

*Armstrong Manor
Commercial Activities*

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



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PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

OFF. OF ENVIRONMENTAL
QUALITY CONTROL

96/ED-008 (DT)

December 30, 1996

The Honorable Gary Gill, Director
Office of Environmental Quality Control
State Office Tower
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Gill:

CHAPTER 343, HRS
Environmental Assessment/Determination
Finding of No Significant Impact

Owner/Applicant: Lisa M. L. Chang
Agent : Environmental Communications
Location : 2426 Armstrong Street, Manoa, Oahu
Tax Map Key : 2-9-12: 14
Request : Conditional Use Permit, Type 2 (Use of
Historic Structure)
Proposal : To use an existing two-story dwelling for
commercial use
Determination : A Finding of No Significant Impact is
issued

We have reviewed the Final Environmental Assessment (FEA) you prepared for the proposed project to satisfy the requirements of Chapter 343, Hawaii Revised Statutes (HRS). We have determined that an Environmental Impact Statement (EIS) is not required and will issue a Finding of No Significant Impact.

If you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,

PATRICK T. ONISHI
Director of Land Utilization

PTO:am

g:neg96ed8.djt

141

1997-01-23-0A-*FEA-Armstrong Manor*
Commercial Activities

JAN 23 1997

FILE COPY

FINAL ENVIRONMENTAL ASSESSMENT

FOR A

CONDITIONAL USE PERMIT

TYPE 2, SITE PLAN REVIEW AND

PLAN REVIEW USE

2426 ARMSTRONG STREET, COLLEGE HILL, MANOA

HONOLULU, HAWAII 96822

TMK: 2-9-12: por 14

PREPARED FOR: ARMSTRONG MANOR

PREPARED BY: ENVIRONMENTAL COMMUNICATIONS

DECEMBER, 1996

DEPT. OF LAND & NATURAL
RESOURCES
CITY & COUNTY OF HONOLULU

96 DEC 21 AM 10 48

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I SUMMARY

**CHAPTER 343, HAWAII REVISED STATUTES (HRS)
ENVIRONMENTAL ASSESSMENT (E.A.) in anticipation of a
Negative Declaration**

Action: Conditional Use Permit Type 2

Accepting Authority: Dept. of Land Utilization, City & County of Honolulu

Project Name: Armstrong Manor

Project Description: The proposed use of historic structures as provided for in the Land Use Ordinance section 4.40-18. A planned commercial use of the historic structure as an alternative site for meetings, gatherings, and non-profit organizations to host annual fund raising events.

Project Location: The subject parcel is located on Oahu (See Figure 1) at 2426 Armstrong St., in Manoa Valley. (See Figure 2).

Tax Map Key: 2-9-12: 14

Area: 60, 547 sq. ft. 1.385 acres

State Land Use Designation: Urban

County Zoning Designation: R - 7.5 Residential

Development Plan Land Use Map: Primary Urban Center - Residential

Public Facilities Map: No Planned Facilities

Landowner: Lisa M. L. Chang, Armstrong Manor

Contact: F.J. Rodriguez
c/o Environmental Communications
81 South Hotel Street, Suite 211
Honolulu, HI 96813
Tel: 528-4661

II. GENERAL DESCRIPTION OF THE ACTION'S CHARACTERISTICS

A. INTRODUCTION

Armstrong Manor is requesting via the Conditional Use Permit process, approval to conduct commercial uses not normally permitted in the underlying zoning district. *Any structure on the State or National Register of Historic Places may be occupied by a use not otherwise permitted in the underlying zoning district, provided that any proposed alteration, repair, or renovation beyond its original design and the proposed use is approved by the State Historic Preservation Division.*

The initial document required is the Draft Environmental Assessment (DEA). In terms of processing the DEA, the accepting authority is the Department of Land Utilization, City & County of Honolulu. The State Historic Preservation Division, Department of Land and Natural Resources, State of Hawaii also plays a reviewing role, inspecting plans for the proposed uses to insure that the alterations, renovations, and repairs do not go beyond the original design.

B. TECHNICAL CHARACTERISTICS

At the present time, the parcel identified as TMK: 2-9-12; 14, consists of an existing two story residence on the parcel sized at 60, 547 sq. ft. The house is 58 years old and is a two story blue rock, steel, and wood structure with 7,979 sq. ft. living area under roof. The residence is listed on the Hawaii Register of Historic Places, May 20, 1995. It is also in nomination for the National Register of Historic Places. It will continue to be the principal home and residence for the property owner who will be responsible for the operations of the property. No overnight accommodations will be provided on the property.

The property has undergone various physical interior changes since the initial construction, but the initial structural footprint has not been altered. The most recent physical alteration will be to two doorways to comply with the American Disabilities Act for easy wheel chair access to a bathroom.

A topography map (See Figure 3) provides the physical property layout and defines the grading of the lot and also the availability for onsite parking.

The property is presently zoned R-7.5. Under the prevailing zoning, it is large enough to be subdivided into 8 single family detached residential lots. The parcel as presently situated, will be maintained in the present configuration and land use. The purpose of the CUP Type 2 application to maintain the property in a useable state. It will continue to be the permanent residence of the owner.

C. SOCIO-ECONOMIC CHARACTERISTICS

The proposed usage is intended to feature and take advantage of the unique physical features of the Armstrong Manor Manoa location. The view amenities looking in a makai or seaward direction, affords a view plane that is striking in the day time or evening hours. It is reminiscent of an older Hawaii that for the most part, has been lost in Honolulu's urban sprawl.

As proposed, Armstrong Manor is to be offered as an alternative locale for annual fund raising events, meetings, and gatherings. The applicant will be making the public areas of the residence available for these catered affairs, while the private residential uses are maintained in their present state. No overnight accommodations will be provided on the property. All functions will be catered by the user groups, with the historic single family residence providing the backdrop or setting for the gathering, meeting, et al. (See Figure 4 Floor Plans).

As proposed, the CUP Type 2 usage will not involve the intensive and permanent activities defined and allowed in Business and Business Mixed Use zoning. All planned activities will take place on the subject parcel with minimal disruption to the adjacent neighbors.

At the present time, physical onsite improvements will consist of:

- a. Additional fencing for security and as defined buffer demarcation;
- b. Additional water and electrical outlets for landscaping maintenance;
- c. Security monitoring equipment.

Onsite security will be an integral part of the total package of services afforded to the clients.

Guest parking will be available onsite with valet parking provided by the catering firm. No street parking that could affect the adjacent neighbors will be permitted. (See Fig. 5). Traffic circulation will be in a one-way pattern, keeping Armstrong Street clear.

D. ENVIRONMENTAL CHARACTERISTICS

There will be no significant or negative environmental impacts resulting from this action. All planned activities will be temporary in duration, taking place during the normal daylight hours, or during the early evening when the light change from day to evening is the most spectacular. It is not likely that functions at Armstrong Manor will be daily; they will be planned most likely on a seasonal basis, and during the time of year when fund raising

activities are held. Proposed uses would be planned and scheduled between the hours of 9:00 a.m. to 10:00 p.m.

All required utilities and infrastructure, i.e. sewerage, drainage, refuse collection, and full utilities, electricity, telephone, and cable T-V are in place and have been dedicated to the City & County for maintenance purposes.

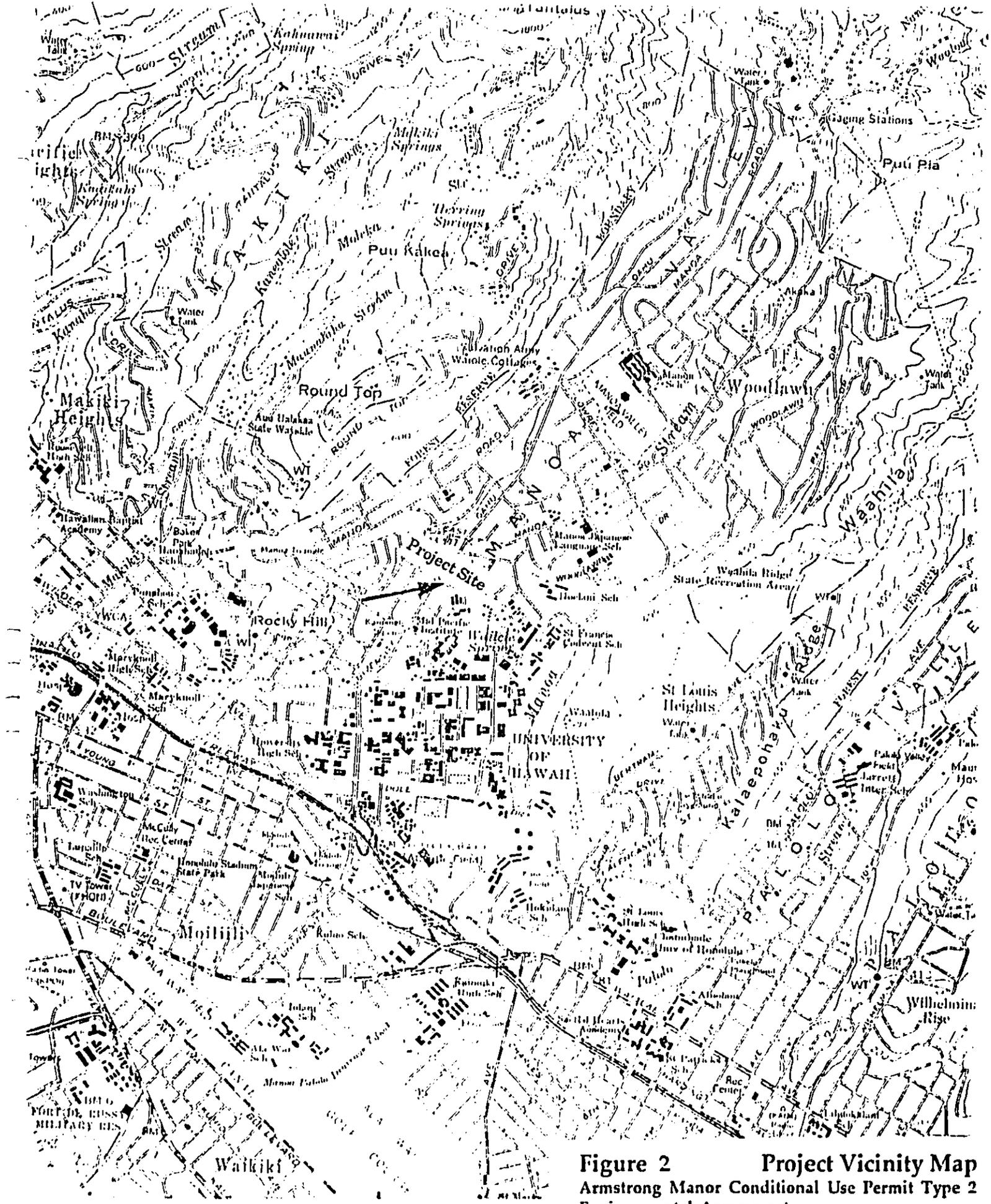


Figure 2 Project Vicinity Map
Armstrong Manor Conditional Use Permit Type 2
Environmental Assessment

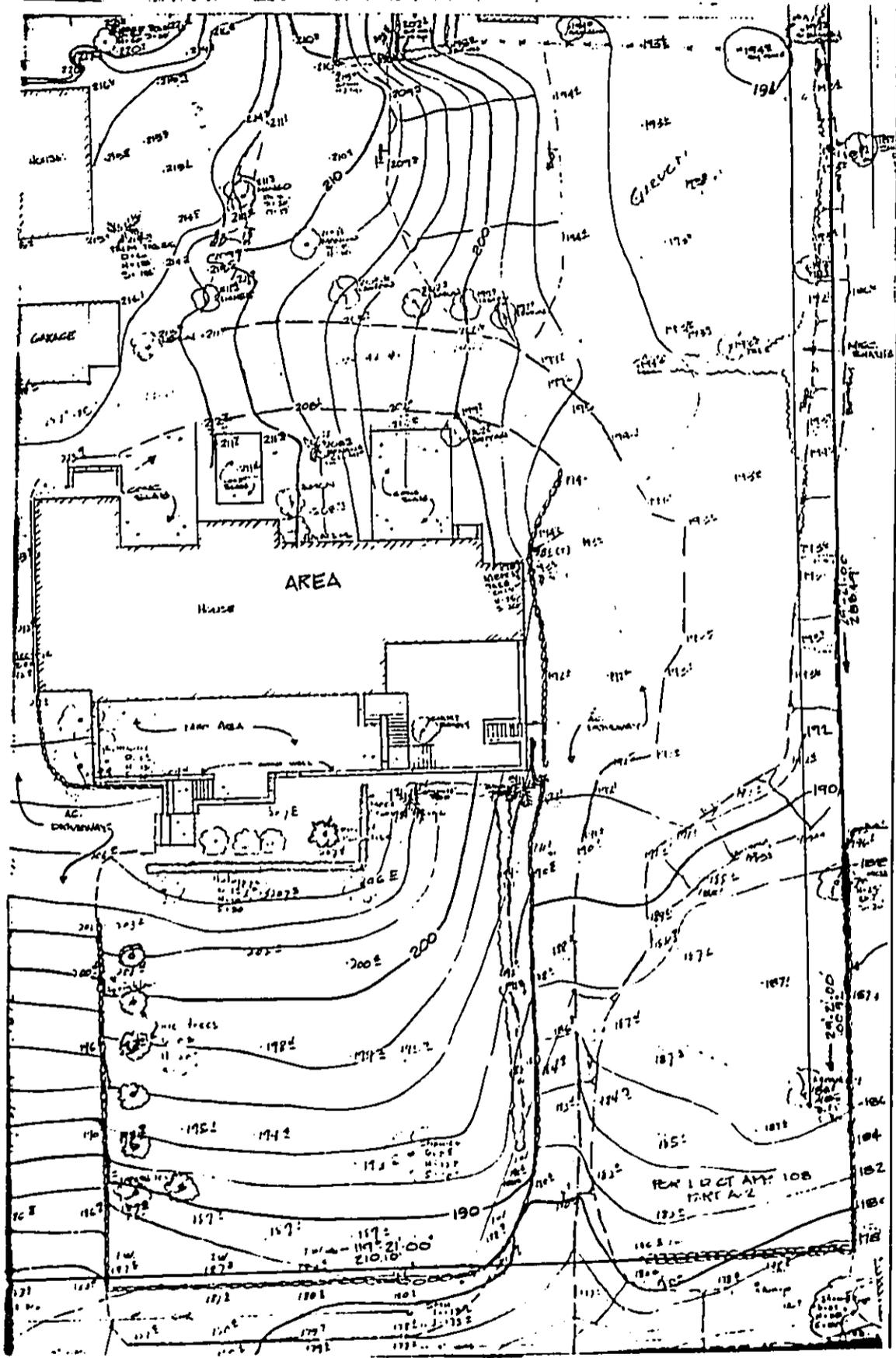
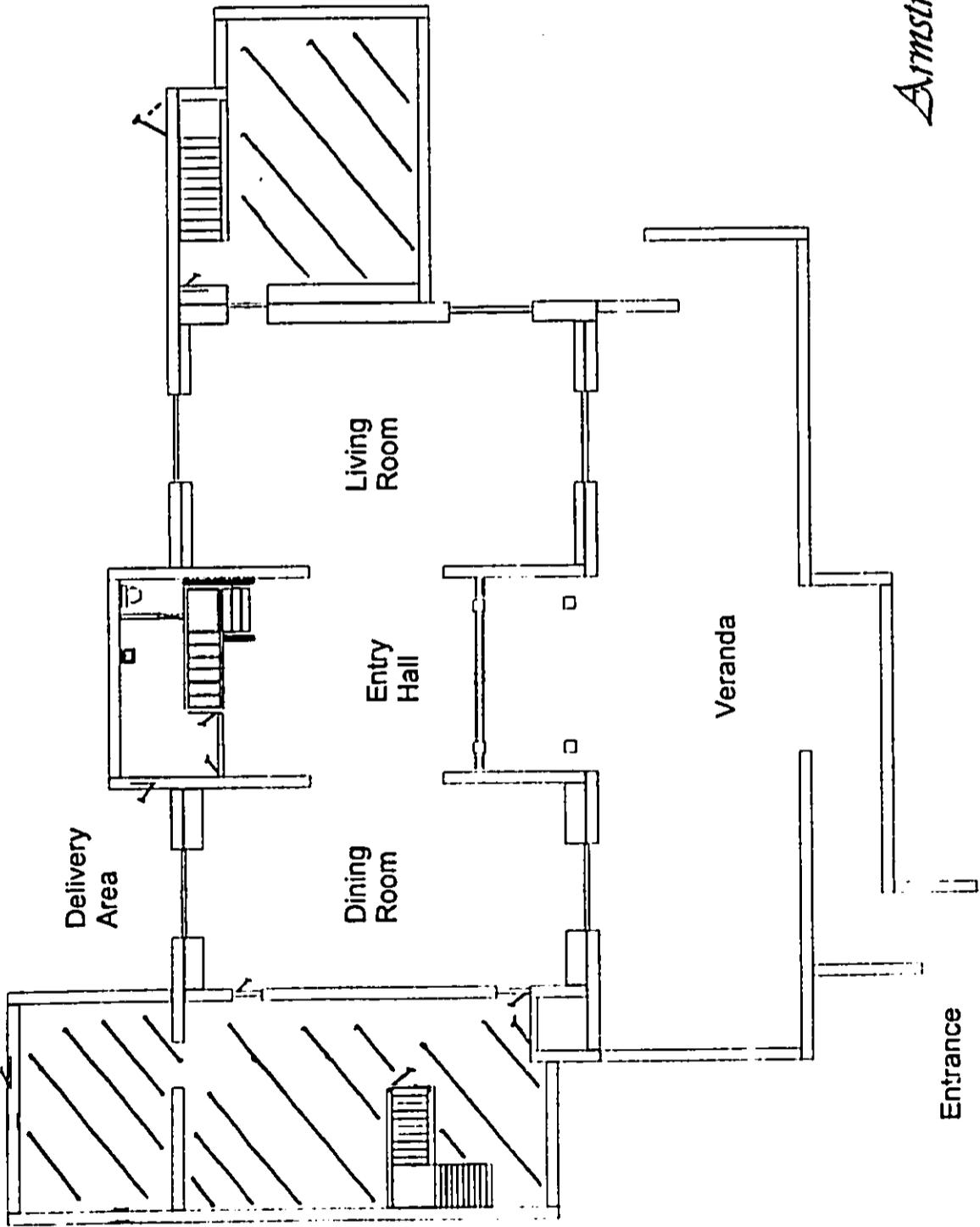


Figure 3 Project Site Plan
Armstrong Manor Conditional Use Permit Type 2
Environmental Assessment



Armstrong Manor

First Floor Areas to be used for
Conditional Use Permit, Type 2

Use of Historic Structure
2426 Armstrong Street, College Hill,
Manoa, Honolulu, Hawaii 96822
TMK: 2-9-12:14

 Not areas for consideration in the
Conditional Use Permit Type 2

Figure 4 Project Floor Plans
Armstrong Manor Conditional Use Permit Type 2
Environmental Assessment

November, 1996

III. THE AFFECTED ENVIRONMENT

A. GEOGRAPHIC CHARACTERISTICS

The proposed site is located in the Tantalus Series in Manoa Valley. Soil types that prevail on the subject parcel include the following:

These series of soils consist of well drained soils on uplands on the island of Oahu. These soils developed in volcanic ash and materials weathered from cinders. They are moderately sloping to very steep. Elevations range from 100 to 2200 feet. The annual rainfall amounts to 50 to 150 inches annually, well distributed throughout the year. The lands are used primarily for homesites, water supply, and recreation. The natural vegetation consists of ferns, Formosa Koa, Koa haole, kukui, and eucalyptus.

