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PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

September 9, 1996

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
220 S. King Street  
Honolulu, HI 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment  
Applicant: Gary S. and Barbara A.B. Andersen  
Request: Establishment of a Bed and Breakfast, Weddings,  
Classes and House Tours at the Historic W.H. Shipman House  
in Hilo  
Koloiki, Pi'ihonua, South Hilo, Hawaii  
Tax Map Key: 2-3:15:5

Please find enclosed a completed OEQC Bulletin Publication Form and four (4) copies of the Final Environmental Assessment/FONSI for the above-referenced project. We have determined that a FONSI can be issued on the project as impacts can be mitigated through conditions of the applicable Use Permit review process, should the request be approved.

Please publish notice of this determination in the September 23, 1996 Bulletin.

The proposed uses are to be located at the Historic W.H. Shipman House, which is listed on the State and National Registers, thus triggering Chapter 343, HRS, relating to Environmental Impact Statements.

As the issuance of a Use Permit by the County Planning Commission is prerequisite to the use of the property for the proposed uses, the Planning Department shall be the accepting agency.

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Mr. Gary Gill, Director  
Office of Environmental Quality Control  
Page 2  
September 9, 1996

Should you have any questions, please contact Susan Gagorik or  
Alice Kawaha of the Planning Department at 961-8288.

Sincerely,

  
VIRGINIA GOLDSTEIN  
Planning Director

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Enclosures

xc: Gary and Barbara Anderson

SEP 23 1996

1998-09-23-HI-PEA- Bed : Breakfast, Weddings, classes  
and House Tours at the historic WH.  
Shipman House

FILE COPY

FINAL  
ENVIRONMENTAL ASSESSMENT

FINDING OF NO SIGNIFICANT IMPACT (FONSI)

THE PROPOSED ESTABLISHMENT OF  
A BED AND BREAKFAST, WEDDINGS, CLASSES AND HOUSE TOURS  
AT THE HISTORIC W.H. SHIPMAN HOUSE  
IN HILO

At Koloiki, Pi'ihonua, South Hilo, Hawai'i  
TMK: (3) 2-3-15-005

September, 1996

Applicant:  
GARY S. AND BARBARA A.B. ANDERSEN  
131 Ka'lulani Street  
Hilo, Hawai'i 96720

For Submittal to:  
County of Hawai'i  
Planning Department

FINAL  
ENVIRONMENTAL ASSESSMENT

PROPOSED ESTABLISHMENT OF A BED AND BREAKFAST,  
WEDDINGS, CLASSES AND HOUSE TOURS  
AT THE HISTORIC W.H. SHIPMAN HOUSE  
IN HILO

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c. 1901



1996



WH Shipman House (pre-renovation)

PROJECT SUMMARY

Project: Proposed establishment of a bed and breakfast, weddings, classes and house tours at the historic W.H.Shipman House in Hilo

Applicant / Owner: Gary S. and Barbara A.B. Andersen  
131 Ka'iulani Street  
Hilo, Hawai'i 96720

Accepting Authority: County of Hawai'i  
Department of Planning

Tax Map Key: (3) 2-3-15-005

Location: Koloiki, Pi'ihonua, South Hilo

Lot Area: 4.476 acres

Existing Land Use: Residential

State Land Use District: Urban

General Plan  
Land Use Designation: Low Density Urban

Zoned: RS-15

This report is in compliance with Chapter 343, relating to environmental impact statements. Subject property is listed on the State and National Registers. Applicant will be applying for use permit with County of Hawai'i upon compliance with Chapter 343.

1. IDENTIFICATION OF THE APPLICANT

The applicants are Gary and Barbara Andersen, owners of Hilo's historic W. H. Shipman Residence and the property on which it is located. The subject property is designated by State of Hawai'i Tax Map Key No. (3) 2-3-15-005. The applicants' address is 131 Ka'iulani Street, Hilo, Hawai'i 96720.

2. IDENTIFICATION OF ACCEPTING AUTHORITY

The accepting authority for this environmental assessment is the County of Hawai'i Department of Planning.

3. AGENCIES CONSULTED IN MAKING ASSESSMENT

The agencies listed in Appendix A are being consulted in the preparation of this assessment. We anticipate a Finding of No Significant Impact (FONSI) will be issued on this Environmental Assessment.

4. PROJECT DESCRIPTION

4.1 BRIEF PROJECT SUMMARY

The W.H. Shipman Residence ("Shipman House"), which includes its accessory buildings--guesthouse, heater house, maid's quarters and garage--was placed on the Hawai'i Register of Historic Places in 1973, and on the National Register of Historic Sites in 1978. The main house, built 1899-1900, and its 1910 guesthouse, are currently undergoing a combined renovation/-restoration and rehabilitation. Upon completion, and as a way of funding the restoration and ongoing maintenance, the owner-applicants wish to use the guesthouse and up to three bedrooms in the main house as bed and breakfast accommodations. In addition, the applicants would like to hold weddings for guests, occasional classes, and house tours on the property (the "projects").

State Land Use Designation: Urban; General Plan: Low Density Urban; subject property is zoned RS-15. Subject property is not within the Special Management Area (SMA). A majority of the property is in Flood Zone "X", with the Waikapu Stream gulch floor being in Flood Zone "A". This report is in compliance with Chapter 343, relating to environmental impact statements. Subject property is listed on the State and National Registers. Applicant will be applying for use permit with County of Hawai'i upon compliance with Chapter 343.

4.2 TECHNICAL

The purpose of the projects is fourfold: 1) to help fund the 1996 restoration and rehabilitation of the Shipman House, and 2) to fund the high cost of maintaining this National Historic site, while 3) sharing this wonderful piece of Hilo's history with residents and visitors alike, and 4) giving visitors another good reason to come to the Hilo area.

When: The applicants would like to start upon receipt of necessary permits and completion of restoration/renovation, presumably early in 1997.

Location: The Shipman House is located on Reed's Island, at Koloiki, Pi'ihonua, South Hilo, TMK No. (3) 2-3-15-005. This lot contains an area of approximately 4.476 acres, bounded by

Ka'iulani Street on the north and east sides, Waikapu Lane and parcel TMK (3)2-3-15-004 (both owned by the applicants) on the west, and Waikapu Stream on the south. The house and accessory buildings are all situated high above the stream gulch.

The Big Restriction: Because the W.H. Shipman House, its guesthouse, garage and maid's quarters are on the National and State Registers of Historic Places, the historic integrity of these buildings must be maintained. This means any changes to their exteriors or to any defining architectural features is prohibited, and any change in usage must be approved by the State Historic Preservation Office before any work can begin. State Historic Preservation Administrator Don Hibbard has approved and expressed support for using the house as a bed and breakfast as well as for guest weddings, classes and house tours (see Appendices B, E).

Safety: The applicants will plant a barrier of thorny plants, probably carissa (natal plum), along the top edge of Waikapu gulch in the immediate area of the driveway and front/side of main house, for the purpose of preventing anyone from accidentally falling in.

#### A. BED & BREAKFAST

The proposed project would use the guesthouse and up to three bedrooms in the main house as bed and breakfast accommodations year around. A bed and breakfast accommodation is one where a homeowner turns a part of his/her home into a friendly "local" place for visitors to stay overnight for a fee. Breakfast is included in the fee. This would not cause any changes in these structures, as the bedrooms and the guesthouse will once again be used for their intended purpose. The traffic a B&B generates is comparable to that of a single family. The current renovation already includes replacing the old driveway and enlarging the rear parking area. Bed and breakfast guests would be welcome to walk through the gardens, use the verandas, lanai, library and downstairs living rooms of the main residence as "common areas" in which to read, relax, or visit with the hosts and/or other guests. A continental breakfast buffet might be set up in the formal dining room or on the partially-enclosed lanai. Guests will once again experience a very special part of Hilo's history.

