels



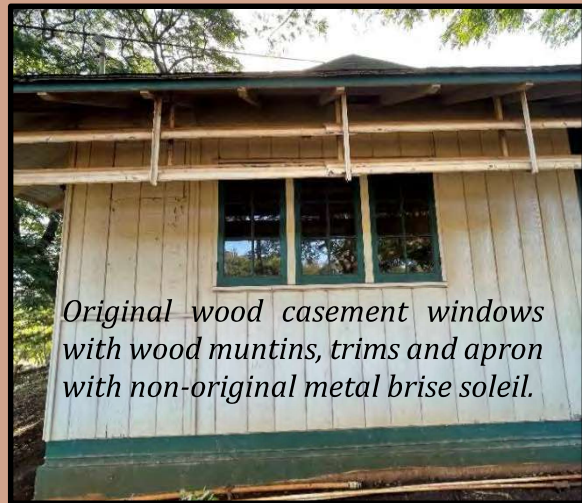
Boot scraper

Figures 31 & 32: Located on the main façade – west elevation of the Waialua Sugar Company Administration Building is boarded up former bank teller windows with wood dowels below used to hang work boots during the sugar mill days (Left); Boot scraper (Right).

Source: FAI Architects, 2023



Wood post and decorative railing



Original wood casement windows with wood muntins, trims and apron with non-original metal brise soleil.

Figures 33 & 34: South view of the Waialua Sugar Company Administration Building porch with wood post and decorative railing (Left); North elevation of the wood casement windows (Right).

Source: FAI Architects, 2023

Continue - Exterior Character Defining Features



Figures 35 & 36: North elevation of the Waialua Sugar Company Administration Building sliding windows (Left); North view of sliding doors (Right).

Source: FAI Architects, 2023



Figures 37 & 38: South-east elevation of the Waialua Sugar Company Administration Building and remaining portion of the courtyard (Left); East elevation of the concrete stairs leading to the administrative staff's carport parking area (Right).

Source: FAI Architects, 2023

Interior Character Defining Features

- Canec ceiling
- Tongue & groove panels
- Wainscot panels
- Casement window with original hardware
- Built-in desk
- Built-in storage & sliding door with decorative top trim
- Built-in wallpapered sliding door with scored chalkboard topped with decorative top trim
- Casement window and sliding door with shade screens
- Exposed truss ceiling with decorative solid brackets
- Diamond fret pattern
- Historic open space
- Interior siding & base board wood molding
- Vault



Figures 39 & 40: Interior of the conference room displays built-in desk, wainscot panels and casement windows with original hardware (Left); and built-in storage and sliding door with decorative trim (Right).

Source: FAI Architects, 2023

Continue - Interior Character Defining Features



Casement window and sliding door with shade screens



Figures 41 & 42: Interior of the executive VP and manager's office slider window (Left); and sliding door with shade screens (Right).

Source: FAI Architects, 2023



Built-in wallpapered sliding door with scored chalkboard



Decorative flooring

Figures 43 & 44: Interior of the executive VP and manager's office chalkboard (Left); and decorative flooring in the public restroom (Right).

Source: FAI Architects, 2023

Continue - Interior Character Defining Features



Figure 45: Interior of the accounting office historic open space featuring exposed truss ceiling. Non-original fluorescent lighting.
Source: FAI Architects, 2023



Figures 46 & 47: Displaying exposed truss ceiling (Top); and decorative truss brackets (Bottom).
Source: FAI Architects, 2023



Figures 48 & 49: Interior of the accounting office featuring carved decorative wall trim with a diamond fret pattern (Left); and tongue and groove interior siding and base board wood molding (Right).
Source: FAI Architects, 2023





Figure 50, 51, 52 & 53: Interior of the Vault. Based off the 1976 plans, the Federal Credit Union bank existed and occupied the southern parts of the building. The bank spaces included offices, meeting spaces, and a vault which is believed to have been installed by the FCU when it moved into the building in 1937. Currently, the vault remains intact. Research shows that this particular vault door style was first used in the 1930s and was issued from the Hermann Safe Co. based in San Francisco. The company manufactured heavy steel safes and bank vaults from 1889 to the 1960s.

Source: FAI Architects, 2023

NON-ORIGINAL FEATURES AND ALTERED SPACES

During the field investigation, alterations were observed where non-original features and spaces were introduced into the historic fabric of the building. In certain spaces alterations were severe resulting in the loss of historic integrity of materials, design and workmanship in those areas.

Non-original features and altered spaces can create a false sense of historical development. The replacement of non-original features and altered spaces should match appropriately in design, color, texture and, where possible, materials. The following are non-original features and altered spaces of the building identified in order to understand the programmatic needs and to address repairs and replacement as needed:

Non-Original Features

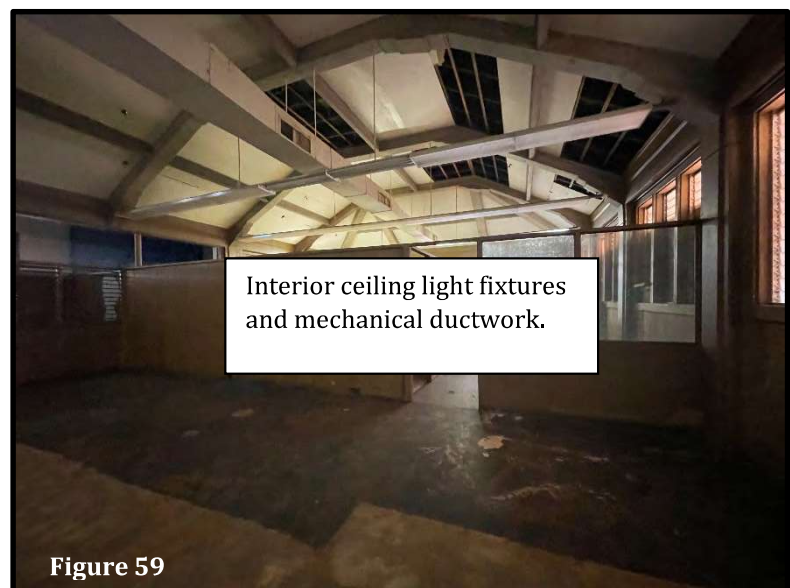
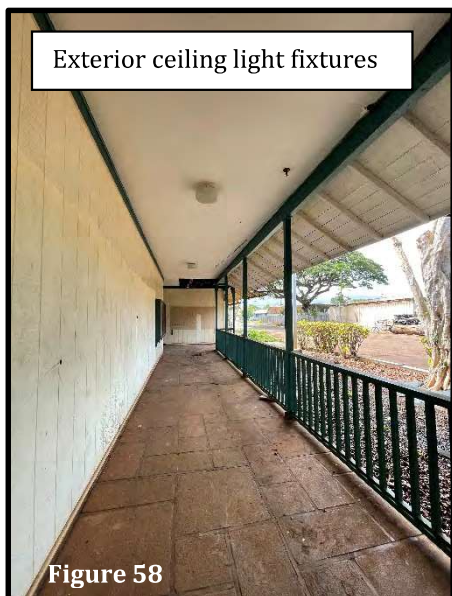
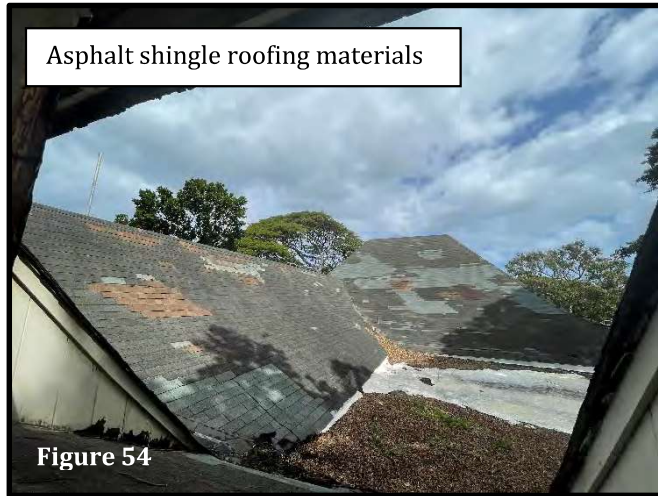
- Asphalt shingle roofing materials
- Wood boarded infilled windows
- Jalousie windows
- Store front aluminum frame double door
- Metal gutters and downspouts
- Exterior and interior ceiling light fixtures
- Carpet in the Executive and Manager space
- Mechanical and Electrical equipment
- Security Alarm system

Altered Spaces

(See Significance of Building Floor Spaces and Features Map #1)

The East rear of the building was heavily altered with major structural or mechanical changes done over the years. Currently, the building has been mostly unused for 27 years with partial tenancies followed, by one disastrous tenant, and has suffered water damage due to roof leaks. The interiors of these altered spaces have completely or partially lost aspects of its historic integrity of workmanship, design, materials, association, and feeling.

- Restrooms
- Additional Office
- Agricultural (AG.) Clerk
- Previous Office: Machine Room and Credit Union
- Addition
- Machine Room
- Meeting Room
- Previous Offices: Public Safety, Safety Admin., Personnel Admin., Stairs, Office
- Industrial Relations Department (IRD) Clerk



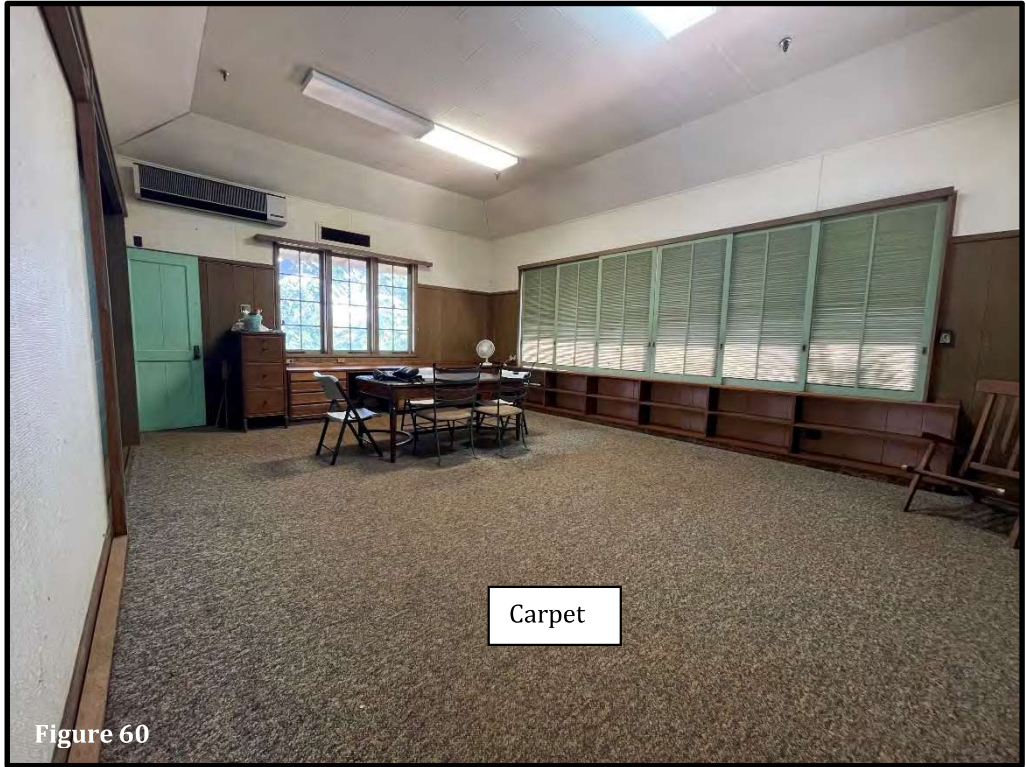


Figure 60



Figure 61



Figure 62



Figure 63



Figure 64

HISTORIC CLASSIFICATION AND SIGNIFICANCE PRIORITIZATION

This Historic Structures Report (HSR) has provided the general history of the Waialua Sugar Company Administration Building. Since the purpose of this report is to serve as a planning document for future changes to the building, it is recommended that the owner consider the following design parameters.

