

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

(Area)

FILE CODE:

IMPORTANT

This file constitutes a part of the official records of the National Park Service and should not be separated or papers withdrawn without express authority of the official in charge.

All Files should be returned promptly to the File Room. Officials and employees will be held responsible for failure to observe these rules, which are necessary to protect the integrity of the official records.

FROM:

TO:

March 1, 1960

H30
258 Hume

Hussey
Sias
Grater
Maier

Memorandum

To: Director

From: Assistant Regional Director, Region Four

Subject: Proposal for the Historic Restoration and Redevelopment
of Lahaina, Maui

We have received Chief Historian Kahler's memorandum of February 18 forwarding a copy of John Child and Company's prospectus, "Proposal for the Historic Restoration and Redevelopment of Lahaina, Maui."

We are pleased to receive this report, since Regional Historian Hussey and Park Planner Sias met with a representative of Child & Waters, Inc., when they were in Honolulu in 1958 and assisted in the preparation of this proposal by outlining the economic benefits of historical restorations and by directing attention to sources from which information on the mechanics of forming historic restoration districts could be obtained.

(SGD) HERBERT MAIER

Assistant Regional Director

JAHussey:lo

FILE COPY



UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON 25, D. C.

February 18, 1960

IN REPLY REFER TO:

H30-IBH 258
Hawa

RECEIVED
NPS REGION FOUR OFFICE

FEB 23 '60

	SURNAME	DATE
REG. DIR.		
ASST. R.D.		
✓ OPERATIONS		
ADMIN.		
RECREATION		
INTERP.		
RANGER ACT		

Memorandum

To: Regional Director, Region Four

From: Chief Historian

Subject: Proposal for the Historic Restoration and Redevelopment of Lahaina, Maui

A copy of John Child and Company's prospectus, "Proposal for the Historic Restoration and Redevelopment of Lahaina, Maui," has found its way to us. We are attaching it, herewith, since we believe it will be more useful to you and your staff, possibly, than to us.

Herbert E. Kahler
Chief Historian

Attachment

In duplicate

MEDA - Maui Economic Development Association

821 ALAKEA STREET, HONOLULU 13, HAWAII

PHONE 50-2951

John Child & Co.
Business Survey & Research Service

December 8, 1959

Mr. Harry Kobayashi, Chairman
Economic Development Committee
Board of Supervisors
County of Maui Building
Wailuku, Maui

Subject: Proposal for the Historic Restoration
and Redevelopment of Lahaina, Maui

Dear Mr. Kobayashi:

Following your suggestion, our firm is providing you with a proposal covering the work which MEDA suggested be done in connection with the Restoration of Lahaina program. This was attached to their letter of recommendations to your Committee in slightly different form.

I believe that the steps and descriptions of our work outlined is sufficient to indicate the general scope of the work to be done. If your committee or the Board of Supervisors would like to know more about the specifics of our approach and are satisfied that the general approach is the one to be followed and would like to discuss employing us, we will be happy to make ourselves available to indicate the details of handling the assignment. Then if these are satisfactory, we can reduce them to writing as a basis for a contract.

In professional work of this kind, the experience and concepts of one professional organization is unique and differs from other organizations according to the quality and background of their personnel. For this reason, neither John Child & Company nor Harland Bartholomew & Associates, who would join with us in Step I, consider that our proposal is the basis for any competitive bidding or negotiations and will have to decline to participate if this is your intent.

For your information, the program we have developed is based upon a study of the needs of Lahaina and the various groups who expressed themselves

Mr. Harry Kobayashi

December 8, 1959

Page 2

in public meetings, as well as the needs of MEDA and the Planning Commission. It carries the preliminary investigation to the point where additional work can be done at the State level and ultimately result in a detailed plan and prospectus for which financing can be sought and implementation can be provided. After reviewing this program with Mr. Frank Lombardi, Director of the State Planning Office, a complementary amount was requested in its budget to provide for continuing the program beyond the scope of our proposal to you. It has been our intent to coordinate this work and keep it compatible with the work of all interested agencies as well as to avoid duplication of effort.

We will be pleased to meet with you to discuss details which may be of specific interest in reaching any contractual arrangement.

Very truly yours,


John F. Child, Jr.

