

**THE THIRTIETH LEGISLATURE
APPLICATION FOR GRANTS
CHAPTER 42F, HAWAII REVISED STATUTES**

Type of Grant Request:

Operating Capital

Legal Name of Requesting Organization or Individual: DbA:
HALE PUNA

Amount of State Funds Requested: \$ 850,000

Brief Description of Request (Please attach word document to back of page if extra space is needed):

Restoration of Gulick-Rowell Mission House in Waimea, Kauai. The Gulick-Rowell Mission House has been on the National and State Historic Register since 1972 (Site#30-05-9314). In 2006, Historic Hawai'i Foundation placed Gulick-Rowell House on the endangered list. It is desparately in need of intervention to save it.

Amount of Other Funds Available:
State: \$ _____
Federal: \$ _____
County: \$ _____
Private/Other: \$ 85,500

Total amount of State Grants Received in the Past 5 Fiscal Years:
\$ _____
Unrestricted Assets:
\$ 109,500

New Service (Presently Does Not Exist): Existing Service (Presently in Operation):

Type of Business Entity:
 501(C)(3) Non Profit Corporation
 Other Non Profit
 Other

Mailing Address:
PO Box 565
City: Waimea State: HI Zip: 96796

Contact Person for Matters Involving this Application

Name: Jim Ballantine	Title: Managing Director
Email: halepunakauai@gmail.com	Phone: 808-631-3455

Federal Tax ID#: _____ State Tax ID# _____


Authorized Signature

JIM BALLANTINE, MANAGING
Name and Title DIRECTOR

1/17/19
Date Signed

received
1/18/19 2:10p JR



Department of Commerce and Consumer Affairs

CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that

HALE PUNA

was incorporated under the laws of Hawaii on 02/22/2016 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: January 10, 2019

Director of Commerce and Consumer Affairs

**DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS PURSUANT TO
CHAPTER 42F, HAWAI'I REVISED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawai'i Revised Statutes:
 - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
 - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
 - c) Agrees not to use state funds for entertainment or lobbying activities; and
 - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
 - a) Is incorporated under the laws of the State; and
 - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided.
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
 - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
 - b) Has a governing board whose members have no material conflict of interest and serve without compensation.

Pursuant to Section 42F-103, Hawai'i Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

Hale Puna

(Typed Name of Individual or Organization)

(Signature)
Robert J. Ballantine

(Typed Name)

(Date)
11/17/19
Managing Director

(Title)

§42F-102 Applications for grants. Requests for grants shall be submitted to the appropriate standing committees of the legislature at the start of each regular session of the legislature. Each request shall state:

- (1) The name of the requesting organization or individual;
- (2) The public purpose for the grant;
- (3) The services to be supported by the grant;
- (4) The target group; and
- (5) The cost of the grant and the budget. [L 1997, c 190, pt of §3; am L 2014, c 96, §6]

Hale Puna shall use any grant funds awarded as a result of this application in compliance with a public purpose pursuant to Section 42F-102, Hawaii Revised Statutes. The specified project in this application, the restoration of the Gulick-Rowell Mission House in Waimea, Kaua'i, is designed to serve the public interest and fulfill the charitable purpose of the federally recognized 501(c)(3) non-profit status approved and determined by the IRS.

Application for Grants

If any item is not applicable to the request, the applicant should enter "not applicable".

I. Certification – Please attach immediately after cover page

1. Certificate of Good Standing (If the Applicant is an Organization)

If the applicant is an organization, the applicant shall submit one (1) copy of a certificate of good standing from the Director of Commerce and Consumer Affairs that is dated no earlier than December 1, 2018.

2. Declaration Statement

The applicant shall submit a declaration statement affirming its compliance with Section 42F-103, Hawaii Revised Statutes. ([Link](#))

3. Public Purpose

The applicant shall specify whether the grant will be used for a public purpose pursuant to Section 42F-102, Hawaii Revised Statutes. ([Link](#))

II. Background and Summary

This section shall clearly and concisely summarize and highlight the contents of the request in such a way as to provide the State Legislature with a broad understanding of the request. Please include the following:

1. A brief description of the applicant's background;

Hale Puna is a 501(c)3 not-for-profit organization started in 2016 that works to encourage cultural and economic resiliency within the community by preserving and investigating the rich history of West Kaua'i. As stewards of the historic Gulick-Rowell Mission House & Gardens, Hale Puna manages the restoration effort and access to the historic site, sponsors cultural projects and creates relevant sustainable enterprises to support the mission of the organization.

2. The goals and objectives related to the request;

RESTORATION OF HISTORIC PROPERTY

A priority for Hale Puna is the restoration of the Gulick-Rowell Mission House & Gardens in Waimea, Kaua'i. In 2016, Jim Ballantine purchased the Gulick-Rowell house in order to restore it and eventually open a museum and public space for cultural events. Hale Puna works with established community groups and local non-profits such as Malama Kauai and Alu Like to insure

the survival of Gulick Rowell house and prepare it for its third century as a valuable asset to the surrounding community.

The Gulick-Rowell Mission House is one of the oldest surviving structures of its type anywhere in the state of Hawaii. The three-story structure is built of limestone and coral and is considered older even than the Chamberlain House on Oahu.

In 1828, the Reverend Peter Gulick and his wife Fanny arrived to Waimea, Kauai from Boston, Massachusetts to work at the missionary station there. The Gulicks immediately set forth building a traditional New England-style house using local materials.

Coral bricks two-feet thick were cut from offshore reefs and floated ashore for the foundation and walls. Hawaiians were paid in goats, bibles and window glass for their work mining the bricks. Deborah Kapule Kekaiha'akūlou, the last Queen of Kaua'i, lent her oxen to drag the bricks from the shore to the site of the house.

In 1846, Reverend George Rowell and his wife Malvina moved into the house. The Rowells rebuilt the house expanding it as their family grew. George Rowell was an accomplished carpenter, and built two churches in Waimea during his term there. The Rowells remained at Waimea in the home until 1884. After that the home was occupied by various townspeople, including the postmaster (there are remnants of post boxes in the main room), the sheriff, who reportedly used the basement as a jail, and various schoolteachers and church members.

The coral bricks are rare and unusual and represent a distinct architectural period in Hawaiian history. It would have been heavy and difficult labor for the native Hawaiians who were employed to quarry these bricks.

The house has been on the National and State Historic Register since 1972 (Site#30-05-9314). It has been unoccupied since 2003. In 2006, Historic Hawai'i Foundation placed Gulick-Rowell House on the endangered list.

3. The public purpose and need to be served;

TOURISM

As the sugar industry declined in Hawai'i, and in West Kaua'i in particular, so too did the local economy. Consequently, a few important sites in the area fell into neglect and disrepair. This compounded an already difficult situation, as tourism overtook agriculture as the principal economic driver.

Few people know about the Gulick-Rowell Mission house, its importance to local history, or the people who stayed there (for example, it was once a way-station for people with Hansen's disease awaiting transportation to Moloka'i).

Hale Puna sees the restoration of the Gulick-Rowell Mission House as an opportunity to increase tourism in the area, revive the region economically, and provide an important cultural center for the people of the region.

The Gulick-Rowell Mission House is well-placed for receiving visitors, being on the road up to Koke'e State Park, which receives up to 1 million visitors per year. Unfortunately, many of

those visitors currently bypass the local towns and drive straight through to the Waimea Canyon or other famous lookouts.

By creating a visitor destination, a restored Gulick-Rowell Mission House could bring more visitors to the economically depressed area of West Kaua'i. It could also employ staff to manage the planned museum.

LOCAL AGRICULTURE

Currently, Hale Puna manages a Farms Program at the Gulick-Rowell Mission House Gardens. This program is a workforce and cultural training program designed for local youth from West Kaua'i and Ni'ihau to learn about sustainable agriculture from the planning stage to the marketplace. Paid student interns design, plant, harvest and sell produce and products at the Waimea Farmers Market at Hale Puna twice weekly. With the help of local students, community members, and West Kaua'i Farms, Hale Puna has already planted over 75 fruit trees including avocado, papaya, 'ulu, coffee, cacao, noni, jackfruit, fig, banana, citrus and liliko'i.

EDUCATION

Hale Puna is currently working on a history theater program to be performed at the site. This theater program would teach residents and visitors alike about historical figures from the area, and their influence on the culture and history of West Kaua'i and Hawai'i. Kupuna E. Kalani Flores and Aletha Kaohi will consult for the project. The intent is to reach schools from South and West Kaua'i, as well as visitors and residents.