#### B. WEDDINGS

As an accessory use to the bed and breakfast establishment, applicants would like to make the Shipman House available to their B&B guests for weddings. Their intent is to keep most of the weddings small (up to 20 or 25 people), as this is their home, with many features and furnishings original to the house. It is also in a residential neighborhood. A growing trend is for couples to get married on their honeymoon, which means they travel to their honeymoon destination, then get married there. This is already popular with Asian visitors, and gaining with Mainlanders and is expected to be the major market for weddings at the Shipman House. Weddings may be held on the veranda, the lanai, or inside the living room, all overlooking the gulch and Hilo Bay, or by the lily pond in front of the house. Any receptions would also be small, and the food would be locally-purchased or catered. Owners will not serve alcohol; caterers may.

#### C. CLASSES

The applicants feel a business has a special responsibility to the community around it. The Shipman family are/were very proud of their Hawaiian ancestry. A simple way to share/promote the Hawaiian culture to both residents and visitors is to hold classes such as lauhala weaving, lei

making, and other Hawaiian crafts. Education and the fine arts are/were also important to the Shipmans. Perhaps lectures by authors or artists might be interesting. The house has several large open-air rooms which would lend themselves nicely to class situations. Classes would be on an occasional basis, not daily, and would be limited to 20 or 25 people.

#### D. HOUSE TOURS

Applicant would like to have the option of planning/giving tours now and then, as people are naturally curious about what that large house on the hill looks like inside. Individual tour groups would be kept small (up to 10 or 15 people per group), each with a guide. Many, if not most, houses on the National Register are opened occasionally for tours.

#### 4.3 SOCIO-ECONOMIC FACTORS

The applicants are very aware of how special Reed's Island is to all its residents, and are trying to do projects that will have as little impact as possible on the neighborhood. They have spoken to most of the landowners on Reed's Island within 300 feet of the subject property line, and have their support. All of the above projects are designed to benefit Hilo's residents while attracting people who might not otherwise visit Hilo. Historic buildings are a very popular attraction to many tourists, both American and foreign. Local businesses can profit, Hilo residents will have a sense of civic pride, the neighborhood quality will not change, Historic Downtown Hilo will have another renovated building nearby, and the house can be maintained.

At a time when the island needs to offer more for Asian tourists to see and do, and the Hilo side needs to attract them, these proposed uses could only help. Two different people associated with the Japanese market have told the applicant this property is something Japanese visitors only dream about seeing or staying in. Both felt it would be a real "draw" with its size, extensive grounds, view, and large wrap-around veranda. Both were also very enthusiastic about the idea of small weddings at the house, especially on the veranda, overlooking Waikapu Stream's gulch and Hilo Bay beyond.

Weddings: The setting here in Hilo offers beauty, history, and a fabulous tropical setting. Attracting people to this side of the island to be married will mean increased business for florists, hairdressers, bakeries, photographers, caterers, musicians, rental car agencies, limousine services, hotels, wedding consultants, rental businesses, clergymen/justices, restaurants, and possibly bridal shops/tuxedo rentals. Weddings would be limited to bed and breakfast guests.

Classes: Classes would benefit many, by promoting Hawaiian culture, sharing ideas, creating increased awareness and appreciation of the culture and its crafts; helping promote the individual businesses of the teachers, authors, artists or whoever is teaching a class. Through word of mouth, we may attract off-island teachers to Hilo, thus broadening the residents' educational opportunities; or attract off-island students to hear/learn from our lecturers. This is a real community-directed project.

Bed and breakfast: Opening a part of the Shipman House as a bed and breakfast would attract people who might not otherwise visit Hilo, much less stay here. Historic buildings, like those on the National Register, are very popular with bed and breakfast patrons. According to the U.S. B&B Guest Study by YBR Marketing, 1995, inn guests travel primarily as couples, sometimes with children, sometimes with another couple. The average guests have had some college, have a household income of \$75,000 or more, and their median age is 44. Their primary activities are dining out, sightseeing, shopping and relaxing. The average guest couple spends \$225.72 per day on lodging, food and incidentals (see Appendix C). Thus, with the County's maximum allowable 10

guests per night, a full B&B could generate an average of \$1228.50 per day for an area. Those benefitting would be car rental agencies, restaurants, sampan buses (most B&B hosts direct guests to real "local" experiences), museums and galleries, stores and specialty shops downtown and in nearby towns, e.g., Honomu, nurseries and plant exporters, and macadamia growers. The clients' positive, personal experiences will result in good recommendations about Hilo to their friends and associates back home, which is the most effective advertising there is.

Population Density: The RS-15 district provides for a low density residential area, which applicants are complying with. Applicants will continue to reside at this address, in the main house. Lot TMK (3) 2-3-15-005 consists of 4.476 acres, the equivalent of well over ten RS-15 lots of 15,000 square feet each. Thus, the addition of ten B&B guests (the County's maximum allowed), or small wedding parties/classes/tour groups would still be less than if the acreage was developed into ten lots with houses full of families. Quieter, too.

#### 4.4 ENVIRONMENTAL CHARACTERISTICS

The proposed projects/uses are environmentally benign. They will not generate any air pollution, and there will be no noise pollution, because applicants will keep projects/groups small and manageable. There should be no effects on (waste)water quality, partly because the groups are small--fewer people than if the property were subdivided into ten lots with houses and families. There will be two septic tanks, one serving the main house, and another for the guesthouse.

Traffic congestion is the only concern, but that would apply to large groups at occasional events. Small weddings, bed and breakfast operations, and classes will not generate enough traffic to cause problems. (A bed and breakfast's traffic is comparable to a single family's.) Applicants will require any large event's sponsor to provide a shuttle service across the bridge (perhaps in sampan "buses"). This was done once before, and it worked well. Smaller groups should find ample parking in the property's driveways and rear parking area, as there is none along Ka'lulani Street on Reed's Island.

#### 5. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT

Flora: The Shipmans were plant collectors, and imbued the applicant with this love from the time she could pull her first weed. The grounds of the Shipman House are planted with many varieties of palm trees. Assorted gingers, numerous avocado and breadfruit trees, an unusually large (so owners are told) pommelo tree, shower trees, a Royal Poinciana, at least three hala varieties, tree and other ferns, anthuriums (var. "Shipman Pink"), bamboo, magnolia, plumeria, 'ohi'a 'ai, noni, waiawi, dracaena, croton, ti, ixora, heliconia, night-blooming jasmine, azaleas, old-fashioned begonias, and several unidentified trees are among the yard's plants. Down in the Waikapu Stream gulch there appear to be hau trees, mango, bamboo, palms, jacobinia, and ferns. Plants along the gulch walls are being overgrown and choked by a purple-flowering vine, perhaps a morning glory or a thunbergia. Over the past two-and-a-half years, the applicants have worked hard to restore the house and grounds of this rundown estate. Dense undergrowth, tree-strangling philodendron vines, a vagrant-attracting, litter-filled bamboo clump, several diseased mangos, albizzia and other "trash" trees have been cleared from the property. Fruit trees and coffee have been planted, a Hawaiian food garden is planned, and efforts to renew old plantings are underway. The original lily pond is slowly being restocked with colorful daybloomers.

Fauna consists mainly of birds: cardinals, mynahs, Chinese thrush, Japanese white-eye, spotted dove, and tiny finches. Wild pigs have been suspected of sometimes 'rooting' in the gulch bottom, and mongooses scamper along the top edge of the gulch.

Waikapu Stream flows through the gulch about 100 vertical feet below the house. Its midline marks the southern edge of the property. It is composed of fresh water from Waikapu Spring less than 1/2 mile away, and water from a runoff(?) stream that runs alongside Waianuenue Avenue, through front and back yards, under the street, past the jail, under Hilo Intermediate School, under Waianuenue Avenue again, in a roadside ditch between Hilo High School's track and the school administration's district office, and off the cliff into Waikapu Stream's gulch. The owner/applicants have not been down in the gulch, because its banks are extremely steep. None of the proposed uses will be anywhere near the stream.

Significant habitats, archaeological and cultural sites: None known.

Significant historic site: The W.H. Shipman House is the historic site which will be affected by these four proposed uses. It is on the State and National Registers, and as such, has many restrictions affecting its use and appearance. The whole purpose of these uses is to help fund the current restoration and future maintenance of this local landmark, while sharing the house and its history with Hilo's residents and visitors, without harming or endangering the historic site.

