

COUNTY OF KAUA'I
KAUA'I HISTORIC PRESERVATION REVIEW COMMISSION
Mo'ikeha Building, Meeting Room 2A/2B

MINUTES

A regular meeting of the Kaua'i Historic Preservation Review Commission (KHPRC) was held on March 21, 2019, in the Mo'ikeha Building, Meeting Room 2A/2B.

The following Commissioners were present: Chair Aubrey Summers, Vice Chair James Guerber, Althea Arinaga, Gerald Ida, Deatri Nakea, and Anne Schneider.

The following Commissioner was excused: Victoria Wichman.

The following staff members were present: Planning Department: Myles Hironaka, Planning Director Ka'āina Hull (*left at 3:03 p.m.*), Deputy Planning Director Jodi Higuchi-Sayegusa, Myles Hironaka, and Shanlee Jimenez. First Deputy County Attorney Nicholas Courson. Office of Boards and Commissions: Administrative Specialist Anela Segreti.

A. CALL TO ORDER

The meeting was called to order at 3:00 p.m.

B. ROLL CALL

Deputy Planning Director Jodi Higuchi-Sayegusa: Roll call. Commissioner Arinaga.

Ms. Arinaga: Here.

Ms. Higuchi-Sayegusa: Commissioner Guerber.

Mr. Guerber: Here.

Ms. Higuchi-Sayegusa: Commissioner Ida.

Mr. Ida: Here.

Ms. Higuchi-Sayegusa: Commissioner Nakea.

Ms. Nakea: Here.

Ms. Higuchi-Sayegusa: Commissioner Schneider.

Ms. Schneider: Here.

Ms. Higuchi-Sayegusa: Chair Summers.

Chair Summers: Here.

Ms. Higuchi-Sayegusa: You have a quorum and apologies if we could just take a moment, a privilege. We have our Planning Director here. I'll step aside.

Planning Director Ka'aina Hull: Sorry folks. Jodi's clerking today, of course, I have other duties right across the street but I just wanted to run in just to recognize that this is Commissioner Schneider and Commissioner Nakea's last commission.

Ms. Higuchi-Sayegusa: And also Commissioner Arinaga.

Mr. Hull: Sorry, Commissioner Arinaga. Commissioner Arinaga, Commissioner Schneider and Commissioner Nakea is the last commission meeting with all of us, essentially. And I just wanted to individually thank the three of you for all the work and commitment you've put in here. Commissioner Arinaga, Commissioner Schneider, you guys were here before I even really started clerking this commission and I think over the past six to eight years...

Ms. Schneider: Six years.

Mr. Hull: Six years. So much forward progress has happened on this commission as far as the manner which, meetings are conducted. The review process itself and you folks were instrumental in guiding the Department in helping make those shifts happen. Commissioner Nakea you weren't here as long as the two Commissioners but the three years you have been here I know you've always been a little hesitant to say no I am not an expert Ka'aina. And you've had the gusto and the commitment you've made in the approach to understanding what is involved in preservation, it was kind of like and I have to be honest, I didn't know much either and I felt a kin with you. Okay we got to figure this stuff out. So I really appreciate and I really truly enjoyed the time I got to work with you folks. So I just want to say, on behalf of the County of Kaua'i thank you so much for all the volunteer work and commitment that you made to this commission. So thank you.

Ms. Schneider: Keep the faith. Hope you get some new commissioners.

Mr. Hull: I am going to have to hand this back over to Jodi to get across the street but thank you guys again.

Mr. Hull left the meeting.

C. APPROVAL OF THE AGENDA

Ms. Higuchi-Sayegusa: Chair, item C. Approval of the agenda.

Ms. Schneider: I make a motion to approve the agenda.

Ms. Nakea: I move to second.

Chair Summers: All in favor. (Unanimous voice vote) Any opposed. (Hearing none) Motion carried 6:0.

D. APPROVAL OF THE FEBRUARY 21, 2019 MINUTES

Chair Summers: Could I have a motion to approve.

Mr. Guerber: I move we approve.

Ms. Arinaga: Second.

Chair Summers: Any comments. (Hearing none) All in favor. (Unanimous voice vote) Any opposed. (Hearing none) Motion carried 6:0.

E. HEARINGS AND PUBLIC COMMENT

Ms. Higuchi-Sayegusa: Individuals may orally testify on items on this agenda during the public comment period. Is there anybody in the audience who wants to testify on any item on the agenda? Any member of the public, I should say. Seeing none. Okay, yes. You can choose to also come back and testify on the agenda item when it comes up. Sure, okay.

F. GENERAL BUSINESS MATTERS

Ms. Higuchi-Sayegusa: There are none.

G. COMMUNICATIONS

Ms. Higuchi-Sayegusa: Chair, I just wanted to note for the record that there were supplemental items that were circulated to all the commissioners. So there's supplementary addition to the KHPRC agenda relating to items I.1.b. and I.2.b. and those were emails from the Historic Hawai'i Foundation and also a letter from Judith Page.

H. UNFINISHED BUSINESS

Ms. Higuchi-Sayegusa: There are none.