The planned museum will also reach visitors and residents. Here, visitors to the museum can learn about the house, its unique construction, the people who helped build it, the unique carpentry in the house, and the famous monkeypod tree that was planted there in the 1870s, among many other things. It will also house some treasured artefacts from the region that are looking for a home, such as poi pounders and other ancient Hawaiian tools (lent from the collection of kupuna Aletha Kaohi).

4. Describe the target population to be served; and

GLOBAL TOURISM

1.28 million visitors come to Kaua'i every year, with an estimated 1 million coming to view the Waimea Canyon. We estimate five percent of these (25-50,000) would stop to visit the home and museum, which is on the way up to the canyon.

KAUA'I RESIDENTS

The restoration of the Gulick-Rowell Mission House will serve all of Kaua'i (population 67,091 (2010)) by providing a new cultural gathering place and a worthy new visitor destination. In particular, the residents of West Kaua'i (population 11,722 (2010)) will now have access to a critical part of their history. Waimea residents will benefit from preserving this important contribution to the town's character, and from the increased economic activity that will arise from the new visitor destination.

The house will be a community resource: a place for sponsoring events and producing performances that contribute to the cultural fabric of West Kaua'i.

The Hale Puna Farmer's Market attracts over 75 locals and visitors a week, and we expect this number to increase as we improve the site. Currently there are 12 student interns learning about traditional farming, and we anticipate that this number will remain the same. The working farm and medicinal garden nurtures an interest in farming for local West side and Ni'ihau youth.

5. Describe the geographic coverage.
(See answer 4 above)

III. Service Summary and Outcomes

The Service Summary shall include a detailed discussion of the applicant's approach to the request. The applicant shall clearly and concisely specify the results, outcomes, and measures of effectiveness from this request. The applicant shall:

1. Describe the scope of work, tasks and responsibilities;

WORK ALREADY COMPLETED

Hale Puna has already completed a significant amount of work on Gulick-Rowell Mission house and gardens. The work was for initial and emergency work required to save the structure and prevent further deterioration.

Work completed includes:

- Landscaping – site clean-up and removal of vegetation impinging on structure. (This includes the pruning of the "significant" Monkeypod tree.)
- Repair of chimney, removal of shingle roof, installation of metal roof over house (Canyon Construction – Jim Casse)
- Creation of an accurate topographic survey of site. (Esaki Survey & Mapping)
- Research on parking & other zoning requirements (Mason Architects)
- Site visits by architect (Mason Architects)
- Production of existing condition floor plans and exterior elevations in digital form. (Mason Architects – see attached)
- Evaluation of structural capacity of second floor lanai. (Mason Architects – see attached)
- Construction drawings to replace roof. (Mason Architects – see attached)
- Significant repair to lands, irrigation, planting of farm and gardens.

Total expenditures: \$171,188

Hale Puna received some contributions from local businesses and organizations to help pay for some of these costs. Malama Kaua'i, Alu Like, and West Kaua'i Farms made significant contributions to restore the lands and create sustainable agriculture on the property.

SCOPE OF WORK

The first phase of the restoration involves critical work to preserve the house from further deterioration, including:

- Termite treatment (Aloha Termite)
- Improved protective windows, doors
- Roofing, Scaffolding, Structural Stabilization

Since the house is a designated historic site (Site#30-05-9314, National and State Historic registers), all work must be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Phase 2 is to conduct architectural work and research to ensure all restoration and preservation work is done in accordance with proper standards. This includes:

- Permit drawings to replace first and second floor lanai, gable roof siding, lintels, windows and exterior doors (Mason Architects)
- Research parking and other zoning requirements (Mason Architects)
- Identify walkway plan and other general master plan (Mason Architects)
- Archeological survey, review of significant features (BCS)
- Research - Mission Houses Archives and Hawaiian Historical Society records
- Research - Faye & Wramp Family records, Kauai Historical Society, Kauai Museum
- Historic Structures Report (Mason Architects)
- Construction Drawings, including ADA-compliant designs (Mason Architects)
- Meet with County officials to review proposed site plan

The final phase would be for the completion of the work itself, as established by the historic structures report and plan development. This work includes:

- Site preparation, grading, and scaffolding (Mason Architects)
- Completion of roof and replacement of first and second floor lanai, gable siding, lintels, windows and exterior doors (RSWeir or Joel Koetje)
- Landscaping and tree trimming of significant monkeypod tree
- Repair lanai
- Replace concrete and second-story lanai. A civil engineer may be required depending on results of survey.
- Restoration of damaged interior, particularly the wood features and floors
- Restoration of exterior plaster and stone work
- Installation of new parking area
- Installation of new fencing
- Any required replacement of electrical wiring to meet NEC standards
- Installation of ADA restroom
- Period-appropriate furnishings for the interior
- Installation of museum display cases and displays
- Installation of appropriate signage as permitted by state and county

TASKS AND RESPONSIBILITIES

Hale Puna has contracted with Glenn Mason of Mason Architects to oversee the restoration and preservation project. In addition to research and surveys, they have been asked to generate a detailed 3D model and to produce construction drawings for the project. Mason Architects have completed about 30% of this work so far. (Attached)

Mark Isoshima, principal at Kikiaola Construction on Kaua'i, will oversee the construction work, particularly the stone work.

2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;

Jan. – Mar. 2019	Phase 1	Emergency work
Feb. – Oct. 2019	Phase 2	Documentation, planning, approvals
Oct. 19 – Jun. 20	Phase 3	Construction

3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and

Quality assurance and evaluation plans will be executed under the supervision of Jim Ballantine, Managing Director of Hale Puna, and Glenn Mason of Mason Architects. Mark Isoshima will determine milestones and oversee the construction crew. All work will be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment. Please note that if the level of appropriation differs from the amount included in this application that the measure(s) of effectiveness will need to be updated and transmitted to the expending agency.

Measures of effectiveness will be based primarily on observation. These measures can be quantified in the following breakdown:

- 1- Completion of Phase 1 within projected timeframe and budget. Photographs and copies of invoices can be provided to the state.
- 2- Completion of Phase 2 within projected timeframe and budget. The submission of a complete historic structures report and workplan can be provided to the state.
- 3- Completion of Phase 3 within projected timeframe and budget. These may need to be adjusted based on the outcomes of Phase 2 and can be submitted following completion of Phase 2.
- 4- Admittance of first visitors to the renovated building and museum with survey results of their satisfaction levels with the experience.

IV. Financial

Budget

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
 - Budget request by source of funds ([Link](#))
See attached.
 - Personnel salaries and wages ([Link](#))
Not applicable.
 - Equipment and motor vehicles ([Link](#))
Not applicable.
 - Capital project details ([Link](#))
See attached capital project details form.
 - Government contracts, grants, and grants in aid ([Link](#))
See attached.

2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2020.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
50,000	150,000	400,000	250,000	850,000

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2020.
 - National Trust for Historic Preservation. Applied: \$9000. Approved: \$5,500
 - Atherton Foundation. Applied: \$30,000. Approved: \$30,000
 - Historic Hawai'i Foundation. Applied: \$80,000. Approved: \$50,000
 - Cooke Foundation. Will apply for: \$20,000
 - Matson Foundation. Will apply for: \$30,000
 - Cynthia Woods Mitchell Fund for Historic Interiors. Will apply for: \$10,000

4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.

Hale Puna anticipates applying for the Federal Historic Preservation Tax Incentive in 2021, or as soon as it starts receiving paying visitors to the site.

5. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2020 for program funding.

Hale Puna has received funding from state and county government contracts for a music and traditional arts festival they host annually at Koke'e State Park. These grants are listed in an attached document.

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2018.

Unrestricted current assets as of December 31, 2018 =

- Lease agreement: \$24,000
- Grants awarded (committed to preservation project): \$85,500
- TOTAL: \$109,500.

V. Experience and Capability

1. Necessary Skills and Experience

The applicant shall demonstrate that it has the necessary skills, abilities, knowledge of, and experience relating to the request. State your experience and appropriateness for providing the service proposed in this application. The applicant shall also provide a listing of verifiable experience of related projects or contracts for the most recent three years that are pertinent to the request.

The architect and creator of the historic structures report will be Glenn Mason of Mason Architects. Mark Isoshima will oversee construction.

Glenn Mason, FAIA, NCARB is the founder of MAI and former principal of its predecessor, Spencer Mason Architects. He is a project architect and the principal-in-charge for many of the projects undertaken by the firm. Born and raised in Hawai'i, Glenn received an M. Arch. from the University of Michigan, Ann Arbor, before returning to Honolulu, where he has built his 40-year career in the preservation of historic buildings and new design.

