



## KAUA'I HISTORIC PRESERVATION REVIEW COMMISSION

GERALD IDA, CHAIR  
SUSAN REMOALDO, VICE CHAIR

LEE GATELY, MEMBER  
KATHLEEN KIKUCHI-SAMONTE, MEMBER  
CAROLYN LARSON, MEMBER  
SANDI QUINSAAT, MEMBER  
AUBREY SUMMERS, MEMBER  
VICTORIA WICHMAN, MEMBER

RECEIVED

Pursuant to Hawai'i Revised Statutes Section 92-3.7, which codified Act 220, SLH 2021, the meetings of the County of Kaua'i Historic Preservation Review Commission will be conducted as follows:

24 JUN 11 09:41

- The meeting location that will be open to the public is:

Līhu'e Civic Center, Moikeha Building  
Meeting Room 2A-2B  
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

OFFICE OF  
THE COUNTY CLERK  
COUNTY OF KAUAI

- **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 in writing to [planningdepartment@kauai.gov](mailto:planningdepartment@kauai.gov) or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite A473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department at least **24 hours** prior to the meeting will be posted as testimony to the Kaua'i Historic Preservation Review Commission's website prior to the meeting (<https://www.kauai.gov/Government/Boards-and-Commissions/Historic-Preservation-Commission>). Any testimony received after this time will be retained as part of the record, but we cannot assure the Commission will receive it with sufficient time for review prior to the meeting.
- **Oral testimony** will be taken on specific agenda items, at the public meeting location indicated on the meeting agenda.
- **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 [ADAVIS@KAUAI.GOV](mailto:ADAVIS@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.**

**KAUA'I HISTORIC PRESERVATION REVIEW COMMISSION MEETING**  
**NOTICE AND AGENDA**

**Thursday, January 18, 2024**  
**1:30 p.m. or shortly thereafter**  
**Līhu'e Civic Center, Moikeha Building**  
**Meeting Room 2A-2B**  
**4444 Rice Street, Līhu'e, Kaua'i, Hawai'i**

RECEIVED

24 JAN 11 AM 41

OFFICE OF  
THE COUNTY CLERK  
COUNTY OF KAUAI

- A. SWEARING IN OF COMMISSIONERS
- B. CALL TO ORDER
- C. ROLL CALL
- D. SELECTION OF CHAIRPERSON AND VICE CHAIRPERSON
- E. APPROVAL OF AGENDA
- F. MINUTES OF THE MEETING(S) OF THE KHPRC
  - 1. April 20, 2023
  - 2. November 16, 2023
- G. GENERAL BUSINESS
- H. COMMUNICATIONS
- I. UNFINISHED BUSINESS

**1. Alexander & Baldwin**

**Removal of McBryde Sugar Company Camp 9 (Numila Plantation Camp)**

**Tax Map Key: (4) 2-2-001:001**

**'Ele'ele, Hawai'i**

Consideration of zoning permits for the proposed demolition and the proposed relocation of existing dwellings and existing accessory structures located within the former McBryde Sugar Company Camp 9 (Numila Camp).

J. NEW BUSINESS

1. **Grove Farm Sugar Plantation Museum  
Proposed Re-roof of the Wilcox House**  
Tax Map Key: (4) 3-6-001:010  
Property Address: 4050 Nawiliwili Road  
Līhu'e, Hawai'i

Consideration of a zoning permit for the proposed re-roof of the Wilcox House.

- a. Director's Report pertaining to this matter.

K. 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. **Alexander & Baldwin  
Removal of McBryde Sugar Company Camp 9 (Numila Plantation Camp)**  
Tax Map Key: (4) 2-2-001:001  
'Ele'ele, Hawai'i

Consideration of zoning permits for the proposed demolition and the proposed relocation of existing dwellings and existing accessory structures located within the former McBryde Sugar Company Camp 9 (Numila Camp).

2. **Grove Farm Sugar Plantation Museum  
Proposed Re-roof of the Wilcox House**  
Tax Map Key: (4) 3-6-001:010  
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Līhu'e, Hawai'i

Consideration of a zoning permit for the proposed re-roof of the Wilcox House.

- a. Director's Report pertaining to this matter.

L. ANNOUNCEMENTS

M. SELECTION OF NEXT MEETING DATE AND AGENDA TOPICS (February 15, 2024)

N. ADJOURNMENT

# DRAFT To Be Approved

## COUNTY OF KAUAI Minutes of Meeting OPEN SESSION

Board/Commission:		Kaua 'i Historic Preservation Review Commission	Meeting Date	April 20, 2023
Location	Mo'ikeha 2A/2B with remote access by Zoom Teleconference and Audio Connection		Start of Meeting: 1:32 pm	End of Meeting: 4:24 p.m.
Present	Chair Gerald Ida. Vice Chair Susan Remoaldo. Commissioners: Lee Gately, Carolyn Larson, Stephen Long, Victoria Wichman and Aubrey Summers ( <i>attended by Zoom</i> ). Deputy County Attorney Chris Donahue, Planning Department Staff: Deputy Director Jodi Higuchi Sayegusa, Planner Marisa Valenciano, Planner Myles Hironaka ( <i>attended by Zoom</i> ), and Commission Support Clerk Shan Jimenez, Office of Boards and Commissions: Administrator Ellen Ching, and Commission Support Clerk Arleen Kuwamura.			
Excused				
Absent				

SUBJECT	DISCUSSION	ACTION
<b>A. Call To Order</b>	Chair Gerald Ida called the meeting to order at 1:32 p.m.	
<b>B. Roll Call</b>	Deputy Director Jodi Higuchi Sayegusa verified attendance by roll call and requested a verbal response.  Commissioner Gately replied here. Commissioner Larson replied here. Commissioner Long replied here. Commissioner Summers replied here. Commissioner Wichman replied here. Chair Ida replied here. Vice Chair Remoaldo replied here.	Quorum was established with seven commissioners present.
<b>C. Approval of the Agenda</b>	Planner Marisa Valenciano requested to amend the agenda. Move item H-1 before item G and G.2 moved to the end of meeting as there were no applicants.  Item H.1 was heard before G.1	Ms. Larson moved to approve the amended agenda. Ms. Remoaldo seconded the motion.

F.I.  
JAN 18 2024



SUBJECT	DISCUSSION	ACTION
		Motion carried 7:0.
<b>D. Approval of the Minutes</b>	Ms. Higuchi Sayegusa said there we no minutes to approve.	
<b>E. General Business</b>	Ms. Higuchi Sayegusa said there were no general business.	
<b>F. Communications</b>	Ms. Higuchi Sayegusa said there were no communications other than the additional materials that were distributed.	
<b>H. New Business</b>	<p><b>1. Hawai'i Department of Transportation and Federal Highways Administration Kuhio Highway Resurfacing and Safety Improvements, Princeville to Waikoko Route 560- M.P. 0.0 to M.P. 4.5</b> Tax Map Keys: (4) 5-3-001:999; (4) 5-4-003:999; (4) 5-4-004:999; (4) 5-4-024:999; (4) 5-5-002:999; (4) 5-5-003:999; (4) 5-6-002:999; (4) 5-6-004:999 Hanalei, Hawaii</p> <p>National Historic Preservation Act, Section 106: Consultation with Native Hawaiian Organization and Potential Consulting Parties.</p> <p>Planner Marisa Valenciano shared the following:</p> <ul style="list-style-type: none"> <li>• The commission's action for the project was to: <ul style="list-style-type: none"> <li>○ Provide comments in a section 106 response letter pertaining to the proposed project's potential effect on historic properties.</li> <li>○ Defer comments until more information becomes available.</li> </ul> </li> <li>• Read portion of the Director's Report dated April 10, 2023.</li> </ul> <p>State of Hawaii Department of Transportation "HDOT" is the lead agency requesting the comments. The agency identified several historic properties within the area of potential effect and has presented them in their consultation letter.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>The proposed project would consist of resurfacing and traffic calming improvements along Kuhio Highway from Princeville to Waikoko. Hanalei and Wai'oli Bridges are included in the project area. The work will not affect the historic integrity of the bridges. Other components to the project are guardrails replacement, traffic calming improvements, and a new proposed sidewalk extension for pedestrians' path.</p> <p>Ms. Higuchi Sayegusa asked if anyone wanted to testify on this agenda, and hearing none, she asked Planner Myles Hironaka if there was anyone online through Zoom. Mr. Hironaka reported on Zoom were the consultants of the project and no other public testifier.</p> <p>Mr. Lawrence Dill, Kauai District Engineer, and Mr. Eric Fujikawa, HDOT Project Manager, attended in-person. Team members from Akinaka &amp; Associates, Civil Engineers Consultants (Roy, Kevin, and Bryson), Mason Historic Architects and Scientific Consultant Services, and Archaeologist were introduced. They attended virtually.</p> <p>Mr. Dill stated, this project is federally funded and HDOT is requesting comments from the commission as part of NHPA, Section 106 consultation process. Mr. Dill thanked the commission and shared the following:</p> <ul style="list-style-type: none"> <li>• 560 Kuhio Highway, Princeville to Ke'e Beach is listed in the State Registry of Historic Places and HDOT strived to meet their guidelines.</li> <li>• The impetus behind this project was the condition of the pavements which required resurfacing improvements.</li> <li>• The community expressed interest in having improved pedestrian facilities.</li> <li>• There have been significant challenges to meet the historic corridor requirements which included, community requests, engineering, and ADA criteria.</li> <li>• Hanalei requires a lot of consultation due to its historic corridor.</li> </ul> <p>Mr. Fujikawa, Project Manager, stated the proposed project. The project is along 4.52 miles of Kuhio Highway, Route 560. The work would begin at Princeville Shopping Center at Milepost</p>	

SUBJECT	DISCUSSION	ACTION
	<p>0.0 and extends beyond Waikoko Bridge at Milepost 4.5. Most of the improvements would consist of pavement resurfacing, maintenance, repairs, installation of sidewalk extensions, replacing guardrails &amp; existing signs, striping along the roadway, and calming traffic measures; including speed bumps, raised crosswalk and crosswalk alert lighting. All these improvements will be made in the existing area.</p> <p>The focus of this project is safety improvements for pedestrians within Hanalei Town from Wai`oli Bridge to near the Dolphin Restaurant. The community expressed they don't want the historic integrity of Hanalei and Wai`oli Bridge to be affected.</p> <p>The planning department and other NHO groups were sent the consultation letter. They have met with various groups who have shown interest.</p> <ul style="list-style-type: none"> <li>• Met with the Hanalei Community in June of 2022. They had polled everyone in attendance with a questionnaire as to the improvements they would like to see. The community expressed having pedestrian access paths along Hanalei Town.</li> <li>• Met in person with the Hanalei Initiative and they shared the Kauai North Shore Mobility Study, which was completed in December of 2022.</li> <li>• Met with Hanalei Roads Committee to solicit comments.</li> <li>• Met virtually with Hanalei to Haena Community Association.</li> </ul> <p>On previous projects, SHPD commented on having archaeological monitoring. Due to the sensitive corridor of the project, archaeological monitoring is being proposed throughout. The Archaeologist from their team would evaluate the historic properties and potential effects in the area.</p> <p>Mr. Fujikawa shared a power point and an overview of the conceptual plan, project route map and the newly proposed sidewalk. He welcomed any comments for consideration. He stated they strived to conform with the 2005 historic corridor roadway plan and other guidance manuals that HDOT utilized for transportation safety and ADA compliance.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Questions</p> <p>Commissioner Wichman asked, what impasses are anticipated on the 4 identified historic properties that are potentially being impacted?</p> <p>Mr. Fujikawa replied, the historic properties they are aware of are Hanalei Bridge, Wai'oli Bridge and The Wildlife Refuge. These properties are located outside the proposed area and the work will be limited to the existing roadway pavements. The Hanalei and Wai'oli bridge has potential effects, and their intentions are to stay away. If anything should happen, it would be due to an unanticipated accident. The contractors have been cautioned about this historic area. Wildlife Refuge is located outside of a roadway, and they have no intention of going into this property.</p> <p>Route 560 corridors, which is listed as historic property will be evaluated by their team of historic architects and archeologists. Upon submitting the 106-determination letter for approval, they would have done their evaluation to say that the proposed changes will have adverse effects or none and defer to them to their expertise. If they do find an adverse effect, they can modify the work.</p> <p>Mr. Dill noted, so there is no confusion, there's a separate project already initiated to rehabilitate the Hanalei Bridge. This work was done according to the Secretary of the Interior Standards.</p> <p>Ms. Wichman further asked, has there public input from Hanalei Roadway Committee and players in the Hanalei area. She has not seen comments from SHPD, Hawaii Community Foundation and community groups about how they felt about this project. It would be helpful to have more information from these groups as well as community input.</p> <p>Mr. Dill replied, they had communication with the community, and many were concerned about</p>	

SUBJECT	DISCUSSION	ACTION
	<p>the historic character within the area. HDOT have followed the historic corridors guidelines. The Hanalei Road Community concerns were to have a 4 feet wide pedestrian path instead of 5 feet wide. In respect to the groups that wanted to prioritize the historic character of the road they made it a 4-foot-wide path, except for areas that required ADA. HDOT are conducting their work pursuant to the request of the community relating to the work.</p> <p>Mr. Fujikawa stated the initial consultation letter that was sent out to consulting parties was more of a narrative and not specific as what's being presented. Therefore, the comments from SHPD were not specific.</p> <p>Ms. Larson asked, are there solutions to address the road for bikers and are there plans for bike paths in the proposed area? Have other agencies been consulted?</p> <p>Mr. Dill replied this route is not designated for a bike path because there is no room. At the request of the community, charros were added to the pavement to indicate to the motorists that it should be shared with cyclists. The community commented they wanted to restrict the pavement as much as possible. HDOT proposed shared lane markings throughout the project to accommodate both bicyclists and vehicles.</p> <p>The HDOT is not involved in the planning for bike routes. They are not aware of any other agencies having plans for it. Ms. Higuchi Sayegusa stated the county will revisit this matter in the next North Shore Community Plan Update.</p> <p>Commissioner Larson commented, it should be noted that an alternative plan for bike paths be addressed as this would take pressure off this intensely used area. She also inquired about the progress of mauka additional route.</p> <p>Mr. Dill replied, there are no additional plans for the mauka route.</p> <p>Ms. Remoaldo asked. Within the project area, how many marked crosswalks are there? It was mentioned that all these sidewalks would come with flashing pedestrian beacons and associated</p>	