PROPOSAL FOR THE HISTORIC RESTORATION AND REDEVELOPMENT OF LAHAINA, MAUI

INTRODUCTION

It has often been said that the great historic sites and ruins belong not only to the countries in which they are located but to the peoples of the world. So it is that the history and tradition of the town of Lahaina belong not only to the people of Lahaina but to the people of Maui, the State of Hawaii and its visitors. It is also true that Lahaina is a community with a present and a future, as well as an impressive historic past. There seems little doubt that Lahaina is one of the most important single potential attractions to visitors to the State and to Maui and that the economic and cultural impact on the residents of Lahaina, and to a large extent Maui, will be dependent upon preservation of its history in an attractive, aesthetic way compatible with the economic growth and desires of its people.

If Maui is to be a tourist destination area, a place where tourists stay longer than one day, and if Maui is to benefit from the crowdedness of Waikiki, it is imperative that the immediate redevelopment of Lahaina be planned so that its implementation can be provided for, programmed and financed in the very near future.

At the present time, the situation is considered crucial, and there

appears need for some professional guidance. At a meeting in Lahaina sponsored by the Maui Planning and Traffic Commission, a very keen interest on the part of some Lahaina people was evidenced. It was also apparent that historic knowledge about Lahaina was not widespread and was in the hands of a very few persons. Furthermore, at public meetings a large part of the citizens attending are inarticulate; yet their views are often equally important with those of the articulate.

NEEDS AND OBJECTIVES

It seems essential, therefore, that a preliminary program be adopted which would pull together all of the factual and historic information developed by MEDA, the Maui Historical Society, the Historic Sites Commission of the State, and others, and that the people of Lahaina be given an opportunity to graphically, through sketches, see the location and potentials of the town and to understand them thoroughly before considering plans for redevelopment. They should also have the benefit of a study as to the economic impact which redevelopment would bring about. This should be followed by an accurate study of the opinions of all segments before acceptance of any definite plan or program for redevelopment.

Finally, the philosophy of such a plan should be agreed upon and then developed by a planner and economists to a point where, upon final approval

by the people and the Maui Planning and Traffic Commission, it could be taken to the Legislature of the State, to various departments of the Federal, State and County governments, and possibly to private foundations and private owners, for implementation.

RECOMMENDED PROCEDURE

John Child & Company in cooperation with Child & Waters, Inc., and Harland Bartholomew & Associates, consultants for the Maui Economic Development Association, propose to furnish the necessary studies, prospectus and consultation in the following steps:

STEP 1

Under the authority of the Board of Supervisors of the County of Maui, and the Planning and Traffic Commission of Maui, and with the assistance of the Maui Historical Society, MEDA, and a technical advisory committee, a historical evaluation and sketches for the restoration and redevelopment of Lahaina will be prepared.

Estimated \$7,500

STEP 2

A study will be conducted of the economic potentials and the impact on Lahaina and the County of Maui of restoration and redevelopment.

Estimated \$2,500

STEP 3

The historical evaluation sketches and economic study will be published, widely distributed, explained and discussed in meetings with local associations, clubs and schools under the assistance of local organizations.

STEP 4

An opinion survey will be designed and conducted to find out what the people of Lahaina desire..

Estimated	\$ 1,000
TOTAL ESTIMATE	\$11,000

Taking these desires and the data collected into consideration, a plan, program and prospectus, including costs and time estimates for implementation will be produced at a later date.

The propectus will be used by the County, MEDA and citizen groups to secure aid and financing at Federal, State, County and private levels for the implementation of the proposed project.

In the event that you have any question regarding this proposal or the material contained herein, please feel free to call me, and should you

desire, I would be most happy to discuss this with you. We sincerely look forward to the pleasure of serving your requirements.

Respectfully submitted,

JOHN CHILD & COMPANY

A handwritten signature in cursive script, appearing to read "Lothar G. Winter".

Lothar G. Winter, Economist

Hussey
L58 Hussey
(Later) Everhart
Collins
Gale 139

180 New Montgomery Street
San Francisco 5, California

July 10, 1958

Mr. Somerset R. Waters, President
Child and Waters Inc.
516 5th Avenue
New York 36, New York

Dear Mr. Waters:

You will recall that in our letter of May 22 we promised to write you further, upon the return of Regional Historian Hussey from Hawaii, concerning the possibility of National Park Service studies in Lahaina, Maui.