In the Hawai'i County General Plan, 1989, Section 4, E (Historic Sites) states that its goals are to "protect and enhance the sites, buildings and objects of significant historical and cultural importance to Hawai'i." "...Access to significant historic sites, buildings...should be made available." Among its policies in the same section, "The County of Hawai'i shall encourage the restoration of significant sites on private lands."

The Shipman House renovation: Approved by the State Office of Historic Preservation, and overseen by historic architect Spencer Leinweber, the Andersens' long-awaited renovation project began on April 1, 1996. Throughout the house, rotten and termite-damaged beams, posts, joists, rafters, etc., have been sistered or replaced. The roofs have been removed, a good deal of termite and rot damage has been repaired up there, and new roofs are being installed—cedar shingles at the top level and around the tower, and a standing-seam copper roof above the lower level and kitchen. All gutters and downspouts are also being replaced. The old cast iron roof cresting at the top of the house and above the porte-cochere will be duplicated, recast and reinstalled. A new wooden spire has been made, copied from the original. The badly weathered makai side of the house has been repaired. The electrical wiring is being completely replaced and brought up to code. All the old plumbing has been removed, and new plumbing is going in. Many bathroom fixtures have had to be replaced, but some will be re-porcelained to face a second hundred years. Several new bathrooms have been added. A new kitchen has been built on the old kitchen's foundation, with a new pantry, back porch and stairs. The old kitchen was separated from the main house by a breezeway, which has been enclosed with the addition of doors and a new butler's pantry. The partially-enclosed lanai's foundation has been repaired, and its multi-paned sliding windows rebuilt, with great care taken to preserve the wavy handmade glass. Most inside walls and ceilings have been covered with sheetrock and smooth plaster. Termite-eaten window and door casings have been replaced, and all double-hung windows are in the process of being made workable again. The stained glass panels flanking the front door will be removed, cracked pieces replaced, then they will be reassembled with new, stronger lead. All of the old shutters have been repaired, and will be put back after they are painted their original (computer-matched) green. The house's exterior has been cleaned, scraped, repaired, and is being painted in what are believed to be its original colors. The interior is also being painted, and the fir floors will be refinished. The other buildings will be painted, and the cottage repaired, rewired and replumbed. A new septic system is going to serve the cottage and maid's quarters. One of the final phases will be to tear up the present asphalt driveways, trench in utilities, and pour new driveways in the same place. The landscaping also needs restoring. Everything is being done with the idea of maintaining the property's historic integrity, and meeting the U.S. Department of the Interior's stringent guidelines for historic renovations.

## 6. MAJOR IMPACTS

Major positive impacts on surrounding community or environment: For the immediate neighborhood, the benefits to these proposed uses are 1) the exterior will be maintained, as 'curb appeal' is essential for business, and 2) the owner-applicants will be home most of the time, which means they can help keep an eye on the neighborhood.

The proposed uses will ensure revenue for the future maintenance of the house and grounds, an asset to historic Hilo, and a property Hilo people can point to with pride. For too many years it was left in a rundown state, having repairs and spot maintenance done when funds were available. It was an eyesore to the neighbors, and an 'attractive nuisance' to local teenagers. The applicants are doing a major renovation right now, to save the house before it is beyond repair. As a bed and breakfast, wedding site, class facility and subject for house tours, the Shipman House can draw a lot of history-oriented visitors to Hilo, people who might not have come if they had not heard of nor seen pictures of the magnificent Shipman "Castle". Tourists nowadays are looking for a 'local experience'. They will see aspects of Hawai'i the drive-through tour bus visitor does not, and they will have interacted with local people who want to share their own love for old Hawai'i and Hawaiian hospitality. These people will spend money in Hilo restaurants, shop in Hilo stores, visit museums and galleries, see the Volcano, take pictures of this beautiful, photogenic side of Hawai'i Island, then go home and tell their friends. People who have been to Hilo will know what a quaint, charming town it is, with its large number of historic buildings, beautiful parks, enchanting legends, fascinating history, outstanding flora, and friendly residents. This word of mouth advertising is very important, and if the visitors' experience here was good, their friends and family will want to visit Hilo, too. Thus, the proposed uses can help Hilo's economy, too.

Major negative impacts on surrounding community or environment: In the case of large weddings or tours, however infrequent, there is a concern about the number of cars potentially coming across the one-lane wooden bridge, then looking for parking places on Reed's Island's relatively narrow Ka'ulani Street. The Shipman House is the first house on the left after the bridge.

## 7. PROPOSED MITIGATION MEASURES

Parking: For groups of up to 20 or so, carpooling should be encouraged, although there will be adequate parking space in the circular driveway and rear area. There will be a designated parking area by the guest cottage for B&B guests, in compliance with the County's zoning code.

Traffic: To prevent any traffic congestion caused by a large crowd (in the cases of a large wedding or those awaiting a tour), applicants will require the event's sponsor to (1) have attendees park elsewhere, e.g., a public parking lot, and (2) provide a shuttle service for them between the parking site and the Shipman House. This was done for a particularly large party held at the house in 1983, and everyone was pleased with the results.

## 8. DETERMINATION AND REASONS SUPPORTING DETERMINATION

The proposed project would not have a significant effect on the environment and therefore preparation of an environmental impact statement is not required. Based on an analysis of the "Significance Criteria" in section 11-200-12 of the Hawai'i Environmental Impact Statement rules, the following were concluded:

1. *No irrevocable commitment to loss or destruction of any natural or cultural*

*resource would result.* There are no known cultural resources on the site, other than the Shipman House itself, which this project is designed to support, enhance and maintain. No natural resource would be adversely affected by the project, as the site is already developed and landscaped.

2. *The action would not curtail the range of beneficial uses of the environment.* The proposed uses will enhance the house's value to the community.
3. *The proposed action does not conflict with the state's long-term environmental policies or goals and guidelines.* Two broad policies are espoused: conservation of natural resources, and enhancement of the quality of life. The proposed projects do not consume natural resources, but rather they help in the conservation/preservation of an historic resource. They are meant to enhance the quality of life by promoting enjoyment among both residents of and visitors to Hilo, through appreciation of its history, culture and natural beauty. The property was placed on the State and National Registers in order to protect and share this treasure.
4. *The economic or social welfare of the community or state would not be substantially affected.* The average U.S. bed and breakfast guest spends \$225.72 per day on lodging, food and incidentals (Appendix C), so some merchants in the area would benefit economically. Weddings, too, are economically beneficial to certain local businesses. No adverse social impacts are anticipated.
5. *The proposed action does not substantially affect public health.* The project is environmentally benign, with neither air, noise, nor water pollution. There is a plan for preventing too much traffic, by requiring carpooling and/or shuttling people when there is a large event at the house. Due to the fact the property borders on a deep gulch, applicants will be planting a barrier of thorny plants along the edge.
6. *No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated.* The proposed projects will have little or no effect on public facilities. The property will have two septic systems, one for the main house, the other for the guest cottage and maid's quarters. All parking will be off-street.
7. *No substantial degradation of environmental quality is anticipated.* The projects are environmentally sound, without air, water or noise pollution.
8. *The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable effects on the environment.* The proposed projects are self-contained, and will not negatively impact the environment.
9. *No rare, threatened or endangered species or their habitats would be affected.* As the project site has already been developed, no endangered, threatened or candidate floral or faunal species would be affected by the projects.
10. *Air quality, water quality or ambient noise levels would not be detrimentally*

*affected.* There will be no changes in air quality, water quality, nor noise from the projects.

11. *The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.* No environmentally sensitive areas would be affected. The project site is high above Waikapu Stream and gulch, and the projects will not involve the stream. There are no structures in the gulch (Flood Zone "A"), nor are any anticipated. The Shipman House is about one-half mile from the coast, well above the tsunami inundation zone. Seismic risks are minimal.