Soil Survey of Island of Hawaii, State of Hawaii. United States Department of Agriculture Soil Conservation Service in cooperation with University of Hawaii Agricultural Experiment Station, issued December, 1973.

B. HYDROLOGICAL CHARACTERISTICS

The subject parcel is identified in the Flood Insurance Rate Map as Zone X, "areas determined to be outside 500 year flood plain." The project is installed at grade and will not impact the existing surface on grade conditions.

C. BIOLOGICAL CHARACTERISTICS

The project site is located in a Residential R-7.5 zoning area, and the subject parcel is designated Urban on the State Land Use Commission maps. Any existing eco-systems will remain in their existing condition and will not be subject to physical change. Flora and fauna, including avifauna, are almost entirely introduced species and are not endangered or protected varieties.

D. SERVICE FACILITIES AND PUBLIC UTILITIES

This project site has basic utilities, i.e. water, electrical power, sewerage, drainage, and telephone service.

E. ARCHAEOLOGICAL SITES

There has been no onsite inspection conducted for below grade archaeological sites. In view of the nature of the proposed action, there will be no

substantive changes to the subject parcel. The building footprint will remain in the existing state. Minimal grading for the installation of "grass-block" pavers for parking purposes, and landscaping features, i.e. electrical outlets and irrigation lines, will be done.

F. AESTHETICS AND VISUAL CHARACTERISTICS

The project is in a R 7.5 Residential zoned district, and the aesthetics and visual characteristics for the subject parcel are consistent with the adjacent area. The visual amenities provided by the subject parcel and the existing residence are the appealing attractions for the proposed land uses.

IV. SUMMARY OF MAJOR IMPACTS AND MITIGATION MEASURES

The project is not anticipated to have any significant environmental impacts. The site is in an established Urban-Residential area and will remain in the existing condition. No major environmental impacts are anticipated as a result of the proposed action. The planned activities for the subject parcel, will include the following mitigative measures:

Onsite parking will be handled by security and/or off-duty police officers during all scheduled functions; valet parking on property will mitigate potential traffic problems for adjacent residential neighbors;

No overnight lodging accommodations will be provided;

Hours of operations will be consistent with residential noise restrictions and not commercial cabaret hours.

Alcoholic Beverages will not be sold on the premises for functions.

Applicant has contacted immediate neighbors of this CUP Type 2 application and concerns expressed by neighbors, i.e. traffic, noise, hours of operation, have been resolved with satisfaction. Manoa Neighborhood Board No. 7 and Malama O Manoa have been extended invitations to visit Armstrong Manor; their attendance provided insight as to the size of the subject parcel. The planning for traffic control, onsite parking, and the schedule of operations were made available to these community groups.

V. ALTERNATIVES CONSIDERED

A. ALTERNATIVE LOCATIONS

There are no alternative sites considered for this project since the residence is an existing structure and the private residence of the applicant.

B. DO-NOTHING ALTERNATIVE

The "Do-Nothing" alternative was not considered a viable alternative since the economic condition of Armstrong Manor was such that the proposed land uses would provide the applicant with the cash flow necessary to maintain the property in a suitable manner and also to keep the real property taxes current.

C. SUB-DIVISION OF THE SUBJECT PARCEL

The sub-division of the subject parcel within the Residential 7.5 zoning could possibly provide the applicant with the economic relief, but at the loss of the property which has been her residential home for 32 years. Impacts that could be anticipated from this action would be increased traffic, sewerage, drainage, and refuse collection.

VI. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects from the project, and consulting with other government agencies, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, the Department of Land Utilization, City & County of Honolulu, anticipates the issuance of a Findings of No Significant Impact (FONSI).

1. The proposed action consists entirely of physical alterations to the existing structure to comply with ADA requirements for wheelchair access to restroom facilities. Public areas within the residence will be upgraded for the CUP application; the private residential quarters will not be included in the proposed activities for meetings, fund raising events, and private gatherings.
2. There will be no degradation of existing ambient air and noise levels.
3. There are no known endangered species of animal or plant varieties within the project site.
4. The known historic site within the project site is the two story building.
5. There will be no secondary adverse effects on future development, population, and public facilities.

This project will have no significant environmental effects and will maintain the private residential character of the district.

VII. LIST OF PREPARERS

Armstrong Manor

Environmental Communications.

VIII. LIST OF AGENCIES CONSULTED DURING THE PREPARATION OF
THE ENVIRONMENTAL ASSESSMENT.

<u>AGENCY</u>	<u>DATE</u>
<u>State of Hawaii</u>	
Dept. of Land and Natural Resources Land Division Water Resources Management Forestry & Wildlife Historic Preservation Division	Oct.10, 1996
Dept. of Health Environmental Management Division	
Office of State Planning	
Dept. of Business, Economic Development & Tourism	
Dept. of Agriculture	
U.H. - Manoa Environmental Center Water Resources Research Center	
Dept. of Defense	
Dept. of Hawaiian Home Lands	
<u>City & County of Honolulu</u>	
Building Dept. Mr. Randall K. Fujiki, Director 650 S. King St. Honolulu, HI 96813	
Dept. of Land Utilization Mr. Patrick T. Onishi, Director 650 S. King Street, Honolulu, HI 96813	
Planning Dept. Ms. Cheryl Soon, Chief Planning Officer 650 S. King St. 8th Floor Honolulu, HI 96813	10-16-96
Dept. of Housing & Community Development Mr. Roland D. Libby, Jr. Director 650 S. King Street 5th Floor Honolulu, HI 96813	10-14-96
Dept. of Public Works Mr. Kenneth E. Sprague, Director & Ch. Engr. 650 S. King Street 11th Floor Honolulu, HI 96813	10-14-96; 10-30-96
Dept. of Wastewater Management Mr. Felix B. Lintiac, Director 650 S. King Street, 3rd Floor Honolulu, HI 96813	9-27-96; 10-4-96
Board of Water Supply Mr. Raymond H. Sato, Manager & Ch. Engr. 630 S. Beretania St.	10-15-96
Armstrong Manor CUP Type 2 E. A.	November, 1996

Honolulu, HI 96843

(City & County of Honolulu continued)

Dept. of Transportation Services
Mr. Charles O. Swanson, Director
711 Kapiolani Blvd. 12th Floor
Honolulu, HI 96813

Fire Department
Mr. Anthony J. Lopez, Jr. Chief
3375 Koapaka St. Suite H425
Honolulu, HI 96819-1869

Police Department
Mr. Michael S. Nakamura, Chief
801 S. Beretania St.
Honolulu, HI 96813

Dept. of Parks & Recreation
Ms. Dona L. Hanaïke, Director
650 S. King St. 10th Floor
Honolulu, HI 96813

Dept. of Finance
Real Property Assessment Division
City & County of Honolulu

Community/ Private Organizations

Manoa Neighborhood Board No. 7*
c/o Manoa Library
2716 Woodlawn Drive
Honolulu, HI 96822

Mid-Pacific Institute
2445 Kaala Street
Honolulu, HI 96822

Malama O Manoa**
2859 Manoa Avenue
Honolulu, HI 96822

Date

11-1-96

10-10-96

10-3-96

10-14-96

10-31-96

10-7-96

* See Exhibit on Community Organizations

** IBID

MANOA NEIGHBORHOOD BOARD NO. 7

CORRESPONDENCE AND LETTER DATED
OCTOBER 7, 1996 OF NO OBECTION.

Lisa M. L. Phang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875 Facsimile (808) 946-4150

Mr. Brian Baron, Chair, and Members
Manoa Neighborhood Board, No. 7
2207 Mohala Way
Honolulu, Hawaii 96822

21 August 1996

RE: Proposed Application for Conditional Use Permit Type 2
Armstrong Manor, 2426 Armstrong Street, College Hill, Manoa, Honolulu, Hawaii
Tax Map Key: 2-9-12:14; Built in 1938

Dear Chair Baron and Members:

My family has resided at Armstrong Manor for thirty-two years. Out of love and commitment for this beautiful property, and due to the lack of any general contractors knowledgeable in historic restoration of any residential property with this unique character, I became the general contractor and conservator. I found it vital to transform my career and devote full time efforts to managing our property. After the untimely death of my Mother in 1995, I became the sole owner at age thirty-five.

In the past, my family has been active in the community, participating in the historic preservation of College Hill and Manoa Valley. We have seen the growth of the surrounding schools' capacity encroaching onto neighborhood streets for parking. Our property is adjacent to the mauka portion of the Mid-Pacific Institute campus and Kawalahao Hall. When two-sided parking resulted in the overcrowding and blockage of Armstrong Street, we were instrumental in implementing no parking signs on one side. This action triggered surrounding streets in College Hill to do the same.

Since 1995, Armstrong Manor has been listed on the Hawaii Register of Historic Places and is currently nominated for the National Register of Historic Places. The property and structure embodies distinctive characteristics of both Mediterranean and Art Deco styles. The two-story structure has fourteen-inch thick walls made from blue rock, steel I-beams, fir and ohia woods, and plastered ceilings and walls.

The proposed usage is in keeping with an ancillary use of a principal residence. Using the guidelines set forth in the Land Use Ordinance, Department of Land Utilization, City and County of Honolulu, April 1995, Section 4.40-18 *Use of Historic Structures*, my intent is to offer this historic single family residence and surrounding grounds as an alternative site for events, such as meetings, gatherings, corporate retreats, and non-profit annual fund raisers. The ordinance states, "It is the intent of this section to provide an incentive for owners of historic structures to retain them, by allowing uses not otherwise permitted in the underlying zoning district."

The Application for Conditional Use Permit Type 2 (see attached) has received support from the State Historic Preservation Office. This support has come from our efforts to resolve all community concerns prior to this permit action, including my personally contacting each of the surrounding property owners. Support is largely based on the following factors:

- The proposed use will: (1) preserve the historic character of the residence and grounds; (2) allow additional improvements critical to the long-term care and maintenance of the structure and grounds to be made; and (3) benefit the surrounding neighborhood through the preservation and improvement of the existing home and gardens; (4) allows the larger segment of the public to appreciate and view this historic structure.

- The proposed use is one that is likely to be reasonably used and valued as a community resource. Residents of Manoa Valley and non-profit organizations have expressed interest in using Armstrong Manor as an event location.
- Armstrong Manor is located on the very short dead end portion of Armstrong Street, Koko Head of University Avenue which will minimize impacts on neighbors. The site is also located adjacent to the Mid-Pacific Institute which would not be adversely affected by the proposed use.
- All potential impacts, including event parking requirements, are expected to be contained on site.

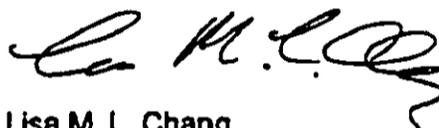
When the College Hill Tract was first subdivided in 1901, the original owners bought three parcels. The historic structure, Armstrong Manor, was built in 1938. The property has been intact since its first purchase. Present zoning would allow the current or any subsequent owner to subdivide the property into as many as nine lots.

As the sole property owner, it will be impossible for me to continue to meet the inflated costs of taxes, renovations, and repairs required to sustain this ninety-five year old property. If we are not able to gain additional income through the proposed use, we would likely lose this historic residence. It is my strong intent to avoid any subdivision of this property which, if subdivided, would have a greater negative impact on this neighborhood through the addition of eight more homes on Armstrong Street.

Please understand that the decision to move forward with this proposed use has been very difficult for me. I am and wish to remain a very private, quite, and reclusive person. I intend that my carefully selected staff will fully supervise the event activities permitted on the property. Those activities will be presented in a manner in keeping with my values – private, quiet, and unobtrusive.

Thank you for your time and favorable consideration. I hope that you may also support this proposal, or in the alternative, have no objection to it.

Respectfully yours,



Lisa M. L. Chang

Lisa M. L. Phang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875 Facsimile (808) 946-4150

Mrs. Mary Cooke, President, and Directors
Malama O Manoa
2859 Manoa Road
Honolulu, Hawaii 96822

21 August 1996

RE: Proposed Application for Conditional Use Permit Type 2
Armstrong Manor, 2426 Armstrong Street, College Hill, Manoa, Honolulu, Hawaii
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Dear Mrs. Cooke, and Directors:

My family has resided at Armstrong Manor for thirty-two years. Out of love and commitment for this beautiful property, and due to the lack of any general contractors knowledgeable in historic restoration of any residential property with this unique character, I became the general contractor and conservator. I found it vital to transform my career and devote full time efforts to managing our property. After the untimely death of my Mother in 1995, I became the sole owner at age thirty-five.

In the past, my family has been active in the community, participating in the historic preservation of College Hill and Manoa Valley. We have seen the growth of the surrounding schools' capacity encroaching onto neighborhood streets for parking. Our property is adjacent to the mauka portion of the Mid-Pacific Institute campus and Kawaiahao Hall. When two-sided parking resulted in the overcrowding and blockage of Armstrong Street, we were instrumental in implementing no parking signs on one side. This action triggered surrounding streets in College Hill to do the same.

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- The proposed use is one that is likely to be reasonably used and valued as a community resource. Residents of Manoa Valley and non-profit organizations have expressed interest in using Armstrong Manor as an event location.
- Armstrong Manor is located on the very short dead end portion of Armstrong Street, Koko Head of University Avenue which will minimize impacts on neighbors. The site is also located adjacent to the Mid-Pacific Institute which would not be adversely affected by the proposed use.
- All potential impacts, including event parking requirements, are expected to be contained on site.

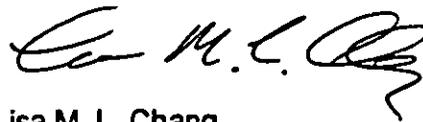
When the College Hill Tract was first subdivided in 1901, the original owners bought three parcels. The historic structure, Armstrong Manor, was built in 1938. The property has been intact since its first purchase. Present zoning would allow the current or any subsequent owner to subdivide the property into as many as nine lots.

As the sole property owner, it will be impossible for me to continue to meet the inflated costs of taxes, renovations, and repairs required to sustain this ninety-five year old property. If we are not able to gain additional income through the proposed use, we would likely lose this historic residence. It is my strong intent to avoid any subdivision of this property which, if subdivided, would have a greater negative impact on this neighborhood through the addition of eight more homes on Armstrong Street.

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Thank you for your time and favorable consideration. I hope that you may also support this proposal, or in the alternative, have no objection to it.

Respectfully yours,



Lisa M. L. Chang

APPLICATION FOR CONDITIONAL USE PERMIT TYPE 2
FACT SHEET OF SITE PLAN REVIEW AND PLAN REVIEW USE

APPLICATION INFORMATION:

TYPE OF APPLICATION: Conditional Use Permit Type 2 for: Use of Historic Structure for Corporate Retreats, Non-profit Meetings & Fund Raiser Events

APPLICANT & RECORDED FEE: Owner, Lisa M. L. Chang Armstrong Manor
2426 Armstrong St., Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

AUTHORIZED AGENT: Environmental Communications, Fred J. Rodriguez
P. O. Box 536 Honolulu, Hawaii 96809 Telephone (808) 528-4661, Facsimile (808) 528-4883

LOCATION: Armstrong Manor, 2426 Armstrong Street, College Hill, Manoa, Honolulu, Hawaii

TAX MAP KEY: 2 - 9 - 12 : 14 Hawaii Register of Historic Places – May 20, 1995;
Nominated for National Register of Historic Places

LAND: 60,547 square feet; 1.385 acres; Urban; R - 7.5 Residential

EXISTING STRUCTURES: 7,979 sq. ft. Historic Single Family Manor Built in 1938

LAND USE RELATIONSHIP: The project site is located within an established residential neighborhood consisting primarily of older single family dwellings. Residential properties abut the side and rear yards, while the front yard faces the street and back exit of Mid-Pacific Institute. The site is presently used as a primary residence for the land owner and will continue in its existing use.

PROJECT DESCRIPTION: The proposed uses are intended to feature the historic single family residence and surrounding grounds as a highly desirable alternative site for organizations to host meetings, gatherings, corporate retreats, and non-profit annual fund raising events.

The historic structure and the community-at-large, such as corporations, schools, and non-profit groups, would all benefit from this proposal. Beyond general restoration and interior/exterior improvements planned, the proposed use will maintain the historic structure intact. The landscape improvements will also contribute to the overall character of the neighborhood.

The historic residence will continue to serve as the principal home for the property owner, who will be responsible for the operations of the property. No overnight accommodations will be provided on the property.

