

**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: \$ 300,000

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

Hale Puna is requesting funding to conduct emergency repairs on a historic property in Waimea Town, Kauai, and launch a \$2 million capital campaign to restore this 190 year-old site representing a vital part of Kauai's history.

Amount of Other Funds Available:

State: \$ _____

Federal: \$ _____

County: \$ _____

Private/Other: \$ 50,000

Total amount of State Grants Received in the Past 5

Fiscal Years:

\$ 15,000

Unrestricted Assets:

\$ 165,000

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:

96797

Contact Person for Matters Involving this Application

Name:
Jim Ballantine

Title:
Managing Director

Email:
jim.ballantine@gmail.com

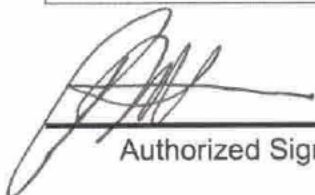
Phone:
808-631-3455

Federal Tax ID#:

██████████

State Tax ID#

██████████



Authorized Signature

Robert J. Ballantine, Director

Name and Title

20 January 2022

Date Signed

Application Submittal Checklist

The following items are required for submittal of the grant application. Please verify and check off that the items have been included in the application packet.

- 1) Certificate of Good Standing (If the Applicant is an Organization)
- 2) Declaration Statement
- 3) Verify that grant shall be used for a public purpose
- 4) Background and Summary
- 5) Service Summary and Outcomes
- 6) Budget
 - a) Budget request by source of funds ([Link](#))
 - b) Personnel salaries and wages ([Link](#))
 - c) Equipment and motor vehicles ([Link](#))
 - d) Capital project details ([Link](#))
 - e) Government contracts, grants, and grants in aid ([Link](#))
- 7) Experience and Capability
- 8) Personnel: Project Organization and Staffing



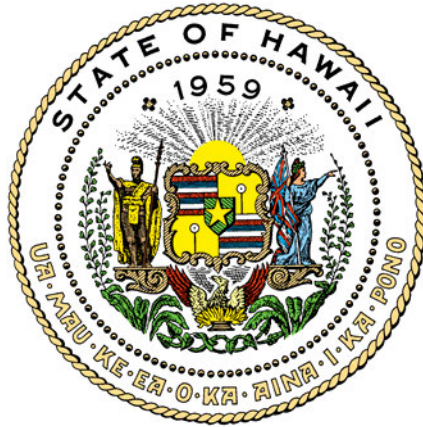
ROBERT J. BALLANTINE, MANAGING
DIRECTOR

19 JANUARY, 2022

AUTHORIZED SIGNATURE

PRINT NAME AND TITLE

DATE



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 20, 2022

Director of Commerce and Consumer Affairs

**DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS PURSUANT TO
CHAPTER 42F, HAWAII REVISIED 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, Hawaii 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, Hawaii 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, Hawaii 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, Hawaii 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)

01/20/2022
(Date)

Robert J. Ballantine Managing Director
(Typed Name) (Title)

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, 2021.

See attached.

2. Declaration Statement

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

See attached.

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](#).

(1) The name of the requesting organization or individual;
Hale Puna

(2) The public purpose for the grant;

Hale Puna will restore Gulick-Rowell Mission house in West Kauai, with a three-fold public purpose:

1. Preserve and protect an important historic property on Kauai.
2. Create an arts and culture performance space for the local community.
3. Create a new unique visitor destination to bring more visitors to the area and boost the local economy.

(3) The services to be supported by the grant;

- Emergency construction work to allow tenting for termite treatment
- Professional fundraising for two years

(4) The target group; and

- The communities of West Kauai.

(5) The cost of the grant and the budget.

Cost of grant: \$300,000

Budget: \$350,000

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;

Founded by a sixth-generation descendant of Kauai, Hale Puna is a 501(c)3 organization that works to support the well-being of the community of West Kauai. Its mission is to preserve and perpetuate the history and culture of the region.

Since its inception in 2015, Hale Puna has conducted the following in pursuit of its mission:

- Replacement of old, leaking roof of Gulick-Rowell (G-R) mission house with historically appropriate metal roof
- Clean up and landscaping of severely overgrown property at G-R Mission house
- Secured a historic structures report from renowned restoration architect Glenn Mason, funded by Historic Hawaii Foundation
- New fencing for G-R House, funded by Atherton Foundation
- Renovation of the historic Kokee Lodge and increased revenues of its business operations by 100% over the last 5 years
- Hosted two (2) old-time music festivals in Kokee, sponsored by Hawaii Tourism Authority and many local businesses. Over 450 people attended in 2019. (2020 and 2021 events cancelled because of pandemic.)
- Hosted one (1) history theater production on the grounds of G-R Mission house, sponsored by the Hawaii Council for Humanities and Hawaiian airlines. Over 225 people attended in 2020.
- Managed and funded paid internships for local youth working the historic gardens at G-R mission house. Currently 6 to 15 youths, aged 14-18, spend a collective 30+ hours per week working here.

2. The goals and objectives related to the request;

Currently, G-R Mission House is in a state of severe disrepair and at risk of irreversible damage from termites. It is currently impossible to tent the house due to the unstable two-story lanai wrapping the house.

Hale Puna has two goals for this request:

1. Complete construction work to enable house tenting. This includes demolition and replacement of concrete deck.
2. Launch a 2-year capital campaign for \$2 million to fund the complete restoration of the house as delineated in the historic structures report.

The ultimate objective is to restore the home according to national historic

preservation guidelines, and make the site available to the community for use as an arts and culture performing arts space for local hula halau, theater, and music groups. There will also be tours offered to visitors for a fee. As a safety precaution for preserving the building, there will be no running water within the property. As such, it cannot be used for residential purposes.

3. The public purpose and need to be served;

The Gulick-Rowell Mission house is an important part of Kauai's history. Built in 1831, it is one of the very first houses that was built in Hawaii, and unlike the temporary thatched structures native Hawaiians lived in. When the first company from the American Board of Commissioners for Foreign Missions came to Kauai in 1820, they brought with them "the lost prince", the King of Kauai's firstborn son, then missing for 15 years. Overwhelmed with joy and gratitude, King Kaumualii offered land and other assistance to the missionaries. G-R mission house is the only physical evidence left from this gift.

All the floor framing is hand-hewn Ohia or other native woods mortised and tenoned together. The exterior walls are coral or coralline sandstone and all the nails of the window casing and floor boards are cut iron nails. The glass that remains is all single strength mouth-blown antique glass. The basement shows evidence of hand-cut construction by local native stone masons. To a great extent the main portions of the building therefore date from c.1848 or before.

It is a highly unique property and a living testament of Kauai's history. Preserving this piece of history would serve not just the local community, but all of the people of Hawaii.

In addition, for decades, the region of West Kaua'i has not seen the economic boom that tourism brought to other parts of the island. Every year, an estimated 250,000 people visit Waimea Canyon and Kōke'e State Parks, two of the most popular visitor destinations on Kaua'i. But they aren't stopping in Waimea town to and from there. Our aim is to create an interesting destination that would capture five percent (12,500) of these and bring them to Waimea Town. This would bring more foot traffic to the town and help local businesses.

4. Describe the target population to be served; and

The target population is the residents of West Kaua'i (population 19,715 (2020)). Hale Puna does not discriminate based on race, class, gender, ethnicity, or sexual orientation.

5. Describe the geographic coverage.

Geographic coverage is the entire island of Kaua'i. Our main focus is on the region of West Kaua'i.

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;

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

The Project Director will:

- Identify and hire a professional fundraising firm to raise \$2 million over the next two years.
- Meet bi-monthly with fundraiser to monitor progress of capital campaign.
- Continue with permitting process with County.
- Work with Project Manager and architect for the construction project.
- Compile and distribute necessary information for reporting and fundraising

The Project Manager will:

- Obtain bids from contractors.
- Finalize contractor agreement (with PD).
- Oversee construction crew along with construction.
- Update architect and modify workplan as needed.
- Oversee termite treatment.
- Hold weekly meetings with PD to ensure work is progressing as scheduled and estimated, and to provide any necessary data for reporting requirements to funding bodies.

The Construction Contractor will:

- Demolish Existing 2nd Floor Deck, Framing & Railing
- Remove & Salvage Existing 2nd Floor Deck & Framing
- Demolish Damaged Concrete Deck Floor Slab and existing retaining wall
- Install New Retaining Wall 2' HT, Reuse Existing Footing
- Install New Concrete Deck Slab on Grade
- Finish Concrete Deck to Match Existing
- Finish Retaining Wall to Match Existing

The architect will:

- Visit site as needed and inspect ongoing work

The fundraiser will:

- Launch and complete capital campaign for \$2 million

The accountant will:

- Handle invoicing, payments and tracking of funds for reporting needs.

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

February 2021

Permit applications re-submitted (application process disrupted because of pandemic), which included a presentation to Kauai Historic Preservation Commission in Feb. 2021.

February 2022

Approved building permits expected.

August 2022

PD will hire tree trimmer to trim historically significant tree close to property.

September 2022

PD will interview and select fundraising firm.

PM and construction contractor will:

- Prepare site for construction
- Remove artifacts/reusable materials
- Secure site with fencing

Architect will inspect site and work as needed.

October – November 2022

PM and Construction contractor will complete demolition work.

Architect will inspect site and work as needed.

December 2022 – July 2023

PM and contractor will complete reconstruction of concrete deck and retaining wall.

Architect will visit periodically to ensure work is in accordance with historic preservation guidelines.

Termite treatment will be conducted as soon as it is safe enough to do so.

Construction advisor will oversee project and advise as needed.

September 2024

Capital campaign completed.

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 the Board of Hale Puna, Glenn Mason of Mason Architects and Richard Faye of Kikiaola Construction.

To ensure the success of the capital project, Hale Puna will establish:

- Clear project definition, including cost and schedule estimates and anticipated project scope
- Regular oversight of project performance, particularly in terms of cost, schedule, and quality, at every stage of the project's lifecycle
- Rigorous communication and reporting.

The project has already been clearly defined in the historic structures report by Mason Architects.

The cost and scheduled estimates will be established by the PM with the selected contractor, and reviewed by the PD, restoration architect, and advisor Richard Faye of Kikiaola Construction.

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.

The measures of effectiveness for the capital project that will be reported to the State agency include:

- Construction milestones reached. These include:
 - Site preparation completed
 - Demolition work completed
 - Concrete deck and retaining wall work completed
- Termite treatment completed (certified by Aloha Termite).
- First year capital campaign goals met
- Second year capital campaign goals met

The construction measures will be certified by architect Glenn Mason to ensure all work completed is in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

IV. Financial

Budget

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
 - a. Budget request by source of funds (Link)
 - b. Personnel salaries and wages (Link)
 - c. Equipment and motor vehicles (Link)
 - d. Capital project details (Link)
 - e. Government contracts, grants, and grants in aid (Link)

2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2023.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$100,000	\$50,000	\$75,000	\$75,000	\$300,000

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2023.

Hale Puna will be launching a capital campaign for \$2 million. We will be approaching the following for funding:

- Federal grant (Save America's Treasures): \$ 500,000
- Individual donors: \$ 5,000,000
- Foundations: \$ 1,000,000
- Corporations: \$ 500,000

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.

Not applicable.

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 2023 for program funding.

None.

- 6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2021.

Hale Puna unrestricted assets as of Dec. 31, 2021: \$165,000. This includes the rights to manage concessions at Kokee Lodge.

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.

PROJECT ARCHITECT

Glenn Mason, FAIA, NCARB is the founder of MAI and former principal of its predecessor, Spencer Mason Architects. 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 45-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, Lunalilo Tomb, the Former Advertiser Building, Kalahikiola Church, Kawaiaha'o Church, 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.

PROJECT MANAGER

Kikiaola Construction Company

Since 1996 Kikiaola Construction Company has engaged in project design, development and management; new commercial construction; historic and more recent building repair and renovation; commercial and residential remodeling; structure moving; electrical contracting; and site work. They have worked on many well-known historic property restoration projects, including The Kohala Girls School restoration project in Kapaa, 2002-03, (\$1 million+), Historic Waimea Theatre, and Waimea Plantation Cottages.

CONSTRUCTION

Sorensen Concrete & Masonry is a family owned and operated specialty contractor on the Island of Kauai. For over 20 years, Sorensen Concrete & Masonry has built a reputation of precision, expertise and professionalism among Island contractors, home owners and commercial/resort clientele. The company has worked on concrete homes and buildings, foundations, retaining walls, driveways and aesthetic masonry and veneers. Some of their clients include Linthicum Custom Builders, Ledcor Construction for the Koa Kea Resort, and Pahio Resorts.

PROJECT DIRECTOR

Jim Ballantine is a sixth-generation resident of Kaua'i. He has 30+ years' experience as a production executive, and is a two-time Emmy nominee. He has deep experience in managing multi-million, multi-year projects, having produced animated films and managed studios in Sydney, Jerusalem, and Los Angeles. He is known for his work on The Little Mermaid (1989), The Ren & Stimpy Show (1991), Bambi II (2006), and Blinky Bill (2015). He returned to Kaua'i in 2015, where he now lives near his daughter.

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 currently holds a ten-year lease agreement that retains the rights for Hale Puna to continue operations at Gulick-Rowell Mission house and site. The plan is for the owner to gift the house and property to Hale Puna, once restoration and other necessary infrastructure are complete.

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.

Except for the Project Director, all personnel for this capital project will be hired on a contractual basis.

All positions have identified candidates, except for the professional fundraiser.

Hale Puna has sought the highest reputed providers of historic preservation for this restoration project.

Hale Puna has already solicited bids from several contractors on Kauai to complete the current construction project. More bids will be solicited as part of its fiscal responsibility. It should be noted that very few contractors on island are qualified to conduct such work.

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.

Organization Chart:

Hale Puna Board

- Project Director
 - Architect
 - Project Manager
 - Construction Contractors
 - Fundraiser
 - Accountant

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.

None.

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). Please see the attached historic structures report which delineates in detail the required work for the restoration work to adhere to these standards.

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 2022-23 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2022-23, but

Hale Puna will continue to garner community support through donors, county, state, federal, and private foundations. As owner of the concessions permit for Kokee Lodge, it has very good income potential.

- (b) Not received by the applicant thereafter.

Financial projections show that the house and associated programming can be self-sufficient once it is restored and open for tours and other services. The calculations are as follows:

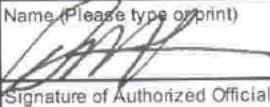
Estimated number of visitors passing through Waimea (annual): 250,000
Estimated number of visitors to Gulick-Rowell house (5%): 12,500
Average cost of tour/visit: \$20
Estimated annual income (year 1): \$175,000
Estimated annual income (years 2-3): \$200,000
Estimated annual income (years 4+): \$250,000

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2022 to June 30, 2023

App

Hale Puna

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (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				
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20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	300,000			
TOTAL (A+B+C+D+E)				
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	300,000	Robert J. Ballantine	808-631-3455	
(b) Total Federal Funds Requested		Name (Please type or print) Phone		
(c) Total County Funds Requested				
(d) Total Private/Other Funds Requested	50,000	Signature of Authorized Official Date		
TOTAL BUDGET	350,000	Robert J. Ballantine, Managing Director		
		Name and Title (Please type or print)		

BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES

Period: July 1, 2022 to June 30, 2023

Applicant: _____ Hale Puna _____

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
None				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL:				
JUSTIFICATION/COMMENTS:				

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2022 to June 30, 2023

Applicant: _____ Hale Puna _____

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
None			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS:

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:				

JUSTIFICATION/COMMENTS:

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2022 to June 30, 2023

Applicant: _____ Hale Puna_____

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2020-2021	FY: 2021-2022	FY:2022-2023	FY:2022-2023	FY:2023-2024	FY:2024-2025
PLANS (FUNDRAISING)			75000			
LAND ACQUISITION						
DESIGN						
CONSTRUCTION	15000		225000	50000		1650000
EQUIPMENT						
TOTAL:			300,000	50,000		1,650,000
JUSTIFICATION/COMMENTS:						
If awarded, the \$350,000 will count toward the overall capital campaign goal of \$2 million.						

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

App

Hale Puna

Contracts Total:

26,220

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	HTA (Community Enrichment Program) - 3rd Annual Old Time Gathering, hosted by Hale Puna.	1/15/2019-2/28/202	Hawai'i Tourism Authori	State	15,000
2	County of Kaua'i Office of Economic Development - 2nd Annual Old Time Gathering, hosted by Hale Puna.	9/30/18 - 8/30/19	County of Kaua'i	Kau	11,220
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HISTORIC STRUCTURES REPORT
FOR
THE GULICK-ROWELL HOUSE
Waimea, Kauai, Hawaii

July 2019

Historic Structures Report for The Gulick-Rowell House

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HISTORIC STRUCTURES REPORT

The Gulick-Rowell House

i. Executive Summary

This primary research sources included manuscripts, letter and transcript copies in the Hawaiian Mission Children's Society collection, Gulick's autobiography, manuscripts of George Rowell from 1846 to the 1860s, and other sources listed in the accompanying bibliography. Since no plans exist that document any of the work done on the building analysis depended heavily on observations made on site.

The existing building retains a remarkable amount of material from the 1830 to 1846 construction period. It is the oldest building on the island of Kauai and one of the oldest buildings in Hawaii. However, termites are active in the building and threaten to destroy historic fabric if not eliminated. As it is, the gable ends of the building will need to be reconstructed, and the roof and floor structures of the 1927 deck addition are either gone or so deteriorated as to require reconstruction.

One positive factor is that the roof over the main portion of the building was redone, providing a waterproof roof over the most historic portions of the house. Unfortunately, some of that work will need to be redone, since the gable end eave details do not match the original design.

The building should be tented to eliminate all active termites. This cannot be done until the roof over the decks is repaired, since no treatment company will venture on the building until the roofs over the decks are either removed or reconstructed to be safe.

The logical approach is to conserve as much of the 1927 and pre-1927 material as possible. The current intent is to treat the house as a museum and to present the story of the builders and the building's construction.

- ii. Administrative Data. This section contains (a) names, numbers, and locational data used to refer to the historic structure, (b) the proposed treatment of the structure including the source document, (c) related studies, (d) cultural resource data including date listed in the National Register, period of significance, and context of significance, and (e) recommendations for documentation, cataloging, and storage of materials generated by the HSR.

Common Name: Gulick-Rowell House

Address: 9567 Huakai Road
Waimea, Kauai, Hawaii 96796
Tax Map Key: 1-2-06: 034

Related Studies: Fox Hawaii Existing Condition Report, 1981

The Gulick-Rowell House has been on the National Register of Historic Places since 1978. It is the earliest example of early missionary housing on Kauai and is notable for the amount of original construction still extant. Site number is 30-05-9314. The site is listed by the County of Kauai as one of 11 Special Treatment Districts.

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PART 1. DEVELOPMENTAL HISTORY

A. Historical Background and Context.

Peter Gulick was assigned to the mission in Waimea in 1828, arriving in June of that year. He lived in a thatched house, built for him by the governor of the island. In 1830 he began collecting material for a more substantial house and by November 1830 had dug the basement of the house. Walls were erected by May of 1831. Progress was made on roofing, floors and other elements, but it unclear how complete the house was when Gulick was transferred to Koloa, arriving on January 1, 1835.

The house stood vacant for the next 11 ½ years, until G. B. Rowell was assigned to the Waimea mission in 1846 and began work improving the house that Gulick had started. By early 1848 it seems that most of the work on the house had been completed.

The Rowell family lived in the house until 1884 and subsequently, their daughter and son-in-law lived in the house. In 1907 H. P. Faye acquired the assets of Waimea Sugar which included the Rowell house and lands. In 1927 the house was remodeled by Alan Faye and it was shortly thereafter occupied by the Wramps, who lived in the house until c2003.

The 1927 renovation widened the surrounding decks and instead of the first floor of the deck being wood framed, the first floor was constructed of concrete. During that renovation a wall between two rooms in the front (south) of the house was removed, and the bathroom created, for the first time installing indoor plumbing. Electricity was introduced in to the house for the first time during the 1927 renovation.