1. The common parameters that apply to the building include:
 - a. Model building codes
 - b. Accessibility guidelines for the disabled
 - c. The client's functional and aesthetic goals
 - d. Budget
 - e. Schedule

2. In historic buildings another set of parameters should also be considered:
 - a. History and significance
 - b. Existing conditions
 - c. Character-defining elements and materials
 - d. Significance of spaces

The parameters in the first group that apply to all buildings are both physical and abstract in nature and will affect the parameters in the second group. The classification of significant spaces and features, derived from the second set of parameters, provides a framework for evaluating potential alterations to the historic building fabric necessitated by the first group of parameters. The building is potentially eligible to be listed in the Hawaii State and National Registers of Historic Places. Should the building be listed, Hawaii requires a review of all alterations to the exterior and interior of the building by the State Historic Preservation Division (SHPD). Therefore, any exterior and interior work should comply with the Secretary of the Interior's Standards for Rehabilitation. The Secretary of the Interior's Standards for Rehabilitation are proscriptive, that is, they do not dictate precisely "how" to accomplish alterations but promote the use of responsible preservation practices in planning and executing alterations. Historic properties, due to their very nature, are all unique; therefore, it is important to evaluate each building individually.

This is the first recommendation of the Secretary of the Interior’s Standards for Rehabilitation and a major reason that the standards are proscriptive. In order to provide a coherent plan for meeting current and future functional needs without destroying the historic fabric of the structure, it is important to classify the spaces and features based on their historic significance and their historic integrity. This involves a two-step information gathering process:

- Based on historical research, determine the nature of historical significance of each space or form associated with the building.
- Review the integrity of the structure and its elements through on-site investigation and inventory, with regard to the period of significance.

With this information, spaces can be categorized as having high, moderate, or low significance and architectural elements or features can be categorized as having high, moderate, or low integrity. The various combinations of significance and integrity fall into four classes: A, B, C, and D. The table included in this section should be referred to for the explanation of the four classes.

Classification	Significance	Integrity
A	High	High
B	High	Moderate
	Moderate	High
C	High	Low
	Moderate	Moderate
	Low	High, Moderate, Low
D	None (Non-historic Additions)	High, Moderate, Low

Significance of Spaces and Features

The significance of a space or feature is typically based on the intended use or function of the space.

High Significance Spaces and Features

These spaces tend to be “public” spaces of the building or elements that by their very nature “define” the building. Public spaces typically include corridors, lobbies, and courtyard. The main worship space in a church tends to “define” the building in that it is the main function for which the building was constructed. A main courtroom would typically “define” a county courthouse. These spaces generally were finished to a finer degree and/or more care was taken in designing them because of their prominence.

Moderate Significance Spaces and Features

These spaces or features tend to be semi-public spaces or those that serve to support the main function of the building. Back stairs and halls typically fall into this category. These spaces are typically not as exquisitely detailed and finished as the high significance features, but they may be far from utilitarian.

Low Significance Spaces and Features

These spaces or features tend to be “private,” or behind-the-scenes spaces or elements. Mechanical rooms, restrooms, storage rooms and the like are typically included in this group. These features may have had very utilitarian finishes, or some may have been finer, as is sometimes the case with restrooms. But in general, they are the “working” or “service” areas of a building and have often been modified due to use.

Architectural Integrity

The integrity of a character defining feature is somewhat subjective and does require a judgment be made regarding the effect of previous alterations. It is often useful to try to envision time travel when undertaking this process and ask, “Would a person from the period of significance recognize the feature today?”

High Integrity Features

These features tend to have had truly little alteration. It is rare to find an element that has not been altered. When an untouched element is found it is recommended to be duly noted and respected. However, as most features show some sign of change, it is a matter of determining whether the change has impacted the overall character.

Moderate Integrity Features

These features tend to be the most common. All buildings are subject to change and when evaluating a moderate integrity feature it is often useful to determine the degree of reversibility with which the change was made. For instance, some changes can be easily “undone,” such as mounting shelves to a historic plaster wall – the shelves can be removed, and the holes patched. Other changes may be harder, if for instance, a decorative plaster surface was removed from a wall to mount the shelves and no documentation of the pattern was made, the loss cannot be “undone.”

Low Integrity Features

These features tend to be features that have undergone so much change that the feature is un-recognizable as character defining. It may be that a space has been “gutted” at some point in the past and the new insertions have left only the perimeter walls, but none of the historic internal finishes or divisions remains. In some instances, there may literally be no feature left.

Classifying Significance and Integrity

In order to continue use, most buildings will at some point be modified for modern use. It is important to note that the Secretary of the Interior’s Standards for Rehabilitation do not prohibit alterations, even under the strictest standard. The standards do, however, provide guidelines for what types of character defining features would be best to retain and maintain. The last pages of this section contain color-coded plans of the Waialua Sugar Company Administration Building delineating the classification of historic spaces and identifying the key historic features.

When undertaking changes to historic spaces and materials it is a good idea to engage the services of an architect with experience working under the standards in order to protect the character defining features and to facilitate the review processes with the local historic resources review board, State Historic Preservation Officer and/or the National Park Service.

Class “A” Spaces and Features / spaces tend to be the core of the building and their finishes and purpose “define” the building in terms of architectural and historical significance. Typically, the larger public areas are most commonly used. The loss of any significant character defining feature would compromise the existing historic integrity.

Recommended Course of Action for Class “A” Spaces and Features:

- Retain, preserve, and maintain existing character defining features. Refer to the “Classification of Significant Spaces and Features” plans at the end of this section for identification of significant spaces and character-defining features.
- These spaces, features, and a majority of their materials are recommended to be repaired and/or restored to the original period of significance (i.e.: light fixtures, original color schemes, wall materials, ornamental or decorative plaster, stenciling or decorative paint, flooring materials and exterior materials).
- Alterations to the original room volumes or form would not be advised, unless undertaken as part of a “restoration,” under the direction of a qualified professional historic architect or architectural historian.
- Alterations to openings (doors, windows, etc.) are recommended to be avoided as part of the design process.
- Alterations to historic materials and finishes are recommended to be avoided as part of the design process.

Class “B” Spaces and Features / Spaces tend to be secondary spaces that are associated with the functions and qualities that contribute to the buildings main purpose. Loss of character-defining features would potentially compromise existing historic integrity.

Recommended Course of Action for Class “B” Spaces and Features:

- Retain, preserve, and maintain existing character defining features. Refer to the “Classification of Significant Spaces and Features” plans at the end of this section for identification of significant spaces and character-defining features.
- Spaces with a high significance, but moderate integrity are recommended to be restored to Class “A” status.
- While restoration to a higher classification of these spaces is recommended, it is not a requirement.
- Only limited alterations to the volume or form may be acceptable, under the direction of a preservation architect.
- Only limited alterations to openings (doors, windows, etc.) may be acceptable as part of the design process.
- Only limited alterations to historic materials and finishes may be acceptable as part of the design process.

Class “C” Spaces and Features | Spaces tend to be support spaces that are not extraordinarily important as an isolated feature but contain qualities that contribute to the historical significance of the building. Modifications in this space would not necessarily compromise existing historical integrity.

Recommended Course of Action for Class “C” Spaces and Features:

- Moderate alterations to the volume or form may be acceptable, under the direction of a preservation architect.
- Moderate alterations to openings (doors, windows, etc.) are typically acceptable as part of the design process.
- Significant alterations to historic materials and finishes are typically acceptable.
- Non-historic finishes are recommended to be removed in order to facilitate the rehabilitation of adjacent historic spaces and features.

Class “D” Spaces and Features | Spaces tend to be additions or major modifications to the building that do not contribute to the historical qualities or features of the buildings period of significance. Removal or alterations will not compromise existing historical integrity.

Recommended Course of Action for Class “D” Spaces and Features:

- Significant alterations to the volume or form are typically acceptable.
- Significant alterations to openings (doors, windows, etc.) are typically acceptable.
- Significant alterations to non-historic materials and finishes are typically acceptable.
- Non-historic rooms and finishes are recommended to be removed in order to facilitate the rehabilitation of adjacent historic spaces and features.