Renowned for his award winning preservation projects, Glenn has worked on some of Hawai'i's most iconic buildings, including Bishop Museum, Ali'iolani Hale, Hilo Federal Building, Arizona Memorial, Hulihe'e Palace and the last 35 years of maintenance and repair for 'Iolani Palace, grounds and associated structures. He was the 2014 recipient of Historic Hawai'i Foundation's Frank Haines Award and he was one of the Star-Bulletin's 2011 "Ten Who Made a Difference" in Honolulu. A past president of AIA Honolulu and the AIA Hawai'i State Council, Glenn is currently the president of Hawaii Architectural Foundation.

The construction work will be overseen by Mark Isoshima. Mark is a principal at Kikiaola Construction from Kaua'i. Mark has over 30 years' experience in construction, and has worked extensively on historic structures, in particular Hawaiian stone features and structures. He supervised the remodel work for the historic Old Stone Church in Waimea, the Visitor Center at National Tropical Botanical Gardens on Kaua'i, and the reconstruction of Kalahikiola Congregational Church on the island of Hawai'i, after the earthquake of 2006 which damaged it severely.

2. Facilities

The applicant shall provide a description of its facilities and demonstrate its adequacy in relation to the request. If facilities are not presently available, describe plans to secure facilities.

The Hale Puna Board of Directors is currently working on a twenty-year lease agreement that will retain the rights for Hale Puna to continue operations at Gulick-Rowell house, using it as a space to realize the organization's goals. The plan is for Jim Ballantine to eventually gift the house and property to Hale Puna, once the terms for tax requirements have been met.

VI. Personnel: Project Organization and Staffing

1. Proposed Staffing, Staff Qualifications, Supervision and Training

The applicant shall describe the proposed staffing pattern and proposed service capacity appropriate for the viability of the request. The applicant shall provide the qualifications and experience of personnel for the request and shall describe its ability to supervise, train and provide administrative direction relative to the request.

Hale Puna is overseen by Jim Ballantine, a sixth-generation resident of Kaua'i. Mr. Ballantine has 30+ years' experience as a production executive, and is a two-time Emmy nominee. He is very familiar with managing large projects, having produced animated films, TV series, and arts events in Sydney, Jerusalem, and Los Angeles. He is known for his work on *The Little Mermaid* (1989), *The Ren & Stimpy Show* (1991), and *Bambi II* (2006), and *Blinky Bill* (2015). He returned to Kaua'i in 2015, where he now lives with his daughter.

2. Organization Chart

The applicant shall illustrate the position of each staff and line of responsibility/supervision. If the request is part of a large, multi-purpose organization, include an organization chart that illustrates the placement of this request.

Hale Puna has no staff and no salaried employees. It is run by a Board of Directors (attached), who are all volunteers, and are overseen by Jim Ballantine. Mason Architects will report to Mr. Ballantine.

3. Compensation

The applicant shall provide an annual salary range paid by the applicant to the three highest paid officers, directors, or employees of the organization by position title, not employee name.

All Hale Puna board members are volunteers. It has no salaried employees.

VII. Other

1. Litigation

The applicant shall disclose any pending litigation to which they are a party, including the disclosure of any outstanding judgement. If applicable, please explain.

Not applicable.

2. Licensure or Accreditation

The applicant shall specify any special qualifications, including but not limited to licensure or accreditation that the applicant possesses relevant to this request.

The Gulick-Rowell Mission House has been on the National and State Historic Register since 1972 (Site#30-05-9314).

Hale Puna is currently deemed compliant with the State of Hawaii State Procurement Office with respect to certificates required from the Hawaii Department of Taxation (DOTAX), the Internal Revenue Service, the Hawaii Department of Labor and Industrial Relations (DLIR), and the Hawaii Department of Commerce and Consumer Affairs.

3. Private Educational Institutions

The applicant shall specify whether the grant will be used to support or benefit a sectarian or non-sectarian private educational institution. Please see Article X, Section 1, of the State Constitution for the relevance of this question.

Not applicable.

4. Future Sustainability Plan

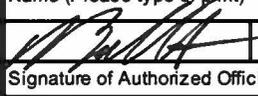
The applicant shall provide a plan for sustaining after fiscal year 2019-20 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2019-20, but
- (b) Not received by the applicant thereafter.

If awarded a grant, Hale Puna plans to have all restoration and renovation work completed by end of 2020. At this time, the house should be ready to receive visitors and start generating its own income from the donations made by these visitors. This income can support the cost of activity around the house and lands, and provide additional funds for maintaining the property, developing the museum, and hosting cultural activities around the house and lands.

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2019 to June 30, 2020

Applicant: HALE PUNA				
BUDGET CATEGORIES	Total State Funds Requested	Total Federal Funds Requested	Total County Funds Requested	Total Private/Other Funds Requested
	(a)	(b)	(c)	(d)
A. PERSONNEL COST				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9				
10				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	850,000			150,000
TOTAL (A+B+C+D+E)	850,000			
		Budget Prepared By:		
SOURCES OF FUNDING				
(a) Total State Funds Requested		JIM BALLANTINE	808-631-3455	
(b) Total Federal Funds Requested		Name (Please type or print)	Phone	
(c) Total County Funds Requested			1/17/19	
(d) Total Private/Other Funds Requested	150,000	Signature of Authorized Official	Date	
TOTAL BUDGET	1,000,000	MANAGING DIRECTOR, HALE PUNA		
		Name and Title (Please type or print)		

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2019 to June 30, 2020

Applicant: HALE PUNA										
FUNDING AMOUNT REQUESTED										
		ALL SOURCES OF FUNDS		STATE FUNDS	OTHER SOURCES	FUNDING REQUIRED IN				
TOTAL PROJECT COST		RECEIVED IN PRIOR YEARS		REQUESTED	REQUESTED	SUCCEEDING YEARS				
		FY: 2017-2018	FY: 2018-2019	FY:2019-2020	FY:2019-2020	FY:2020-2021	FY:2021-2022			
PLANS					80000					
LAND ACQUISITION										
DESIGN										
CONSTRUCTION				850000	70000					
EQUIPMENT										
TOTAL:				850,000	150,000					
JUSTIFICATION/COMMENTS:										
Total project cost: \$1,000,000. A capital campaign is underway to raise a total of \$1,000,000 over the next 2 years. \$85,500 has already been secured from private foundations, including Historic Hawai'i Foundation.										

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: HALE PUNA

Contracts Total:

26,220

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S. / State / Haw / Hon / Kau / Mau)	CONTRACT VALUE
1	County of Kaua'i Office of Economic Development sponsorship of 2nd Annual Old Time Gathering, hosted by Hale Puna.	9/30/18 - 8/30/19	County of Kaua'i	Kau	11,220
2	HTA (Community Enrichment Program) sponsorship of 3rd Annual Old Time Gathering, hosted by Hale Puna.	12/28/18 - 2/28/20	Hawai'i Tourism Authority	State	15,000
3					
4					
5					
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11					
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17					
18					

HALE PUNA BOARD OF DIRECTORS

+affiliations

Jim Ballantine, Managing Director
Also Manager of Koke'e Lodge

Fanny Ballantine-Himberg, Director
Farm Director at Hale Puna Gardens

Diane Sumida, Director
Kamehameha Investment Corporation Nursery, the development arm of
Kamehameha Schools/Bishop Estate. She also supports and volunteers with
The Garden Island Arts Council, Hui O' Laka, the International Center in
Lawai and local theatre.

Clint Snyder, Director
West Kaua'i Farms. Also works with Malama Kaua'i and IWIKUA, leading
Agriculture Internships for local youth during school breaks and summer.

Marie Mori, Director
Pakahi Academy and Makana Training Center. Focused on women's health in
West Kaua'i.

Michelle Clark, Director
Kaua'i Island Biologist with the Pacific Islands Fish and Wildlife Office. Kaua'i
representative on the Hawai'i Department of Land and Natural Resources,
Division of Forestry and Wildlife's Natural Area Reserves System
Commission.

Anne Coyle, Director
Marketing and fundraising for Hale Puna. Also Kaiola Canoe Club, Rapid Ohia
Death (ROD) Working Group on Kaua'i, and Women in Theater.

GULICK-ROWELL HOUSE RESTORATION

9567 HUAKAI RD, WAIMEA, HAWAII 96796
TMK: (4) 1-2-06:34



Mason Architects
119 Merchant Street, Suite 501
Honolulu, Hawaii 96813
www.masonarch.com
Voice: 808 536-0556
Fax: 808 526-0577

This work was prepared by me or under my supervision and construction of this project will be under my observation.
Tommy E. Mason
Signature Date of the License
Tommy E. Mason
Professional Engineer
No. 10000
HAWAII, U.S.A.

