

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

Type of Grant Request:

Operating Capital

Legal Name of Requesting Organization or Individual: Db:

Hale Puna

Amount of State Funds Requested: \$ 1,500,000

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

Hale Puna is requesting funds to restore a historic property in West Kauai, Gulick-Rowell House, with a three-fold public purpose: 1) to preserve and protect a vital and iconic historic building in Waimea, 2) to create a public space for the local community to use, benefit from, and learn from, and 3) to create a unique new visitor destination and provide new opportunities for employment

Amount of Other Funds Available:

State: \$ _____
Federal: \$ _____
County: \$ _____
Private/Other: \$ 300,000

Total amount of State Grants Received in the Past 5 Fiscal Years:

\$ 0

Unrestricted Assets:

\$ 271,519

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:

P.O. Box 565

City:

Waimea

State:

HI

Zip:

96796

Contact Person for Matters Involving this Application

Name:
Anne Sueko Coyle

Title:
Executive Director

Email:
annec@halepuna.org

Phone:
808-977-0038

Federal Tax ID#:

██████████

State Tax ID#

██████████



Authorized Signature

Anne Sueko Coyle, Executive Director

Name and Title

17 Jan 2023

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



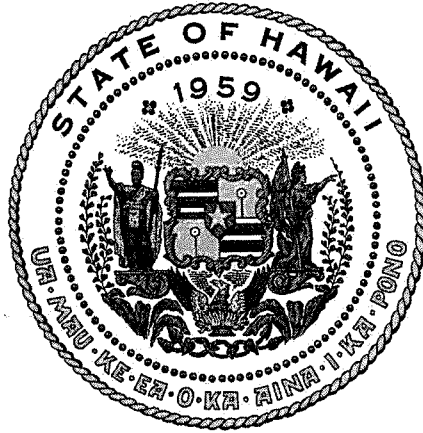
AUTHORIZED SIGNATURE

ANNE SUEKO COYLE, EXECUTIVE DIRECTOR

PRINT NAME AND TITLE

17 JANUARY 2023

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

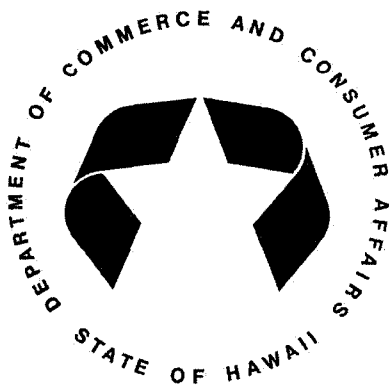
HALE PUNA

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 13, 2023

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

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

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

Hale Puna

(Typed Name of Individual or Organization)


(Signature)

1/17/23
(Date)

Robert J. Ballantine
(Typed Name)

Treasurer
(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, 2022.

2. Declaration Statement

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

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 Kaua‘i, with a three-fold public purpose:

1. To preserve and protect a vital and iconic historic property in West Kaua‘i
2. To create a public space for the local community to use, benefit from, and learn from
3. To create a new unique visitor destination that can share important information about the region and its history and provide new opportunities for employment

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

Construction work that will seal and protect the building, with a reconstructed two-story lanai and repaired doors and windows that comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

(4) The target group; and

The communities of West Kaua‘i.

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

Cost of grant: \$1.5 Million

Budget: \$1.8 Million

II. Background and Summary

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

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

Hale Puna supports the rehabilitation of historic properties in West Kaua'i in order to revitalize and foster the economic development of our rural community.

Currently, its main project is the restoration of an iconic site, the Gulick-Rowell Mission House (G-R House) in Waimea, which is the oldest house on the island and the second oldest in all the islands.

The goal is to give back to the community, by turning this beautiful old house into a cultural center for the community to use, learn from, and benefit from.

We currently produce several programs on the grounds including:

- A weekly farmer's market (we were the first farmer's market on island to accept SNAP/EBT/DABUX).
- Kūpuna-led craft programs on wreath and lei-making
- Active food forest that provides local produce to the community (including Nana's House and Kōke'e Lodge restaurant, food giveaways at Habitat for Humanity).
- After-school internship program for local youth to learn micro-farming skills (and food security), in partnership with Alu Like.
- Free after-school woodworking youth program, in partnership with Waimea High School.
- Cultural arts programs, including an annual Old Time music festival, sponsored by Hawai'i Tourism Authority and many others, and storytelling, in partnership with Friends of King Kaumuali'i and sponsored by Hawai'i Council for Humanities

Once G-R House is restored, we will expand our offerings to make the house and gardens available for daily tours as well as community events and programs.

Please see attached addendum for a summary list of milestones reached in the restoration project thus far, including pictures.