SIGNIFICANCE OF BUILDING FLOOR SPACES & FEATURES MAP #1

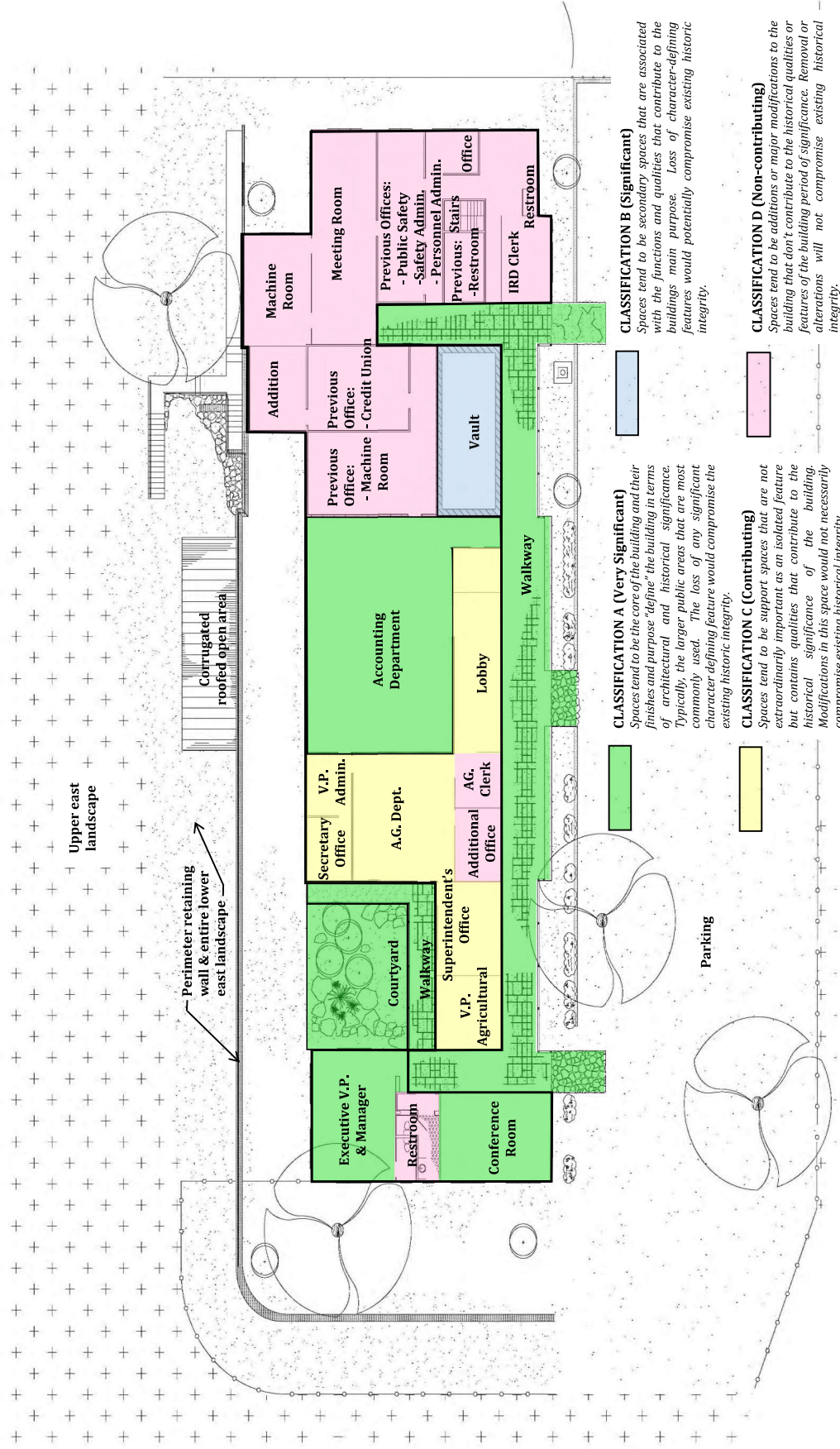
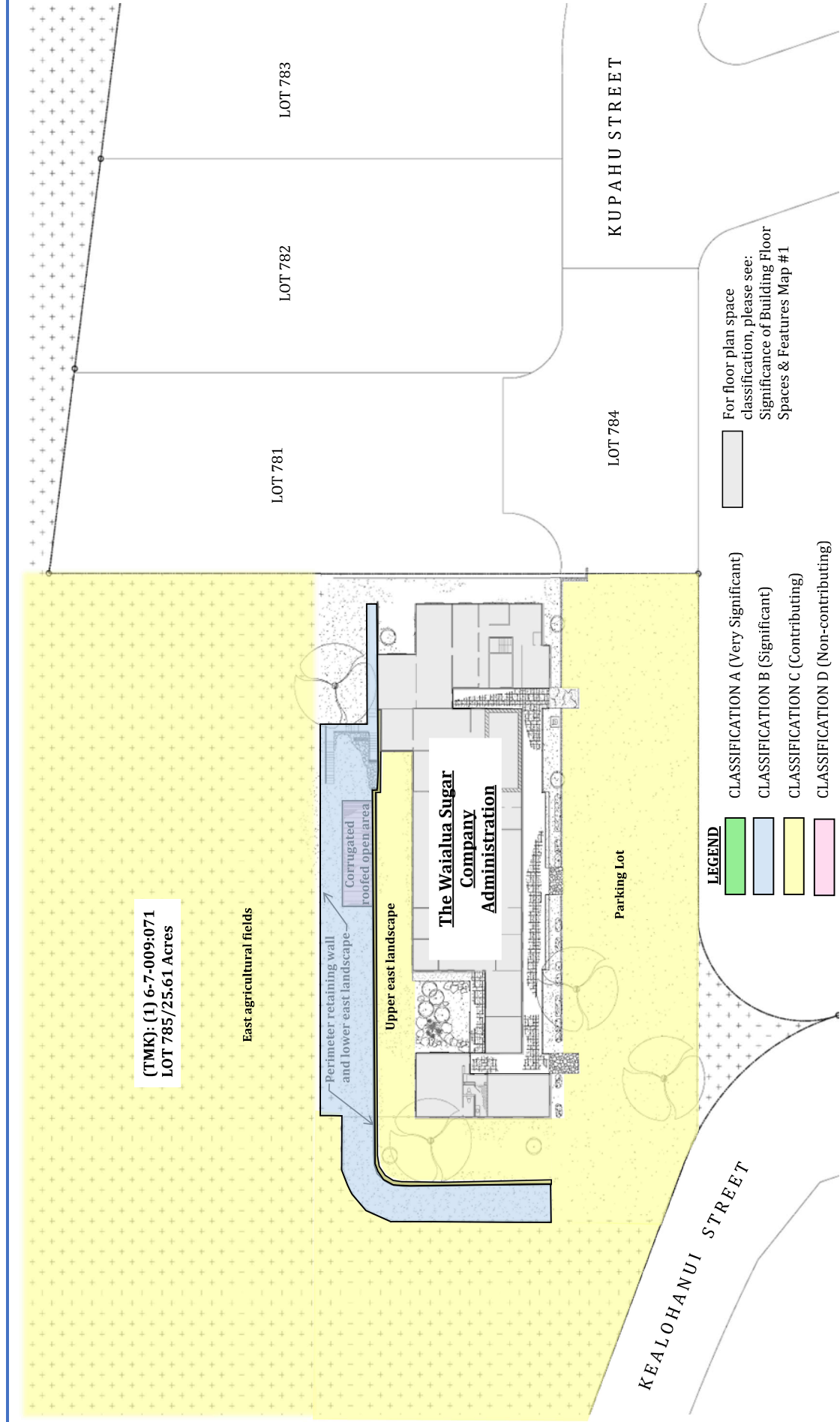


Figure 65: FAI Floor Plan (NTS) - The Waihua Agricultural Company Administration Building - Historic Classification

SIGNIFICANCE OF LANDSCAPE SPACES & FEATURES SITE MAP #2



68 Figure 66: FAI Site Plan (NTS) – The Waialua Agricultural Company Administration Building – Historic Classification

CONDITIONS ASSESSMENT | EXTERIOR BUILDING ASSESSMENT:

The goal of the historic condition assessment is to identify the materials and features of a historic building. When looking at this chart an owner can weigh the options of doing work to certain spaces based on the level of integrity and condition the feature is in.

	<u>Significance</u>				<u>Integrity</u>			<u>Condition</u>		
	Very Significant	Significant	Contributing	Noncontributing	Good	Fair	Poor	Good	Fair	Poor
Roof										
Plantation style double pitch roof	X					X			X	
Exposed rafter tails	X				X				X	
Roof vent			X			X			X	
Metal Gutters				X					X	
Main (West) Elevation										
Tongue & groove exterior wood siding	X				X				X	X
Stucco finish columns and connecting wall with weepholes	X				X			X		
Single doors comprised of glass panels with wood paneling and hardware	X				X				X	
Main entrance double door wood frame trim			X			X		X		
Casement windows with wood dowels	X				X				X	
Casement windows with wood muntins, trims, and apron	X				X				X	
Jalousie windows with wood trim and apron				X		X			X	

	Very Significant	Significant	Contributing	Noncontributing	Good	Fair	Poor	Good	Fair	Poor
Sliding windows with wood trim and apron	X				X				X	
Exterior shadow box casement with decorative trim supports			X			X			X	
Wood railings and posts	X				X				X	
Bench seating	X				X				X	
Coral sandstone pavor floor walkway	X					X			X	
Boot scrapper	X				X				X	
Display case			X		X				X	
Single story structure	X				X				X	
Sprinkler system				X		X			X	
Electrical meter				X		X			X	
North Elevation										
Tongue & groove exterior wood siding	X				X				X	
Casement windows with wood muntins, trims, and apron	X				X				X	
Jalousie windows with wood trim and apron				X	X				X	
Vents		X			X				X	
Single story structure	X				X			X		
Mechanical equipment				X		X			X	
Electrical meter				X		X			X	
Rear (East) Elevation										
Tongue & groove exterior siding	X				X				X	
Single doors comprised of glass panels with wood paneling and hardware	X					X				X
Casement windows with wood muntins, trims, and apron	X						X			X

	Very Significant	Significant	Contributing	Noncontributing	Good	Fair	Poor	Good	Fair	Poor
Jalousie windows with wood trim and apron				X			X			X
Sliding windows with wood trim and apron	X					X			X	
Exterior shadow box casement with decorative trim supports			X			X			X	
Machine Room and Addition				X			X			X
Single story structure	X				X				X	
South Elevation										
Tongue & groove exterior siding	X				X				X	
Casement windows with wood muntins, trims, and apron	X						X			X
Exterior shadow box casement with decorative trim supports			X			X				X
Single story structure	X				X			X		
Electrical meter				X			X			X
Landscape										
Parking lot			X			X			X	
Rock retaining walls			X		X				X	
East agriculture fields			X		X			X		
Upper East terrace		X			X				X	X
Lower East terrace		X			X				X	X
North-east (Rear) Courtyard										
Decorative wood security gate	X				X				X	
Decorative wood railings and posts	X				X				X	
Pond feature	X				X				X	
Open outdoor setting	X				X				X	



Treatment & Recommendations



An aerial, black and white photograph of a town nestled in a valley. The town features numerous buildings, some with gabled roofs, and a network of streets. In the background, a range of mountains rises against a light sky. The overall scene is captured from a high-angle perspective, looking down on the town and across the valley.