PROJECT
GULICK-ROWELL HOUSE RESTORATION

9567 HUAKAI RD
WAIMEA, HI 96796
TMK: (4) 1-2-06:34

MARK	DATE	DESCRIPTION
ISSUE:		
PROJECT NO:	1858	
CAD DWG FILE:	G-001 Title Sheet.dwg	
PLOTTED:	Feb 09, 2017 - 12:19 PM	
DESIGNED BY:	GM	
DRAWN BY:	CN	
CHECKED BY:	GM	

SHEET TITLE
TITLE SHEET, LOCATION MAP, SHEET INDEX, SITE PLAN, PROJECT DATA, GENERAL NOTES, CONSULTANTS, SYMBOLS

G-001
SHEET 02 OF

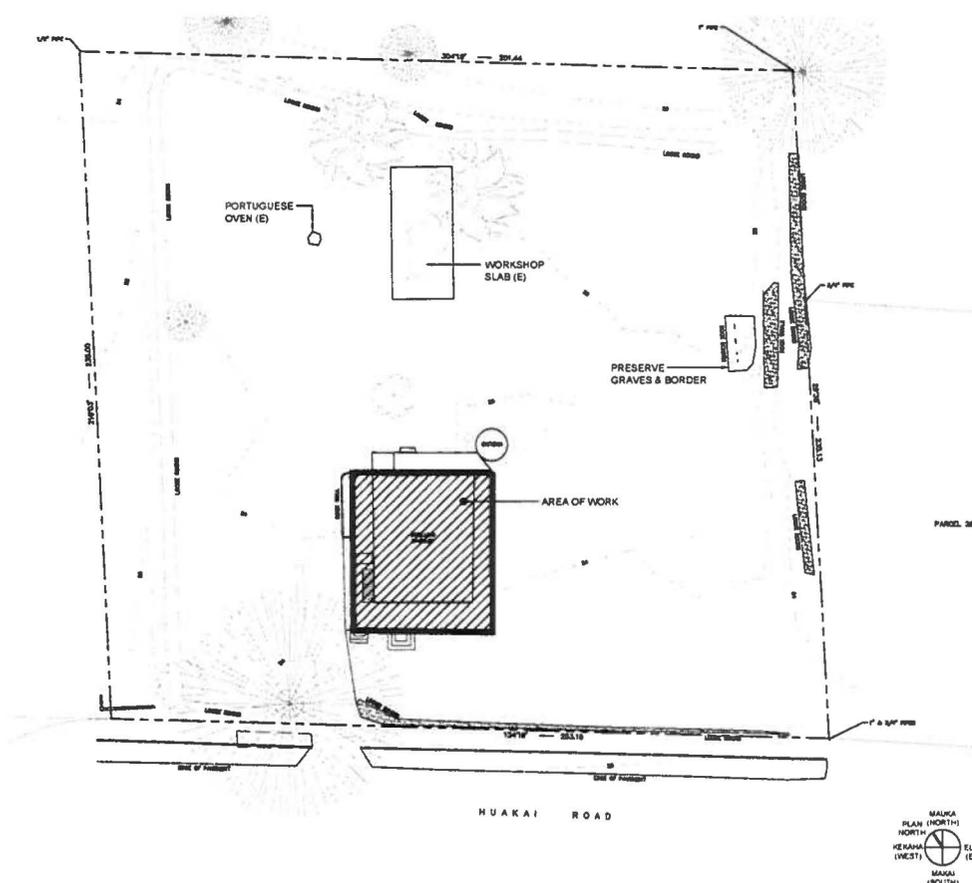
LOCATION MAP



SHEET INDEX

SHT	SHEET TITLE
GENERAL	
001	TITLE SHEET, LOCATION MAP, SHEET INDEX, SITE PLAN, PROJECT DATA, GENERAL NOTES, CONSULTANTS, SYMBOLS
ARCHITECTURAL	
A-101	BASEMENT - FLOOR PLAN
A-102	FIRST FLOOR - FLOOR PLAN
A-103	SECOND FLOOR - FLOOR PLAN
A-104	ATTIC - FLOOR PLAN
A-110	ROOF PLAN
A-112	LANAI ROOF FRAMING PLAN
A-201	EXTERIOR ELEVATIONS
A-301	LANAI SECTIONS

SITE PLAN



PROJECT DATA

OWNER: JIM BALLANTINE
ADDRESS: 9567 HUAKAI RD, WAIMEA, HI 96796
T.M.K.: (4) 1-2-06:34
LOT AREA: 1.357 ACRES
ZONING: ST-C CULTURAL HISTORIC
OCCUPANCY:
CONSTRUCTION TYPE:
LIVING AREA: 3756 SF

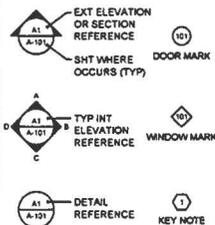
GENERAL NOTES

- ALL ITEMS AND MATERIALS NOTED WITHIN THESE DRAWINGS ARE NEW UNLESS INDICATED OTHERWISE
- COMPLY WITH THE LATEST COUNTY, STATE AND FEDERAL LAWS, BUILDING CODES, THEIR ADDITIONS, ADDENDA AND AMENDMENTS IN THE CONSTRUCTION OF THIS PROJECT
- REPAIR ALL DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT
- USE DIMENSIONS NOTED ON DRAWINGS ONLY. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS
- STANDARDS FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS SHALL COMPLY WITH NFPA 1, FIRE CODE, 2012 EDITION.
- ANY & ALL APPROVED CHANGES / MODIFICATIONS / CORRECTIONS TO THE BUILDING PERMIT SET OF PLANS WILL BE REFLECTED ON THE BUILDING DIVISION FILE COPY AND JOB SITE COPY.