APPENDIX A

AGENCIES BEING CONSULTED

Dept. of Business, Economic  
Development and Tourism  
250 S. King St., 9th Floor  
Honolulu, Hawai'i 96813

Dept. of Land and Natural Resources  
1151 Punchbowl St.  
Honolulu, Hawai'i 96813

State Historic Preservation Division  
Dept. of Land and Natural Resources  
1151 Punchbowl St.  
Honolulu, Hawai'i 96813

Dept. of Health  
1251 Punchbowl St.  
Honolulu, Hawai'i 96813

County of Hawai'i  
Planning Department  
25 Aupuni St.  
Hilo, Hawai'i 96720

County of Hawai'i  
Department of Public Works  
25 Aupuni St.  
Hilo, Hawai'i 96720

County of Hawai'i  
Department of Parks and Recreation  
25 Aupuni St.  
Hilo, Hawai'i 96720

County of Hawai'i  
Department of Research and Development  
25 Aupuni St.  
Hilo, Hawai'i 96720

County of Hawai'i Department of Water Supply  
25 Aupuni St.  
Hilo, Hawai'i 96729

Department of Health  
Environmental Health Services  
1582 Kamehameha Ave.  
Hilo, Hawai'i 96720

Hilo Main Street Program  
252 Kamehameha Ave.  
Hilo, Hawai'i 96720

Hawai'i Island Bed & Breakfast Association  
c/o Ken Smith, President  
76-770 Hualalai Rd.  
Kailua-Kona, Hawai'i 96740

APPENDIX B

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

May 9, 1996

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

Ms. Virginia Goldstein, Director  
County of Hawaii  
Planning Department  
25 Aupuni St.  
Hilo, Hawaii 96720  
ATTN: Ms. Alice Kawaha

MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY  
GILBERT COLOMA-AQARAN

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

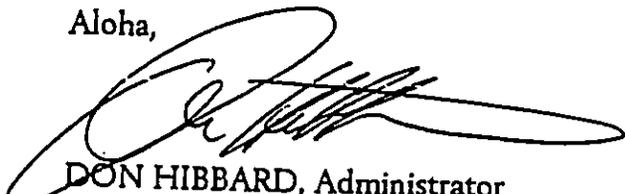
LOG NO: 17169  
DOC NO: 9605tm03  
Architecture

Dear Ms. Goldstein:

**SUBJECT: W.H. Shipman Residence, Reed Island  
Bed and Breakfast Proposal  
TMK: 2-3-015:004, 005, Hilo, Big Island**

We understand that portions of the W.H. Shipman Residence and guest house which are on the Hawai'i and National Register of Historic Places will be used as bed and breakfast-type lodging. We believe this change of use will have no effect on the historic character of the house and have already reviewed and concurred with the renovation/rehabilitation plans. We view the proposal to use this house as a bed & breakfast as one which will aid the building's preservation, and support the special use permit application. Should you have any further questions, please call Tonia Moy at 587-0005.

Aloha,

  
DON HIBBARD, Administrator  
State Historic Preservation Division

TM:jk

✓ c: Barbara Anderson

APPENDIX C

TYPICAL BED & BREAKFAST GUESTS

Source: "The U.S. B&B Guest Study", 1995, by YBR Marketing

Inn guests travel primarily as couples, sometimes with children, sometimes with another couple. The average guests have had some college (92.8%), have a household income of \$75,000 or more, and their median age is 44. Their primary activities are dining out, sightseeing, shopping, and relaxing. The average guest couple spends \$225.72 per day on lodging, food and incidentals.

Annual Household Income

\$100,000 or more	25.3%
\$75K- \$99,999	21.6%
\$50K- \$74,999	28 %
\$25K- \$49,999	20.6%
under \$25,000	3.4%

Education

Graduate School Degree	31.3%
College graduate	40.5%
Some college	21%
High School graduate	6.5%

Years in Present Residence

8+	37.9%
4-8	17.5%
1-4	30.1%

Occupations

Professional	36.4%
Executive	10.9%
Administrative	10.3%
Sales	8.4%
Homemaker	7.7%
Retired	7.5%
Technical	4.6%
Service	4%

Age (Median + 44)

Under 25	2.4%
25-34	24.3%
35-44	23.2%
45-54	29.5%
55-64	13.4%
over 65	7.3%

Economic Impact

Lodging - Average	\$88.86/night
Meals: per day, per person	\$33.32
Incidentals: per day/person	\$35.11

Statistics were provided by PAII, the Professional Association of Innkeepers International, P.O. Box 90710, Santa Barbara, CA 93190, a trade association with approximately 3,000 members.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FOR:

Post-It™ brand fax transmittal memo 7671 # of pages > 4

To: <u>Barbara Anderson</u>	From: <u>C. Ogata</u>
Co.	Co.
Dept.	Phone #
Fax # <u>9 85-1032</u>	Fax #

SEE INSTRUCTIONS IN HOW TO COMPLETE  
TYPE ALL ENTRIES -- COMPLETE

**1 NAME**

HISTORIC

AND/OR COMMON

W. H. Shipman Residence

**2 LOCATION**

STREET & NUMBER

141 Kaiulani Street

CITY, TOWN

Hilo

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

2nd

STATE

Hawaii

CODE

15

COUNTY

Hawaii

CODE

001

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input checked="" type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER

**4 OWNER OF PROPERTY**

NAME

Multiple Ownership - Mailing Address: W. H. Shipman Ltd.

STREET & NUMBER

P.O. Box 950

CITY, TOWN

Keau

VICINITY OF

STATE

Hawaii

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Bureau of Conveyances

STREET & NUMBER

1151 Punchbowl Street

CITY, TOWN

Honolulu

STATE

Hawaii

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Hawaii Register of Historic Places, Site #10-35-7405

DATE

Initially registered 12/5/73  FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

State of Hawaii, Department of Land and Natural Resources  
State Historic Preservation Office

CITY, TOWN

Honolulu

STATE

Hawaii

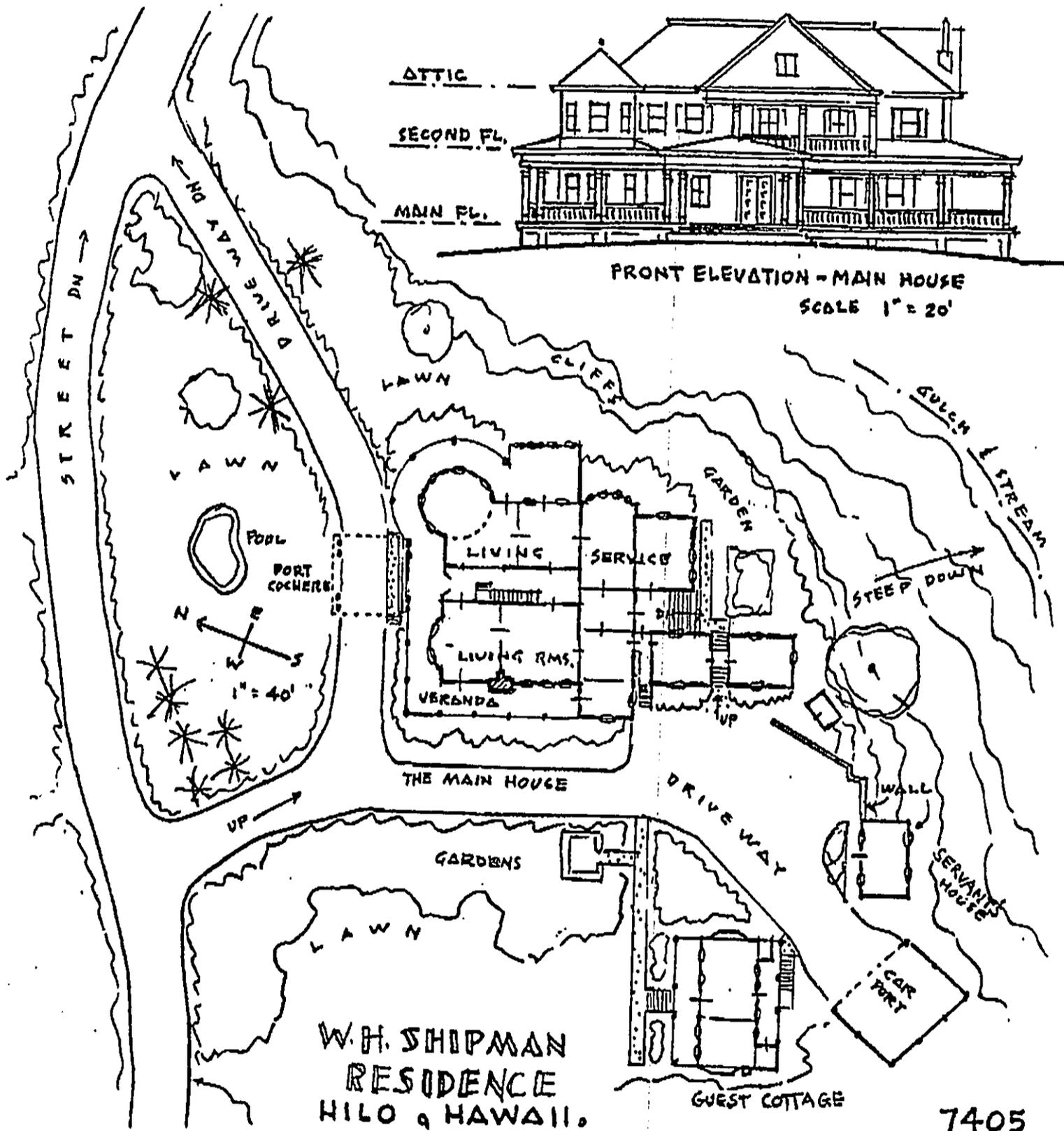
UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED



## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Shipman Sisters' house at Hilo is a noteworthy example of a turn of the century large mansion-style family home. It is located on Reed's Island in the outskirts North of Hilo on a sloping ridge between the Wailuku River and small Waikapu stream. The South and East side (rear) of the site slopes precipitously down to the stream gulch, making a spectacular contrast with the extensive lawns and gardens surrounding the house. These gardens are informally laid out in a manner that offers striking vistas of the main house. Curving driveways lead up to the main entrance and to the service areas in the rear.

The complex of buildings includes the large main house prominently located, a smaller guest house, a garage, and a servant's quarters in back of the edge of the stream gulch.

The main house is a large two-story and attic, wood structure with wide verandas around the first floor front and sides, and an imposing second floor porch. The house is set about four feet above the grade in front, sloping off to a high basement on the sides and rear.

The main roof is a steep pitched hip with four large intersecting gables facing the front, rear, and sides. The verandas on the first floor have low pitched shed roofs with hips at the corners. A striking feature is the two-story rounded tower on the Northeast corner with a conical roof. The tower is further accented by the circular veranda enclosing it at the first floor level. There is a large formal portecochere on the North front, covering the driveway which leads through from both directions. Broad wood steps lead up to the veranda and main entrance doors.

Although the general aspect of the house is assymetrical and informal, it does take on a certain formal character because of size, opulence, Georgian detail, imposing main entrance and particularly the wide verandas which enclose the front and sides. The verandas are supported by classic Doric columns set on molded pedestals. A turned wood balustrade and classic cornice are present - all in the best wood Georgian tradition.

Other noteworthy details are the large double-hung rounded wood sashes with large curved panes of clear glass. These occur in the round tower windows and the curved bay on North wall of the drawing room (leading to veranda).

All main windows are furnished with adjustable wood louvred shutters, painted green against white trim.

Outside walls are beveled wood siding painted white with molded wood trim. The main gables are shingled with sawed scallop pattern.

(Continued)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

The first floor interior consists of a central main entrance hall leading to spacious living rooms on either side, with Georgian wood detail and sumptuous furnishings. In the rear are service rooms and a one-story dining room.

(Limited description note: no entry to second floor; only superficial view of first floor.)

A formal wood molded stair leads to the upper floor, which consist mainly of bedrooms with services.

Architecturally, this house is an excellent example of the turn of the century formal style and opulent living. It is still in use and is in good condition and well maintained.

It is a style that has gone completely out of date, principally due to modern materials, methods, tastes and modes of living. It should be preserved both for its intrinsic usefulness and historical connotations.

## 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1699	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Prior to 1900 BUILDER/ARCHITECT J. R. Wilson

### STATEMENT OF SIGNIFICANCE

This site is being recommended for Valuable status based on:

1. Its architectural style. It is one of the few remaining Victorian mansions in the islands;
2. Its association with W. H. Shipman, Hilo businessman and Big Island rancher, and his family.

The house was built prior to 1900 by J. R. Wilson, a Hilo businessman. It was the first house to be built in the exclusive area known at that time as Reed's Island, and was constructed at a cost of \$13,000.00. The house was sold in 1900 to W. H. Shipman.

William Herbert Shipman was born in 1854 at Lahainaluna, the son of missionary parents, William Cornelius and Jane Stobie Shipman. He came to Hilo as a young boy after the death of his father. His mother had moved the family to Hilo to begin a school for both Hawaiian and white children in order to support the family. He attended Punahou School and Knox College in Galesburg, Illinois.

Returning from college, he became manager of Kapapala Ranch, which was owned by his stepfather W. H. Reed, and C. E. Richardson. His early introduction to cattle was instrumental in his later days as one of East Hawaii's best known ranchers.

Records at the Hawaii Archives show that as early as 1883 he had applied for a butcher's license. He also served as government land appraiser for the Hilo district in 1887. In 1889 he became executive inspector of animals for the island of Hawaii.

After leaving Kapapala, Shipman began raising cattle on his own in the Kapoho area of the Puna district. He and Capt. Herman Elderts expanded their interests and bought land in Keaau which was being auctioned off to provide funds for the Lunalilo Home in Honolulu. Shipman later bought out Eldert's and S. M. Damon's interests in the Keaau property. The ranch expanded and land was also leased from the Waiakea Mill Company in Waiakea. When that property was taken back to be used for cane, Shipman obtained the lease for John T. Baker's land at Puu Oo (see HRHP Site #7473).

Shipman was president of the Hilo Meat Company. He died in 1943.

The house is lived in and maintained by two of W. H. Shipman's daughters.

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Paradise of the Pacific, December, 1901, p.48  
Thrum, Hawaii Annual, 1928, p.105  
Records, Archives of Hawaii  
Honolulu Star Bulletin, 7-8-43  
Honolulu Advertiser, 7-10-43  
University of Hawaii Biography Files

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY 4.941 A  
 UTM REFERENCES

A	015	28102110	21182619.5	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

The W. H. Shipman Residence is bounded by Kaiulani Street on the North and East sides. It is bounded by Waikapu Stream on the South and by the Tax Map Parcel 2-3-15:37, on the West. The Residence itself is comprised of two tax map parcels 2-3-15:4 and 2-3-15:5.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

**11 FORM PREPARED BY**

NAME / TITLE Gary Cummins and Faye Mitchell December, 1973  
 ORGANIZATION State Historic Preservation Office 548-7460  
 STREET & NUMBER P.O. Box 621 TELEPHONE  
 CITY OR TOWN Honolulu Hawaii STATE

**12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION**

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS  
 NATIONAL      STATE      LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Jane L. Silverman DATE January 11, 1978

FOR NPS USE ONLY	HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	DATE
ATTEST:	DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION	DATE
	KEEPER OF THE NATIONAL REGISTER	

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

Appendix E

MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY  
GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

ENVIRONMENTAL AFFAIRS  
CONSERVATION AND

RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
DIVISION

LAND MANAGEMENT  
STATE PARKS

WATER AND LAND DEVELOPMENT

July 3, 1996

Barbara and Gary Andersen  
131 Ka`iulani Street  
Hilo, Hawai`i 96720

LOG NO: 17512  
DOC NO: 9607tm02  
Architecture

Dear Barbara and Gary:

**SUBJECT: Draft Environmental Assessment  
W.H. Shipman House in Hilo  
TMK: 2-3-15:005, Hilo, Big Island**

Thank you for transmitting the Draft Environmental Assessment for the proposed establishment of a bed and breakfast, etc. at the historic W.H. Shipman House on Reed's Island. We do not believe any of the activities will adversely impact the site, but will make this historic site more available to the public. As noted in *Appendix B* of the report, our office supports this use permit as we believe it will promote the preservation of these historic buildings by making greater funds available for its upkeep.

Thank you for the opportunity to comment. Should you have any questions, please call Tonia Moy at 587-0005.