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TREATMENT GUIDELINES

According to the National Park Service, the following Secretary of the Interior's Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. A rehabilitation project must be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Additional information pertaining to the potential rehabilitation of the Waialua Sugar Company Administration Building can be found in the following recommended Preservation Briefs by the National Park Service. The most helpful Preservation briefs to the building are as follow:

- #4 Roofing for Historic Buildings
- #9 The Repair of Historic Wooden Windows
- #14 New Exterior Additions to Historic Buildings: Preservation Concerns
- #16 The Use of Substitute Materials on Historic Building Exteriors
- #22 The Preservation and Repair of Historic Stucco
- #36 Protecting Cultural Landscapes: Planning Treatment and Management of Historic Landscapes
- #39 Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- #45 Preserving Historic Wood Porches
- #47 Maintaining the Exterior of a Small & Medium Size Historic Building

In the following four sections, recommendations have been provided for the Waialua Sugar Company Administration Building to meet the design standards in accordance with the Secretary of the Interior's Standards for Rehabilitation. Haleiwa Waialua Historical Society would like additional historic options to go above and beyond as the stewards of the Waialua Sugar Company Administration Building. Additional options for treatment have been provided and can be chosen based on programmatic and spatial needs.

LIFE SAFETY CONDITIONS & TREATMENT RECOMMENDATIONS (Priority 1)

Life safety and structural issues are the most pressing issues that need to be solved in order to prevent the endangerment of the people and actions done in or around the space by creating a safe secure physical environment. It is recommended that modifications to the Waiialua Sugar Company Administration Building be made to the building to upgrade its performance to improve life safety conditions.

These modifications will have an impact on character defining spaces within the building and may require the reconfiguration of most program spaces, because the building is an important historic structure and the design of the modifications should be carried out in accordance with the Secretary of the Interior's Standards for Rehabilitation. The removal of historic materials and alteration of historic features should be avoided, and any modifications or added structural or life safety elements shall be compatible with the historic character of the building. The provisions of the International Existing Building Code (IEBC2018) may be utilized in areas where the building's character defining features would be negatively impacted by alterations required by the regular code.

This is not a full code analysis, but recommendations can be taken as a suggestion to help with the building review in the future. The goal of the life safety and code recommendations are to address the immediate concerns observed that will impact the safety of the users of the space.

Life Safety

"Per the International Building Code (IBC), Chapter 10 Section 1006, the number of required exits is determined by the functions within the space and the number of occupants; it's possible additional exits may be required once interior space planning has been defined. Per Chapter 10 Section 1010 of the IBC, all doors are required to provide a clear opening of 32" wide which is achieved by ensuring all doors are minimum 36" wide."

Per the International Code Council (ICC) A117.1, Chapter 6, plumbing facilities are required to be accessible and the restrooms at the site should be renovated to ensure the standard is met.

The next pages are life safety issues recommended for prioritization for the entire building:

Termite Damage

Condition:

- Termite Damage present on structural wood members.
- Significant deterioration and termite holes/paths visible.

Treatment:

- Consult with a structural engineer and termite specialist to evaluate wood members if wood members retain structural capabilities. Monitor yearly for termite damage and install Sentricon or similar.

Historic Treatment:

- Replace wood members in kind, sister wood pieces and/or wood dutchman repair.
- Higher level recommendation would be to replace wood with same species as originally used.

Temporary Recommendation:

- Consult with a structural engineer as soon as possible. The structural engineer should be able to provide temporary solutions.



Figure 67: Ceiling studs displays termite damage.

Source: FAI Architects, 2023



Figure 68: Baseboard exhibits termite damage.

Source: FAI Architects, 2023

Exposed Electrical Wires, Systems, Fire and Plumbing

Condition:

- Exposed electrical wiring in the building needs to be placed into conduits to prevent dangerous risk of electric shock or electrocution.
- For fire and plumbing, the condition and operation of fire sprinklers is undetermined at this time.
- Remove all unused abandoned equipment and replace if needed.

Treatment:

- Consult with an electrician to handle, re-route and house exposed wiring properly into conduits.
- Bring plumbing and fire sprinklers up to code and consult with a mechanical engineer for upgrade and full building assessment options.



Figure 69: Exposed electrical wires of main entrance ceiling.

Source: FAI Architects, 2023

Cont. Exposed Electrical Wires, Systems, Fire and Plumbing



Figure 70: Exposed electrical wires in the FCU office.

Source: FAI Architects, 2023

Historic Treatment:

- Hide electrical within walls and ceiling. Rerouting of wiring should not detract from open historic character, especially at historically intact spaces.

Temporary Recommendation:

- Consult with an electrical engineer as soon as possible. The electrical engineer should be able to provide temporary solutions to address hazards until a more comprehensive plan can be completed.

Structural Water Damage

Condition:

- Water damage present on structural wood members and popcorn ceiling.
- Significant deterioration and termite holes/paths visible.

Treatment:

- Consult with a structural engineer to evaluate wood members.

Historic Treatment:

- Replace wood members in kind and/or wood dutchman repair.
- Higher level recommendation would be to replace wood with same species as originally used.
- Remove any water sources to correctly address water issue.
- Remove popcorn ceiling. Replace with non-hazardous material.

Temporary Recommendation:

- Consult with a structural engineer as soon as possible. The structural engineer should be able to provide temporary solutions until a more comprehensive plan can be completed.



Figure 71: Wood stud framing wall with water damage.

Source: FAI Architects, 2023



Figure 72: Popcorn ceiling shows mold from water damage.

Source: FAI Architects, 2023

Cont. Structural Water Damage



Figure 73: *Roof exhibits sagging and damaged asphalt shingles from water damage.*
Source: *FAI Architects, 2023*



Figure 74: *Supporting wood members exhibits water damage.*
Source: *FAI Architects, 2023*

Condition:

- Water damage consists of a variety of issues where water intrusion into a building will become destructive and ruin the material system of a building. Water damage can take the form of rot, mold growth, rust, delamination, water spots, and loss of structural integrity. The walls of the administration building are single wall construction, the interior and exterior walls consist of the same piece of wood. When the exterior is exposed to rain and does not dry out, the water can seep to the interior.
- Water damage and excessive material deterioration visible.
- Surface areas removed to expose framing.
- Potential mold.

Treatment:

- Consult with a structural engineer to evaluate wood members.
- Hire a Hazardous Materials Management (HAZMAT) specialist to remove or replace hazardous material.

Historic Treatment:

- Remove water source to correctly address water issue
- Replace with non-hazardous material for historic compatibility.

Temporary Recommendation:

- Consult with a structural engineer as soon as possible. The structural engineer should be able to provide temporary solutions until a more comprehensive plan can be completed.

EXTERIOR & INTERIOR CONDITIONS, WATERPROOFING & TREATMENT RECOMMENDATIONS (Priority 2 & 3)

The exterior treatment is second priority to the life safety and code recommendations. The goal of the exterior treatment is to address any issues that will affect the envelope of the building. The envelope of a building is the protective shell that allows for functions to take place within. The roof is an important protective barrier against the elements and helps protect the integrity of the structure. Protecting the structure from water is an important part of keeping out mold and mildew. The following issues are suggested for prioritization:

Roof Gutters & Drains



Figure 75: Roof exhibits structural damage.

Source: FAI Architects, 2023

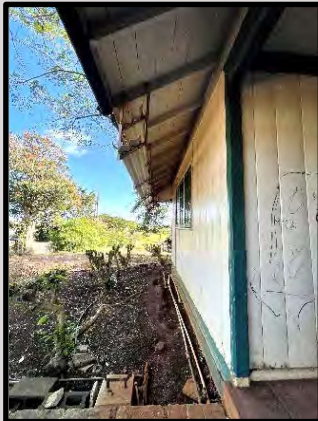


Figure 76: Damaged gutters

Source: FAI Architects, 2023

Condition:

- Roof is sagging, patched and damaged in several locations.
- Gutters show signs of leaking.
- Existing gutters and downspouts appear insufficient for necessary drainage capacity.

Treatment:

- Re-roof with asphalt shingles to match existing materials.
- Inspect gutters for clogs from leaves and debris, muck and sludge periodically after.
- Install new gutters and downspouts appropriate for necessary drainage capacity.
- Install new flashing.
- Prune and maintain large shade trees directly overhead.

Historic Treatment:

- Re-roof with original historic material if desired and feasible.
- Replace and install gutters. If it can be determined via historic images and documentation, provide similar to the historic gutter/downspout profile, or provide compatible new profile, and paint to match.
- Recommend completing work at the same time as the roof, trusses and structural member repair, if possible, so that a complete roof and drainage system can be integrated, instead of adding components piecemeal later.

Temporary Recommendation:

- Consult with a structural engineer as soon as possible. The structural engineer should be able to provide temporary solutions.

Windows

Condition:



Figure 77: *Boarded up windows with plywood.*

Source: *FAI Architects, 2023*

- Original wood framing is severely deteriorated, caused by environmental elements, termites, and lack of maintenance.
- Windows boarded up w/plywood.
- Non-original jalousies.
- Missing and/or non-historic hardware.
- Casement and sliders at Manager's Office are intact and in relatively good condition.

Treatment:



Figure 78: *Deterioration of exterior wood siding.*

Source: *FAI Architects, 2023*

- Ensure existing window openings are secured for protection and watertightness.
- Survey and repair as needed for operability, including frames, panes, screens, tracks, hardware, etc.
- Remove plywood, wood blocking, and metal channels across windows. Secure openings properly to prevent damage to historic fabric.

Historic Treatment:

- Remove non-historic windows; replace with windows compatible to historic period of significance.
- Repair original wood multi-lite windows in kind, or with same species of wood (higher level of preservation).
- Repair all windows and hardware to operation. Per Client's request, add new window screens in keeping with SOI Standards.

INTERIOR CONDITIONS & TREATMENT RECOMMENDATIONS

The interior renovation treatment recommendations are secondary to the exterior and life safety recommendations. The interior of Waialua Sugar Company Administration Building is in very poor condition. There are some conditions on the interior that we highly recommend be fixed as budget and timing allow. The interior representative conditions are as follows:



Figure 79: Water damage to VCT tile flooring.
Source: FAI Architects, 2023



Figure 80: Termite damage to interior door.
Source: FAI Architects, 2023

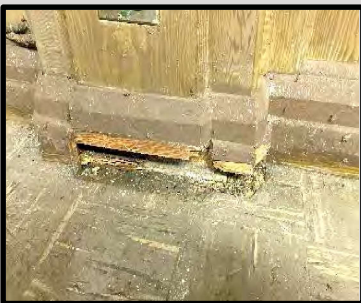


Figure 81: Termite damage to baseboards.
Source: FAI Architects, 2023

Water Damage & Termite Damage at Floor

Condition:

- Appearance of termite damage on baseboards, windowsills, wood members.
- Severely damage, cracked, missing tiles, water damage to vinyl tile throughout.