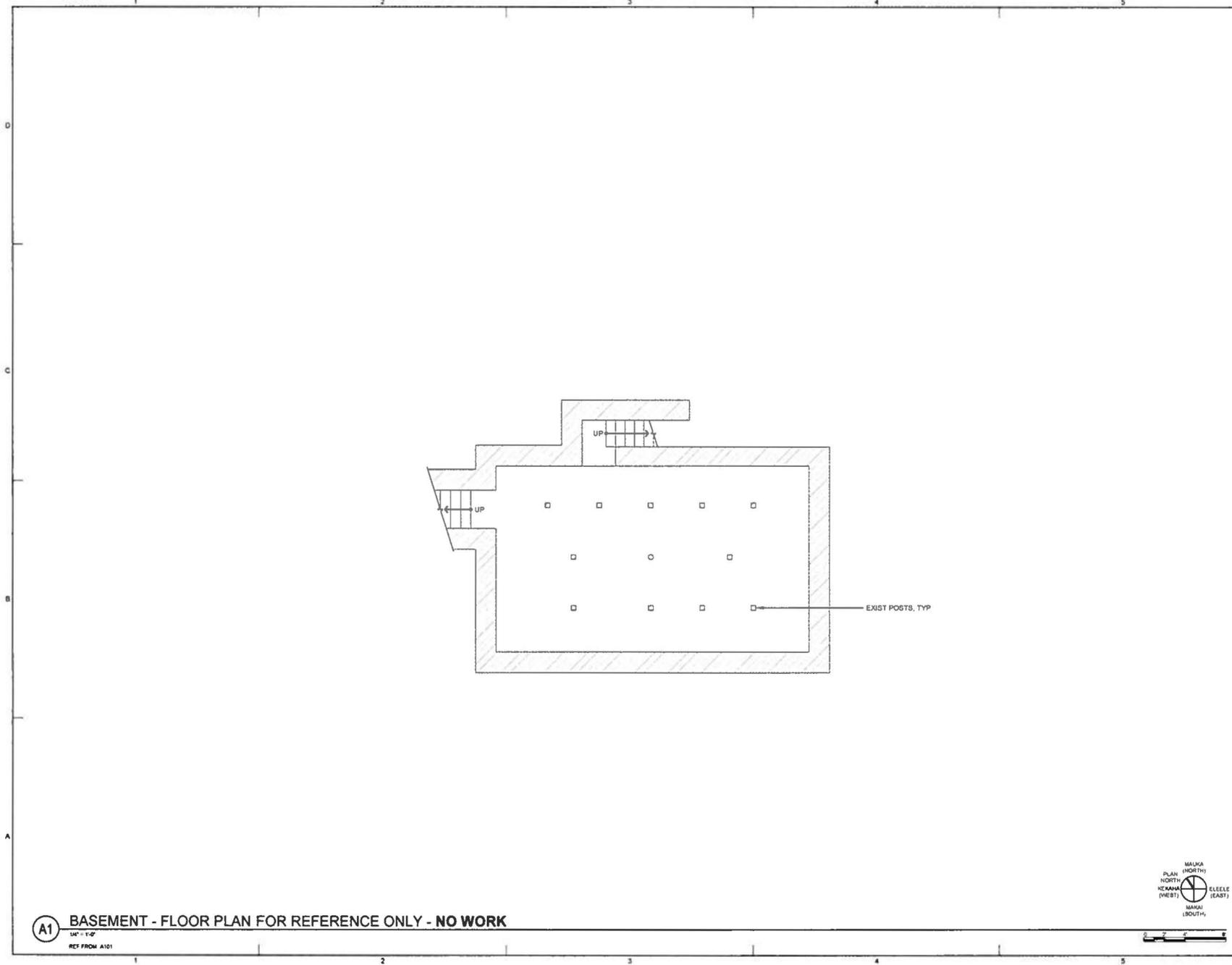
CONSULTANTS

ARCHITECT:
MASON ARCHITECTS, INC.
119 MERCHANT STREET, SUITE 501
HONOLULU, HAWAII 96813
PHONE: 808.536.0556

SYMBOLS



A3 SITE PLAN
1" = 20'-0"
REF FROM A-101



M ARCHITECTURE
 RESTORATION
 RENOVATION
 RESEARCH

Mason Architects
 119 Merchant Street, Suite 501
 Honolulu, Hawaii 96813
 www.masonarch.com
 Voice: 808.536-0556
 Fax: 808.526-0577

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[Signature]
 License No. 47502-011
 Architect Registration Board
 Hawaii, U.S.A.

PROJECT

GULICK-ROWELL HOUSE RESTORATION

9567 HUAKAI RD
 WAIMEA, HI 96796
 TMK: (4) 1-2-06:34

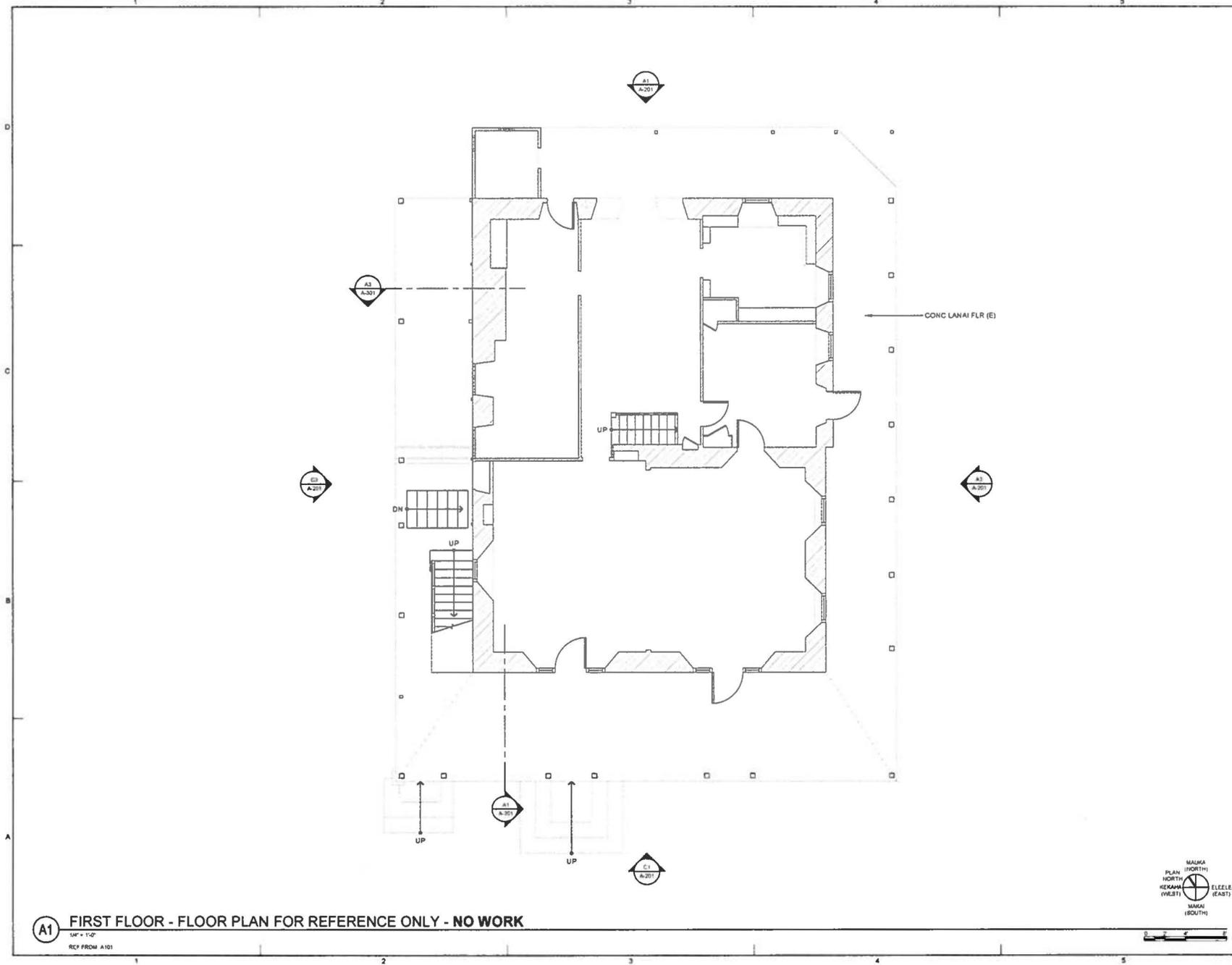
MARK	DATE	DESCRIPTION
ISSUE:		
PROJECT NO:	1858	
CAD DWG FILE:	A-100a Floor Plans.dwg	
PLOTTED:	Feb 09, 2017 - 12:19PM	
DESIGNED BY:	GM	
DRAWN BY:	CN	
CHECKED BY:	GM	

SHEET TITLE
BASEMENT FLOOR PLAN

A-101
 SHEET 02 OF

A1 BASEMENT - FLOOR PLAN FOR REFERENCE ONLY - NO WORK
 1/8" = 1'-0"
 REF FROM A101





M ARCHITECTURE
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 RESEARCH

Mason Architects
 119 Merchant Street, Suite 501
 Honolulu, Hawaii 96813
 www.masonarch.com
 Voice: 808 536-0556
 Fax: 808 526-0577

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[Signature]
 Date: 2/09/2017
 Signature Expiration Date of this License

PROFESSIONAL REGISTER
 No. 111
 HAWAII, U.S.A.

PROJECT

GULICK-ROWELL HOUSE RESTORATION

9567 HUAKAI RD
 WAIMEA, HI 96796
 TMK: (4) 1-2-06:34

MARK	DATE	DESCRIPTION
ISSUE:		
PROJECT NO: 1858		
CAD DWG FILE: A-100a Floor Plans.dwg		
PLOTTED: Feb 09, 2017 - 12:20PM		
DESIGNED BY: GM		
DRAWN BY: CN		
CHECKED BY: GM		