SUBJECT	DISCUSSION	ACTION
	<p>signage. During previous discussions about Hanalei Bridge project, there were concerns about proliferation of signage and how that would impact the rural and historic character of the area. What can we expect from this project with regards to signage?</p> <p>Mr. Fujikawa replied.</p> <ul style="list-style-type: none"> <li>• There would be a total of 5 marked crosswalks spaced out 500 feet.</li> <li>• Remove existing sidewalk and consolidate it into one.</li> <li>• Introduce raised sidewalk, one speed bump and warning sign.</li> <li>• Introducing two raised crosswalks brings in a total of 4 signs.</li> <li>• Removing 2 existing marked crosswalks will potentially remove 8 signs from the corridor.</li> <li>• Currently there are two existing marked crosswalks that have rectangular rapid flashing beacons installed. There would be 3 additional sets, push button activated.</li> <li>• Mr. Fujikawa stated when their team do their evaluation of the historic corridor, they will make certain that they are aware of the additional increase and decrease in certain areas. Like previous discussions about Hanalei Bridge, they want to minimize as much to maintain safety of the roadways.</li> </ul> <p>Ms. Remoaldo asked, what are signpost sleeves and are they neon yellow and not plain gray metal? Where are the guardrails being replaced and how are guardrails affected in areas where there's water (near culvert and river)? She further questioned whether the driveways are private property or state/county parcels.</p> <p>Mr. Fujikawa replied.</p> <ul style="list-style-type: none"> <li>• The post sleeve function is a breakaway sign.</li> <li>• They have implemented reflective posts on regulatory and warning signs around the island.</li> <li>• The white and yellow background signs are for visual aspects.</li> <li>• No details at this time on guardrails being replaced.</li> <li>• No effect on the guardrails near the culvert or river.</li> </ul>	

SUBJECT	DISCUSSION	ACTION
	<ul style="list-style-type: none"> <li>Regarding the driveways, when they are ready to do this project, they will specify to the contractors the right of way and staging area for their job, which would be restricted to the right of way.</li> </ul> <p>Mr. Long asked:</p> <p>Will this improvement extend past Waipa and are you making any improvements besides resurfacing between Wai'oli and Waikoko? In addition, were there any comments received from Stacy Sproat of Waipa Foundation?</p> <p>Mr. Fujikawa replied.</p> <ul style="list-style-type: none"> <li>The focus for this area is resurfacing, refreshing of paint striping and signage. No guardrails in front of Waipa and no plans to do additional work.</li> <li>They have not received any comments from Stacy Sproat.</li> </ul> <p>Mr. Long commented is their consideration needed in this area, particularly during Kalo, Mango festival and other events, where children are running around near Waikoko and Wai'oli Stream.</p> <p>Mr. Dill replied, he will talk with Stacy Sproat.</p> <p>Mr. Long stated he had communication with a prominent member of the Hanalei Community regarding confusion near the Tahiti Nui/Liquor Store area. Are the specifics right of way requirements being addressed in this area?</p> <p>Mr. Dill explained they did an extensive survey of the route to support the project and confirmed that it's inside Tahiti Nui private property and it's not encroaching within the right of</p>	

SUBJECT	DISCUSSION	ACTION
	<p>way. He further stated that this area is a tight space.</p> <p>Mr. Long commented that consideration of historical signage within Hanalei Town should be considered for visitors' educational awareness. He suggested bringing up the idea to the community.</p> <p>Mr. Long further commented there had been a lot of push back regarding signage on Hanalei Bridge. What signage is intended for Hanalei Bridge?</p> <p>Mr. Dill said, the proposed improvements to Hanalei Bridge would be to replace existing signs.</p> <p>Ms. Wichman said the interpretive signs would be a great idea and informative for visitors. Having a historical committee may be a good idea. Other 106 projects, such as Hanapepe, Town have interpretive signs.</p> <p>Ms. Larson agreed with the signage, but it's complex due to multiple owners in the historic area. She proposed starting a discussion regarding signage in the historic area. Furthermore, this could also be potential traffic calming knowing that it's a historic highway.</p> <p>Mr. Dill stated that a sign will be installed at the beginning of Princeville Shopping Center indicating that route 560 highway is historical.</p> <p>Jodi Higuchi Sayegusa stated that as a body to collect our thoughts to provide comments to HDOT 106 process to consider. The project is on a timeline and today is an opportunity to provide comments.</p> <p>Mr. Dill stated HDOT will provide any comments from other agencies as they become available.</p> <p>Discussions:</p>	



SUBJECT	DISCUSSION	ACTION
	<p>Mr. Gately appreciated the idea of the historic signage, but he is not totally in favor of the state managing it. He commented, it might be distracting to the drivers if it's a big sign. Smaller signs could be managed by building owners or community groups, as Hanapepe town does it.</p> <p>Mr. Long clarified that he was not referring to vehicular signage, but rather pedestrian signage. He asked how additional historical signage would be perceived by the community and is it appropriate.</p> <p>Commissioner Ida asked, is it guaranteed that archeological monitoring for this project will be pursued as mentioned?</p> <p>Mr. Fujikawa replied yes. It is the driving mitigation which they will be attaching to their determination letter. It is required by SHPD that they do archeological monitoring, to get their concurrence and approval before any ground disturbing activities.</p>	<p>Mr. Long moved to accept the Section 106 proposal with the addition that HDOT follow up on 2 specific comments.</p> <ol style="list-style-type: none"> <li>1. Follow up with Stacy Sproat of Waipa Foundation for input as to any additional need for traffic calming improvements based on activities in that area.</li> <li>2. Consult with the community and consider historical signage.</li> </ol> <p>Motion seconded by Ms. Larson.</p> <p>Roll call vote:</p> <p>Ms. Remoaldo - Aye Mr. Gately - Aye Ms. Larson - Aye Mr. Long - Aye Ms. Summer - Aye Ms. Wichman - Aye</p>

SUBJECT	DISCUSSION	ACTION
<b>G. Unfinished Business</b>	<p><b>1. Banana Patch Studio</b>  <b>Phase 1 Site Improvements and Minor Interior and Exterior Improvements</b>  Property Address: 3865 B Hanapepe Road  Tax Map Keys: 4(4) 1-9-004:008 and a portion of (4) 1-9-004:007 and (4) 1-9-004:009 Hanapepe, Hawaii</p> <p>Consideration of Class 1 Zoning Permit for proposed site improvements to Historic Property.</p> <p>Ms. Higuchi Sayegusa asked if anyone in the audience wanted to testify on this agenda item. Planner Myles Hironaka confirmed there were no public attendees online.</p> <p>Planner Marisa Valenciano stated today's action is for the commission to provide recommendations on excavation related work to the Phase 1 improvements.</p> <p>At the initial meeting on February 16, 2023, the commission recommended supporting the non-excavation related work and to defer the excavation related work pending comments from SHPD.</p> <p>Ms. Valenciano summarized that Phase 1 improvements were generally accessories and minor in nature. The excavation related work pertaining to the removal of post fences and installation of new fences and gates on the Banana Patch Studio brought attention due to a previous burial site on the subject property. Upon discovery, the department amended its recommendation to defer the excavation related work to give SHPD an opportunity to make comments on proposed project.</p> <p>Ms. Valenciano reported.</p> <ul style="list-style-type: none"> <li>• The planning department is in communication with SHPD.</li> </ul>	Mr. Ida - Aye Motion carried 7.0.

SUBJECT	DISCUSSION	ACTION
	<ul style="list-style-type: none"> <li>• To date they have not received a formal letter. SHPD is in the process of compiling comments both on archaeological and architectural to memorialize into a formal letter. In the absence of this letter, the commission can recommend action on this matter.</li> <li>• Commission’s options are to defer, support excavation improvements under Phase 1 or support excavation improvements under Phase 1 contingent on SHPD compliance or comments.</li> </ul>	<p>Mr. Long moved to refer to the previous motion/recommendation and defer this matter until comments are received from SHPD. Seconded by Ms. Wichman.</p> <p>Roll call vote:</p> <p>Ms. Remoaldo - Aye Mr. Gately - Aye Ms. Larson -Aye Mr. Long - Aye Ms. Summer -Aye Ms. – Wichman -Aye Mr. Ida – Aye</p> <p>Motion Carried 7.0</p>

SUBJECT	DISCUSSION	ACTION
<p><b>H. New Business</b></p>	<p><b>2. Nomination to the State Historic Register</b>  <b>Carswell Residence</b>  Property Address: 4241 Kekauanaoa Lane, Princeville  Key: (4) 5-4-009:036  Princeville, Hawaii</p> <p>Consideration of a historic residence for nomination to the State Register of Historic Places.</p> <p>a. Director's Report pertaining to this matter.</p> <p>Ms. Higuchi Sayegusa asked if anyone in person wanted to testify on this agenda, and hearing none, she asked Planner Myles Hironaka if there was anyone online through Zoom. Mr. Hironaka reported no attendee on Zoom.</p> <p>Prior to reporting of the Director's Report, Planner Marisa Valenciano mentioned, this nomination represents the start of other applications that the commission will be seeing in the future, as newer buildings start to turn 50 years of age. Up to this point, the department has been reviewing nominations for plantation residential homes. Now, they are transitioning into evaluating modern types of buildings in more recent time frame. Due to the lack of contextual studies and buildings in this period, The Planning Department reached out to HHF and requested resources and materials to assist in preparing the Director's Report.</p> <p>3:04 -3:09 - 5-minute recess to review HHF recommendation.</p> <p>Ms. Valenciano said this is a nomination application. The commission's action for the project may include the following:</p> <ul style="list-style-type: none"> <li>• Recommendation to the Hawaii Historic Review Board (HHRB) concerning the consideration of historic residence for nomination to the Hawaii Register of Historic Places.</li> </ul>	

SUBJECT	DISCUSSION	ACTION
	<ul style="list-style-type: none"> <li>• Action today will be transmitted to HHPRB for its May 19, 2023, meeting. They will decide if the subject property qualifies to be on the Hawaii Register of Historic Places.</li> <li>• Support the nomination.</li> <li>• Opposition to the nomination.</li> <li>• Deferred action on the nomination; or</li> <li>• Receipt for the record and with no comment</li> </ul> <p>Ms. Valenciano read portions of the Director's Report dated April 6, 2023.</p> <p>The single-family residence, located within Princeville resort community, was constructed in 1972 and recently qualified as a historic property at 51 years of age. The Applicant, Beatrice Faverjon, is the owner of the property. Ms. Faverjon believed the subject property to be historically significant and eligible for listing under HRHP based on Criteria B and C.</p> <p>Based on the Planning Department's review, they believed the subject property may be eligible for listing under the HRHP based on Criteria B and C. Under Criteria B, the property is associated with Donn Carswell who was the project manager and chief engineer of the Princeville community initial development in the late 1960's and early 1970's. Mr. Douglas Ackerman, a local architect, designed residential homes that contributed towards regional modern design in Hawaii. Under Criteria C the subject property may be eligible as it embodies aspects of regional modernism – a type of architecture in Hawaii.</p> <p>The applicant has disclosed that there have been minor cosmetic renovations and improvements to the property that do not affect the historic integrity.</p> <p>Ms. Valenciano stated the Director's Report was submitted prior to HHP comments. Testimonies and recommendations are done independently of each other. Therefore, the analysis and recommendation are slightly different.</p> <p>Ms. Valenciano said the applicant is present to answer any questions.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Mr. Gately asked, "what advantage would the owner have to designate the property as historic?" Ms. Valencinao said "the advantage is historic tax exemption under county level. If they were to get registered, they would get a 75% tax exemption."</p> <p>Ms. Faverjon, owner of the property, replied that she is fully committed to preserving and maintaining the historic integrity of the home. A historic tax exemption would help her financially to do so.</p> <p>Mr. Gately asked, "would this designation make this property public access to the site as part of the requirement?"</p> <p>Ms. Valenciano replied, she believed there might be some provision, but this would come from the real property tax code and the planning department do not enforce it.</p> <p>Ms. Higuchi Sayegusa commented, "if the question is, 'would this designation or listing on the register require public access to the property,' then I don't believe it's part of the requirements or conditions of registering. It merely places it on the register as a recognition that this is a historic property. Any renovation and maintenance would have to go through review which the commission can comment on.</p> <p>Owner's Representative, Evanne St. Charles from Architectural Resources Group, stated they prepared the nomination and in their review of the tax exemption code, there are languages that referenced the county can determine the number of days per year for public access. The owner is aware of the tax code.</p> <p>Mr. Ida asked the owner if she plans to occupy this home full-time and if she is planning to rent the property as vacation rental.</p> <p>Ms. Faverjon replied, in 4 years, after her daughter graduates, it will be her full-time home. She can't say she won't rent it. It will depend on her financial needs. She spent time and love this past year and she wants it to be her home.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Mr. Long commented:</p> <ul style="list-style-type: none"> <li>Commissioners should become familiar with the historic tax exemption provision. As Marisa mentioned, they are seeing more applications for historic registration as homes turn 50.</li> <li>Have a seminar and get familiar with the tax provision.</li> <li>Keep in mind that just because homes turn 50 years of age, it does not mean that every home in Princeville qualifies for historic registration.</li> <li>In this application it's significant that Donn Carswell is identified as a person of significant.</li> <li>It would be important to identify the connection between Robert Trent Jones Jr. and Donn Carswell in the application. They were personal professional friends that corroborated on the design and building of Princeville.</li> <li>In the application it would be significant to identify Mr. Carswell's nickname as he was more commonly known as "Curly".</li> <li>This home is an example of an unaltered home of the modern plantation movement on Kauai and supported the application.</li> </ul> <p>Mr. Gately asked Mr. Long, can you describe the home without the connection to the former resident? Describe the building and an example of a house during plantation movement to Kauai.</p> <p>Mr. Long replied, the application is comprehensive. This home is an original, authentic, unaltered example of the modern movement of plantation style in Hawaii. Maybe in the application, the applicant can point out other examples of similar architectures throughout the island. This property would be a paramount example of this type of architecture for others to adhere to.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Mr. Ida asked, when you referenced plantation style architecture, what plantation are you referring to?</p> <p>Mr. Long said he was not referring to a specific style of architecture. What he meant was, this is a modern house that was built on the Princeville Ranch, which he considered Princeville Ranch as be part of the North Shore plantation history.</p> <p>Ms. Remoaldo questioned, the photos included in the nomination, between September-December 22, 2022, where they all taken after the minor renovation or before. It would be helpful to see a before and after photos.</p> <p>Ms. Faverjon replied, the photographs are pretty much the same, the only restoration that was done was on the redwoods and repairs to windows frame. Not one wall or window was changed.</p> <p>Ms. St. Charles noted, the kitchen was restored to what it would have been.</p> <p>Ms. Summer commented that the renovation of the kitchen was very impressive.</p> <p>Ms. Larson recommended; the applicants investigate the issues that HHF mentioned in their letter about the house being an example of "Hawaiian Ranch House" rather than Hawaii Modernism. This may strengthen the application.</p> <p>Discussion.</p> <p>Mr. Long further clarified his reference to plantation home. On the plantation, it was often chopped suey design elements materials. The Carswell home was constructed with materials such as redwood.</p> <p>Ms. Larson commented, criteria B does not justify the significant who Donn Carswell was and suggested re-evaluating criteria B. She agreed that the architecture was unique for that time.</p>	<p>Ms. Larson moved to support the application with the recommendation that the applicant research the significance of what style it represents. Second by Ms. Summers. (Motion died without a vote)</p>