2. The goals and objectives related to the request;

Hale Puna is in its 6th year of restoring Gulick-Rowell Mission House in Waimea, Kaua'i. We used the resources we had to complete the technical phase, Phase 1, of the restoration project. We are moving into the construction phase, Phase 2, and capital is very much needed to proceed. This work is important for protecting the house from the elements and securing it from intruders.

The overall goal is to complete the restoration work on the house, and make the site accessible for all members of the community, especially youth and kūpuna. Some objectives for new programs include:

- Therapeutic gardening for our kūpuna from nearby Kauai Veterans Memorial Hospital and Kauai Care Center
- Kanikapila
- Craft workshops in lei making, flower arranging and card making
- Cooking demonstrations
- Hula and music performances in garden and on the lanai
- Continued after-school programs centered around agricultural entrepreneurship

The objective for this request is to complete Phase Two of the construction project – the exterior restoration work required on G-R house. It is estimated to cost \$1.8 million. (The final phase, Phase 3, is estimated to cost an additional \$1 million.)

Other goals:

- Provide special programs for the 200th anniversary of the site and the 250th anniversary of Captain Cook’s arrival in Waimea, in 2028.
- Create additional jobs and self-sustaining programming for the community with revenues from visitors coming to tour the house and farm. Expected annual revenues: \$150,000 - \$275,000.

3. The public purpose and need to be served;

The Gulick-Rowell (G-R) Mission house is an important part of West Kaua‘i’s history. Established in 1828, with a house built by 1831, it is one of the very first durable houses that was built in all the islands.

It is the oldest house on Kaua‘i and considered one of the most unique sites in the islands by restoration architect Glenn Mason. (Please see attached letter verifying such.) The public purpose is to preserve an important part of Kaua‘i’s history, and make it available as a desirable location for the community to spend time in healthy outdoor activities and cultural activities.

There is a strong need for activities for kūpuna and youth in the area. According to Kauai’s latest Community Health Needs Assessment, 23.8% of Kaua‘i County adults 75 years and over reported that they did not engage in physical activity. This is lower than the percentage of kūpuna statewide (26.1%) reporting physical inactivity. A strong request for more youth activities also emerged from the community surveys conducted for this report.

In addition, other than the Waimea Theater, there are no locations on the West side to enjoy arts performances, such as hula or live music. G-R House could fill this gap in the community for appreciating local performing arts.

“Merely defining the group in the present pales against the possibility of forming an identity based on a rich past,” wrote Peter Stearns in his essay published by the American Historical

Association (2020). G-R House is a place where community members can discover just how rich their history is. This is recognized as a vital part of identity development for youth and adults, particularly those of visible minorities living in economically depressed regions.

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.

Restoration of the historic property has been broken out into three phases. Phase 1 has been completed. The scope of work for PHASE ONE was as follows:

- Replacement of old, leaking roof of G-R mission house with historically appropriate metal roof
- Clean up and landscaping of severely overgrown property. Planting of food forest.
- Site grading, archeological survey
- Architectural and engineering plans, County, State and Federal approvals
- Completed historic structures report
- Drawings completed, permit applications submitted
- New security fencing
- Secured grants from Atherton Family Foundation, Historic Hawai'i Foundation, the National Trust for Historic Preservation

PHASE TWO includes the exterior work on the house. All of it is necessary for protecting and sealing the house from the elements. This includes:

- Demo damaged concrete deck floor slab and install new concrete deck slab on grade. Match color to original.
- Reconstruct two-story lanai using salvaged materials from original construction.
- Repair or replace all exterior doors and windows.
- Remove damaged cement plaster and replaster each location with natural hydrated lime plaster.

PHASE THREE includes all the required interior restoration work for the house.

- Repair or replace all interior doors and windows
- Repair or replace walls, wood studs as needed
- Reattach any loose wood furring and install new plaster ceilings where needed
- Remove or repair all termite damaged wood and replace with new as required with identical material
- Install required safety barriers
- Install new electrical wiring throughout, using surface molding methods used in 1927
- Salvage existing fixtures and reinstall
- Reconstruct washroom on north side using salvaged windows
- Repair other damage as indicated in historic structures report

The PROJECT MANAGER (PM) will:

- Obtain bids and finalize contractor agreements
- Collaborate with architect and engineers
- Oversee permit process and ensure all required permits in place
- Monitor resources required
- Establish and modify work schedule as needed
- Provide updates/reports to Advisory committee and Development officer

The CONSTRUCTION CONTRACTOR (CC) will:

- Conduct all required work as established in agreements
- Collaborate with architect to ensure work continues to take place according to historic preservation standards

The RESTORATION ARCHITECT will:

- Visit site as needed and inspect ongoing work
- Provide important oversight of construction work

The ACCOUNTANT will:

- With PM, 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;

June 2023

Historically significant tree overhanging property trimmed.