Aloha,

*for C. d. Ogata*  
DON HIBBARD, Administrator  
State Historic Preservation Division

TM:jk

c: Virginia Goldstein, County of Hawaii Planning Department

August 15, 1996

Don Hibbard, Administrator  
Department of Land and Natural Resources  
State Historic Preservation Division  
33 South King Street, 6th Floor  
Honolulu, Hawai'i 96813

Dear Mr. Hibbard:

Thank you for your letter of support in response to our Draft Environmental Assessment for the proposed establishment of a bed and breakfast, etc., at the historic W.H. Shipman House on Reed's Island. We greatly appreciate your support and encouragement.

Aloha,

Barbara and Gary Andersen  
131 Ka'iulani Street  
Hilo, Hawai'i 96720

*Appendix F*



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

25 AUPUNI STREET • HILO, HAWAII 96720  
TELEPHONE (808) 969-1421 • FAX (808) 969-6996

July 10, 1996

Ms. Barbara and Mr. Gary Anderson  
131 Ka'iulani Street  
Hilo, HI 96720

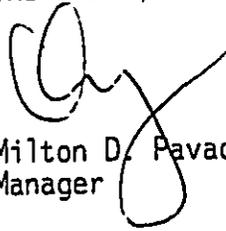
DRAFT ENVIRONMENTAL ASSESSMENT FOR A BED AND BREAKFAST ESTABLISHMENT  
IN THE EXISTING W. H. SHIPMAN HOUSE  
TAX MAP KEY 2-3-15:5

This is in response to your transmittal letter of June 24, 1996.

We have reviewed the Draft Environmental Assessment.

For your information, there is an existing 1-inch meter servicing the property. This meter is capable of delivering a sufficient volume of water for the proposed subject.

Therefore, we have no objections to the bed and breakfast establishment.

  
Milton D. Pavao, P.E.  
Manager

WA

copy - Planning Department

*... Water brings progress...*

August 15, 1996

Milton D. Pavao, P.E.  
Department of Water Supply, County of Hawai'i  
25 Aupuni Street  
Hilo, Hawai'i 96720

DRAFT ENVIRONMENTAL ASSESSMENT FOR A BED AND BREAKFAST  
ESTABLISHMENT IN THE EXISTING W.H. SHIPMAN HOUSE  
TAX MAP KEY 2-3-15:5

Thank you for your letter of July 10, 1996, stating you have no objections to  
the proposed bed and breakfast establishment.

Aloha,

Barbara and Gary Andersen  
131 Ka'iulani Street  
Hilo, Hawai'i 96720

Stephen K. Yamashiro  
Mayor



Appendix G

Donna Fay K. Kiyosaki  
Chief Engineer

Jiro A. Sumada  
Deputy Chief Engineer

**County of Hawaii**  
**DEPARTMENT OF PUBLIC WORKS**  
25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252  
(808) 961-8321 • Fax (808) 969-7138

July 17, 1996

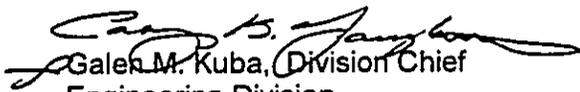
BARBARA AND GARY ANDERSEN  
131 KAIULANI STREET  
HILO HAWAII 96720

**SUBJECT : DRAFT ENVIRONMENTAL ASSESSMENT**  
Koloiko, Pi'ihonua, South Hilo, Hawaii  
TMK: 2-3-015: 005

We acknowledge receipt of your letter concerning the subject matter, and provide you with our comments as follows:

1. All building construction shall conform to all requirements of code and statutes of the County of Hawaii.
2. Any work within Kaiulani Street, which is a County right-of-way, shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code. On street parking will not be allowed on Kaiulani Street.
3. The majority of the subject property is located within Flood Zone "X," with the remaining portion in Flood Zone "A," according to the Flood Insurance Rate Map dated September 16, 1988. All construction within Flood Zone "A" will be subject to the requirements of Chapter 27, Flood Control, of the Hawaii County Code. Variances may be issued for repair of historic structures pursuant to Section 27-27.

Should there be any questions concerning this matter, please feel free to contact Mr. Casey Yanagihara in our Engineering Division at (808)961-8327.

  
Gale M. Kuba, Division Chief  
Engineering Division

KG

xc: Planning Department

August 15, 1996

Galen M. Kuba, Division Chief, Engineering division  
County of Hawai'i  
Department of Public Works  
25 Aupuni Street, Room 202  
Hilo, Hawai'i 96720

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT

Koloiki, Pi'ihonua, South Hilo, Hawai'i

TMK: 2-3-015. 005

Thank you for your letter and comments, to which I would like to respond.

1. Yes, all building construction shall conform to all requirements of code and statutes of the County of Hawai'i.
2. Any work being done within Ka'iulani Street, a County right-of-way, shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawai'i County Code.
3. Off-street parking will be provided at the rear of the main house, screened from the street by trees and shrubs. There will be no parking on Ka'iulani Street.
4. No construction is planned within the Flood Zone "A" portions of the property.

Thank you again for your letter.

Aloha,

Barbara Andersen  
131 Ka'iulani Street  
Hilo, Hawai'i 96720

BENJAMIN J. CAYETANO  
GOVERNOR



Appendix H

GARY GILL  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET  
FOURTH FLOOR  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 586-4186  
FACSIMILE (808) 586-4186

August 22, 1996

Ms. Virginia Goldstein  
Hawaii County Planning Department  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Ms. Goldstein:

Subject: Draft Environmental Assessment for the Shipman House,  
Hilo, Hawaii

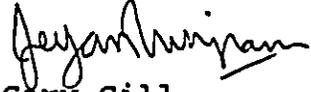
Thank you for the opportunity to review the subject document. We have the following comments.

1. Please show the project location on island and regional maps.
2. Please include the National Register of Historic Places Registration Form for the Shipman House. A few photographs of the historic house should also be added.
3. Please describe in detail the nature of the restoration work being done.
4. Please indicate whether a Special Management Area permit would be required for this project.
5. Please describe the facilities that would be required to shuttle people by sampan to the house. What are the impacts associated with the sampan crossing alternative?
6. Please provide reasons for supporting the determination based on an analysis of the significance criteria in section 11-200-12 of the Hawaii Environmental Impact Statement Rules. Refer to section D of the enclosed sample as a guideline.

Ms. Goldstein  
August 22, 1996  
Page 2

Should you have any questions, please call Jeyan Thirugnanam at  
586-4185.

Sincerely,



for

Gary Gill  
Director

c: G & B Anderson

August 30, 1996

Jeyan Thirugnanam for Gary Gill  
Office of Environmental Quality Control  
220 S. King St, Fourth Floor  
Honolulu, Hawai'i 96813

Dear Mr. Thirugnanam,

Thank you for your comments on our Draft Environmental Assessment for the Shipman House, Hilo, Hawai'i. Our follow-up telephone conversation further clarified a few points.

1. We will be happy to show the project's location on both a Hawai'i Island map and on a Hilo map.
2. We will include the National Register of Historic Places Registration Form, and some drawings or photos of our historic house.
3. We will include a short (you have since suggested one page) detailed description of the restoration work.
4. The Hawai'i County Planning Department assures us a Special Management Area permit is not required.
5. As we determined during our telephone conversation, you were assuming sampan boats, and we meant Hilo's unique sampan "buses", so no impact.
6. We will provide reasons for supporting the determination based on an analysis of the significance criteria in section 11-200-12 of the Hawai'i Environmental Impact Statement Rules.

Thank you so much for your comments and your help over the phone.

Sincerely,

Gary and Barbara Andersen  
131 Ka'iulani Street, Hilo, Hawai'i 96720

For over fifty years sampans were the main source of public transportation on the Big Island. Between 1931 and 1940 over two hundred of these colorful jineys served as taxis, ushering local residents and visitors conveniently from place to place around the island.

With Hilo serving as the base for sampan operations, the open-air vehicles, affectionately nicknamed "Lanana boats" were privately-owned and the five and ten cent fares were the main source of income for the local residents who owned them, mostly families of Filipino or Japanese ancestry. The sampans offered personalized door-to-door service, still remembered by many old-timers today:

"I can remember when it was pouring cats and dogs and the driver would ignore his scheduled route to take me right to my front door!"

