



KAUA'I HISTORIC PRESERVATION REVIEW COMMISSION

CAROLYN LARSON, CHAIR
STEPHEN LONG, VICE CHAIR

JAMES GUERBER, MEMBER
GERALD IDA, MEMBER
SUSAN REMOALDO, MEMBER
AUBREY SUMMERS, MEMBER

RECEIVED

22 SEP 27 PM 58

- **The meeting location that will be open to the public:**
 - **Kōloa Neighborhood Center, 3461 Weliweli Road, Kōloa, HI 96756**
- **Written testimony** indicating your 1) name or pseudonym, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted on any agenda item and submitted to planningdepartment@kauai.gov or mailed to the Kaua'i County Planning Department 4444 Rice Street., Ste A473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department at least **24 hours prior** to the meeting will be distributed to all Commissioners prior to the meeting. Any testimony received after this time and up to the start of the meeting will be summarized by the Clerk of the Commission during the meeting and added to the record thereafter.
- **Oral testimony:** Oral testimony will be taken on specific agenda items **in-person at the public meeting location.**
 - Per the Commission's and Chairs practice, there is a three-minute time limit per testifier, per agenda item.
- **IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR ASEGRETI@KAUAI.GOV AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.**

OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUAI

KAUA‘I HISTORIC PRESERVATION REVIEW COMMISSION
MEETING NOTICE AND AGENDA

Thursday, October 6, 2022
1:30 p.m. or shortly thereafter
Kōloa Neighborhood Center
3461 Weliweli Road
Kōloa, HI 96756

A. CALL TO ORDER BY CHAIR

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF THE MINUTES

1. None for this meeting.

E. GENERAL BUSINESS

1. Commission Site Visit to Sueoka Market at **5392 Kōloa Road**.

The meeting will be recessed and continued for the site visit. The Commission will leave the Kōloa Neighborhood Center by foot at approximately 1:45 p.m. and proceed to **Sueoka Market, 5392 Kōloa Road**. Public testimony will **not** be taken during the site visit excursion. Any public testimony will be received and decision making will be conducted after the site visit when the meeting reconvenes at the Kōloa Neighborhood Center. In addition, the public may submit written testimony and comments pursuant to the instructions specified on the publicly noticed agenda. The excursion may involve adjustments subject to weather/site conditions. Transportation will not be provided for interested parties.

F. COMMUNICATIONS

1. None for this meeting.

G. UNFINISHED BUSINESS (For Action)

1. SMK Inc. (ABC Stores)

Sueoka Market

Demolition of Accessory Structures and Expansion of the Retail Store

Property Address: 5392 Kōloa Road

Tax Map Keys: (4) 2-8-008:020; (4) 2-8-008:022; (4) 2-8-008:023; (4) 2-8-008:024;
(4) 2-8-008:025; (4) 2-8-008:026; (4) 2-8-008:027; (4) 2-8-008:028; (4) 2-8-008:029;
(4) 2-8-008:034; (4) 2-8-008:035, Yamada Road, and River Road
Kōloa, Hawai‘i

Consideration of a Class I Zoning Permit for the proposed demolition of accessory structures and the proposed expansion of the retail store.

H. NEW BUSINESS

1. None for this meeting.

I. EXECUTIVE SESSION:

Pursuant to Hawai'i Revised Statutes Sections 92-4 and 92-5(a)(4), the purpose of this executive session is to consult with the County's legal counsel on questions, issues, status and procedural matters. This consultation involves consideration of the powers, duties, privileges, immunities, and/or liabilities of the Commission and the County as they relate to the following matters:

1. Commission Site Visit to Sueoka Market at **5392 Kōloa Road**.

2. SMK Inc. (ABC Stores)

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(4) 2-8-008:025; (4) 2-8-008:026; (4) 2-8-008:027; (4) 2-8-008:028; (4) 2-8-008:029;
(4) 2-8-008:034; (4) 2-8-008:035, Yamada Road, and River Road

