MEMORANDUM

DATE: October 20, 2021

TO: Planning Commission

FROM: Clerk of the Commission

SUBJECT: 1st Addition to the Planning Commission 10/21/2021 Agenda

I. NEW BUSINESS

1. Pacific Missile Range Facility
   
   b. Letter (10/18/2021) from Kip Goodwin.

2. Java Kai Old Kōloa Town

   c. Letter (10/19/2021) from lan K. Jung, Belles Graham LLP.
   
   d. Letter (10/20/2021) from Kiersten Faulkner, Executive Director, Historic Hawai‘i Foundation.
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Aloha Kauai Historic Preservation Review Commissioners,

History that will be reviewed in the future by a historic review commission will reflect what happens today, that an inevitable security perimeter that would be erected around a $2 Billion military investment, the HDR-H, would further restrict native Hawaiian access and use of their crown lands.

We urge the Commission to be both cautionary and visionary, to honor our host culture ancestry by preserving their practices that define their unique culture.

The HDR-H has been rejected by the national security strategic planners at the Department of Defense Missile Defense Agency. Emerging technology hypersonic missiles being developed in Russia, China and North Korea can evade detection by the HDR-H, and the Missile Defense Agency has moved on to a space based detection system, rendering the HDR-H obsolete.

Thank you for accepting my testimony,
Kip Goodwin
Kapaa
October 19, 2021

Mr. Ka‘aina S. Hull
Director of Planning
Planning Department
4444 Rice Street, Suite A473
Lihue, Kauai, Hawaii 96766

Re: Supplemental to Request for Review by KHPRC
Java Kai Old Koloa Town
Old Koloa Town Building Renovation
Lot 4A, Koloa, Kauai, Hawaii
Kauai Tax Map Key No. (4) 2-8-007:016

Dear Mr. Hull:

This office represents Viva Kai LLC, a Hawaii limited liability company (dba Java Kai Koloa) (“Applicant”), with regard to its proposed operation of the Java Kai Old Koloa Town. I am transmitting the enclosed revisions to the proposed renovation plans for review by the Kauai Historic Preservation Review Commission for its meeting scheduled for October 21, 2021.

As shown in the enclosed revised plans, the Applicant’s architect highlighted the location of the window replacement areas and barn door. Additionally, a new exhaust vent was added to comply with Department of Health regulations.

If you have any questions regarding the design and/or preferred color palettes, please let us know.

Thank you very much for your assistance in this matter.

Sincerely yours,

BELLES GRAHAM LLP

[Signature]

Ian K. Jung

Enclosures
cc: Marissa Valenciano, Historic Planner, Planning Department, w/encls. (via email only)
Mr. Sean Garcia, w/encls. (via email only)
Kanoa Chung, D. Arch., w/encls. (via email only)
South Elevation

West Elevation

NEW EXHAUST VENT

REPLACE EXISTING BARN DOOR WITH NEW BARN DOOR, MATCH TO EXISTING

NEW EXHAUST VENT

REMOVE 2 EXISTING WINDOW AND ADD 1 NEW, CONSISTENT WITH EXISTING AESTHETIC
East Elevation

North Elevation

NEW EXHAUST VENT

REPLACE EXISTING WINDOW WITH NEW, CONSISTENT WITH EXISTING AESTHETIC

REMOVE 2 EXISTING WINDOW AND ADD 1 NEW, CONSISTENT WITH EXISTING AESTHETIC
From: Malisa Valenciano
Sent: Wednesday, October 20, 2021 7:29 AM
To: Shanlee Jimenez
Cc: Jodi Higuchi Sayegusa
Subject: FW: HHF Comments to KHPRC 10/21/21 Meeting, Agenda Item 1.2

From: Kiersten Faulkner <Kiersten@historichawaii.org>
Sent: Tuesday, October 19, 2021 12:31 PM
To: Marisa Valenciano <mvalenciano@kauai.gov>; Planning Department <planningdepartment@kauai.gov>
Cc: Andrea Nandoskar <Andrea@historichawaii.org>; Virginia Murison <Virginia@historichawaii.org>
Subject: HHF Comments to KHPRC 10/21/21 Meeting, Agenda Item 1.2

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Aloha,
Please see attached comments to the Kaua‘i Historic Preservation Review Commission for the October 21, 2021 meeting, Agenda Item 1.2 relating to proposed renovation of an existing building in Kōloa.

Historic Hawai‘i Foundation is supportive of the project, with comments. Our historic architect reviewed the conceptual plans and provided additional recommendations for the architectural materials and detailing to increase compatibility with the eligible-historic district.

The testimony references an article about Kōloa’s revitalization plan in 1984. I’ve attached the article for your reference. FYI, all of the Historic Hawai‘i News past issues are available at https://historichawaii.org/newsletterarchives/ There are indexes for 1975-1989 and the PDFs are also searchable by keyword.

Please let us know if you have any questions about these comments. We would be happy to provide any additional information.

Thank you,
Kiersten

Kiersten Faulkner, AICP
Executive Director
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On behalf of Historic Hawai‘i Foundation (HHF), I am writing in general support and additional recommendations for the proposed renovation of an existing structure in Old Kōloa Town.

Since 1974, Historic Hawai‘i Foundation has been a statewide leader for historic preservation. HHF works to preserve Hawai‘i’s unique architectural and cultural heritage and believes that historic preservation is an important element in the present and future quality of life, economic viability and environmental sustainability of the state.