I. NEW BUSINESS

1. Keālia Schoolhouse (Hawai'i Management Service)

TMK: (4)4-7-003:006, Keālia, Kauai

Proposed demolition.

a. Director's Report pertaining to this matter.

Mr. Andrew Phillips: Good afternoon Commission. My name is Andrew Phillips. I am the representative from Hawai'i Management Services for the proposed demolition of the Keālia Schoolhouse. First off, I just like to thank the Commission for placing this item on the agenda. When I requested item b., on the agenda, I submitted a handful of documents to Mr. Alex Wong. I am hoping the Commission has those documents on hand. Some of those documents included a floor plan for the former Keālia Schoolhouse as well as a couple of maps and pictures, that was, taken, that demonstrates, the current condition of the schoolhouse. I do have more copies here if the Commission needs. So one of the questions that arose when I spoke to Mr. Alex Wong over the phone was, if given permission to continue with the demolition of the schoolhouse, you know what would, replace the current structure? And as I mentioned to Mr. Wong over the phone we've received several proposals as to what, you know can, what should, you know replace that current structure. However, there is no concrete plans at this time. If given permission to demo as to what would replace the structure, you know we do want to keep it farm related, if, at all possible, to help benefit the tenants, the farmers that utilize the parcel next door or something community service, learning center related or a cultural center. At this time, I'd be more than happy to answer any questions that the Commission may have of me. I was hoping Julie from Pacific Concrete and Coring would be accompanying me at the meeting, they would be our contractor firm in charge of the demo and she may have more pertinent information in terms of the actual work that would be, done.

Chair Summers: Any questions.

Ms. Schneider: Has this been before us? Before? I think we saw this previously.

Ms. Nakea: I feel like it was with a plan attached to it. It was not only a demolition.

Ms. Schneider: Yes, build a school...

Ms. Arinaga: Was it when Alaka'i School...

Ms. Schneider: Yes.

Ms. Arinaga: Came to.

Ms. Schneider: Yes.

Ms. Arinaga: Okay.

Mr. Guerber: It was a refurbish it, to make it into a school.

Ms. Schneider: School, that's...and we gave permission and...

Ms. Arinaga: But if you look at it now it's not repairable. I have a question. Do you represent the landowner?

Mr. Phillips: Yes. So Hawai'i Management Services is the landowner representative and the landowner is Peter, Mr. Peter Nolan.

Ms. Arinaga: So there's no plans if it's demolished. There's no immediate plans? Are you certain?

Mr. Phillips: Yes. There's no immediate plans at this time. I do have a conceptual image of the proposal that we received but there isn't nothing. Nothing set in stone right now, in terms of what would replace that structure.

Ms. Higuchi-Sayegusa: Is it...sorry I have a couple questions. So what's the timeframe for (the) proposed demolition at this point or is it feasible to come back, if there's plans in place on what you folks are going to be doing on the site.

Mr. Phillips: Timeline for the demo and I am not quite sure about that. You know I think if needed, if we needed to come before the Commission again, I think we'd be more than happy to do so, you know once we have, you know something more concrete, you know in mind as to what would replace that structure.

Ms. Schneider: We saw this before.

Mr. Phillips: Okay.

Ms. Schneider: We gave permission for it.

Chair Summers: What happened?

Mr. Phillips: From what I understand, the demo permit was, denied pending review of this body.

Ms. Higuchi-Sayegusa: Okay, I am sorry, in all candor, Alex Wong is the Planner assigned to this particular proposal. He's not here today. I don't know exactly the history of what happened...

Ms. Schneider: Could we defer on this until some research...

Ms. Higuchi-Sayegusa: We certainly can, yes, that is definitely...

Ms. Schneider: It came before us; it was, approved.

Mr. Guerber: I think we denied it. I believe we didn't...

Ms. Schneider: I am not sure.

Ms. Higuchi-Sayegusa: Okay.

Ms. Schneider: I know it came before us.

Ms. Higuchi-Sayegusa: Okay. Yes, so I mean, sorry and I apologize. I wasn't aware of the history of this particular property but if it's the will of the Commission, yes, we don't have a problem or any objections to defer the matter to look into it a little bit more.

Chair Summers: I guess I would object because I wonder what...why would we defer it? What would your outcome? How can it be any different if it's already falling apart?

Ms. Schneider: Well, I think we should research what we gave them the last time.

Chair Summers: Why?

Mr. Guerber: Yes, why? I think what happened last time was...

Ms. Schneider: It was supposed to be...

Mr. Guerber: It was not, they were going to change it. They were not going to...and they wanted to keep it historical. Then we're going to change it too much and we denied their ability to change...

Ms. Schneider: I am not sure.

Chair Summers: Okay.

Mr. Guerber: But, demolition is a different matter. If we...if they want to take it down now it's in really poor shape and they probably can't actually physically reconstruct...

Chair Summers: Right.

Mr. Guerber: I am going by fuzzy memory...

Chair Summers: Right.

Mr. Guerber: I am not sure.