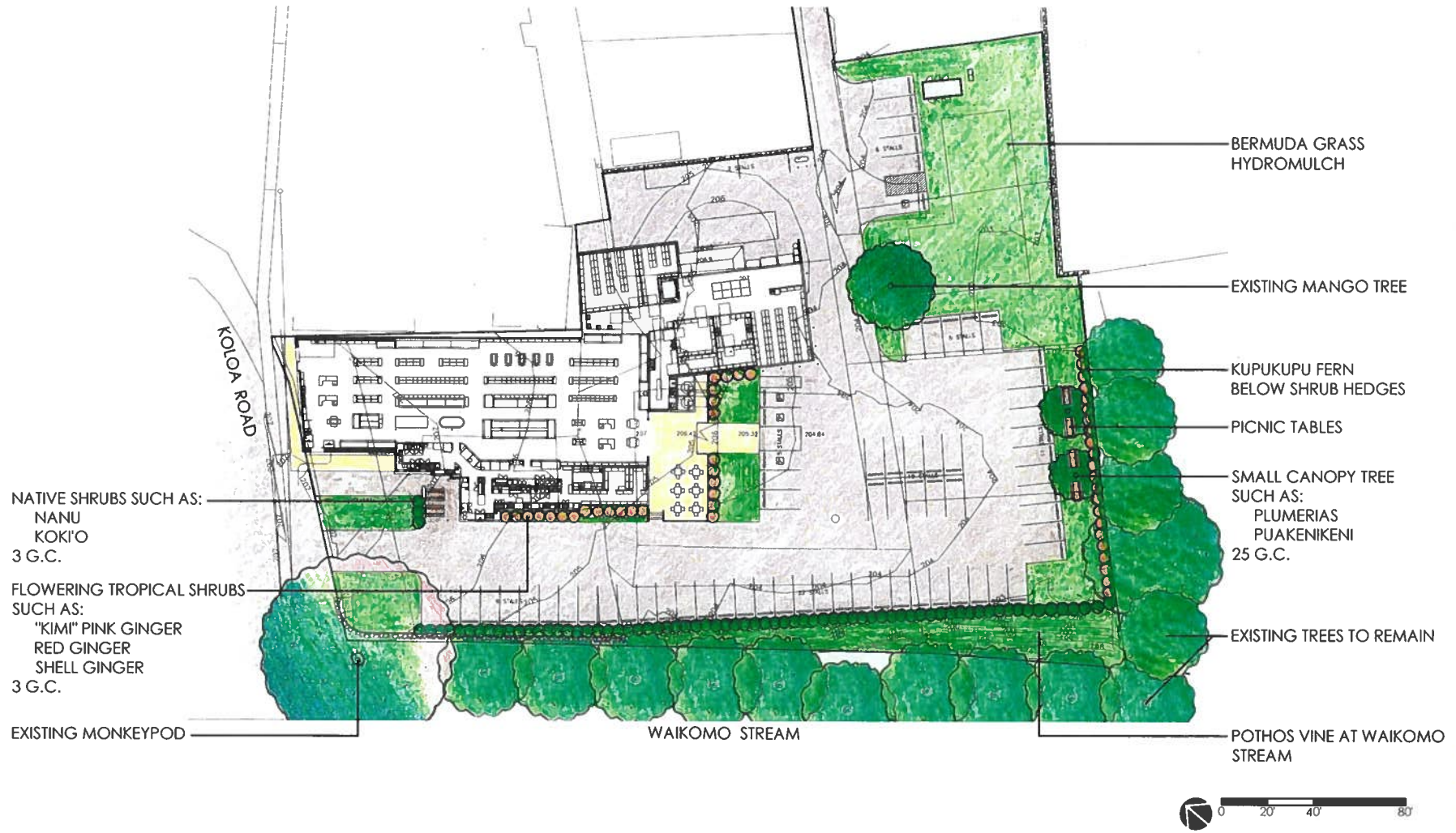
Kōloa, Hawai'i

Consideration of a Class I Zoning Permit for the proposed demolition of accessory structures and the proposed expansion of the retail store.

J. ANNOUNCEMENTS

K. SELECTION OF NEXT MEETING DATE AND AGENDA TOPICS (October 20, 2022
Regular Meeting)

L. ADJOURNMENT



G.I.

OCT 06 2022



PLUMERIA VARIETIES



SINGAPORE PLUMERIA



RAINBOW PLUMERIA



PINK PLUMERIA



PUAKENIKENI & FLOWER DETAIL



"KIMI" PINK GINGER



RED GINGER



SHELL GINGER



KOKI'O (NATIVE HIBISCUS)



NANU (NATIVE GARDENIA) & FLOWER DETAIL



BERMUDA GRASS



KUPUKUPU FERN



POTHOS VINE

SUEOKA STORE PRESERVATION & EXPANSION

@ 5392 KOLOA ROAD



DESIGN SUBMITTAL - REVISION 1



AUGUST 2022

1311 Kapiolani Blvd, Suite 608 | Honolulu, Hawaii 96814 | 808.597.1662(o) 808.597.1667(f)

A.I.

OCT 06 2022

•PROJECT DESCRIPTION, VICINITY MAP, LOCATION MAP, SKFBC DATA, IBC DATA, EXISTING PHOTOGRAPHS -----	3
•EXISTING SITE PLAN - TMK MAP -----	4
•EXISTING SITE PLAN W/ EXISTING PHOTOGRAPHS -----	5
•EXISTING SITE PLAN & PROPOSED BUILDING OVERLAY -----	6
•PROPOSED SITE PLAN - TMK MAP -----	7
•PROPOSED SITE PLAN & FIRST FLOOR PLAN -----	8
•EXISTING/DEMOLITION FIRST FLOOR PLAN W/ EXISTING PHOTOGRAPHS -----	9
•PROPOSED FIRST FLOOR PLAN -----	10
•PROPOSED SECOND FLOOR / ROOF PLAN -----	11
•PROPOSED EXTERIOR ELEVATIONS & PROPOSED FINISH MATERIALS -----	12
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•SUPPLEMENTAL IMAGES -----	17

South Kauai Form Based Code

ADDRESS: 5392 KOLOA ROAD, KOLOA, HI 96756

ZONING: T4 VILLAGE CENTER

LOT AREA & TMK: SUEOKA STORE LOTS

HEIGHT LIMIT: 2.5 STORIES MAX

DRIVEWAY: 18' WIDE MAX (<40 STALLS)

PARKING:

LOT	TMK	LOT SIZE	REQUIREMENT	
LOT 5 (SUEOKA STORE)	(4) 2-8-008.035	6,220 SF	VEHICLE - 2 STALLS FOR 1,000 SF	
PARCEL 34 (PARKING ENTRY)	(4) 2-8-008.034	10,207 SF	BIKE - 5% OF VEHICLE REQUIREMENT	
LOT A (CORNER OF STORE BY EXST RESTROOM)		471 SF		
LOT B-1 (YAMADA ROAD)		3,745 SF	REQUIRED PARKING CALCULATIONS	
LOT 11 (PARKING)	(4) 2-8-008.029	4,553 SF	VEHICLE	
LOT 12 (PARKING W/ EXST CONTAINERS)	(4) 2-8-008.028	4,315 SF	ENCLOSED AREA	17,122 SF / 500 = 34.2 OR 34 STALLS
LOT 13 (BACK PARKING LOT)	(4) 2-8-008.027	6,753 SF	COVERED LANAI	1,420 SF / 500 = 2.8 OR 3 STALLS
RIVER ROAD		1,870 SF	FUTURE COMMERCIAL BUILDING	2,880 SF / 500 = 5.8 OR 6 STALLS
LOT 14 (PARKING)	(4) 2-8-008.026	3,799 SF	TOTAL	43 STALLS
LOT 15	(4) 2-8-008.025	6,238 SF	BIKE - 5% OF 43	
LOT 16	(4) 2-8-008.024	5,742 SF		
LOT 17	(4) 2-8-008.023	5,926 SF	PARKING PROVIDED	
LOT 18	(4) 2-8-008.022	5,748 SF	VEHICLE	70 STALLS
MAKAI ROAD	(4) 2-8-008.020	5,486 SF	BIKE	3 STALLS
TOTAL AREA		71,073 SF		

LOT COVERAGE: PER C20 - LOT COVERAGE INCLUDES BUILDINGS AND PAVEMENT, PER SKFBC SHALL NOT EXCEED 80% OF THE LOT
REQUIRED - 71,073 SF X 80% = 56,858 MAX SF
PROPOSED - 56,512 SF OR 79.5%