SUBJECT	DISCUSSION	ACTION
	<p>Mr. Long commented he had the same questions, but he felt it was appropriate due to Donn Carswell's connection to the development of Princeville Community and building the house for it to be significant for historic registry.</p> <p>Ms. St. Charles responded, under Criterion B, a resource does not have to be eligible statewide and Donn Carswell significance can be tied locally to his association to the local development of Princeville Community. We are not arguing that he is of state significance but stating that he is a locally important individual who did have an impact on the development of the community. Under criterion B, if the building is eligible for its association with people who have contributed to the history and development, whether it be state, local or national level is not necessary that they design of the building, but he lived and occupied the building that its directly associated with their prominence and Carswell had a major contribution to the development when the home was constructed and that is why we found the building eligible for its association with Donn Carswell.</p> <p>Mr. Long commented, have you presented this application to SHPD and their registration board.</p> <p>Ms. St. Charles responded, we have not, and we will be presenting it on May 19. The state has reviewed the nomination and they only had very minor comments with regards to the application. They had no questions or recommendations about the criteria under which we found it eligible.</p> <p>Mr. Long commented, to take Commissioner 's Larson comments to reinforce the application by addressing the connection with significant person and Princeville development.</p> <p>Ms. St. Charles said what she described is included in the nomination, and we are happy to review the application to strengthen it. We felt sufficient argument was provided for the states review for criterion B.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Ms. St. Charles commented, under criterion C argument that we provided, we felt that this building is better example of Hawaii Regional Modernism as supposed to Hawaii ranch style. She provided an explanation of what Hawaii Regional Modernism style would look like.</p> <p>Per the Hawaii historic modernish context study the primary character defining of a regional modern style its association of natural site and orientation.</p> <p>Ms. Higuchi Sayegusa said there's a motion on the floor and the option is: Call to vote, friendly amendment, or retraction.</p> <p>Ms. Larson asked if anybody wanted to amend the motion.</p> <p>Ms. Summer replied, she wanted to amend the motion because she agreed with the applicants that it's not an example of ranch style property even do HHF might be saying that she believed it's a misnomer. She suggested the applicant add more information about regionalism or other Kauai Modern Architects.</p> <p>Mr. Larson said the motion is to have them research that and further. It's not a recommendation to change the application but to become more aware of the different style so when they go before the board, they are able to answer those questions.</p> <p>End of Discussion</p>	<p>Ms. Larson moved to support the nomination with comments to follow-up on HHF comments. Ms. Wichman seconded the motion. (Motion died with no vote)</p> <p>Ms. Larson moved to support the application with the recommendation that the applicant research its significance in terms of what style it represents. Ms. Wichman seconded the motion.</p> <p>(note actual words by Ms. Larson)</p> <p>Roll call vote:</p> <p>Ms. Remoaldo - Aye Mr. Gately - Aye Ms. Larson -Aye</p>

SUBJECT	DISCUSSION	ACTION
		Mr. Long - Aye Ms. Summer -Aye Ms. Wichman - Aye Mr. Ida – Aye  Motion carried 7.0.
<b>G. Unfinished Business</b>	<p><b>2. Discussion and Selection of an At-Large Historic Preservation Commissioner</b></p> <p>Ellen Ching, Boards and Commission Administrator, explained the list that was passed out and the at-large position, and terms of the commissioners. Ms. Summer confirmed that she received the information.</p> <ul style="list-style-type: none"> <li>• Currently on the list is former commissioner Guerber. The reason being is when his position is filled, it will be replaced by the new individual filling his position. This helps determine the term length.</li> <li>• The reason Ms. Wichman is noted as partial is because she started in the middle of a term. According to the charter, serving less than two years term she qualifies for a partial term and will be eligible after the term ends in 2024 for two more three-year terms.</li> </ul> <p>Questions/Discussion.</p> <p>Mr. Ida inquired why he is listed as At-Large Commissioner and on another list as a Hawaiian Cultural Expert.</p> <p>Ms. Ching explained, if you have been on the commission before, you may have been listed as a Hawaiian Cultural Expert. Depending on the position you came into when you got reappointed as a commissioner, that could be how it changed.</p> <p>Ms. Valenciano reminded the commission, this is a vacancy position for the at-large</p>	

SUBJECT	DISCUSSION	ACTION
	<p>commissioner, and it's determined by the commission. The list was provided to show who was essentially terming out at the end of this year. Possibly two are terming out this year.</p> <p>Ms. Ching noted she may be able to ask commissioners who are ending their terms if they are willing to continue for 90 days. At the end of March 2024, their term ends on the commission.</p> <p>Mr. Ida – term will be ending December 2023.</p> <p>Ms. Remoaldo – first term ending and she eligible for second term.</p> <p>Ms. Summers – completed two terms, after March 2024 she would rotate.</p> <p>Mr. Gately – partial term and can be reappointed after December 2023 for a full three-year term.</p> <p>Ms. Ching said for the at-large position, the process would be similar to electing a chair or vice chair by nominating someone and as a commission and vote. Ms. Ching wanted to point out the council appointees there some vacancies and from time-to-time she let the council know there's vacancies and encouraged them to put forth a nomination and that's how we got Ms. Wichman. Currently, two vacancies 1. The At large and 2. Council vacancies.</p> <p>Discussion:</p> <p>Ms. Larson asked about the process for nominees.</p> <p>Ms. Ching said a person can be nominated today. Commission discuss and vote on it.</p> <p>Ms. Wichman asked, do they need to fill out an application.</p> <p>It would be good for them to fill out applications, but it's not necessary because the commission has the authority to appoint someone. The transmission would be sent to the council to inform them that a selection has been made.</p> <p>Ms. Ching the options are:</p>	

SUBJECT	DISCUSSION	ACTION
	<ul style="list-style-type: none"> <li>• Defer nomination.</li> <li>• Allow Commissioner Wichman time to talk with whom she is interested.</li> <li>• Open nomination and nominate everyone. Share names and background.</li> <li>• Share individual names and background.</li> </ul> <p>Mr. Ida said he has a couple of nominees.</p> <ol style="list-style-type: none"> <li>1. Sandi Quinsaasat – retired from the Hyatt and took over Stella Burgess job after she passed as the Hawaiian Cultural person, served in the Burial Council, and her family has been restoring sites at Kukuila.</li> <li>2. Kathleen Kikuchi Samonte – Dad “Pila Kikuchi” was an archaeologist for Kauai, employed at Liliokalani Children Center, master’s in art history. Mr. Ida worked with her in Kahoolawe.</li> </ol> <p>Ms. Larson asked would either those two individuals have trouble being approved by the Mayor or Council.</p> <p>Ms. Ching replied, if one of these individuals is not nominated by the commission, I will be looking at one of them to fill the vacancies that come up.</p> <p>Ms. Remoaldo will be moved into the Mayoral At-Large position. When Mr. Ida vacate his position, I will be looking Hawaiian Cultural Mayoral nominee position.</p> <p>Ms. Wichman noted that Ms. Quinsaasat would be an asset to the commission. She nominated Lopa Robert Bukoski for Hawaiian Cultural Expert. He would be an asset to this commission because of his knowledge.</p> <p>Mr. Long said it would be good to have somebody particularly a Hawaiian Burial Archaeologist.</p>	<p>Ms. Wichman moved to nominate Sandi Quinsaasat for the At-Large Commission.</p> <p>Ms. Larson seconded.</p> <p>Roll call vote:</p> <p>Ms. Remoaldo - Aye Mr. Gately - Aye Ms. Larson - Aye Mr. Long - Aye Ms. Summer - Aye Ms. Wichman - Aye Mr. Ida – Aye</p> <p>Motion carried 7.0.</p>

SUBJECT	DISCUSSION	ACTION
	<p>Ms. Ching commented that all the nominees could have a place in this commission and it's up to the commissioner to vote for the At-Large Commission position.</p> <p>Ms. Jodi Higuchi Sayegusa noted on the agenda is the At-large Commission position. The other possible vacancy in the future is the current At-Large Council position. The Process for the council position and commission position are different.</p> <p>Ms. Ching commented the mayor would be opened to a recommendation when it comes up for the Hawaiian cultural position.</p>	
<b>I. Executive Session</b>	The Commission did not enter executive session.	
<b>K. Announcements</b>	<p>Ms. Valenciano announced.</p> <ul style="list-style-type: none"> <li>• HHF Training on Historic Integrity and Eligibility for the National Register of Historic Places on April 26 (Zoom). Ms. She will be emailing information,</li> <li>• Training course on website on historic gravesites. Reach out to Ms. Valenciano for more information if interested.</li> <li>• Tentatively they may have a May meeting depending on applications that comes about.</li> </ul> <p>Ms. Larson suggested as an agency to send a congratulation letter of support regarding the historic preservation board panel nomination approved by Honolulu Council.</p> <p>Ms. Ellen made the point that this nomination would not have happened without the mayor's pushing forward nominations.</p> <p>Saturday is Annual Earth Day clean up at Kamalani Park if anyone would like to show up.</p>	

SUBJECT	DISCUSSION	ACTION
<b>K. Selection of Next Meeting Date and Agenda Topics</b>	Next meeting was scheduled for 1:30 p.m. Thursday, May 18, 2023, Regular Meeting	
<b>L. Adjournment</b>	With no further business to conduct, Chair Ida called for a motion to adjourn.	Ms. Wichman moved to adjourn the meeting. Ms. Larson seconded the motion. Motion carried 7.0. Chair Ida adjourned the meeting at 4:24p.m.

Submitted by: Mary Ann Ornellas, Commission Support Clerk Reviewed and Approved by: Gerald Ida, Chair

( ) Approved as circulated.  
( ) Approved with amendments. See minutes of \_\_\_\_ meeting.

# DRAFT To Be Approved

## COUNTY OF KAUAI Minutes of Meeting OPEN SESSION

Board/Commission:		Kaua'i Historic Preservation Review Commission	Meeting Date	November 16, 2023
Location	Mo'ikeha Meeting Room 2A/2B		Start of Meeting: 1:31 p.m.	End of Meeting: 4:10 p.m.
Present	Chair Gerald Ida. Vice Chair Susan Remoaldo. Commissioners: Lee Gately ( <i>arrived 1:32 p.m.</i> ), Kathleen Kikuchi-Samonte, Carolyn Larson, Sandra Quinsaat, Aubrey Summers, and Victoria Wichman. Deputy County Attorney Stephen Hall. Planning Department Staff: Deputy Director Jodi Higuchi Sayegusa, Planner Marisa Valenciano, Planning Commission Secretary Shanlee Jimenez, CZM Account Clerk Brent Sokei and Program Manager Myles Hironaka. Office of Boards and Commissions: Administrator Ellen Ching, and Commission Support Clerk Sandra Muragin.			
Excused				
Absent	Commissioner Stephen Long			
SUBJECT		DISCUSSION	ACTION	
A. Call To Order	Chair Ida called the meeting to order at 1:31 p.m.			
B. Roll Call	Deputy Director Jodi Higuchi Sayegusa verified attendance by roll call; Commissioner Gately was not present. Commissioner Kikuchi-Samonte replied here. Commissioner Larson replied here. Commissioner Long was not present. Commissioner Quinsaat replied here. Commissioner Summers replied here. Commissioner Wichman replied here. Vice Chair Remoaldo replied here. Chair Ida replied here.			
C. Approval of the Agenda	Commissioner Gately arrived at 1:32 p.m.		Quorum was established with eight commissioners present. Ms. Summers moved to approve the November 16, 2023, agenda. Ms. Quinsaat seconded the motion. Motion carried 8:0.	