In 2018 the roof over the main portion of the building was replaced, but historic details were not followed at the gable ends. The lack of protection for the lanai roof structures has resulted in failure of some of those elements.

Despite the deterioration of some windows, doors and the roofs over the decks, the house is remarkably intact. The changes to the interior that were made in 1927 changed relatively little of the Rowell-era design. The lanai design was significantly changed in 1927 but the house always had a surrounding two-story deck structure.

The period of significance for the house is proposed to be from 1830 to 1927 and the intent is to conserve the property to that period. There are several reasons for selecting this period. The first is that there is no record of precisely what was done to the house in the 1927 renovation. We can see the exterior changes and the removal of the wall in the Parlor. However, relatively little is known about the other changes in the house. For example, although the bathroom was apparently built in 1927 we do not know what the configuration of that space was before it was a bathroom. We do not know what, if anything, was changed in the Kitchen. We do not know if the Washroom existed prior to 1927.

We also do not know the relationship of the cellar stair to what was likely a wood deck. Transforming the deck to wood-framed construction would require some conjecture. Conserving the house in its current configuration will significantly reduce the amount of conjecture during its restoration.

It is also notable that the house has existed in its current form for 92 years, with little change other than that due to deterioration. It existed in its missionary form from 1846 up to 1927, so about 81 years.

Other elements outside the house which require consideration in any program to restore the resource includes the following, all of which date from the historic period:

- The large Monkeypod tree at the entrance to the site, which was planted by Rowell¹, is reported to be the oldest Monkeypod tree on Kauai.
- A cistern constructed of limestone at the northeast corner of the house
- Remnants of a boundary wall along Huakai Road.
- Three gravesites

B. Chronology of Development and Use.

It appears that no plans of the house were ever drawn. Determination of the sequence of construction is based largely on physical observations. A detailed description of information about the building construction, taken from various correspondence, is included at the end of this section.

By early 1830 Gulick was beginning to gather material for the construction of the house but as of mid-July of that year no work had yet started. By November 12 of 1830 Gulick notes that the cellar has been dug. He notes on December 2, 1830 that timber had been delivered and “300 stone” but that “near 1,000 stone yet to be cut”. Two weeks later he mentions that most of the stones have been cut.²

¹ The Monkeypod tree shows up in a pre 1927 (likely 1890s) photo (Figure 2) as already a large tree.

² See the compilation of research on early missionary construction in Waimea starting on page 26 for information relevant to this and subsequent descriptions of construction history.

Despite Gulick's mention of being able to get lime "as fast as it will be wanted" it should be noted that the cellar walls were mortared with what appears to be a modified adobe. Lime may have been used as a binder, but the primary material in the mortar is soil (Figure 4). The walls above the cellar level are mortared with lime-based mortar.

On January 7, 1832 Gulick writes that they were now inhabiting "our new and very comfortable house" but on April 30, 1832 he requests 1,000 feet of "good boards" to render it comfortable and safe. He repeats requests for shingle nails and boards later that same year. There are no further entries relating to construction by Gulick and on January 1, 1835 he moved to Koloa. Since his requests in 1831 included cabinet hardware, it is assumed that cabinets were done as part of Gulick's work, although it is unclear if those cabinets are any of those that exist today.

When Rowell gets to the property in 1846 requests for materials for the house begin immediately and continue at least into 1848. Rowell's Station Report for the period ending 1 April 1848 mentioned "the unfinished and decaying house" which needed "finishing, repairing and enlarging somewhat . . .". There are several characteristics of the house that point to just what was meant by enlarging the house. First, the second floor corridor slopes away from the walls as if they were once an exterior deck. The stair to the cellar that appears to be original is the one that leads directly outside. The interior stair connects to the cellar through what looks like a later cut through the walls since unlike the rest of the mortared cellar walls, this connection is done with below ground walls that are entirely lime mortared. This indicates that this interior connection was done later.

It is notable that the windows in the south portion of the house at the first and second floors, are all 6 over 9 light windows, while with one exception, the windows in the north portion of the house are all 6 over 6 light. The one exception is window 4, which is likely a reused window from the Gulick version of the house, taken from the north wall when Rowell made his additions.

A fourth indication, although potentially meaningless by itself, is that the floor framing in the portions of the building not over the cellar run perpendicular to the framing of the portion of the house over the cellar. One significant indication of eras of construction are that the first floor ceilings in the Gulick portion are sheathed with boards whereas all the ceilings in the north portions of the house, except the Kitchen, are wood lath and plaster. Rowell asks for lath repeatedly in his writings.

There are other anomalies possibly explained by an addition to the original Gulick portion of the house, such as the jog in the wall noted on the east side (Figure) and the fact that a portion of the interior wall between the Parlor and the Sewing Room is also coral stone. The door in that wall is set into the wall is also similar to the other exterior doors in the south portion of the house.

Taken together, it appears likely that the portion of the house including and above the cellar were the original Gulick portion of the house and the rooms north of that were added during Rowell's control of the house.

Regardless of the time frame for individual pieces, all the floor framing is hand-hewn Ohia or other native woods mortised and tenoned together, the exterior walls are coral or

coralline sandstone and that all the nails of the window casing and floor boards are cut iron nails. The glass that remains is all single strength mouth-blown antique glass. To a great extent the main portions of the building therefore date from c.1848 or before.

In 1927 various changes were made to the building. The most significant of those is the exterior decks. The original decks were wood framed at both first and second floors (Figure 6). They also appeared to be narrower, at least on the sides. The Rowell-era deck terminated in a single-story addition on the first floor, east side (Figure 1) and had a stair that lead to the second floor deck on the same side, which was as wide as the deck. The railing design of the original was simpler and the posts were slightly outset of the perimeter beam, instead of being visually interrupted by the beam, as in the case today. The most significant difference is the fact that the current first floor of deck is smooth cast in place concrete.

Changes to the interior done at this time include removal of a wall between what were once two front (south) rooms on the first floor. A more detailed description of this is noted in the next section. The upstairs bathroom was added, likely in a room that was previously a bedroom. In both the south room (Parlor) and the bathroom, the ceilings were finished in ¼-inch thick gypsum board. At the first floor Parlor the gypsum board finish was fastened to the underside of the wood ceiling. At the second floor bathroom, the gypsum board was attached to the underside of the attic floor joists.

Newer kitchen fixtures were added, but it is unclear how much of the kitchen was changed as a result of the 1927 renovation. It appears relatively little. The masonry base that forms the foundation for the chimney has a small recess at the base that looks like a small fireplace but it is not. Above it is a cover plate over a hole into the chimney. This was likely the connection point for a flue from an iron stove. In his November 4 letter to Castle and Hall, Rowell asked for a good cooking stove.

C. Physical Description.

Site

The existing site has the remnants of the wall that supported a white picket fence along Huakai Road (Figure 2). Some of the stones in that wall have drilled holes where metal pins were set in them and leaded in place to support the fence above. The site is bordered by a basalt stone wall in various conditions. At the entry to the site from Huakai Road there is a very large and old Monkeypod Tree that shows in photos taken of the site in the 1890s. Immediately north of that is a low stone wall made of unmortared stones, some of which are sandstone or coral blocks.

Also on the site are gravesites, including a headstone marking the grave of Rowell (Figure 8). There is a large cistern with a flat dome raised above the ground at the immediate northeast corner of the house (Figures 1 and 9). This cistern shows in the earliest photo we have located of that side of the house. When the cistern was being used the roof had gutters. The west gutter collected water and ran it across the north side of the house to a box downspout into the cistern.

Other historic elements include the concrete slab of a former carport that was attached to a board and batten building to the north of the house. All that remains of that portion of the building are rubble stones that marked the perimeter of the structure (Figure 10).

Sometime after 2016 two other wood structures were built on site. One has plywood sheathed walls and is completely enclosed. The other, closer to the house on the north side, is an open sided structure with knee-braced posts.

Roof

The existing roof over the main part of the house was replaced in late 2018. When this was done the original sheathing was removed and replaced with plywood sheathing. The roofing for this portion was done in corrugated metal, which matches the roofing material present on the building in 1927 and which lasted until it was replaced with wood shingles installed after hurricane Iniki in 1993. Photos taken of the house prior to 1927 also show a corrugated metal roof. When the upper roof was replaced the roof was extended to form an eave over the south and north gable ends (Figure 11). The original roof was constructed almost flush with the gable walls, so this current configuration is considered a major change to the appearance of the building.

The roofing over the decks was not replaced in 2018, and as a result this has accelerated the deterioration of those lower sloped portions of the structure since there is no continuity between the upper and deck roofs. The single story shed roof over the north deck is now gone (it still existed in 2015) and the roof over the west deck has been removed. The roof over the other portions of the deck still exist, but in deteriorated condition.

Exterior Walls

The gable ends are sheathed with shiplap siding, fastened with cut nails. There is no waterproof membrane behind the sheathing. Holes have existed in the sheathing since at least 2016, which lets rain into the walls. Wall studs that were near the windows on the north side are almost completely eaten by termites. Although some of the sheathing appears to be relatively intact the amount that is salvageable will not be determined until removal of the sheathing is done. The paint on the sheathing is almost certainly lead-based but this should be verified. Rowell requested an additional keg of white lead for painting in January of 1848.

After the 1927 renovation it appears that a flagpole was installed on the south gable wall (Figure 3).

The remaining walls are typically plastered coral or coralline sandstone. The original plaster was lime-based, but subsequent repairs have been made with cement plaster. At window 5 a wood trim was added around the exterior casing to allow for the additional plaster in this area. The original plaster was painted, so the adhesion between the cement plaster and original plaster is poor.

The base of the walls next to the concrete deck has been repaired with newer cement plaster in most areas. Although this may have been partially attributable to potted plants

being watered next to the walls it is equally likely that the previous damage was due to some form of rising damp exacerbated by filling and pouring concrete against those walls. Other areas have also been plastered with cement plaster (Figure 13).

Lintels over openings in the walls are from hand-hewn timber. The plaster over the beams is cracking in some locations and above window 10 the removal of the plaster revealed termite damage to the wood lintel. The termite damage appears significant but superficial and the lintel may be left in place. It is noted in this location that the lintel is long enough to span the window and the adjacent recess.

A single long lintel was used to span the opening to the Dining Room on the north side (Figure 15). The lintel appears to be in good condition but it is now bending and is taking too much load from the masonry wall above. There used to be a door with windows on either side of it in this location and the jambs between the door and windows likely provided additional support for that lintel. With them gone the lintel is left to take more weight than it should³.

The wall under window 10 is made of 1 x 6 tongue and groove boards with a sand finish paint. The washroom walls are made of 1 x 6 tongue and groove boards installed over a simple 2 x 4 interior frame. The interior of the wall adjacent to the laundry sink is covered with sheet metal (Figure 15)

³ The visible lintels are hand-hewn timber and are of native woods. There are no load tables that can be used for calculating capacity of these lintels.

Interior Walls

The interior surfaces of the cellar are the exposed original stone blocks⁴.

Interior walls of the first and second floor are wood studs with plaster on wood lath. The plaster is applied over masonry at the exterior walls and except in one case over lath and plaster on wood studs for interior walls. That exception is the wall between the Parlor and the Sewing Room. This is a plastered masonry wall, which may at one time been an exterior wall. At the east side of the Parlor most of the walls have a wood wainscot. The wood trims that define this wainscot have been removed adjacent to where the wall was removed (Figure 16). The west side of the Parlor shows no sign of ever having a wainscot.

The one exception to the more normal interior plaster wall construction occurs at the wall between the Kitchen and the Dining Room. This wall is supported by 2" by 3" verticals at about 28 inches on center. On the hall side the wall appears flat with the plaster finish skimmed over the face of the verticals (not more than about 1/8" thick). On the kitchen side the verticals are exposed and the plastered surface has a slightly concave shape between each vertical (Figure 17). At its thinnest the wall may be no more than 1 1/2" thick. It is assumed this wall was made by plastering over wood lath only, between the verticals but this cannot be verified until the wall is partially dismantled, which will be necessary to replace two of the verticals that are entirely termite eaten.

At the second floor most of the interior walls are plastered. These walls are noticeably cracking but seem relatively solid. Limited destructive testing is justified to determine the cause of the cracking. Also at the second floor, several closets were constructed out of 3/4" thick tongue and groove material. The closet in Bedroom 4 has extensive termite damage and will largely need to be reconstructed (Figure 18).

The interior surfaces of the walls in the attic at the gable ends are sheathed with 1 by 12 boards installed horizontally with battens. There is some surface termite damage of these boards on the south side which may be able to be repaired since the surfaces of these rooms are painted. This same pattern and board size is used on the ceilings in the attic rooms (Figure 19). The two other walls that run east-west, and define the hall from the two main attic rooms, is sheathed with 1 x 6 tongue and groove boards (Figure 20). The short walls on the east and west sides of both attic rooms are smooth.

Floors

The cellar floor is paved in large sandstone blocks, some of which are notched around other stones (Figure 5). This is an unusual floor and it is doubtful there is another building in Hawaii with such paving.

The front rooms of the first floor are covered with a tongue and groove flooring with an exposed face of 3.25". In the middle of the room is an 8.5" wide patch where the former wall used to be (Figure 21). The floors of the northern rooms are wood tongue and

⁴ Although Gulick refers to the stone as "limestone" it is more likely the blocks are a fine-grained sandstone.

groove boards with exposed faces of 5.25". The same flooring conditions exist at the second floor, with the two south rooms having narrower boards than the north rooms.

The flooring at the first floor appears to be in good condition. Most of the floors are exposed wood but the kitchen was covered in a now deteriorated linoleum and earlier resilient tiles. It should be noted that the first floor structure of the north portion is not visible as the crawl space under that floor is inaccessible.


At the second floor there are three boards in Bedroom 3 that were badly termite eaten and are now removed (Figure 22).

In the attic rooms the floors are quite different. The south room has wide boards that vary anywhere from 8.5" to 17" wide. The north room has flooring made of tongue and groove boards with face dimensions of 5.25". Both floors are in fairly good condition and both appear to have been nailed with cut nails. In both cases the floor boards run in the east/west direction.

Ceilings

The ceiling in the first floor front (south) room are 1/4" gypsum board applied directly over the 1 x 6 tongue and groove ceilings. A portion of this has fallen, revealing termite damage to the boards above.

The ceiling in the kitchen is exposed 1 x 6 boards. All other ceilings of the first floor are plaster on wood lath (Figure 23).

Ceilings of the second floor interior are all plaster on wood lath, except that the ceiling in the bathroom is 1/4" gypsum board applied directly to the floor framing above. Portions of all the second floor ceilings have collapsed in every room (Figure 24). In most cases the lath appears to be ok, but there is some deterioration of the lath in Bedroom 4. Figure  illustrates the extent of plaster or gypsum board replacement recommended. The meeting of the walls and ceilings at the second floor typically have a simple cove molding. The exceptions to this are the Pantry and Kitchen.

Ceilings in the attic are covered with 1 x 12 boards with battens and are entirely painted.

There is no finished ceiling in the cellar, which reveals the original mortise and tenon hand-hewn first floor structure.

Doors and Windows

See the table below for individual descriptions of each window and door, which includes information about hardware.

Several summary observations follow:

- Most of the windows are 6 over 9 light with both lights operable. Although Rowell asks for both window "springs" and "pulleys" it is apparent that he never got any pulleys since all the windows are secured in place with spring loaded window

- pins. The style of the pins (Figure 25) is typical in all the windows except window 28, which uses a more “modern” spring window pin (Figure 26).
- There are 13 windows which are 6 over 6 light (in addition it is likely missing windows 7 and 8 were also 6 over 6 light double hung windows). There are 7 6 over 9 light sash (plus one that likely was the same – window 1). The 6 over 6 light windows are roughly the same size as the 6 over 9 light windows, but the panes of glass are 8’ x 12” instead of 8” x 10” for the other windows. Muntins are typically thin and of a style characteristic of the 1800s. One 6 over 6 window has a slightly thicker muntin (window 10) and may be from a slightly later date.
 - Some of the sash have completely failed. All extant window glass shall be preserved and reused in any window replacement.
 - During the Rowell era the windows all had shutters with operable louver blades (Figures 1, 2 and 6). There are no photos that show shutters on windows after the 1927 renovation. It is not known exactly why the shutters were removed but they would not work with the screens and screen frames that existed in the post 1927 era.
 - Doors are paneled with glass light, solid paneled or made out of boards. The doors made out of boards were usually made with boards that had beaded edges. Sometimes there is only one bead present and it is randomly placed in the width of the door so it is likely that these doors were made from leftover material.
 - The doors to the closets in the upstairs bedrooms are all five panel doors that are different from all other doors in the house. These closets are all single wall. Due to the door design, wall construction and use of wire nails it appears these closets were added during the 1927 renovation.
 - The exterior casings and sills of the windows and doors appear to have all been painted with a sand finish. The sand grains used were quite fine.

WINDOW SCHEDULE – Refer to Floor Plans (Figures 59, 60 and 61) for Window reference numbers

Window	Description	Recommended work
First Floor		
1.	Sash is missing (Figure 27). The sill nosing is badly termite eaten and north jamb is gone. The interior casing on the north side is intact and a cut nail is evident, used to attach the casing to the former jamb.	<ul style="list-style-type: none"> • Replace sash with 6 over 9 light sash to match window 3. • Provide new spring sash holder to match older style.
2.	6 over 9 light sash (Figure 28). Sash in good condition. Three panes of glass are missing, each being about 8” wide x 10” tall. Sill and apron termite eaten. Sill and apron are embedded in the exterior plaster of the wall.	<ul style="list-style-type: none"> • Replace three missing panes of glass with salvaged glass or new light restoration glass. • Reglaze existing sash. • Epoxy fill the termite eaten portions of the sill. • Paint • Refurbish existing spring holder for reuse.

		<ul style="list-style-type: none"> • Install new screen to match historic wood screen frames.
3.	6 over 9 light sash. Has one cracked pane of glass. Sash in good condition.	<ul style="list-style-type: none"> • Replace cracked with salvaged or new light restoration glass. • Reglaze existing sash as required. • Remove existing paint and repaint • Refurbish existing spring holder for reuse. • Install new screen to match historic wood screen frames
4.	6 over 9 light sash. One broken pane of glass. Exterior casing has remnants of a sand finish paint. The screen frame for the window was located on the deck under the window.	<ul style="list-style-type: none"> • Replace cracked pane of glass. • Reglaze existing sash as required. • Paint. Evaluate whether sand finish should remain or be stripped and replaced with sand finish to match existing. • Refurbish existing spring holder for reuse. • Replace screen and restore existing screen frame.
5.	6 over 6 light sash. Glass panes are 8" wide x 12" tall. Three panes are missing. A 6 1/2" high and 1/4" thick piece of plywood is screwed to the top at the exterior. The exterior of the sash has a number of rusting thumbtacks stuck into it. This window has slightly thicker muntins than most of the windows. Window has a trim added around the exterior casing that acts like a screed for plaster and this results in the window being set back slightly into the wall. The plaster around this window appears to be cement plaster installed over original lime plaster.	<ul style="list-style-type: none"> • Replace missing panes of glass with salvaged or new light restoration glass. • Reglaze existing sash as required. • Remove plywood and all thumb tacks. • Paint. Evaluate whether sand finish should remain or be stripped and replaced with sand finish to match existing. • Refurbish existing spring holder for reuse.

