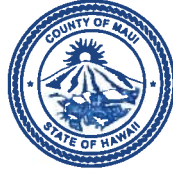


ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

August 4, 2016

MEMORANDUM

TO: Members of the Cultural Resources Commission

FROM: William Spence, Planning Director *W.S.*

SUBJECT: **NOMINATION OF THE CROZIER RESIDENCE TO THE HAWAII' I REGISTER OF HISTORIC PLACES; PROPERTY LOCATED AT 2246 MAIN STREET, WAILUKU, HAWAII' I, TMK (2) 3-4-014:008; FORM PREPARED BY LORRAINE MINATOISHI**

Background:

The Hawai'i Register of Historic Places (Register) nomination [**Attachment 1**] for the Crozier Residence was prepared at the property owner's request by Honolulu architect Lorraine Minatoishi, Ph.D.

This staff report supersedes a previous report provided to the Cultural Resources Commission (CRC) for the June 2, 2016 hearing on this nomination. This report relates to the third draft of the nomination, which was submitted to the Department of Planning (Department) on July 11, 2016.

The Hawai'i Register of Historic Places:

Like the National Register, the Hawai'i Register is an official list of historically significant buildings, structures, sites, districts, and objects. The primary difference between the National and State Registers is the overseeing agency. The National Register program is managed by the National Park Service, whereas the Hawai'i Register program is overseen by the State Historic Preservation Division (SHPD). Nominations to the Hawai'i Register are made on the same forms as the National Register, and use the same criteria to evaluate the significance of historic properties.

Hawai'i Register listing places no obligations on private property owners. With the exception of one instance, there are no restrictions on the use, treatment, transfer, or disposition of private property. The only instance in which restrictions may apply is when a residential property owner is receiving historic residential property tax benefits from the County of Maui.

Evaluating Properties for Listing in the Hawai'i Register:

For a property to be considered eligible for listing in the Hawai'i Register, it must meet the National Register Criteria for Evaluation [**Attachment 2**]. This involves examining the property's age, integrity, and significance:

- Age and Integrity: The property must be at least 50 years old and look pretty close to how it did in the past. There are seven aspects of integrity, and a property must retain the majority of those seven aspects to be eligible [**Attachment 3**].
- Significance: The property must be associated with one or more of the following: events, activities, or developments that were important in the past; lives of people who were important in the past; significant architectural history, landscape history, or engineering achievements; or have the potential to yield information through archaeological investigation about out past.

Hawai'i Register Listing Process:

Any person or agency, including the CRC may nominate a property to the Hawai'i Register. A step-by-step explanation of the nomination process is provided below:

1. Consult with SHPD to determine whether a property is eligible for listing.
2. Prepare a National Register Nomination Form (same form is used for both Hawai'i and National Register listings). Submit the completed nomination to SHPD.
3. SHPD reviews the nomination against the Technical and Substantive National Register Review Checklists and issues comments.
4. SHPD notifies Mayor Arakawa and the CRC that the Hawai'i Historic Places Review Board (HHPRB) will review the nomination. Although SHPD manages the Hawai'i Register program, it is ultimately the HHPRB that is responsible for listing properties in the register. SHPD provides staff support to the HHPRB, much like the Planning Department does for the CRC.
5. The CRC reviews the nomination at a public hearing.
6. The Department forwards the CRC's comments to the Mayor, who then forwards his comments along with the CRC's to SHPD.
7. SHPD distributes the Mayor and CRC's comments to the HHPRB.
8. HHPRB reviews the nomination and votes to approve or deny the nomination of the property to the Hawai'i Register.

Please refer to **Attachment 4** for more information on the nomination process.

The Property:

The Crozier Residence is a single-story craftsman bungalow with a rectangular plan, post and pier foundation, single wall construction, and hipped roof with gabled front porch.

It was built in 1929 and remodeled in 1956. Although not thoroughly explained in the nomination, it appears that the 1950s alterations consisted of covering exterior wall surfaces with transite siding, covering the exposed eaves with fascia boards, and enclosing the front porch.

According to the nomination, the Crozier Residence is eligible under National Register Criterion A for its association with events that have made a significant contribution to the broad patterns of our history [Attachment 5]. The nomination states that the property's area of significance is community planning and development and that it is associated with a historic housing development known as the Smart Tract.

Department Comments:

The Department supports and encourages the nomination of eligible historic properties to the Hawai'i Register. However, this nomination does not adequately justify the property's historic significance. Additionally, the nomination does not follow guidance provided in National Register Bulletin 16A, which is the official instruction for completing National Register forms.