FLOOR AREA CALCULATIONS: SUEOKA STORE BUILDING

FIRST FLOOR	
EXISTING ENCLOSED	7,056 SF
ENCLOSED ADDITION	7,470 SF
SECOND FLOOR	
ENCLOSED ADDITION	2,596 SF
TOTAL ENCLOSED (SUEOKA STORE BLDG)	17,122 SF
LANAI	
COVERED LANAI 1 (SEATING)	1,325 SF
COVERED LANAI 2 (NO SEATING)	95 SF
TOTAL LANAI (SUEOKA STORE BLDG)	1,420 SF
FUTURE 1 STORY COMMERCIAL BUILDING	
TOTAL ENCLOSED (FUTURE COMMERCIAL BUILDING)	2,880 SF

TSUNAMI EVACUATION ZONE: NO
DAM EVACUATION ZONE: YES
FLOOD ZONE: AE
BUILD TO LINE & PARKING SETBACKS:

	BUILDING	VEHICLE
FRONT	2'	30'
SIDE (STREET)	2'	5'
SIDE	-	-
REAR	-	5'

IBC Data

OCCUPANCY GROUP: M
CONSTRUCTION TYPE: VB (W/AUTOMATIC FIRE SPRINKLER)
BUILDING HEIGHT & AREA: STORIES:
ALLOWABLE STORIES: 2
PROPOSED STORIES: 2

ALLOWABLE AREA (Aa):
 $Aa = A1 + (A1 \times I1) + (A1 + Is)$
 $Aa = 9,000 + (9,000 \times .37) + (9,000 \times 2)$
 $Aa = 30,330 SF$
PROPOSED AREA: 18,542 SF



SUEOKA STORE PHOTO



SUEOKA STORE (1990)

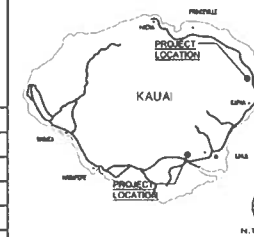


INTERIOR MURAL 1 - LEFT SIDE



INTERIOR MURAL 2 - RIGHT SIDE

Vicinity Map



Location Map



Sueoka Store Project Description

History and Preservation of Sueoka Store

Sueoka Store was listed on the National Register for Historic Places in 2019. Sueoka Store opened its doors in Koloa Town over 100 years ago and continues to provide produce and general goods to the local community to this day.*

Mankichi Sueoka founded Sueoka Store in 1918 after emigrating from Japan. The original store was located in Koloa Sugar Plantation within the Japanese Camp. It was one of two general stores in the Japanese Camp which consisted of approximately 400 households. Mankichi and his wife Yoshi worked hard to ensure the success of the store even providing a delivery service going as far as Lihue and Keala by horse drawn wagon to deliver specialty dry goods and food from Japan. Mankichi and Yoshi moved Sueoka Store to its current location at the Waterhouse Building in 1933.*

The Waterhouse Building was built in 1923 by the Waterhouse-Smith family. The building was originally leased to Koloa Motor Company. In 1933, Sueoka Store started leasing a portion of the building and eventually took over the entire building in 1955. Sueoka Store purchased the site in 1993. The Sueoka Store Building is a one-story wood frame Western False Front style commercial building of the late 19th and early 20th century American Movement. This building has been deemed to have the integrity of design, workmanship and materials of the mid-1920's and the Western False Front Commercial style. There are two murals on either side of the interior of the store that were painted in the 1950's by a family friend of the Sueoka's. Both murals are intact and were deemed historic. There were also recent additions to the building. A clad lean to addition on the ground floor to enclose a walk-in refrigerated storage and a second story refrigeration equipment enclosure. Both were deemed non-historic.*

The historic Waterhouse Building exterior will be preserved. The two interior murals along with key interior architectural elements will also be preserved.

*From National Register of Historic Places Registration Form prepared by Minatoishi Architects

Expansion of Store

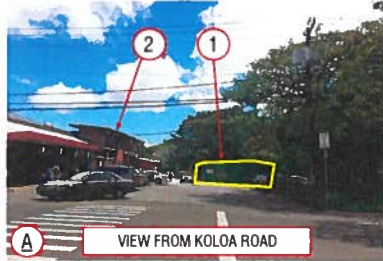
The expansion of Sueoka Store will enable the store to provide an expanded offering to the local community as well as visitors. The expansion of the store will begin behind the historic exterior of the Waterhouse Building and will respect and coincide with the historic architecture of the Waterhouse Building while not trying to mimic it so as to establish a clear line between what is historic and what is new.

The exterior architectural character of the expanded building will utilize a plantation style of architecture similar to what is found within Koloa Town. Tongue and groove, and board and batten siding painted a plantation forest green will be the main exterior cladding and will be accented with white painted wood trim. The expanded area of the store will provide an entry from the rear of the building where the majority of the parking will be located. A covered outdoor lanai at the rear entry will have wood posts, wooden rails and slat windows above creating a relaxed, local style environment where family or friends can sit and have a meal or just "talk story".

The expansion will also "clean up" the property removing scattered storage buildings and containers from around the property and consolidate the necessary storage to one 2 story storage structure at the rear of the expansion hidden from view along Koloa Road. The loading area will be moved to the rear of the property.

Although it is preliminary, the approach to the landscaping will be to create a rural, local feel.