		<ul style="list-style-type: none"> Fabricate screen frame to match that of window 4. screen frame.
6.	6 over 9 light sash. Sash appears to be in good to fair condition, but bottom sash is missing 5 panes of glass. One jamb is very deteriorated. The casing of the window is bad at the head and at both sides. Sill is very deteriorated.	<ul style="list-style-type: none"> Replace missing panes with salvaged or new light restoration glass. Reglaze existing sash as required. Replace all of the frame and casings to match originals. Refurbish existing spring holder for reuse. Replace screen and restore existing screen frame.
7.	Window is gone.	No historic photos have been found that show this window, or window 8. The sill and portion of the jamb that remained in 2015 show that the window was a double hung window (Figure 29). The jamb and sill are now gone. Window should be replaced with new 6 over 6 light double hung window.
8.	Window is gone.	See recommendation under window 7.
9.	6 over 6 light sash.	<ul style="list-style-type: none"> Install new glazing putty as required. Strip window of paint and repaint. Exterior casing shall have a sand finish
10.	6 over 6 light sash. Muntins are slightly thicker than the other 6 over 6 light sash.	<ul style="list-style-type: none"> Install new glazing putty as required. Strip window of paint and repaint. Exterior casing shall have a sand finish.
11.	6 light inward-acting hopper window. Two panes of glass are missing.	<ul style="list-style-type: none"> Remove window sash and frame from wall and store for later reuse.

		<ul style="list-style-type: none"> • Replace missing glass with salvaged glass or new light restoration glass. • Reglaze window glass as required.
12.	6 light sliding window.	<ul style="list-style-type: none"> • Remove window sash and frame from wall and store for later reuse. • Reglaze window glass as required.
Second Floor		
21	6 over 9 light sash. One pane is missing and one pane is cracked.	<ul style="list-style-type: none"> • Replace all missing glass pane and cracked glass pane with salvaged glass or new light restoration glass. • Reglaze all panes as required. • Paint. • Refurbish existing spring holder for reuse.
22	6 over 9 light sash. Appears in good condition.	<ul style="list-style-type: none"> • Reglaze all panes as required. • Paint. • Refurbish existing spring holder for reuse.
23	6 over 9 light sash. Three panes of glass have small cracks	<ul style="list-style-type: none"> • Keep cracked panes. • Reglaze existing sash. • Paint • Refurbish existing spring holder for reuse.
24.	6 over 9 light sash. Two panes of glass are cracked.	<ul style="list-style-type: none"> • Keep two cracked panes if possible. • Reglaze existing sash. • Paint • Refurbish existing spring holder for reuse.
25	6 over 6 light sash. Two panes of glass are missing. One pane has a crack in the corner.	<ul style="list-style-type: none"> • Replace two missing panes of glass with salvaged glass

		<p>or new light restoration glass.</p> <ul style="list-style-type: none"> • Keep existing cracked glass in place. • Reglaze existing sash. • Paint • Refurbish existing spring holder for reuse.
26	6 over 6 light sash. Sash and frames are not salvageable. Salvage 3 extant panes of glass for reuse. Has older style spring sash holder.	<ul style="list-style-type: none"> • Replace window sash and frame, including sill, to match existing • Install 3 salvaged panes of glass •
27	6 over 6 light sash. Sash and frames are not salvageable. Salvage 2 extant panes of glass for reuse. Has older style spring sash holder. Workable but rusted.	<ul style="list-style-type: none"> • Replace window sash and frame, including sill to match existing. Keep existing for templet. Reinstall two salvaged panes of glass. • Refurbish existing spring holder for reuse. • Refurbish existing spring holder for reuse.
28	6 over 6 light. Three of the 12 panes are missing. Sill is in poor condition. Sash and frame may be able to be refurbished. Has newer style spring sash holder. Plaster gone at the head.	<ul style="list-style-type: none"> • Replace missing panes with new light restoration glass. • Replace sill. • Epoxy consolidate and patch frame and sash.
29	6 over 6 light. Glass of lower sash is painted but paint is partially gone. Jambs are deteriorated. Plaster gone at the head.	<ul style="list-style-type: none"> • Salvage and restore sash. • Replace frame, including sill. • Do not remove paint from glass. A final decision about the paint should be made in consultation with the interpretive team who will run the house museum.
Third Floor (Attic)		
31.	6 over 6 light sash. All glass gone except for four panes. Window frame is deteriorated or gone completely. See figure 30	<ul style="list-style-type: none"> • Short term, remove any salvageable portions of the sash and board up the

		<p>window opening to prevent rain from getting inside the house or into the gable end wall.</p> <ul style="list-style-type: none"> • Salvage panes of glass. • Replace entire frame with one to match the original – after the gable wall is reconstructed as discussed earlier. • Repair or replace existing sash. If replaced, shall match original in all respects. • Paint. • Refurbish existing spring holder for reuse. •
32.	6 over 6 light sash. Deteriorated to the extent that one sash lies on the floor with all glass smashed except one pane (Figure 31).	<ul style="list-style-type: none"> • Short term, remove any salvageable portions of the sash and board up the window opening to prevent rain from getting inside the house or into the gable end wall. • Salvage 4 panes of glass. • Replace entire frame with one to match the original – after the gable wall is reconstructed as discussed earlier. • Repair or replace existing sash. If replaced, shall match original in all respects. • Paint. • Refurbish existing spring holder for reuse.
33.	6 over 6 light sash. Window is currently covered on the exterior. Missing 4 panes of glass.	<ul style="list-style-type: none"> • Replace all missing glass with new light restoration glass. • Replace sill after repair to gable wall. • Repair existing sash, reglaze all panes. • Paint.

		<ul style="list-style-type: none"> • Refurbish existing spring holder for reuse.
34.	6 over 6 light sash. Window is currently covered on the exterior. Missing 9 panes of glass.	<ul style="list-style-type: none"> • Replace all missing glass with new light restoration glass. • Replace sill after repair to gable wall. • Repair existing sash, reglaze all panes. • Paint. <p>Refurbish existing spring holder for reuse.</p>

DOOR SCHEDULE – Refer to Floor Plans (Figures 59, 60 and 61) for Door reference numbers

Door	Description	Recommended work
A	<p>6'-8 ½" X 2'-11 5/8" X 1 5/8" thick six-panel door. Two button tipped hinges. Mortise lockset exists. Interior escutcheon and both knobs are gone. Existing escutcheon is 5 15/16" x 2" and very rusty. Door strike is gone and the strike jamb is split. Door threshold is in poor condition.</p> <p>Door has two partial height operable sidelights each with 5 panes of glass. One muntin is missing on the west sidelight. (Figure 32)</p>	<ul style="list-style-type: none"> • Oil existing lockset and reinstall. • Lubricate hinge • Replace knobs and escutcheons with new to match original steel. • Replace missing strike • Repair jamb • Replace threshold • Replace glass in sidelights with light restoration glass.
B	<p>Six-panel door similar to door A. The bottom stops (trims) of the two lower panels are gone. Has lockset with escutcheons and two knobs, all rusted. Lockset stile is badly deteriorated.</p> <p>Door has two partial height operable sidelights each with 5 panes of glass. One muntin is missing on the west sidelight. Panels under the sidelights are missing.</p>	<ul style="list-style-type: none"> • Oil existing lockset and reinstall. • Lubricate hinges • Remove rust and plate knobs and escutcheons. • Replace the two missing panel trims. • Replace the door stile that has the lockset in it. • Replace glass in sidelights with light restoration glass. • Replace bottom panels under sidelights.
C	<p>6'-6" x 2'-8". Two surface mounted hinges. Two wood panels below and a 6-light panels above. One of the glass panes is missing (Figure 33). Mortise lock with escutcheon.</p>	<ul style="list-style-type: none"> • Oil existing lockset and reinstall. • Lubricate hinges. • Replace missing glass.
D	Door is missing.	

E	Two ball-tipped hinges. Two wood panels below and a four-light panel above. One of the upper panes is missing and the other is cracked. Exterior sill is deteriorated (Figure 34).	<ul style="list-style-type: none"> • Oil existing lockset and reinstall. • Lubricate hinges. • Replace cracked or missing glass • Replace exterior sill if epoxy consolidation and patching is not feasible.
F	Door is missing. Original door was 6'-2 5/8" x 1 1/2" thick. Had two hinges. Strike still exists. Threshold is deteriorated. On the Kitchen side, the left casing is deteriorated. Stud is bad next to right jamb.	<ul style="list-style-type: none"> • Leave opening as-is except as noted below. • Replace deteriorated casing • Replace door threshold with one to match original.
G	Door and hinges are missing. Door was 6'-3 14" x 2'-10 1/2" x 1 3/8". Hinge locations are very deteriorated, with nothing that would hold a hinge.	<ul style="list-style-type: none"> • Repair hinge jamb with epoxy or by replacement of the wood jamb • Install new door, hinges and lockset. Style of door shall be determined
H	Door made of 3/4" thick planks	
I	Door made of three 3/4" thick boards with 11 1/4", 6 1/8" and 11 1/8" widths. Has two ball-tipped hinges. The jambs and head are badly termite-eaten.	<ul style="list-style-type: none"> • Retain door. • Lubricate hinges. • Replace jambs and head with new to match existing.
J	6'-6 1/2" x 2'-0" x 1 1/8" thick 5-panel door. Has box lock with white porcelain knobs. Knob escutcheon noticeably rusted. Two ball-tipped hinges 3 1/2 x 3 1/2	<ul style="list-style-type: none"> • Oil existing lockset and reinstall. • Clean and rust neutralize escutcheon and box lock and paint. • Lubricate hinges.
K	6'-7" x 2'-8". Simple 6-panel door with no ogee panel trim. Two hinges, each 3" x 3" with no ball tips. Has thumb latch operator on the Parlor side.	Clean and paint.
L	Identical to door K except both jambs are completely termite eaten. This door has a small hold-back latch at door operator height (Figure 35).	<ul style="list-style-type: none"> • Lubricate hinges. • Replace both jambs with new material to match original configuration.
M	6'-01/4" x 2'-05/8". Has two hinges. Door leads to the basement stairs. Made of two boards 1" thick. One board is 16 1/4" wide.	<ul style="list-style-type: none"> • Lubricate hinges. • Paint
N	5'-10 3/8" x 1'-4 3/8" with two 3" x 3" hinges. Made of boards.	<ul style="list-style-type: none"> • Paint
O	Not used.	

P	No door. Both jambs are in very poor condition.	<ul style="list-style-type: none"> • Replace existing door frame and casings to match original. • Replace door with one to match door "V".
Q	Screen door only. 6'-5 ¾" x 2'-5 ½". Box lock with brown porcelain knobs. Two 3" x 3" plain hinges. The door stile that the lock is mounted on is in poor condition. There are rat holes eaten into through both lower corners of the door (figure 36).	<ul style="list-style-type: none"> • Oil existing lockset and reinstall. • Lubricate hinges • Replace damaged stile • Patch the rat hole on the hinge stile • Replace screen.
Q1	6'-01/2" x 2'-0" five panel door. Door is in good shape. Has box lock with white porcelain knobs. The entire door frame is badly termite eaten.	<ul style="list-style-type: none"> • Oil existing lockset and reinstall. • Lubricate hinges • Replace door frame and casings.
R	Screen door similar to "Q" but this door is in good condition. Has box lock with white porcelain knobs. Has two 3" x 3" hinges with steeple tips. Only hinges in house like these (Figure 37).	<ul style="list-style-type: none"> • Oil existing lockset and reinstall. • Lubricate hinges • Replace screen.
R1	6'-0" x 2'-5". Made of ¾" thick tongue and groove boards each with an exposed face of 3 ¼". Has two ball-tipped hinges.	No recommendations other than painting.
S	6'-6" x 2'-7 ½" four panel door with steel mortise lock with two rusted 3" x 3" hinges.	<ul style="list-style-type: none"> • Clean and oil existing lockset and reinstall. • Clean hinges of rust and lubricate
S1	Door made of three boards, each with a bead. Simple latch with thumb latch on interior	No recommendation other than painting.
S2	6'-5" x 2'-8 ¾" x 1 ½" thick. Six panel door similar to K and L at first floor. Has two 3 ½ x 3 ½" ball tipped hinges. Rusted steel knobs and escutcheon.	<ul style="list-style-type: none"> • Oil existing lockset and reinstall • Salvage escutcheon and knobs, clean of rust and finish to prevent further rust • Lubricate hinges
T	6'-5" x 2'-5 ¾" x 1 1/8" thick. Four panel door with raised panels. One of top panels is gone and mid rail is gone. Termite damage to stile and mid-rail, with rat holes in bottom corner of the hinge side (Figure 38).	<ul style="list-style-type: none"> • Salvage hardware and refurbish for reuse. • Reconstruct new door to match original.
T1	6'-0" x 1'-11 5/8" x 1 1/8" thick. Has box lock with white porcelain knobs. Five panel door. Door sill and floor of the closet is 3 ¾" higher than main floor of the bedroom.	No recommendations other than painting.
U	Door is similar to door "C". Missing glass in bottom center pane. The top hinge is cracked and may need replacement (Figure 39).	<ul style="list-style-type: none"> • Replace missing glass with new light restoration glass.

		<ul style="list-style-type: none"> Remove cracked hinge and weld cracked sections together. Grind smooth and reinstall.
V	Simple 6 panel door similar to doors "K", "L" and "S2". Has two 3" x 3" hinges and a foot latch hold-open	
X	Six panel door with mortise lock and rusted knobs and escutcheons. Bottom corner of the strike stile appears to have been gnawed by rats. The paint is peeling off this door.	<ul style="list-style-type: none"> Oil existing lockset and reinstall Clean knobs and escutcheon of rust and coat with rust preventative coating. Lubricate hinges Patch door at corner Strip all existing paint from the door and repaint.
X1	6'-5 3/4" x 2'-01/8" x 1 1/8" thick. Has box lock with white porcelain knobs. Five panel door with two hinges.	No recommendation other than painting.
X2	6'-5 3/4" x 2'-01/8" x 1 1/8" thick. Has box lock with white porcelain knobs. Five panel door with two hinges.	No recommendation other than painting.

Cabinets

There are built-in cabinets in the Parlor, Kitchen, Dining Room, in the Pantry, along the stair to the second floor and in Bedroom 1 (Figure 40). The ones in the parlor originally had glass panes but these have all been broken and removed (Figure 41). The cabinet in the Kitchen has been built in between the fireplace/chimney and the north exterior wall.

Dining Room cabinets also had 5 glass panes each. The northern cabinet is missing its door. The cabinet door to the south of door G is extant. It has a small glass knob. (Figure 42).

The Pantry has a cabinet on the south wall and a cabinet in the northeast corner. These cabinets have glass doors above and panel doors below. There is a continuation of the lower cabinet under window 6. To the left of that is a cabinet with a single panel door (Figure 43).

The small cabinets above the stair to the second floor have single panel doors. At the second floor the only room with a built-in cabinet is Bedroom 1 (Figure 40). This cabinet, which has upper single panel doors and flat-panel drawers below, appears in good condition. There is a countertop that extends under the center two cabinets, with a shallow arched decorative valance under them. The doors and drawers have small glass knobs similar to the one on the Dining Room cabinet door.

Interior Stairs

The stairs from the first floor to the cellar are stone and fairly steep (Figure 44). The bottom landing is about 2 inches higher than the floor of the cellar.

The wood stair from the first to the second floor has treads 10.5" wide, which includes about 1.5" of overhang at the nosing. The risers are about 8" from tread to tread. The nosings have an ogee shape. Five of the stair nosings show some evidence of termite damage, which may be able to be patched with epoxy fillers. The stair is painted.

The stair from the second floor to the attic has an 8-inch tread (including the overhang) and 9.5-inch risers. It is very steep and the stair has no handrail. At the top of the stair is a guardrail that ends in a newel post. That newel post has some termite damage but the damage can be patched with an epoxy patching compound.

There is a stair leading from the attic level to what used to be a roof hatch, and also to the small space above the attic ceiling (Figure 45). This stair exhibits enough termite damage that it was not advisable to use it. The stair should be reconstructed, utilizing any salvageable material in its reconstruction.

Exterior Stairs

There are three exterior stairs. Two are plastered masonry and both are on the south side and lead to the south deck (Figures 46 and 47). Based on the cracking pattern it is likely these are made of stone blocks that have been smooth plastered.

A wood framed stair at the south end of the west deck leads to the second floor deck. The bottom riser is concrete, which would indicate that this stair was constructed in 1927. The underside is enclosed with 1 x 6 tongue and groove boards with sand finish paint on the exterior. The enclosed space was used for storage. This stair is in poor condition and will need to be reconstructed since the stringers are termite eaten (Figure 48).

Deck

The first floor had a covered deck around nearly the entire perimeter of the building. The first floor is concrete that appears to have been acid-stained and is roughly the color of the soil color surrounding the house. Although it has been hypothesized that the color may have been the result of over 90 years of exposure to the red dirt of Waimea, the vertical faces of the concrete are also exactly the same color, which is unlikely to have occurred due solely to dirt stains. The deck was constructed with no expansion or control joints except for a diagonal joint at the east and west front corners. The concrete has randomly cracked as a result of the lack of control joints.

The front (south) portion of the deck has settled and separated badly at the east corner (Figure 49). The short retaining wall at the front has bowed in that direction pulling the integral concrete pedestals for the posts with it, causing the posts to be as much as 3 inches out of plumb (Figure 50). Portions of the concrete are salvageable, particularly at the west side and back (north) side. The west side is split by the extension of the

original cellar stairs and just north of that, a trench in which is installed the sewer line from the kitchen (Figure 51).

There was a screened portion of the upper deck at the north end of the west side. This is no longer extant (Figure 52).

Bathroom, Kitchen and Washroom Fixtures

The bathroom has a sheetmetal-lined shower, freestanding tub, toilet and wall-mounted sink (Figures 53 and 54). The toilet appears to be of a more modern design but the other elements could be from the 1927 renovation.

The kitchen has a cabinet with a sheetmetal countertop and sink (Figure 55) and a range (Figure 56). To the right of the sink cabinet is what appears to be a small water heater. The dates of these elements is not known but they are not of recent vintage.

The Washroom has a two compartment concrete laundry sink, a toilet and a lavatory that was at one time wall hung. The lavatory is now supported by and partially in one of the laundry sinks. The toilet is of a fairly modern design but the laundry sink and lavatory are both of an older style.

All of the existing fixtures mentioned above should be saved and reinstalled. The only exception to that would be the toilets, which are more modern. Whether these get changed to toilets appropriate to the 1927 period should be decided as part of the interpretive program.

PART 2. TREATMENT AND USE

A. Ultimate Treatment and Use.

The proposed use of the house at this time is as a house museum. This will allow for a maximum preservation of historic material. Specific recommendations for treatment of windows and doors is included in that section. Specific recommendations for treatment are also included, starting on page 23. Those recommendations are primarily focused on preserving the resource. There are some issues relating to the site that should be addressed if any development of the site is considered.

- The gravesites must be saved and the same is true of the Monkeypod Tree.
- Remove structures recently built to the north side of the house. The site is quite large and could possibly tolerate an additional structure or two. No structures should be built in the southern half of the lot and a minimum 50-foot separation is recommended between any new structure and the existing house. First preference for constructing anything new would be the site of the former garage and workshop.
- Cistern shall be preserved.
- Perimeter stone walls should be maintained. The front (south) wall should be restored to its c1927 appearance.

- The stack of stones to the north of the tree should be repurposed on site. The coralline blocks mixed into this wall likely date from its earliest construction so should be separated and any reuse of them should consider this history.
- Any parking area should be placed in the northern half of the site and should not be visible from the street.

B. Requirements for Treatment.

Handicapped access to the house can easily be accomplished from the north side since the ground is almost level with the first floor. This would make the entire first floor accessible since most of the door openings meet minimum widths to accomplish this. The decks are open, with a significant drop to the ground at the front. The building code does not require a guardrail in these locations because the change in elevation is less than 30 inches. However, if the site is made open to the public it is recommended that a simple rail be added or other measures, such as plants or benches be used to keep people away from the edges.

Stairs have no handrails and are fairly steep. Public visitors could be allowed to the second floor but it is recommended that this only be allowed under supervision and with adequate cautions. The same recommendation stands for any visit to the cellar. It may be that visits to the cellar should only be via the exterior stair due to the narrowness of the interior stair and low head height, but this should be further considered as operations plans are developed.

It is not recommended that the public be allowed to use the stairs into the attic. Even with this restriction handrails must be added to this stair. The stair to the roof should not be used except for the rare occasion of needing to get to the space above the attic rooms.

From a risk management perspective it would also be advisable to consider adding a handrail to one or both of the south stairs to the front deck.