Ms. Higuchi-Sayegusa: I think for the Departments perspective we were in receipt of the comments from Hawai'i Historic Foundation, and you know we were willing to reconsider part recommendation based on it. Because the structure condition...the structural condition is not necessarily synonymous with the historical integrity. So in that vein it was either, you know

depending on the feasibility of what the plan, may be or the timelines. It could either be try to retain as much as possible some of the integrity of the building and what the historical features of that building. Or if it's completely infeasible at this point and there's a significant need to just demolish it that, you know at the very least the building (should) be documented and, you know photography or written documentation just to note the historical nature of the character of the building. But if it's worth it to the Commission, we can look into, you know the history, the permit history of this property. If that would make a difference.

Chair Summers: Just looking at the photos my fear is that it's in a state of...its hazardous at this point. I mean you can see that the walls are bulging out. And so I guess my concern is that the longer its at the worst shape it gets in and then doing a photographic study may not even be possible because it might completely fall apart, but.

Mr. Guerber: I am going to move that we support this but we require that they do a photographic study and they retain as many of the fittings and whatever that they can so that they can be used in other projects. But I feel that this building is beyond repair, beyond anything we could, anybody could do.

Ms. Nakea: I do think that, you know we should defer and see what discussion we had prior. And you know what paragraph you are referring to in this letter I think is really important and deserves...I am just going to read part of the paragraph if you guys don't mind, "HHF notes that structural condition is not synonymous with historic integrity. A building may be in bad shape, and still retain most of the aspect of integrity. The photos indicate that the building retains integrity of location, setting, feeling and design. The aspects of workmanship and association are diminished but still present. Only integrity of material is significantly, diminished but even some original materials are still present. HHF believes that because the building is both significant and retains most aspects of integrity, it has not lost the characteristics that make it eligible for listing on the state register of historic places." And I am just putting that out there so just more to think about.

First Deputy County Attorney Nicholas Courson: I didn't jump in there but there was actually a motion on the floor. Yes so, we can either, see if there's a second, or that motion would die.

Chair Summers: Is there a second for the motion that's on the floor.

Mr. Courson: Okay. So I think that motion dies for lack of a second and we're back to either you could continue to have discussion. Strictly speaking it would be best to have a motion on the floor, second it and then discuss, would be ideal.

Chair Summers: So can I have a motion.

Mr. Courson: I think, maybe you should have a motion to defer.

Ms. Nakea: Yes, seems like (that is) where we were headed. Right? The motion to defer.

Mr. Guerber: You had my motion on the floor.

Ms. Nakea: Oh okay, I can second it.

Mr. Courson: No.

Ms. Nakea: Too late?

Mr. Guerber: Your motion is quite different. You're saying you move to defer.

Ms. Nakea: Okay, what was your original motion?

Mr. Guerber: To support.

Ms. Nakea: Oh, okay, yes I would move to defer.

Ms. Schneider: I second.

Chair Summers: Any opposed.

Mr. Courson: Oh.

Chair Summers: Oh comments.

Mr. Courson: Now comments.

Chair Summers: Okay.

Mr. Courson: Or discussion.

Chair Summers: I am worried. I guess the hazard of leaving it there and the more we defer the...

Ms. Schneider: I think we just need to look at the previous application. That's my feeling.

Mr. Guerber: But we won't have anyone here to bring (it) back to us.

Ms. Schneider: Sure you do. You have the Department. Myles can find that...

Mr. Phillips: I apologize for not having that information readily available.

Ms. Arinaga: But aren't we looking at two different things? Are we still in discussions?

Ms. Higuchi-Sayegusa: Still in discussion. I am sorry and related matter. Perhaps Myles can go back and take-a-look at this right now and (my) suggestion could be to just, table the discussion until after the second item on this agenda.

Ms. Arinaga: Okay.

Ms. Schneider: You need a motion for that.

Ms. Higuchi-Sayegusa: There's already a motion and a second to defer, I guess. I mean defer until the end of the agenda.

Mr. Courson: I don't...there's...

Ms. Arinaga: Motion, was passed.

Mr. Courson: There's a more proper way to do Parliamentary procedure. I can't really remember...

Ms. Higuchi-Sayegusa: Motion to table or something, but it takes priority, yes.

Mr. Courson: I am afraid I don't...we so rarely do it. I don't have it wired. I think if you withdraw this motion and just move to...yes, I think moving to tabling it captured the intent. So in fact, I think you don't even have to withdraw the motion just move to table this until the end of the...

Ms. Schneider: I make a motion...

Mr. Guerber: Until the next one...until we're finish with the next one.

Mr. Courson: Yes.

Ms. Higuchi-Sayegusa: So there's a motion...

Ms. Schneider: I make a motion that we table this until the end of the meeting, until we have more research.

Ms. Higuchi-Sayegusa: Okay.

Ms. Nakea: I second.

Chair Summers: All in favor. (Unanimous voice vote) Any opposed. (Hearing none) Motion carried 6:0

2. Aloha Theatre

3795 Hanapēpē Road

TMK: (4) 1-9-004: 013

Hanapēpē, Kaua'i

Proposed select demolition/renovation of theater and new motel

a. Director's Report pertaining to this matter.

