

COUNTY OF KAUA'I
Minutes of Meeting
OPEN SESSION

Board/Commission:	Kaua'i Historic Preservation Review Commission	Meeting Date	August 17, 2023
Location	Boards and Commissions Conference Room	Start of Meeting: 1:30 p.m.	End of Meeting: 3:03 p.m.
Present	<p>Chair Gerald Ida. Vice Chair Susan Remoaldo. Commissioners: Lee Gately, Kathleen Kikuchi-Samonte, Carolyn Larson, Sandra Quinsaas, Aubrey Summers, and Victoria Wichman.</p> <p>Deputy County Attorney Charles Foster. Planning Department Staff: Deputy Director Jodi Higuchi Sayegusa, Planner Marisa Valenciano, Secretary Duke Nakamatsu and Program Manager Myles Hironaka. Office of Boards and Commissions: Administrator Ellen Ching, and Commission Support Clerk Sandra Muragin.</p>		
Excused	Commissioner Stephen Long.		
Absent			
SUBJECT	DISCUSSION	ACTION	
	Administrative Assistant to the County Clerk Eddie Topenio administered the Oath of Office on July 5, 2023, to at-large commission appointee Sandra P. Quinsaas, serving a 1st term ending 12/31/25, and on August 10, 2023, to at-large Council appointee Kathleen Kikuchi-Samonte, serving a partial term ending 12/31/24.		
A. Call To Order	Chair Ida called the meeting to order at 1:30 p.m.		
B. Roll Call	<p>Deputy Director Jodi Higuchi Sayegusa verified attendance by roll call;</p> <p>Commissioner Gately replied here.</p> <p>Commissioner Kikuchi-Samonte replied here.</p> <p>Commissioner Larson replied here.</p> <p>Commissioner Long was excused.</p> <p>Commissioner Quinsaas replied here.</p> <p>Commissioner Summers replied here.</p> <p>Commissioner Wichman replied here.</p> <p>Vice Chair Remoaldo replied here.</p> <p>Chair Ida replied here.</p> <p>Ms. Higuchi Sayegusa welcomed new Commissioner Quinsaas and Commissioner Kikuchi-Samonte to their first meeting.</p>	Quorum was established with eight commissioners present.	

SUBJECT	DISCUSSION	ACTION
<p>C. Approval of the Agenda</p>		<p>Ms. Wichman moved to approve the August 17, 2023, agenda. Vice Chair Remoaldo seconded the motion. Motion carried 8:0.</p>
<p>D. Approval of the Minutes</p>	<p>a. October 6, 2022</p> <p>Vice Chair Remoaldo requested the following corrections;</p> <ol style="list-style-type: none"> 1. Anna Modez’s name was misspelled on; page 4, #9,#10,#11,#12; page 5, #17,#22,and page 10, #26 and correct spelling of her name was Ana Mo Des. 2. Page 5, #17, remove “of the”, sentence corrected to “Cars parked in the stall would have limited view and back out into traffic.” 3. Jeri P. Peatro’s name was misspelled on page 8, #24 and correct spelling of his name was Jeri Di Pietro. 4. Page 9, #6, remove “old”, sentence corrected to “Applicant consider paint palette consistent with Kōloa town historic buildings. 5. Page 10, #3, add “destroyed from the latest vehicle accident”, sentence corrected to “Ms. Remoaldo asked if the lava rocks destroyed from the latest vehicle accident were going to be salvaged and reused.” 6. Page 10, #4, change “was” to “were” and add “additional”, sentence corrected to “Ms. Remoaldo said there were additional lava rocks piled up in the parking area and some low-level lava rock walls were dismantled.” 7. Page 10, #7, change “was” to “were”, sentence corrected to “She also reminded Mr. Sumile that native plants were mentioned for use in the landscaping.” <p>Ms. Larson asked if the official name was Sueoka’s or Otsuka on page 13, last paragraph. Everyone replied Sueoka. She inquired if Mr. Sumile was talking about the owner or the store of Sueoka which would dictate whether an apostrophe “s” was used or not. Ms. Valenciano recalled an earlier discussion, and it may have referred to Sueoka store.</p> <p>Deputy County Attorney requested the commissioners withdraw their first motion and make a new motion.</p>	<p>Ms. Larson moved to approve the October 6, 2022 minutes. Ms. Summers seconded the motion.</p>