Dr. Hussey is now back in this office, and we find that he is well acquainted with your firm and your work with the Maui Economic Development Association. While in Honolulu he met Miss Keyser who, we understand, is conducting an economic survey of Maui under a contract with you.

Miss Keyser questioned Dr. Hussey concerning what part, if any, the Federal Government could be expected to play in any future development of historic sites on the Island of Maui. Dr. Hussey replied that the National Park Service would undoubtedly study the significance of the principal sites on the Island as part of the National Survey of Historic Sites and Buildings, but as far as he knew there were no plans for the Federal Government to take part in, or contribute to, beyond general encouragement and technical assistance, the actual development of historic sites on Maui.

However, from the preliminary studies already made by Dr. Hussey, we firmly believe that there are a number of historic sites on the Island which merit development by the Territory of Hawaii, by local governmental agencies, and by private individuals, not only from the standpoint of preserving their historical values but also as major tourist attractions. In Dr. Hussey's opinion, Lahaina probably offers the chief opportunity on the Island for a preservation project of this nature.

FILE COPY

Although Dr. Hussey was disappointed to find that during the three years since his last visit to Lahaina, demolition and new construction have resulted in the loss of an appreciable part of the town's historic atmosphere, he believes that enough old buildings survive to form a nucleus for a historic district similar to the ones at Georgetown in the District of Columbia, the French Quarter in New Orleans, and Beacon Hill in Boston. As he discussed with Miss Keyser, Territorial and local funds might be available for the preservation of certain key existing structures such as the old jail, the Baldwin House, and the Old Spring House. Yet, the major part of such a restoration of the historic scene would have to be undertaken by the local residents themselves through the preservation of the historic appearance of such existing buildings as the Pioneer Hotel and through the construction of all new buildings in conforming styles of architecture. If such a district could be established through local interest and enthusiasm, it is our opinion that the town of Lahaina could be restored to at least approximate its appearance during the latter part of the Nineteenth Century; and such a restoration would, we believe, prove to be a point of major tourist interest and would serve to promote longer tourist stays on the Island of Maui.

During his stay in the Islands, Dr. Hussey participated in studies by the Territorial Planning Office which will lead to the preparation of a Park and Recreation Plan for the Territory of Hawaii. Although his official report has not yet been made, we anticipate that it will contain recommendations concerning Lahaina along the lines above outlined. In connection with the above-mentioned study, we plan to submit to the Territory a preliminary inventory of the historic resources of Lahaina.

Dr. Hussey has already advised Miss Keyser as to steps that could be taken to establish a historic district and has referred her to sources of information on the subject. However, if you have any more specific questions or if we can be of assistance to you in any other way, please do not hesitate to write to us.

Sincerely yours,

(Sgd.) Bennett T. Gale

Bennett T. Gale
Regional Chief of Interpretation

Copy to: Director (2)
(Attention: Mr. Littleton)

JAHussey:mk

L58 *Hawa*
Everhart
(Later) Gale
(Later) Hussey

180 New Montgomery Street
San Francisco 5, California

May 22, 1958

Mr. Somerset R. Waters, President
Child and Waters Inc.
~~Resort and Area Development~~
516 5th Avenue
New York 36, New York

Dear Mr. Waters:

I am sorry that we have delayed writing to you concerning your interest in the old city of Lahaina in Hawaii, as you were advised we would do by Historian John Littleton's letter to you of April 21.

A preliminary survey of historic sites in Hawaii is presently underway. Regional Historian John Hussey of this office is now on assignment in Hawaii, and one of his objectives is to determine what sites in Hawaii should be given further study as a part of the National Survey of Historic Sites and Buildings. Upon Dr. Hussey's return, we shall be better able to advise you concerning Lahaina.

Your interest in this Survey is appreciated and we regret this delay in replying to your inquiry.

Sincerely yours,

(Sgd.) William C. Everhart

William C. Everhart
Acting Regional Chief of Interpretation

WCE:mk

COPY TO	<i>Director</i>	DATE	<i>5-27-58</i>
FOR YOUR	☐	INFORMATION	☐
REGION FOUR OFFICE, INITIALS	<i>mk</i>		

FILE COPY