Lynn Danaher: Hello, I am Lynn Danaher (and) I am the owner of Aloha Theatre and very, very recent purchase (on) February 14, Valentines Day. I think it's kind of significant. And this is Sara Jehn my architect, and Mike Faye is here from Kikiaola Construction, and the project manager Lauren, and also Judith from the Hanapēpē Economic Alliance, and my good friend Randy Francisco. So anyway, I wanted to just go over some of these details in the form of a slide show so it's easier to see and understand exactly what the intention is, and also I wanted to show this is the location. Which I am sure all of you know where the Aloha Theatre is? Yes. Okay. It was built in 1936 and this picture is from the '70's, I believe. And this one from 1940 and I found that out because (inaudible) is one of the films that's shown there and that poster and that was in 1940. So this theatre was four years old in this photo. And this is the current condition of the theatre on the right and as you can see it is deteriorated considerably.

I also want to explain to you a little bit about what I have done in terms of historical preservation and restoration in a small town off the coast of Washington State, called Friday Harbor on San Juan Island. And so over the last several years I have actually done several restorations, because I honestly believe that if you can take a historic structure and you can do an adaptive reuse to that structure you can create positive cash flow and that ensures the preservation of that structure. This, is a house that was built in 1893, (and) that was slated to be torn down. And I moved it to a new location, (and) restored it. And I have the San Juan Preservation Trust as my tenant there. They rent all four of my offices. Then I moved that building in the back. The one in the front was completely...I completely restored that building it was uninhabitable and currently I have between the two buildings there's five offices and two apartments and I've maintained the historic integrity of both structures. This is all zoned commercial so that's why I was able to do this, it went from residential to commercial. This 100 year old home was built entirely of old growth fir and it was also set to be demolished and the owners contacted me and I moved it and I created three offices and an apartment in that structure. And was given the stewardship award in our community, San Juan County, for conscientious development. This structure right here was 25,000 square feet. It was the old Friday Harbor hardware building, and it was really, under-utilized. (It was) kind of a plain Jane, square box in the center of town and as you can see I painted it and fixed it up and really did a lot of work on the exterior of the building, as well as the interior. (I) created seven live/work spaces upstairs out of a big cavernous warehouse. So it worked out really nicely (and) its in the center of town, at Friday Harbor and the mural on the side of the building celebrates the commercial fishing industry which was one of the primary industries of the community.

And this is my most recent renovation this is an old redwood Hicks home that Mike Faye brought to my lot and I fixed it up and there it is. It's completely transformed but it was solid redwood so it had to be saved. This is the current project, I am working on and it has an 8,000 square foot footprint, and as you can see those side wings are tipping in. The one on the left is really tipped in and that's why we're going to be asking for emergency permits. We need a decision because we need to move forward. I am really, concerned about that. It's deteriorated pretty dramatically just in the last couple of months. It's pretty dramatic. So the intention here, as you can see there in 18 its tipped in and even just between June and February its even, you can see all the wood that's being pushed up. It's progressively gotten worse. My concern is if it topples its going to go into the Talk Story building next door, so it needs to be addressed asap. This is the interior of the structure right now...the roof was pretty, well gone. The framing was

there and the steel structures were there. What's amazing about this building, the reason why it's still standing is because the foundation is unbelievably well built. It's a really well built structure and all the framing above in the roof where those columns are that's all solid steel. So it's amazing how well built this building was in its day and that's why it's still standing. But you can see the roof is gone, there's plants growing out of the old stage area. So it's a...and I request anyone that might have photos of the interior of this building to please make sure I get them because I really...I don't have anything to go from except what's there.

Ms. Schneider: Historic Society.

Ms. Danaher: What's that?

Ms. Schneider: Historic Society.

Ms. Danaher: Yes, they're looking. This is the building looking back from the stage and you can see the roof is...the material is pretty much, gone. This is the sketches, that Ron (Agor), and Sara (Jehn) have done, about what we're going to be doing. The front of the building, those two side wings, will be, completely restored with the same material. They'll be identical. The marquee, the sign, the façade, everything will be exactly how it is, in its day and the back is similar to what it was. We're going to be adding a second story in the structure because it's such a tall building (and) we can do that. So here's the east and west elevations. You can see that the façade is fully restored and all of that...the horizontal planking, its all salt treated. I think it's one by eight fir. That's all going to be pulled off, reframed, and put back on again so what you see is pretty much what's going to be there. Those little balconies at the top, those are for the rooms, which will be on the inside, which I'll show you in a minute.

Anyway here's the floor plan looking from a birds eye view and you can see as you walk in the front of the building you got retail shops on both sides. In the middle will be an atrium that will be open to the sky. All, both floors, and the reason for that is when you walk in it now, there's no...the roof is gone and so that natural light coming in is really pretty cool. So what I want to do is I want to build some kind of a structure down the middle that would be more organic than these photos, than these sketches show. And each one of the canoe plants will be planted in that because I want a small museum on the left. I want that dedicated to the Hanapēpē Valley and Hanapēpē Community so there's information for visitors when they come. The theatre will be 70 seats. I am the director of a film festival and have been for the last several years. And I'll be hoping to show (films). We screen primarily documentary films so I'll be hoping to screen documentaries, as well as films that were made on the island of Kaua'i. So there will be a theatre component. There will also be another screen at the end of the atrium there to drop down for special events. And there will also be one hopefully in the restaurant. There will be a restaurant on the second floor. And as you can see there's some rooms on both sides of the atrium. There's seven rooms in that location with the restaurant overlooking the river and a commercial kitchen and then here on the left you'll see there's rooms. These are the rooms that will be overlooking the Hanapēpē river and there's 19 parking spaces in the parking that we planned for it. Here's the atrium. And so as you walk in, it'll be open to the sky with a railing all the way around and they'll be...I've got more of a sample up to the right there of what the water feature will look like down the middle. It won't be quite that pedestrian. And it'll be