Completed in 1938, Armstrong Manor is historically significant for its unique blend of the modern movement in architecture. It has distinctly 'island style' architectural adaptations epitomized in optimal air-flow and indoor-outdoor relationships. The residence has been adapted over the years to suit the vagaries of three families. Begun in the middle of the Depression years and completed shortly before the attack on Pearl Harbor, this home continues to represent one of the few notable architectural structures of its time.

The project property is presently zoned R-7.5 and is fully consistent with this zoning classification. The project site is large enough to be subdivided to accommodate 7 to 9 lots under the existing zoning. It is the owner's intent to maintain the historic setting of the residence and is willing to forego the higher revenue potential of development of the property. However, due to the high cost of maintenance and repairs it is the owner's wish to help meet those expenses by offering the site for event usage.

The applicant is requesting a Conditional Use, Type 2 permit for the use of historic structures as prescribed in the Land Use Ordinance. The site and structure are consistent with all applicable development standards. Future improvements, if any, will continue to comply with the R-7.5 standards.

APPLICANT'S JUSTIFICATIONS: The proposed use is not anticipated to significantly affect the surrounding land uses allowed by the underlying zoning. The event functions proposed for the property will be social and low-key in keeping with the historic nature of the property, the ambiance cultivated by the types of events proposed, and the owner/applicant's personal style. While the proposed use will result in increased activity on the property, the large yards and setback buffers to adjacent properties will minimize any disruptions to neighbors.

Increased traffic along Armstrong Street will occur as a result of the increased use of the site. However, the use of the site will result in non-peak traffic that should have only minimal impact on the Armstrong Street-University Avenue intersection. The limited event capacity will minimize the total number of cars on the property. On-site parking will be handled by security staff and/or off-duty police officers during all events. Private parking is available for approximately fifty cars using existing driveway and side yard. Grassblock paving is presently under consideration to accommodate parking to eliminate any on-street parking concerns related to event functions. In addition, staffing will be provided by off-site vendors, which should minimize employee related parking requirements. Only five residences, including the project site, have frontage along this dead end terminus of Armstrong Street. Of these five residences, two access Armstrong Street, the other three neighbors access University Avenue.

The property is presently screened and buffered by existing fencing and the large yards that surround the residence. Additional fencing may be installed at a future date, further minimizing any impacts to neighbors.

The proposed use would occur sometime between the hours of 9:00 A.M. to 10:00 P.M. The proposed use will result in an increase in noise levels for outdoor events. However, amplification will be limited to indoors and controlled to mitigate disruption to the neighborhood. Loud music will be discouraged. In addition, all live entertainment will end at or before 10:00 P.M. The two-story blue rock and steel structure with 14 inch thick walls and generous yards provide a buffer and attenuation of noise, while fencing and landscaping provide further mitigation.

INFRASTRUCTURE REQUIREMENTS: Wastewater Disposal, Water Needs, Drainage, Refuse, Fire Protection, Police, Employment, Schools, Housing and Population, Parks and Recreation, and Day Care will have no significant increase as a result of the proposed action.

Streets and Transportation: Armstrong Street is the only ingress and egress to the project site. Traffic generated by events will impact only one residence with a driveway accessing Armstrong Street. Impacts on the Armstrong Street and University Avenue intersection will be during the non-peak hours scheduled for events. Minimal traffic impacts are expected due to the limited number of cars and events per month.

Event parking will be accommodated off-street within the project property and will be valet serviced. Street parking will not be required and no buses will be allowed.

ENVIRONMENTAL REQUIREMENTS: Armstrong Manor was placed on the Hawaii Register of Historic Places on May 20, 1995. It has been nominated for placement on the National Register of Historic Places. The proposed use is considered consistent with the intent of these registrations.

The site is not known to contain any archaeological remains or artifacts. No subsurface excavation will be required for the proposed project, however, in the event that any remains or artifacts are uncovered, all construction will cease and the State Historic Officer will be notified.



MANOA NEIGHBORHOOD BOARD NO. 7

c/o MANOA LIBRARY • 2718 WOODLAWN DRIVE • HONOLULU, HAWAII 96822

REGULAR MEETING AGENDA
WEDNESDAY, SEPTEMBER 4, 1996
NOELANI ELEMENTARY SCHOOL CAFETORIUM
2655 WOODLAWN DRIVE

RECEIVED
CITY CLERK
C&C OF HONOLULU
AUG 28 3 10 PM '96

- I. CALL TO ORDER
- II. APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 7, 1996
- III. FILLING OF FOUR BOARD VACANCIES (Pursuant to Sections 3-9.3 & 3-9.5, Revised Neighborhood Plan)
 - A. Subdistrict 3, Three Representatives - (Between Lowrey Avenue/East Manoa Road/Kahaloa Drive and Lanihuli Drive/Oahu Avenue/University Avenue/Alaula Way/Pamoa Road)
- IV. PUBLIC INPUT *** (THREE (3) MINUTE TIME LIMIT) ***
 - ✓ A. Honolulu Fire Department
 - B. Honolulu Police Department
 - C. Department of Parks and Recreation
 - ✓ D. University of Hawaii Administration
 - ✓ E. Malama O Manoa
 - ✓ F. Neighborhood Commission Representative
 - ✓ G. Mayor's Representative
 - ✓ H. Elected Officials
 - Councilmember Andy Mirikitani *
 - Senators Brian Taniguchi & Carol Fukunaga
 - Representatives Ed Case & Jim Shon
 - I. Residents and Others
- V. PRESENTATION: Hawaii Kai (East Oahu) Development Consent Decree Settlement Process -- Mr. Herb Leo, Land Owners' Representative (15 minutes)
- VI. UNFINISHED BUSINESS
 - A. Proposed Kamoku-Pukele 138 kV Transmission Line Project
 - B. Proposed Resolution In Opposition To Implementation of the Kamoku-Pukele Project
 - Deficit* C. Resolution In Support of the Proposed Ka Iwi East Oahu Coastline Park
 - D. Ballet Hawaii Variance Application for Studio Use of the Lin Yee Chung Association Pavilion Mauka of Pakanu Street
 - E. Chabad of Hawaii Variance Application for Preschool Use of the Lin Yee Chung Association Memorial Hall at 3430 East Manoa Road & Pakanu Street
 - F. Proposed Resolution In Opposition to Allowing The Sale of University of Hawaii Faculty Housing Units to Non-U.H. Personnel
 - Deficit* G. Proposed Resolution Relating to Public Participation In Long-Range Planning for the University of Hawaii at Manoa Campus
 - H. Proposed Amendments to the Revised Neighborhood Plan
- VII. NEW BUSINESS
 - A. Proposed Application for Conditional Use Permit, Type 2, by Armstrong Manor, 2426 Armstrong Street
 - B. Planned Realignment of Hawaii Electric Lines and Installation of 21 New 65-Foot Tall Steel Poles Along Woolsey Place and Lanikaula Street
 - C. Application by Manoa Valley Theatre for a Category 1 Liquor License



Manoa Neighborhood Board No. 7
 Regular Meeting Agenda
 Wednesday, September 4, 1996
 Page 2

- D. Proposal To Co-Sponsor a Neighborhood Security Watch Community Event
- E. Invitation from the Oahu Civil Defense Agency to Establish and to Participate in a Community Emergency Response Team (CERT)
- F. Report on Neighborhood Board System Meeting with Corporation Counsel Darolyn Lendio held on August 20, 1996

VIII. TREASURER'S REPORT

IX. STANDING COMMITTEES: REPORTS & RECOMMENDATIONS

- A. Planning, Transportation & Safety
- B. Legislative Affairs

X. ANNOUNCEMENTS

XI. ANNOUNCEMENT OF DISTRICT CANDIDATES FORUM: WEDNESDAY, SEPTEMBER 18, 1996 AT 7:00 P.M. AT MANOA ELEMENTARY SCHOOL CAFETORIUM, 3155 MANOA ROAD

XII. ANNOUNCEMENT OF NEXT REGULAR MEETING: Wednesday, October 2, 1996 at 7:00 p.m., at the Noelani Elementary School Cafetorium, 2655 Woodlawn Drive.

XIII. ADJOURNMENT

CITIZENSHIP REMINDER: Please exercise your right to vote in the Primary Election on Saturday, September 21, 1996. Polls are open from 7:00 a.m. to 6:00 p.m., or you may request an absentee ballot.

NEXT COMMITTEE MEETINGS: The next committee meetings will be held Wednesday, October 16, 1996, from 7:00 to 9:00 p.m., at the Manoa Gardens Community Room, 2790 Kahaloa Drive, Building 9. The public is invited to attend and to serve on the Board's committees.

FOR FURTHER INFORMATION, contact:

		Phone	Fax
Chair	Brian Baron	946-7663	946-7663
Vice Chair	Tom Heinrich	988-3469	988-6689
Secretary	Salvatore Lanzilotti	527-5311	523-4074
Treasurer	Donna Ching	944-4070	

Legislative Affairs Chair:

Tom Heinrich	988-3469	988-6689
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Planning, Transportation & Safety Co-Chairs

Karl Kim	956-7381	956-6870
John McLaren	536-3905	524-5737

Corrections and changes to the Manoa Neighborhood Board mailing list may be directed to Rex Quidilla at the Neighborhood Commission Office at 523-4089, fax 527-5760.

ANY DISABLED PERSON REQUIRING SPECIAL ACCOMMODATION TO PARTICIPATE AT THIS MEETING MAY CALL THE NEIGHBORHOOD COMMISSION OFFICE AT 523-4089 FOR ASSISTANCE.

MANOA NEIGHBORHOOD BOARD NO. 7
REGULAR MEETING MINUTES
SEPTEMBER 4, 1996
PAGE 8

failure to meet the faculty housing's goal; whether short-term leases or affordable rental units should be examined; and the estimated loss of \$1 million because of slow sales. UH's Cookie Kim reported that the Governor has approved the proposed administrative rule changes as to form for unit sales to non-U.H. personnel, and it is now up to the UH administration to schedule a public hearing. Two units were reported sold as of September 3.

Day moved and Kim seconded that the Manoa Neighborhood Board oppose the sale of the Manoa faculty housing units to any non-UH personnel or to the general public. The motion carried, 10-1. (Against: Heinrich.) The Board agreed that the motion, and letter detailing the Board's opposition to the proposed unit sales, will be sent to the university by Chair Baron, after review by Day, Kim, and Heinrich.

PROPOSED AMENDMENTS TO THE REVISED NEIGHBORHOOD PLAN:
Heinrich distributed the draft proposed amendments (8/05/96) to the Neighborhood Plan to Board members. Heinrich moved and Baron seconded that the Board support enactment of the Neighborhood Plan amendments. Board members expressed need to first review the proposed amendments. The motion failed, 5-1-5. (For: Fassler, Lam, Nakano, Baron, Heinrich. Against: McLaren. Abstentions: Maeda, Ching, McDowell, Day, Kim.)

It was noted in discussion that the proposed amendment to Section 3-5.3 concerning political contributions may be unconstitutional.

NEW BUSINESS

PROPOSED APPLICATION FOR CONDITIONAL USE PERMIT, TYPE 2, BY ARMSTRONG MANOR, 2426 ARMSTRONG STREET: Armstrong Manor's owner Lisa Chang explained that the conditional use permit is needed to hold private parties and community/non-profit organization meetings at the manor, which is situated on 1.4 acres of land. She presented a six page document explaining the proposed use. The events will have hired security, non-amplified/non-rock music (to end at 10 p.m.). Chang reported that neighbors do not object to the proposal. Chang invited the Board to visit the site on Friday September 13 at 7 p.m.

The Board will gather more information and take-up this issue at its October meeting.

(The Neighborhood Assistant left at 10:00 p.m.)



MANOA NEIGHBORHOOD BOARD NO. 7

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RECEIVED
CITY CLERK
C&C OF HONOLULU
SEP 25 2 10 PM '96

REGULAR MEETING AGENDA
WEDNESDAY, OCTOBER 2, 1996 7:00 P.M.
NOELANI ELEMENTARY SCHOOL CAFETORIUM
2655 WOODLAWN DRIVE

- I. CALL TO ORDER
- II. APPROVAL OF THE REGULAR MEETING MINUTES OF AUGUST 7, 1996
- III. FILLING OF FOUR BOARD VACANCIES (Pursuant to Sections 3-9.3 & 3-9.5, Revised Neighborhood Plan)
 - A. Subdistrict 3, Two Representatives - (Between Lowrey Avenue/East Manoa Road/Kahaioa Drive and Lanihuli Drive/Oahu Avenue/University Avenue/Alaula Way/Pamoa Road)
- IV. PUBLIC INPUT *** (THREE (3) MINUTE TIME LIMIT) ***
 - A. Honolulu Fire Department
 - B. Honolulu Police Department
 - C. Department of Parks and Recreation
 - D. University of Hawaii Administration
 - E. Malama O Manoa
 - F. Neighborhood Commission Representative
 - G. Mayor's Representative
 - H. Elected Officials
Councilmember Andy Mirikitani
Senators Brian Taniguchi & Carol Fukunaga
Representatives Ed Case & Jim Shon
 - I. Residents and Others
- V. UNFINISHED BUSINESS
 - A. Proposed Kamoku-Pukele 138 kV Transmission Line Project
 - B. Proposed Resolution In Opposition To Implementation of the Kamoku-Pukele Project
 - C. Planned Realignment of Hawaiian Electric Lines and Poles Along Woolsey Place and Lanikaula
 - D. Proposed Resolution in Support of the Proposed Ka Iwi East Oahu Coastline Park.
 - E. Ballet Hawaii Variance Application for Studio Use of the Lin Yee Chung Association Pavilion at 3225 Pakanu Street
 - F. Proposed Application for Conditional Use Permit, Type 2, by Armstrong Manor, 2426 Armstrong Street
 - G. Proposal to Co-Sponsor a Neighborhood Security Watch Community Event
 - H. Invitation from the Oahu Civil Defense Agency to Establish and Participate in a Community Emergency Response Team (CERT)
- VI. NEW BUSINESS
 - A. Conditional Use Permit Type 1 Application for the Installation of Antennas atop Lutheran High School, 1404 University Avenue
 - B. Proposal to Present a Candidates Forum for District Offices Prior to the General Election on November 5
 - C. Proposal to Declare Vacancies on the Board Pursuant to Section 4-2.3, Revised Neighborhood Plan



Oahu's Neighborhood Board System - Established 1973

Manoa Neighborhood Board No. 7
Regular Meeting Agenda
October 2, 1996

- VII. TREASURER'S REPORT
- VIII. STANDING COMMITTEES: REPORTS & RECOMMENDATIONS
 - A. Planning, Transportation & Safety
 - B. Legislative Affairs
- IX. ANNOUNCEMENTS
- X. ANNOUNCEMENT OF DISTRICT CANDIDATES FORUM: WEDNESDAY, SEPTEMBER 18, 1996 AT 7:00 P.M. AT MANOA ELEMENTARY SCHOOL CAFETORIUM, 3155 MANOA ROAD
- XI. ANNOUNCEMENT OF NEXT REGULAR MEETING: Wednesday, November 6, 1996 at 7:00 p.m., at the Noelani Elementary School Cafetorium, 2655 Woodlawn Drive.
- XII. ADJOURNMENT

CITIZENSHIP REMINDER: Please exercise your right to vote in the General Election on Tuesday, November 5, 1996. Polls are open from 7:00 A.M. to 6:00 P.M., or you may request an absentee ballot. The voter registration deadline is Monday, October 7, 1996. For more information call the Office of Elections at 453-8683.

NEXT COMMITTEE MEETINGS: The next committee meetings will be held Wednesday, October 16, 1996, from 7:00 to 9:00 p.m., at the Manoa Gardens Community Room, 2790 Kahaloa Drive, Building 9. The public is invited to attend and to serve on the Board's committees.

FOR FURTHER INFORMATION, contact:

		Phone	Fax
Chair	Brian Baron	946-7663	946-7663
Vice Chair	Tom Heinrich	988-3469	988-6689
Secretary	Salvatore Lanzilotti	527-5311	523-4074
Treasurer	Donna Ching	944-4070	
Legislative Affairs Chair:			
	Tom Heinrich	988-3469	988-6689
Planning, Transportation & Safety Co-Chairs			
	Karl Kim	956-7381	956-6870
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ANY DISABLED PERSON REQUIRING SPECIAL ACCOMMODATION TO PARTICIPATE AT THIS MEETING MAY CALL THE NEIGHBORHOOD COMMISSION OFFICE AT 523-4089 FOR ASSISTANCE.

TO: All Manoa Neighborhood Board No. 7 Members
FROM: Tom Heinrich, Vice Chair
DATE: September 4, 1996 Wednesday
RE: Announcements & Calendar Update

1. Public Hearings on Proposed Neighborhood Plan Amendments.

See the enclosed 9 page document which presents the 13 proposed amendments to the Revised Neighborhood Plan. The Neighborhood Commission has scheduled three public hearings on the proposed amendments:

- A. Leeward Tuesday, September 10, 1996 7:00 PM
Pearl City Library, 1138 Waimano Home Road
- B. Windward Wednesday, September 11, 1996 7:00 PM
J. B. Castle High School Cafetorium
45-386 Kaneohe Bay Drive
- C. Honolulu Thursday, September 12, 1996 7:00 PM
City Council Chambers, Third Floor,
Honolulu Hale, 530 South King Street

2. Invitation to Visit Armstrong Manor on Friday, September 13, 1996 at 7:00 PM.

In relation to the agenda item "Proposed Application for Conditional Use Permit, Type 2, Armstrong Manor, 2426 Armstrong Street", the applicant Lisa Chang attended the August 21, 1996 Planning, Transportation & Safety Committee meeting held at the Manoa Gardens Community Room.

Following a one hour discussion with the Board members present (John McLaren, Brian Baron, Richard Fassler, and Tom Heinrich), Ms. Chang cordially extended an invitation to all Manoa Neighborhood Board members to visit the property on Friday, September 13, 1996 at 7:00 PM. She reasonably believes that a site visitation to the impressive historic property would be especially informative and enjoyable on a Friday evening -- be sure to arrive promptly to allow a guided tour, followed by the 8:00 PM fireworks makai of the Hilton Hawaiian Village, viewed from the Manor's front lanai.