Treatment:

- Consult with structural engineer to evaluate wood members and identify structurally sound areas. Replace as required.
- Periodically monitor for termite damage. Install Sentricon or similar.
- Remove and replace applied flooring finishes
- Hire a hazardous materials professional to identify vinyl composition tile (VCT) tile areas of concern. Due to age and size, some tiles may contain asbestos.

Historic Treatment:

- Replace wood members in kind and/or repair with identical wood species.
- Replace VCT tiles with historically compatible finishes.

LANDSCAPE CONDITIONS & TREATMENT RECOMMENDATIONS (Priority 4)

The landscape is an important aspect to the site but the landscape modifications are the lowest priority compared to the Waiialua Sugar Company Administration Building itself. The landscape representative conditions are as follows:



Figure 82 : *Uneven surface*
Source: *FAI Architects, 2023*



Figure 83: *Unmarked parking and lack of ADA parking.*
Source: *FAI Architects, 2023*



Figure 84: *Tree roots breach through the asphalt pavement.*
Source: *FAI Architects, 2023*

American with Disabilities Act (ADA) **Accessibility**

Condition:

- Uneven surfaces.
- Lack of ADA parking.
- Lack of ADA restroom and other accommodations.

Treatment:

- Remove mature tree in front in the parking area.
- Repave and repair parking lot.
- Add ADA & accessible van parking and signage at main entry at the beginning of the accessible path.
- All accessible routes to be 36" wide
- Main entrance to be made accessible.
- Accessible toilet is required
- If adding a water fountain, make accessible.
- Accessible signage added throughout to public & permanent rooms.
- Protruding objects – no more than 4" protrusion 27"-80" Above Finished Floor (AFF)
- All switches in public spaces w/a clear floor space (30"x48") positioned at 48" max AFF.

Historic Treatment:

- Re-plant a new tree or trees with a less invasive root system.
- Plant large shade trees further away from historic structure.
- Consider how ADA and egress code requirements will impact historic character, fabric and space layouts.
- Wherever possible, consider first integrating major modifications at secondary entrances/elevations and previously modified spaces rather than original and intact historic spaces.
- If a ramp is required, follow ramp height and follow handrail requirements in a historically sensitive manner.

Rear Hillside, Stairs and Structure

Condition:

- Significant irregular grade changes at rear of site.
- Uneven stairs, multiple locations.

Treatment:

- Complete a topographic survey to establish site boundaries.
- Repair stairs and secure or rope off uneven/unsafe areas to prevent injury.
- Secure Perimeter and assess foundations/stone retaining wall



Figure 85: Hillside and concrete stair in rear of property next to structure.
Source: FAI Architects, 2023

Condition:

- Stone wall is damaged with cracking throughout.

Treatment:

- Consult with structural engineer to evaluate foundations.
- Repair or replace in kind.
- Repair fence and secure or rope off uneven/unsafe areas to prevent injury.



(Figure 86)

Historic Treatment:

- Establish more gradual site changes needed for access.
- Follow to ADA compliance.



(Figure 87)

Figures 86 & 87: Perimeter foundation/stone retaining wall.
Source: FAI Architects, 2023



Additional Recommendations



An aerial, black and white photograph of a town nestled in a valley. The town features numerous buildings, some with gabled roofs, and a network of streets. In the background, a range of mountains rises against a light sky. The overall scene is captured from a high angle, providing a comprehensive view of the town's layout and its natural surroundings.

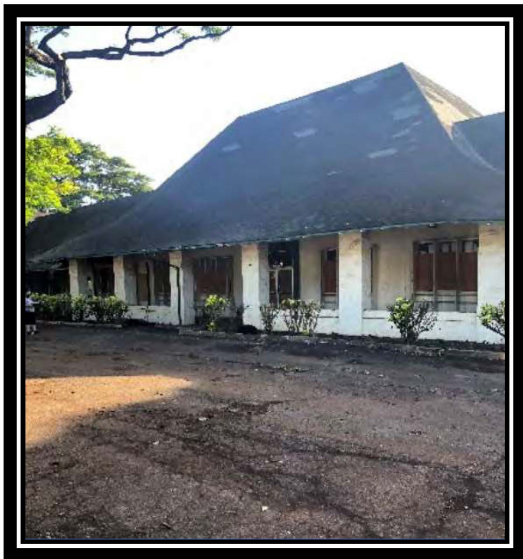
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ADDITIONAL RECOMMENDATIONS

This report does not provide design ideas but rather guidance on how to be compliant with the Secretary of the Interior's Standards. The following are additional recommendations that have visuals for guidelines that are compliant with the SOI and are recommended that they be taken into consideration during the rehabilitation of the Waiialua Sugar Company Administration Building.

Rehabilitation

To return to the period of significance when the administration building was constructed, it is recommended to consider restoration of the below elements.



1. Replace the roof shingles with wood shingles.

Figure 88: *Front Facade*
Source: *FAI Architects, 2023*



2. Replace the entry door with an eight-panel wood double entry door with a transom. Additionally, rehabilitate or replace with compatible doors and windows.

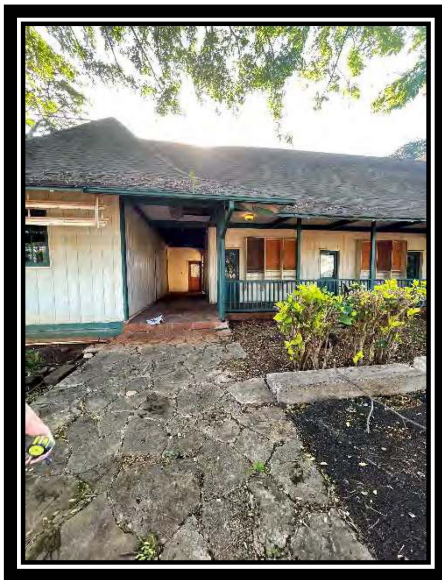
Figure 89: *Current Entry door*
Source: *FAI Architects, 2023*



3. Restore and preserve the sliding gate and railing adjacent to the Manager's office courtyard.

Figure 90: *Sliding gate and inner courtyard railing*

Source: *FAI Architects, 2023*



4. Reuse and replace compatible pavers at the entry sidewalks in the event of parking lot rehabilitation and walkway.

Figure 91: *Pavers at entry sidewalk*

Source: *FAI Architects, 2023*



5. Consider restoring the courtyard at the rear of the building that was enclosed to create the machine room. It is recommended this be determined prior to designing and planning for the re-roofing project, as it will affect a portion of the existing roof configuration. The structure can be re-roofed in its entirety and properly for a watertight envelope.

Figure 92: *Interior view of the Machine room area (left) and Credit Union area (right)*

Source: *FAI Architects, 2023*



6. Restore the ceiling truss, wood paneled walls, pilasters, and base board with compatible architectural woodwork in the former accounting department. We recommend the removal of the suspended fluorescent lighting and replacing it with period appropriate light fixtures. Additionally, place the HVAC and ductwork in the drywall ceiling above the ceiling truss.

Figure 93: *Accounting Department*
Source: *FAI Architects, 2023*



7. Restore or replace (compatibly) the wood paneling, molding and built in closets and bookshelves in the following spaces: conference room, Managers office, V.P. agriculture, V.P. administration, supervisor's office, secretary office, and agriculture department.

Figure 94: *Executive V.P and Manager's Office*
Source: *FAI Architects, 2023*



Figure 95: *Executive V.P and Manager's Office*
Source: *FAI Architects, 2023*

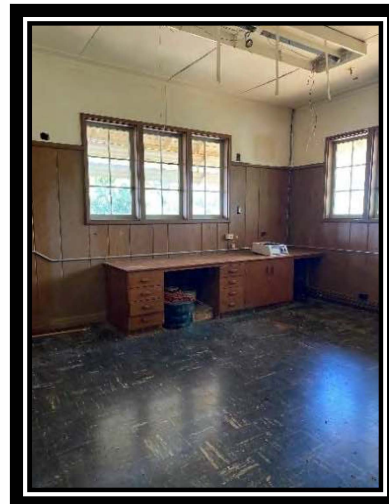


Figure 96: *Conference Room*
Source: *FAI Architects, 2023*



Figure 97: *Superintendent's Office*
Source: *FAI Architects, 2023*

8. Remove the canec and textured (popcorn) ceiling throughout and replace with drywall that is detailed to mimic the historic proportions of the ceiling grid.



Figure 98:
Agriculture Department
Source: *FAI Architects, 2023*

9. Remove the added room dividers at the agriculture department, accounting department, and entrance lobby to restore to one large central space.



Figure 99: *Entrance lobby*
Source: *FAI Architects, 2023*



Figure 100: *Wall separating agriculture and accounting*
Source: *FAI Architects, 2023*

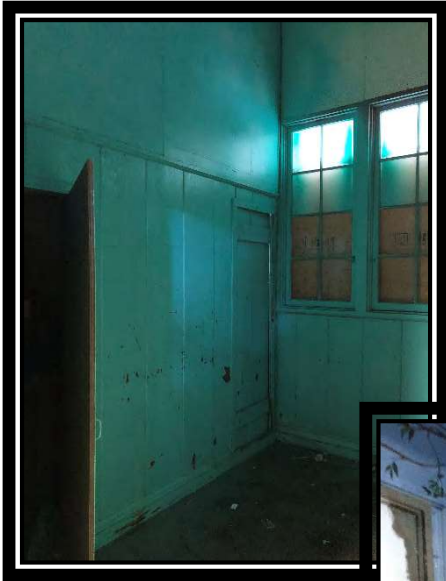


Figure 101: *Superintendent's office*
Source: *FAI Architects, 2023*

10. Restore the superintendent's office to its original size and design, as well as restore the interior of the agricultural clerk's office and the FCU office back to its original design which has been painted over.