much more...this is just a real conceptual drawing to get some spatial ideas. And then here's...I love this shot...because I lived just on the other side of the Hanapēpē river, so having this view is going to be really spectacular spot to have dinner overlooking the Hanapēpē river. And I am hoping that it'll be a casual dining place, I don't want to be some sort of high end type place. All of my numbers that I've used (are) very reasonable rent prices and hotel room prices to keep the cost, you know down hopefully if everything doesn't get out of hand in terms of cost. So that's essentially what the building will look like when it's complete. It'll be a little different color. It'll be a lighter color than that. The sign, will be restored, the marquee will be restored, and the façade will be restored. And it will be recessed, like it was in the past. The front will be, recessed with shops on either side. So I've got a lot of support from the Hanapēpē community and I am so appreciative of that. So I am happy to answer any of your questions and you can...by the way I'd like to put in a plug for Kikiaola Construction. They have really...they have done so much historic renovation. I told Mike (Faye) when I first was contemplating this project, I said "I am not even going to buy this building unless you promise to work with me on it." And so he did, bless his heart. So you know I feel really, really comfortable with the team that we put together. Sara (Jehn) and Ron Agor. Ron, grew up in Kekaha and has gone to this theatre as a child, (and) so he has a real attachment to it. So it's really fun to talk to everybody about their memories of this theatre. So, do you have any questions? Thank you, by the way.

Mr. Guerber: So, on the schematic...part of the theatre purchase was the parking lot in the back (inaudible)

Ms. Danaher: That's correct, yes.

Mr. Guerber: So, behind...

Ms. Danaher: It's a half an acre.

Mr. Guerber: I didn't realize it was there.

Ms. Schneider: We've seen this one before.

Mr. Guerber: Yes.

Ms. Schneider: Mike was going to renovate it for somebody else prior to you.

Mr. Guerber: That's right.

Ms. Danaher: They couldn't get financing. And the situation is, this is why the hotel rooms are so important. In order for this project to be economically viable, the hotel rooms are integral to it. Otherwise, I couldn't get...he couldn't get financing and I've already got partial financing, so.

Mr. Guerber: How many hotel rooms?

Ms. Danaher: Excuse me.

Mr. Guerber: How many hotel rooms?

Ms. Danaher: They'll be somewhere between...what is it? We're hoping for 19, all together.

Mr. Guerber: And that's...what some of those rooms were there?

Ms. Danaher: Yes, those, yes they'll be some on the second floor in the building and then they'll be two floors of the ones there, the little hotel.

Ms. Schneider: Jodie would this have to go through Planning Commission for the motel rooms.

Ms. Higuchi-Sayegusa: Do you want to come back to our seats, perhaps.

Ms. Danaher: What was your question? I am sorry.

Ms. Schneider: It's for Jodie.

Ms. Higuchi-Sayegusa: Sorry, I'll just come back.

Ms. Danaher: We just confirmed by the way that was in keeping... everything that we're planning to do is within the zoning regulations. We note no variances on anything. Everything is in compliance.

Ms. Higuchi-Sayegusa: So the question was yes, would they have to come back to the Planning Commission...yes...

Ms. Schneider: Hotel rooms...

Ms. Higuchi-Sayegusa: Yes, for the whole project, would have to come before the Planning Commission.

Ms. Schneider: They just need to...

Ms. Higuchi-Sayegusa: Yes, this is...

Ms. Schneider: I'll go ahead on this report...

Ms. Higuchi-Sayegusa: Yes, so for developments within the commercial and of this magnitude of course the KHPRC has the ability to recommend any preservation of historic properties. This is a property that's over 50 years old, so it is subject to 6E, HR 6E. So that's the reason why they're being before you folks for any comment and suggestions...

Ms. Schneider: We were in support of it the last time.

Chair Summers: Can we have a motion.

Ms. Arinaga: I move that we support this project.

Ms. Schneider: I second the motion.

Chair Summers: Any comments. (Hearing none) All in favor. (Unanimous voice vote) Any opposed. (Hearing none) Motion carried 6:0.

Ms. Higuchi-Sayegusa: There was already a motion and an action. It looked like there are people in the public that were waiting to testify the matter.

Chair Summers: (Inaudible) I am sorry. Motion, not carried?

Ms. Higuchi-Sayegusa: It looked like a valid action, but Chair if you wanted to open it up for public testimony, yes.

Chair Summers: Sorry, now we can open it up to the public.