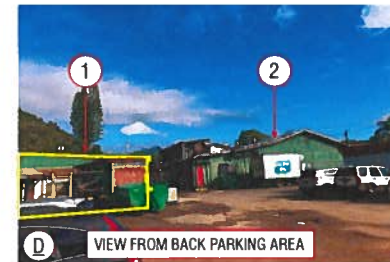
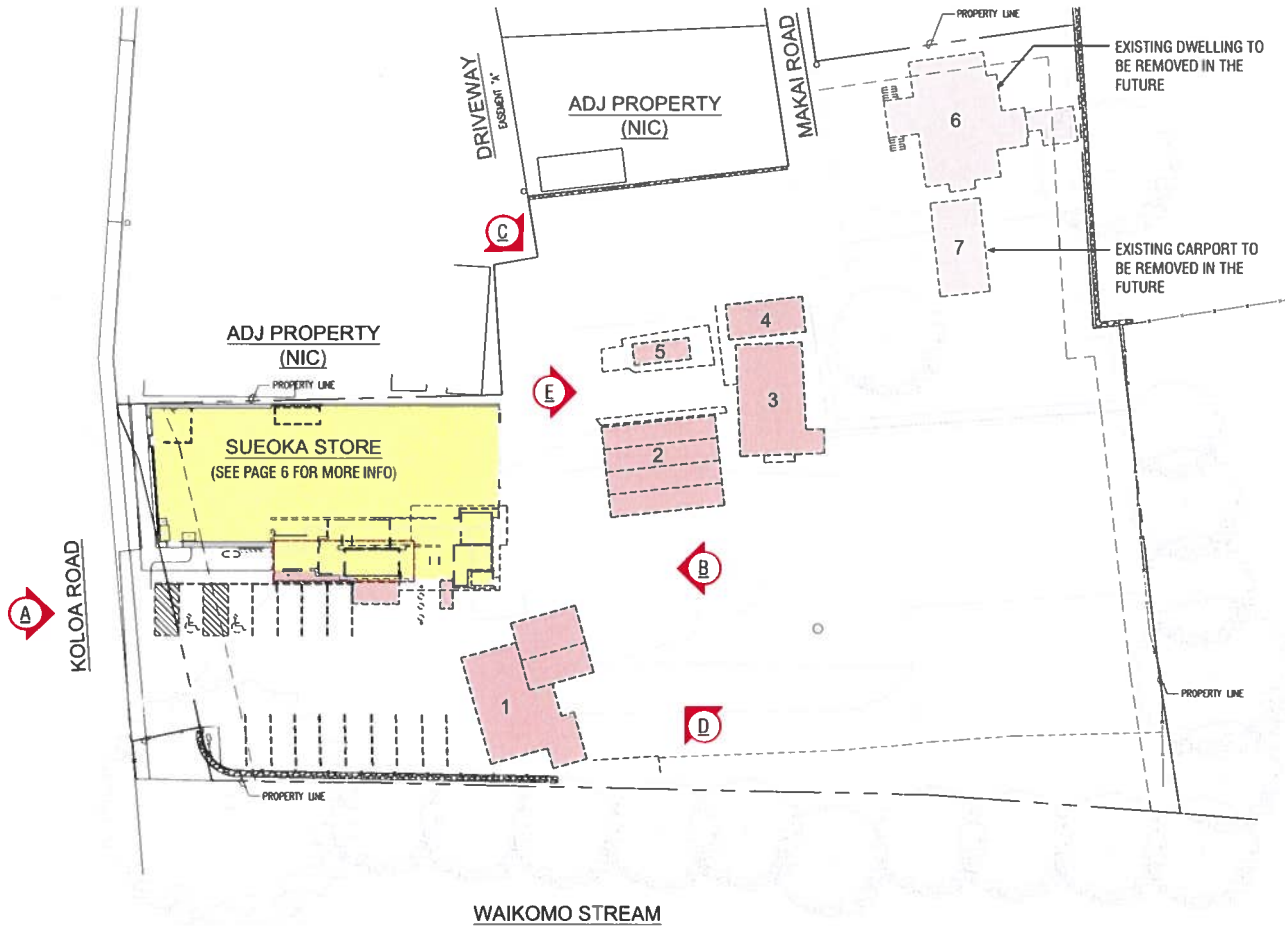
A VIEW FROM KOLOA ROAD
1 - REMOVE STORAGE SHED (BLDG 1)
2 - SUEOKA STORE (SEE PAGE 6 FOR MORE INFO)



B STORAGE CONTAINERS
1 - REMOVE STORAGE CONTAINERS (BLDG 2)
2 - SUEOKA STORE (SEE PAGE 6 FOR MORE INFO)



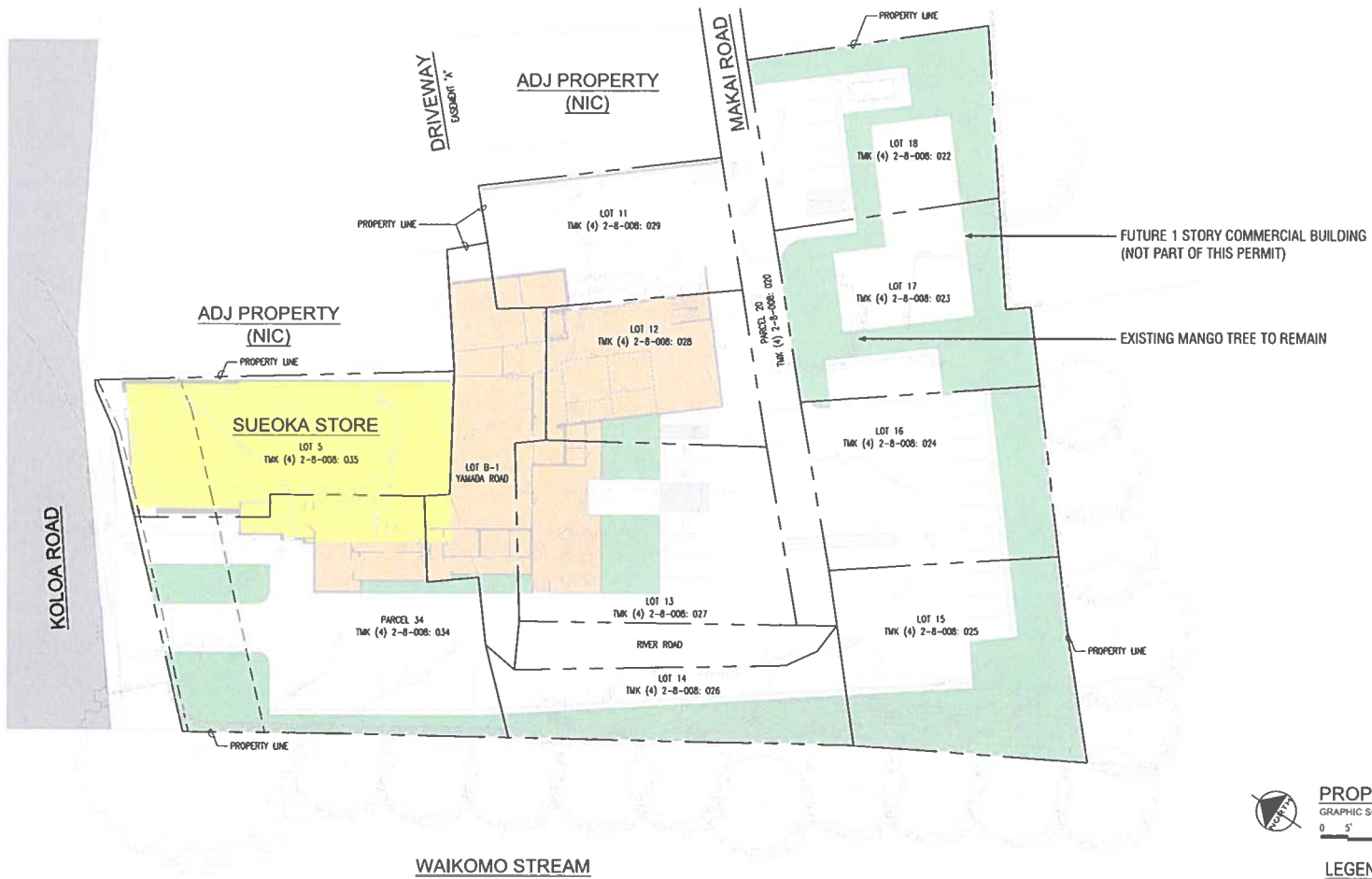
C PANORAMIC VIEW FROM REAR DRIVEWAY
1 - ADJACENT PROPERTY BUILDING
2 - REMOVE STORAGE (BLDG'S 2, 3, 4, 5)
3 - REMOVE STORAGE SHED (BLDG 1)
4 - SUEOKA STORE
5 - ADJACENT PROPERTY BUILDING