July 2023 – Dec 2023

Removal of damaged concrete deck floor slab and installation of new concrete deck slab on grade and retaining wall.

Jan 2024 – Jan 2026

Reconstruction of two-story lanai and stair with salvaged materials from original lanai.

Repair or replacement of all exterior doors and windows.

Removal of damaged cement plaster and replastering of each location with natural hydrated lime plaster.

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 Restoration Project Advisory Committee, Glenn Mason of Mason Architects and Richard Faye of Kikiaola Construction. See V.1 Necessary Skills and Experience for more information.

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 Project Manager with the selected contractor, and reviewed by the Restoration Project Advisory Board, restoration architect, and advisor Richard Faye of Kikiaola Construction.

Twice-weekly visits from a Board member will provide additional oversight on the contractors.

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:

- Contracts signed
- Demolition work commenced
- Demolition work completed and rebuilding work commenced
- Concrete deck and retaining wall rebuilding work completed
- Reconstruction work of 1st story of lanai commenced
- Reconstruction work of 1st story of lanai completed
- Reconstruction work of 2nd story of lanai commenced
- Reconstruction work of 2nd story of lanai completed
- Repair work on damaged plaster, windows and doors completed

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 2024.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
250,000\$	\$250,000	\$600,000	\$400,000	\$1.5M

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2024.

This request for GIA funding is related to Hale Puna’s capital campaign. The campaign goal is to raise \$3 million over the next three years to restore the historic site, to make the site fully accessible to the public (which meets ADA standards) and solidify current programming to bring history to life for visitors to the site.

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.

None.

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 2024 for program funding.

Not applicable.

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2022.

Hale Puna unrestricted assets as of Dec. 31, 2022: \$271,519.

V. Experience and Capability

1. Necessary Skills and Experience

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

The Project Advisory Committee will provide guidance and oversight for the restoration project.

PROJECT ADVISORY COMMITTEE

Randall Francisco relocated to Kaua‘i after a career in the University of Hawai‘i System. Randy's last assignment was at Leeward Community College as a Dean of Continuing Education, Economic and Workforce development. Previously, he was at Kapi‘olani Community College and joined the first cohort in UH Manoa's Historic Preservation Program under the first Keeper of the National Register of Historic Places of the United States. He also served as the former president of both the Kaua‘i and Kaua‘i Filipino Chambers of Commerce. He currently volunteers in community and non-profit organizations.

Pat L. Griffin is a historian and preservationist. She is the author of two books, *Līhu‘e: Root and Branch of a Hawai‘i Town* and *Wilcox Memorial Hospital in the Twentieth Century*, as well as numerous articles. She currently sits on the Historic Hawai‘i Foundation Board of Trustees and the Hawai‘i Public Radio Citizens Advisory Board. She has also served on both the Hawai‘i Historic Places Review Board and the Kaua‘i Historic Preservation Review Commission. She recently retired as president of the Līhu‘e Business Association Board of Directors after leading that organization for 16 years.

Laola Lake Aea is a well-known water woman on Kaua'i and across the state. She is currently Vice-president of the Kauai Lifeguard Association (KLA) and is highly active in teaching and advocating for water safety on the island. She was a champion surfer in her youth, the first wahine Waikiki Beach Boy, the first female KLA President, and has more than 50 years' experience in multiple ocean disciplines.

Natasha Suzuki was born and raised in Kekaha, Kaua'i. She has over 20 years experience as a Construction business analyst reviewing and analyzing expenditures and timelines of various projects to ensure cost controls for projects. She currently works with DAWSON, a Native Hawaiian Organization. Previously she worked with Weston. On a personal note, she has fond memories of her Uncle who paid regular visits to the "Wramp sisters", who lived at Gulick-Rowell House until 1992.

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.

CONSTRUCTION

Richard Faye, 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 Montgomery House Restoration at Hā'ena State Park, Kaua'i, The Kohala Girls School restoration project in Kapaau, Historic Waimea Theatre, and Waimea Plantation Cottages.

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* (1991-95), *Bambi II* (2006), and *Blinky Bill* (2015). He currently supervises the concessions at Kōke'e Lodge. He returned to live in his birthplace of Kaua'i in 2015, where he now lives near his daughter.

PROJECT MANAGER

Cherie Haffner started working with Hale Puna in December 2019 after leaving a career in sales business management. Her love for locally grown food and farming along with her background in construction management made her a perfect fit for their mission. She is the co-owner of Sorensen Construction for the last 18 years, handling primarily the documentation aspects of the company’s construction projects. The company has worked on many custom homes and commercial buildings throughout Kaua’i.