**F.d.**  
JAN 18 2024



SUBJECT	DISCUSSION	ACTION
<b>D. Approval of the Minutes</b>	<p>a. October 19, 2023</p> <p>Ms. Higuchi Sayegusa stated Vice Chair Remoaldo made advance corrections to the minutes, and it would be forwarded to Support Clerk Muragin pending the commission's approval. She asked that any further corrections be worked out with Ms. Muragin.</p> <p>Vice Chair Remoaldo requested the following corrections;</p> <ol style="list-style-type: none"> <li>1. Page 7, last bullet, add "silver" before oak tree.</li> <li>2. Page 8, fifth bullet under Questions, change "was" to "were".</li> <li>3. Page 11, number five, change "did" to "didn't".</li> <li>4. Page 15, third bullet, change "girth" to "girt".</li> <li>5. Page 16, first sentence, change "was" to "were".</li> </ol>	<p>Ms. Larson moved to approve the October 19, 2023, with the following amendments; page 7, last bullet, add "silver" before oak tree; page 8, fifth bullet under Questions, change "was" to "were"; page 11, number five, change "did" to "didn't"; page 15, third bullet, change "girth" to "girt"; and page 16, first sentence, change "was" to "were". Ms. Quinsaas seconded the motion. Motion carried 8:0.</p>
<b>E. General Business</b>	No general business.	
<b>F. Communications</b>	Ms. Higuchi Sayegusa referenced a six page Project Location Map For Uahi Ridge Phase I document the commission received when they arrived at the meeting.	<p>Vice Chair Remoaldo moved to receive the six page Project Location Map For Uahi Ridge Phase I document. Ms. Wichman seconded the motion. Motion carried 8:0.</p>

SUBJECT	DISCUSSION	ACTION
<b>G. Unfinished Business</b>	No unfinished business.	
<b>H. New Business</b>	<p><b>H.1. County of Kaua'i Housing Agency Uahi Ridge Affordable Rental Housing Project – Phase 1</b> Property Address: 4080 Lei O Papa Road Tax Map Keys: (4) 3-8-005:022:0002 Līhu'e, Hawai'i</p> <p>National Historic Preservation Act, Section 106: Consultation with Native Hawaiian Organizations and Potential Consulting Parties.</p> <p>a. Director's Report pertaining to this matter.</p> <p>Ms. Higurashi Sayegusa called for any testimony from the audience, no response.</p> <p>Planner Marisa Valenciano summarized the Director's Report dated November 16, 2023;</p> <ul style="list-style-type: none"> <li>• The commission's action for the project was to; <ul style="list-style-type: none"> <li>• Provide comments in a response letter; or</li> <li>• Defer comments until more information becomes available.</li> </ul> </li> <li>• The department recommends KHPRC provide comments in a response letter pertaining to the Area of Potential Effect (APE), the identification of historic properties, and/or proposed project's effect on historic properties.</li> </ul> <p>Housing Development Coordinator Steven Franco of the Kaua'i County Housing Agency came forward to answer any questions from the commission.</p> <p><u>Questions:</u></p> <ol style="list-style-type: none"> <li>1. Vice Chair Remoaldo expressed concern that the placement of phase I buildings could have an impact on the Koamalu Plantation Manager's home. She asked if the home would be visible from the road. Mr. Franco replied the road and the way it currently exists would remain the same.</li> </ol>	

SUBJECT	DISCUSSION	ACTION
	<p>2. Ms. Larson asked if the two other structures next to phase I were homes. Mr. Franco replied the two structures were vacant homes and no one lived in them.</p> <p>3. Ms. Larson asked if there were three homes. Mr. Franco replied yes.</p> <p>4. Ms. Larson asked if that was a shed next to the plantation manager's home. Mr. Franco said yes.</p> <p>5. Ms. Larson asked what the entirety of the property was like prior to the church. Mr. Franco did not know but SHPD (State Historic Preservation Division) would be doing additional research and providing that information in their consultation.</p> <p>Ms. Larson recommended restoring and relocating the homes to another area nearby. Mr. Franco said SHPD recommended the same thing but would first research the area before making a final recommendation.</p> <p>Mr. Franco stated SHPD asked them to expand the area of potential effects map to include areas not noted in their report which would be provided to the commission once it's completed.</p> <p>6. Ms. Larson asked if there were plans to keep the monkey pod and false kamani trees. Mr. Franco replied no. Ms. Larson said this would be another recommendation and if it cannot be done to commit to planting another large tree on the site.</p> <p>7. Ms. Larson recommended plants along the highway. Mr. Franco replied that had already been discussed with the developer.</p> <p>8. Chair Ida asked for a timetable for phase I and phase II. Mr. Franco replied as part of the Section 106 Consultation they need to complete an archaeological field report. They were also finalizing an environmental review and environmental assessment. The developer should close financing in March 2024, and pending permits construction could begin June 2024.</p> <p>9. Chair Ida asked for a timetable for phase II. Mr. Franco replied he did not have a timetable, but they would need to complete another environmental assessment.</p> <p>10. Chair Ida asked if phase II would also require an archaeological field report. Mr. Franco replied yes, they would complete another Section 106 Consultation.</p> <p>Chair Ida commented he wasn't concerned with phase I, but phase II had historic plantation</p>	

SUBJECT	DISCUSSION	ACTION
	<p>artifacts.</p> <p>11. Ms. Larson asked if the structures were the same in phase II. Mr. Franco replied it would be similar and they do not have any conceptual plans to verify.</p> <p>Deputy County Attorney Stephen Hall read the commissions comments;</p> <ul style="list-style-type: none"> <li>• Consider relocating the plantation manager's house.</li> <li>• Consider keeping the two large trees.</li> <li>• Consider plantings along the highway.</li> <li>• Consider altering the structures between phase I and phase II.</li> </ul>	<p>Ms. Larson moved to provide the following comments for the Uahi Ridge Affordable Rental Housing Project – Phase I Property Address: 4080 Lei O Papa Road, Tax Map Keys: (4) 3-8-005:022:0002, Lihue, Hawaii'i;</p> <ul style="list-style-type: none"> <li>• Relocate historic resources together and restore and interpret the site.</li> <li>• Keep one large tree on the property.</li> <li>• Keep the entryway as part of historic site.</li> <li>• Maximize highway plantings.</li> </ul> <p>Ms. Summers seconded the motion. Motion carried 7:1 Abstain (Ms. Wichman)</p>

SUBJECT	DISCUSSION	ACTION
	<p><b>H.2. Gay &amp; Robinson, Inc.</b>  <b>Kaumakani Avenue</b>  <b>Proposed demolition and the proposed reconstruction of a single-family residence (House #411)</b>  Tax Map Key: (4) 1-7-006:001  Kaumakani, Hawaii</p> <p>Consideration of a zoning permit for the proposed demolition and the proposed reconstruction of an existing single-family residence located within Kaumakani Avenue.</p> <p>a. Director’s Report pertaining to this matter.</p> <p>Ms. Higuchi Sayegusa called for any testimony from the audience, no response.</p> <p>Ms. Valenciano summarized the Director’s Report dated November 16, 2023; She corrected her director’s report to include two bathrooms, not one.</p> <ul style="list-style-type: none"> <li>• The commission’s action for the project was to; <ul style="list-style-type: none"> <li>• Support for the project as represented; or</li> <li>• A recommendation that its approval of the project should incorporate conditions of approval; or</li> <li>• A recommendation to consider denial of the permit; or</li> <li>• A recommendation to defer action on the permit.</li> </ul> </li> <li>• The Planning Department recommended the commission support the proposed demolition and the proposed reconstruction of House #411 with the following conditions: <ul style="list-style-type: none"> <li>• The Applicant shall reconstruct the home in the same orientation and placement of the original home.</li> <li>• Where feasible, the Applicant shall consider using the original materials, that are salvageable, for the character defining features.</li> <li>• Prior to demolition, the Applicant shall take interior and exterior photos of the structure and submit to the Department for its records.</li> </ul> </li> </ul>	

SUBJECT	DISCUSSION	ACTION
	<p>Gay and Robinson Howard Greene and Keith Yap came forward to answer any questions from the commissioners.</p> <p><u>Questions:</u></p> <ol style="list-style-type: none"> <li>1. Vice Chair Remoaldo asked if anything could be salvaged from the house, in particular the light fixture, doorknobs, and cabinet pulls. Mr. Greene replied the condition of the house was hazardous and not worth placing workers inside to salvage. He said if they were able to, they would salvage items but there was a lot of smoke damage.</li> <li>2. Vice Chair Remoaldo asked for clarification on what were the other two residential areas and what constituted Kaumakani Avenue. Mr. Greene replied Kaumakani Avenue was the main street and there were two side streets. He said they call that whole area Kaumakani Avenue which included the two side streets, and the other two residential areas were Kaumakani Village and Pākalā Village.</li> <li>3. Ms. Larson asked if there were residents up by Kaumakani school. Mr. Greene replied no.</li> <li>4. Ms. Summers asked how they plan to rebuild the home to keep the historic look and keep it within the new building codes. Mr. Greene replied the only issue was they would need a larger window to meet county code.</li> <li>5. Ms. Larson asked if the plans showed what it was like or what it would be like. Mr. Greene replied yes, the plans show what existed and what they plan to build.</li> <li>6. Ms. Larson asked if the home had built ins. Mr. Greene replied he wasn't sure if it was original. Mr. Yap said it could have been recently installed by the last resident.</li> <li>7. Ms. Summers stated the vertical railings were a distinctive feature and was confused by the plans which had horizontal railings. Mr. Greene thanked her for catching that and replied they could rebuild it with vertical railings.</li> <li>8. Ms. Larson asked if some of the pictures were of an attached or detached garage. Mr. Greene confirmed the pictures were of a detached garage.</li> <li>9. Ms. Larson asked if they plan to install rafter tails. Mr. Greene replied new building codes may not allow rafter tails.</li> <li>10. Ms. Kikuchi-Samonte asked if they plan to rent to the general public or only to Gay and Robinson employees. Mr. Greene replied they have a criterion to house employees, workers, retirees, family members and general westside work force.</li> </ol>	

SUBJECT	DISCUSSION	ACTION
	<p>DCA Hall stated the director's report suggests supporting the proposed demolition and reconstruction with three conditions and additional recommendations include windows, doors, and railings.</p>	<p>Ms. Larson moved to support the Gay &amp; Robinson, Inc. Kaumakani Avenue Proposed demolition and the proposed reconstruction of a single-family residence (House #411), Tax Map Key: (4) 1-7-006:001, Kaumakani, Hawai'i with recommendations from the director's report and attention to detail be done to include the doors, windows, rafter tails, railings and built in. Ms. Summers seconded the motion. Roll Call Vote: Mr. Gately – Aye Ms. Kikuchi-Samonte – Aye Ms. Larson – Yes Ms. Quinsaat – Aye Ms. Summers – Aye Ms. Wichman – Aye Vice Chair Remoaldo – Aye Chair Ida – Aye Motion carried 8:0</p>
	<p><b>H.3. Alexander &amp; Baldwin Removal of McBryde Sugar Company Camp 9 (Numila Planation Camp) Proposed demolition and the proposed reconstruction of a single-family residence Tax Map Key: (4) 2-5-001:001</b></p>	

SUBJECT	DISCUSSION	ACTION
	<p data-bbox="337 1524 370 1728">‘Ele‘ele, Hawaii</p> <p data-bbox="410 562 475 1728">Consideration of a zoning permit for the proposed demolition and the proposed reconstruction of an existing single-family residence located within Kaumakani Avenue.</p> <p data-bbox="516 747 548 1728">Ms. Higuchi Sayegusa called for any testimony from the audience, no response.</p> <p data-bbox="589 569 654 1728">Ms. Valenciano stated the applicant was giving an initial presentation of the scope of the work and would be back in the January 2024 meeting to provide more details.</p> <ul data-bbox="662 569 800 1661" style="list-style-type: none"> <li data-bbox="662 1024 695 1661">• The commission’s purpose for this agenda item;</li> <li data-bbox="703 1199 735 1566">• To receive the presentation.</li> <li data-bbox="735 569 800 1566">• Provide feedback on materials the commission would want for the January 2024 meeting.</li> </ul> <p data-bbox="841 569 938 1728">Ms. Valenciano said she intentionally did not prepare a director’s report but would prepare one for the January 2024 meeting to allow the department and commission time to digest the information and for the commission time to think about what the mitigating factors might be.</p> <p data-bbox="979 1220 1011 1728"><i>Chair Ida called for a recess at 2:21 p.m.</i></p> <p data-bbox="1019 1157 1052 1728"><i>Chair Ida reconvened the meeting at 2:27 p.m.</i></p> <p data-bbox="1092 569 1190 1728">Director of Environmental Affairs Sean O’Keefe of Alexander and Baldwin, Inc. (A&amp;B) came forward to answer any questions and show a five slide Power Point presentation titled Numila Camp Removal Project.</p> <p data-bbox="1230 569 1442 1728">Mr. O’Keefe shared that Numila camp was constructed in 1901 and there were three parts to the camp. Skilled laborers and supervisors were housed in camp 9A which ran along the main road, Japanese camp was 9B and Portuguese camp was 9C. A large portion of 9B was removed decades ago but many of the Japanese camp homes were still around. The entire Portuguese camp 9C was removed around 1960. He said at its peak there were around 200 dwellings of various types in the camp, housing 700-800 people. All the camp homes were built no later than</p>	



SUBJECT	DISCUSSION	ACTION
	<p>the 1950’s. There were 35 dwellings remaining in the camp and 73 outbuildings of various types; garages, laundry rooms, storage sheds and chicken coops. McBryde Sugar Mill closed operations in 1996 and A&amp;B continued to house retirees until 2022. Currently the camp was vacant. In 2022 A&amp;B sold McBryde land holdings which included Numila camp to BBCCP (Brue Baukol Capital Partners) Kaua‘i Operating, LLC. Mr. O’Keefe stated BBCCP owned the land under Numila camp and A&amp;B owned the remaining camp structures. A&amp;B was obligated under the sale agreement to remove all the structures, septic systems, and plumbing. He showed a map of the area with the 35 remaining homes; 16 were designated unsalvageable and 19 were designated to be moved off site to Kōloa, Wailua or Kapa‘a by Your Way Homes with plans to renovate. Mr. O’Keefe stressed that Your Way Homes (YWH) determined the 19 homes to be saved based on their project plans and the cost to relocate the homes and renovate. The remaining 16 unsalvageable homes were slated to be demolished. Mr. O’Keefe disclosed that in the event Your Way Home determined one or more of the designated 19 homes to be saved could not, A&amp;B was open to the option of another party relocating the homes. He was currently in discussions with a second party as a backup who also inspected the 16 homes and determined they were unsalvageable.</p> <p>Mr. O’Keefe said they were currently cleaning up solid waste and hazardous waste materials in the area and clearing the vegetation. BBCCP had asked them to save some of the larger trees.</p> <p><u>Questions:</u></p> <ol style="list-style-type: none"> <li>1. Mr. Gately wanted to confirm that all the homes would be removed or demolished by the end of the project. Ms. Higuchi Sayegusa replied A&amp;B sold the land and was responsible for removing all the structures. She said the commission should consider what was historic; was it the setting, the context, the structures, what part of the structures and suggest any mitigation to historic properties through documentation, or photographs. She said part of the mitigation was salvaging the structures that could be saved.</li> <li>2. Mr. Gately recommended they track the 19 salvagable homes on where they end up being relocated. Mr. O’Keefe replied they could document that information.</li> <li>3. Ms. Kikuchi-Samonte commented that #95 and #108 were her uncle’s homes. She recommended a plaque to designate who lived there.</li> </ol>	