3. District Candidates Forum Scheduled for Wednesday, September 18, 1996 at 7:00 PM at the Manoa Elementary School Cafetorium.

Pursuant to Board action taken on August 7, 1996, a District Candidates Forum has been arranged for Wednesday, September 18, 1996 at 7:00 PM at the Manoa Elementary School Cafetorium. All of the registered candidates (a total of 12) for Representative Districts 20 and 24 and Senatorial Districts 11 and 12 have been invited to participate. The Primary Election is on September 21.

TO: All Malama o Manoa Board of Directors Members
FROM: Tom Heinrich
DATE: September 10, 1996 Tuesday

RE: Announcements & Calendar Update

1. Invitation to Visit Historic Armstrong Manor at 2426 Armstrong Street on Friday, September 13, 1996 at 7:00 PM.

In relation to the attached 6 page memo "Proposed Application for Conditional Use Permit, Type 2, Armstrong Manor, 2426 Armstrong Street", the applicant Lisa Chang wishes to inform the Malama o Manoa Board of Directors of her proposal to be submitted to the City Department of Land Utilization in the near future. The subject property has recently been placed on the Hawaii Historic Register, and Ms. Chang is well aware of Malama o Manoa's interest in historic preservation.

Ms. Chang has appeared before the Manoa Neighborhood Board at both its August 21, 1996 Planning, Transportation & Safety Committee meeting held at the Manoa Gardens Community Room and September 4, 1996 regular meeting held at the Noelani School cafeteria.

Following a one hour discussion on August 21 with the Manoa Neighborhood Board members present (John McLaren, Brian Baron, Richard Fassler, and Tom Heinrich), Ms. Chang cordially extended an invitation to all Manoa Neighborhood Board members and Malama o Manoa Board of Directors members to visit the property on Friday, September 13, 1996 at 7:00 PM. Also invited are the property's neighbors and our elected district representatives.

Ms. Chang reasonably believes that a site visitation to the impressive historic property would be especially informative and enjoyable on a Friday evening -- be sure to arrive promptly to allow a guided tour, followed by the 8:00 PM fireworks makai of the Hilton Hawaiian Village, viewed from the Manor's front lanai. Music and light refreshments will be provided.

PLEASE RSVP to Lisa Chang at 949-7875 as soon as possible. If you can, I will recommend you take advantage of this opportunity to view one of Hawaii's (not just Manoa's) most unique residences.

2. District Candidates Forum Scheduled for Wednesday, September 18, 1996 at 7:00 PM at the Manoa Elementary School Cafetorium.

Fursuant to Manoa Neighborhood Board action taken on August 7, 1996, a District Candidates Forum has been arranged for Wednesday, September 18, 1996 at 7:00 PM at the Manoa Elementary School Cafetorium. All of the registered candidates (a total of 12) for Representative Districts 23 and 24 and Senatorial Districts 11 and 12 have been invited to participate. The Primary Election is on September 21. Please plan to attend and evaluate the candidates.

TO: Lisa Chang 949-7875 Fax: 946-4150
FROM: Tom Heinrich 988-3469 Fax: 988-6689
DATE: September 10, 1996 Tuesday
RE: Preparation for Friday, September 13, 1996 7:00 PM
Visit to Armstrong Manor

1. To confirm, I will attend your "open house" on Friday. Thanks for the invitation for myself and the two Boards!
2. I have also confirmed that the Hilton Hawaiian Village fireworks for Friday September 13, 1996 will be at 8:00 PM. After October 1, 1996 the fireworks will be at 7:30 PM for the Fall and Winter seasons.
3. Attached is a copy of the invitation I prepared for the Malama o Manoa Board of Directors members. Please note that I have asked the Directors to RSVP directly to you.
4. For RSVP purposes, here are the rosters for:

A. Malama o Manoa Board of Directors

Lowell Angell
Mary Cooke
Duncan Dempster
Cappy Fasi
Tom Heinrich
Vi Hiranaka
Agnes Hirotsu
Kozen Kaneshiro
Linda LeGrande
Helen Nakano
Noboru Oda
Chuck Pearson
Bertha Ueoka

TOTAL: 13 members

B. Manoa Neighborhood Board No. 7

Brian Baron
Donna Ching
Richard Day
Hartwell Doane
Richard Fassler
Tom Heinrich (also on Malama Board)
Melvyn Ho
Karl Kim
Jeremy Lam
Salvatore Lanzilotti
June Rae Maeda
David McDowell
John McLaren
Helen Nakano (also on Malama Board)
Shirley Nakaoka

TOTAL: 15 members

Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875 Facsimile (808) 946-4150

11 September, 1996

TO: Surrounding Neighbors of 2426 Armstrong Street

**RE: Armstrong Manor
2426 Armstrong Street,
College Hill,
Honolulu, Hawaii 96822**

Dear Neighbors,

The attached letter is the condensed version of the Conditional Use Permit, Type 2 that was sent and presented to the Manoa Neighborhood Board.

On September 13, 1996, Friday, my home Armstrong Manor will be hosting an informational gathering and site review to the Manoa Neighborhood Board and Malama O' Manoa. Your comments are welcome in writing or, if you are free, I would like to extend a personal invitation to you. This will be from 7:00 p.m. to 8:30 p.m.. We will also have a special treat to watch the fireworks from the Hilton Hawaiian Village on my veranda.

Please come to ask questions and see my historic home.

Thank you for your time.

Sincerely,



Lisa M. L. Chang

**cc: Chang, Naughton, Wong, Kamin, Tom, Tanaka, Choy, Lee,
President Rice, Vice-President Berry - Mid-Pacific Institute**

Lisa M. L. Phang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875 Facsimile (808) 946-4150

October 2, 1996

RE: Summary of Gathering at Armstrong Manor held on Friday, September 13, 1996
Conditional Use Permit Type 2 Application
2426 Armstrong Street, College Hills Tract, Manoa Valley, Honolulu, Hawaii

On Friday, September 13, 1996 at 7:00 p.m., a gathering was held at Armstrong Manor for invited neighbors and guests, including all members of the Manoa Neighborhood Board No. 7 and Malama o Manoa Board of Directors (see list below). Armstrong Manor and grounds was fully staffed, including security that assisted with traffic management and parking. A pianist performed in the entry hall. Fruit punch and appetizers were served in the dining room. The full Conditional Use Permit Type 2 Application and the Historic Register documentation was placed in the living room for review.

◆ NEIGHBORS:

- (1) Ms. Lindsey Chang (did not attend - no reply)
2422 Hopena Way
- (2) Mrs. Eleanor Naughton (did not attend - "too sick")
2416-A Parker Place
- (3) Mr. and Mrs. Wong (Mrs. Edith L. Wong and daughter Valerie attended)
2414 Parker Place
- (4) Mr. and Mrs. Robert Kamins (Mr. Kamins - attended)
2400 Parker Place
- (5) Mrs. Mable Tom (attended - with tenant)
2425 Armstrong Street
- (6) Mrs. Yoshie Tanaka (did not attend)
2383 University Avenue
- (7) Mr. and Mrs. Robert H. C. Choy (did not attend)
2402 Armstrong Street
- (8) Mrs. Lee (declined - was sick)
2406 Armstrong Street

3 of 8 neighbors attended

◆ MANOA NEIGHBORHOOD BOARD No. 7 MEMBERS:

- (1) Brian Baron (attended - with wife Allyn Bromley)
- (2) Tom Heinrich (attended)
- (3) Helen Nakano (attended - with husband George and her sister)
- (4) Richard Fassler (attended - with wife)
- (5) June Rae Maeda (attended)
- (6) Donna Ching (did not attend)
- (7) Richard Day (did not attend)
- (8) Hartwell Doane (did not attend)
- (9) Melvyn Ho (did not attend)

- (10) Karl Kim (did not attend)
- (11) Jeremy Lam (did not attend)
- (12) Salvatore Lanzilotti (did not attend)
- (13) David McDowell (did not attend)
- (14) John McLaren (did not attend)
- (15) Shirley Nakaoka (did not attend)

5 of 15 members attended

◆ **MALAMA O MANOA BOARD MEMBERS:**

- (1) Helen Nakano (attended - with husband George and her sister)
- (2) Tom Heinrich (attended)
- (3) Linda Le Grande (attended)
- (4) Lowell Angell (attended)
- (5) Vi Hiranaka (attended)
- (6) Mary Cooke (did not attend)
- (7) Duncan Dempster (did not attend)
- (8) Cappy Fasi (did not attend)
- (9) Agnes Hirotsu (did not attend)
- (10) Kozen Kaneshiro (did not attend)
- (11) Noboru Oda (did not attend)
- (12) Chuck Pearson (did not attend)
- (13) Bertha Ueoka (did not attend)

5 of 13 members attended

◆ **REPRESENTATIVES OF THE MANOA DISTRICT:**

- (1) Councilmember Andy Mirikitani (did not attend)
- (2) Senator Brian Taniguchi (did not attend)
- (3) Representative Ed Case (did not attend)

◆ **TOTAL PERSONS IN ATTENDANCE:**

Seventeen (17)

- ◆ The three neighbors on the Koko Head side of the property, Mrs. Naughton, Mr. and Mrs. Wong, and Mr. and Mrs. Kamins, inquired about event parking near their homes and if vehicle noise would be disturbing?

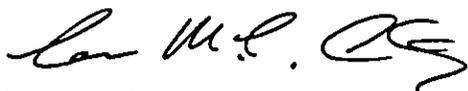
I asked if they had any complaints with that area in the past four years -- their answers were no. My reply was that it has been used for parking various vehicles every day for four years. The area was also the site of the first owner's garage in 1938. The existing curb and retaining wall from the original structure are still present.

I went on to explain the future landscape plans. Along the property line there will be different types of gardens.

- (1) Along the whole north side of Armstrong Manor's property line and next to Mrs. Naughton's home on the east side will be an Italian-Scottish Garden. Herbs, vegetables, and flowering plants will be planted from the fence line out 15 feet or more.
- (2) Continuing on the east side, Mr. and Mrs. Wong will have a flower bed next to them. This will be placed in a gulch where the easement of Hopena Way was originally. There is an existing retaining wall in the gulch six feet in from the fence line. Bushes will be placed above the retaining wall.
- (3) Mr. and Mrs. Kamins will have an English garden next to them. This will include a green English fence with white furniture and swings, with many different types of shrubs and flowers to ten feet from the fence. Mr. Kamins was particularly pleased and supportive of our plans to place garden landscaping in that area for additional privacy and as a sound and light barrier.

Thank you for your time and favorable consideration. I hope that you may also support this proposal, or in the alternative, have no objection to it.

Sincerely,



Lisa M. L. Chang



MANOA NEIGHBORHOOD BOARD NO. 7

MANOA LIBRARY • 5716 WOODLAWN DRIVE • HONOLULU, HAWAII 96822

October 7, 1996

Ms. Lisa M. L. Chang
Armstrong Manor
2426 Armstrong Street
Honolulu, Hawaii 96822

Re: Notice of Action Taken on October 2, 1996 by the
Manoa Neighborhood Board Concerning the Conditional
Use Permit, Type 2 Application of Armstrong Manor
to be Submitted to the Department of Land Utilization

Dear Ms. Chang:

By your presentations to the Planning, Transportation & Safety Committee on August 21, 1996 and the entire Board at the regular meetings of September 4 and October 2, 1996 -- plus the on-site gathering held on September 13, 1996 for all interested neighbors and Board members -- the Manoa Neighborhood Board has had the opportunity to fully consider the Conditional Use Permit, Type 2 application for the Armstrong Manor historic residence which you soon intend to submit to the Department of Land Utilization, City & County of Honolulu.

The Manoa Neighborhood Board at its regular meeting of October 2, 1996 adopted the following motion by a vote of 9 in favor, 1 opposed, and 1 abstention (9-1-1):

That the Manoa Neighborhood Board No. 7, having received a presentation on September 4 and October 2, 1996 from Lisa Chang, the owner of Armstrong Manor at 2426 Armstrong Street and applicant for a Conditional Use Permit, Type 2, and also the opportunity to visit the site on September 13 -- an invitation accepted by five (5) of the fifteen (15) members of the Manoa Neighborhood Board, and having learned that no significant concerns of the neighbors remain unaddressed,

BE IT RESOLVED that the Manoa Neighborhood Board No. 7 has no objection to the issuance of a Conditional Use Permit, Type 2 for Armstrong Manor.

The Manoa Neighborhood Board appreciates the time and effort you have taken to fully inform us of your proposal. As the reasonable use of historic properties is a matter of island-wide concern, please keep the Board informed of your progress on the application and the action taken by the Department of Land Utilization.

Sincerely,

Tom Heinrich

Tom Heinrich, Vice Chair



Oahu's Neighborhood Board System - Established 1973

MITIGATION MEASURES

A. MANOA NEIGHBORHOOD BOARD NO. 7

On August 21, 1996, a meeting with the Manoa Neighborhood Board No. 7's Planning, Transportation & Safety Committee was held and presented with a letter to Chair Brian Baron and Members. A condensed fact sheet of the Conditional Use Permit, Type 2 application and maps were attached.

After a one hour discussion with the committee members, it became clear that the proposed site would be better understood by inviting all of the Manoa Neighborhood Board Members to visit the historic property. The main questions that were asked were:

1. How will Armstrong Manor handle the heavy traffic flow after the events from Armstrong Street on to University Avenue?

Unlike Mid-Pacific Institute, theaters, and public event arenas, Armstrong Manor's proposal is for private social events. Guests do not generally leave at the same time from a function. Our security force is present on-site to handle the traffic flow. For large events, an off-duty police officer would have no problem in directing traffic.

2. What about traffic flow during peak Mid-Pacific Institute hours?

Armstrong Manor will schedule its events to avoid Mid-Pacific Institute's peak hours of 7:00 to 8:00 a.m. and 2:00 to 3:00 p.m. Communication has been set up between Armstrong Manor and Mid-Pacific Institute regarding any changes of special event hours that affect Armstrong Street. This interaction will eliminate any concerns regarding traffic flow for both properties on to Armstrong Street and University Avenue.

3. After discussion of the site plan, the conclusion was to offer a personal invitation to all Board Members to come to Armstrong Manor for an informal gathering on Friday, September 13. This would allow Manoa Neighborhood Board Members to hear the entertainment noise level and experience the parking and security measures Armstrong Manor has in effect during an event.

B. MALAMA O MANOA

On August 21, 1996, the condensed fact sheet and maps regarding the Armstrong Manor's Conditional Use Permit, Type 2 application was presented with a cover letter to President Mary Cooke and each of the twelve other Directors of Malama o Manoa.

Malama o Manoa is an incorporated non-profit 501(c)(3) community organization whose mission is to promote community; celebrate our cultural diversity and heritage; and preserve, protect, and enhance the special qualities of historic Manoa Valley.

1. On September 10, 1996 the owner/applicant was telephoned by Malama o Manoa's President Mary Cooke, who stated that the Conditional Use Permit, Type 2 application for this proposed use is not the concern of this organization. Therefore no formal presentation was requested or presented to the Malama o Manoa board.

C. MANOA NEIGHBORHOOD BOARD NO. 7

The September 4, 1996 regular meeting of the full Manoa Neighborhood Board (who received a letter, condensed fact sheet, and maps with a personal invitation to attend an informal gathering on September 13) convened.

A brief oral presentation was given and questions fielded.

1. Have the neighbors been contacted?

The majority of the neighbors have wished Armstrong Manor luck in their endeavors. They are aware that no on-street parking will occur from Armstrong Manor's events and that amplification of entertainment will be extremely minimized. No disco or rock music will be played. Security will be in attendance at all functions.

2. Any way to prove the neighbors don't object?

Neighbors have been informed and invited to speak with the Manoa Neighborhood Board No. 7, Malama o Manoa, and the representatives of this district at Armstrong Manor on September 13, 1996. They are all invited to view the area of the Conditional Use Permit, Type 2 and experience the sound level and security measures that are standard for Armstrong Manor.

3. How often will the events occur?

Armstrong Manor is primarily a private residence and will not be operating on a daily basis. It is very hard to gauge how often an event may be booked. The demand for an off-site property with a small capacity will vary with the economic vitality of the State of Hawaii and the convention center now under construction. The other off-site properties' capacities are approximately five times greater or more, with large and small meeting rooms. Therefore, we estimate a few events per month.

4. On your 1.4 acres, how many lots can the property be subdivided into?

The property is presently zoned R-7.5, which would allow for approximately seven to nine lots.

5. Would Ballet Hawaii, a non-profit organization, be able to use this historic structure?

No, this site is not suitable for this non-profit organization to hold weekly or daily classes. The floors are not correct for a dance studio and children are discouraged from being on the property without parental supervision.

D. NEIGHBORS CONCERNS:

Personal invitations for an informal gathering on Friday, September 13, 1996 were given by telephone calls and personal visits to the neighbors, with the same letter, condensed fact sheet, and maps provided as the Manoa Neighborhood Board received.

1. The neighbor across the street Mrs. Tanaka, asked: When you have events, will your guests park on the street?

All parking for events will be contained on the property at Armstrong Manor. (The neighbors did not realize how large the property is.)

2. Ms. Chang asked about how late the music would play and what type?

It was explained that any entertainment at Armstrong Manor will end no later than 10:00 p.m. Minimal amplification for singers voices may be used occasionally. The musical style is Hawaiian, Classical, or Jazz standard. Her reply was "if they are good musicians it will be free entertainment."

E. ARMSTRONG MANOR GATHERING:

On Friday September 13, 1996 at 7:00 p.m. a gathering was held at Armstrong Manor for invited neighbors and guests, including all members of the Manoa Neighborhood Board No. 7 and Malama o Manoa Board of Directors (see list below). Armstrong Manor and grounds was fully staffed, including security which assisted with traffic management and parking. A pianist performed in the entry hall. Fruit punch and appetizers were served in the dining room. The full Conditional Use Permit, Type 2 Application and the Historic Register documentation was placed in the living room for review.