REPORTING AND GRANT MANAGER

Anne Sueko Coyle is 20+ year marketing professional who has been working in the non-profit sector for the last four years. She recently helped Hale Puna secure grants from Hawai‘i Tourism Authority, Kaua‘i Office of Economic Development, the Atherton Foundation, and Historic Hawai‘i Foundation. She is an active community member and volunteer for Mālama Hulē‘ia, a traditional native Hawaiian fishpond restoration project, the Līhu‘e Hongwanji Buddhist Women’s Association, Kauai Community Players, and Women In Theatre.

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 (exp: 2029) that retains the rights for Hale Puna to continue operations at Gulick-Rowell Mission house and site. Mr. Ballantine is placing the house and property in trust to Hale Puna. Once restoration and other necessary infrastructure are complete the Board of Directors and Mr. Ballantine will formalize the transfer and establish an endowment.

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.

All of the work will be conducted by contractors. Please see above V.1 Necessary Skills and Experience for a list of their qualifications.

2. Organization Chart

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

Hale Puna is primarily a volunteer-run organization with no staff.

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.

No Board member receives any compensation. The work to be conducted at the house will be performed by contractors.

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).

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 2023-24 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2023-24, but
- (b) Not received by the applicant thereafter.

Hale Puna has launched a capital campaign for \$3 million over the next three years. If funding is received for fiscal year 2023-24, we will attempt to secure the remainder from public and private sources.

Once the restoration project is complete and available for tours, 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 and gardens (3%): 7,500

Average cost of tour/visit: \$35

Estimated annual income: \$262,500

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2023 to June 30, 2024

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				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	1,500,000			
TOTAL (A+B+C+D+E)	1,500,000			
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	1,500,000	Hale Puna 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	300,000	Signature of Authorized Official Date 1/17/23		
TOTAL BUDGET	1,800,000	Robert J. Ballantine, Treasurer Name and Title (Please type or print)		

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2023 to June 30, 2024

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: 2021-2022	FY: 2022-2023	FY:2023-2024	FY:2023-2024	FY:2024-2025	FY:2025-2026
PLANS						
LAND ACQUISITION						
DESIGN						
CONSTRUCTION	20000	60000	1500000	300000		1000000
EQUIPMENT						
TOTAL:	20000	60000	1,500,000	300,000		1,000,000
JUSTIFICATION/COMMENTS:						

ADDENDUM

CHRONOLOGY OF WORK CONDUCTED AT GULICK-ROWELL MISSION HOUSE

2016 House purchased. House and site in a state of advanced deterioration.



2016/17 Site clean-up. Removal of trees growing near and through lanai. Pruning of significant monkeypod tree. Topographic survey completed. First set of architectural drawings completed. Grading. Planting of food forest.



2018 Shingle roof removed. Beams and chimney repaired. New metal roof installed. Supportive scaffolding erected on west side of structure. Grant applications submitted.



- 2019 Historic Structures Report completed by Glenn Mason. New set of drawings.
- 2021 Building permit applications submitted. Presentations to Kaua'i Historic Preservation Commission and State Historic Preservation Commission.
- 2022 Two-story lanai dismantled, with all salvageable materials stored in structure. Termite treatment completed. Capital campaign started.





16 January 2023

Anne Coyle
Hale Puna

119 Merchant Street
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Subject: Gulick-Rowell House

Dear Anne:

It sometimes feels really daunting to save the Gulick-Rowell House, but there are so many things that are special about it that I think they bear reiterating.

- The age of the building makes it one of the oldest in Hawaii, possibly the oldest on Kauai. It was started in 1828, and finished in the 1840s.
- It has several unique features that to my knowledge, are not matched by any other building in Hawaii. These include the coral block floor in the cellar, the fact that the cellar walls seem to be mortared with a soil/lime mix, and the plastered wall between the kitchen and hall, which is plaster on a woven mat supported by relatively small members.
- There are relatively few coral stone buildings left in Hawaii. This is one of them, which speaks to its early origins.
- There is a phenomenal amount of original material in this building. All the window sash are original, the joists are hand-hewn Ohia, and the presence of cut nails in the finishes speaks to most of the finishes being original. There is one structure that claims to be older, but I know most of it has been replaced.

I have been worried about termites, as you know. Having the building tented was a big step in the right direction. I hope a way can be found to keep going with the good work. As always, let me know how I can help.

Sincerely,

A handwritten signature in black ink that reads "Glenn E. Mason". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Glenn E. Mason, FAIA
Vice president