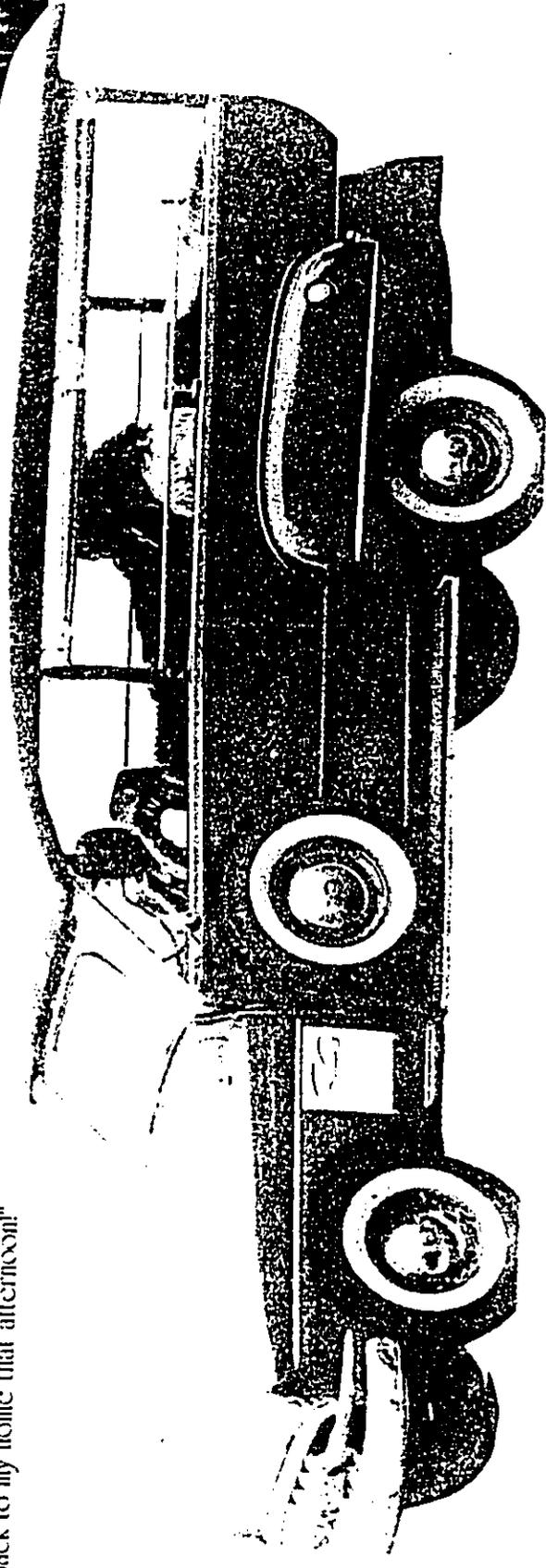
"I'll never forget the time my child was sick, so the driver took my shopping list, did my shopping and delivered the groceries back to my home that afternoon!"

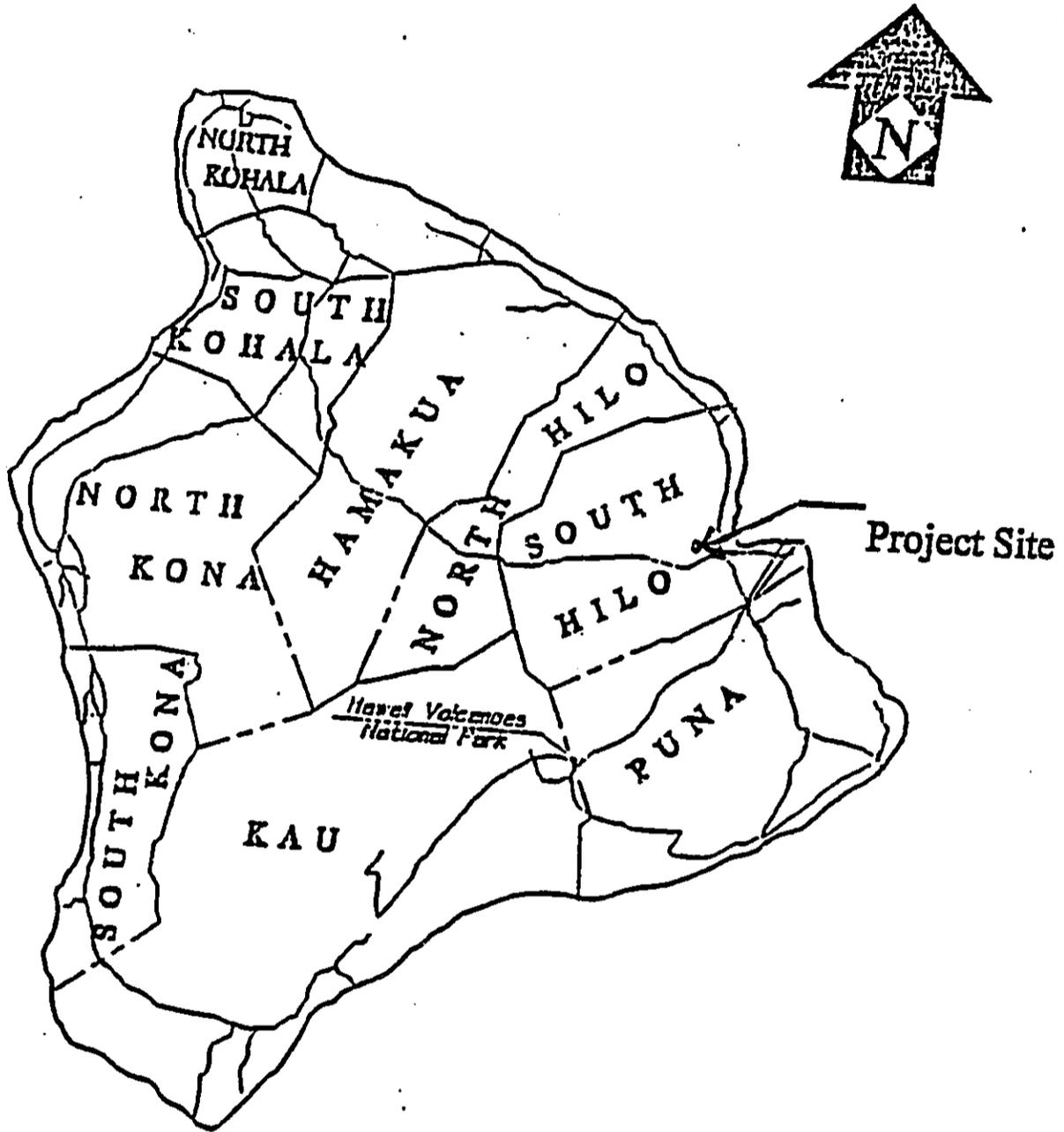
World War II, marked a change in the utilization of the sampans. The influx of military personnel created a need for larger buses. The number of sampans steadily decreased until their retirement from Big Island roads in 1976.

In the fall of 1994, Toyama Hawaii Corporation initiated an independent non-profit group called "Hilo Sampan Company" in an effort to revive the historic transportation.