Pat Griffin: Good afternoon Madame Chair and Commissioners, former colleagues. My name is Pat Griffin for the record. And I had the privilege of serving on the Board of Trustees for Historic Hawai'i Foundation. I understand that this morning you got some correspondence from our Executive Director Kristen Faulkner, but I will remember how difficult it is to come in at five minutes to three and try to read, through all of the papers. So I would like to read the comments from Kristen Falkner, Historic Hawai'i Foundation about the Aloha Theatre property.

“As you know, Historic Hawai'i Foundation is a statewide nonprofit organization dedicated to helping people save historic places. Our preservation architect and planner reviewed the projects and have the following comments: The Aloha Theatre is a significant building in its own right, and is also a contributing, building to the eligible district in historic Hanapēpē. The poor condition of the theatre has been a detriment to the town and region for many years. This project will rehabilitate and adaptively reuse the building while retaining the charter-defining features of the primary facade. HHF is also supportive of the new construction on the lot that will provide additional financial support for the new use and rehabilitation. The new units are, set back from the street, and are, screened by the other historic buildings on the street front, and the scale appears to be in keeping with the scale of the other buildings in the vicinity. HHF notes that if the theater, is listed on the National Register of Historic Places prior to or simultaneously with the rehabilitation work, it would be eligible for the 20% federal tax credit for rehabilitation of historic income producing buildings. If they have not already done so, the owners should be made aware of this option for additional financing.” Thank you, and just for the record, I, also, have testimony for the project that has been tabled before you vote on it.

Chair Summers: Any further discussion or any more comments public members. Public members, anybody else want to talk. Should I ask if we're all in favor again?

Mr. Courson: No the motion...does anyone want to do a motion to reconsider, based on what they heard? (Unanimous no voice response) Okay, than you're good.

**1. Keālia Schoolhouse (Hawai'i Management Service)
TMK: (4)4-7-003:006, Keālia, Kauai
Proposed demolition.**

Ms. Higuchi-Sayegusa: So thanks to Myles, he ran back and did pull the file for this property. In the past, it did come before this Historic Preservation Commission on January 26, 2017. What was proposed was...

Ms. Schneider: A schoolhouse...

Ms. Higuchi-Sayegusa: Yes a schoolhouse, right. It was to be, replaced. The property, the building was to be, reconstructed into a Charter School, serving 165 students. It did come before you folks. Ultimately, there were some concerns on the proposed replacement building and how would that serve the former character of the island school building. Ultimately, the Commission at that time received the plans for informational purposes only. And then subsequently, my understanding is the plans for the Charter School did not make its way to the Planning Commission to get actual entitlements for permits, for reconstruction for the Charter School. So it didn't go any further beyond KHPRC and so that's the history of the project.

Ms. Schneider: Do we need a motion to...

Mr. Phillips: I do believe the Charter School ended up Kahili, I think...

Chair Summers: So you were the one that he was talking about earlier.

Ms. Julie: Yes, I apologize for being late. I am Julie. I am with Pacific Concrete Cutting and Coring. And we have been hired to be the demolition contractor for this project.

Chair Summers: Was there specific information that you wanted to share or you just wanted to be available for questions.

Ms. Julie: If anyone had any specific questions pertaining to that. I can say that we've been in the building and there was hazardous materials survey conducted on the site. Some asbestos flooring was noted so we have gone in and we abated the asbestos floor tiles, you know to get that out of the way, so that has been done. I can say from our experience in there the building is in poor condition...

Chair Summers: The paint was not (inaudible)

Ms. Julie: I believe there was some lead paint, but lead paint you don't handle separately you treat that when we demolish it because...

Chair Summers: Because the (inaudible)...

Ms. Julie: Yes, there's no need to remove the paint separately from the wood, so.

Chair Summers: But it might make it more difficult to try and save any... we wouldn't be able to save...

Ms. Julie: It gets more difficult because when you have to refinish if you start refinishing the wood you're disturbing lead paint than have paint chips, and then you actually create a hazardous material because the paint chips are hazardous waste versus when you take the whole building down with wood and paint that's almost never considered hazardous. There's testing you do to get that.

Ms. Schneider: I think Pat wanted to speak.

Chair Summers: Yes, I know but I wanted to finish what she said.

Multiple conversations going on at the same time. Unable to decipher each conversation separately.

Chair Summers: Are we done with these guys?

Ms. Higuchi-Sayegusa: I think...

Ms. Arinaga: Have questions...

Ms. Higuchi-Sayegusa: The Commissioner there was some questions going back and forth.

Ms. Arinaga: Okay, so again, when is the timeline?

Ms. Julie: The timeline is pending permits. We expect actual work duration to be, you know probably about five to seven working days and it will be, scheduled upon all...

Ms. Arinaga: And so how will the traffic, be maintained in that area?

Ms. Julie: I don't believe...we're not going to have to work on the roadway. We'll be on the side. We can bring our machines around, so I don't...

Ms. Arinaga: So they won't need to close the road for this demolition.

Ms. Julie: No, I don't believe so.

Ms. Arinaga: Okay, only because I live up and there's...it's a very busy, no, no...it's a very busy road. It's one road and so, you know I need to know what's going to happen. And not only for me for the residence in that community.