The following issues should be addressed before the property is formally listed in the Hawai'i Register by the HHPRB:

1. Overall:
 - a. The nomination contains grammatical and sentence structure issues, making it difficult to read.
 - b. The nomination does not present a cohesive narrative on the history of the property.
2. Section 7:
 - a. Materials:
 - i. Architectural descriptions begin at the foundation and progress up to the roof. Rearrange the materials description to begin with the foundation.
 - ii. The wall material is not weatherboard. Weatherboard is wood. The wall material appears to be asbestos (transite) siding.
 - iii. Under "Other" list the materials of other exterior elements, including the porch piers and columns.
 - b. Summary Paragraph:
 - i. The summary paragraph is a "rough sketch" of the building and its site. Include **general characteristics of the property including location, setting, type, style, method of construction, size, and significant features.** Also describe current conditions and indicate whether the property has integrity in terms of location, design, setting, materials, workmanship, feeling, and association.
 - ii. Please do not discuss the interior features in this paragraph.
 - iii. Single wall is used to describe the home's method of construction, not its style. Please change this.
 - c. Narrative Description:
 - i. Please refer to the Guidelines for Describing Properties on pg. 31 of National Register Bulletin 16 A [Attachment 6]. This will help organize this section better. The organization and content of this section needs to be based entirely on the guidance from NR Bulletin 16 A.

- ii. Describe the building in a logical sequence from the ground up, façade by façade, from the exterior to the interior.
- iii. Please be very explicit in what elements of this house represent craftsman style. Under the characteristics section, transite siding is listed as a feature representative of this style. Please delete that.
- iv. Clearly delineate between original and current appearance. Begin with the current appearance of a particular feature. Then describe its original appearance and any changes, noting when the changes occurred. The narrative should discuss the vertical tongue and groove boards beneath the transite siding.
- v. Please account for the non-contributing resource marked in Section 5. This is not described anywhere in the narrative.
- vi. The alterations and changes section is incomplete. Please complete this section.

3. Section 8:

- a. Period of Significance:
 - i. For properties significant under Criterion A, the period of significance is the span of time when the property actively contributed to the trend. The period of significance is not justified in the Statement of Significance. Please justify how these dates correspond to the period in which this property attained significance within its historic context.
- b. Statement of Significance Summary Paragraph:
 - i. State the reasons this house meets Criterion A. Provide brief facts about how the property meets the criterion, how it contributed to the area of significance listed, and the ways it was important to the history of its locality during its period of significance. Mention important themes or historic contexts to which the property relates.
- c. Significance Narrative:
 - i. This section needs a lot of work. It should be more concise, factual, and organized. Please only include information pertinent to the property and its eligibility. The facts presented in this section should directly support the significance of the property.
 - ii. The historic context provided does not support the area of significance chosen (community planning and development). **Revise this section to focus on the significance of the property.**
 - iii. Please use pages 45-51 of NR Bulletin 16A to guide the organization and content of this section [**Attachment 7**].
 - iv. Please omit pre-contact history as it does not directly relate to the significance of this house and its context within a 1920s housing tract.
 - v. Delete all references to Wailuku being free of racial biases. This is an unsubstantiated generalization.

- vi. Delete census data about George Tanaka. His family history information does not support the significance of the house. Nor does it support the significance of Smart Tract.
- vii. Delete information about the Wailuku flood. This does not support the significance of this property.
- viii. Delete information about William and Sarah Crozier's activism. It does not support the significance of this property.
- ix. Delete the paragraph about Spreckelsville – this has nothing to do with residential development in Wailuku.
- x. Delete the reference to the Main Street program. This is irrelevant.
- xi. The developmental history of Wailuku needs to focus primarily on the town's growth in relation to residential development. Wailuku's pre-contact history should not be a part of this narrative as it does not directly relate to the history and significance of this particular property.
- xii. Please cite your sources - particularly in relation to historic population statistics.

Comment from the CRC:

It is important to remember that the CRC is not approving the nomination, instead it is providing comments on it. Specifically, the CRC is required to comment on two issues:

1. Whether property meets the criteria for nomination; and
2. Whether the property should be listed in the Register.

These requirements are stipulated in Section 2.88.070 of the Maui County Code, and § 12-531-10 of the Cultural Resources Commission Standards and Criteria [**Attachments 8 and 9**].

Attachment

xc: Annalise Kehler (PDF)
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Jessica Puff (PDF) jessica.l.puff@hawaii.gov
CRC File (K:\WP_DOCS\PLANNING\CRC\2016)
General File
LRD Correspondence File

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