SHEET TITLE

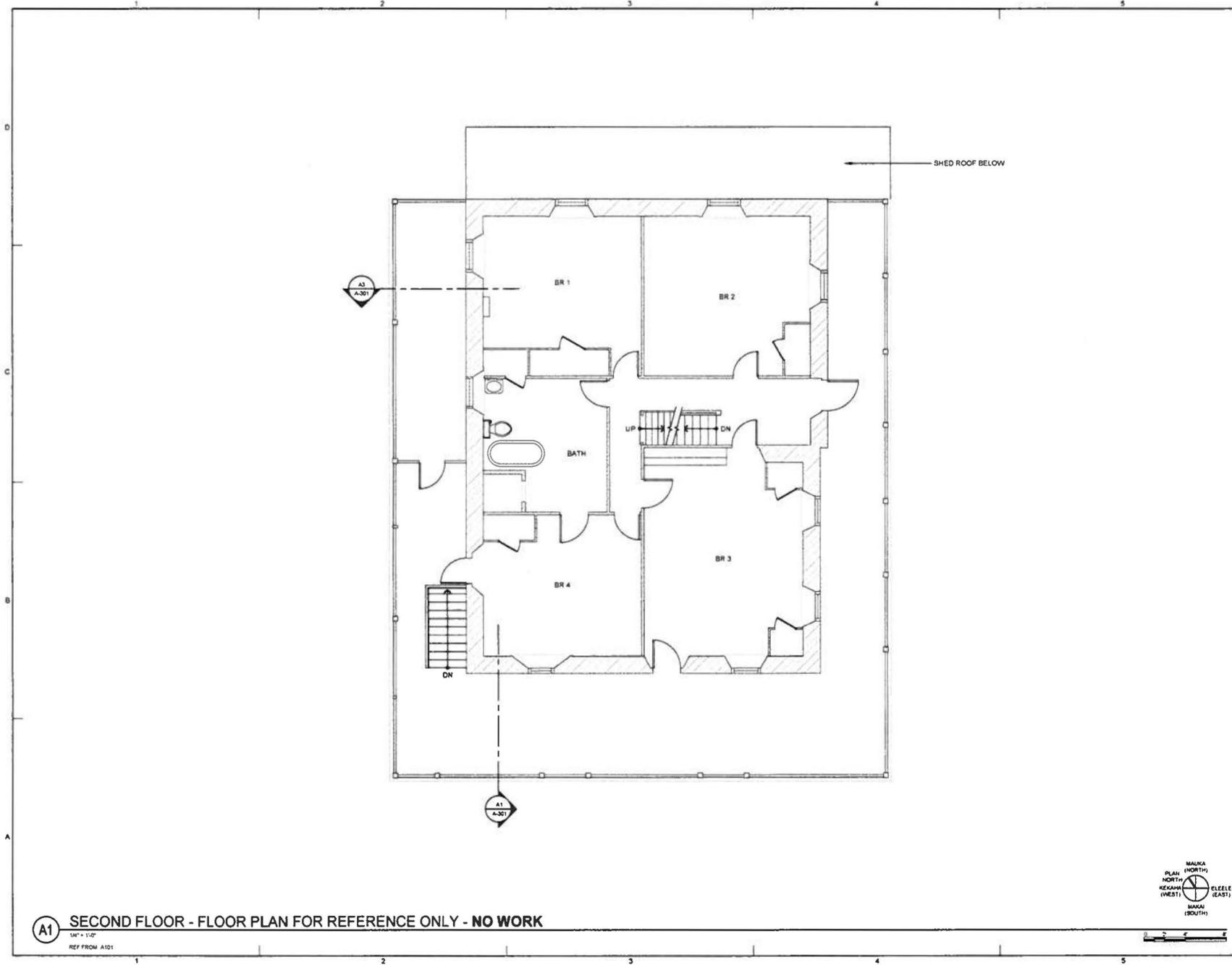
FIRST FLOOR FLOOR PLAN

A-102

SHEET 02 OF

A1 FIRST FLOOR - FLOOR PLAN FOR REFERENCE ONLY - NO WORK

1/8" = 1'-0"
 REF FROM A101



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Mason Architects
 119 Merchant Street, Suite 501
 Honolulu, Hawaii 96813
 www.masonarch.com
 Voice: 808 536-0556
 Fax: 808 526-0577

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[Signature]
 Date: 4/20/2017
 Signature Date of the Licensee

GEORGE E. MASON
 LICENSED PROFESSIONAL ARCHITECT
 No. 4931
 HAWAII, U.S.A.

PROJECT

GULICK-ROWELL HOUSE RESTORATION

9567 HUAKEI RD
 WAIMEA, HI 96796
 TMK: (4) 1-2-06-34

MARK	DATE	DESCRIPTION
ISSUE:		

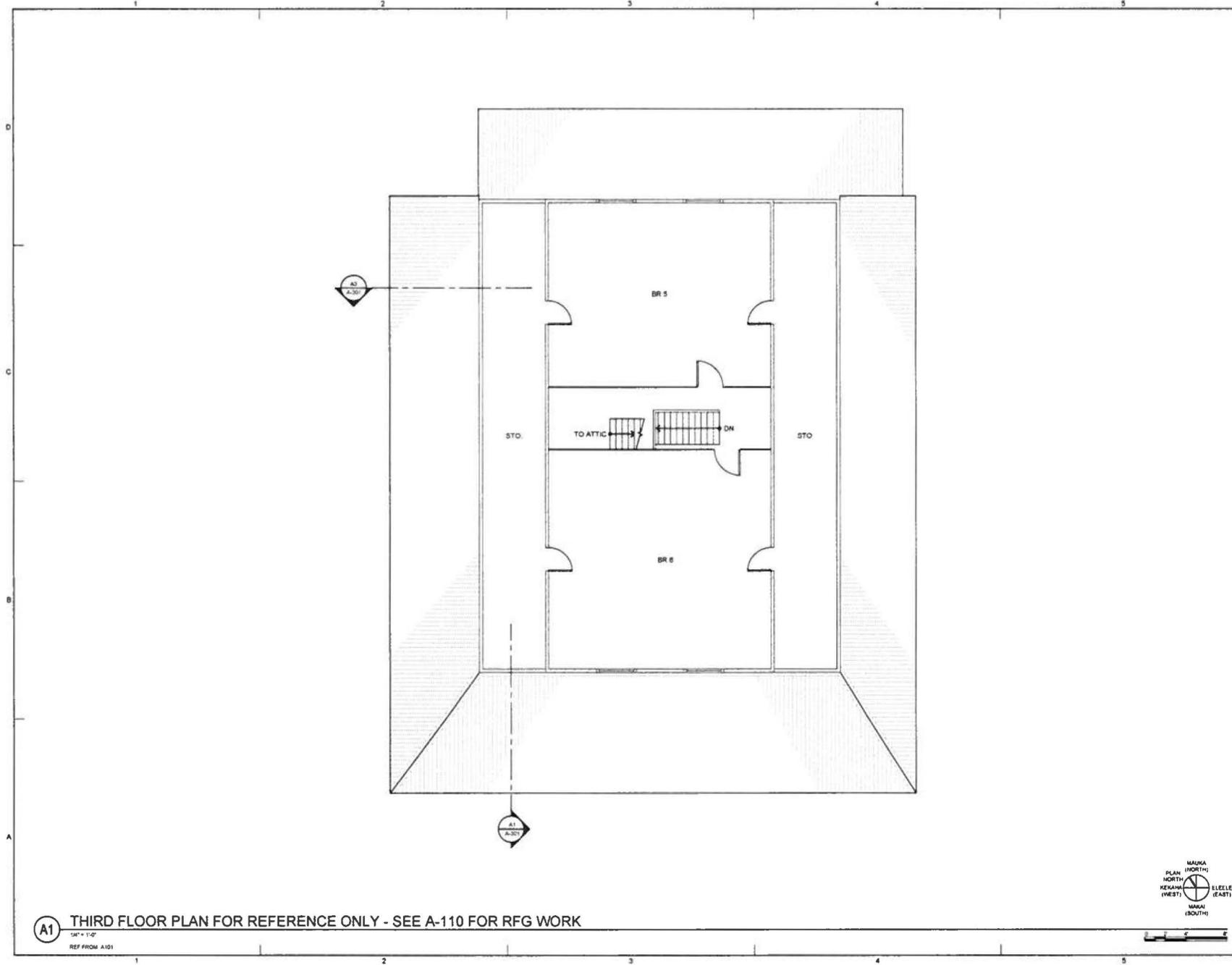
PROJECT NO: 1859
 CAD DWG FILE: A-103a Floor Plans.dwg
 PLOTTED: Feb 09, 2017 - 12:20PM
 DESIGNED BY: GM
 DRAWN BY: CN
 CHECKED BY: GM

SHEET TITLE
 SECOND FLOOR FLOOR PLAN

A-103
 SHEET 02 OF

A1 SECOND FLOOR - FLOOR PLAN FOR REFERENCE ONLY - NO WORK
 1/8" = 1'-0"
 REF FROM A101





A1 THIRD FLOOR PLAN FOR REFERENCE ONLY - SEE A-110 FOR RFG WORK

1/8" = 1'-0"
REF FROM A101

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RESTORATION
RENOVATION
RESEARCH

Mason Architects
119 Merchant Street, Suite 501
Honolulu, Hawaii 96813
www.masonarch.com
Voice 808 536-0556
Fax 808 526-0577

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PROJECT
GULICK-ROWELL HOUSE RESTORATION