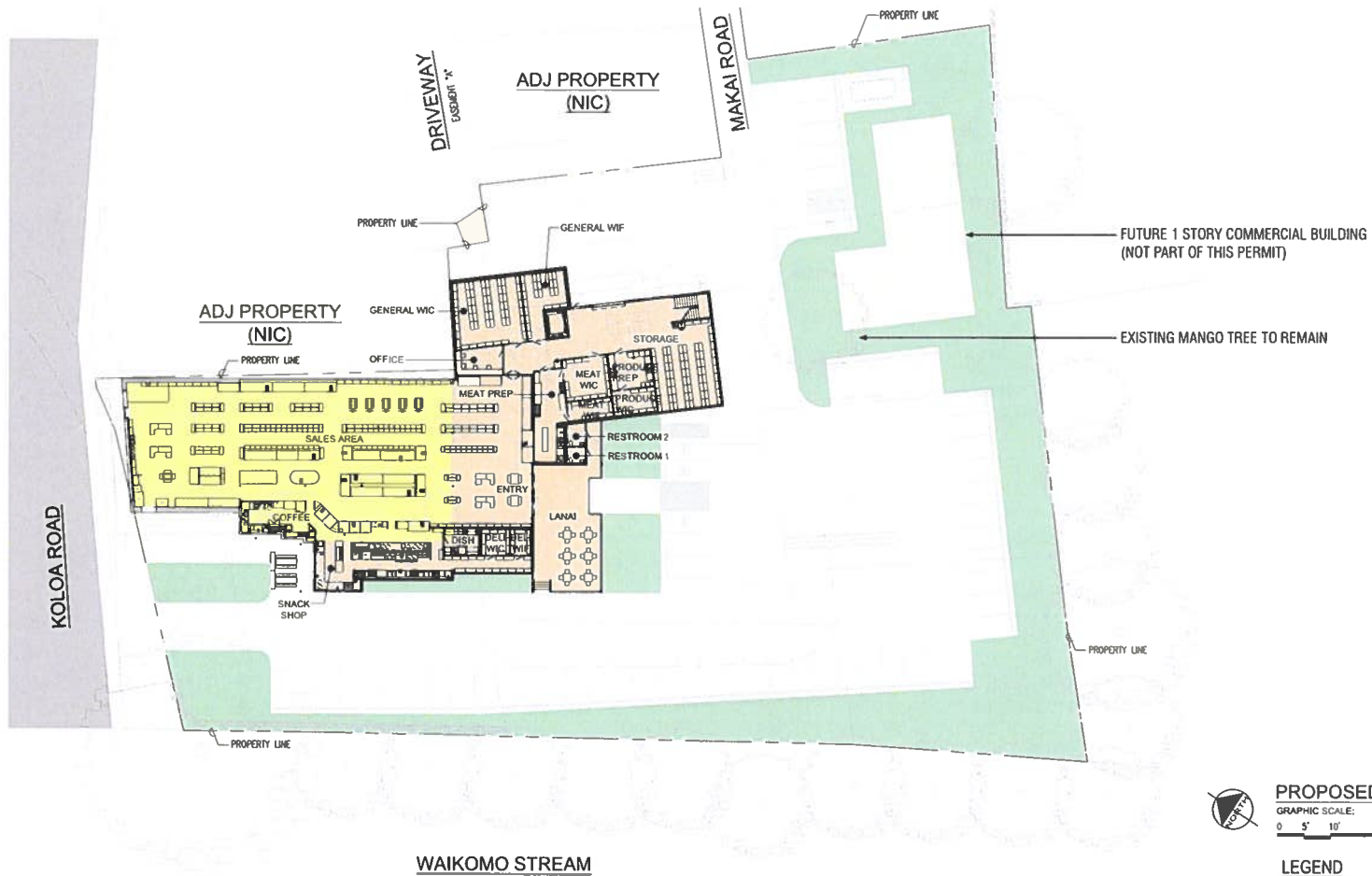


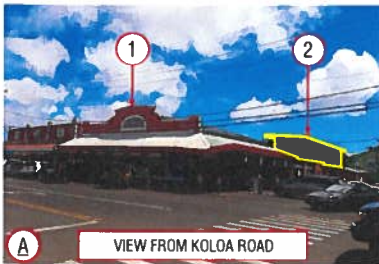
D VIEW FROM BACK PARKING AREA
1 - REMOVE STORAGE SHED (BLDG 1)
2 - SUEOKA STORE (SEE PAGE 6 FOR MORE INFO)