Figure 102: *AG Clerk*
Source: *FAI Architects, 2023*



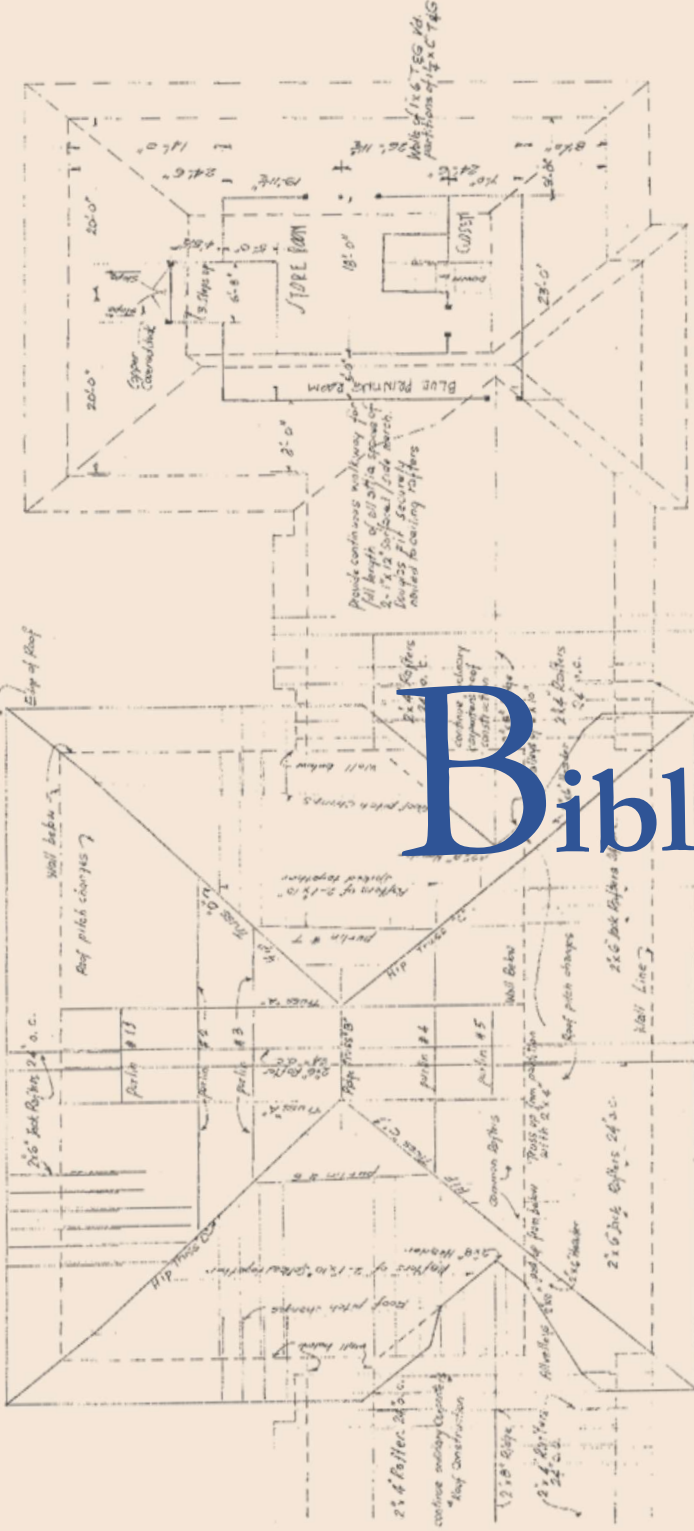
Figure 103: *FCU Office*
Source: *FAI Architects, 2023*



11. Restore all the spaces east of the accounting department that were renovated and broken up to become multiple office spaces.

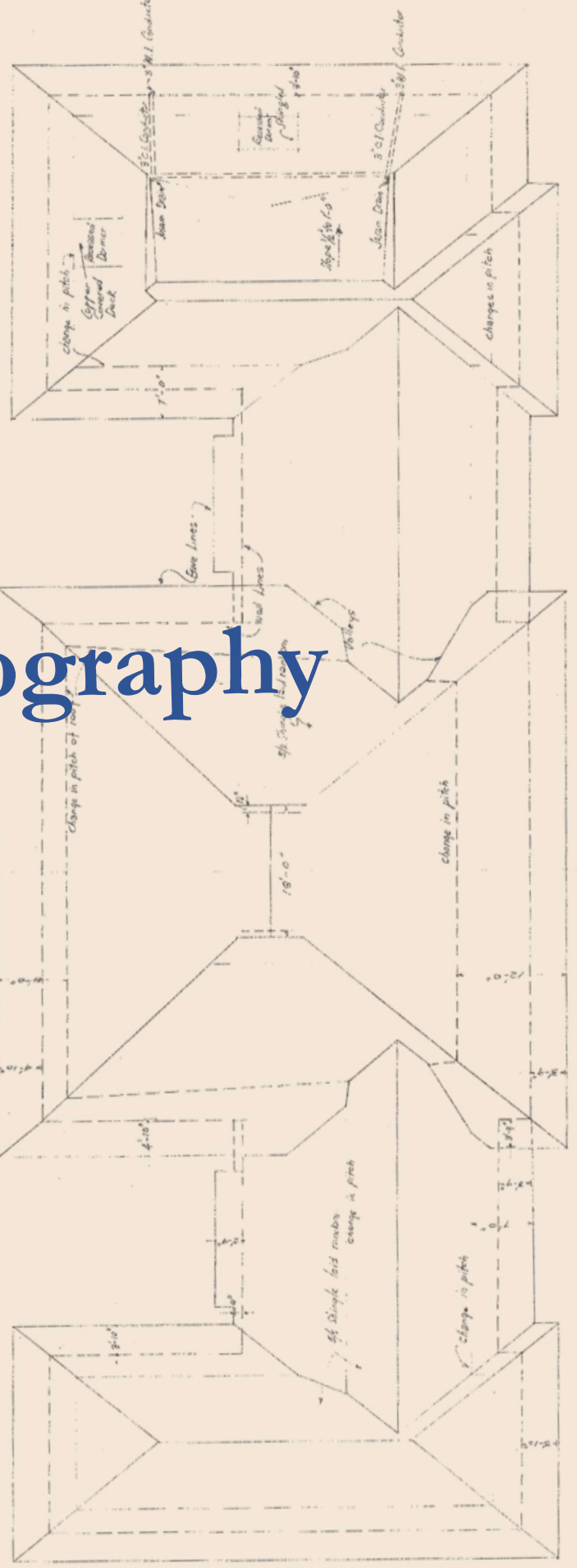
Figure 104: *Interior east side spaces*
Source: *FAI Architects, 2023*





• ATTIC PLAN.
SCALE: 1/8" = 1'-0"

• ROOF FRAMING PLAN.
SCALE: 1/8" = 1'-0"



• ROOF FRAMING PLAN.
SCALE: 1/8" = 1'-0"

An aerial, black and white photograph of a village. The foreground shows several buildings with gabled roofs, some with corrugated metal roofs. A road or path runs through the center of the village. In the background, there are rolling hills and a large mountain range under a clear sky. The overall scene is a rural settlement in a mountainous region.

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“New House Is Complete On Ala Wai.” *Honolulu Star-Bulletin*, September 14, 1929.

Original 3”X5” 1927 leather-bound 3-ring manager’s data notebook, Haleiwa Waialua Historical Society, George Williams Collection.

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“Waialua Plans \$100,000 Project.” *The Honolulu Advertiser*, May 2, 1935.

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“Work Starts On New Office For Ewa Plantation.” *The Honolulu Advertiser*, August 12, 1934.

Additional Sources

- Hawaii Chapter, American Institute of Architects
- John Hirota, retired, past-Industrial Relations Director, Waialua Sugar Co., informed us that Dole used to store records but stopped due to cost. Dole Food Company Hawaii, Lorraine Agcaoili, Human Resources Manager, and long-serving employee, confirmed that Dole no longer has records of the building.
- George Williams, retired, past-Mechanical Supervisor, Waialua Sugar Co., donor of George Williams Collection, Waialua Sugar Company documents.
- Milton Agader, retired, past-Field Operations Supervisor, Waialua Sugar Co.
- James Crittendon, retired, past-Engineer, Waialua Sugar Company, informed us that Pump 2 provides the water for Waialua Sugar Co. Administration Building.
- Dave Robichaux, Mill Camp Development Group, provided maps of the Pump 2 water system, and informed us that Pump 2 serves Puuiki Road, Mill Camp 1 housing, the Sugar mill area, and all of Kealohanui Road, homes, and the WACo building.
- Waialua Federal Credit Union, manager Robert Jonick, stated they had no early records of their occupation of the building.
- Stephanie Whalen, past-Executive Director, Hawaii Sugar Planters Association and now director of Hawaii Agricultural Research Center, its follow-on research group, informed us that HSPA records were transferred to UH Manoa Hamilton Library archives. However, Waialua was not one of the plantations that transferred its records there.
- Hawaii and Pacific Collections, UH Hamilton Library, holds Waialua Sugar Co. shareholder reports, but little else was known to be available.



An aerial, black and white photograph of a village nestled in a valley. The foreground shows a road and several buildings, some with corrugated metal roofs. The middle ground is filled with more buildings and trees. In the background, a large mountain range stretches across the horizon under a clear sky. The text "This Page Is Left Intentionally Blank" is superimposed in the center of the image.

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INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE

PRIORITIES				
PRIORITY 1: LIFE SAFETY & STRUCTURAL				
FEATURES	CONDITION	BUILDING RECOMMENDATIONS	HISTORICAL RECOMMENDATIONS	PRIORITY LEVEL (Low, Med., High)
1. Termite Damage	<ul style="list-style-type: none"> Termite damage present on structural wood members. Significant deterioration and termite holes/paths visible. 	<ul style="list-style-type: none"> Consult with a structural engineer to evaluate wood members. Monitor yearly for termite damage. Install Sentricon or similar. 	<ul style="list-style-type: none"> Replace wood members in kind and/or wood dutchman repair. Higher level recommendation would be to replace wood with same species as originally used. 	High
2. Exposed Electrical Wires & Systems	<ul style="list-style-type: none"> Exposed electrical wiring in the building needs to be placed into conduits to prevent dangerous risk of electric shock or electrocution. 	<ul style="list-style-type: none"> Consult with an electrical engineer to handle, re-route and house exposed wiring properly into conduits. 	<ul style="list-style-type: none"> Hide electrical within historic lines. Rerouting of wiring should not detract from open historic character, especially at historically intact spaces. 	High
3. Structural Water Damage	<ul style="list-style-type: none"> Water damage and excessive material deterioration visible throughout building. Potential mold. 	<ul style="list-style-type: none"> Consult with structural engineer to evaluate wood members. 	<ul style="list-style-type: none"> Remove water source to address water issue. Replace wood members in kind and/or wood dutchman repair. Higher level recommendation would be to replace wood with same species as originally used. 	High
4. Historic materials	<ul style="list-style-type: none"> Water damage and excessive material deterioration visible throughout building. Walls and ceiling areas removed to expose framing. Potential mold. 	<ul style="list-style-type: none"> Hire a hazardous materials professional to identify areas of concern. Damaged ceiling tiles appear to be canec fiberboard and may contain arsenic. Hire an abatement specialist to remove or replace hazardous material. 	<ul style="list-style-type: none"> Remove water source to address water issue. Replace with non-hazardous material for historic compatibility. 	High