◆ **NEIGHBORS:**

- (1) Ms. Lindsey Chang (did not attend - no reply)
2422 Hopena Way
- (2) Mrs. Eleanor Naughton (did not attend - "too sick")
2416-A Parker Place
- (3) Mr. and Mrs. Wong (Mrs. Edith L. Wong and daughter Valerie attended)
2414 Parker Place
- (4) Mr. and Mrs. Robert Kamins (Mr. Kamins attended)
2400 Parker Place
- (5) Mrs. Mable Tom (attended - with tenant)
2425 Armstrong Street
- (6) Mrs. Yoshie Tanaka (did not attend)
2383 University Avenue
- (7) Mr. and Mrs. Robert H. C. Choy (did not attend)
2402 Armstrong Street
- (8) Mrs. Lee (declined - was sick)
2406 Armstrong Street

3 of 8 neighbors attended

◆ **MANOA NEIGHBORHOOD BOARD No. 7 MEMBERS:**

- (1) Brian Baron (attended - with wife Allyn Bromley)
- (2) Tom Heinrich (attended)
- (3) Helen Nakano (attended - with husband George and her sister)
- (4) Richard Fassler (attended - with wife)
- (5) June Rae Maeda (attended)
- (6) Donna Ching (did not attend)
- (7) Richard Day (did not attend)
- (8) Hartwell Doane (did not attend)
- (9) Melvyn Ho (did not attend)
- (10) Karl Kim (did not attend)
- (11) Jeremy Lam (did not attend)
- (12) Salvatore Lanzilotti (did not attend)
- (13) David McDowell (did not attend)
- (14) John McLaren (did not attend)
- (15) Shirley Nakaoka (did not attend)

5 of 15 members attended

- ◆ Continuing on the east side, Mr. and Mrs. Wong will have a flower bed next to them. This will be placed in a gulch where the easement of Hopena Way was originally. There is an existing retaining wall in the gulch six feet in from the fence line. Bushes will be planted in the narrow area above the retaining wall.
- ◆ Mr. and Mrs. Kamins will have an English garden next to them. This will include a green English fence with white furniture and swings, with many different types of shrubs and flowers out to ten feet from the fence. Mr. Kamins was particularly pleased and supportive of our plans to place garden landscaping in that area for additional privacy and as a sound and light barrier.

F. MANOA NEIGHBORHOOD BOARD No. 7:

The regular meeting on October 2, 1996 of the full Manoa Neighborhood Board No. 7 convened. A brief summary of Armstrong Manor's gathering on September 13, 1996 was passed out to all members, as well as to the elected representatives of the Manoa District who were all in attendance.

After full discussion and the fielding of any remaining questions, the Manoa Neighborhood Board then considered and adopted a motion stating that it had "no opposition" to Armstrong Manor's application for a Type 2 Conditional Use Permit (see attached letter).

Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

17 September, 1996

Mr. Patrick T. Onishi
Director
Department of Land Utilization
650 S. King Street
Honolulu, Hawaii 96813

**Subject: Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street, Honolulu, Hawaii 96822
TMK: 2-9-12:14**

Dear Mr. Onishi:

An Environmental Assessment (E.A.) is being prepared as a requirement for the CUP Type 2. The E.A. trigger is section 4.40-18 of the Land Use Ordinance Department of Land Utilization (D.L.U.) City & County of Honolulu. This section governs *Use Of Historic Structures* and for proposed uses not otherwise permitted in the underlying zoning district, a CUP is required.

In the preparation of the E.A., we are seeking early communication with permitting agencies, boards, commissions, and concerned citizens on the potential environmental impacts that may result from the proposed action.

Your comments will be included in the E.A. document and when the E.A. is circulated, your office will be able to review the proposed actions.

Thank you for your attention to this matter and we look forward to hearing from you at your earliest convenience.

Sincerely,



Lisa M. L. Chang
Armstrong Manor

cc: Environmental Communications

APPLICATION FOR CONDITIONAL USE PERMIT TYPE 2
FACT SHEET OF SITE PLAN REVIEW AND PLAN REVIEW USE

APPLICATION INFORMATION:

TYPE OF APPLICATION: Conditional Use Permit Type 2 for: Use of Historic Structure for Corporate Retreats, Non-profit Meetings & Fund Raiser Events

APPLICANT & RECORDED FEE: Owner, Lisa M. L. Chang Armstrong Manor
2426 Armstrong St., Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

AUTHORIZED AGENT: Environmental Communications, Fred J. Rodriguez
P. O. Box 536 Honolulu, Hawaii 96809 Telephone (808) 528-4661, Facsimile (808) 528-4883

LOCATION: Armstrong Manor, 2426 Armstrong Street, College Hill, Manoa, Honolulu, Hawaii

TAX MAP KEY: 2 - 9 - 12 : 14 Hawaii Register of Historic Places – May 20, 1995;
Nominated for National Register of Historic Places

LAND: 60,547 square feet; 1.385 acres; Urban; R - 7.5 Residential

EXISTING STRUCTURES: 7,979 sq. ft. Historic Single Family Manor Built in 1938

LAND USE RELATIONSHIP: The project site is located within an established residential neighborhood consisting primarily of older single family dwellings. Residential properties abut the side and rear yards, while the front yard faces the street and back exit of Mid-Pacific Institute. The site is presently used as a primary residence for the land owner and will continue in its existing use.

PROJECT DESCRIPTION: The proposed uses are intended to feature the historic single family residence and surrounding grounds as a highly desirable alternative site for organizations to host meetings, gatherings, corporate retreats, and non-profit annual fund raising events.

The historic structure and the community-at-large, such as corporations, schools, and non-profit groups, would all benefit from this proposal. Beyond general restoration and interior/exterior improvements planned, the proposed use will maintain the historic structure intact. The landscape improvements will also contribute to the overall character of the neighborhood.

The historic residence will continue to serve as the principal home for the property owner, who will be responsible for the operations of the property. No overnight accommodations will be provided on the property.

Completed in 1938, Armstrong Manor is historically significant for its unique blend of the modern movement in architecture. It has distinctly 'island style' architectural adaptations epitomized in optimal air-flow and indoor-outdoor relationships. The residence has been adapted over the years to suit the vagaries of three families. Begun in the middle of the Depression years and completed shortly before the attack on Pearl Harbor, this home continues to represent one of the few notable architectural structures of its time.

The project property is presently zoned R-7.5 and is fully consistent with this zoning classification. The project site is large enough to be subdivided to accommodate 7 to 9 lots under the existing zoning. It is the owner's intent to maintain the historic setting of the residence and is willing to forego the higher revenue potential of development of the property. However, due to the high cost of maintenance and repairs it is the owner's wish to help meet those expenses by offering the site for event usage.

The applicant is requesting a Conditional Use, Type 2 permit for the use of historic structures as prescribed in the Land Use Ordinance. The site and structure are consistent with all applicable development standards. Future improvements, if any, will continue to comply with the R-7.5 standards.

APPLICANT'S JUSTIFICATIONS: The proposed use is not anticipated to significantly affect the surrounding land uses allowed by the underlying zoning. The event functions proposed for the property will be social and low-key in keeping with the historic nature of the property, the ambiance cultivated by the types of events proposed, and the owner/applicant's personal style. While the proposed use will result in increased activity on the property, the large yards and setback buffers to adjacent properties will minimize any disruptions to neighbors.

Increased traffic along Armstrong Street will occur as a result of the increased use of the site. However, the use of the site will result in non-peak traffic that should have only minimal impact on the Armstrong Street-University Avenue intersection. The limited event capacity will minimize the total number of cars on the property. On-site parking will be handled by security staff and/or off-duty police officers during all events. Private parking is available for approximately fifty cars using existing driveway and side yard. Grassblock paving is presently under consideration to accommodate parking to eliminate any on-street parking concerns related to event functions. In addition, staffing will be provided by off-site vendors, which should minimize employee related parking requirements. Only five residences, including the project site, have frontage along this dead end terminus of Armstrong Street. Of these five residences, two access Armstrong Street, the other three neighbors access University Avenue.

The property is presently screened and buffered by existing fencing and the large yards that surround the residence. Additional fencing may be installed at a future date, further minimizing any impacts to neighbors.

The proposed use would occur sometime between the hours of 9:00 A.M. to 10:00 P.M. The proposed use will result in an increase in noise levels for outdoor events. However, amplification will be limited to indoors and controlled to mitigate disruption to the neighborhood. Loud music will be discouraged. In addition, all live entertainment will end at or before 10:00 P.M. The two-story blue rock and steel structure with 14 inch thick walls and generous yards provide a buffer and attenuation of noise, while fencing and landscaping provide further mitigation.

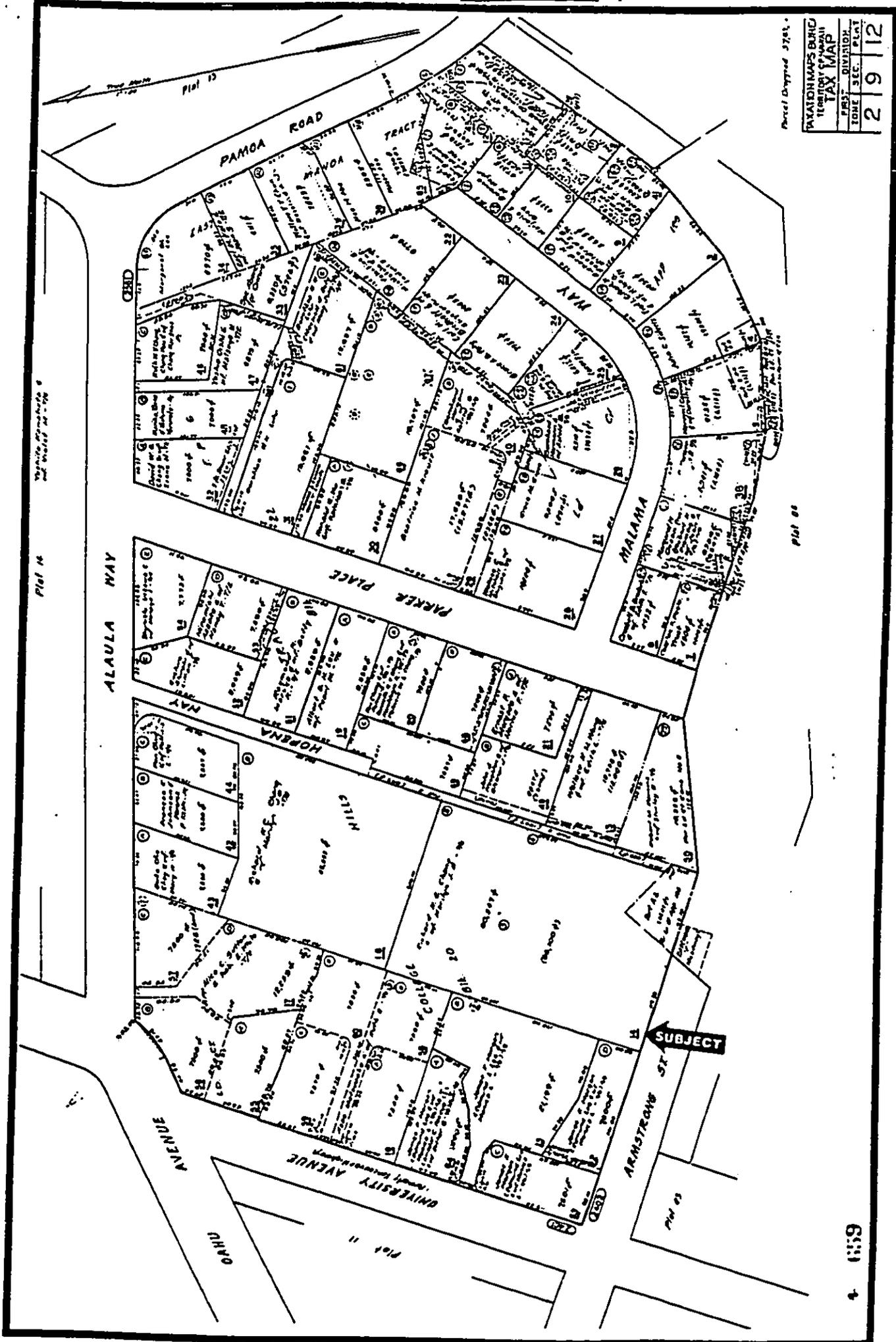
INFRASTRUCTURE REQUIREMENTS: Wastewater Disposal, Water Needs, Drainage, Refuse, Fire Protection, Police, Employment, Schools, Housing and Population, Parks and Recreation, and Day Care will have no significant increase as a result of the proposed action.

Streets and Transportation: Armstrong Street is the only ingress and egress to the project site. Traffic generated by events will impact only one residence with a driveway accessing Armstrong Street. Impacts on the Armstrong Street and University Avenue intersection will be during the non-peak hours scheduled for events. Minimal traffic impacts are expected due to the limited number of cars and events per month.

Event parking will be accommodated off-street within the project property and will be valet serviced. Street parking will not be required and no buses will be allowed.

ENVIRONMENTAL REQUIREMENTS: Armstrong Manor was placed on the Hawaii Register of Historic Places on May 20, 1995. It has been nominated for placement on the National Register of Historic Places. The proposed use is considered consistent with the intent of these registrations.

The site is not known to contain any archaeological remains or artifacts. No subsurface excavation will be required for the proposed project, however, in the event that any remains or artifacts are uncovered, all construction will cease and the State Historic Officer will be notified.