A hazardous materials investigation has not been done for the house. Based on research it is highly unlikely that any asbestos materials will be found, but there are several references to "white lead" for painting and it should be assumed that lead paint is present in the building. A full hazardous materials report needs to be done.

All the electrical wiring in the house should be replaced with new electrical wiring to meet current codes. Almost all of the wiring for lights has been run through surface conduit, which is a practice that should be followed in the rehabilitation. Existing electrical pathways and surface conduit locations shall be duplicated.

Although restoration of the second floor bathroom is recommended consideration should be given to making the bathroom non-functional. That is, to remove all plumbing lines to fixtures. This would remove the risk of leaks occurring that may damage historic fabric. Doing this implies the construction of an accessible toilet facility elsewhere on the site for the use of staff and the public.

Department of the Interior Policies & Regulations

Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties establish a framework for planning projects involving historic structures. They establish standards for the treatment of historic properties, including preservation, rehabilitation, restoration and reconstruction. The SOI has also published Guidelines for interpreting the Standards, as well as Preservation Briefs that provide detailed guidance for appropriate treatment of various features, materials and conditions.

Legal

A number of laws, regulations, and functional requirements delineate treatment and use of historic structures. In addition to protecting the cultural resource, these requirements also address issues of human safety, fire protection, abatement of hazardous materials, and accessibility requirements. Any treatment must be carefully considered in order that the historic fabric of the structure be preserved.

National Historic Preservation Act

The Historic Preservation Act of 1966 as amended (NHPA) mandates Federal protection of significant cultural resources. This would apply to this facility only if any Federal funds were used in helping to preserve it. In implementing the act, a number of laws and authorities have been established that could be binding on the property. A routine step for the treatment of historic structures is compliance with Section 106 of NHPA, which requires Federal agencies to take into account the effect of any under-taking involving National Register properties. To satisfy the requirements of Section 106, regulations have been established that require, among other things, consultation with local governments, State Historic Preservation Officers, and Indian tribal representatives. Prior to any undertaking, the Advisory Council on Historic Preservation shall be afforded a reasonable opportunity to comment with regard to such undertaking.

Americans with Disabilities Act

The Americans with Disabilities Act (ADA) ensures access to the built environment for people with disabilities. As a result of the Act, ADA Accessibility Guidelines (ADAAG) were developed, which establish enforceable standards that the public must follow. While people with restricted mobility have most frequently benefited from ADA, protection also extends to those with other disabilities such as visitors with impaired vision or hearing,

Requirements for full compliance with ADAAG regulations are extensive and easiest to apply to new construction. Full compliance for historic buildings is more difficult and sometimes would require significant alterations to the historic character of the property.

International Building Code

Any alteration and additions to the property must be guided by the International Building Code and all appendices. The IBC states:

3406.1 Historic Buildings: The provisions of this code related to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy

shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

Building code requirements include safety concerns such as egress. Public safety and health must always be a priority, but for a historic structure, alternatives to full code regulations can be sought where compliance would threaten the integrity of the historic structure.

National Fire Protection Association

Any alterations and additions to the property must also be guided by the National Fire Protection Association (NFPA) National Fire Codes. The NFPA has codes for historic buildings, including NFPA 909, "Code for the Protection of Cultural Resources Properties - Museums, Libraries, and Places of Worship," and NFPA 914, "Code for Fire Protection of Historic Structures."

C. Alternatives for Treatment.

Any alternative treatment to treating the house as a house museum would require additional compromise to the historic resource. Of primary concerns are what would need to happen to make the stairs leading from the first to second floor acceptable for full public use, floor load capacities, lighting, electrical service and data connectivity which would also likely need to be improved.

Alternatives for treatment should focus on possible uses for the site as a whole. The site is fairly large and much of it is now being farmed. This could continue. Buildings to support this effort and possibly supply restroom facilities for visitors, could be built on other portions of the site. A caretaker's residence or other rental may also be able to be constructed on the site if guidelines are followed to mitigate the effect of this construction on the historic house.

D. Specific List of Recommendations

1. Repairs to windows and doors are described on pages 10 through 19.
2. Reconstruct the first floor deck as indicated in Figure 59. Duplicate the 1927 configuration and current color of the concrete.
3. Reconstruct the second floor deck and the roof over it and the back (north side) shed roof. This includes the railing, posts and the stair. This shall be done with wood milled to match the original sizes of the wood members. Salvage and reuse any usable wood from the existing second floor structure. Strengthen the second floor structure as need to allow for compliance with current building codes, or restrict use of the upper deck so the public cannot use it.
4. Tent the house for termites. Install a ground termite bait system.
5. Reconstruct gable end walls. Salvage as much of the existing siding as possible. If any new siding is needed, the configuration shall match that of the existing siding. Install new wood studs with a moisture barrier before reinstalling the

siding. When this work is done, reconfigure the existing upper roof to match the original gable end configuration by removing the overhang added in 2018.

6. Repair or replace all doors and windows, including the door and two windows from the Dining Room to the back lanai. Refer to Table ___.
7. Reconstruct the exterior stair leading to the second floor.
8. Replace the wood single wall enclosure of the niche in the wall on the west side.
9. Provide a wood cover for the trench in the concrete at the first floor.
10. Reattach any loose wood furring and install new plaster ceilings where noted.
11. Remove gypsum board ceiling finish in Parlor and Bathroom and replace with new 1/4" thick gypsum board finish.
12. Replace deteriorated wood studs in wall between Kitchen and Dining Room and replace plastered wall in between. Explore the alternate treatment of epoxy reinforcing those stud locations and leaving the wall.
13. Remove all termite damaged wood and replace with new at attic stair to roof.
14. Epoxy repair stair nosings at stair from first floor to second floor.
15. Epoxy repair newel post at attic level. Epoxy repair superficial damage to wall boards at attic level.
16. Cover channel in floor at west side lanai with a wood board with top flush with adjacent concrete.
17. Install barrier around, or construct cover for, stair to cellar.
18. Remove all old knob and tube wiring. Leave all ceramic knobs in place. Install new electrical wiring throughout, using surface molding methods used in 1927.
19. Delete all water service to the second floor. Fixtures shall be salvaged, cleaned and reinstalled. Provide signs that indicate the fixtures are not usable.
20. Repair other termite damaged wood or replace as required with identical material (e.g. the closet walls of Bedroom 4).
21. Replace missing door to one Dining Room cabinet. Replace all missing glass in cabinet doors with light restoration glass to match the original.
22. Reconstruct washroom on north side using salvaged windows.
23. Remove cement plaster used at the base of exterior walls. Removed plaster cracking at lintels of windows. Reuse existing wood if possible, but replace if

termite damage is too extensive. Replaster each location with natural hydrated lime plaster.

24. The tree should be monitored and pruned as required. It is a valuable resource itself but overhanging branches need to be kept away from the house.
25. Cover exposed roots of the Monkeypod tree with at least 6" of soil. This will require altering the slope of the driveway. Leave the driveway unpaved if possible. Better protection should be given to the tree.
26. Reconstruct the original south site wall and picket fence.
27. Repair other damage as indicated in this report.

COMPILATION OF RESEARCH ON EARLY
MISSIONARY CONSTRUCTION
IN WAIMEA, KAUAI

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
May-June 1820 (Joesting, pp. 122-123)			Son of King Kaumualii returned to Kauai in company of Samuel Whitney and Samuel Ruggles. King very grateful.
July 25, 1820 Samuel & Nancy Ruggles, Journal)		Arrival of Whitney and Ruggles with wives, who were <i>“the first white females who were ever on the island.”</i>	
August 23, 1820 Sandwich Islands Mission Journal, in Forbes <i>et al.</i>		Their first house built by Hawaiians.	<i>“They have commenced building a meeting house...70 ft. by 40 ft. [that] stands near the King’s dwelling. On the ground lately occupied by a ...[heiau].”</i>
Fall 1820 (S. Whitney, Nov. 6, 1820 letter to his three sisters)		<i>“Our house...is made of sticks tied together, and thatched with straw...Is 50 feet in length and 22 in breadth, having a [hall] of 8 feet in the center with mat partitions , making two...rooms.”</i> One room for Ruggles and one for Whitneys. Portico along whole length <i>“we use for our schoolroom and meeting house. We have three windows in each of our rooms, one of glass, six panes, and the other two of boards”</i>	
Late 1822 (Joesting, p. 125)		Construction started on mud and stone house for Whitney family, built near river, on east bank. Measuring 26 x 36 feet , it had large stone cellar. Daniel Chamberlain assisted in its construction. That house flooded in 1826.	

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events	
Aug. 1, 1825 (S. Whitney, Kauai Station Report)		<i>"I have some plans for building however which may require some [missing word] after a while.... My old house is tumbling down over our heads."</i>		
1825-1826 (Gowans and Penkiunas, 1993, p. 103)			Small thatched meeting house replaced, by order of Gov, Kaikioewa, with larger one, with footprint of 90 x 30 feet. This reported by ABCFM in 1826 as <i>"the best building ever erected in that island."</i>	
June 3, 1828 (P. J. Gulick, <i>Autobiography</i> , June 3 rd .entry, p. 22)	<i>"I landed at Waimea Kauai, where I am to be located, as an associate of the Rev. Samuel Whitney.... At first view, Waimea has a forbidding aspect. But it is a pleasant ... village; & many facilities for doing good, & also ... a comfortable subsistence."</i>	Whitney hired a carpenter on Kauai, but since he was "not a house carpenter," W requested Mr. Hart (carpenter working for mission, & then in Honolulu) come supervise for "a season." W also asked C for shingles, lathes, and some clapboards, as well as purchase of timber for window sashes if no spare wood on hand. <i>"The house that I now live in is falling down, and probably will not stand a shower of two hours continuance."</i>	June 9, 1828 (S. Whitney, Letter to Chamberlain, in Kauai Station report)	
July 15, 1828 (S. Whitney, Letter to Ruggles)		<i>"The building of my new house occupies much of my time I {have} need for boards. Can you help me?"</i> Offers to replace boards with "avails" (money from or trade of) expected of yam crop.		
Aug. 16, 1828 (S. Whitney, in Aug. 11, 1828)		<i>"My cellar walls are finished. The masons have just began [sic] to lay up the first story – They are so</i>		

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign- influenced Buildings and Events
Letter to Chamberlain)		<i>difficult and fretful that I [may]...discharge them before the walls are done.... Except for the peevishness of the masons, everything relative to the building goes on well."</i>	
July or August 1828 (P.J. Gulick, <i>Autobiography</i> , p. 23)	Gulick, wife, and just-born first son arrived at Waimea. <i>"The governor, who had kindly offered to have a house built for us, fulfilled his promise. It was a thatched building, about 25 feet by 40; & brother Whitney had a floor laid a [a]cross one end of it, & extending 15 or 16 feet. (Most of the first missionaries, had at first, only mats for floors)."</i>		
October 20, 1828 (S. Whitney, Letter to Chamberlain)		<i>"My house goes on but slowly. The masons say three weeks more and the walls will be done.... Window glass you will please to send for the lower story 8 by 10, for the upper 7 by 9. If you can get me a few joists, they will be very acceptable."</i>	
Nov. 18, 1828 (P. J. Gulick, Letter to Chamberlain)		<i>"The walls of his [Whitney's] new house were yesterday finished. But the carpenter, or rather the man who endeavours to supply a carpenter's place, does not sufficiently understand the business,"</i>	
Nov. 18, 1828 (S. Whitney, Letter to Chamberlain)		<i>"It is a good building 42 feet by 20, two stories and a cellar.... My carpenter has the plates about ready to put up."</i> He asks for building materials and tools.	

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
Dec. 1, 1828 (S. Whitney, Letter to Chamberlain)		<i>"You ask what is done to the inside work of my house -- Nothing at all, except the large beams laid down. My carpenter, poor man, has been unable to work for some weeks and I fear will never do more.... looking daily for Mr. Hart."</i>	
May 2, 1829 (S. Whitney, Letter to Chamberlain)		<i>"Mr. Hart commenced working for me yesterday." His rate and terms discussed. "I fear Hart will not be the man for you he was last year, though I believe you can not get a better one so cheap. I mean cheap for the Islands."</i>	
June 6, 1829 (S. Whitney, Letter and list to Chamberlain, in Kauai Station report)	In list attached to Whitney letter, under "From Natives" heading, entry for "Building of Mr. G houses and workshop" gives value of \$50.00. [Note: not clear why plural "houses" used.]	Whitney encloses a long list of costs for his house, with conflicting numbers cited in letter. He requests that list be for Chamberlain's eyes only. <i>"I have now about done with your carpenter."</i> [referring to Mr. Hart?]	
June 19, 1829 (S. Whitney, Letter to Chamberlain)		<i>"I have got a house and a good one.... I have laboured hard to get the house done as cheap as possible, and am not ashamed of the expense. The house and every thing attached to it, I consider to be the property of the A.B.C.F.M. In building it, I have not though merely of my own comfort and usefulness, but that of my successors."</i>	
March 29, 1830	<i>"I have given 8 books, for a sq. fathom of limestone & one for the cutting of 15 stone, 2 ft. by 18</i>		

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign- influenced Buildings and Events	
(P. J. Gulick, Letter to Chamberlain)	<i>inches. I hope ... to get the stone hewed, viz. prepared for laying up; before they get so dry as to crack under the process of squaring. The lime ... may be saved underground, should it be prepared, before we are ready to use it.... I may get native timber which will answer for beams, joists; & perhaps door & window frames."</i>			
April 12, 1830 Gulick 1990 Autobiography (p. 30)	<i>"Went up into the hills, North of us, for my health, & to ascertain if it is practicable here to get timber for the house. Found the land very broken into steep hill, narrow & deep vallies [sic]. This will render it very expensive to get timber down to our station."</i> He notes the suffering of the sandalwood cutters.	<i>"Will you send a box or part of a box of glass 7 by 9"</i>	April 12, 1830 (S. Whitney, Letter to Chamberlain)	
July 14, 1830 (P. J. Gulick, Letter to Chamberlain)	He expects work on house to start soon. He engaged a stone cutter & Mr. Hart (a carpenter). Discusses materials, cost, planned sizes and layout. Asks for suggestions. At end, asks for window glass size available.		Construction of Kauai Governor Kaikioewa's new house was mentioned, and that the stone cutter and Mr. Hart were both working on that house first.	
Nov. 12, 1830 (P. J. Gulick, unfinished Letter to Chamberlain)	<i>"I am now engaged with my building concerns.... Two thirds of my stone are yet to be squared, a considerable quantity of limestone to be collected, burned & brought to this place, & 15 heavy sticks of</i>	Comparison of costs between Whitney and Gulick houses appears to have become an issue. Much of G's Nov. 12 letter is about how to keep an exact account of building expenses, asking questions about	<i>"The governor has made a contract for timber for rafters, door, & window frames, &c. At least this I am told. His schooner, by which I send this [letter], may perhaps bring the timber on her return."</i>	

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
	<p><i>timber to be carried down from the mountains. These are heavy jobs...[discusses slates and books that were used to trade with Hawaiians for their labor]. The digging of our cellar will probably be finished today; & should we not be hindered by rain, a month or two hence may see the walls rising."</i></p>	<p>how to keep an exact account of building expenses. He talks especially about boarding cost for workmen, since he learned from Rev. Whitney that W forgot to account for that.</p>	
<p>Dec. 2, 1830 (P. J. Gulick, Letter to Chamberlain)</p>	<p>Timber (plates and beams) from mountains and 300 stone delivered to building site, but "<i>near 1,000 stone yet to cut. And my axes & halves are nearly worn out; & broken to pieces... I am now getting timber to put over doors& windows to support the walls. I get a stick 5 feet long, nearly 1 foot wide, & 3 inches thick for [books].</i>" Discusses a stone layer just hired to begin following week, and "<i>the Kauai carpenter</i>" whom he expects to employ. Mentions writing slates or cash needed to pay them. Explains the need for the 1,000 stones.</p>	<p>Gulick repeats in Dec. 2 letter questions about how to account for board of workmen in his building expenses, again stating that Rev. Whitney did not allow for that. He asks, what is practice on this subject?</p>	
<p>Dec. 17, 1830 (P. J. Gulick, Letter to Chamberlain)</p>	<p><i>"In two, or three weeks ... unless hindered by some unforeseen occurrences, we shall be ready for the window frames....We have concluded to carry up the walls of our cook-house as high as the other & have but one roof.* To cover the whole, Mr Hart says, will require about 7000 more shingles besides</i></p>		<p>In the timber order for the door and window frames of the Governor's house, Gulick was told "<i>the Governor had engaged a supply</i>" for him as well.</p>

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
	<p><i>what I have purchased. This, will still be, more than 1000 less than Mr. Whitney used.... Most of the stone are now squared; & I believe ... I can get lime, as fast as it will be wanted."</i> Letter also states the stone layer is working rapidly, noting number and dimensions of stones placed and height of above-ground and cellar walls. <i>"Should we get the walls up, & be unable to proceed; a temporary roof will preserve them."</i> (<i>"*Where the roofs join there will be something like a gutter on one side. To render this tight, Mr. Hart says will require shingles less liable to split than mine."</i>)</p>		
<p>Feb. 20, 1831 (P. J. Gulick, Letter to Chamberlain)</p>	<p>Much about method of keeping accounts re: building costs, especially value of board for workers. Issue of fairness in size and expense of mission family houses is discussed. <i>"Our dwelling house is 18 feet by 30 in the clear; an addition for cook-room & bed-room is 20 feet by 22 within the walls, one story.... You ... are surprised at our progress in building. And truly, we are also.... We [are] ready for the upper window frames. We have also an oven; & a chimney carried up in the walls of the cook house.... And the stone for the</i></p>		<p>Governor's house apparently finished, since people released from that project came to work on cutting stone for Gulick's house.</p>

Date (Author, Source)*	Gullick-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
	<i>remainder of our dwelling house are collected & nearly all squared."</i>		
Feb. 28, 1831 entry in (P. J. Gulick, Feb. 20, 1831 Letter to Chamberlain)	<i>"We want {need} timber for rafters and piazza [lanai], 3500 feet of boards, 7000 shingles, perhaps 150 lbs. of shingle nails, beside a few locks, hinges, &c. ... as I am now supplied with materials for the window frames, I had much rather have the value of plank designed for them, (150 feet in length, 3 in. by 12) in shingle nails."</i>	<i>"Mr. Hart [carpenter] will probably work a month or six weeks for Mr. Whitney before he engages properly with us." (i.e. before he will be free to work on the Gulick house).</i>	
March 12, 1831 (P. J. Gulick, Letter to C)	<i>"It is more than a month, since anything has been done at my walls."</i>		<i>"The carpenter & mason are both engaged, & likely to be so, several weeks on the governor's house."</i>
March 28, 1831 (P. J. Gulick, Letter to Chamberlain)	<i>"The walls of our house remain as they were on the 10th of Feb." Original plan for thatched roof on cook-house part discussed, and G does not object if it can be rain and fire resistant. "It seems quite as important, that these points should be secured, for this part of the house, as for the other. And bro. W. says, with the materials we have, this cannot be done." Asks for advice.</i>		<i>"the workmen, will I suppose, be two weeks yet, at the governor's house."</i>
May 9, 1831 (P. J. Gulick, Letter to Chamberlain)	<i>"The walls of our house are now up; & the nominal expense of the mason's work is \$100... The chief expense, of the walls, was incurred for lime & for quarrying stone.... But getting native timber, & having it carried down from the mountains,</i>	<i>"The expense of pine boards, 'on hand' is not included in the bill. If you think proper to add it, bro. W. can tell you under what head to place it. The boards are his." [Not clear if Whitney house or Gulick house used these boards.]</i>	