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE

PRIORITY 2: EXTERIOR & WATERPROOFING				
FEATURES	CONDITION	RECOMMENDATIONS	HISTORICAL RECOMMENDATIONS	PRIORITY LEVEL (Low, Med., High)
5. Roof & Gutters	<ul style="list-style-type: none"> Roof is sagging, patched and damaged in several locations. Gutters show signs of leaking. Existing gutters and downspouts appear insufficient for necessary drainage capacity. 	<ul style="list-style-type: none"> Re-roof with asphalt shingles to match existing materials. Inspect gutters for clogs from leaves and debris, muck and sludge. Prune and maintain large shade trees directly overhead. Install new gutters and downspouts. appropriate for necessary drainage capacity. Install new flashing. This is a recommended priority to prevent water penetration to the historic building. 	<ul style="list-style-type: none"> Re-roof with original historic material if desired and feasible. Replace and install gutters. If it can be determined via historic images and documentation, provide similar to the historic gutter/downspout profile, or provide compatible new profile, and paint to match. Recommend completing work at the same time as the roof repair, if possible, so that a complete roof and drainage system can be integrated, instead of adding components piecemeal later. 	High
6. Ceiling Panels at Lanai and Walkway	<ul style="list-style-type: none"> Water damage and excessive material deterioration visible. Surface areas removed to expose framing. Potential mold. 	<ul style="list-style-type: none"> Consult with structural engineer to evaluate wood members. Hire an abatement specialist to remove or replace hazardous material. 	<ul style="list-style-type: none"> Remove water source to correctly address water issue. Replace with non-hazardous material for historic compatibility. 	High
7. Plantation Style Exposed Wood Trusses	<ul style="list-style-type: none"> Wood truss and supporting structural wood members, with decorative wood brackets shows deteriorating signs of: <ul style="list-style-type: none"> Termite damage Water damage Cracking Holes 	<ul style="list-style-type: none"> Consult with structural engineer to evaluate wood members and replace as required. Periodically monitor for termite damage. Patch and paint where required. 	<ul style="list-style-type: none"> Replace wood members in kind and/or wood dutchman repair. Higher level recommendation would be to replace wood with same species as originally used. 	Medium
8. Windows	<ul style="list-style-type: none"> Original wood framing deteriorated, caused by environmental elements, termite, and lack of maintenance. Windows boarded up w/ plywood. Non-original жалюзи. Missing and/or non-historic hardware. Casement and sliders at Manager's Office are intact and in relatively good condition. 	<ul style="list-style-type: none"> Ensure existing window openings are secured for protection and watertightness. Survey and repair as needed for operability, including frames, panes, screens, tracks, hardware, etc. Remove plywood, wood blocking, and metal channels across windows. Secure openings properly to prevent damage to historic fabric. 	<ul style="list-style-type: none"> Remove non-historic louver windows; replace with windows compatible to historic period of significance. Restore original wood multi-lite windows in kind, or with same species of wood (higher level of preservation). Restore all windows and hardware to operation. Per Client's request, add new window screens in keeping with SOI Standards. 	Medium

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE

PRIORITY 2: EXTERIOR & WATERPROOFING				
FEATURES	CONDITION	RECOMMENDATIONS	HISTORICAL RECOMMENDATIONS	PRIORITY LEVEL (Low, Med., High)
9. Doors	<ul style="list-style-type: none"> Original wood framing deteriorated in many places, likely caused by environmental elements, termite, and lack of maintenance. Missing and/or non-historic hardware. 	<ul style="list-style-type: none"> Ensure existing door openings are secured for protection and watertightness. Survey and repair as needed for operability, including frames, panes, threshold, hardware, etc. 	<ul style="list-style-type: none"> Remove non-historic storefront doors, and install historically compatible front door. Restore original wood doors in kind, or with same species of wood (higher level of preservation). Restore all doors to operation. 	Medium
10. Walls & Siding	<ul style="list-style-type: none"> Damaged and deteriorated siding. Water damage at base. Unsealed penetrations. 	<ul style="list-style-type: none"> Consult with structural engineer to evaluate wood members and foundation. Utilize pressure treated wood at locations where ground contact occurs. Seal all penetrations into building. Periodically monitor for termite damage. Repair, replace, patch and paint where required. 	<ul style="list-style-type: none"> Remove any water sources to correctly address water issue. Replace with non-hazardous material for historic compatibility. Restore siding in kind, or with same species of wood (higher level of preservation). 	Medium
11. Abandoned Equipment	<ul style="list-style-type: none"> Ductwork at rear. A/C window units. Penetrations and unidentified conduits. Missing electrical components. 	<ul style="list-style-type: none"> Remove all abandoned equipment. Replace with new if needed. 	<ul style="list-style-type: none"> Consult with mechanical, electrical, and plumbing professionals to assess and design a comprehensive system for the building. Integrate necessary equipment for overall historic compatibility. Reroute conduits so as not detract from the historic character. Consider secondary locations for large equipment that can be concealed (such as by landscape) but accessed for maintenance. 	Medium

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE

PRIORITY 3: INTERIOR TREATMENT				
FEATURES	CONDITION	RECOMMENDATIONS	HISTORICAL RECOMMENDATIONS	PRIORITY LEVEL (Low, Med., High)
12. Electrical	<ul style="list-style-type: none"> ▪ Electrical wiring and conduits appear to be exposed throughout the building (ceiling, walls) with the potential for a fire hazard. ▪ Vertical baluster light fixtures with exposed wiring. 	<ul style="list-style-type: none"> ▪ Consult with an electrician to remove abandoned wires, address exposed wires, and remove/replace as needed. ▪ Consult with electrical engineer to bring the building up to code; and to correct any life safety issues and fire hazards. ▪ All electrical should be in approved conduit per NEC references. ▪ Add code-required smoke alarms and actuation. 	<ul style="list-style-type: none"> ▪ Consult with Electrical Engineer for upgrade and full building assessment options. 	High
13. Plumbing	<ul style="list-style-type: none"> ▪ Condition and operation of fire sprinklers is undetermined at this time. 	<ul style="list-style-type: none"> ▪ Bring plumbing and fire sprinklers up to code. 	<ul style="list-style-type: none"> ▪ Consult with Mechanical Engineer for upgrade and full building assessment options. 	High
14. Attic	<ul style="list-style-type: none"> ▪ Stairway is laid with plywood and feels unsteady. 	<ul style="list-style-type: none"> ▪ Consult with structural engineer to evaluate if structurally sound. 		High
15. Ceiling	<ul style="list-style-type: none"> ▪ Excessive damage (large hole openings) and material deterioration visible throughout building. 	<ul style="list-style-type: none"> ▪ Hire a hazardous materials professional to identify areas of concern. Damaged ceiling tiles appear to be canec fiberboard and may contain arsenic. ▪ Hire an abatement specialist to remove or replace hazardous material. 	<ul style="list-style-type: none"> ▪ Replace in kind with similar appearance 	High
16. Termite & Water Damage	<ul style="list-style-type: none"> ▪ Appearance of termite damage on baseboards, windowsills, wood members. ▪ Exposed stud wall and ceiling framing. 	<ul style="list-style-type: none"> ▪ Consult with structural engineer to evaluate wood members and identify structurally sound areas. Replace as required. ▪ Periodically monitor for termite damage. Install Sentricon or similar. 	<ul style="list-style-type: none"> ▪ Replace wood members in kind and/or repair with identical wood species. 	High

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE

PRIORITY 3: INTERIOR TREATMENT				
FEATURES	CONDITION	RECOMMENDATIONS	HISTORICAL RECOMMENDATIONS	PRIORITY LEVEL (Low, Med., High)
17. Interior wall panels & baseboards	<ul style="list-style-type: none"> ▪ Severely damaged, appearance of holes, cracking, missing portions. ▪ Baseboards shows signs of termite damage. 	<ul style="list-style-type: none"> ▪ Repair or replace. ▪ Treatment for termite damage (Install Sentricon or similar). 	<ul style="list-style-type: none"> ▪ Replace wood members in kind and/or repair with identical wood species. ▪ Prioritize repair areas according to planned occupancy and public use. ▪ Replace with historically compatible finishes. 	High
18. VCT tiles throughout	<ul style="list-style-type: none"> ▪ Severely damage, cracked, missing tiles, water damage. 	<ul style="list-style-type: none"> ▪ Remove and replace applied flooring finishes. ▪ Hire a hazardous materials professional to identify areas of concern. Due to age and size, some tiles may contain asbestos. 		Medium
19. Paint	<ul style="list-style-type: none"> ▪ Severely damaged. ▪ Excessive peeling, cracking. 	<ul style="list-style-type: none"> ▪ Hire a hazardous materials professional to identify areas of concern. Due to age of building, paint may contain lead. ▪ Hire paint removal specialist to remove potentially hazardous paint material. ▪ Identify areas of concern, refinish as needed. 	<ul style="list-style-type: none"> ▪ Repaint 	Medium
20. Concrete slab flooring	<ul style="list-style-type: none"> ▪ Appears worn. 			Low
21. Courtyards	<ul style="list-style-type: none"> ▪ Original south courtyard was infilled with Machine Room and Credit Union construction. ▪ An additional Machine Room build out at south, rear elevation is not original. 	<ul style="list-style-type: none"> ▪ Repair damage to existing south rooms. ▪ Clean up north courtyard. 	<ul style="list-style-type: none"> ▪ Restore south courtyard ▪ Repair courtyard railings; restore original railing design and bay configurations where applicable. 	Low

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE

PRIORITY 4: SITE ISSUES				
FEATURES	CONDITION	RECOMMENDATIONS	HISTORICAL RECOMMENDATIONS	PRIORITY LEVEL (Low, Med., High)
22. ADA Accessibility	<ul style="list-style-type: none"> ▪ Uneven surfaces. ▪ Lack of ADA parking. ▪ Lack of ADA restroom and other accommodations. 	<ul style="list-style-type: none"> ▪ Remove mature tree out front. ▪ Add ADA & accessible van parking at main entry at the beginning of the accessible path. ▪ All accessible routes to be 36" wide ▪ Main entrance to be made accessible. <ul style="list-style-type: none"> ▪ Door to be accessible (32" clear width) & push (18") & pull (12") maneuvering clearance ▪ Threshold height, hardware etc. ▪ Accessible signage at door ▪ Accessible toilet is required (either each sex or unisex) (Ch 6) <ul style="list-style-type: none"> ▪ Suggest toilet on the north (left) side of the existing building be expanded to accommodate accessibility ▪ Existing path leading to the restroom is wide enough to accommodate ▪ If adding a water fountain, make accessible. ▪ Accessible signage added throughout to public & permanent rooms. ▪ Protruding objects – no more than 4" protrusion 27"-80" AFF ▪ All switches in public spaces w/a clear floor space (30"x48") positioned at 48" max AFF. 	<ul style="list-style-type: none"> ▪ Re-plant a new tree or trees with a less invasive root system. ▪ Plant large shade trees further away from historic structure. ▪ Consider how ADA and egress code requirements will impact historic character, fabric and space layouts. ▪ Wherever possible, consider first integrating major modifications at secondary entrances/elevations and previously modified spaces rather than original and intact historic spaces. ▪ If a ramp is required, follow ramp height and follow handrail requirements in a historically sensitive manner. 	High (Once use and occupancy needs are determined, as this will help determine the planning needs and removal of mature trees will be easier if it can be done first while site is not being heavily used).