SUBJECT	DISCUSSION	ACTION
	<p>Mr. O'Keefe said he was open to an escorted site visit.</p> <ol style="list-style-type: none"> <li>4. Ms. Summers asked if this information could be stored at the Kaua'i Historic Society. Ms. Larson replied there should be a method to automatically store information at the Kaua'i Historic Society.</li> <li>5. Vice Chair Remoaldo asked if there were any interior photos of the 19 salvageable homes. Mr. O'Keefe replied he could take photos of the interior's historic features.</li> <li>6. Vice Chair Remoaldo asked if they could also provide interior photos of the other structures. Mr. O'Keefe replied he could include interior photos of the laundry buildings and garages.</li> <li>7. Vice Chair Remoaldo asked if the camp had any (<i>inaudible</i>) garage buildings. Mr. O'Keefe replied this camp did not have any.</li> <li>8. Chair Ida asked if they were directed by SHPD to complete photo documentation. Mr. O'Keefe replied no, they haven't submitted any permits that would trigger a SHPD review.</li> </ol> <p>Ms. Larson talked in length about wanting an entire listing with historic information about all of McBryde/A&amp;B historic homes. She talked in length about how she viewed Numila camp as an archaeological site and wanted to preserve and keep sample homes with structures on the original camp site. Ms. Larson recommended they figure out what to document and wanted the documentation to not only include homes but the whole story. She also recommended they stop demolition and any further vegetation clearings around the structures until the commission figured out what needed to be documented. Mr. O'Keefe replied they have not done any demolition work, only clearings of vegetation. She recommended they leave the structures where they are now or relocate nearby. Mr. O'Keefe replied the camp was made to house plantation workers and Numila had not been in operation for almost 30 years. He explained again that BBCP purchased the land knowing they had no intention of keeping any of the structures there.</p> <ol style="list-style-type: none"> <li>9. Vice Chair Remoaldo wanted clarification in their report and referenced the paragraph above option 4, "In the event that YWH is unable to overcome one or more of these obstacles, making the relocation of one or more infeasible, such houses will instead be</li> </ol>	

SUBJECT	DISCUSSION	ACTION
	<p>demolished with the remainder of the camp structures.” She asked if another structural assessment for the homes would be done prior to its next presentation to KHPRC. Mr. O’Keefe asked John Gibb to join him. Mr. Gibb replied they plan to reexamine the homes for structural support and the ability to safely transport and determine where the homes would be relocated to.</p> <p>10. Mr. Gately asked if a historic preservation review would be done once they relocate the homes. Mr. Gibb was not sure, but they had a form based code they needed to follow. Ms. Higuchi Sayegusa added that it wouldn’t be subject to SHPD but once permits were pulled, they could bring it before the commission for review.</p> <p>11. Ms. Wichman and Ms. Kikuchi-Samonte thanked them for preserving as many of the large trees as possible.</p> <p>12. Ms. Larson asked if they planned to salvage materials from homes that would be demolished. Mr. O’Keefe replied Mr. Gibb would have the opportunity to salvage materials from the designated demolished homes to be used to refurbish the salvaged homes. He also said Howard Greene of Gay and Robinson would also have an opportunity to salvage materials.</p> <p>Chair Ida commented that it was premature to make any decisions on this and it wasn’t the commission’s authority to require documentation at this time. He advocated for a site visit.</p> <p>DCA Hall suggested the commission could receive the presentation.</p> <p>13. Ms. Kikuchi-Samonte commented on the little information about the camp occupants and was concerned about the use that no notable resident lived there. She said her family lived there and they were important. She asked if there was any record that identified the camp occupants. Mr. O’Keefe replied he didn’t have access to these records and didn’t know if any existed.</p> <p>Ms. Kikuchi-Samonte said descendants of the families that lived there would have that information and suggested advertising the camp homes to gather that information.</p> <p>Mr. Gately shared his bowling teammate could probably identify who lived there. He said he</p>	

SUBJECT	DISCUSSION	ACTION
	<p>lived in camp house #88, was born there and attended McBryde School.</p>	<p>Ms. Larson moved to receive the report on the Alexander &amp; Baldwin, Removal of McBryde Sugar Company Camp 9 (Numila Planation Camp) Proposed demolition and the proposed reconstruction of a single-family residence, Tax Map Key: (4) 2-5-001:001, 'Ele'ele, Hawai'i and defer action and comments. Vice Chair Remoaldo seconded the motion. Motion carried 8:0.</p>
	<p><b>H.4. All Saints' Episcopal Church Proposed Lanai Addition to the Church Building</b> Property Address: 4-1061 Kūhiō Highway Tax Map Key: (4) 4-5-004:018 Kapa'a, Hawaii</p> <p>Consideration of a zoning permit to construct a proposed lanai addition to an existing historic church.</p> <p>b. Director's Report pertaining to this matter.</p> <p>Ms. Higuchi Sayegusa called for any testimony from the audience, no response.</p> <p>Ms. Valenciano summarized the Director's Report dated November 16, 2023 and added that the applicant verified that prior to 1960 there may have been a lanai alteration done on the front patio and low rock wall and in 2017 KHPRC supported the church to rebuild and enlarge the pipe organ with the removal of three windows and two doors and replacement of exterior siding and roof material with in-kind materials.</p>	

SUBJECT	DISCUSSION	ACTION
	<ul style="list-style-type: none"> <li>• The commission's action for the project was to;               <ul style="list-style-type: none"> <li>• Support for the project as represented; or</li> <li>• A recommendation that its approval of the project should incorporate conditions of approval; or</li> <li>• A recommendation to consider denial of the permit; or</li> <li>• A recommendation to defer action on the permit.</li> </ul> </li> <li>• The Planning Department recommended the commission support the project with the following modifications that take into consideration the following:               <ul style="list-style-type: none"> <li>• Explores and exhausts alternative designs that comply with the Secretary of Interior Standards of Rehabilitation. Specifically, the Applicant should reconsider the architectural styles of the lanai addition in a manner that would be compatible, but distinguishable from the original historic character of the church building.</li> </ul> </li> </ul> <p>All Saint's Church Jr. Warden Ronald Morinishi came forward to answer any questions from the commissioners.</p> <p>Mr. Morinishi said this started as a tarpaulin cover set up outside with chairs and speaker system in 2022 because of COVID restrictions that allowed members to congregate outside and listen to the service. After a while it became problematic to maintain the tarpaulin and keep the ground covered in grass. Since then, the lanai had become a useful part of their ministry and was used as overflow seating for funerals, weddings, organ concerts, piano recitals, other musical events, and services for the homeless. They want to make it a permanent part of the church. Earlier this year they received a grant and in July poured the concrete pad. They now want to erect a permanent 20x40 foot roof structure over the concrete pad that would attach to the existing roof line.</p> <p><u>Questions:</u></p> <ol style="list-style-type: none"> <li>1. Mr. Gately asked for an explanation of how they would attach the new roof to the original building. Mr. Morinishi invited Clairino Bueno. Mr. Bueno replied part of the existing roof would be taken off to accommodate the new addition rafters and the rafters would sit on the existing beam.</li> </ol>	

SUBJECT	DISCUSSION	ACTION
	<p>2. Ms. Larson asked if they had to remove part of the existing roof. Mr. Bueno replied they would remove about a foot and a half of the edge of the roof.</p> <p>3. Ms. Larson asked if they would take it off and replace it. Mr. Bueno replied they would take it off and put the new rafters in. He referenced drawing A03 and S03 which showed how they plan to attach the rafters to the existing beam. Mr. Bueno said to make it stronger they plan to sandwich three rafters together.</p> <p>4. Ms. Larson asked if it changed the pitch of the roof. Mr. Bueno replied yes.</p> <p>5. Ms. Larson asked if they would change only one side of the roof and not the other side. Mr. Bueno replied it would only affect the roof of the lanai and roof pitch would be 3 12. Mr. Morinishi added that the existing roof pitch would not change.</p> <p>6. Ms. Summers commented that the extension did not take away anything from the original roof.</p> <p>7. Ms. Larson asked if the new roof had enough grade to handle water. Mr. Bueno replied yes.</p> <p>8. Ms. Larson asked if they plan to use the same roofing material. Mr. Bueno replied due to the roof pitch they were not able to use the same material. Instead, they plan to use peel and stick which would adhere to the plywood and didn't require nails.</p> <p>9. Chair Ida asked what color the new roof would be. Mr. Bueno replied they would closely match the color to the existing roof.</p> <p>10. Vice Chair Remoaldo asked for the square footage of the existing patio area compared to what the proposed addition would cover. Both Mr. Morinishi and Mr. Bueno did not know. Mr. Morinishi guessed that the lanai was seven feet wide and ran the length of the church.</p> <p>11. Vice Chair Remoaldo asked if a smaller footprint was considered and what made them decide on this one. Mr. Morinishi replied the tarpaulin cover was 20 feet wide and everyone liked that size.</p> <p>12. Ms. Larson asked about the other historical structures at the site. Mr. Morinishi replied they have a gym and memorial hall.</p> <p>Ms. Larson began to stray off the agenda and DCA Hall asked that they stay within Sunshine Law and focus on what was on the agenda, which was the building renovation.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Ms. Higuchi Sayegusa said the Secretary of Interior Standards Rehabilitation stated additions should be compatible but differentiated from the original and asked the commission to focus on how the applicant could achieve that.</p> <p>13. Ms. Higuchi Sayegusa commented that their renderings appeared to show that they were trying to blend in the new addition with the old. She asked if they considered distinguishing the new addition from the old with a modern feature. Ms. Summers added that she appreciated the columns looking like the old, but it was going against the recommendations of the preservation standards. She suggested painted columns would differentiate from the old columns. Mr. Morinishi replied their elderly congregation liked the old look so to please them they tried to keep with the historic look. Chair Ida suggested a plaque named after someone in the congregation to differentiate the new columns from the old.</p> <p>14. Vice Chair Remoaldo asked if narrower columns would satisfy the congregation and historic standards along with additional landscaping. Mr. Morinishi agreed.</p> <p>Ms. Larson and Ms. Kikuchi Samonte shared that they liked the columns, and the new stonework would differentiate from the old.</p> <p>15. Ms. Kikuchi Samonte asked if the congregation was expanding, and they needed the overflow seating. Mr. Morinishi wasn't sure if the congregation grew in numbers, but many enjoyed sitting outside during the service.</p> <p>Ms. Quinsaag agreed that Chair Ida's plaque suggestion would differentiate the new from the old.</p>	<p>Mr. Gately moved to accept the All Saints' Episcopal Church Proposed Lanai Addition to the Church Building, Property Address: 4-1061 Kūhiō Highway, Tax Map Key: (4) 4- 5-004:018, Kapa'a, Hawai'i with the following</p>

SUBJECT	DISCUSSION	ACTION
		<p>considerations:</p> <ul style="list-style-type: none"><li>• Explores and exhausts alternative designs that comply with the Secretary of Interior Standards of Rehabilitation. Specifically, the Applicant should reconsider the architectural styles of the lanai addition in a manner that would be compatible, but distinguishable from the original historic character of the church building.</li><li>• Consider using a plaque to commemorate the addition.</li><li>• Consider narrower columns.</li><li>• Consider landscaping along the edge to soften the presence of the extension.</li></ul> <p>Roll Call Vote; Mr. Gately - Aye Ms. Kikuchi Samonte – Aye Ms. Larson – Aye</p>



SUBJECT	DISCUSSION	ACTION
<b>I. Executive Session</b>	<p><i>The commission did not need to enter executive session for I.1., I.2., I.3. and I.4.</i></p> <p><b>I.1. County of Kaua'i Housing Agency Uahi Ridge Affordable Rental Housing Project – Phase 1</b> Property Address: 4080 Lei O Papa Road Tax Map Keys: (4) 3-8-005:022:0002 Līhu'e, Hawai'i</p> <p>National Historic Preservation Act, Section 106: Consultation with Native Hawaiian Organizations and Potential Consulting Parties</p> <p>a. Director's Report pertaining to this matter.</p> <p><b>I.2. Gay &amp; Robinson, Inc. Kaumakani Avenue Proposed demolition and the proposed reconstruction of a single-family residence (House #411)</b> Tax Map Key: (4) 1-7-006:001 Kaumakani, Hawaii</p> <p>Consideration of a zoning permit for the proposed demolition and the proposed reconstruction of an existing single-family residence located within Kaumakani Avenue.</p> <p>a. Director's Report pertaining to this matter.</p> <p><b>I.3. Alexander &amp; Baldwin Removal of McBryde Sugar Company Camp 9 (Numila Planation Camp)</b></p>	<p>Ms. Quinsaat – Aye Ms. Summers – Aye Ms. Wichman – Aye Vice Chair Remoaldo – Aye Chair Ida – Aye Motion carried 8:0</p>

SUBJECT	DISCUSSION	ACTION
	<p><b>Proposed demolition and the proposed reconstruction of a single-family residence</b> Tax Map Key: (4) 2-5-001:001 'Ele'ele, Hawaii</p> <p>Consideration of a zoning permit for the proposed demolition and the proposed reconstruction of an existing single-family residence located within Kaumakani Avenue.</p>	
	<p><b>I.4. All Saints' Episcopal Church</b> <b>Proposed Lanai Addition to the Church Building</b> Property Address: 4-1061 Kūhiō Highway Tax Map Key: (4) 4-5-004:018 Kapa'a, Hawaii</p> <p>Consideration of a zoning permit to construct a proposed lanai addition to an existing historic church.</p>	
<b>J. Announcements</b>	<p>a. Director's Report pertaining to this matter.</p> <p>Historic Hawai'i Foundation Virtual Training Seminar via Zoom Topic: Historic Tax Credits Seminar Date: Tuesday, December 5, 2023 Time: 9:00am-Noon</p> <p>Ms. Valenciano said the site visit would probably be scheduled in January. Ms. Higuchi Sayegusa shared there was a virtual training Ka Huli Ao put on by UH Law School December 11 and December 15, 9:00am to 1:30pm. Next meeting was scheduled for 1:30 p.m. Thursday, January 18, 2024.</p>	
<b>N. Selection of Next Meeting Date and Agenda Topics</b>		
<b>O. Adjournment</b>	<p>With no further business to conduct, Chair Ida called for a motion to adjourn.</p>	<p>Ms. Summers moved to adjourn the meeting. Mr. Gately seconded the motion.</p>

SUBJECT	DISCUSSION	ACTION
		Motion carried 8:0.
		Chair Ida adjourned the meeting at 4:10 p.m.