9567 HUAKAI RD
WAIMEA, HI 96796
TMK: (4) 1-2-06:34

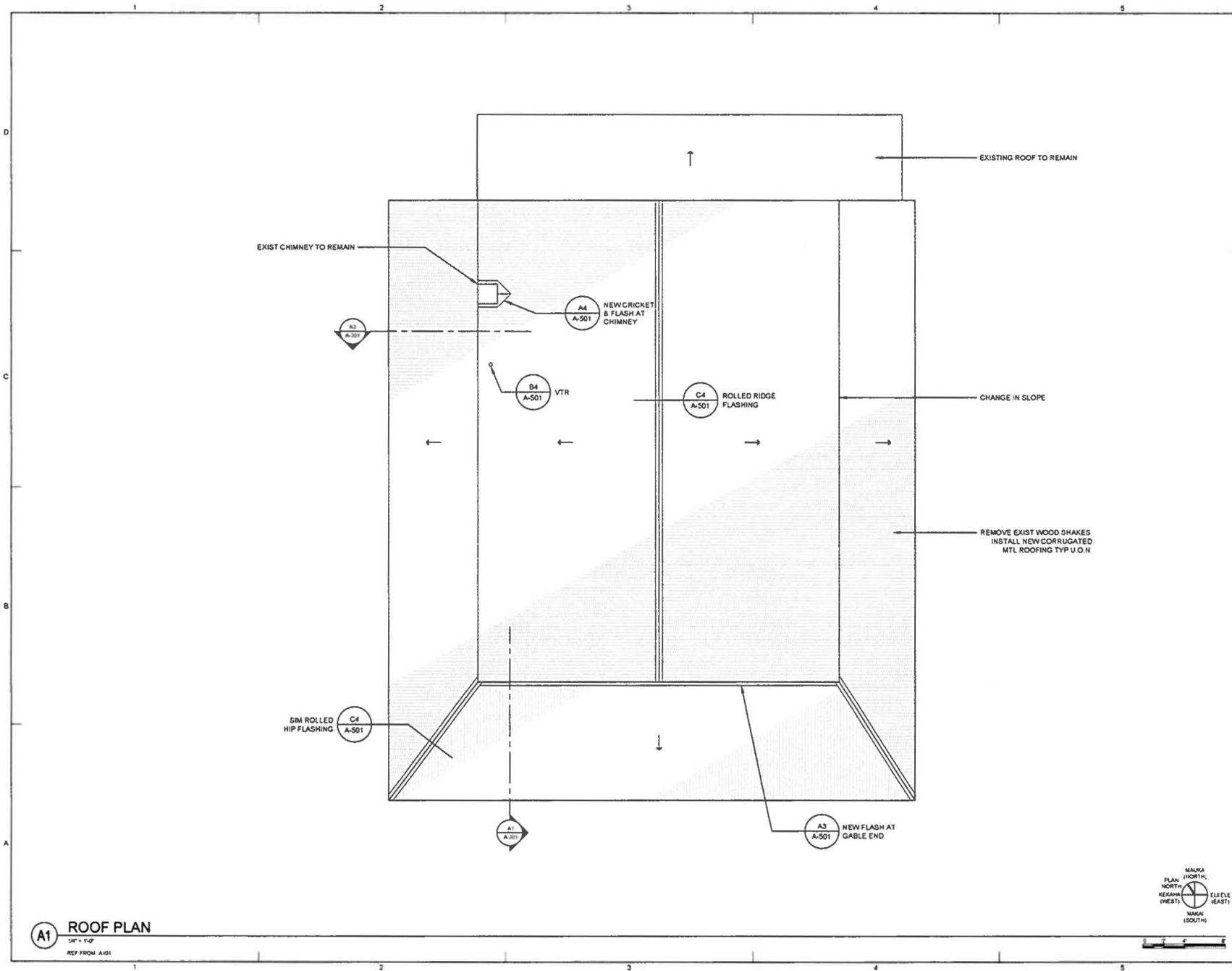
MARK	DATE	DESCRIPTION
ISSUE		

PROJECT NO: 1858
CAD DWG FILE: A-100a Floor Plans.dwg
PLOTTED: Feb 09, 2017 12:20PM
DESIGNED BY: GM
DRAWN BY: CN
CHECKED BY: GM

SHEET TITLE
THIRD FLOOR PLAN

A-104
SHEET 02 OF





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RESTORATION
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RESEARCH

Mason Architects
119 Merchant Street, Suite 501
Honolulu, Hawaii 96813
www.masonarch.com
Voice 808 536-0556
Fax 808 526-0577

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[Signature]
Signature Expiration Date of the License

DOMINIC MASON
LICENSED PROFESSIONAL ARCHITECT
NO. 4181
HAWAII, U.S.A.

PROJECT

GULICK-ROWELL HOUSE RESTORATION

9567 HUAKAI RD
WAIMEA, HI 96796
TMK: (4) 1-2-06:34

MARK	DATE	DESCRIPTION
ISSUE		
PROJECT NO.	1858	
CAD DWG FILE	A-100s Floor Plans.dwg	
PLOTTED	Feb 06, 2017 12:21PM	
DESIGNED BY	GM	
DRAWN BY	CN	
CHECKED BY	GM	

SHEET TITLE
ROOF PLAN

A-110
SHEET 02 OF

A1 ROOF PLAN
1/8" = 1'-0"
REF FROM A101





ARCHITECTURE
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Mason Architects

119 Merchant Street, Suite 501
Honolulu, Hawaii 96813
www.masonarch.com
Voice: 808.536-0556
Fax: 808.526-0577

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[Signature]
Professional Engineer
No. 101
4/20/2011
Expiration Date of this License



PROJECT

GULICK-ROWELL HOUSE RESTORATION

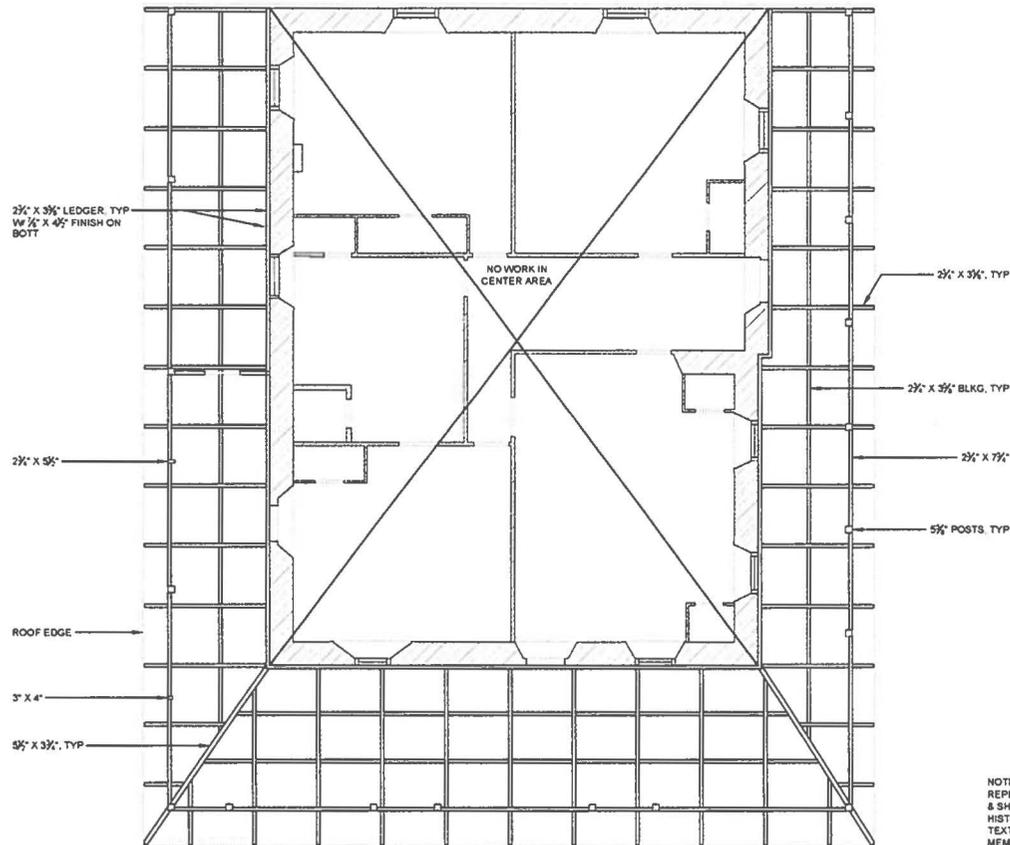
9567 HUAKAI RD
WAIMEA, HI 96796
TMK: (4) 1-2-06:34

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:	1658
CAD DWG FILE:	A-111-112 RCP.dwg
PLOTTED:	Feb 08, 2017 - 12:21PM
DESIGNED BY:	GM
DRAWN BY:	CN
CHECKED BY:	GM

SHEET TITLE
LANAI ROOF FRAMING PLAN

A-112
SHEET 02 OF



NOTE
REPLACE DAMAGED LANAI FRAMING & SHEATHING W/NEW TO MATCH HISTORIC MEMBERS IN SIZE & TEXTURE PAINT ALL REPLACEMENT MEMBERS TO MATCH EXISTING



(A1) LANAI ROOF FRAMING PLAN (EXIST)

1/8" = 1'-0"
REF FROM A101



ARCHITECTURE
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Mason Architects

119 Merchant Street, Suite 501
Honolulu, Hawaii 96813
www.masonarch.com
Voice: 808 536-0556
Fax: 808 526-0577

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PROJECT

GULICK-ROWELL HOUSE RESTORATION

9567 HUAKAI RD
WAIMEA, HI 96796
TMK: (4) 1-2-06:34

MARK	DATE	DESCRIPTION
ISSUE		

PROJECT NO:	1658
CAD DWG FILE:	A-200a Exterior Elevations.dwg
PLOTTED:	Feb 09, 2017 - 12:22PM
DESIGNED BY:	GM
DRAWN BY:	CN
CHECKED BY:	GM

SHEET TITLE
EXTERIOR ELEVATIONS

A-201

SHEET 02 OF

CAREFULLY REMOVE ALL HORIZ SIDING SALVAGE. INSTALL WATERPROOF BARRIER ON STUDS, THEN REINSTALL SIDING. REPLACE MISSING/DAMAGED SIDING W/NEW TO MATCH EXISTING. PRIME & PAINT ALL WOOD.