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
	<p><i>has swelled my bill, faster than anything else. I still need timber for rafters, piazza posts, & railing; shingles & shingle nails.</i>” G. asks if the needed materials could be purchased for him, if cost not exorbitant. He proposes ways to pay for them. In a P.S., lath was also needed.</p>		
<p>May 9, 1831 (P. J. Gulick, Letter to Chamberlain)</p>	<p>He received supplies, including boards, shingles, and nails, from Chamberlain and thanks him. G hopes <i>“that my house may be made comfortable, without incurring any great expense.”</i></p>		
<p>May 30, 1831 (P. J. Gulick, Manuscript Letter to Chamberlain)</p>	<p><i>“You say nothing about lath, I suppose therefore, have none to spare. Mr. Hart [carpenter] talks of beginning to work for us next week.”</i></p>		
<p>June 21, 1831 (P. J. Gulick, Letter to Chamberlain)</p>	<p>Received some articles (not specified). <i>“300 feet of roof boards would answer my purpose.”</i> A June 9 letter was not received in Honolulu (returned to G), & confusion explained in following letter.</p>		
<p>July 2, 1831 (P. J. Gulick, Letter to Chamberlain)</p>	<p>Amounts of boards sent or purchased already, as well as still needed enumerated. <i>“Mr. Hart thinks I shall need 1500 ft. more; besides the 500 [feet of roof boards – up from 300 estimate]. G also needed “brick for finishing the chimney, lining the fire place &c.,”</i> but could not estimate the number.</p>		

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
<p>August 8, 1831 (P. J. Gulick, Letter to Chamberlain)</p>	<p>Reported he obtained boards <i>“sufficient for my roof; & they are on.... I may yet have cause to regret having used such perishable materials. It is said they are liable to be devoured of [sic] worms.”</i> Not likely that house <i>“will be rendered habitable by...rainy season.”</i> Due to two schooners that ran ashore his carpenter lost a month of work, presumably due to lack of supplies. G was in need of hardware for doors and proposed to use Whitney’s <i>“remnant of hinges & latches....8 pair of hinges, & ...6 handles & latches.”</i> He would still need screws or nails to attach all, plus <i>“locks, hinges, &c. for two outside doors, & perhaps ½ doz. bolts beside.”</i></p>		
<p>August 8, 1831 (P. J. Gulick, Letter to Chamberlain)</p>	<p>G. returned boards sent, calling them useless. <i>“If in lieu of those, I could have 800 or 1000 feet, of boards fit for floors, casings &c., we could make our lower rooms comfortable, so far as lumber is concerned....We shall need 5 or 6 doz. 2 inch screws. - 6 latches, handles & locks; 2 of them strong, for outside doors. Screws for the above locks. 6 bolts. Small wrought nails.”</i></p>	<p><i>“Should you send me the boards requested, I can spare you the molasses money, \$65. – unless my associate [Whitney] should want a part of it to finish his upper rooms.”</i></p>	

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
Sept. 21, 1831 (P. J. Gulick, Letter to Chamberlain)	<i>"I am now ready for the mason, & in want of brick, to carry the chimney, about 10 feet; & also to line the fire place....Our stone will not endure"</i>		
Oct. 3, 1831 (P. J. Gulick, Letter to Chamberlain)	<i>"The boards, hinges, &c. were duly rec'd." Repeats request for bricks & asks for a workman (mason). "It remains somewhat doubtful, whether our new habitation will afford us a refuge from the storms of the approaching rainy season."</i>		
Nov. 17, 1831 (P. J. Gulick, Letter to Chamberlain)	Requests cotton to pay two workmen and also asks for "1/2 doz. iron buttons for cupboard doors, &c." In P.S., giving advice to bro. Clark about house design: <i>"if my building were yet to do, I would have the smaller windows below. It would be so much more convenient to raise."</i>		<i>"We are glad to see our kind, tho. childish, old Gov'r come to settle down, once more in this retired nook."</i>
Nov. 17, 1831 (P. J. Gulick, Letter to Chamberlain)	<i>"The boards rec'd. will enable me to finish.... I need about 12 lb. of 10 p. nails; and shall send \$3 I am also in want of a whitewash brush."</i>		
Dec. 17, 1831 (P. J. Gulick, Letter to Chamberlain)	<i>"I still hope to receive those nails, 10 or 12 lbs., 10'd, & also 10 or 12 lb. of shingle nails; & will pay for them if you wish it so to be. Should also be glad of 1/2 doz. iron buttons, for cupboard doors, and as many pairs of hinges for the same. We wish likewise for a little varnish & Spirits of turpentine.... We expect next week to occupy a house with a fire place in it."</i>	<i>"Hart (carpenter) is now working (when not trading & c.) for bro. W." (Whitney)</i>	

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
Jan. 7, 1832 (P. J. Gulick, Letter to Chamberlain)	<i>"On the 5th we took up our abode, in our new & very comfortable house."</i> He gives thanks to God and Chamberlain, adding he is <i>"truly glad that I am once more, able to write you, without having occasion to add, a catalog of wants."</i> He offers Mrs. Judd the upper spare room and invites her to visit.		
Jan. 19, 1832 (P. J. Gulick, Letter to C.)	<i>"P.S. I should be glad if you could send me a whitewash brush. I can get neither brush, nor bristles here."</i>		
March 29, 1832 (P. J. Gulick, Letter to Chamberlain)	Requests, <i>"by the first conveyance, two paint brushes, a large & a small one, & prussian blue sufficient to paint one room."</i>		
April 30, 1832 (P. J. Gulick, Letter to Chamberlain)	<i>"I understand you have rec'd a good lot of lumber. Our house needs about 1000 feet of good boards to render it comfortable and safe. None of this however (should it be obtained) is designed for garret floors. I shall use nothing except it be native for that purpose."</i>		
Nov. 13, 1832 (P. J. Gulick, Letter to Chamberlain)	He heard lumber was available for trade in vegetables/livestock. <i>"One of our lower rooms, the one for which we have the most use, is uncomfortable for want of a floor; & owing to the unfinished state of the upper rooms, the mice & other reptiles, & vermin are getting in the partitions between the lower roomsShould you purchase, about 300</i>		

Date (Author, Source)*	Gullick-Rowell Buildings	Whitney Houses		Other Waimea Early Foreign- influenced Buildings and Events
	<p><i>feet should be pine the other 300 might be, whatever would make good floors.</i></p> <p><i>I should be glad of 12 or 15 lbs. of Shingle nails."</i></p>			
<p>Nov. 29, 1832 (P. J. Gulick, Letter to C.)</p>	<p><i>"if you should procure some lumber for us I shall want perhaps 12 or 15 lb. of 10'd nails."</i></p>			
<p>Dec. 18, 1832 (P. J. Gulick, Letter to Chamberlain)</p>	<p><i>"The carpenter has begun to get out stuff for a floor for our dining room; but I have no nails that will answer for that purpose."</i></p>			
<p>1833 (Gulick's 1932 report quoted in <i>Koamalu</i> by Ethel Damon, p. 277)</p>				<p><i>"In the year past a new and very substantial meeting house, in native style, has been erected at this station. It is 155 feet long by 48 broad, with 7 double doors, each 8 feet wide and 10 high; made –nails, hinges and all—and hung, entirely by native"s</i></p>
<p>Oct. 3, 1834 (P. J. Gulick, Letter to Chamberlain)</p>	<p>First mention of planned temporary dwelling and planned "doby" (adobe) house at Koloa station that Gulick plans to establish.</p>			
<p>Dec. 1, 1834 (P. J. Gulick, Letter to Chamberlain)</p>	<p><i>"Our building is in progress at Koloa, & we hope in the course of this month to be at home there."</i> Letter dated Jan. 1, 1835 noted family moved that day.</p>		<p>1834 (Gowans and Penkiunas, 1993, p. 103)</p>	<p>"A mud and stone church replaced the second thatch building, which had burned. This new building measured 84 by 42 by 17 feet and cost \$276 to construct. In 1848 the church collapsed."</p>
<p>1835-1846 (Ethel M. Damon, <i>Koamalu</i>, p. 287)</p>	<p>Gulick house left vacant for 11 ½ years.</p>			

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
	<p><i>"It had been so long unoccupied that the Rowells found it minus doors and windows."</i></p>		
<p>July 23, 1846 (G.B. Rowell, Letter to Messrs. Castle & Hall)</p>	<p><i>"I have been busy yesterday & today in landing my things which are all now ashore.... As I can get no shingles on Kauai for my cookhouse I am obliged to ask you to send me some.... I shall want about 3500 shingles, - or else about 350 square feet of Zinc.... I know I shall far over-run my appropriation but I know no other way to get a comfortable habitation for my family." Family expected to arrive next week.</i></p>		
<p>Aug. 8, 1846 (G.B. Rowell, Letter to Messrs. Castle & Hall)</p>	<p><i>"I shall not have lumber enough for my building. I shall want either 100 ft. Am Pine & 100 N.W. or 200 ft. California cedar.... Also, 3 or 4 N.W. joist, 20 lbs. Whiting 3 prs 4 in. butts (door) 3 door handles 25 lbs. White lead 1/2 lb. Lamp Black Br. Hall thought you could lend me your DIAMOND for cutting glass. I am now ready to use it."</i></p>		
<p>Aug. 13, 1846 (G.B. Rowell, Letter to Messrs. Castle & Hall)</p>	<p><i>"I shall not have enough lath. Please send me 1000 more. Please not omit the <u>nails</u> for the lath and shingles.</i></p>		

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign- influenced Buildings and Events
	<p>Also 6 Spring <u>doorbolts</u> about 5 inches will be the proper length. Also 6 doz. 3/4 in. screws of middling size.”</p>		
<p>Sept. 1, 1846 (G.B. Rowell, Letter to Messrs. Castle & Hall)</p>	<p>“ I suppose I forgot to ask you for <u>Screws</u> to accompany the 4-in butts. Please send me 4 dozen. I have committee the <u>diamond</u> to Dr. Smith to be sent up by the first opportunity.”</p>		
<p>Sept. 22, 1846 (G.B. Rowell, Letter to Messrs. Castle & Hall)</p>	<p>“I shall need probably 3 or 4 more gall's of paint oil. Please send me a can.... Could you get me a good <u>trusty carpenter</u> at Honolulu to come & do my work on reasonable terms? I had partly engaged one here but he will probably disappoint me.... [H]e is of poor character, & will charge \$2.50 per day which is more than we have been accustomed to give on Kauai.”</p>		
<p>Sept. 22, 1846 (G.B. Rowell, Letter to Messrs. Castle & Hall)</p>	<p>“I should like 1/2 doz. prs. 1 in. or 1-1/4 in iron butt hinges, with <u>short, stout screws</u> to fit them. Also 1/2 doz., best kind of Window <u>Springs</u>. Also 1/2 doz. <u>pulley's</u> [sic], iron or brass.</p>		
<p>Nov. 4, 1846 (G.B. Rowell, Letter to Messrs. Castle & Hall)</p>	<p>Asked for a good cooking stove to be ordered. “I should like to have you send me some <u>Litharge</u> [red form of lead for pigment] & some <u>Sulphate of Zinc</u> to use in my paints. Also about 50 lbs. of <u>lead</u> for</p>		

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	<i>melting, or old <u>type metal</u> if it comes any cheaper."</i>		
Nov. 10, 1846 (G.B. Rowell, Letter to Messrs. Castle & Hall)	<i>"I have made a mistake in not sending f[or] 1¼ inch boards for my panel doors. I had supposed that inch boards would answer, but they will not... I will thank you to send me 100 feet pine boards 1¼ in. thick."</i>		
Nov. 24, 1846 (G.B. Rowell, Letter to Messrs. Castle & Hall)	<i>"I sent for the Litharge & the Sulp. Zinc, because I found that the Oil I got at dep [mission Depository] would not dry in less than 3 or 4 weeks even in this dry climate."</i>		
Nov. 26, 1846 (G.B. Rowell, Letter to Messrs. Castle & Hall)	This is duplicate request to Nov. 10 letter, since letter did not get on board the <i>Victoria</i> when it left Koloa. <i>"I would like to have the lumber sent...to Koloa."</i>		
Dec. 24, 1846 (G.B. Rowell, Letter to Messrs. Castle & Hall)	Money received was \$35, rather than \$25 requested. <i>"Please charge the other \$10, as I shall need it & plenty more before my house repairs are completed."</i>		
Jan. 4, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)	<i>"In case I shall be allowed to complete my repairs the present year. I shall wish you to send me 500 ft. more of N.W. or Cedar boars, a portion perhaps of each kind, and 200 ft. of Am. Pine -- & I shall need a grant of \$250 & perhaps \$300. Also, please send 10 lbs. 6d. nails. [Re.] 6d. nails, I prefer the Stouter kind. If... slender, send 5 lbs. 6d. & 5 lbs. 8d...."</i>		

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
	<p>3 <i>small gimlets</i> [wood drilling tools]...</p> <p>1 <i>common paint brush</i></p> <p>1 <i>sash</i> [paint brush]</p>		
<p>Jan. 11, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)</p>	<p><i>"I find you have sent me only about half nails enough for my lath, & my Mason is coming to a full stop. Will thank you to send me about 15 lbs. lath nails....</i></p> <p><i>I will thank you to add to [Jan. 4 lumber] list 1,000 more lath with nails."</i></p>		
<p>Jan. 14, 1847 (Unsigned, Note [to shipper?] re. Rowell order)</p>	<p><i>Mr. Rowell wants, by first direct conveyance, a box of Merchandise, now packed [with nails]</i></p> <p><i>500 ft. Cedar boards</i></p> <p><i>200 "Am. pine</i></p> <p><i>10 bundles Lathe" [sic]</i></p>		
<p>Feb. 6, 1846 [sic 1847] (G.B. Rowell, Unaddressed Letter - Brethren)</p>	<p>Conveys criticism by his wife that repairs can't be deferred another year or more. Repairs include installation of attic floor and dust-proofing the "<i>chamber in the ell.</i>"</p> <p>Two outbuildings needed: additional native dwelling and a carpenter shop. Comparison of current station to what they had at Waioli. Materials to send: 700 feet of board, 1200 lath, nails.</p>		
<p>Feb. 10, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)</p>	<p><i>"Will you please send [to Koloa] an <u>Am. pine board</u> 22 feet long and one foot wide throughout, a <u>sound board</u>, or <u>two boards</u> each about 12</i></p>		

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign- influenced Buildings and Events
	<p><i>feet long. If it is only 3 /4 inch thick, so much the better.</i></p> <p><i>The [recently received] boards... pine lumber, my mason says, is the most 'shabby lot of stuff he ever saw that came out of Oahu or any other hu.' It is dreadfully shattered. Moreover I could not make out more than 180 feet of the whole....[S]end me at least 10 feet more."</i></p>		
<p>Feb. 23, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)</p>	<p><i>"Be so good as to send me...if you have...</i></p> <p><i>1 doz. good door latches,</i></p> <p><i>3 small bolts 3 inches or less in length,</i></p> <p><i>2 doz. brass screw knobs</i></p> <p><i>1/2 doz. best window springs...</i></p> <p><i>1 doz. curtain knobs or [similar]</i></p> <p><i>Also procure for me if to be had,</i></p> <p><i>1 doz. <u>flush bolts</u> (brass)"</i></p>		
<p>Mar. 6, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)</p>	<p>Repeats Feb. 10 request- sound boards.</p> <p><i>"The reason why I wish it sent to <u>Koloa</u> is, that I am having some doors made there, & the carpenter wants so much more lumber to make out the panels. It will cost twice as much to send the boards from Waimea as it will to bring them from Oahu.</i></p> <p><i>Please send me also the following: -</i></p> <p><i>Nails 10 lbs. 8d / 5 [lbs.] 12d /</i></p> <p><i>5 " 20d / 10 " 4d...</i></p> <p><i>1 Carpenter's Square....</i></p>		

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign- influenced Buildings and Events
	<i>In reply to bro. Castle's inquiry... I would as soon have the <u>Cedar lumber</u> as the <u>N.W.</u> for flooring."</i>		
April 1, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)	<i>'Please send me a Screw driver [sic], best kind, & 2 paring chisels: 2 inches and 1½ in. & one ½ in. mortising chisel and one paper 1½ brads, & one paper 2½ brads, stout, & one gro. ¾ in. screws."</i>		
April 21, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)	<i>"I want 20 lbs. 8d. nails & 10 gall's more or less of paint oil. Can you tell me what proportions of lime, sand and ashes are required for the cement for the roofs of houses. Or do you know any thing better than that. Please send also a doz. of the screw knobs, & 3 lbs. of the stoutest kind of finishing mails."</i>		
May 11, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)	Disappointed about grant denial. Mentions being in debt to unknown amount, with more expenses foreseen to replace fences lost in recent flood.		
May 11, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)	Asks for: <i>Key hole Saw, 6 pr. 2 in. door butts 3 pr. 3 in. " " 2 " 4 in. " " Screws for...butts. 10 lbs. 6d. nails 10 lbs. 10d. " 5 lbs. 40d. " a n d 2 stout & handsome <u>door bolts</u>"</i>		

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign- influenced Buildings and Events
June 3, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)	<i>"My paint oil is all gone & the roof not half finished. I shall want at least 15 gallons more. Also 1/2 doz. paint brushes. The brushes I have hitherto got from Dep'y, ... come to pieces in half an hour's use.</i>		
June 8, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)	<i>"The last lot of boards which I thought would be sufficient, have unaccountably slipped away. & I must have some more, say 500 ft. of Cedar or N.W., with 10 lbs. more of 8d. nails, & 6 lbs. Wrought nails some about 2 ½ in. long & some about 1 ½ in."</i>		
June 8, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)	<i>"The last lot of lath I sent for did not hold out as the former lot did. It took ten or eleven bundled for 500 Sq. feet. I shall want, say seven hundred more, with nails"</i>		
July 1847 (G.B. Rowell, P.S. in Aug. 16 Letter)	At end of a P.S. to Aug. 16, 1847 letter: <i>"50 Ft. 3/4 Inch boards, ordered in July."</i> (no July 1847 letters in HMCS files)		
Aug. 2, 1847 (G.B. Rowell, Letter to Messrs. Castle & Hall)	<i>"Sorry to learn... that the Dep'y is short of linseed oil. I have primed the outside of the house with Kukui oil and the house had been left so long without painting (12 or 15 years I suppose) that it drank in the oil beyond all calculation. I shall need another can of Kukui oil as large as the one you sent (say 12 gall's) for</i>		

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign- influenced Buildings and Events
	<p><i>the roof. But for the inside & the second coat outside I must have <u>Linseed oil</u>. Were I to paint the outside with Kukui oil, it would, after a 2 days blow of dust, be as red as the white horses of Lahainaluna. I want <u>two</u> large sized cans of lins'd oil, but if you cannot spare any more from the dep'y, will you please to purchase <u>one</u> can for me down town... also one keg of white lead..., 1 doz. prs. 2 inch brass butts with screws...."</i></p>		
<p>Aug. 1847 (G.B. Rowell, Letters to Messrs. C. C. & Hall)</p>	<p>Aug. 16: "Please add another board containing 15 to 20 ft. I fear I may not have enough." Aug. 23: ordered "good Whitewash brush, large size."</p>		
<p>Oct. 6, 1847 (G.B. Rowell, Letter to Messrs. C. C. & Hall)</p>	<p>He learned of boards left for him at Koloa. He notes with sorrow: <i>"freight from Koloa will be 3 or 4 times as much as that from Honolulu.</i> <i>My White lead comes a little short. The last Keg send was not more than 2/3 full. Please send another keg. I am afraid my Lins'd oil will not quite hold out. To be sure, & as I like a little on hand, I will thank you to procure for me a 2 or 3 gall. can in town. If you cannot spare it from the Dep'y."</i></p>		
<p>Oct. 18, 1847</p>	<p><i>"I should like 1m or ½ m screws 5/8 or 3/4 in. long & <u>No. 8</u> in size. If you</i></p>		