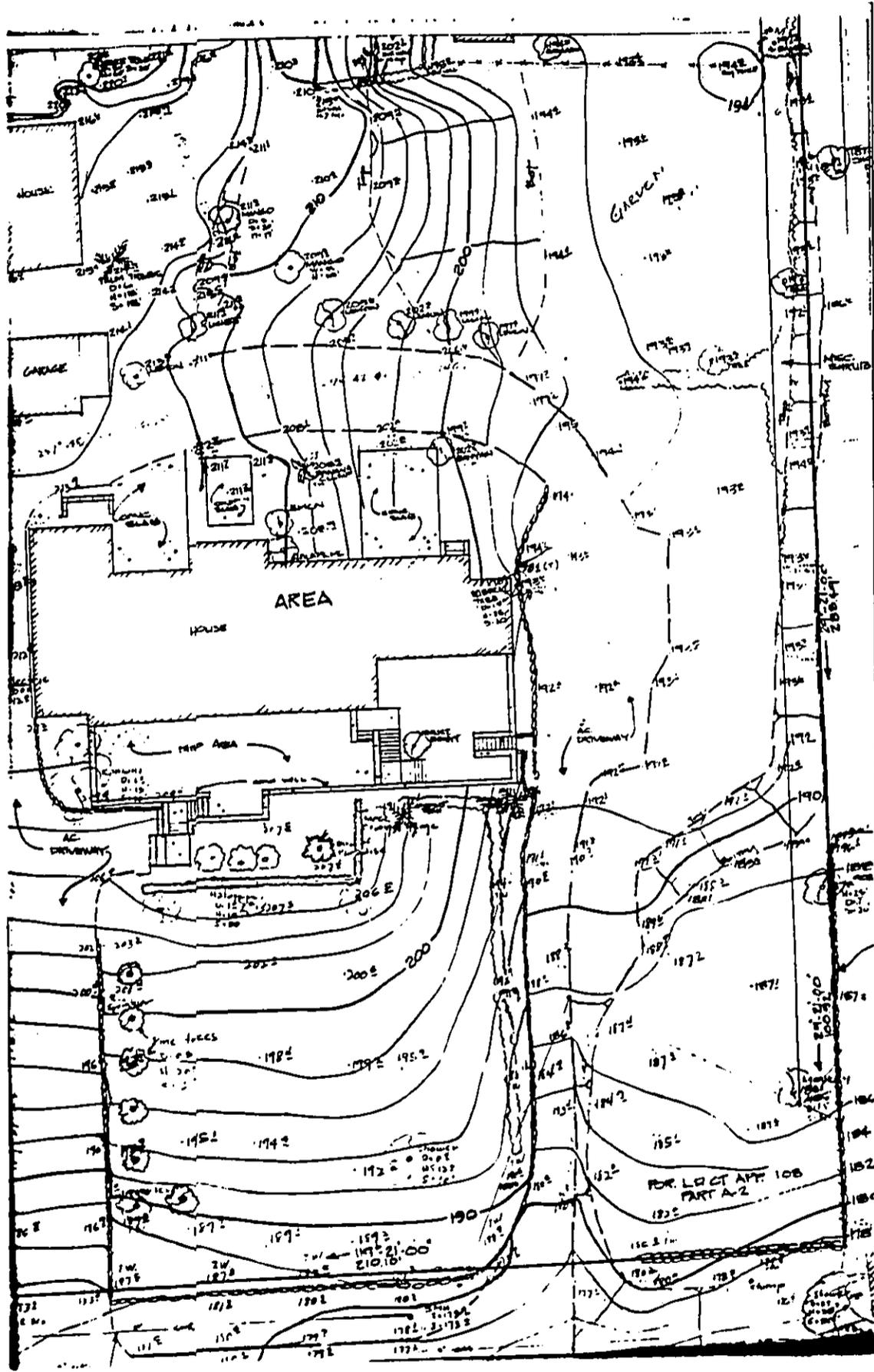


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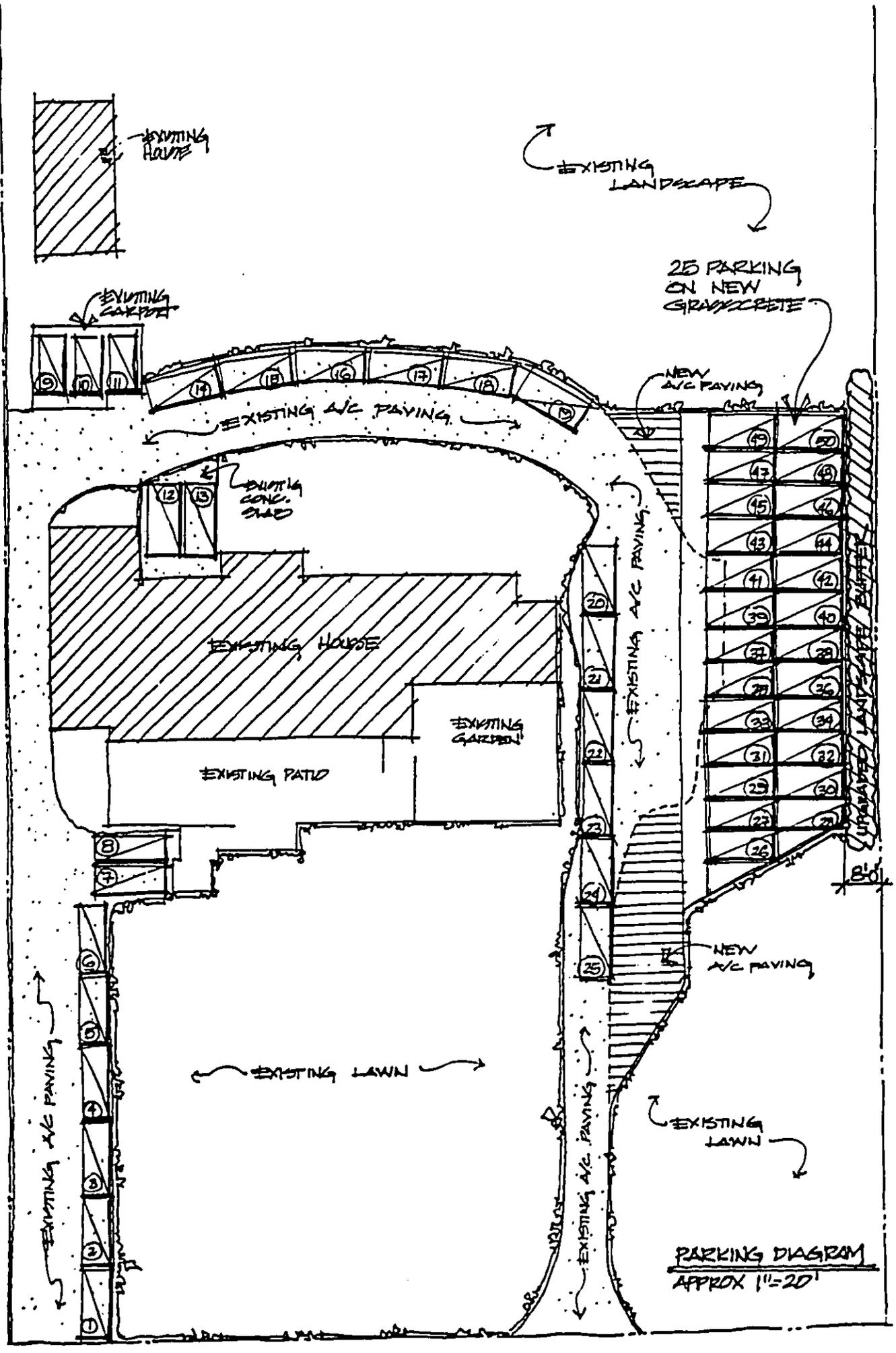
TERRITORY OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 TAX MAP
 DATE: 01/12/2012
 TIME: 09:12:12

4 1319

Armstrong Manor



2426 Armstrong Street, Honolulu, Hawaii 96822



Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

17 September, 1996

Mr. Felix B. Limtiaco
Director
Department of Wastewater Management
City and County of Honolulu
650 S. King Street, 3rd Floor
Honolulu, Hawaii 96813

**Subject: Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street, Honolulu, Hawaii 96822
TMK: 2-9-12:14**

Dear Mr. Limtiaco:

An Environmental Assessment (E.A.) is being prepared as a requirement for the CUP Type 2. The E.A. trigger is section 4.40-18 of the Land Use Ordinance Department of Land Utilization (D.L.U.) City & County of Honolulu. This section governs *Use Of Historic Structures* and for proposed uses not otherwise permitted in the underlying zoning district, a CUP is required.

In the preparation of the E.A., we are seeking early communication with permitting agencies, boards, commissions, and concerned citizens on the potential environmental impacts that may result from the proposed action.

Your comments will be included in the E.A. document and when the E.A. is circulated, your office will be able to review the proposed actions.

Thank you for your attention to this matter and we look forward to hearing from you at your earliest convenience.

Sincerely,


Lisa M. L. Chang
Armstrong Manor

cc: Environmental Communications

Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

17 September, 1996

Mr. Roland D. Libby, Jr.
Director
Department of Housing & Community Development
City and County of Honolulu
650 S. King Street, 5th Floor
Honolulu, Hawaii 96813

**Subject: Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street, Honolulu, Hawaii 96822
TMK: 2-9-12:14**

Dear Mr. Libby:

An Environmental Assessment (E.A.) is being prepared as a requirement for the CUP Type 2. The E.A. trigger is section 4.40-18 of the Land Use Ordinance Department of Land Utilization (D.L.U.) City & County of Honolulu. This section governs *Use Of Historic Structures* and for proposed uses not otherwise permitted in the underlying zoning district, a CUP is required.

In the preparation of the E.A., we are seeking early communication with permitting agencies, boards, commissions, and concerned citizens on the potential environmental impacts that may result from the proposed action.

Your comments will be included in the E.A. document and when the E.A. is circulated, your office will be able to review the proposed actions.

Thank you for your attention to this matter and we look forward to hearing from you at your earliest convenience.

Sincerely,



Lisa M. L. Chang
Armstrong Manor

cc: Environmental Communications

Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

17 September, 1996

Mr. Raymond H. Sato
Manager & Chief Engineer
Board of Water Supply
City and County of Honolulu
630 S. Beretania Street
Honolulu, Hawaii 96843

**Subject: Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street, Honolulu, Hawaii 96822
TMK: 2-9-12:14**

Dear Mr. Sato:

An Environmental Assessment (E.A.) is being prepared as a requirement for the CUP Type 2. The E.A. trigger is section 4.40-18 of the Land Use Ordinance Department of Land Utilization (D.L.U.) City & County of Honolulu. This section governs *Use Of Historic Structures* and for proposed uses not otherwise permitted in the underlying zoning district, a CUP is required.

In the preparation of the E.A., we are seeking early communication with permitting agencies, boards, commissions, and concerned citizens on the potential environmental impacts that may result from the proposed action.

Your comments will be included in the E.A. document and when the E.A. is circulated, your office will be able to review the proposed actions.

Thank you for your attention to this matter and we look forward to hearing from you at your earliest convenience.

Sincerely,


Lisa M. L. Chang
Armstrong Manor

cc: Environmental Communications

Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

17 September, 1996

Ms. Cheryl Soon
Chief Planning Officer
Planning Department
City and County of Honolulu
650 S. King Street, 8th Floor
Honolulu, Hawaii 96813

**Subject: Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street, Honolulu, Hawaii 96822
TMK: 2-9-12:14**

Dear Ms. Soon:

An Environmental Assessment (E.A.) is being prepared as a requirement for the CUP Type 2. The E.A. trigger is section 4.40-18 of the Land Use Ordinance Department of Land Utilization (D.L.U.) City & County of Honolulu. This section governs *Use Of Historic Structures* and for proposed uses not otherwise permitted in the underlying zoning district, a CUP is required.

In the preparation of the E.A., we are seeking early communication with permitting agencies, boards, commissions, and concerned citizens on the potential environmental impacts that may result from the proposed action.

Your comments will be included in the E.A. document and when the E.A. is circulated, your office will be able to review the proposed actions.

Thank you for your attention to this matter and we look forward to hearing from you at your earliest convenience.

Sincerely,


Lisa M. L. Chang
Armstrong Manor

cc: Environmental Communications

Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

17 September, 1996

Mr. Charles O. Swanson
Director
Department of Transportation Services
711 Kapiolani Boulevard, Suite 1200
Honolulu, Hawaii 96813

**Subject: Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street, Honolulu, Hawaii 96822
TMK: 2-9-12:14**

Dear Mr. Swanson:

An Environmental Assessment (E.A.) is being prepared as a requirement for the CUP Type 2. The E.A. trigger is section 4.40-18 of the Land Use Ordinance Department of Land Utilization (D.L.U.) City & County of Honolulu. This section governs *Use Of Historic Structures* and for proposed uses not otherwise permitted in the underlying zoning district, a CUP is required.

In the preparation of the E.A., we are seeking early communication with permitting agencies, boards, commissions, and concerned citizens on the potential environmental impacts that may result from the proposed action.

Your comments will be included in the E.A. document and when the E.A. is circulated, your office will be able to review the proposed actions.

Thank you for your attention to this matter and we look forward to hearing from you at your earliest convenience.

Sincerely,



Lisa M. L. Chang
Armstrong Manor

cc: Environmental Communications

Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

17 September, 1996

Mr. Kenneth E. Sprague
Director and Chief Engineer
Department of Public Works
City and County of Honolulu
650 S. King Street, 11th Floor
Honolulu, Hawaii 96813

**Subject: Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street, Honolulu, Hawaii 96822
TMK: 2-9-12:14**

Dear Mr. Sprague:

An Environmental Assessment (E.A.) is being prepared as a requirement for the CUP Type 2. The E.A. trigger is section 4.40-18 of the Land Use Ordinance Department of Land Utilization (D.L.U.) City & County of Honolulu. This section governs *Use Of Historic Structures* and for proposed uses not otherwise permitted in the underlying zoning district, a CUP is required.

In the preparation of the E.A., we are seeking early communication with permitting agencies, boards, commissions, and concerned citizens on the potential environmental impacts that may result from the proposed action.

Your comments will be included in the E.A. document and when the E.A. is circulated, your office will be able to review the proposed actions.

Thank you for your attention to this matter and we look forward to hearing from you at your earliest convenience.

Sincerely,


Lisa M. L. Chang
Armstrong Manor

cc: Environmental Communications

Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

17 September, 1996

Chief Anthony J. Lopez, Jr.
Fire Department
3375 Koapaka Street, Suite H425
Honolulu, Hawaii 96819-1869

**Subject: Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street, Honolulu, Hawaii 96822
TMK: 2-9-12:14**

Dear Chief Lopez:

An Environmental Assessment (E.A.) is being prepared as a requirement for the CUP Type 2. The E.A. trigger is section 4.40-18 of the Land Use Ordinance Department of Land Utilization (D.L.U.) City & County of Honolulu. This section governs *Use Of Historic Structures* and for proposed uses not otherwise permitted in the underlying zoning district, a CUP is required.

In the preparation of the E.A., we are seeking early communication with permitting agencies, boards, commissions, and concerned citizens on the potential environmental impacts that may result from the proposed action.

Your comments will be included in the E.A. document and when the E.A. is circulated, your office will be able to review the proposed actions.

Thank you for your attention to this matter and we look forward to hearing from you at your earliest convenience.

Sincerely,


Lisa M. L. Chang
Armstrong Manor

cc: Environmental Communications

Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

17 September, 1996

Chief Michael S. Nakamura
Police Department
801 S. Beretania Street
Honolulu, Hawaii 96813

**Subject: Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street, Honolulu, Hawaii 96822
TMK: 2-9-12:14**

Dear Chief Nakamura:

An Environmental Assessment (E.A.) is being prepared as a requirement for the CUP Type 2. The E.A. trigger is section 4.40-18 of the Land Use Ordinance Department of Land Utilization (D.L.U.) City & County of Honolulu. This section governs *Use Of Historic Structures* and for proposed uses not otherwise permitted in the underlying zoning district, a CUP is required.

In the preparation of the E.A., we are seeking early communication with permitting agencies, boards, commissions, and concerned citizens on the potential environmental impacts that may result from the proposed action.

Your comments will be included in the E.A. document and when the E.A. is circulated, your office will be able to review the proposed actions.

Thank you for your attention to this matter and we look forward to hearing from you at your earliest convenience.

Sincerely,


Lisa M. L. Chang
Armstrong Manor

cc: Environmental Communications

Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

17 September, 1996

Ms. Donna L. Hanaïke
Director
Department of Parks & Recreation
650 S. King Street, 10th Floor
Honolulu, Hawaii 96813

**Subject: Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street, Honolulu, Hawaii 96822
TMK: 2-9-12:14**

Dear Ms. Hanaïke:

An Environmental Assessment (E.A.) is being prepared as a requirement for the CUP Type 2. The E.A. trigger is section 4.40-18 of the Land Use Ordinance Department of Land Utilization (D.L.U.) City & County of Honolulu. This section governs *Use Of Historic Structures* and for proposed uses not otherwise permitted in the underlying zoning district, a CUP is required.

In the preparation of the E.A., we are seeking early communication with permitting agencies, boards, commissions, and concerned citizens on the potential environmental impacts that may result from the proposed action.

Your comments will be included in the E.A. document and when the E.A. is circulated, your office will be able to review the proposed actions.

Thank you for your attention to this matter and we look forward to hearing from you at your earliest convenience.

Sincerely,


Lisa M. L. Chang
Armstrong Manor

cc: Environmental Communications

Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

17 September, 1996

Mr. Randall K. Fujiki
Director
Building Department
650 S. King Street
Honolulu, Hawaii 96813

**Subject: Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street, Honolulu, Hawaii 96822
TMK: 2-9-12:14**

Dear Mr. Fujiki:

An Environmental Assessment (E.A.) is being prepared as a requirement for the CUP Type 2. The E.A. trigger is section 4.40-18 of the Land Use Ordinance Department of Land Utilization (D.L.U.) City & County of Honolulu. This section governs *Use Of Historic Structures* and for proposed uses not otherwise permitted in the underlying zoning district, a CUP is required.

In the preparation of the E.A., we are seeking early communication with permitting agencies, boards, commissions, and concerned citizens on the potential environmental impacts that may result from the proposed action.

Your comments will be included in the E.A. document and when the E.A. is circulated, your office will be able to review the proposed actions.

Thank you for your attention to this matter and we look forward to hearing from you at your earliest convenience.

Sincerely,



Lisa M. L. Chang
Armstrong Manor

cc: Environmental Communications

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

October 10, 1996

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

Mr. Fred Rodriguez
Environmental Communications
P.O. Box 536
Honolulu, Hawaii 96809

LOG NO: 18260
DOC NO: 9610tm07
Architecture

Dear Mr. Rodriguez:

SUBJECT: Preliminary Draft Environmental Assessment
Conditional Use Permit Type 2
Armstrong Manor
TMK: 2-9-12:14, Manoa, Oahu

Thank you for transmitting the Preliminary Draft Environmental Assessment for the Conditional Use Permit of Armstrong Manor. Overall, we support the proposed commercial use of the historic structure as we believe these activities will enhance the economic viability of this house without destroying its historic character. We would like to make a correction in the Introduction portion of the draft E.A. The alterations are reviewed by the State Historic Preservation Division, not the Officer.

The parking plan appears to have minimal impact on the character since very little new paving will be added and much of the parking will utilize grasscrete, maintaining the appearance of a lawn. However, we would like to review the plans for fencing and accessible bathrooms before we can concur with the Conditional Use Permit.

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

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

TM:jk

OCT 15 1996

ENVIRONMENTAL
COMMUNICATIONS

F. J. RODRIGUEZ

October 15, 1996

Mr. Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
33 South King Street 6th Floor
Honolulu, HI 96813

Dear Mr. Hibbard:

Subject: Preliminary Draft Review Environmental Assessment
Conditional Use Permit Type 2 Armstrong Manor
TMK: 2-9-12: 14

We have received your comments dated October 10, 1996 on the subject project and respond in the following:

1. We have revised the reference on page 2 to Division from Officer.
2. All subject building improvement plans will be submitted to your office as part of the Conditional Use Permit review process.

Thank you for your prompt response and continuing cooperation.

Sincerely,



F. J. Rodriguez

cc: Lisa M. L. Chang

ENVIRONMENTAL
COMMUNICATIONS

F. J. RODRIGUEZ

October 23, 1996

Ms. Cheryl D. Soon, Chief Planning Officer
Planning Department
City & County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Ms. Soon:

Subject: Draft Environmental Assessment for an application for a
Conditional Use Permit, Type 2 for Armstrong Manor

We have received your department comments dated October 16, 1996 on the
Preliminary Environmental Assessment and we respond in the following:

1. No objection position is noted.
2. Revisions to Section I (Summary) have been made.
3. Development Plan Land Use Map and Public Facilities Map information
has been included in Summary section.

Thank you for your prompt attention and continuing cooperation.

Sincerely,



F. J. Rodriguez

cc: Lisa M. L. Chang

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

Tim
X

JEREMY HARRIS
MAYOR



CHERYL D. SOON
CHIEF PLANNING OFFICER
CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER

TH 9/96-1935

October 4, 1996

Ms. Lisa M. L. Chang
Armstrong Manor
2426 Armstrong Street
Honolulu, Hawaii 96822

Dear Ms. Chang:

Early Consultation Regarding the Preparation of an
Environmental Assessment (EA) for a Conditional Use Permit,
Type 2, 2426 Armstrong Street, Honolulu, Hawaii 96822
Tax Map Key: 2-9-12; 14

In response to your letter of September 17, 1996, we have reviewed the proposal and offer the following comments.

The subject property's current land use designation is Residential on the Primary Urban Center Development Plan (DP) Land Use Map.

The Primary Urban Center DP Public Facilities Map shows no planned facilities or utilities for either your property or the portion of Armstrong Street fronting your property.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

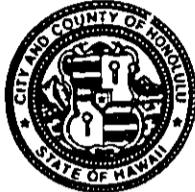
Sincerely,


CHERYL D. SOON
Chief Planning Officer

CDS:ft

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

CHERYL D. SOON
CHIEF PLANNING OFFICER
CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER

TH 9/96-1984

October 16, 1996

Mr. Fred Rodriguez
Environmental Communications
P. O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Draft Environmental Assessment (EA) for an Application for
a Conditional Use Permit, Type 2, for Armstrong Manor,
Manoa, Oahu, Hawaii, Tax Map Key: 2-9-12: Portion of 14

In response to your request, we have reviewed the subject EA and offer the following comments.

1. We have no objections to the proposed commercial use of Armstrong Manor through the granting of a Conditional Use Permit (CUP), Type 2.
2. Section I (Summary) of the final EA needs to disclose Armstrong Manor as the applicant, and the Department of Land Utilization as the approving agency.

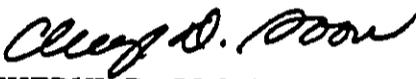
Section I should also include the County Development Plan (DP) Land Use Map and Public Facilities Map information. In response to the applicant's initial request for information regarding this CUP and EA, we have supplied this information to the applicant in a letter dated October 4, 1996.