E VIEW OF STORAGE
1 - REMOVE STORAGE (BLDG'S 2, 3, 4, 5)







VIEW FROM KOLOA ROAD

- 1 - KOLOA STOREFRONT TO BE PRESERVED
- 2 - ROOFTOP EQUIPMENT SHED TO BE REMOVED



RIGHT SIDE

- 1 - ROOF & SHELL TO BE PRESERVED
- 2 - ROOFTOP EQUIPMENT SHED TO BE REMOVED



SNACK SHOP

- 1 - SNACK SHOP TO BE PRESERVED
- 2 - ROOFTOP EQUIPMENT SHED TO BE REMOVED



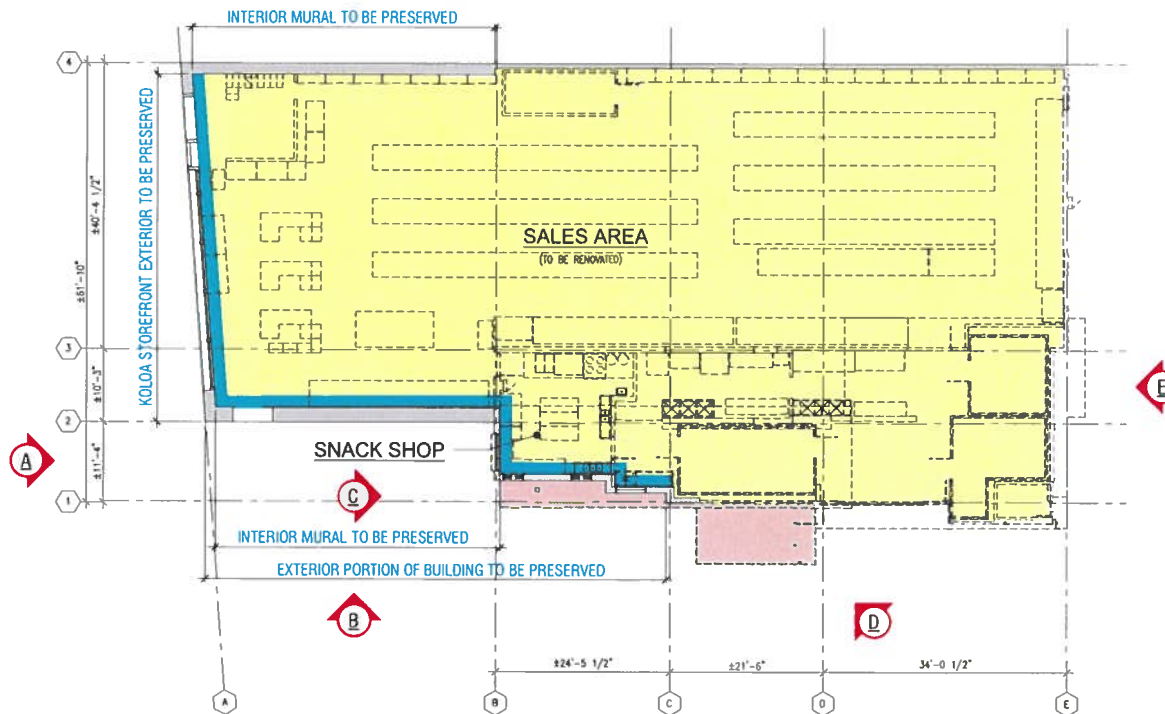
WALK-IN COOLER SHED

- 1 - WALK-IN COOLER SHED TO BE REMOVED
- 2 - ROOFTOP EQUIPMENT SHED TO BE REMOVED
- 3 - ORIGINAL ROOFING TO BE PRESERVED



REAR OF BUILDING

- 1 - ROOFLINE TO BE PRESERVED



EXST / DEMO FLOOR PLAN

GRAPHIC SCALE:



LEGEND

- EXISTING PORTION OF STORE TO BE RENOVATED
- EXISTING ITEMS TO BE REMOVED
- EXTERIOR AREA TO BE PRESERVED



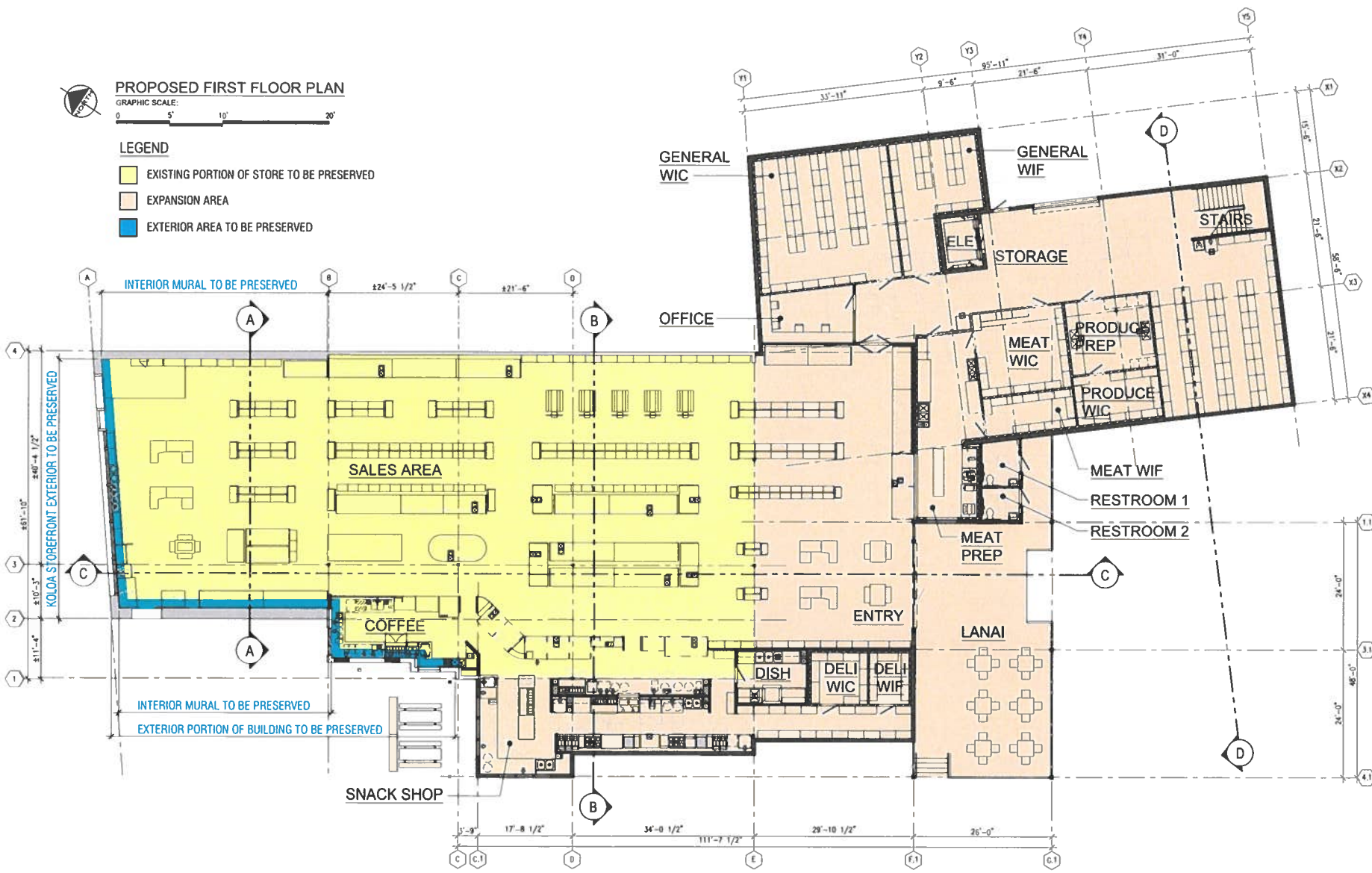
PROPOSED FIRST FLOOR PLAN

GRAPHIC SCALE:



LEGEND

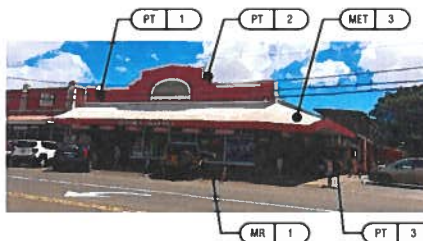
- EXISTING PORTION OF STORE TO BE PRESERVED
- EXPANSION AREA
- EXTERIOR AREA TO BE PRESERVED







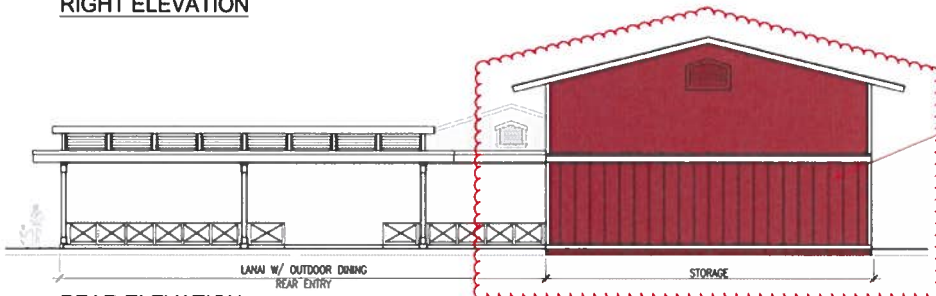
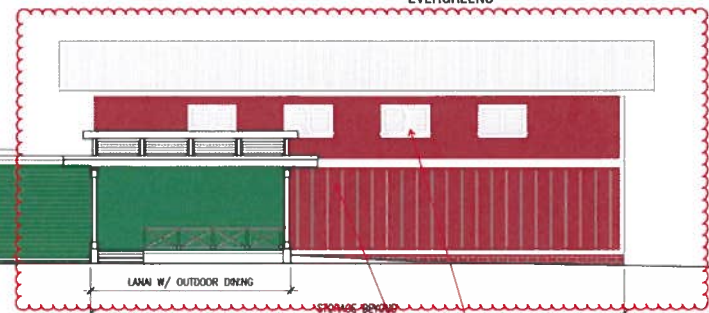
KOLOA ROAD ELEVATION



PT 1	PT 2	PT 3	PT 4	MR 1	MET 1
PAINT TO MATCH EXSTING RED	PAINT TO MATCH EXSTING WHITE	PAINT TO MATCH EXSTING YELLOW	PAINT SHERWIN WILLIAMS SW6447 EVERGREENS	MOSS ROCK TO MATCH EXSTING	METAL ROOF TO MATCH EXSTING



RIGHT ELEVATION



REAR ELEVATION

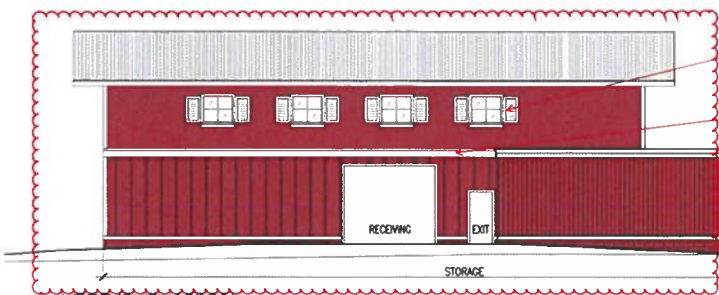
BELLY BAND AND BOARD & BATTEN ADDED FOR SCALE AND DETAIL

LOUVERED WINDOWS ADDED FOR SCALE AND DETAIL TO STORAGE PORTION OF BUILDING

BELLY BAND AND BOARD & BATTEN ADDED FOR SCALE AND DETAIL

WINDOWS ADDED FOR SCALE AND DETAIL TO STORAGE PORTION OF BUILDING

BELLY BAND AND BOARD & BATTEN ADDED FOR SCALE AND DETAIL



LEFT ELEVATION

PORTION OF BUILDING IS BLOCKED BY ADJACENT PROPERTY BUILDING

1. BOOTH TO BE REMOVED. NEW WINDOW TO BE INSTALLED MATCHING ORIGINAL WINDOW DETAILS.
2. PHOTOS ADDED TO SHOW WINDOW DETAIL CONDITIONS TO BE PRESERVED/RESTORED.
3. WINDOW DETAILS ADDED REFLECTING ONSITE DIMENSIONS TO BE PRESERVED/RESTORED.