Ms. Julie: I can tell you, do you remember Camp House. Well you're on Kapa'a side but Camp House Grill in Kalāheo was right next to the highway and we were able to come in and demo that and get it down in a day and not impact traffic or anything like that. So we're experienced with trying to minimize impact as much as possible. Jim might be able to...

Mr. Guerber: (Inaudible) building for me, and it was amazingly fast and very clean and wow. They did a great job.

Ms. Higuchi-Sayegusa: And I believe that there will be a need for demolition permit and I am sure there will be appropriate mitigation measures...

Ms. Julie: Yes, that's what triggered coming before the commission is the application for a demo permit.

Chair Summers: And if there were...I don't know if it's a restriction or condition that hardware and certain items were removed...how would you guys deal with that or how is that dealt with typically?

Ms. Julie: That would, you know we would either, work with the owner or they would have maybe a carpenter come in, you know who is very good at demoing and you know salvage a much different animal than demo, so.

Chair Summers: Any other questions.

Ms. Higuchi-Sayegusa: Are you folks familiar with the Historic American Buildings Survey standards. I think there's...I am barely familiar to be honest myself but it was something that was recommended to me to recommend to bring to your folks attention but if the Department was suggesting any photo and written documentation be done that it be per the HABS standards, so.

Ms. Julie: I am not familiar with but we can definitely become familiar.

Ms. Higuchi-Sayegusa: Thank you.

Mr. Ida: Normally you would hire a separate consultant...

Ms. Julie: Oh, okay.

Mr. Ida: Who's familiar with HABS.

Mr. Phillips: We have no problem doing that as well.

Mr. Ida: I have a question. You know the drawings you were passing around what was the...a building like that would be used for what?

Mr. Phillips: You know, like, I mentioned earlier. I think the idea was to have it...to have that building possibly, I mean this is one option, you know to be an open space meeting area. Something that benefits the community. Something that benefits the tenants, which are farmers. We were open to suggestions. I mean we really don't have anything, any plans. Would the Commission have any recommendations in terms of what a new building, should be used for?

Mr. Guerber: What's the zoning?

Ms. Higuchi-Sayegusa: It's agriculture. It's open ag. Its open and its all ag.

Multiple conversations going on at the same time. Unable to decipher each conversation separately.

Mr. Guerber: There's a food truck on it now.

Ms. Arinaga: Yes, yes.

Mr. Phillips: And the post office is a...

Ms. Arinaga: Post office.

Mr. Phillips: Is next door.

Ms. Arinaga: So it sounds like this building is going to happen.

Mr. Phillips: If the demo is, allowed to proceed. Yes, I think we would plan on rebuilding.

Ms. Arinaga: Okay.

Mr. Phillips: Yes.

Mr. Ida: So that building in the drawings would essentially be at the location of the home.

Mr. Phillips: Yes, that's correct. So I mean I think from that drawing we utilized the footings and the structure of the original schoolhouse.

Ms. Schneider: So you would rebuild on that footings.

Mr. Phillips: That's correct.

Ms. Nakea: I appreciate that you're keeping in mind the people who live and work in that area. Particularly the farmers.

Chair Summers: Okay I think we have someone from the public that wants to testify. Thank you for being here and answering questions.

Pat Griffin: Good afternoon again Madame Chair and Commissioners and I'd like to take a moment to say how much I am going to miss you Commissioners Nakea, Arinaga and Schneider. It was such a pleasure to serve with all of you. The Keālia Schoolhouse again this is from Kristen Faulker, Executive Director of Historic Hawai'i Foundation. I serve on their Board of Trustees. This 100-year old schoolhouse is historically significant and eligible for listing on the Hawai'i register of historic places and both Deputy Planning Director Higuchi-Sayegusa and

Commissioner Nakea have read part of this but for the record. HHR notes that structural condition is NOT synonymous with historic integrity. Or as I've been known to say "history is not a beauty contest." A building may be in bad shape and still retain most of the aspects of integrity." The photos indicate that the building retains integrity four of the seven levels of pieces of integrity when looking at preservation; location, setting, feeling and design. The aspects of workmanship and association are diminished but still present. Only integrity of materials is significantly, diminished but even some of the original materials are still present. HHR believes that because the building is both significant and retains most aspects of integrity, it has not lost the characteristics that make it eligible for listing on the state register of historic places.

Demolition of historic properties are adverse effects. If the current condition of the building makes it impossible or infeasible to repair or rehabilitate it, then we recommend that appropriate mitigation measures, be established. This could include photo and written documentation of the building before it, is demolished, and HABS Historic American Buildings Survey is easily available online. Salvage of any materials that may be reusable (such as hardware, fixtures, windows or doors) for the use on similar structures from the same period; and/or a historic context report that documents the remaining pre-Iniki school buildings that still exist on Kaua'i as a reference for future projects affecting historic schools.

And we do have some that are being recognized now. One of the difficulties, I found, during the 12 years that I served on this Commission were that we would say, and I had a little cheat sheet that said, you know include build, record and archive them with Historic Society, Kaua'i Museum and Planning Department and we very rarely saw them. And I would request that there be put in place some mechanism by which we, the public, the Commission, the Planning Department and the owners can retain that and can assure that that is being done. Because once it's gone there's no getting it back. So I would look to your wisdom to find a way to assure that if you move to ask for have standards, materials that you also find a way to be able to make sure that that happens. Thank you.