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE

PRIORITY 4: SITE ISSUES				
FEATURES	CONDITION	RECOMMENDATIONS	HISTORICAL RECOMMENDATIONS	PRIORITY LEVEL (Low, Med., High)
23. Public Use and Occupancy	<ul style="list-style-type: none"> ▪ IBC requirements depend upon occupancy and use within the space. 	<ul style="list-style-type: none"> ▪ Client to determine use and space needs. 	<ul style="list-style-type: none"> ▪ When ready to implement, consider how code requirements will impact historic character, fabric and space layouts. ▪ Wherever possible, consider first integrating major modifications at secondary entrances/elevations and previously modified spaces rather than original and intact historic spaces. 	High (as this will help determine the planning needs)
24. Overgrown Vegetation & Mature Trees	<ul style="list-style-type: none"> ▪ Site is overgrown and requires clearing and cleaning. ▪ Banyan tree at south, rear side exhibits aerial roots directly over historic roof and lateral roots encroaching at stairs/building perimeter. 	<ul style="list-style-type: none"> ▪ Consult an arborist and cut back banyan tree. Do not let aerial roots penetrate and damage the roof. ▪ Provide continued trimming and maintenance on a regular basis. 	<ul style="list-style-type: none"> ▪ Consider removing banyan tree if possible. Plant large trees farther away from historic structure. 	High
25. Rear Hillside and Stairs	<ul style="list-style-type: none"> ▪ Significant irregular grade changes at rear of site. ▪ Uneven stairs, multiple locations. 	<ul style="list-style-type: none"> ▪ Complete a topographic survey to establish site boundaries. ▪ Repair stairs and secure or rope off rickety areas to prevent injury. 	<ul style="list-style-type: none"> ▪ Establish more gradual site changes needed for access. 	High
26. Secure perimeter and assess foundations / stone retaining wall	<ul style="list-style-type: none"> ▪ Perimeter chain link fence appears damaged. ▪ Stone wall is damaged with cracking throughout. 	<ul style="list-style-type: none"> ▪ Consult with structural engineer to evaluate foundations. ▪ Repair or replace in kind. ▪ Repair fence and secure or rope off rickety areas to prevent injury. 		Medium

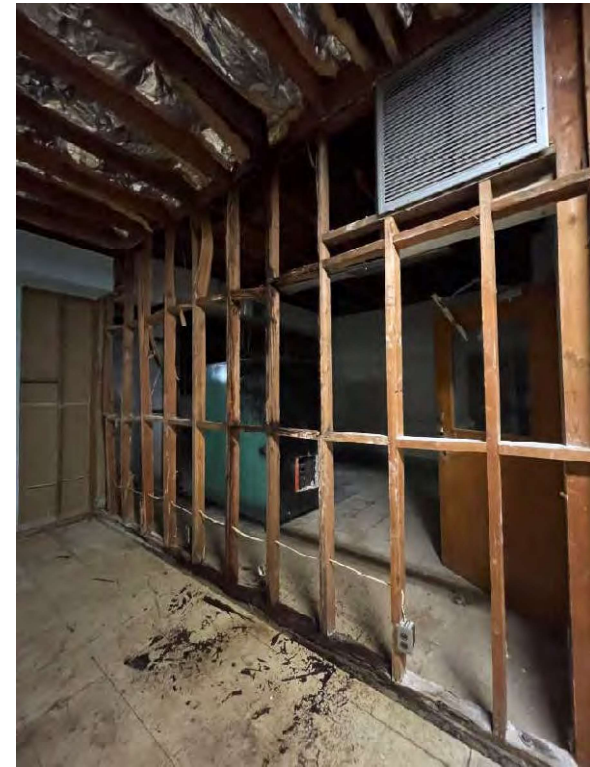
INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE

PRIORITY 4: SITE ISSUES				
FEATURES	CONDITION	RECOMMENDATIONS	HISTORICAL RECOMMENDATIONS	PRIORITY LEVEL (Low, Med., High)
27. Parking & Signage	<ul style="list-style-type: none"> ▪ Uneven surfaces. ▪ Striping is very faded and in other areas there appears to be a lack of designated striping. ▪ Abandoned and heavily deteriorated metal carport at rear. 	<ul style="list-style-type: none"> ▪ Re-stripe parking lot. ▪ Add signage (required) to mark ADA parking stalls. ▪ Remove metal carport remnants at rear of site to create a usable parking area or greenspace. 		Medium
28. Stone walkway	<ul style="list-style-type: none"> ▪ Some of the rough surface, irregular shaped stones at the north, left entrance are damaged, or loose and unsteady. 	<ul style="list-style-type: none"> ▪ Remove pavers and create an even surface for pedestrian and ADA access. 	<ul style="list-style-type: none"> ▪ Remove and reset stone walkway using existing pavers. Replace with similar compatible pavers or cast new ones to match, if possible. (Pending ADA access, if located elsewhere.) 	Low
29. Concrete planter pavers	<ul style="list-style-type: none"> ▪ Concrete pavers exhibit signs of cracking. 	<ul style="list-style-type: none"> ▪ Replacement as needed. 	<ul style="list-style-type: none"> ▪ Replace in kind or similar. 	Low

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE



Feature 1, 15, 16



Feature 1, 3, 15, 16, 17

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE



Feature 5, 6, 7



Feature 5, 8

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE



Feature 5, 8

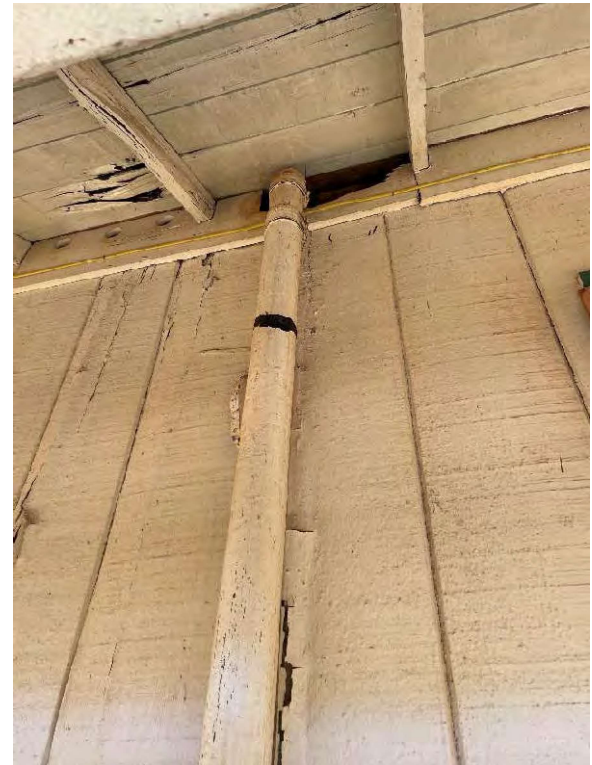


Feature 9

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE



Feature 10



Feature 10

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE



Feature 11



Feature 11, 12

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE

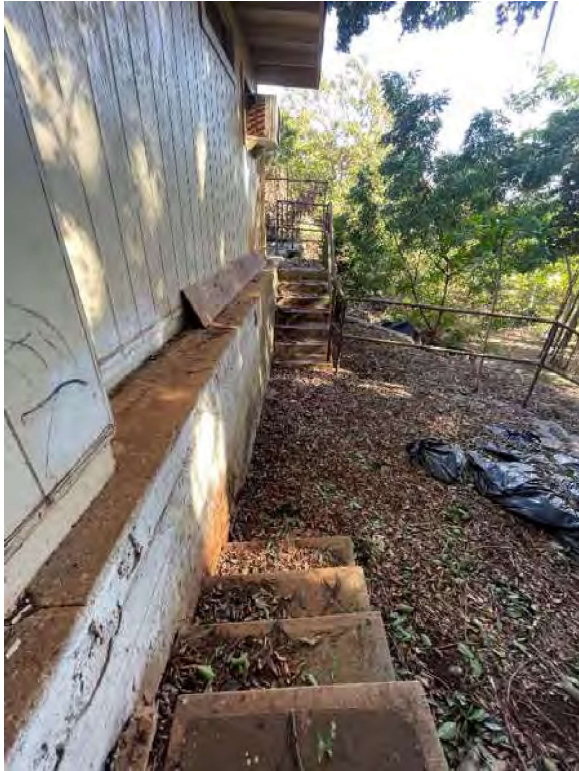


Feature 15, 16



Feature 22, 24, 25

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE



Feature 22

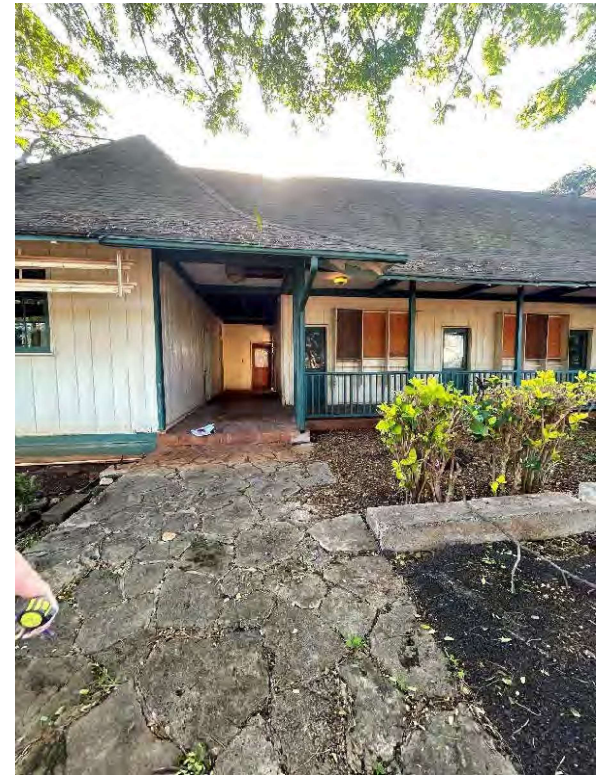


Feature 24

INITIAL ASSESSEMENT: PRE-ASSESSMENT TABLE



Feature 22, 24, 27



Feature 28