KOALO ROAD ELEVATION

SCALE: 1/4" = 1'-0"



1 **STOREFRONT PHOTO (1980)**

WINDOW TRIMS FROM THIS PHOTO APPEAR TO MATCH PHOTO 2

JALOUSIE WINDOWS ACROSS ENTIRE STOREFRONT

6 FIXED GLASS WINDOWS ACROSS STOREFRONT

FACADE TO REMAIN

TOTUNG ROOFING TO REMAIN

EXISTING SIGNAGE TO REMAIN



2 **STOREFRONT PHOTO (1980)**



3 **STOREFRONT PHOTO (SHOWING WINDOW DETAIL & ROCKWORK) (2020)**

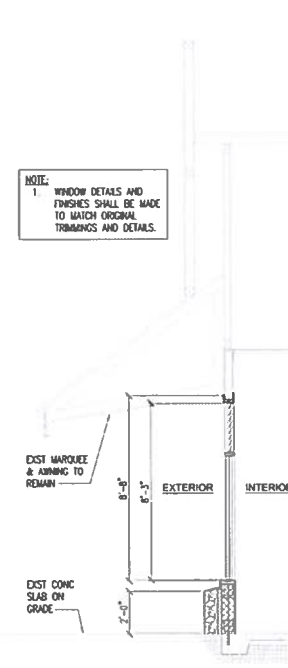
SIGNAGE TO REMAIN

SERVICE COUNTER TO BE REMOVED & RESTORED TO ORIGINAL FIXED GLASS

TRIM WORK SHALL MATCH EXISTING

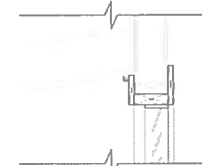
ROCK WORK SHALL MATCH EXISTING

NOTE:
1. WINDOW DETAILS AND FINISHES SHALL BE MADE TO MATCH ORIGINAL TRIMMINGS AND DETAILS.



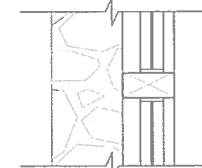
STOREFRONT SECTION

SCALE: 3/8" = 1'-0"



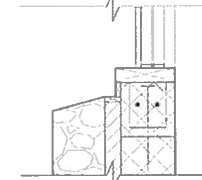
HEADER DETAIL

SCALE: 1-1/2" = 1'-0"



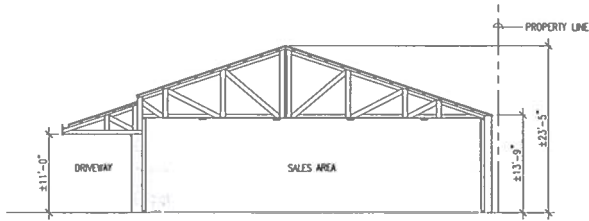
JAMB DETAIL

SCALE: 1-1/2" = 1'-0"

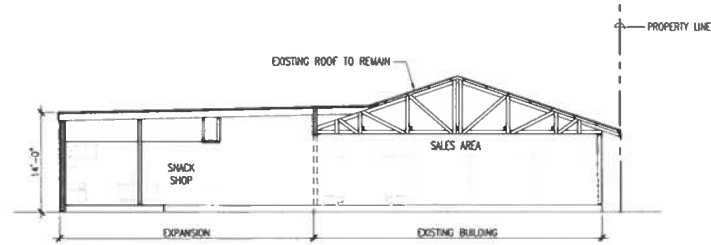


SILL DETAIL

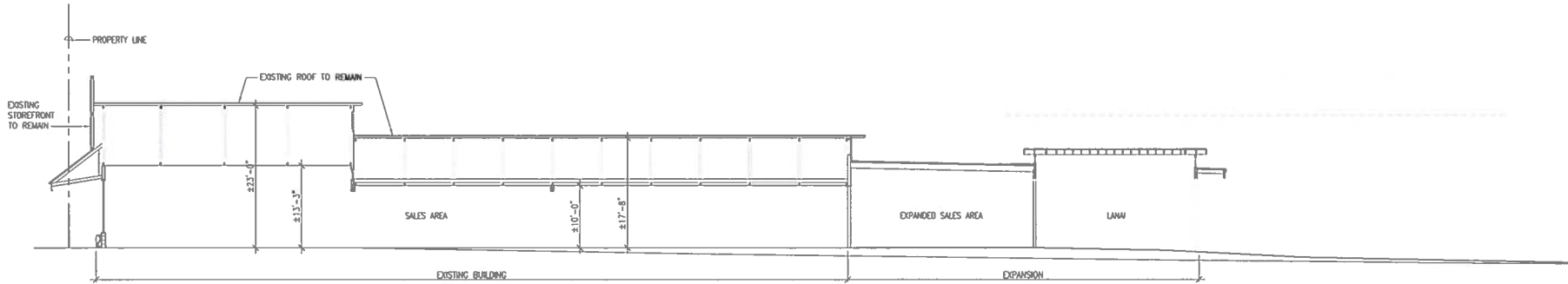
SCALE: 1-1/2" = 1'-0"



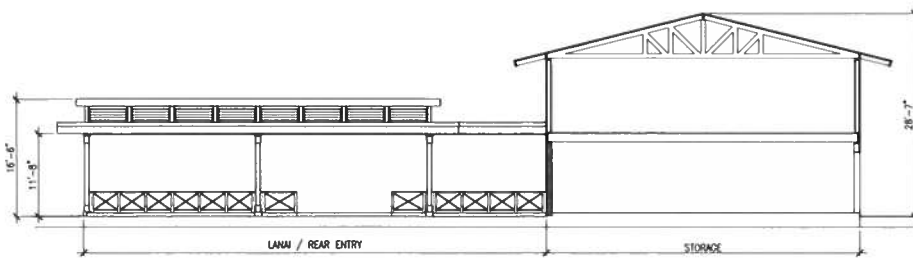
A CROSS SECTION THRU EXISTING BUILDING



B CROSS SECTION THRU EXISTING BUILDING, SNACK SHOP EXPANSION



C LONGITUDINAL SECTION THRU EXISTING



D REAR ELEVATION



KOLOA STOREFRONT



SECOND ENTRY



KOLOA STOREFRONT