The existing building was formerly known as the Yamamoto Garage. Although the building department records do not establish the original construction date, it is believed to be a garage associated with the Yamamoto Residence. The residence was demolished in 1983 and is now an open courtyard. The garage was damaged by Hurricane Iwa in 1982 and was either repaired or rebuilt in 1983. The records are unclear about the extent of the hurricane damage and which portions of the building were altered.

Historic Hawai‘i Foundation’s records for Kōloa include a September 1984 article in the Historic Hawai‘i News that dates the Yamamoto Store to ca. 1890, but does not mention the garage specifically. The article describes a comprehensive historic preservation and economic development strategy for Old Kōloa Town that included rehabilitation of the historic buildings, pedestrian improvements, design standards for both architectural and landscape features, and economic revitalization actions.
Although the status of the Garage structure is uncertain, Old Koloa Town itself meets the criteria for listing on the Hawai'i and National Registers of Historic Places as a district. As such, modifications or alterations to both contributing and noncontributing features of the district should follow the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.

Overall, HHF found that the proposed rehabilitation of the existing building complies with the Standards and is compatible to the Koloa District in scale and materials. However, HHP's historic architect recommends minor modifications to the architectural detailing and plans to increase compatibility.

A. The proposed upward swinging panels to open the front of the coffee stand are not in keeping with the detailing of the rest of the building. The building’s exterior walls consist of wooden board and batten walls. The proposed doors are large, plain horizontal tongue and groove panels. The door detailing should be more in keeping with the plantation style. Alternatively, since the building is a former garage, the swinging doors could be detailed to resemble a garage door, detailed in wood, possibly also with a row of windows.

B. The applicant proposes to reposition the windows. We recommend repair and/or replacement in-kind, matching the location, size and fenestration. If this is not feasible, the plans should note that the effects on the siding will be repaired with board and batten walls to match the remainder of the wall in material, proportion and detailing.

C. The Material Board implies that all of the structure will be white when completed, although the drawings are not clear on this. We recommend using a compatible color scheme to the rest of the historic buildings, including at least two colors (one for walls and one for windows and doors). The 1983 article indicates that the paint palette includes traditional plantation colors of green, red and off-white.

The meeting materials also indicate that the scope will include relocation of the historic photos and information to an area within the courtyard complex as part of a separate and ongoing historic signage project. Historic Hawai'i Foundation was involved with the original installation of the historic center story boards and photographic exhibits. We agree that the center needs to be refurbished and refreshed. HHF would like to be included in opportunities to review and comment on those plans.

We appreciate the effort to continue investment and care for the special places in Koloa. Thank you for the opportunity to comment.
The Koloa Story: Turning Historic

by Spencer Leineweber

It is an unfortunate fact of life in the business world that stiff competition from a new regional shopping center oftenmeans the death knell for the merchants of a small commercial community. Yet this isn't always the case.

The small town of Koloa, Kauai's, is surviving with renewed spirit, thanks to an innovative revitalization approach being undertaken by Robert Gerrell of Koloa Town Associates. Gerrell's plans for Koloa, the birthplace of Hawaii's sugar industry in 1835, include four major elements: organization, design, promotion, and economic restructuring.

These elements form the basic approach of the National Main Street program, a nationwide restoration program sponsored by the National Trust for Historic Preservation. Although the program has been achieving success on the Mainland for the past several years, Gerrell is the first to test its philosophies in Hawaii.

One of the typical problems in a small group of stores is lack of organization among shopowners. The task at Koloa presents a unique opportunity, as Gerrell holds a 9½-year master lease for more than two-thirds of the existing commercial structures in town, thus aiding organization.

The requirements of the lease with the landowner, the Nadel T. Waterhouse Trust, promote a revitalization effort of preserving the historic structures; tenants in 15 renovated structures will all be under the same "shopping center style" lease.

The arrangement gives them many of the same marketing advantages a mall lease offers: common store hours, promotions (i.e., sidewalk sales), common signage and joint advertising. Many of the town's merchants have given up the idea of wanting to be the biggest and the best on the street and now strive for a stronger image of being part of a much larger whole.

Instead of the Merchants Association alone guiding the progress of the town, residents and community leaders were organized under a Design Advisory Committee set up by my firm, Spencer Limited.

The residents now have an opportunity to participate in the process that is changing the look of their community.

Through this committee, their long-term community goals can be realized and reconciled with the developer's more short-term goals. The Koloa community has been a valuable resource of information and ideas, and all involved feel a very special loyalty for the area.

Of course, it is important in any organization that there is an adequate mix of viewpoints and backgrounds, and in this respect the committee is truly representative of the economic, social, and cultural life of the community.

The visual quality of Koloa has been enhanced by a coordinated design effort under the leadership of Spencer Leineweber, architect, and Michael Chiu, landscape architect.

The primary asset of the town is a cohesive historic fabric, which shows itself in a variety of building styles, shapes and colors. It has a vitality that is impossible for any new shopping center complex to match.

Unfortunately, however, many of the structures were in extremely dilapidated condition when the project began, as the previous management transferred the responsibility for continued maintenance onto the tenant. This type of arrangement rarely results in meeting the continuous maintenance demands for preservation of historic structures.

The emphasis of the renovation work is on bringing the historical aspects of the town back into focus. With a respect for the character of each structure, renovation will occur over a period of two years.

There are a few design techniques being employed that have helped reestablish cohesiveness in the community. Provisions for pedestrian comfort and smooth traffic flow are a high priority in the town's...
The Yamasato Store before restoration. Built by Mr. Yamaka ca. 1890, it was operated from the '20s on by the Yamasato family. (Spencer Leinweber photo)