SUBJECT	DISCUSSION	ACTION
		<p>Ms. Larson moved to withdraw her motion. Ms. Summers withdrew her second.</p> <p>Ms. Larson moved to approve the October 6, 2022, minutes with the following amendments; Correct Anna Modez's name to Ana Mo Des on page 4, #9,#10,#11,#12, page 5, #17,#22 and page 10, #26; page 5, #17, remove "of the"; page 8, #24 correct Jeri P. Peatro to Jeri Di Pietro; page 9, #6 remove "old"; page 10 #3, add "destroyed from the latest vehicle accident", page 10, #4, change "was" to "were" and add "additional"; page 10, #7 change "was" to "were". Ms. Summers seconded the motion. Motion carried 8:0.</p>
	<p>b. October 20, 2022</p> <p>Ms. Larson requested the following corrections;</p> <ol style="list-style-type: none"> 1. Page 2, E. change "were" to "was" 2. Page 3, change sentence to "Ms. Higuchi Sayegusa asked if there was anyone in the audience who wanted to testify on this agenda item, hearing none, she asked Mr. Hironaka. Planner Myles Hironaka confirmed there were no public attendees online." 3. Page 5 and 6, in action column change "motioned" to "moved" 	<p>Ms. Larson moved to approve the October 20, 2022 minutes. Ms. Summers seconded the motion.</p>

SUBJECT	DISCUSSION	ACTION
		<p>Ms. Larson moved to withdraw her motion. Ms. Summers withdrew her second.</p> <p>Ms. Larson moved to approve the October 20, 2022 minutes with the following amendments; Page 2, E, change “were” to “was”, Page 3, change sentence to “Ms. Higuchi Sayegusa asked if there was anyone in the audience who wanted to testify on this agenda item, hearing none, she asked Mr. Hironaka. Planner Myles Hironaka confirmed there were no public attendees online.”; Page 5 and 6, action column change “motioned” to “moved”. Ms. Summers seconded the motion. Motion carried 8:0.</p>
E. General Business	No general business.	
F. Communications	Ms. Higuchi Sayegusa said they received the Historic Hawai‘i Foundation (HHF) letter after the agenda was posted online and packets mailed. The HHF letter was posted on their website, and each commissioner received a hard copy today.	
G. Unfinished Business	No unfinished business.	
H. New Business	1. The Church at Kōloa Proposed Additions to the Existing Historic Church	

SUBJECT	DISCUSSION	ACTION
	<p>Property Address: 3251 Po'ipū Road/3269 Po'ipū Road Tax Map Key: (4) 2-8-010:008 Kōloa, Hawai'i</p> <p>Consideration of a zoning permit for proposed additions to an existing historic church building. a. Director's Report pertaining to this matter.</p> <p>Planner Marisa Valenciano summarized the Director's Report dated August 17, 2023;</p> <ul style="list-style-type: none"> • The commission's action for the project was to; <ol style="list-style-type: none"> 1.Support for the project as represented; or 2.Recommend approval of the permit with conditions; or 3.Recommend denial of the permit; or 4.Recommend deferral. • For the record the department made known they were unaware of any burial sites in the area and by law routed the application to the architecture and archaeological branch of the State Historic Preservation Division (SHPD) per (Hawai'i Revised Statutes) HRS §6E-42. • The department recommended the commission defer the application as represented in the plans and requests they return with revised plans that incorporates the following; <ol style="list-style-type: none"> 1.Alternative designs that comply with Secretary of Interior Standards of Rehabilitation. Additions kept within the existing footprint of the building or relocated to the rear of the building. 2.Alternative location for the two emergency exit doors. 3.Include Historic Hawai'i Foundation (HHF) comments and recommendations. <p><u>Questions:</u></p> <ul style="list-style-type: none"> • Ms. Larson stated the existing drawings were not of the existing building. Ms. Valenciano clarified preliminary plans did not show the additions that were added on later; the footprint was larger than the plans provided. She said they would request the applicant provide new site plans that show the entire building and include all structures related to the building. 	

SUBJECT	DISCUSSION	ACTION
	<p>Authorized Representative for the Board Members of “The Church at Kōloa”, Nadine Begley stated they have been in discussion for over a year and decided they want the new security surveillance room and ADA (Americans with Disabilities Act) restrooms located in the front of the building. They discovered an 8x13 attic space above the AV (Audio Visual) room and men’s restroom for the security surveillance room and they plan to enlarge the two existing small restrooms and turn it into ADA restrooms. She was open to any questions from the commission.</p> <ul style="list-style-type: none"> • Chair Ida asked if they had any knowledge of people traveling from the southern border of the United States to attack the church. Ms. Begley replied no that it was an open border and a matter of time before they migrate here. • Chair Ida stated it was not an open border, took issue with her statement and asked if they thought of erecting a security fence around the church property. Ms. Begley replied there was a wall, but they have not discussed a fence. • Chair Ida asked why not. Ms. Begley apologized for offending Chair Ida and said it was for security and safety and they were preparing for any incidents that may happen. She said living in Hawai‘i did not exempt them; they were a religious community and potential target. • Chair Ida asked about the surveillance security. Ms. Begley replied it was video cameras that could be accessed by computer or smart phone. • Mr. Gately wondered if church members voiced reservations about modifying an iconic building in the community. Ms. Begley replied the church was more concerned with facilities that function for the needs of the church. • Ms. Larson asked for the history of organizations that have occupied the church. Ms. Begley replied she did not know who was there before Pastor Harold Kilborn, but he had been with the church for over forty years. She said the history of the church was on their website. <p>Ms. Valenciano added the church went through several name changes and was affiliated with different organized churches. Ms. Begley replied the church was undergoing a cleanup of property titles.</p>	