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
(G.B. Rowell, Letter to Messrs. C. C. & Hall)	<i>have no No. 8s please send me 4 doz of No. 9 or No. 7."</i>		
Dec. 1, 1847 (G.B. Rowell, Letter to Messrs. C. C. & Hall)	<i>"Will you please to send me 6 <u>nice cupboard locks</u> [and] a <u>brass plate</u> [specifies dimensions and plan to divide into 6 pieces].... also 1 gro. screws 1 in. or 3/4 in. long, No. 8. Also 1 doz. <u>small screw knobs</u>, & 1 doz. large do."</i>		
Jan. 1, 1848 (G.B. Rowell, Letter to Messrs. C. C. & Hall)	<i>"For some reason I cannot make a keg of white lead go half as far as the first I used. Please send me another keg. I wrote sometime ago for some 1 1/2 inch plank for a bathing trough, but have not heard whether you have any. I should like a plank 18 inches wide & 20 feet long. <u>Perfectly sound throughout.</u>"</i>		
Jan. 29, 1848 (G.B. Rowell, Letter to Messrs. C. C. & Hall)	A ship captain unloaded his supplies at Wahiawa, Kauai, instead of Waimea, and R. is righteously indignant about the double or triple freight charges that it would cost to get them to Waimea.		
Mar. 8, 1848 (G.B. Rowell, Letter to Messrs. C. C. & Hall)	<i>"I should like ... 3 nice cupboard locks, such as are designed to fit <u>into the wood.</u>"</i>		
1846-1848 G.B. Rowell, Station Report, Ending Apr. 1,	Arriving in Waimea, <i>"I found a larger amount of pastoral & medical labor claiming my time and strength than I had bee accustomed to perform.</i>		<i>"The meeting house which was built of mud & stone in 1834 has fallen to the ground & its foundations have been cleared away for the erection</i>

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
1848 (p. 1 & 2 of typescript)	<i>Moreover the unfinished & decaying house ... needed finishing, repairing & enlarging somewhat, to render it a comfortable dwelling. Not being able to secure a carpenter, I was obliged to do most of the joiner's work with my own hands.</i>		<i>of another. My ambition aspires so high as to a permanent stone house, with a belfry & a shingle roof, with a floor and seats." He pitches the idea of mission churches and brethren all contributing to this grand plan. "The schools of this district are prosperous at present."</i>
May 1, 1848 (M.J. Rowell, Letter to Mrs. Chamberlain)	<i>"Our house too is quite comfortable except the leak of the flat roof when it rains, but we hope to have that zinned before long."</i>		
May 27, 1848 (G.B. Rowell, Letter to Messrs. C. C. & Hall)	Discusses accounting data re. grants from mission appropriated for Rowell's improvements/repairs of house.		
June 1848 (G.B. Rowell, Letters to Messrs. C. C. & Hall)	June 1: Orders <i>"5 or 6 Gall's of Boiled Linseed Oil."</i> June 9: <i>"Can no Zinc be obtained reasonably in town for my roof. We shall be pilikia, for the plaster in the rooms below will all be off unless we can stop the leaks some way."</i>		
July 7, 1848 (G.B. Rowell, Letter to S. N. Castle)	Discusses issue of whether Mission normally makes grants for items such as <i>"well curb, Carpenter's Shop & c."</i> which were in Rowell request. He explains: <i>"I have asked the Mission to make me such grants, on the principle of <u>replacing what it has taken from me by changing my location</u>" [from Waioli to Waimea].</i>		

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
July 13, 1848 (G.B. Rowell, Letter to Messrs. C. C. & Hall)	Writes his order for lumber, including “handsome Koa,” and for roofing material (sheet lead or Zinc).		
July 31, 1848 (M.J. Rowell, Letter to Messrs. C. C. & Hall)	Writing for her husband, due to his “sore eyes”: <i>“It was lead he wishes to have ordered from the U.S. as he thinks his letter stated, 600 square feet.”</i>		
Sept. 25, 1848 (G.B. Rowell, Letter to Messrs. C. C. & Hall)	<i>“I should like the tool called a ‘bevel’. I prefer the kind made with slide & screw. Also, a ‘hollow’ for hollowing out eaves troughs.”</i>		
Nov. 9, 1848 (G.B. Rowell, Letter to Messrs. C. C. & Hall)	<i>“I wrote you a good while ago for some turning gouges & chisels. You had none then, perhaps you have some now or might procure some without much trouble. I would like 3 gouges 1 in. & 1/2 in. and two chisels 1-1/4 & 3/4. In.”</i>		
1849 G.B. Rowell, Station Report, Ending Apr. 1, 1849, (typescript p.1)			<i>“Sickness in my family compelled my absence...in the Summer, [then] the epidemic ... interrupted our plans & efforts....Our contemplated meeting house had progressed but little....The Schools of the district have been flourishing as usual, [but] with ...interruptions by the sickness.”</i>

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events	
1851 G.B. Rowell, Station Report, Ending Mar. 31, 1851, (typescript pp.1 & 2)			<i>"Our progress towards the acquisition of a permanent house of worship is very slow. Materials still being gathered. \$500 had been raised for pastoral support, but robbery of meeting house fund may change where money goes. High contributions this year due to California market & good potato crop.</i>	
1851 Gulick 1990 Autobiography (p. 60)	<i>ABCFM "offered to give, to any of the old missionaries, the house and premises, which they then occupied." Ownership of house & land passed to Rev. & Mrs. Rowell about this date. Their son, W.E. Rowell, said land in nearby area (after 1884 death of father) "belonged mostly to my mother."</i>	Whitney had died in 1845, but his widow stayed in the house they had occupied until her death in 1872. By late 1850s its <i>"coral sand stone [walls were] cracked because of imperfect foundations and the walls bulged out and had to be shoved up with heavy timber props."</i>	Late 1850s J.M. Lydgate, Interview in 1915 with W.E. Rowell (oldest son, born 1845, of G.B. Rowell)	
1853 G.B. Rowell, Station Report, April 1853, (typescript p.1)	<i>"I should like \$200, to repair the roof & verandahs of our house, if the mission is able to grant it."</i>		<i>"After years of hard struggling to get ... materials for a house of worship, we are at last permitted to see the walls up, the roof on, & the carpenter & masons now commencing the work inside.... Asks the brethren to help with the rest of work—floors, etc.</i>	
1850s on (uncertain dates) J.M. Lydgate, Interview in 1915 with W.E. Rowell	<i>"We had a stove, but there was an old-fashioned fireplace in the house, with a crane, and also a brick oven; but I think we never used it much. It took too much wood. Our wood came from the mountains. With</i>		<i>"The Waimea church was built of sand-stone which was quarried out in blocks about 3 ft. long by 18 in. wide, and 6 to 8 in. thick. This sand-stone lay in great layers down near the beach, a mile or so away from the church site.</i>	

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign-influenced Buildings and Events
	<i>bullocks we hauled down great logs once in a while.</i>		<i>The stone was cut out with an axe, it was quite soft when cut, and hardened with exposure.” Lime mortar made from coral pieces burned in an open pit about 20 feet in diameter, near church. For Waimea church, “wood work involved selecting and squaring lehua timbers in the mountains and hauling them down.... The tie beams had to be 42 feet long, straight, and free from defects, and they were mighty hard to find.... The floor, doors, and windows were of imported materials, also the seats....Shingles were imported and were boiled in whale oil.... They lasted ...25 years.”</i>
1854 G.B. Rowell, Station Report, Ending Mar. 31			<i>“Substantial church edifice, in which we have been worshiping for the last few weeks, with much comfort”, still no floor & seats.</i>
1858 G.B. Rowell, Station Report, Ending Mar. 31			<i>“We have had a floor laid in our house of worship, & the seats are in the process of being made.”</i>
1863 G.B. Rowell, Station Report			<i>“For several years there have been none but the protestant schools in the district.”</i>
1865	Rowell suspended, formed a congregation	} SOURCES Don J. Hibbard, 2011 (p. 51) }	

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign- influenced Buildings and Events
1870s			Followers built Victorian frame church
1881			G.B. Rowell married Piilani and Koolau
1884	Rowells resided in house to this date.	Don J. Hibbard, 2011 (p. 51)	
1880s & 1890s Hale Puna website & historic photo	Mary (Rowell)Stolz & Louis Stolz lived here	Forbes, Kam, and Woods, 2018 (p. 539)	1893: Dept. Sheriff Stolz shot in Kalalau when trying to capture Koolau to send him to Kalaupapa without Piilani
1894	Prov. Gov't granted Mary Stolz a pension	C.H. Dickey & J.K. Kekaula, 1901	
1907	H.P. Faye acquired assets of Waimea Sugar, including Rowell house and lands	[Kikiaola Land Co.], typed documents, n.d.	
1920 circa		Gowans and Penkiunas, 1993, p. 103	Stone church remodeled –rebuilt tower, new shingles, made openings Gothic
1927 Hale Puna website [Kikiaola Land Co.], typed documents, n.d.	Only extensive renovation of house, <i>“when it received electricity and plumbing and the original cooking stove bricked in and plastered over.”</i> Remodeled by Alan Faye, Sr. <i>“Removed one interior wall in parlor... Upstairs lanai railings replaced. Maybe roof replaced with corrugated [metal]</i>		
1930-2003	House occupied by Wramp family.	[Kikiaola Land Co.], typed documents, n.d.	
1993	<i>“Hurricane-damage roof replaced with wood shingles – grant money”</i>	Don J. Hibbard, 2011 (p. 52)	Spencer Mason Architects restored Stone church after Hurricane Iniki

Date (Author, Source)*	Gulck-Rowell Buildings	Whitney Houses	Other Waimea Early Foreign- influenced Buildings and Events
[Kikiaola Land Co.], typed documents, n.d.			
2017 Hale Puna website	House purchased by 4 ^h generation West Kauai resident. Non-profit organization established to insure survival of house. Emergency roof repairs started.		

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APPENDIX

FIGURES (Photographs)
FIGURES (Drawings)

FIGURES



Figure 1: Likely the earliest photo of the house, taken of the northeast corner. Note the gutter and collector system for the cistern.



Figure 2: Photo taken from southwest. The photo is pre-1927 and perhaps as early as the 1890s.



Figure 3: Photo taken in 1961 by Ray Jerome Baker. Shows change in design of railing and post locations after 1927. Note possible flagpole at south gable.



Figure 4: Portion of cellar wall



Figure 5: Example of cellar paving



Figure 6: Original decks were wood framed.



Figure 7: Ceiling in bathroom is 14" thick gypsum board attached to original hand-hewn framing.



Figure 8: Headstone of George Rowell



Figure 9: Cistern. Photo taken in 2015, prior to collapse of north shed roof structure.



Figure 10: Remains of the foundation of the former structure at north part of the site.



Figure 11: Photo taken in 2019. Note gable roof eave and missing roof over west deck.



Figure 12: Siding on north gable wall near window



Figure 13: Plaster adjacent to south door has failed. Note cement plaster remains at base.



Figure 14: Lintel over window 10



Figure 15: Lintel over opening at left on north side. Remains of the washroom beyond.



Figure 16: Shadow of former wainscot trip is evident on this portion of the east section of the Parlor.



Figure 17: Original stud shows on interior of Kitchen, with shallow scalloped plaster wall between studs.



Figure 18: Closet in Bedroom 4.



Figure 19: South attic room.



Figure 20: Southwest corner of north attic room



Figure 21: Patch in the floor of the Parlor where the wall was removed.



Figure 22: Damaged floor in bedroom 3. Note the wall thickness change at the chimney



Figure 23: Kitchen, with exposed board ceiling.



Figure 24: Typical ceiling damage at second floor.



Figure 25: Typical spring sash holder used in all windows except one.



Figure 26: Window 28 is the only window with this type of spring sash holder.



Figure 27: Location of window 1.



Figure 28: Typical 6 over 9 light window sash.



Figure 29: Photo taken in 2015 showing the jamb and sill of the previous window 7.



Figure 30: Window 31 sash is close to collapse.



Figure 31: Window 32 sash.



Figure 32: Door "A".



Figure 33: Interior of Door "C". Exterior was boarded up.



Figure 34: Sill of Door "E". Note remnant of concrete curb and deteriorated plaster which exposed coralline wall construction.



Figure 35: Holdback hardware at door L.



Figure 36: Door Q from hallway (screen door).

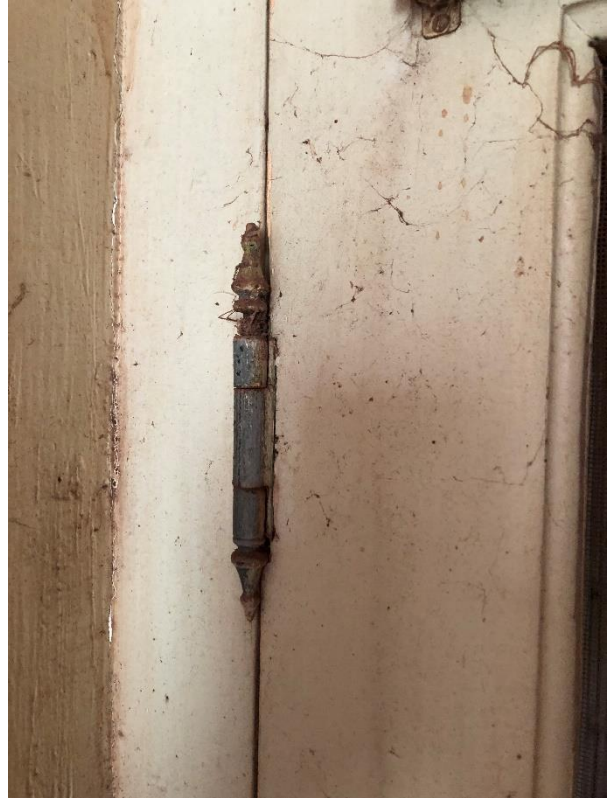


Figure 37: Door R lockset on the left and hinge style on the right.



Figure 38: Door T



Figure 39: Door U shown on the left. Cracked upper hinge at Door U.



Figure 40: To the left, cabinets above stair to second floor. To the right Bedroom 1 cabinet.



Figure 41: Two cabinets in the Parlor.



Figure 42: One of the two cabinets in the Dining Room flanking Door G. This cabinet has a door. The other cabinet is missing its door.



Figure 43: Pantry cabinets. Storage closet on the left, and cabinets on the south wall to the right.



Figure 44: Stair from cellar to first floor



Figure 45: Stair from attic level to former roof hatch.



Figure 46: Stair at southwest corner



Figure 47: Stair at center of south elevation.



Figure 48: Exterior wood stair. Photo taken in 2015.



Figure 49: Damage to deck at southeast corner. Photo taken in 2015.



Figure 50: Retaining wall separating from deck and leaning south. (Taken 2015)



Figure 51: Trench on west side



Figure 52: Former screened portion of west upper deck.



Figure 53: Bathroom showing toilet, tub, and shower. Part of sink is shown on the right.



Figure 54: Bathroom showing the sink, storage closet door and window.



Figure 55: Kitchen sink and cabinet.



Figure 56: Kitchen Range

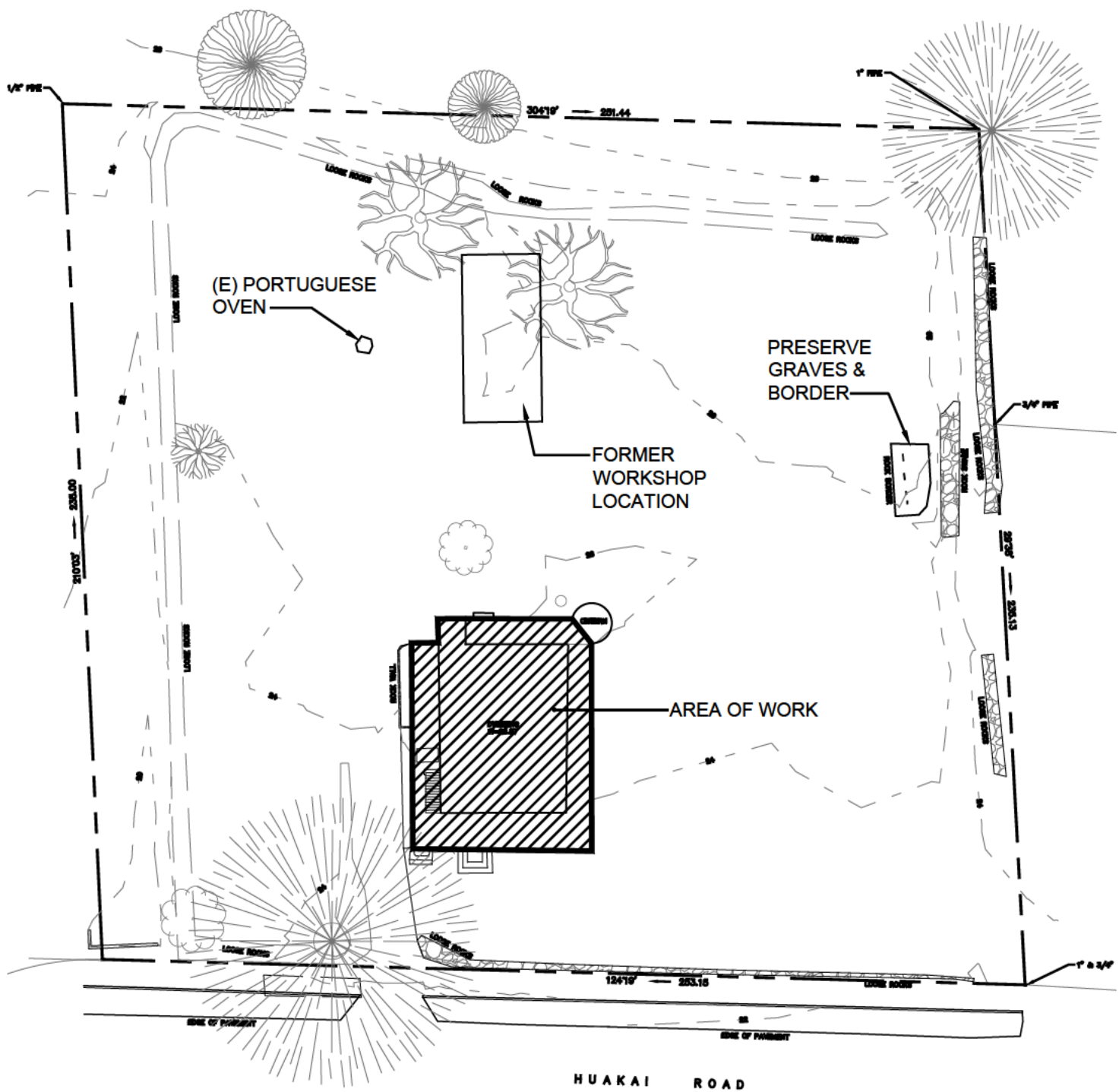
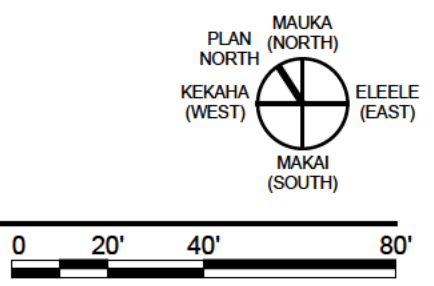


FIG. 57 - SITE PLAN

SCALE: 1" = 40'