OCT 22 1996

Mr. Fred Rodriguez
Environmental Communications
October 16, 1996
Page 2

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Sincerely,


CHERYL D. SOON
Chief Planning Officer

CDS:ft

cc: Department of Land Utilization
Lisa M. L. Chang, Armstrong Manor

ENVIRONMENTAL
COMMUNICATIONS

F. J. RODRIGUEZ

October 18, 1996

Mr. Roland D. Libby, Jr., Director
Department of Housing and Community Development
City & County of Honolulu
650 South King Street 5th Floor
Honolulu, HI 96813

Dear Mr. Libby:

Subject: Armstrong Manor CUP Type 2 Preliminary Draft Environmental
Assessment 2426 Armstrong Street College Hill, Manoa
TMK: 2-9-12: por 14

We have received your department comments dated October 7 and October
14, 1996 on the subject project and respond in the following:

The anticipated and non-scheduled event activity at Armstrong Manor will not
create significant traffic impacts on the University Avenue arterial. The
request to include the additional traffic mitigation measures in the final
environmental assessment will be provided based on the applicant's delivery to
the Manoa Neighborhood Board at their September meeting.

In terms of competitive traffic loading with the proposed Vancouver Drive
transitional housing project, the applicant does not anticipate negative
impacts resulting from the Armstrong Manor CUP.

Thank you for your prompt response and continuing cooperation.

Sincerely,



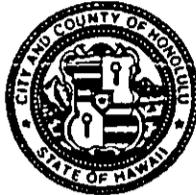
F. J. Rodriguez

cc: Ms. Lisa M. L. Chang

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4427 • FAX: (808) 527-5498

JEREMY HARRIS
MAYOR



ROLAND D. LIBBY, JR.
DIRECTOR

ROBERT AGRES, JR.
DEPUTY DIRECTOR

October 7, 1996

Ms. Lisa M. L. Chang
Armstrong Manor
2426 Armstrong Street
Honolulu, Hawaii 96822

Dear Ms. Chang:

Subject: Pre-Assessment Review for Proposed Environmental Assessment
and Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street
TMK: 2-9-12:14

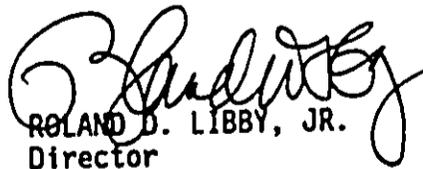
This is in response to your letter of September 17, 1996, requesting our preliminary comments for a proposed environmental assessment (EA) for the above subject project. An EA is being prepared as a result of the applicant's request for a Conditional Use Permit Type 2 to allow the use of a historic structure for corporate retreats, non-profit meetings and fund raiser events.

The City is proposing to develop a 34-unit transitional housing project on Vancouver Drive, one block Ewa of the University of Hawaii, Manoa. The City project is located approximately 1/2 mile from the subject project site. The applicant has indicated that the proposed project will not involve the development of any residential units. While the applicant states that the proposed use of the site will result in non-peak traffic that should have only minimal impact on the Armstrong Street-University Avenue intersection, the Environmental Assessment should specify the size, frequency and time of the events anticipated and expected traffic generated by these events. Further, the assessment should address these impacts on the surrounding roadway system including the University Avenue corridor.

Should you have any questions, please contact Charlotte Yoshioka of our Planning and Analysis Division at 527-5090.

Thank you for the opportunity to comment.

Sincerely,


ROLAND D. LIBBY, JR.
Director

✓cc: Environmental Communications

OCT 9 1996

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4427 • FAX: (808) 527-5498

JEREMY HARRIS
MAYOR



ROLAND D. LIBBY, JR.
DIRECTOR

ROBERT AGRES, JR.
DEPUTY DIRECTOR

October 14, 1996

MEMORANDUM

TO: Patrick Onishi, Director
Department of Land Utilization

ATTENTION: Art Challacombe

FROM: Roland D. Libby, Jr., Director

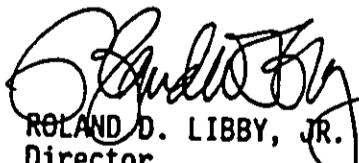
SUBJECT: Armstrong Manor-CUP Type 2
Preliminary Draft Environment Assessment (DEA)
2426 Armstrong Street, College Hill, Manoa
TMK: 2-9-12: por 14

This is in response to a DEA on the above subject project submitted to us for review on September 30, 1995 by Environmental Communications, consultant to the landowner/applicant. The environmental assessment is being prepared as a result of the applicant's request for a Conditional Use Permit-Type 2 to allow the use of a historic structure for meetings, gatherings, corporate retreats and fund raising events.

The City is proposing to develop a 34-unit transitional housing project on Vancouver Drive, one block Ewa of the University of Hawaii, Manoa. The City project is located approximately 1/2 mile from the subject project site. The DEA indicates that the proposed project will not involve the development of any residential units; and that onsite valet parking, security and/or off-duty police officers would be provided to mitigate potential traffic and parking problems along Armstrong Street. Proposed activities for the facility would be temporary in duration and planned and scheduled between the hours of 9 a.m. to 10 p.m. We recommend that the final environmental assessment include any other additional information on traffic control that was provided to community groups.

Should you have any questions, please contact Charlotte Yoshioka of our Planning and analysis Division at 527-5090.

Thank you for the opportunity to comment.


ROLAND D. LIBBY, JR.
Director

cc: Environmental Communications

OCT 17 1996

ENVIRONMENTAL
COMMUNICATIONS

F. J. RODRIGUEZ

October 15, 1996

Mr. Kenneth E. Sprague, Director and Chief Engineer
Department of Public Works
City & County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Sprague:

Subject: Preliminary Draft Environmental Assessment for Armstrong
Manor TMK: 2-9-12: 14

We have received your department comments dated October 14, 1996 and respond in the following:

1. Peak Runoff control is not part of the CUP Type 2 application. This is due to the fact that the existing residence has been in place for nearly 60 years on a dedicated urban standard street. Also, the application is for portions of an existing structure and does not involve any changes to the subject parcel. Page 2 describes the existing conditions and proposed changes to the structure.
2. Please refer to Figure 5 Parking Plan.
3. All structural improvements for those areas that will be made available to the general public must and will be in compliance with the Americans with Disabilities Act Accessibility guidelines.
4. Pavement width for the access road will comply with City standards for Residential 7.5 zoning. If the reference on item 4 is for Armstrong Street, applicant will not be able to widen as requested by Mr. Ho.

Thank you for your continuing prompt response and cooperation.

Sincerely,

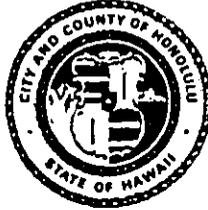


F. J. Rodriguez

cc: Ms. Lisa M. L. Chang

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO
DEPUTY DIRECTOR

ENV 96-255

October 14, 1996

Mr. Fred Rodriguez
Environmental Communications
P.O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Preliminary Draft Environmental Assessment (PDEA)
Armstrong Manor, TMK: 2-9-12: 14

We have reviewed the subject PDEA and have the following comments:

1. Provide narrative for storm water quality including compliance with City Ordinance 96-34 for controlling peak runoff.
2. Provide adequate on-site parking.
3. Frontage improvements should be in accordance with City Standards and the Americans with Disabilities Act Accessibility guidelines.
4. The access road must have a minimum 24-foot wide pavement.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at 523-4150.

Very truly yours,


KENNETH E. SPRAGUE
Director and Chief Engineer

OCT 15 1996

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET
HONOLULU, HAWAII 96813

EREMY HARRIS
MAYOR



KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

IN REPLY REFER TO

96-14-0615

October 30, 1996

Ms. Lisa M. L. Chang
Armstrong Manor
2426 Armstrong Street
Honolulu, Hawaii 96822

Dear Ms. Chang:

Subject: Your Letter of September 17, 1996, Relating to a Proposed Application for a Conditional Use Permit, Type 2, Armstrong Manor, 2426 Armstrong Street, Tax Map Key: 2-9-12: 14

We have reviewed the proposed application for a conditional use permit and have the following comments:

Engineering:

Ordinance No. 2412, as amended, will not be enforced since the zoning is R-7.5. If you have any questions, please contact Simeon Ortal of the Division of Engineering at 523-4663.

Refuse Collection:

We have no objections to this application.

We currently provide manual refuse collection service to this single-family residence. When the rental operation begins, rubbish from the business must be separated from that of the resident family. A business collection account must be opened with the Refuse Division, and the business will be charged for collection at the rate of 50 cents per cubic foot per month (minimum charge of \$15 per month).

Ms. Lisa M. L. Chang
Page 2
October 30, 1996

When the neighborhood is converted to automated refuse collection, we will allow business and residential rubbish to be combined. If only one automated cart is needed, the minimum monthly collection charge will be assessed. If the one cart capacity is exceeded, there will be a charge for the issuance and collection of the second cart.

If you have any questions related to refuse collection service, please contact David Shiraishi of the Division of Refuse Collection and Disposal at 527-5697.

Very truly yours,


KENNETH E. SPRAGUE
Director and Chief Engineer

cc: Department of Land Utilization

ENVIRONMENTAL
COMMUNICATIONS

F. J. RODRIGUEZ

October 7, 1996

Mr. Felix B. Limtiaco, Director
Department of Wastewater Management
City & County of Honolulu
650 South King Street 3rd Floor
Honolulu, HI 96813

Dear Mr. Limtiaco,

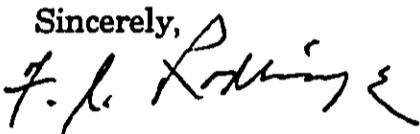
Subject: Environmental Assessment for a Conditional Use Permit, Type 2,
Site Plan Review and Plan Review Use
Armstrong Manor, 2426 Armstrong Street Manoa, Honolulu,
Hawaii TMK: 2-9-012: 014

We have received your department advice WCC 96-108 dated October 4, 1996 for the proposed use of the single subject family dwelling unit. The availability and adequacy of the municipal sewer system is duly noted, and also, the statement is not construed as confirmation of sewage capacity reservation.

The sewage capacity reservation will be applied for on the prescribed "Sewer Connection Application" form in the appropriate time after the review and approval process for the CUP Type 2 permit is completed.

Thank you for your prompt attention to this matter.

Sincerely,



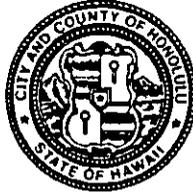
F. J. Rodriguez

cc: Ms. Lisa M.L. Chang - Armstrong Manor

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 527-6663 • FAX: (808) 527-6675

JEREMY HARRIS
MAYOR



FELIX B. LIMTIACO, P.E.
DIRECTOR

CHERYL K. OKUMA-SEPE, ESO
DEPUTY DIRECTOR

In reply refer to:
WCC 96-108

October 4, 1996

Mr. Fred Rodriguez
Environmental Communications
P. O. Box 536
Honolulu, Hawaii 96809

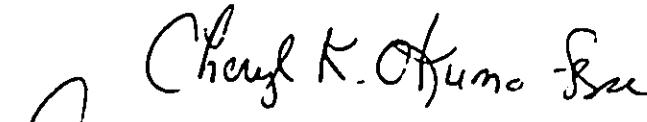
Dear Mr. Rodriguez:

Subject: **Environmental Assessment for a Conditional Use Permit, Type 2,
Site Plan Review and Plan Review Use
Armstrong Manor
2426 Armstrong Street, Manoa, Honolulu, Hawaii
TMK: 2-9-012: 014**

The municipal sewer system is available and adequate for the proposed use of the subject single family dwelling unit. The property can be used by organizations to host meetings, gatherings, corporate retreats, and nonprofit annual fund raising events. This statement shall not be construed as confirmation of sewage capacity reservation. Sewage capacity reservation is contingent on submittal and approval of a "Sewer Connection Application" form. This project is liable for payment of a Wastewater System Facility Charge.

If you have any questions, please contact Ms. Tessa Yuen of the Service Control Branch at 523-4956.

Very truly yours,


FELIX B. LIMTIACO
Director

OCT 7 1996

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU



COPY

October 15, 1996

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

ATTN: DANA TERAMOTO

FROM: RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY *Raymond H. Sato*

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR THE DRAFT ENVIRONMENTAL
ASSESSMENT FOR THE CONDITIONAL USE PERMIT, TYPE 2, FOR THE
ARMSTRONG MANOR, MANOA, OAHU, TMK: 2-9-12: 14

Thank you for the opportunity to review and comment on the proposed commercial project.

1. The existing off-site water system cannot provide adequate fire protection as required by our Water System Standards (WSS). Our WSS require a fire hydrant to be located within 125 linear feet (lf) of the project site. The nearest fire hydrant is located approximately 350 lf away. Therefore, the applicant will be required to extend the pipeline and install a fire hydrant. The construction drawings should be submitted for our review and approval.
2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval.
3. There is an existing 1-inch water meter presently serving the property. When water is made available, the applicant will be required to pay the applicable Water System Facilities Charges for resource development, transmission and daily storage.
4. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
5. Our cross-connection control and backflow prevention requirements will be determined when the construction drawings are submitted for our review and approval.

If you have any questions, please contact Barry Usagawa at 527-5235.

cc: Lisa M.L. Chang, Armstrong Manor
✓ Fred Rodriguez, Environmental Communications

OCT 17 1996

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 527-6663 • FAX: (808) 527-6675



JEREMY HARRIS
MAYOR

FELIX B. LIMTIACO, P.E.
DIRECTOR

CHERYL K. OKUMA-SEPE, ESQ.
DEPUTY DIRECTOR

In reply refer to:
WCC 96-105

September 27, 1996

Ms. Lisa M. L. Chang
Armstrong Manor
2426 Armstrong Street
Honolulu, Hawaii 96822

Dear Ms. Chang:

Subject: **Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor
2426 Armstrong Street, Manoa, Honolulu, Hawaii
TMK: 2-9-012; 014**

The municipal sewer system is available and adequate for the proposed use of the subject single family dwelling unit. The property can be used by organizations to host meetings, gatherings, corporate retreats, and non-profit annual fund raising events. This statement shall not be construed as confirmation of sewage capacity reservation. Sewage capacity reservation is contingent on submittal and approval of a "Sewer Connection Application" form. This project is liable for payment of a Wastewater System Facility Charge.

If you have any questions, please contact Ms. Tessa Yuen of the Service Control Branch at 523-4956.

Very truly yours,

A handwritten signature in cursive script, reading "Cheryl K. Okuma-Sepe".

A handwritten signature in cursive script, reading "Felix B. Limtiaco".

FELIX B. LIMTIACO
Director

Lisa M. L. Chang

2426 Armstrong Street, Honolulu, Hawaii 96822 Telephone (808) 949-7875, Facsimile (808) 946-4150

30 October, 1996

Mr. Raymond H. Sato
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 S. Beretania Street
Honolulu, Hawaii 96843

**Subject: Pre-Assessment Consultation for the Draft Environmental Assessment
For the Application for Conditional Use Permit, Type 2, by
Armstrong Manor, 2426 Armstrong Street, Manoa Valley, Honolulu,
Oahu, Hawaii; TMK: 2-9-12:14**

Dear Mr. Sato:

I have received a copy of your letter dated October 15, 1996 directed to Patrick T. Onishi, Director, and Dana Teramoto of the Department of Land Utilization on the above-entitled subject (copy attached).

The Conditional Use Permit, Type 2 is required for uses of historic structures not otherwise allowed by the underlying zoning designation as set forth in the Land Use Ordinance -- in this instance, the land parcel is zoned R-7.5.

The residence and grounds of Armstrong Manor, constructed in 1938, are now listed on the Historic Register of the State of Hawaii. The property is and shall remain in residential use as the only home of the owner, Lisa M. L. Chang. No changes are planned for the structures; improvements are planned for the garden landscapes. The Conditional Use Permit is being sought to allow occasional use of the historic residence as an event site for private gatherings.

As your October 15th letter makes reference to things not contemplated by the Conditional Use Permit application, **I respectfully request and invite you or your staff representative to make a site visitation to Armstrong Manor.** Please call Lisa Chang at 949-7875 to schedule the visit at your earliest convenience.

Specific comments in response to the five paragraphs follow.

PARAGRAPH ONE. Paragraph one states that "the applicant will be required to extend the pipeline [at least 225 linear feet] and install a fire hydrant. The construction drawings should be submitted for our review and approval."

I would appreciate knowing upon what authority and what relevant sections of your Water System Standards would place the expensive burden of installing a fire hydrant and pipeline from University Avenue to the front of Armstrong Manor property line, on a single property owner?

NOV . 4 1996

Mr. Raymond H. Sato
10/30/96

2

As stated above and in the Conditional Use Permit application, no changes to the structures or their use as a primary residence are contemplated. As a registered historic property, the Conditional Use Permit is now recommended in order to allow occasional use as a private meeting and gathering site. How does a Conditional Use Permit application trigger a requirement to install a fire hydrant?

Included are copies of two letters from Honolulu Fire Chief, Anthony J. Lopez dated September 27, 1996 and October 10, 1996, stating that the Fire Department foresees no adverse impact.

I have further been informed by the Manoa Neighborhood Board, representatives of Honolulu Fire Department's Company 22 (stationed in Manoa), and my elected district representatives that the inadequacy of fire hydrants in many areas of Manoa Valley and indeed the entire island of Oahu is a long-standing problem.

Fire Department's Company 22 has various response alternatives to allow it to reach homes that are not served by near-by fire hydrants. Company 22 is familiar with Armstrong Manor due to its size and prominent location in the center of the valley. Fire trucks have access to the entire parcel.

I understand that the Board of Water Supply seeks additional funding annually from both the City & County of Honolulu and the State Legislature to incrementally address the inadequacy of fire hydrants on Oahu. That is how it should be. My elected representatives are not aware of any similar situation that would place the burden exclusively on the individual private property owner -- especially as no changes to the use of the residential property is planned.

I also understand that for some reason -- ostensibly because it has a different street address (2445 Kaala Street) -- Mid-Pacific Institute has not had to install additional fire hydrants to service its campus. An additional fire hydrant on Armstrong Street would certainly benefit all of the surrounding property owners, including Mid-Pacific Institute as Kawaiahao Hall is adjacent to Armstrong Manor.