Submitted by: Sandra M. Muragin, Commission Support Clerk Reviewed and Approved by: Gerald Ida, Chair

- ( ) Approved as circulated.  
( ) Approved with amendments. See minutes of \_\_\_\_ meeting.

## **Numila Camp Closure and Removal Project Summary**

(Revised January 2024)

### **Project Participants**

Alexander & Baldwin, Inc., through its subsidiary McBryde Sugar Company, LLC  
Your Way Home, LLC

### **Landowner**

BBCP Kauai Operating, LLC

### **Project Overview**

Numila Camp (also known as Camp 9 or “Mill Camp”) is a McBryde Sugar Company, Ltd. plantation camp located at the former McBryde Sugar Mill (“New Mill”) along Halewili Road (State Highway 540) between Eleele and Kalaheo, Kauai, Hawaii (see Exhibit A). The camp is currently vacant. Remnants of the camp occupy approximately 16 acres of a 1,465-acre parcel designated as Tax Map Key Number (4) 2-2-001:001, owned by BBCP Kauai Operating, LLC (BBCP).

BBCP purchased the land in 2022 from McBryde Sugar Company, LLC (McBryde), a subsidiary of Alexander & Baldwin, Inc. (A&B). Under the Purchase and Sale Agreement (PSA) for the property, McBryde retained ownership of all “Dwelling Improvements” within the camp (which includes, among other things, all residential dwelling units and accessory structures), and is legally obligated to remove these Dwelling Improvements and to perform certain other work. An exclusive easement over the existing camp area has been granted to McBryde for the completion of this work within a specified timeframe (see Exhibit B).

A&B intends to meet its legal obligations under the PSA by removing all dwellings and related outbuildings located within the 16-acre easement area. The project scope is limited to the easement area only; A&B has no legal obligations nor any rights with respect to areas outside the easement.

### **Existing Camp Description**

The portion of Numila Camp to be removed, located within the 16-acre easement area, consists of 35 former plantation houses, along with approximately 73 outbuildings (see Exhibits D and E-1). The outbuildings include garages, laundry houses, storage sheds, covered lanais, carports, chicken coops, and similar structures. Plantation records indicate that all of the houses and many of the outbuildings in the camp are more than 50 years old. Representative photographs of the camp structures are provided in Exhibit K.

The camp is arrayed along a main road (McBryde New Mill Road) running roughly north to south from Halewili Road to the former McBryde Administration Building (now occupied by Kauai Coffee Company (KCOF)), along with three side roads running to the west from the main road. All camp roads are unpaved. The camp is bordered to the north by Halewili Road, to the east by coffee fields, to the south by the former sugar mill (now the KCOF processing facility) and Administration Building, and to the west by the KCOF Visitor Center and Halewili Road.

A limited number of former camp structures, as well as some structures original to the sugar mill, remain outside of the easement area and are not included as part of this project. These include the Administration Building, a former Carpenter/Plumber Shop located on the main road in the camp (recently converted to a dwelling for use by KCOF temporary farm labor), and two former plantation houses that have been converted to use as office space for KCOF agricultural operations. The KCOF Visitor Center is located on a separate parcel to the west of the camp that formerly served as a park for camp residents and is also excluded from the project.

### **Utilities**

The camp received electrical power from Kauai Island Utility Cooperative (KIUC) via power lines running through the camp. Power to the camp is currently limited to a few streetlights; all electrical service connections to camp houses and other structures within the easement area have been removed.

Potable water was provided to the camp via a private water distribution system (known as the Wahiawa water system and owned by BBCCP) that is consecutive to the County of Kauai's Hanapepe-Eleele Public Water System. Due to recent upgrades to the water distribution system, only a limited number of houses in the camp still have service lines and all of these existing service connections are shut off at the meter. The water system still provides potable water to the KCOF coffee processing facility and shops (located in and around the former sugar mill), to the Administration Building, and to the Visitor Center.

A private fire main with hydrants also serves the camp, as well as the KCOF facilities. This system is supplied from an off-site cistern filled using ditch water from the former McBryde irrigation systems (now owned and operated by BBCCP).

All dwelling units within the camp were formerly served by large-capacity cesspools, which were closed in 2004 to comply with federal regulations. Twenty-seven of the houses were connected to septic systems when the cesspools were closed; the remainder were already vacant at the time and did not need to be connected to any wastewater system. The majority of the houses served by septic systems are covered by a wastewater system variance issued by the Hawaii Department of Health; that variance will expire in February 2024, at which time these houses will no longer have usable wastewater systems. The removal of all septic systems located within the camp is part of the work to be completed by A&B.

### **Project Description**

As described above, the project primarily entails removing all "Dwelling Improvements" from the camp. This includes removal of residential dwelling units, accessory structures, fencing, gates, septic systems, and other improvements within the easement area in compliance with the PSA. To the extent practicable, efforts are being made to preserve salvageable structures for relocation, renovation, and re-use off-site; any structures which cannot realistically be preserved for off-site use will be demolished (see Exhibits C and E-2). At the conclusion of the project, the 16-acre easement area will be vegetated open space vacant of any structures pending future land use decisions by the property owner (see Exhibit E-3).

The project also includes removal and disposal of accumulated rubbish and debris within the structures and elsewhere throughout the camp, along with vegetation that has become heavily overgrown over time since the camp has gradually been vacated; this portion of the work has been largely completed.

The majority of the structures throughout the camp, including many of the dwellings, are in an advanced state of dilapidation, with extensive termite infestation/damage, rot, water damage, and damage due to vandalism and theft. Nevertheless, as a potential alternative to complete demolition of the camp, McBryde has entered into an agreement with Your Way Home, LLC (YWH) that – subject to certain conditions - allows YWH to re-locate camp houses off-site to be renovated and re-purposed as private dwellings. YWH subsequently conducted inspections of all homes in the camp and identified up to 19 homes in the camp that – in the opinion of YWH - are in a condition that could allow them to be safely moved and cost-effectively renovated for re-use and re-sale. This assessment has been made solely by and for YWH based upon the objectives and anticipated economics of their specific re-use project and taking into consideration the risk tolerance of YWH and its investors. The remaining homes were deemed to be in such an advanced state of deterioration that they cannot be safely relocated and/or cost-effectively renovated. McBryde has provisionally transferred ownership of these 19 homes to YWH, and YWH has identified properties in Koloa, Kapaa, and Wailua where it intends to relocate the houses it has acquired (see Exhibits G-1, G-2, and G-3).

Subject to further inspection by YWH's structure moving contractor prior to re-location, YWH intends to transport each of the 19 camp houses they own to properties it owns or controls, where they will be refurbished and used as permanent dwellings.

The remaining 16 houses in the camp, and all outbuildings in the camp will be demolished and disposed of off-site. Also to be demolished will be those portions of the YWH-owned camp houses that are not feasible to move (e.g., limited portions of the houses – such as attached laundry rooms, storage sheds, carports, or covered lanai areas – that are located on-grade rather than being of post-and-pier construction like the rest of the house). Any of the 19 YWH-owned houses that YWH ultimately determines they cannot feasibly re-locate (e.g., as a result of the pre-move inspection by the structure moving contractor) will also be demolished and disposed of off-site.

Demolition activities will include removal of all piers under the houses, slabs on grade, sidewalks, fences, and other ancillary structures in the camp. Demolition will also include removal of all water meters, capping of all potable water lines, removal of all septic systems (including tanks, distribution boxes, and leach fields), and backfilling of any resulting excavations.

Prior to the start of any demolition activities, identified hazardous building materials on or in the structures to be demolished will be abated and disposed of in accordance with applicable state and federal laws and regulations. These include asbestos-containing building materials, lead-based paint, and canec ceiling board (consisting of pressed sheets of sugarcane bagasse treated with arsenic to retard insect damage). Much of this abatement work will require partial demolition of the associated structures (e.g., for removal of asbestos-containing roofing). Any

hazardous building materials on or in structures to be moved that may be disturbed during the move will also be abated.

A listing of all structures currently located in the camp, including their approximate size and their intended disposition, is provided in the attached Exhibit H entitled “Identification of Camp Structures and Phases of Work”.

### **Purpose of the Project**

The purpose of the project is to comply with McBryde’s legal obligations to the landowner under the PSA by removing the camp from the property BBCP has purchased from McBryde.

Removal of the camp will allow BBCP to pursue its own plans for the property it acquired. It is A&B’s understanding that BBCP is in the process of evaluating various options for future uses of the property and has not yet arrived at a final decision. A&B is not a party to that planning process, but what is clear is that those plans do not contemplate the continued operation and maintenance of the existing camp houses. Whatever those plans may ultimately be, they are not a part of this project.

### **Options Considered**

Potential alternatives that have been considered include each of the following, alone or in combination:

1. Continued operation and upkeep of all or portions of the camp in place
2. Preservation of some structures in the camp (in place and/or off-site)
3. Full demolition of the camp
4. Repurposing of materials from the camp

#### **Option 1: Continued operation and upkeep of Numila Camp was long ago deemed not to be a feasible option.**

Well before McBryde ceased its sugar operations in 1996, it had been the objective of the company to eventually phase out and remove all of the old McBryde plantation camps and to foster the ability of its employees and pensioners to instead own their own homes. Land formerly occupied by the camps could then be freed up for other uses, including (at the time that the McBryde sugar plantation was still in operation) planting in sugarcane. Toward that end, significant portions of the original Numila Camp have already been removed over time. This includes the entirety of what was known as Camp 9C (formerly located below the mill and largely planted in sugarcane (now coffee) upon its removal), significant portions of Camp 9B (including almost all of the portion originally located between the current camp and the mill, now occupied by facilities utilized by the coffee operation), and several houses in Camp 9A. Concurrent with the removal of the camps, as early as the 1950’s McBryde began implementing plans for new housing developments in Eleele, with priority given to making these house lots available for purchase by McBryde plantation workers and pensioners. In some cases, houses from existing plantation camps were re-located to lots within these developments. Additional developments followed in Kalaheo during the 1970’s and in Eleele during the 1980’s and 1990’s. These later Eleele developments were intended to support the phase-out of approximately 115 remaining plantation camp dwellings housing McBryde workers and pensioners.

Aside from the ability to make lands occupied by camp housing available for other, more productive uses, a primary impetus for phasing out the old plantation camps was to reduce the costs associated with upkeep and maintenance of the camps, particularly as the camp structures and associated infrastructure continued to age. Importantly, with the cessation of sugar operations those costs were expected to increase markedly, not only due to the increased age of the camp but also because such work had historically been conducted almost exclusively using plantation personnel and other resources. Upon closure of the plantation, these resources were no longer available to conduct necessary maintenance, repairs, and improvements.

Soon after the 1996 shutdown of McBryde's sugar operations, a task force was created to, among other things, plan for the eventual removal of the last remaining camp houses at Numila. In an effort to accommodate the remaining McBryde pensioners living in the camp (to the extent feasible consistent with this objective), it was determined that a gradual phase-out of camp occupancy would be pursued as pensioners moved out of the camp or passed away, with full removal of the camp occurring thereafter. While that phase-out took far longer than anticipated, this was primarily due to the longevity of plantation workers and A&B's desire to avoid significant disruptions to the lives of its former employees and retirees rather than any lessening in the company's desire to eliminate the camp. The phase-out has now been completed with the last remaining McBryde pensioners having moved out of the camp by the end of 2022.

In keeping with the long-term plan to terminate operation of the camp, homes and other structures that have been vacated over time have not been maintained, consistent with plans for their eventual removal. As a result, many of the homes, and most if not all other structures in the camp, have deteriorated to the point where they are no longer salvageable without significant investment. Moreover, as infrastructure supporting the camp has required replacement or improvement over time, such projects have been designed and executed with the planned obsolescence of the camp in mind. For example, when large-capacity cesspools serving the camp needed to be closed in order to comply with new federal regulations, replacement wastewater systems were largely designed as an interim measure only and were constructed under a variance from the Hawaii Department of Health that substantially reduced the cost of the necessary upgrades. That variance does not allow for the re-occupancy of camp houses connected to the covered wastewater systems and will expire in early 2024. Similarly, when portions of the private potable water distribution system serving the camp were recently replaced to ensure continued adherence to state and federal drinking water standards, these improvements were not sized to accommodate continued operation of the camp, again for the purpose of minimizing the cost.

BBCP evaluated the condition of the Numila Camp during its due diligence efforts preceding the purchase of the former McBryde lands from A&B. The continued operation of the camp was deemed an unacceptable liability inconsistent with BBCP's long-term plans for the property, resulting in the sale being conditioned in part upon the removal of the camp from the property by A&B within a specified timeframe. Ownership of the structures within the camp easement area was therefore retained by McBryde rather than being transferred to BBCP.