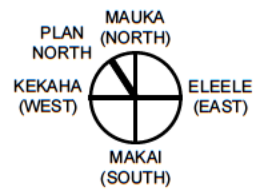
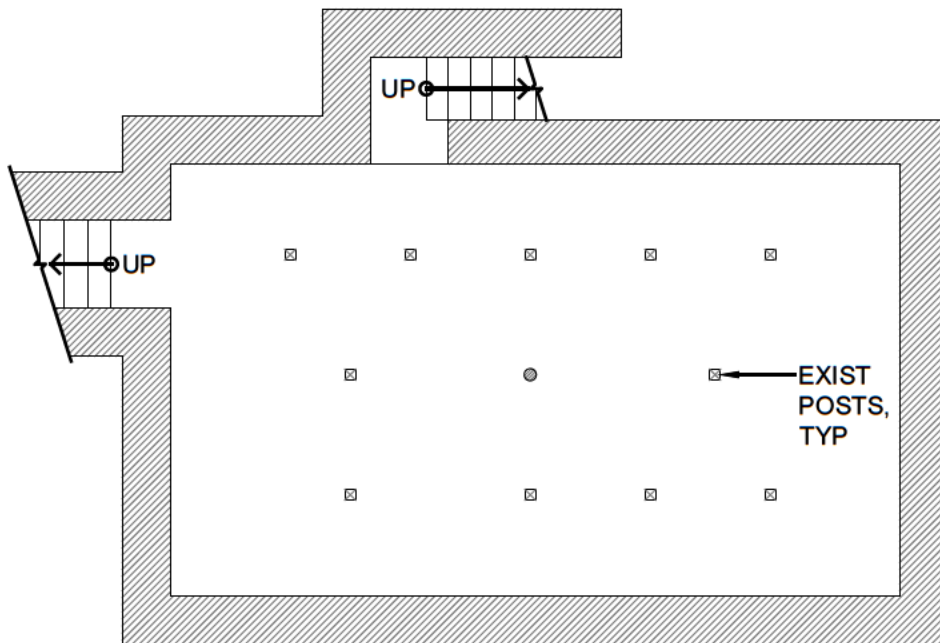
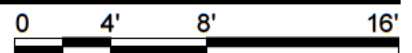
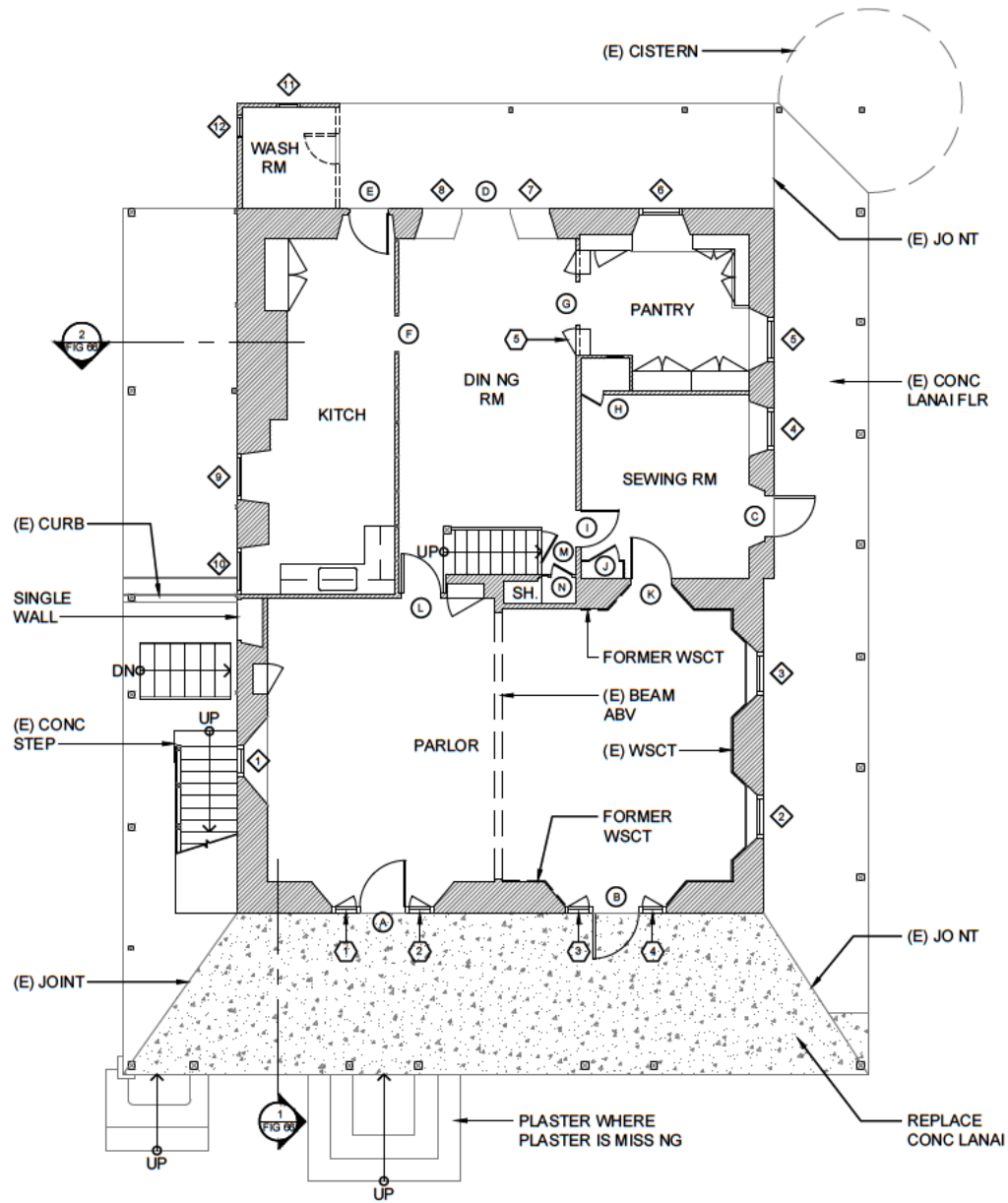


FIG. 58 - CELLAR FLOOR PLAN

SCALE: 1/8" = 1'-0"



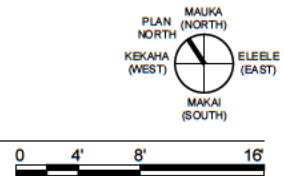


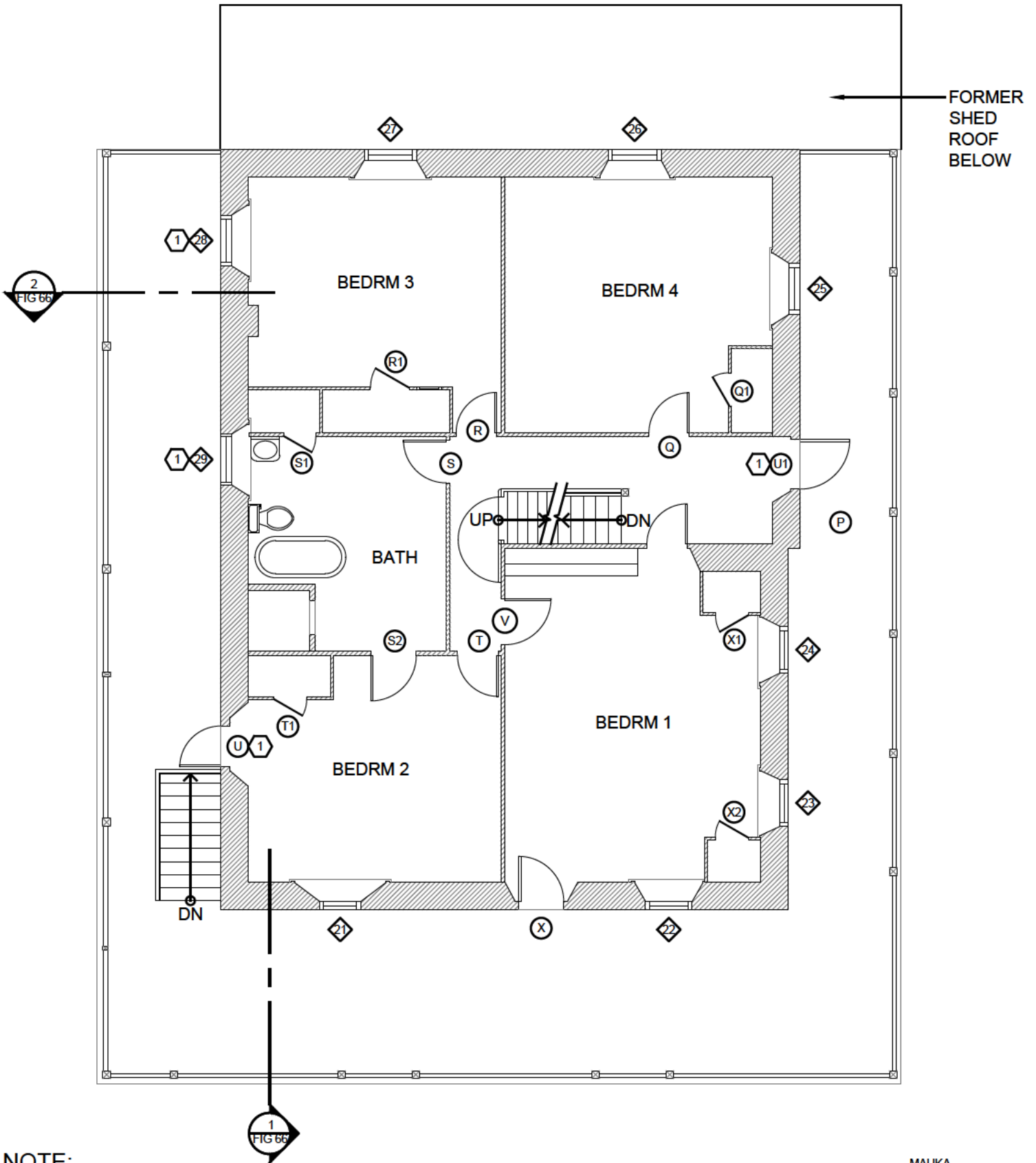
NOTES:

- ① MISSING ONE MUNTIN SILL AT BASE IS BAD. NO GLASS.
- ② NO GLASS. MISSING SILL AT BOTTOM.
- ③ NO GLASS. REPLACE BOTTOM RAIL AT BOTTOM PANEL.
- ④ NO GLASS. REPAIR MIDDLE MULLION. BOTTOM PANEL IS MISSING, REPLACE ENTIRE PANEL. BOTTOM 12 INCHES OF RIGHT JAMB IS BAD. PATCH IN NEW JAMB.
- ⑤ 1'-4 1/4" WIDE X 3'-11 1/2" TALL WITH 5 LITES. GLASS KNOB.

FIG. 59 - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"





NOTE:

① REPLACE PLAS ABV WDWS OR DRS

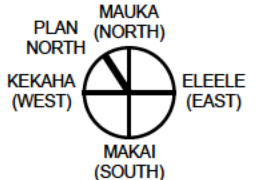
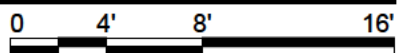


FIG. 60 - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



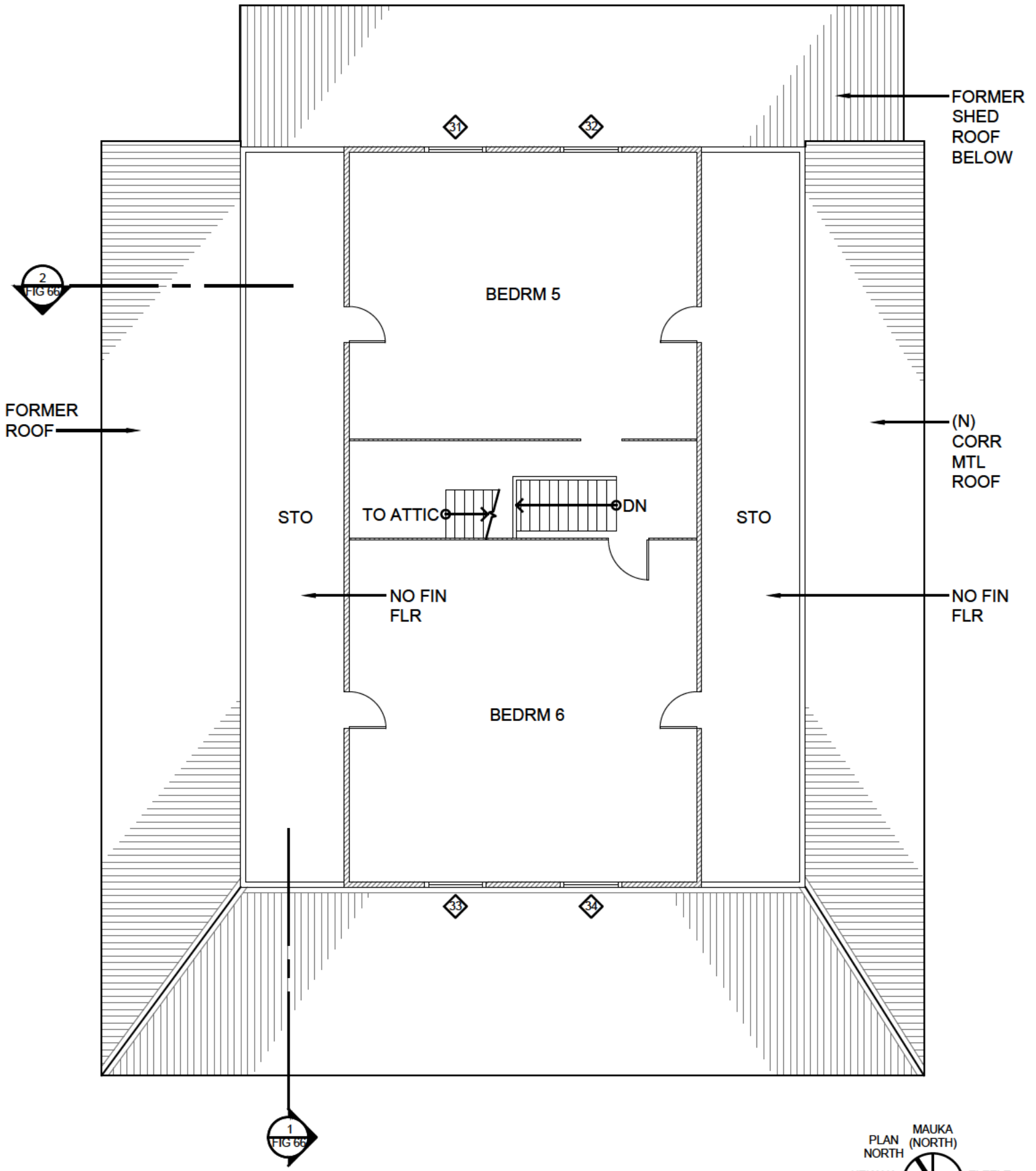
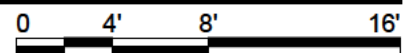


FIG. 61 - THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



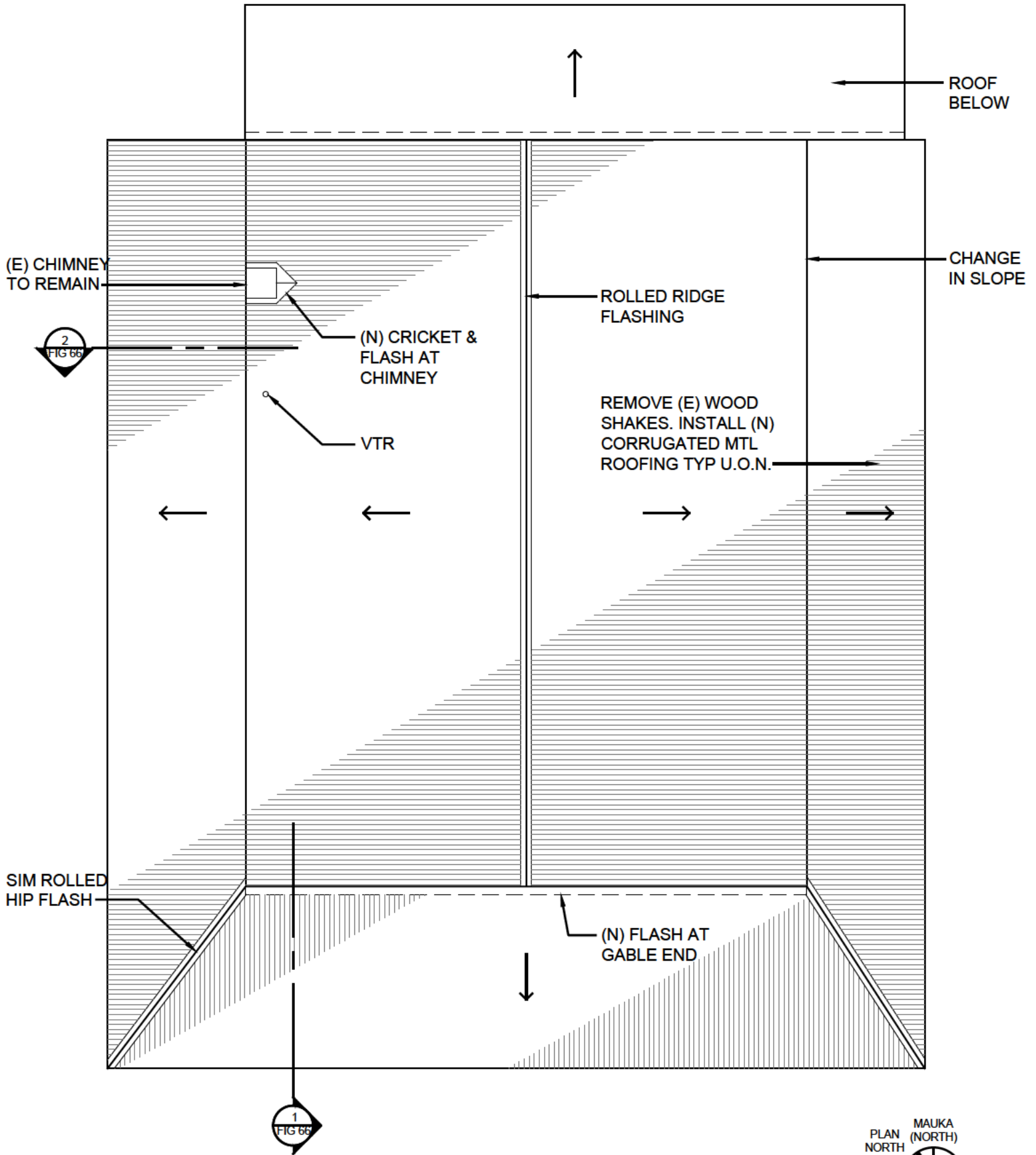
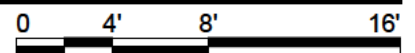
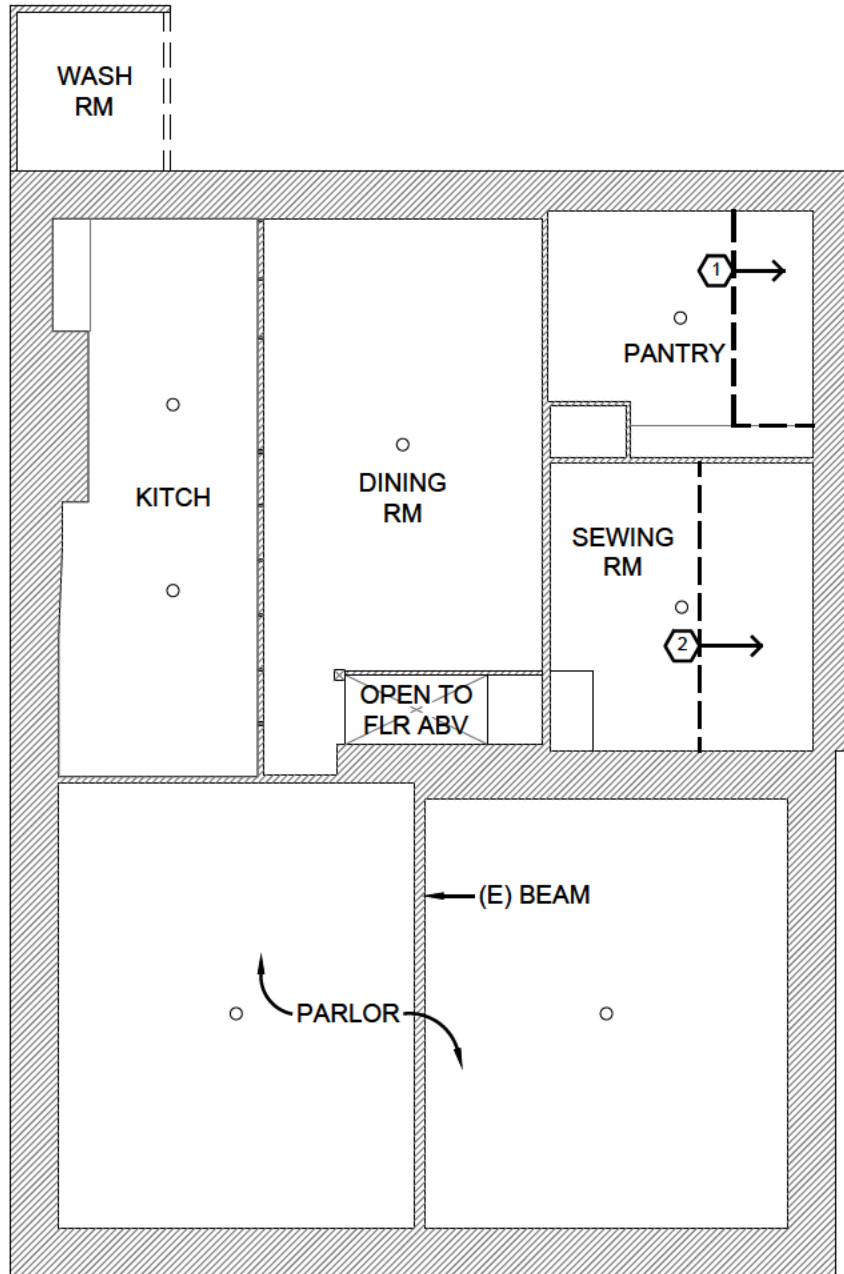


FIG. 62 - ROOF PLAN

SCALE: 1/8" = 1'-0"





NOTES:

- ① REPLACE 30% OF PLAS ON CLG.
REPLACE 5% OF WD LATH.
- ② REPLACE +/-40% OF PLAS ON CLG.
REPLACE 10% OF WD LATH.