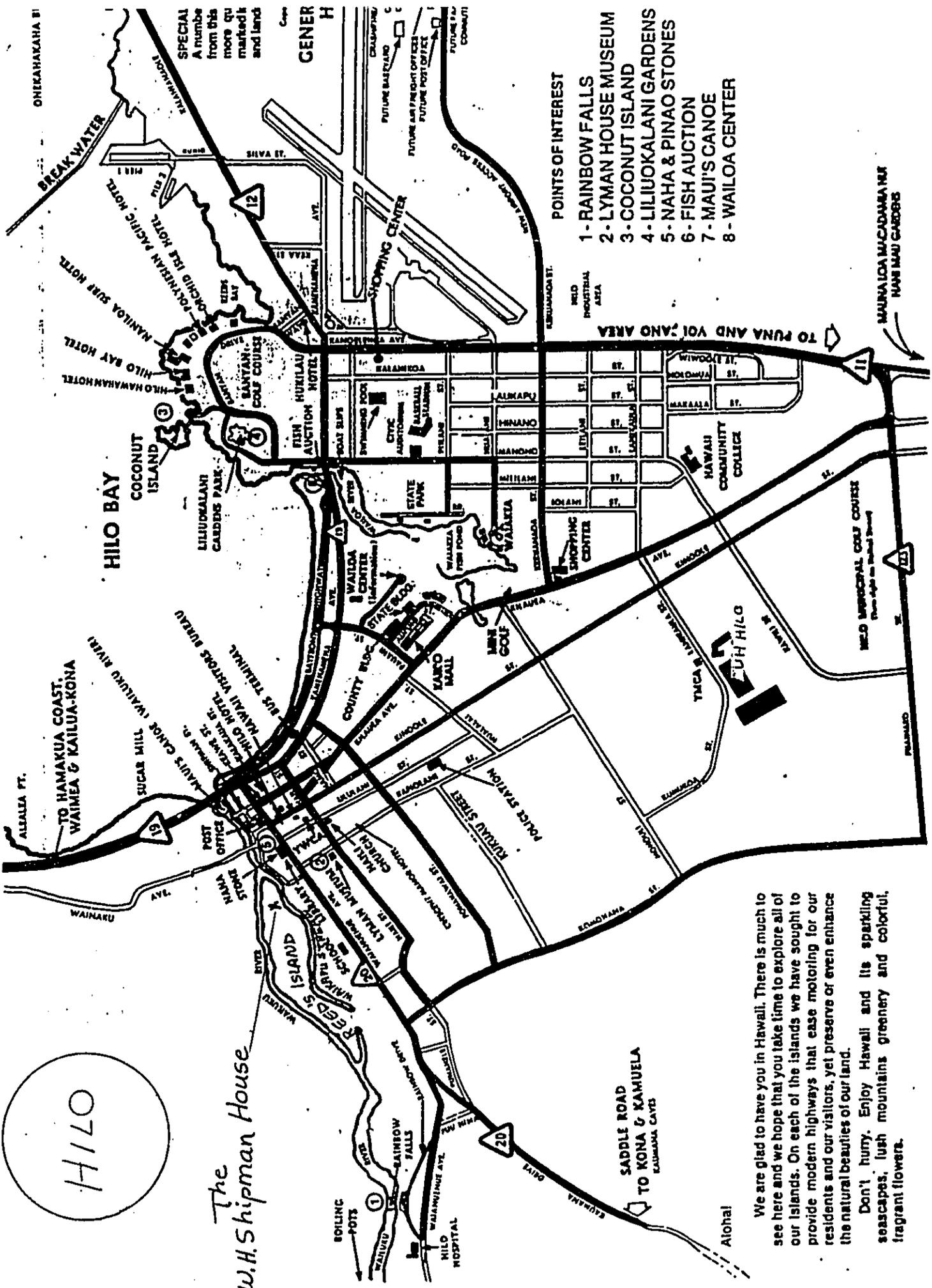
November 1, 1994 became a milestone in Sampan history when three original Sampan buses returned to operation on the streets of Hilo, generating memories for some and convenient transportation for others.

## JUMP ON A SAMPAN AND VIEW A BIT OF HILO'S PAST AND PRESENT





ISLAND OF HAWAII



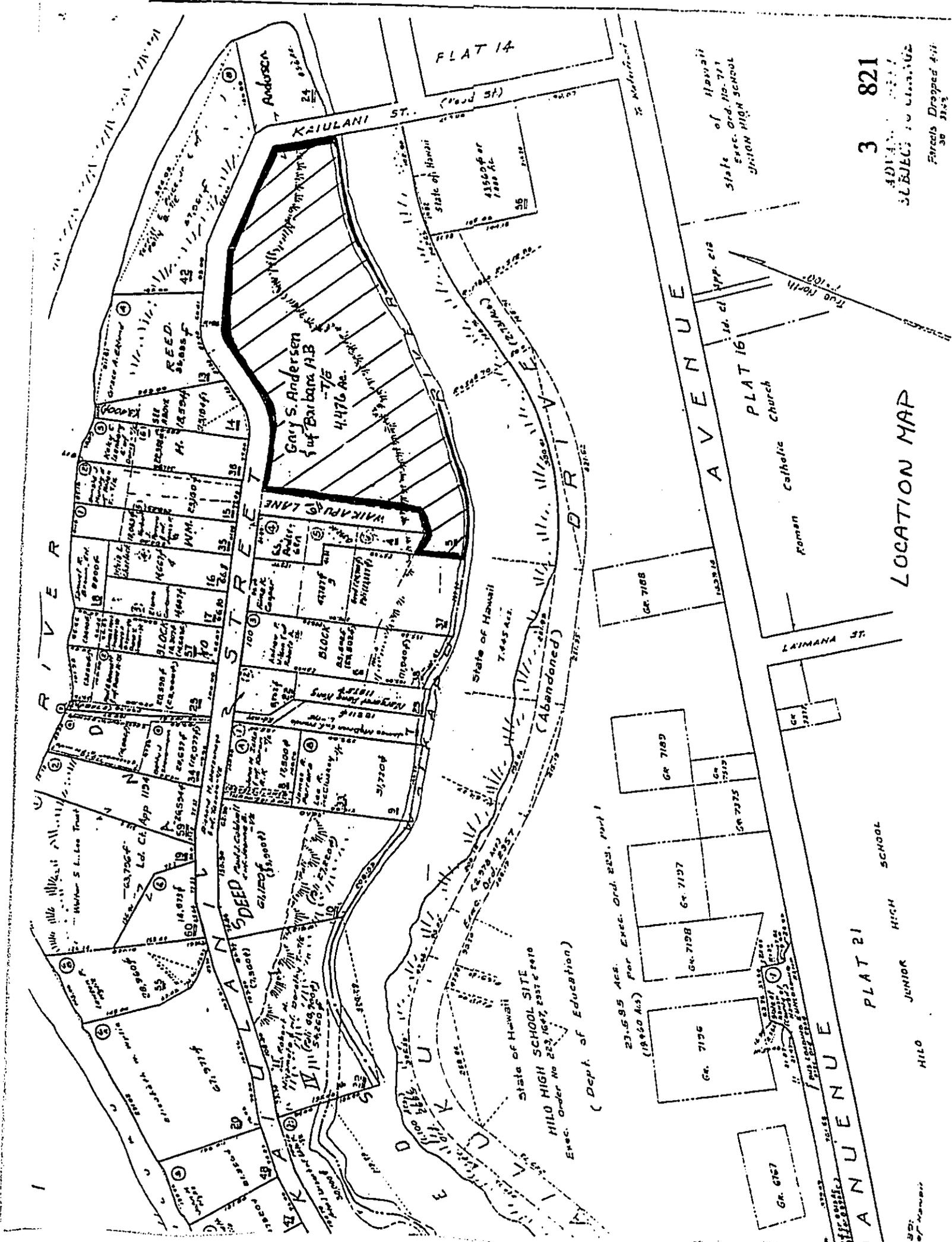
H I L O

The  
w.H. Shipman House

We are glad to have you in Hawaii. There is much to see here and we hope that you take time to explore all of our islands. On each of the islands we have sought to provide modern highways that ease motoring for our residents and our visitors, yet preserve or even enhance the natural beauties of our land.

Don't hurry. Enjoy Hawaii and its sparkling seascapes, lush mountains greenery and colorful, fragrant flowers.

Aloha!



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 ADJ. ...  
 SUBJEC: ...

Errors Dropped 4/11  
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THIRD DIVISION
ZONE SEC. PLAT
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LOCATION MAP

PLAT 21  
 JUNIOR HIGH SCHOOL  
 PLAT 22  
 JUNIOR HIGH SCHOOL

PLAT 16  
 Roman Catholic Church

LAIMANA ST.

A VENUE

FLAT 14

Andrusca

Gary S. Andersen  
 & Barbara A.B.  
 4.476 Ac. - 7/8

WAIKAPU LANE

SPEED

State of Hawaii  
 HILO HIGH SCHOOL SITE  
 Exec. Order No 223, 1647, 2331 & 2370  
 (Dept. of Education)

23.595 ACS.  
 (19460 Acs) For Exec. Ord. 223, part 1

Gr. 7156

Gr. 7189

Gr. 7197

Gr. 7198

Gr. 7195

Gr. 6767

Gr. 7188

LAIMANA ST.

Gr. 7191

Gr. 7193

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