SUBJECT	DISCUSSION	ACTION
	<ul style="list-style-type: none"> • Ms. Larson asked if the church was nondenominational or if it was affiliated with an organized church. Ms. Begley replied it was not. • Ms. Summers stated she was upset and shocked that border policy concerns was the reason for the ADA bathrooms. She said it seemed like a tactic to scare them into agreeing with the proposed additions. Ms. Summers stated that if they were concerned, they should put a fence around the church. Ms. Begley explained security was separate from the bathrooms and the Kilborn's thought expanding both bathrooms would balance the building. • Ms. Kikuchi-Samonte asked what type of security equipment required a separate large space. Ms. Begley replied the property was large. • Ms. Kikuchi-Samonte asked what would be stored in the security surveillance room. Ms. Begley replied camera equipment that would store three to six months of surveillance video, and a security person(s) stationed there to monitor. • Ms. Kikuchi-Samonte asked if the security person would be there 24-hours a day. Ms. Begley replied no, but they would be under 24-hour notice. • Ms. Kikuchi-Samonte asked how much space was needed for the equipment and one security person. Ms. Begley replied the space there was unused and they could enclose and utilize it for that function. • Mr. Gately said it seemed like an attempt to make the church grandeur and shape it into a cross and purposefully use the addition so it couldn't be rejected. Ms. Begley replied no, that was not the reason. • Ms. Larson talked in length about the responsibilities of KHPRC and to preserve the Church at Kōloa. She recommended they follow the Secretary of Interior Standards of Rehabilitation and include related structures into the new plans. • Ms. Summers added that they also include recommendations from HHF and planning department staff. • Ms. Larson stated she also recommended that they explain other remedies and alternatives. Ms. Begley replied she has had those conversations with Ms. Valenciano and planning department for over a year. 	

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	<p>Mr. Gately shared that the building was built using timbers from a previous church that was on the property in 1929 by Architect Rothwell as the Kōloa Union Church. He said it was also once the Kōloa Hawaiian Church. He asked if they were affiliated with the Kōloa Union Church next door. Ms. Begley said the Kōloa Union Church property was part of the Church at Kōloa and at some point, it was sold to them. Mr. Gately pointed out that the plans, documents, and architectural drawings refer to the Kōloa Union Church.</p> <p>Ms. Valenciano said nominations, history, ownership had different names and it was difficult to know if it was also a different congregation.</p> <ul style="list-style-type: none"> • Ms. Kikuchi-Samonte stated the fires in Maui has shown how important it was to keep and maintain historic buildings. She asked if they had a plan B on alternatives of other areas to place the ADA bathrooms and security surveillance room. Ms. Begley replied they asked for everything and wasn't sure what position the commission and planning department would take. Now that the commission has voiced their strong position, they would take the time to reevaluate their application request. • Ms. Kikuchi-Samonte added that she grew up in a historic church that could not add an ADA bathroom. The ADA bathroom was in another area. • Ms. Larson said there was a book on the history of congregational churches that could be used as a possible resource. Vice Chair Remoaldo said it may be a pamphlet titled Hawai'i Evangelical Association with a tan cover. <p>Chair Ida commented there was a lot more that needed to be done and recommended a deferral.</p> <p>Deputy County Attorney Charles Foster did not recall asking for public testimony. Ms. Higuchi Sayegusa stated there was no one from the public in the room to testify.</p>	<p>Ms. Summers moved to defer The Church at Kōloa, Proposed Additions to the Existing Historic Church Property Address: 3251 Po'ipū Road/3269 Po'ipū Road Tax Map Key: (4) 2-8-010:008</p>