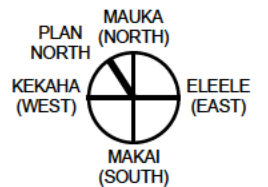
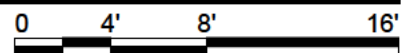
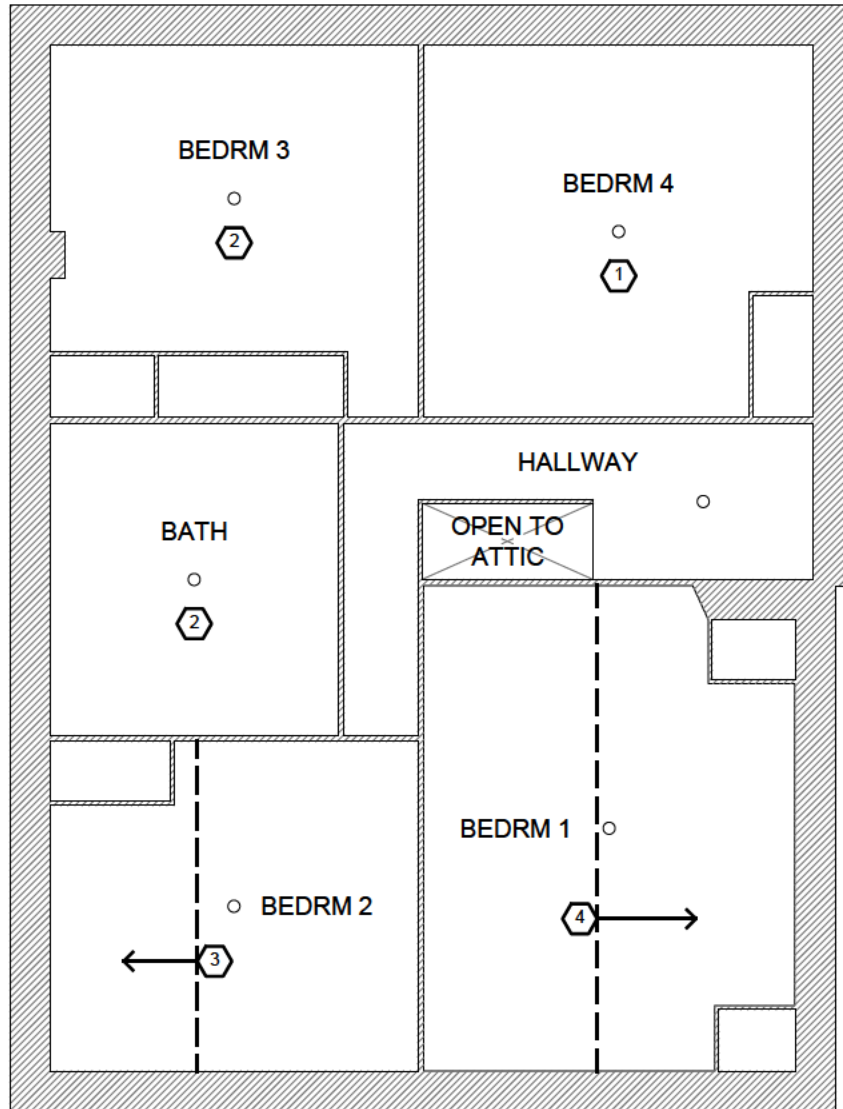


FIG. 63 - FIRST FLOOR RCP

SCALE: 1/8" = 1'-0"





NOTES:

- ① REPLACE ALL CLG PLAS. REUSE WD LATH WHERE POSSIBLE.
- ② REMOVE ALL 1/4" GYPBD & REPLACE W/NEW. KEEP CROWN MOLDING
- ③ REPLACE +/- 40% OF PLAS ON CLG. REPLACE 10% OF WD LATH.
- ④ REPLACE 50% OF PLAS ON CLG. REPLACE 5% OF WD LATH.

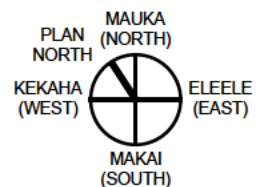
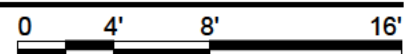
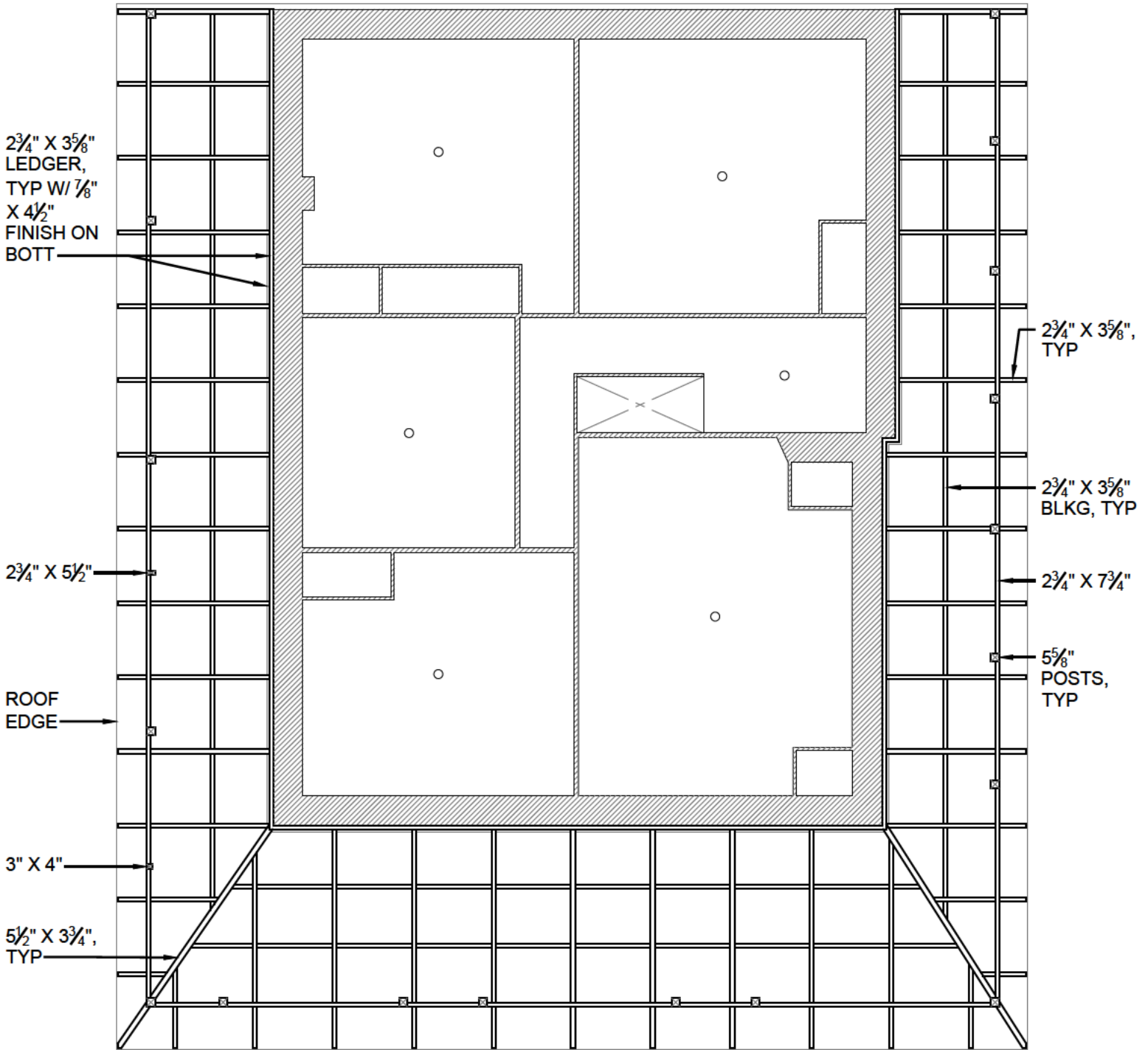


FIG. 64 - SECOND FLOOR RCP

SCALE: 1/8" = 1'-0"





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

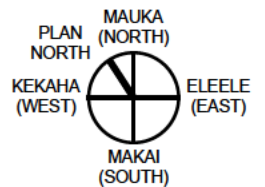
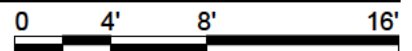


FIG. 65 - LANAI ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"



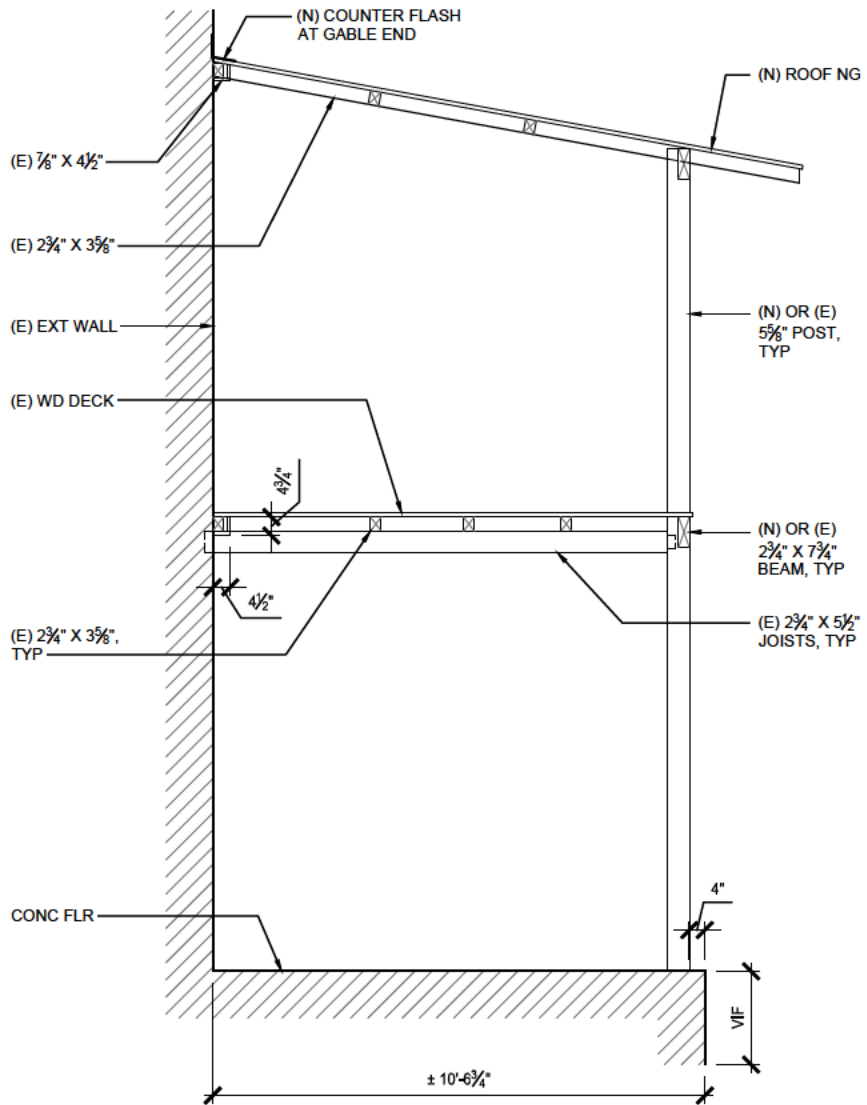


FIG. 66-1 - SOUTH LANAI SECTION

SCALE: 3/8" = 1'-0"

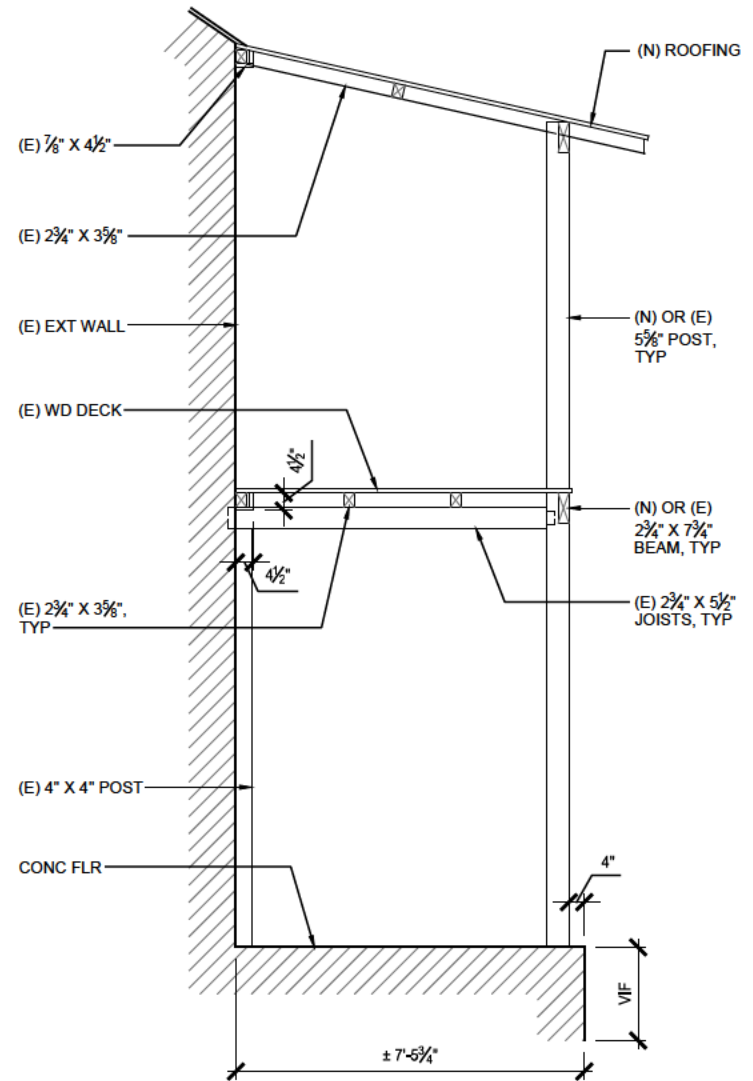
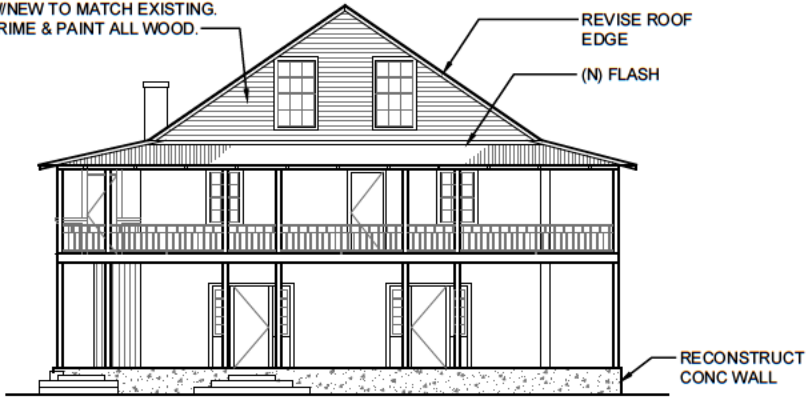


FIG. 66-2 - WEST LANAI SECTION (EAST SIM)

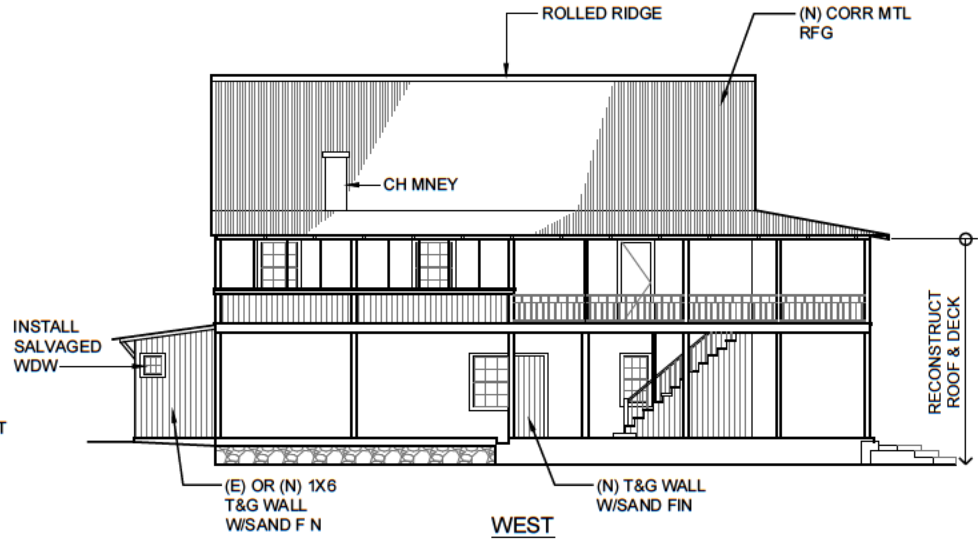
SCALE: 3/8" = 1'-0"



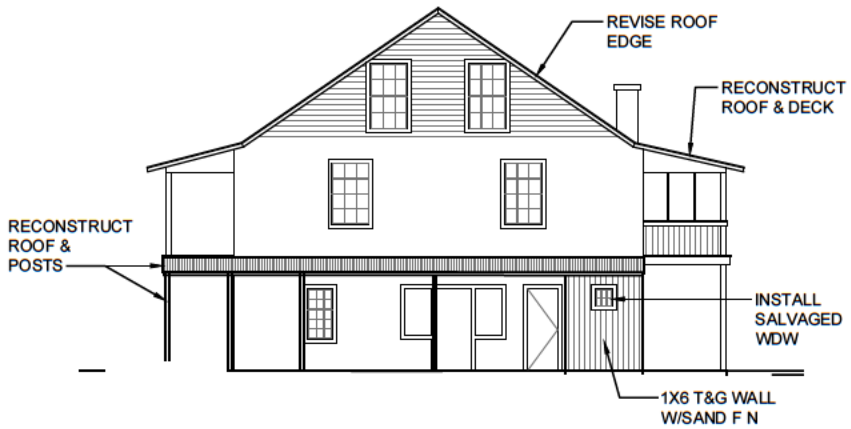
CAREFULLY REMOVE ALL HORIZ SIDING. SALVAGE. INSTALL WATERPROOF BARRIER ON STUDS, THEN REINSTALL SIDING. REPLACE MISSING/DAMAGED SID NG W/NEW TO MATCH EXISTING. PRIME & PAINT ALL WOOD.



SOUTH



WEST



NORTH



EAST

FIG. 67 - EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