Chair Summers: I just have to say. Part of my license has to do with the health, safety and welfare of the people that are on a site and when I look at that building, it scares me because I think of the kids that would climb in there and try to get in there. And that's kind of where I am coming from is that the structural integrity is not there anymore and it's not ugly it's actually dangerous. So I guess I just want to put that out there. That the longer that it's left there the worse shape it's going to be in and the less easy it would be to actually document what is still there.

Ms. Arinaga: But the history remains there. Once its gone, it's gone.

Chair Summers: And its going to be gone. Mother Nature (is) going to take care of that in the next short while. So does it, get, documented, or does it just fall apart and then there's no recourse for documenting it. There's no way that we...if we don't put restrictions on it and it just falls down it doesn't get documented.

Ms. Nakea: I think that's a really good point.

Ms. Higuchi-Sayegusa: And so I guess from the Departments perspective I think understanding the nature of the current state of the property and the need to sort of preserve or at the very least document any integrity that does remain. I think the recommendation of the Department would be to like fold in a requirement to photograph and document pursuant to the HABS standards into any demolition permit and so my understanding is that at least the Department would be able to have a review. We require the zoning permit in addition to the building permit. You know if the recommendation is for in the context of KHPRC at least it's to require that the documentation be done pursuant to any demolition and that the Department would have to...we'll be sort of on the hook to make sure that gets done.

Ms. Schneider: So, we need a motion.

Chair Summers: I have a quick question. Could it be a condition of the next permit on that property?

Ms. Higuchi-Sayegusa: And so I guess the way...I would encourage it to be conceived of this point as a demolition, but of course to reserve that the KHPRC should be reserving the right to review any permits in the future for any new construction of any or placement structure.

Chair Summers: How do we ensure that, oh sorry.

Mr. Guerber: I think that the Department should develop for us a checklist that, like Pat was talking about (that) we would require. This is going to come up again over...

Ms. Schneider: Has come up more than once...

Mr. Guerber: What we need is a checklist that says we'll approve this if you do this. As a matter-of-fact, we have to have it archived in the Historic Society...

Ms. Schneider: Any demolition...

Mr. Guerber: It has to be in a way that's saved somewhere, and fixtures saved as well and they have to prove that they've done that.

Ms. Higuchi-Sayegusa: Right, I think. So the way I would suggest doing that because it is the function of the Department or in other contexts the Planning Commission to issue the permit. That those are the permits, that have conditions folded into it and so you folks should be suggesting any conditions that the Department or the Commission should be considering to fold into their permits that they issue.

Ms. Schneider: I make a motion pursuant to the demolition permit that should be required to do the HABS standards of photographing it and showing what existed prior.

Ms. Higuchi-Sayegusa: And also preserving any reusable materials.

Ms. Schneider: Yes, and preserving any reusable materials.

Ms. Arinaga: Prior to...

Ms. Schneider: Prior to demolition.

Ms. Arinaga: Prior to demolition. Second.

Chair Summers: Any other comments or discussion. (Hearing none) All in favor. (Unanimous voice vote) Any opposed. (Hearing none) Motion carried 6:0.

Mr. Phillips: Quick question. So once we would complete that HABS standard, would we need to come before the Commission again, or can that just be, submitted to the Planning Department?

Ms. Higuchi-Sayegusa: It would be something the permit issuer I guess in this case would be the Department would have to oversee as the function of the permit.

Mr. Phillips: Okay. Thank you.

Mr. Ida: Has this Commission required people to do HABS? (Has it been) done before?

Ms. Schneider: Yes, I can't remember on what though...either the Waterhouse Estate or something like that.

Mr. Ida: Because I know, State Historic Preservation Division (SHPD) does it all the time.

Ms. Higuchi-Sayegusa: Right, but again we do, since it's a County level permit, you know its something that we could fold into any permit that the County issues.

Chair Summers: Anybody else.

J. COMMISSION EDUCATION COMMITTEE

K. KAUA'I HISTORIC RESOURCE INVENTORY UPDATE COMMITTEE

L. HISTORIC PRESERVATION PUBLICITY COMMITTEE

M. ANNOUNCEMENTS

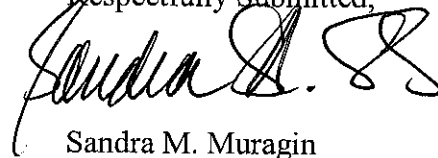
N. SELECTION OF NEXT MEETING DATE AND AGENDA TOPICS (3/21/2019)

O. ADJOURNMENT

Chair Summers: Can I get a motion to adjourn. Do I need a motion to adjourn?

Chair Summers adjourned the meeting at 3:59 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Sandra M. Muragin". The signature is fluid and cursive, with a large initial "S" and "M".

Sandra M. Muragin
Commission Support Clerk

Approved as circulated. 10/17/19

Approved with amendments. See minutes of meeting.