Option 2: Preservation of some camp structures off-site is an option that has been attempted in the past and is currently being pursued by a third party (YWH).



As stated above, it had been a long-term plan of McBryde to eventually remove the Numila Camp in its entirety. As had been done with other camp removals, efforts were made by McBryde to preserve some camp structures, where feasible. Over time, such efforts have included (1) relocating some structures from closed portions of the camp (e.g., Camp 9C, the southern portion of Camp 9B) into other areas of the camp located between the mill and Halewili Road; (2) relocation of a limited number of camp houses to new, off-site housing developments for continued use by plantation workers or pensioners; (3) making homes available to the general public for re-location and re-use outside the plantation as they were vacated; and (4) repurposing a limited number of camp houses for non-residential uses on-site.

Consistent with past practice, McBryde has made the remaining houses in Numila Camp available to outside parties, contingent upon the ability of such parties to timely remove the houses from the camp and re-locate them off-site, as required by the PSA. To date, ownership of 19 of the remaining 35 houses in the camp has been transferred to YWH, and plans are underway for moving these houses to properties YWH has access to. Relocation is contingent upon further evaluation of each structure by YWH's structure moving contractor, and it remains possible that some of these houses could be ultimately determined to be infeasible to move. Similarly, it remains possible that YWH could ultimately determine that its planned off-site uses of the camp houses are no longer feasible (e.g., due to inability to secure access to sufficient land, inability to obtain necessary permits or land use approvals, conditions affecting the economics of their proposed project, or other reasons).

The 16 houses not accepted by YWH were all inspected by another potentially interested party who, like YWH, deemed them unsuitable for relocation and refurbishment. All outbuildings in the camp are similarly unsuitable for re-location, due both to their generally poorer condition and their style of construction (i.e., "on-grade" construction that is not conducive being moved).

As already detailed above for the camp as a whole, on-site preservation of individual structures within the 16-acre camp easement area that cannot be moved off-site was rejected by the current landowner during their due diligence process for the property acquisition, and BBCP therefore did not acquire ownership of any of these structures. Over time, a limited number of camp structures located outside the easement area have been converted to various uses and these uses are anticipated to continue in the near term; BBCP is in the process of developing long-term plans for their property, including any structures located thereon. These plans are not a part of this project.

Option 3: Full demolition of all structures in the camp remains a possibility but at present is believed to be unlikely and is not the option currently being pursued.

As stated above, efforts are underway to preserve as many camp houses as practicable by relocating them off-site and refurbishing them for continued residential use. Initial assessments indicate that at least 19 houses are suitable for relocation, but that the remaining 16 houses are in an advanced state of dilapidation and are therefore infeasible to relocate off-site and/or to cost-effectively refurbish them. Similarly, all of the camp outbuildings have been determined to be unsuitable or undesirable for relocation and re-use. All camp structures that have been determined unsuitable for relocation are planned to be demolished. Additionally, some portions

of relocated houses that cannot be moved with the main structure (e.g., on-grade additions, attached carports, covered lanais) will need to be left behind when the houses are moved and will also be demolished.

While YWH and McBryde are cooperating to preserve as many camp houses as possible for re-use off-site, the ability to do so will depend upon a number of factors, including but not limited to (1) the condition of each house and whether it can be safely re-located in an intact state; (2) the extent of repairs and renovations necessary to allow the house to be re-occupied and whether or not such repairs and renovations can be completed in a cost-effective manner; (3) the likely market for the house after re-location and whether the value of the renovated house will be sufficient to cover the costs of relocation and refurbishment; (4) the ability to obtain ownership or control of suitable re-location sites; (5) the ability to obtain all necessary permits and approvals for the relocation sites; (6) the availability of sufficient financing to complete the relocations as planned. In the event that YWH is unable to overcome one or more of these obstacles, making the relocation of one or more houses infeasible, such houses will instead be demolished with the remainder of the camp structures.

Option 4: Re-purposing of materials from the camp is an option that may be possible, with appropriate controls and limitations.

It is anticipated that, regardless of the condition of the structure as a whole, portions of some buildings planned to be demolished may be suitable for re-use in existing buildings, as part of new construction, or to replace deteriorated or missing components of buildings being re-located. Subject to certain limitations, McBryde is willing to consider allowing re-purposing of building materials from the camp, with priority being given to YWH in support of their re-location and refurbishment efforts. However, for liability reasons access to the camp to recover building materials for re-purposing would need to be strictly controlled and would likely be limited to licensed contractors engaged by either McBryde or YWH. Broader access to the camp for recovery of materials would be too difficult to manage in light of potential liabilities associated with the condition of the structures, the presence of hazardous materials, and construction and environmental remediation activities that would be ongoing at the site. Any removal of building materials from camp structures for re-purposing would need to be conducted in strict accordance with state and federal regulations applicable to asbestos, lead-based paint, and other hazardous building materials.

#### **Brief History of McBryde Sugar Company**

McBryde Sugar Company was formed in 1899 from the lands of the McBryde Estate (organized as the McBryde Estate, Ltd. from the estate of Judge Duncan McBryde with his six children as stockholders) and the Eleele Plantation, combined with all of the capital stock of the Koloa Agricultural Company (which had been purchased by the McBryde Estate). The resulting enterprise controlled lands stretching from Eleele to Koloa, with Koloa Agricultural Company contributing 2,571 acres of land (part of it in cane), Eleele Plantation contributing 1,120 acres of land (some of it in sugarcane) and a small mill at Eleele, and the McBryde Estate contributing the balance of the plantation.

The mill at Eleele was adequately sized for the small area of cane that had been farmed by the Eleele Plantation, and the cane produced on the Koloa Agricultural Company land – during the short time that it existed as an independent enterprise - was processed under a contract with the Koloa Sugar Company. It was apparent, however, that with the addition of the McBryde Estate lands a much larger mill would be needed to process the cane from the new plantation. Fortunately for McBryde, a new mill had been ordered by the American Sugar Company on Molokai, and that mill became available when that plantation failed before its first crop could be harvested. McBryde purchased the mill and in 1901 set about installing it to replace the Eleele mill. McBryde's "New Mill", and the plantation camp built around it, came to be known as "Numila", supposedly in deference to how "New Mill" was pronounced by the plantation's immigrant workers.

Some noteworthy events in the history of McBryde Sugar Company, Ltd. include the following:

- 1899 Asakichi and Moyo Inouye emigrate from Japan. The couple would work at McBryde Sugar Company for 25 years, living in Wahiawa Camps 2 and 3. Their grandson, Daniel K. Inouye, was to become a Medal of Honor recipient for his heroism during World War II, Hawaii's first United States Representative, and a United States Senator representing Hawaii for 50 years.
- 1905 Kauai Electric Company, Ltd. is incorporated for purposes of constructing a hydroelectric plant at Wainiha. Full ownership of the company was later assumed by McBryde.
- 1906 Construction of the Wainiha Hydroelectric Plant is completed, and the plant begins generating electrical power for pumping stations needed to irrigate the McBryde sugarcane crop. The plant has now been supplying renewable electrical power to the island of Kauai for well over a century.
- 1909 Alexander & Baldwin, Inc. takes over from Theo H. Davies & Company as agent for McBryde.
- 1928 McBryde installs new boilers at Numila and constructs a new, 249-feet high reinforced concrete smokestack. At the time, it was the largest smokestack in the islands, and it became a source of pride for the camp residents and a prominent landmark used for navigation by fisherman.
- 1932 McBryde completes construction of the Alexander Dam.
- 1955 McBryde completes upgrades to the domestic water system serving the Eleele, Wahiawa, and Numila areas. The project includes converting from the existing Alexander Reservoir surface water source to a groundwater source at Pump 2 in Hanapepe Valley, and construction of four new 400,000-gallon capacity potable water storage tanks.
- 1957 Construction of McBryde's new Administration Building at Numila is completed.
- 1968 McBryde becomes a wholly owned subsidiary of A&B.
- 1974 McBryde begins leasing land and the Koloa Sugar Mill from Grove Farm Company, more than doubling the number of acres under cultivation from about 6,000 to over 13,000 and making McBryde the eighth largest sugar producer in the state. Upon shifting its sugar milling operations to Koloa, McBryde permanently shuts down its "New Mill", though it maintains its administrative offices and some agricultural support operations at Numila. Parts of the Numila mill are transferred to Koloa as part of an \$8 million expansion and improvement of the Koloa Mill.

- 1982 Hurricane Iwa strikes Kauai, damaging McBryde's sugarcane fields and prompting expansion into other crops, including coffee and macadamia nuts. By 1984, macadamia nut orchards are planted along the highway above Numila.
- 1987 McBryde forms Island Coffee Company as a joint venture between McBryde subsidiary McBryde Farms, Inc. and Hills Brothers Coffee.
- 1989 McBryde produces 54,559 tons of sugar, a record for the plantation.
- 1991 Due to ongoing deterioration, the New Mill smokestack is torn down.
- 1992 Hurricane Iniki strikes Kauai, causing substantial damage throughout the island, including to McBryde's sugarcane crop and macadamia nut plantings. McBryde begins expanding coffee plantings shortly thereafter. McBryde's financial losses exceed \$20 million.
- 1993 Hills Brothers terminates their involvement in Island Coffee Company.
- 1994 Kauai Coffee is introduced as the brand of coffee produced by Island Coffee Company.
- 1996 McBryde permanently shuts down its sugar operations.
- 1997 Island Coffee Company changes its name to Kauai Coffee Company. In addition to continuing and expanding coffee operations on the McBryde lands, Kauai Coffee Company assumes operation of McBryde's power production and water supply infrastructure.
- 2011 Kauai Coffee Company is sold to Massimo Zanetti Beverage USA (MZB). All of McBryde's land holdings are retained by A&B, and approximately 3,000 acres of coffee fields, along with the coffee processing and agricultural support facilities at Numila, are leased to MZB. As part of the lease, Kauai Coffee Company is given permission to utilize a limited number of houses in Numila Camp for temporary farm worker housing until such time as the remainder of the camp has been vacated. A&B forms McBryde Resources, Inc. to administer the lease and to continue operation of the former McBryde Sugar Company power and water infrastructure.
- 2022 McBryde Sugar Company's lands, along with the McBryde Resources operations, are sold to BBCP Kauai Operating, LLC. The sale includes the land at Numila, but A&B retains ownership of all camp structures within a 16-acre easement area and assumes an obligation to remove the camp.

### **Brief History of Numila Camp**

The camp around the new McBryde Mill, one of at least eighteen camps that existed at one time or another across the plantation, was officially known as Camp 9 or "Mill Camp". As described above, the existing camp is arrayed along a main road running roughly north to south along with three side roads running to the west from the main road. The original camp was quite different and evolved into the current configuration over a period of more than 60 years. Under the current configuration, only the area known as Camp 9A (located along and largely to the east of the main road) and a portion of the area known as Camp 9B (located mauka of the mill and to the west of the main road) still exist. Based on the maps available for review, Camp 9C, which was located makai of the mill, had been completely removed by about 1960.

Records indicate that the houses along the main road (Camp 9A, also known as "Haole Camp") were reserved for skilled labor and lunas. This is reflected by the fact that the oldest of the remaining houses in Camp 9A (house numbers 152, 164, 165, 166, 171, and 173) are generally much larger than those in the rest of the camp (houses 149, 150, and 151 at the south end of

Camp 9A are not original and are somewhat smaller). Camps 9B and 9C housed laborers, and most of the early inhabitants would have worked in the “New Mill”. Camp 9B, located above the mill to the west of the main road, was comprised of “Japanese Camp” and “Filipino Camp”. Camp 9C, located to the south of the mill, was known as “Portuguese Camp” and also housed workers of Spanish and Puerto Rican ethnicity.

Consistent with practice at other sugar plantations in Hawaii, the camp houses were constructed in-house using plantation labor and resources. According to McBryde annual reports, during the 1930’s the Carpentry Department employed up to 55 laborers, including carpenters, painters, plumbers, and pest control operators with duties that included construction of new houses, garages, and wash houses, making additions to existing dwellings, repairs and maintenance, termite inspection and treatment, painting, and demolition of termite-ridden houses.

In addition to the dwellings and related outbuildings and the McBryde Sugar Company office building, Numila Camp at various times included a camp store and associated warehouse (the larger “company store” being located in Eleele), a gasoline service station, a movie theater, a pool hall/club house, a bath house, a barber shop, a clinic, a credit union, and at least one church. For recreation, tennis courts were provided along the main road within Haole Camp and around 1940 a park with athletic fields and a basketball court was constructed in a former cane field to the west of the camp (where the Kauai Coffee Company Visitor Center is now located).

The earliest available map, a 1901 map of McBryde Sugar Company lands “showing approximate location of cane fields & improvements”, depicts New Mill with a small number of apparent camp houses located just below the “Plantation Railway” at the mill in the area that was later referred to as Camp 9C. Thus, it appears that the initial construction of the mill camp likely coincided approximately with the construction of the mill. A 1910 topographic map shows Camp 9C greatly expanded, Camp 9A in something approximating its modern configuration, and Camp 9B limited to the area between the mill and the southernmost of the three present-day side roads. A later (1914) map does not show the camp but does depict the mill with the original McBryde office building (later replaced) located across the main road. Available maps and aerial photos from the 1930’s through the 1980’s document an initial expansion of Camp 9C (through about 1937) followed by gradual removal of all houses in Camp 9C by 1960, expansion of Camp 9B northward towards Halewili Road through the 1950’s, and removal of most of the Camp 9B dwellings formerly located between the present-day camp and the mill. Available records indicate that in addition to new construction, some of the houses formerly located in Camp 9C and/or in the southernmost portion of Camp 9B were re-located to the northward expansion area of Camp 9B (as a result, some houses in the camp are older than might be suggested based solely upon when they first appeared on maps of Camps 9A or 9B). In addition, in 1957 the current Administration Building was constructed (replacing the original mill office building) and a few of the houses at the southernmost end of Camp 9A were either permanently removed to make way for the new office building or replaced with new or relocated houses. By 1959, it appears that the addition or relocation of houses in the camp had stopped; this coincides with the development and sale of new housing for plantation workers in Eleele and Kalaheo.