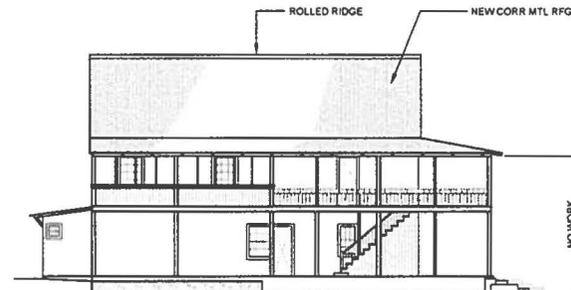


C1 MAKAI ELEVATION

1/8" = 1'-0"
REF FROM A-102



ROLLED RIDGE NEW CORR MTL RFG



C3 KEKAHA ELEVATION

1/8" = 1'-0"
REF FROM A-102



NO WORK THIS ELEVATION EXCEPT AT GABLE EDGE FLASHING

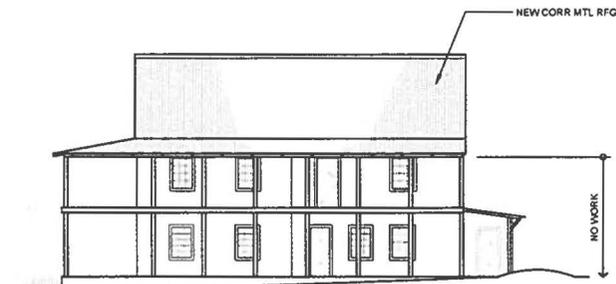


A1 MAUKA ELEVATION

1/8" = 1'-0"
REF FROM A-102



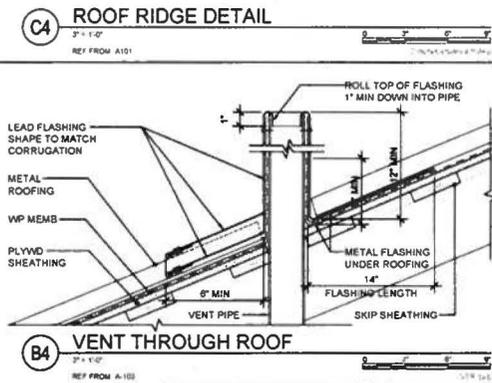
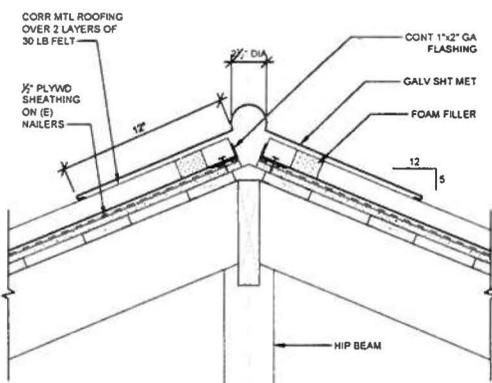
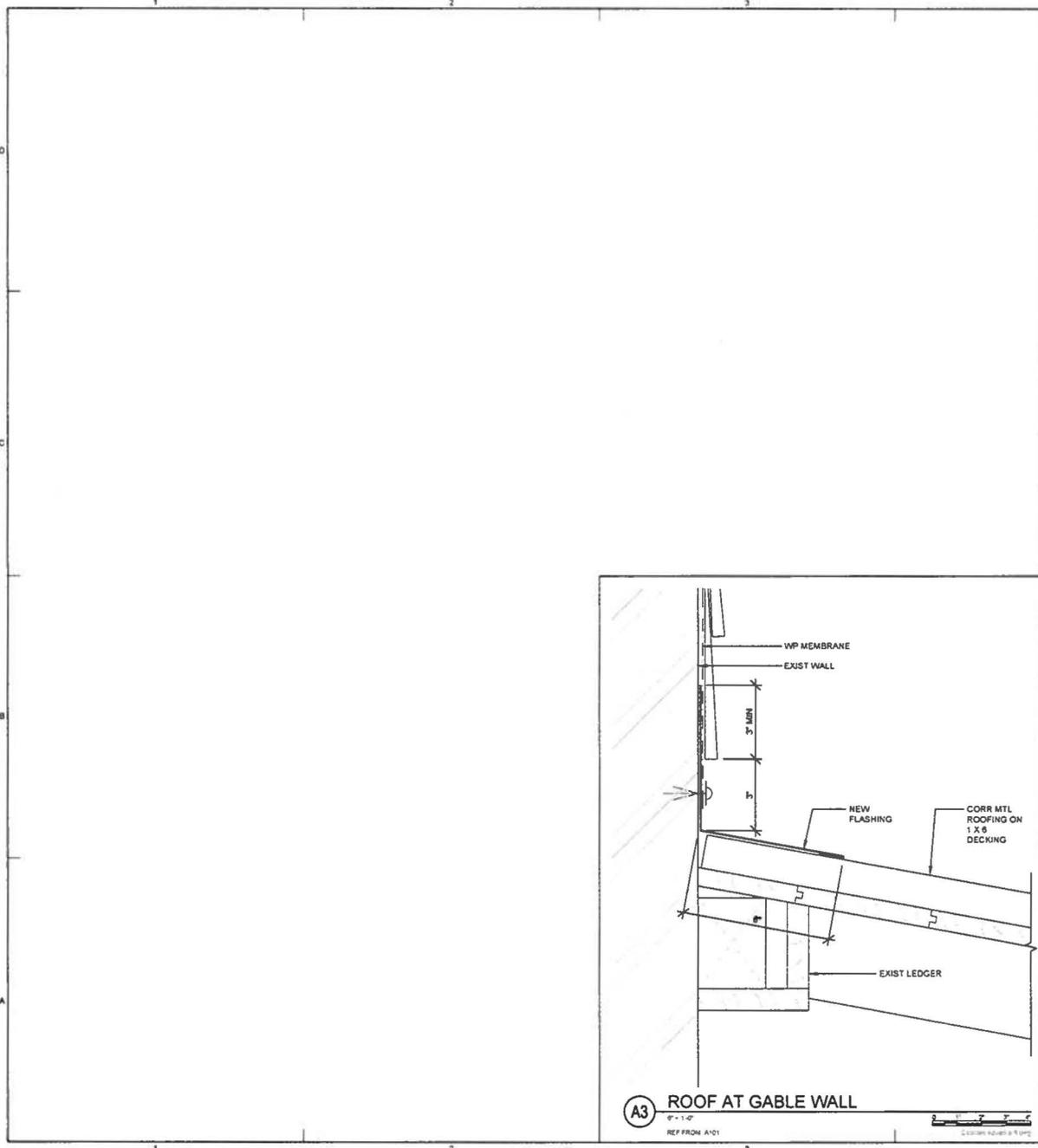
NEW CORR MTL RFG



A3 ELEELE ELEVATION

1/8" = 1'-0"
REF FROM A-102





M ARCHITECTURE
 RESTORATION
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 RESEARCH

Mason Architects
 119 Merchant Street, Suite 501
 Honolulu, Hawaii 96813
 www.masonarch.com
 Voice 808 536-0556
 Fax 808 526-0577

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[Signature]
 Architect
 Expires Date of this License



PROJECT

GULICK-ROWELL HOUSE RESTORATION

9567 HUAKAI RD
 WAIMEA, HI 96796
 TMK (4) 1-2-06-34

MARK	DATE	DESCRIPTION
ISSUE		
PROJECT NO.	1855	
CAD DWG FILE	A-501 Roof Details.dwg	
PLOTTED	Feb 08 2017 - 12:22PM	
DESIGNED BY	GM	
DRAWN BY	CN	
CHECKED BY	GM	

SHEET TITLE
 A ROOF DETAILS

A-501
 SHEET 02 OF