SUBJECT	DISCUSSION	ACTION
	<p>DCA Foster requested they defer to a specific date. Ms. Higuchi Sayegusa asked for flexibility on the date as a future meeting to allow the applicant time and because they may also consider a site visit.</p> <p>Ms. Larson recommended the motion include that the applicant return with a clearer history of the building, its uses, and ownership. And return with expanded plans that include plot plans, indicate all structures on property on the plans, accurate floor plans of the existing structure and detailed drawings that include the large structure attached to the church.</p> <p>Ms. Wichman recommended SHPD's (State of Hawai'i Historic Preservation Division) archaeology and architecture report be included. Ms. Valenciano added that if she didn't receive a report, she would inquire if SHPD had any concerns or comments.</p> <p>Ms. Larson talked in length to Ms. Begley about their responsibility to preserve the Church at Kōloa building.</p> <p>Mr. Gately offered to share his collection of articles and photos to Ms. Begley and the Church at Kōloa.</p> <p>DCA Foster read his notes on the recommendations from the commission;</p> <ol style="list-style-type: none"> 1. Defer until the applicant consults with the Director and Planning Department on the commission's concerns. 2. Applicant return with clearer history on uses and ownership of the building. 3. Expanded plans that include plot plans and all structures on property. 4. Detailed drawings of the historic and non-historic portions of the building. 	<p>Kōloa, Hawai'i with recommendations to consider Historic Hawai'i Foundation letter and Directors Report from the Planning Department. Ms. Kikuchi-Samonte seconded the motion.</p> <p>Ms. Summers moved to withdraw the motion. Ms. Kikuchi-Samonte withdrew her second.</p>

SUBJECT	DISCUSSION	ACTION
	<p>5. Accurate floor plans of the structure both historic and non-historic portions of the building. 6. If available, SHPD archaeology and architecture reports. 7. Ms. Summers added to include HHF letter and Directors Report recommendations.</p>	<p>Mr. Gately moved to defer The Church at Kōloa, Proposed Additions to the Existing Historic Church, Property Address: 3251 Po‘ipū Road/3269 Po‘ipū Road Tax Map Key: (4) 2-8-010:008 Kōloa, Hawai‘i and return at a future meeting and incorporate the following recommendations; -Applicant consult with the Director and Planning Department on the commissions concerns. -Applicant return with a clearer history on the uses and ownership of the building. -Applicant provide expanded plans that include plot plans and all structures on property. -Applicant provide drawings of the historic and non-historic portions of the building. -Applicant provide accurate floor plans of the structure both historic and non-historic. -Applicant review SHPD archaeology and architecture reports, if available.</p>

SUBJECT	DISCUSSION	ACTION
		<p>-Applicant include recommendations from Historic Hawai'i Foundation letter and Directors Report from the Planning Department. Vice Chair Remoaldo seconded the motion.</p> <p>Roll Call Vote: Mr. Gately – Yes Ms. Kikuchi-Samonte – Yes Ms. Larson – Yes Ms. Quinsaas – Yes Ms. Summers – Yes Ms. Wichman – Aye Vice Chair Remoaldo – Yes Chair Ida - Yes Motion carried 8:0</p>
<p>I. Executive Session</p>	<p>1. The Church at Kōloa Proposed Additions to the Existing Historic Church Property Address: 3251 Po'ipū Road/3269 Po'ipū Road Tax Map Key: (4) 2-8-010:008 Kōloa, Hawai'i</p> <p>Consideration of a zoning permit for proposed additions to an existing historic church building. a. Director's Report pertaining to this matter.</p> <p>The commission skipped I. Executive Session.</p>	
<p>K. Announcements</p>	<p>a. Charter Review Commission Proposal Request</p> <p>Ms. Higuchi Sayegusa explained that Charter Review Commission was seeking any charter</p>	

SUBJECT	DISCUSSION	ACTION
	<p>amendments by September 30, and if any of the commissioners had proposals to contact Ms. Valenciano or herself.</p> <p>Ms. Valenciano announced the following;</p> <ol style="list-style-type: none"> 1. Historic Hawai'i Foundation had two training sessions on island. It would be held at Kaua'i Community College on September 7, and another on September 8 & 9 and more information would be emailed. 2. Recognize the significant loss of historic Lahaina and remember those affected by the Maui fire. <p>The commission veered off the agenda and had a lengthy discussion on documenting historic structures using new technology and preserving structures. Ms. Higuchi Sayegusa and DCA Foster requested it be placed on a future agenda.</p>	
L. Selection of Next Meeting Date and Agenda Topics	Next meeting was scheduled for 1:30 p.m. Thursday, September 21, 2023, Regular Meeting.	
M. Adjournment	With no further business to conduct, Chair Ida called for a motion to adjourn.	<p>Ms. Summers moved to adjourn the meeting. Ms. Wichman seconded the motion. Motion carried 8:0.</p> <p>Chair Ida adjourned the meeting at 3:03 p.m.</p>

Submitted by: Sandra Muragin
Sandra M. Muragin, Commission Support Clerk

Reviewed and Approved by: _____
Gerald Ida, Chair

- Approved as circulated.
- Approved with amendments. See minutes of 10/19/23 meeting.