As I am not subdividing the property to construct additional houses (as many as seven new houses could be developed on this large parcel), for which the developer would then be responsible for providing water and fire hydrant hook-ups under the Land Use Ordinance, I do not understand on what basis the Conditional Use Permit application would trigger such a "requirement." Please advise.

PARAGRAPH TWO. No building permit application is to be submitted as no new construction is planned. This paragraph seems to be standard boilerplate, but is irrelevant to the Conditional Use Permit application. Water is available to the residence now. What would change?

PARAGRAPH THREE. This paragraph seems to be related to Paragraph Two as standard boilerplate for certain projects, but is irrelevant to the Conditional Use Permit application.

PARAGRAPH FOUR. The on-site fire protection recommendations and requirements will be coordinated with the Honolulu Fire Department.

Mr. Raymond H. Sato
10/30/96

3

PARAGRAPH FIVE. What does this refer to? No construction is planned, so what construction drawings would there be? Again, like paragraphs 2 and 3, this seems to be standard boilerplate for certain projects, but is irrelevant to the Conditional Use Permit application.

I believe a site visitation by you or your staff representative would make clear the nature of the conditional use proposal and underscore the Fire Department's assessment of "no adverse impact." Your response and advice as to the other questions raised above in response to your October 15, 1996 letter would be very much appreciated.

Sincerely,



Lisa M. L. Chang
Armstrong Manor

cc: Director Patrick T. Onishi – Department of Land Utilization
Dana Teramoto – Department of Land Utilization
Chair Brian Baron – Manoa Neighborhood Board No. 7
Councilmember Andy Mirikitani
Senator Brian Taniguchi
Representative Ed Case
✓ Fred Rodriguez – Environmental Communications

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU



COPY

October 15, 1996

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

ATTN: DANA TERAMOTO

FROM: RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY *Raymond H. Sato*

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR THE DRAFT ENVIRONMENTAL
ASSESSMENT FOR THE CONDITIONAL USE PERMIT, TYPE 2, FOR THE
ARMSTRONG MANOR, MANOA, OAHU, TMK: 2-9-12: 14

Thank you for the opportunity to review and comment on the proposed commercial project.

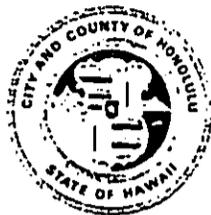
1. The existing off-site water system cannot provide adequate fire protection as required by our Water System Standards (WSS). Our WSS require a fire hydrant to be located within 125 linear feet (lf) of the project site. The nearest fire hydrant is located approximately 350 lf away. Therefore, the applicant will be required to extend the pipeline and install a fire hydrant. The construction drawings should be submitted for our review and approval.
2. The availability of water will be determined when the Building Permit Application is submitted for our review and approval.
3. There is an existing 1-inch water meter presently serving the property. When water is made available, the applicant will be required to pay the applicable Water System Facilities Charges for resource development, transmission and daily storage.
4. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
5. Our cross-connection control and backflow prevention requirements will be determined when the construction drawings are submitted for our review and approval.

If you have any questions, please contact Barry Usagawa at 527-5235.

cc: Lisa M.L. Chang, Armstrong Manor
Fred Rodriguez, Environmental Communications

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAPAKA STREET, SUITE H425
HONOLULU, HAWAII 96819-1869



JEREMY HARRIS
MAYOR

ANTHONY J. LOPEZ, JR.
FIRE CHIEF

ATTILIO K. LEONARDI
FIRE DEPUTY CHIEF

September 27, 1996

Ms. Lisa M. L. Chang
Armstrong Manor
2426 Armstrong Street
Honolulu, Hawaii 96822

Dear Ms. Chang:

Subject: Proposed Application for Conditional Use Permit, Type 2
Armstrong Manor, 2426 Armstrong Street, Honolulu Hawaii 96822
TMK: 2-9-12:14

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services. Fire protection services provided from the Manoa and Makiki engine companies with ladder service from Pawa are adequate.

Should you have any questions, please call Assistant Chief Arthur Ugalde of our Administrative Services Bureau at 831-7774.

Sincerely,


ANTHONY J. LOPEZ, JR.
Fire Chief

AJL/MPN:ay

ENVIRONMENTAL
COMMUNICATIONS

F. J. RODRIGUEZ

November 4, 1996

Mr. Charles O. Swanson, Director
Dept. of Transportation Services
City & County of Honolulu
Pacific Park Plaza
711 Kapiolani Boulevard Suite 1200
Honolulu, HI 96813

Dear Mr. Swanson:

Subject: Armstrong Manor -CUP Type 2 Preliminary Draft
Environmental Assessment

We have received your department comments dated November 1, 1996 and we respond as follows:

1. a. Unknown due to no firm knowledge of volume and type of activities to be generated for proposed uses. Traffic that will be generated will not be competitive for peak Mid-Pacific Institute traffic during a.m. and p.m. hours.
1. b. Private fund raising activities for charities, non-profit organizations, and retreat meetings will not be in conflict with adjacent land use traffic patterns. (See page 3 paragraph 6 and Figure 5)
1. c. See Figure 5 for on-site parking plan. There will be no removal of on-street parking due to this proposed CUP use.
2. This comment is reflected by Figure 5, Parking Plan.

Thank you for your prompt attention and continuing cooperation.

Sincerely,

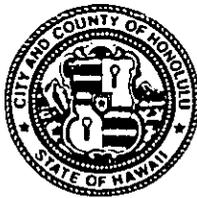


F. J. Rodriguez

cc; Ms. Lisa M. L. Chang - Armstrong Manor

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA
711 KAPIOLANI BOULEVARD, SUITE 1200
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

CHARLES O. SWANSON
DIRECTOR

November 1, 1996

9/96-04554R

Mr. Fred Rodriguez
Environmental Communications
P.O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

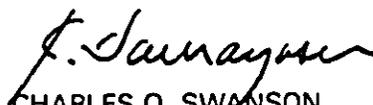
Subject: Armstrong Manor - CUP Type 2

We reviewed the preliminary draft environmental assessment for the subject project and have the following comments:

1. The following information should be provided to this department:
 - a. The estimated amount of traffic that will be generated based on the various types of events.
 - b. The schedule of anticipated events. The events should not coincide with the peak traffic periods for Mid-Pacific Institute.
 - c. A proposal as to how the increase in traffic will be accommodated without the elimination of on-street parking. Should removal of on-street parking be necessary, the applicant will be required to get the approval of affected neighboring property owners.
2. It is also recommended that provisions be made to accommodate overflow parking, if needed, on the grass areas of the property.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation System Planning Division at 527-6976.

Respectfully,

for 
CHARLES O. SWANSON
Director

cc: Mr. Art Challacombe, DLU
Ms. Lisa M.L. Chang, Armstrong Manor

NOV 4 1996

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA • 711 KAPIOLANI BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813
PHONE: (808) 523-4529 • FAX: (808) 523-4730



JEREMY HARRIS
MAYOR

CHARLES O SWANSON
DIRECTOR

TMD-4375
PR1.353 (wn)

October 16, 1996

Ms. Lisa M. L. Chang
Armstrong Manor
2426 Armstrong Street
Honolulu, Hawaii 96822

Dear Ms. Chang:

Subject: Armstrong Manor
Conditional Use Permit Type 2 (Proposed)
TMK: 2-9-12: 14

This is in response to your letter dated September 17, 1996 requesting our comments on your proposal for the use of the subject property for corporate retreats, non-profit meetings and fund-raising events.

Traffic concerns that should be addressed in the Conditional Use Permit should include:

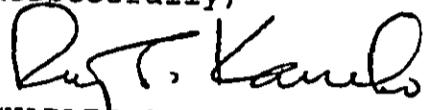
- 1) The proposed maximum traffic that will be generated based on the type of events.
- 2) The schedule of anticipated events: The events should not coincide with the peak traffic periods of Mid-Pacific Institute.
- 3) A proposal of how the increased traffic will be accommodated without elimination of on-street parking. Should removal of on-street parking be necessary, you will be required to obtain the approval of all affected neighboring property owners.

Ms. Lisa M. L. Chang
Page 2
October 16, 1996

We also recommend that provisions be made where overflow parking can be accommodated on the grassed area of your property.

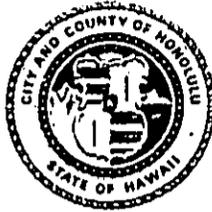
Should you have any questions, please contact Wayne Nakamoto of my staff, at 523-4190.

Respectfully,


CHARLES O. SWANSON
Director

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAPAKA STREET, SUITE H425
HONOLULU, HAWAII 96819-1869



JEREMY HARRIS
MAYOR

ANTHONY J. LOPEZ, JR.
FIRE CHIEF

ATTILIO K. LEONARDI
FIRE DEPUTY CHIEF

October 10, 1996

Mr. Fred Rodriguez
Environmental Communications
P. O. Box 536
Honolulu, Hawaii 96809

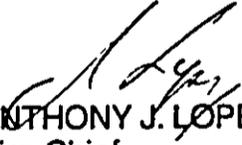
Dear Mr. Rodriguez:

Subject: Armstrong Manor - CUP Type 2
2426 Armstrong Street, Honolulu, Hawaii 96822
Honolulu, Oahu
TMK: 2-9-12: 14

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services. Fire protection services provided from the Manoa and Makiki engine companies with ladder service from Pawa are adequate.

Should you have any questions, please call Assistant Chief Arthur Ugalde of our Administrative Services Bureau at 831-7774.

Sincerely,


ANTHONY J. LOPEZ, JR.
Fire Chief

AJL/MPN:ma

cc: Art Challacombe, Department of Land Utilization
Lisa M. L. Chang, Armstrong Manor

NO RESPONSE REQUIRED

OCT 14 1996

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111

JEREMY HARRIS
MAYOR



MICHAEL S. NAKAMURA
CHIEF

HAROLD M. KAWASAKI
LEE DONOHUE
DEPUTY CHIEFS

OUR REFERENCE BS-DL

October 3, 1996

Mr. Fred J. Rodriguez
Environmental Communications
P.O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

This is in response to your request for comments concerning the Preliminary Draft Environmental Assessment for the Armstrong Manor in Manoa, TMK: 2-9-12: por 14.

This project should have no significant impact on the operations of the Honolulu Police Department.

Thank you for the opportunity to comment.

MICHAEL S. NAKAMURA
Chief of Police

By 
EUGENE UEMURA, Assistant Chief
Administrative Bureau

NO RESPONSE REQUIRED

OCT . 7 1996

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

HEMY HARRIS
MAYOR



DONA L. HANAIKE
DIRECTOR

ALVIN K. AU
DEPUTY DIRECTOR

October 15, 1996

Ms. Lisa M. I. Chang
2426 Armstrong Street
Honolulu, Hawaii 96822

Dear Ms. Chang:

Subject: Solicitation for Comments for Environmental
Assessment (EA) and Conditional Use Permit for
Armstrong Manor

Thank you for providing us information about your proposed project. According to our understanding, the project involves making interior, exterior, and site improvements to Armstrong Manor (a large, historic, single-family residence) so that you may host meetings, gatherings, corporate retreats, and nonprofit fund raising events.

Based upon the information you provided, we foresee no significant impact to the City's parks and recreational resources. Therefore, we have no comments to offer at this time.

Should you have any questions, please call Terry Hildebrand of our Advance Planning Branch at 523-4246.

Sincerely,

A handwritten signature in black ink, appearing to read "Dona L. Hanaike", is written over a horizontal line.

FOR DONA L. HANAIKE
Director

DLH:ei

NO RESPONSE REQUIRED

8-10.22 ROH

Historic Residential Property

AREA	60347 Sq Ft
------	-------------

REAL PROPERTY ASSESSMENT DIVISION
DEPARTMENT OF FINANCE
CITY AND COUNTY OF HONOLULU

NOTICE OF APPROVAL

TAX KEY					Petition
Z	S	Plat	Par	HPR	No.
2	9	012	014	0000	524

Ms. Lisa M L Chang
2426 Armstrong Street
Honolulu, Hawaii 96822

Based on the findings of the Department, your petition for Historic Residential Property dedication is hereby approved. Your property is hereby declared dedicated and shall be exempt from real property taxation, except for the minimum tax, in accordance with the applicable provisions of the real property tax ordinance. (Sec 8-10.22 ROH). This dedication is effective October 1, 1996 for the next tax year of 1997-1998.

Kindly submit for approval the sketch of the proposed sign to be conspicuously posted on your property showing the date and nature of the dedication, and if the property is not visually accessible, the manner in which it is accessible to the public. (See enclosed sign requirements)

Provisions of the Regulations regarding the effect of dedication and penalties for violating a dedication are noted below for your information.

Enforceable restrictions on property dedicated. The approval of the petition by the director shall constitute a forfeiture on the part of the owner of any right to change the dedicated status of the property for a minimum period of ten years, automatically renewable indefinitely, subject to cancellation by either the owner or the director upon five years' written advance notice, no earlier than at the end of the fifth year of the dedication. The owner shall notify the director in writing whenever any changes or damages to improvements, use, or transfer of the dedicated property occur or are under consideration. Any person who becomes an owner of the dedicated real property shall be subject to the restrictions and retroactive tax assessment provisions.

Revocation of dedication and retroactive assessment. In the event that the owner fails to observe the requirements of the dedication or commits any act nullifying the historic residential status of the property, the director shall cancel the tax exemption and impose the retroactive tax assessment retroactive to the date of the dedication. All differences in the amount of taxes that were paid and those that would have been due but for the exemption provided by this dedication shall be payable together with interest of twelve percent per annum for the respective dates that the payments would have been due.

If you have questions, kindly address them to the Real Property Assessor.


Director of Finance

OCT 3 1996
Date

DOCUMENT CAPTURED AS RECEIVED

DLF-RP-P-91 REAL PROPERTY ASSESSMENT DIVISION
 (Rev. 1/87) Department of Finance - City and County of Honolulu
PETITION TO DEDICATE HISTORIC RESIDENTIAL PROPERTY
 Sec. 8-10.22, ROH, Regs. 4-16

(For Official Use)
 TEN. # _____
 BLDG. # _____
 BLDG. % _____
 LAND % _____

TAX KEY				
Z	S	PLAT	PARCEL	HPR
2	9	12	14	

We (I) hereby petition to dedicate our (my) property for Historic Residential Property Tax Exemption covering 60347 square feet.

1. LISA M. L. CHANG
 (Print Owner's Name or Names)

2. Address 2426 ARMSTRONG ST
HONOLULU, HAWAII 96822 Phone (808) 949-7875

3. Number of Buildings _____ Number of Co-owners occupying property _____

4. Do you or co-owner have home exemption on other property? Yes _____ No X
 If yes, list tax key(s) _____

5. Tax map or facsimile showing the location of the buildings and the land to be dedicated.

6. CERTIFICATION MUST BE COMPLETED BY THE DEPT. OF LAND & NATURAL RESOURCES PRIOR TO FILING THIS PETITION WITH THE REAL PROPERTY ASSESSMENT DIVISION.

Filing Deadline - September 1

CERTIFICATION
 We (I) Certify:
 1. to provide visual access to the public upon approval of the dedication;
 2. that the current level of taxation is a material factor which threatens the continued existence of the historic residential property;
 3. to grant the right of entry to the Director or the designee to inspect the property;
 4. to have this document signed by all parties having an interest in the property.
 Owner [Signature] Date 30 Aug 96
 Owner _____ Date _____

(For DLNR use only)
 The Department of Land And Natural Resources certifies that the property is registered or placed on the Hawaii Register of Historical Places on 5/20/96. Restoration, maintenance, and historical nature of the property are or shall be in compliance with our regulations.
 By [Signature]
 Historic Preservation Officer
 Dept. of LNR, State of Hawaii
 Date 19 30 96

Rec'd [Signature] 15 19__
 for Tax Assessor Date
 Zoning District _____
 Pet. No. 524 Copy No. 2
 Land Area* 60347 SQ FT
 Dedicated _____
 Effective 95-98 Tax Yr _____

SAMPLE SIGN

DEDICATED OCTOBER 1, 1997
UNDER SEC. 8-10.22, ROH
AS HISTORIC
RESIDENTIAL PROPERTY

SIGN REQUIREMENTS

1. Data Recommended.
 - a. Effective date of dedication (October 1, 19__)
 - b. Nature of Dedication (Historic Residential Property)
 - c. City and County of Honolulu Ordinance (Sec. 8-10.22, ROH)
2. Data which may be required due to the following.
 - a. Partial Dedication - To define the area that is open to the public.
 - b. Lack of Visual Accessibility - Manner in which the public can have access to view the residence at least twelve (12) days a year.
3. Location - Must be conspicuously located and easily read from a public right-of-way.
4. Sign must be erected within one year of the effective date of the dedication.
5. Alternative sign. (See page 2.)

ALTERNATIVE SIGN

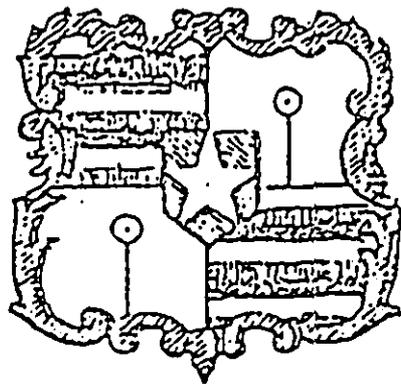
Here is a sample of a sign available through the Historic Hawai'i Foundation to designate Historic Residential Properties.

We have approved the design and will accept the sign as an alternative to the sign requirements for historic residential properties. This sign is made out of brass or bronze. Sign information is available through David Scott of the Historic Hawai'i Foundation, Ph. 523 2900. Fax. 523 0800

A confirmed order of the sign through the Historic Hawai'i Foundation will be accepted as fulfillment of the sign requirement.

In closing, we must reiterate, that this proposal is an alternative method of obtaining a sign. It is not a requirement. Acquiring and posting the required sign will be left to your discretion.

10"



12"

**HISTORIC
RESIDENCE**

Residence of P. Waterhouse
Built 1890
V. Ossipoff, Architect