Over the ensuing decades to the present, houses were sporadically removed from the camp. Following the closure of the New Mill in 1974 in particular the camp reportedly began a rapid

decline and began disappearing as a community. By the time McBryde closed down its sugar operations entirely in 1996 only 47 houses remained in the camp (six of which were vacant and slated for demolition). Additional houses have been removed since then, including two which were moved and renovated in 1997-1998 to create the current Kauai Coffee Company Visitor Center. By 2003, only the 35 houses which remain in the camp today were extant.

### **Camp Occupants**

The camp is known to have housed employees who worked at the mill and surrounding facilities, which would have included a mixture of skilled workers, semi-skilled workers, and overseers/supervisors (“lunas”). Given the size of the camp relative to the number of workers needed to operate the mill, however, portions of the camp may also have been occupied by unskilled laborers (i.e., field workers). The ethnicity of camp occupants is discussed above; however, during the period from 1920 to 1940 segregation of camp housing on the plantations began to be phased out, and by 1940 plantation camp populations were largely mixed.

While detailed records of the population of Numila Camp over time are not available, a document entitled “House to House Count of All Camps McB.S.Co. Oct. 1940” indicates that at that time there were 88 dwellings of various sizes in Camp 9B and 75 in Camp 9C, with approximate populations of around 329 and 307 persons, respectively. At about that time, there were also 22 dwellings in Camp 9A. Given the Camp 9A houses were reserved for lunas/skilled labor, they were likely all or mostly single-family dwellings with relatively smaller numbers of inhabitants per house than might be found in the semi-skilled laborer housing that comprised camps 9B and 9C (averaging four to five persons per house, with sometimes as many as 12 persons in a single house). Thus, the camp population in 1940 could reasonably be estimated to be in the range of 700-750 persons. It seems likely that the population of the camp would have peaked by around this time, due to the ensuing war years and the company’s policy through the 1950’s, when the number of dwelling units depicted in camp maps appears to have been at or near its highest, of making efforts to encourage company employees to acquire and own their own housing.

The remaining occupied houses in the camp when McBryde ceased sugar operations in 1996 almost exclusively housed McBryde retirees and their spouses, and the camp population is estimated to have been no more than about 80 residents. By 2003, the full-time camp population (i.e., excluding seasonal farm laborers working for Kauai Coffee Company on a temporary basis during the coffee harvest) was only 50, and the population was further reduced to 30 by 2008, to 23 by 2013, and to 14 by 2018. At the end of 2021, there remained only 11 residents occupying six camp houses, all of whom had moved out by the end of 2022. The use of camp houses by Kauai Coffee Company for temporary farm worker housing was terminated by April 2023, and the camp has been completely unoccupied since that time.

Little information could be located regarding the identities of camp occupants and whether any prominent historical figures may have once lived in Numila Camp. While two of Hawaii’s most revered politicians (the late Senators Daniel K. Inouye and Masayuki “Spark” Matsunaga) have roots at McBryde Sugar Company, neither family is known to have lived at Numila (Senator Inouye’s grandparents lived at Wahiawa Camp 2 before moving to Honolulu, while Senator Matsunaga was born at Kukui’ula Camp 18 and lived there until his family moved to Hanapepe

town). Limited records of camp occupants during the 1940's contain only last names. In Camp 9A, some of these occupants shared the same surname with people who held or would hold leadership positions at McBryde and/or A&B (e.g., "Scott", "Morgan", and "Waterhouse", the latter also being the surname of a physician who once served as company doctor for McBryde). However, there is insufficient information in the available records to fully identify any of these former camp residents. In any case, each of the residences for which available records correlate to these surnames is no longer present in the camp.

### **Architecture of Camp Houses**

The 35 houses that remain in the camp are all of a similar design with many shared features typical of plantation houses throughout the Hawaiian Islands, including:

- Single-story, utilitarian design;
- Relatively small in size, generally between 900 and 1,100 square feet (exceptions are five houses along the main road which were likely intended to be occupied by either lunas or skilled labor and are therefore larger in size);
- Post and pier construction elevating the house above the ground;
- Single-wall construction with board and batten or tongue and groove exterior siding;
- Canec utilized throughout for interior ceilings in most houses;
- Exterior lanais, most often located in a front corner of the house;
- Gabled or hipped roofs with generous overhangs;
- Most roofs are of corrugated metal, though a few are of rolled asphalt sheeting;
- Most houses have a detached garage and laundry house, or else share a combined garage/laundry house structure with an adjacent house.

### **Building Plans**

Given the relatively small number of houses left in the camp, a surprising number of different building layouts are found in the Numila Camp houses, as opposed to just a few repeated and/or reverse floor plans having been used throughout the camp. Even accounting for the fact that some camp houses were likely added to or otherwise renovated over time, there appear to be no less than 20 different floor plans among the 35 remaining camp houses. Additionally, there appear to be at least ten variations upon these basic floor plans found in the camp (i.e., slight variations in size or configuration, or "flipped" floor plans); only a handful of houses share identical floor plans. This can be attributed in part to the facts that Numila Camp was constructed in multiple phases over a period of more than 50 years, that the camp consisted of a mixture of dwellings meant to accommodate lunas and others intended for a range of skilled and unskilled laborers, and that the bulk of the houses remaining in Camps 9A and 9B had been re-located from other camps (e.g., Camp 9C and Eleele Camp 4). Nevertheless, many of the houses in Camp 9B, along with the newer, smaller houses in Camp 9A (numbers 149, 150, and 151, all of which were originally located elsewhere), appear to follow the general layout of standardized plans for plantation housing developed by the Hawaiian Sugar Planters' Association (HSPA)<sup>1</sup> so,

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<sup>1</sup> During the period from 1910 to 1920, and in response to concerns about worker social welfare and disease outbreaks, HSPA began developing standardized plans to be used for plantation housing throughout the islands. Among the earliest of these was a "cottage for one family" plan, developed in 1920, which was generally smaller than the houses at Numila (500 to 600 square feet) and included two bedrooms, a living room, a kitchen, and a lanai but no bathroom (see Exhibit I-1). By 1935, HSPA hired island architect Theodore A. Vierra to update the earlier plans with a larger, three-bedroom design (around 1,100 square feet) that also included toilets, showers,

at minimum, these plans may have been used as a starting point for the McBryde houses intended to accommodate unskilled or field laborers.

A 1925 census of plantation camps by HSPA indicates that none of the 929 housing units then present at McBryde had inside toilets or private baths. However, this census is believed to have covered housing for plantation laborers, so may not have included luna housing such as that found in Camp 9A. Consistent with this, two houses (numbers 82 and 83) appear to adhere more closely to the layout of the 1920 standardized plans (albeit slightly larger in size) in that the restrooms in both of these houses appear to have been added on later rather than being incorporated into the original floor plan (as noted above, the 1920 HSPA house design did not include bathrooms). Most of the remaining houses in Camp 9B, along with the three newer houses in Camp 9A, appear to generally follow the layout in standard housing plans developed by HSPA for semi-skilled labor plantation housing in 1935.

The largest of the Camp 9A houses (numbers 152, 171, 173, 164, 165, and 166) all have floor plans that differ markedly (in size and/or in general layout) from the remainder of the camp. Much of the camp was built to house semi-skilled or unskilled laborers, while the houses originally constructed in Camp 9A were intended to be occupied by skilled labor and/or lunas, who generally would have been provided with larger houses; it is therefore perhaps not surprising that they did not follow the standard HSPA designs of housing for unskilled or semi-skilled labor. While some of the earliest maps of the camp (1900-1910) show houses coinciding with the locations of house numbers 164-165, records indicate that all three of these houses were constructed in the 1920's; house number 152 appears to be the only house remaining from the initial phase of construction of Camp 9A around the time the mill was built. Of note is that none of these four dwellings incorporated the use of canec ceilings, which is otherwise ubiquitous throughout the camp. This is consistent with the fact that canec was not widely utilized as a construction material by the plantations prior to 1920.

As of the date of this document, no detailed building plans could be located for any of the structures (past or present) in Numila Camp, though some of the historic building valuation documents found in the McBryde files do contain rough sketches of building outlines. To provide historical documentation of houses that are planned for demolition, McBryde intends to prepare building plans (floor plans and exterior elevations) for a limited number of houses in the camp that are planned for demolition. In light of the number of plans that would need to be created in order to document every remaining house in the camp individually (or only every house that is to be demolished rather than re-purposed), McBryde intends to prepare plans that will be more or less representative of the camp as a whole (i.e., representing the different classes of housing in Camps 9A and 9B, the major phases of construction, and the differing numbers of bedrooms). Specifically, plans will be created for at least one smaller (two bedroom) house, at least one larger (three or more bedroom) house, at least one Camp 9A "luna" house, at least one Camp 9B laborer house, and at least one house each from the early/original construction phase (1920's or earlier, which included houses 152 and 164 through 166), from the Camp 9B expansion in the 1930's and early 1940's (which included the addition of houses 82 through 97,

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and other improvements (see Exhibit I-2). Many of the remaining houses in Numila Camp appear to follow the general layout of the Vierra plans, consistent with estimated construction dates of 1935 or later. Interestingly, McBryde later hired Vierra to provide designs for employee-owned housing to be built in its Eleele developments.



171, and 173), and from the final camp expansion phase in the 1950's (comprised entirely of relocations from other camps, including houses 100 through 123 and 149 through 151). This should be achievable by preparing a total of four sets of plans, which corresponds to 11 percent of all remaining camp houses and 25 percent of those currently planned for demolition.

#### **Dates of Construction**

The attached Exhibit H entitled "Identification of Camp Structures and Phases of Work" provides an estimated date of construction for each of the remaining 35 camp houses, as determined primarily based upon a review of historic Building Value Computation forms (prepared annually for all plantation structures for purposes of determining property taxes), along with available aerial photos and camp maps depicting the layout of the camp over time. Based upon these records, the vast majority of the houses remaining in Camps 9A and 9B (27 of 35) were constructed during the years 1934 to 1939, though most of these (20) were re-located from other camps during the 1950's. Of the remaining eight houses, four were constructed in 1921 or earlier (the oldest dating to 1902), while four others were constructed in 1941. To the extent they could be reliably determined from available records, dates of constructions for garages and wash houses generally fall within the 1930's through 1950's, though it is possible some structures are older. Some of these structures are coded with an "R" in the records, indicating that they may have been rebuilt in the years indicated, while others were constructed new in the 1950's as outbuildings for older houses that were re-located to the camp during that time period.

## **EXHIBITS**

Exhibit A – Project Location Map

Exhibit B – Project Boundaries Map

Exhibit C – McBryde Sugar Company Map “Camps 9A & 9B” (1975), Proposed Action

Exhibit D – McBryde Sugar Company Map “Camps 9A & 9B” (1975), Current Condition

Exhibit E-1 – Aerial Survey Map (May 2023), Existing Conditions

Exhibit E-2 – Aerial Survey Map (May 2023), Proposed Disposition of Houses  
(Demolition/Relocation)

Exhibit E-3 – Aerial Survey Map (May 2023), Future Conditions

Exhibit F – Land Use Map, Numila Camp and Vicinity

Exhibit G-1 – Proposed YWH Relocation Sites for Numila Camp Houses (Koloa)

Exhibit G-2 – Proposed YWH Relocation Sites for Numila Camp Houses (Kapaa)

Exhibit G-2 – Proposed YWH Relocation Sites for Numila Camp Houses (Wailua)

Exhibit H – Identification of Camp Structures and Phases of Work

Exhibit I-1 – HSPA Plans – Single-Family Cottage (1920)

Exhibit I-2 – HSPA Plans – Semi-Skilled Worker Cottage (1935)

Exhibit J-1 – Map of McBryde Sugar Company’s Lands, Koloa District (July 1901)  
(Showing New Mill and Camp 9C houses below the mill)

Exhibit J-2 - Excerpt from USGS Kauai Topographic Map, Hanapepe Quadrangle (1910)  
(Showing “McBryde Plantation Mill”, Camp 9A, original section of Camp 9B, Camp 9C)

Exhibit J-3 - McBryde Sugar Company Mill Camps 9A, 9B, 9C (1935)

Exhibit J-4 - McBryde Sugar Company Mill Camps 9A, 9B, 9C (1937)

Exhibit J-5 - McBryde Sugar Company Mill Camps 9A, 9B, 9C (1947)

Exhibit J-6 - McBryde Sugar Company Mill Camps 9A, 9B (1960, rev, to 1975)

Exhibit J-7 - McBryde Sugar Company Mill Camps Aerial Photo (1953)  
(Showing planned expansion of Camp 9B)

Exhibit J-8 - McBryde Sugar Company Mill Camps Aerial Photo (circa 1986)

Exhibit K – Camp Photographs

## **Numila Camp Closure and Removal Project Summary**

(Revised January 2024)

### **Project Participants**

Alexander & Baldwin, Inc., through its subsidiary McBryde Sugar Company, LLC  
Your Way Home, LLC

### **Landowner**

BBCP Kauai Operating, LLC

### **Project Overview**

Numila Camp (also known as Camp 9 or “Mill Camp”) is a McBryde Sugar Company, Ltd. plantation camp located at the former McBryde Sugar Mill (“New Mill”) along Halewili Road (State Highway 540) between Eleele and Kalaheo, Kauai, Hawaii (see Exhibit A). The camp is currently vacant. Remnants of the camp occupy approximately 16 acres of a 1,465-acre parcel designated as Tax Map Key Number (4) 2-2-001:001, owned by BBCP Kauai Operating, LLC (BBCP).

BBCP purchased the land in 2022 from McBryde Sugar Company, LLC (McBryde), a subsidiary of Alexander & Baldwin, Inc. (A&B). Under the Purchase and Sale Agreement (PSA) for the property, McBryde retained ownership of all “Dwelling Improvements” within the camp (which includes, among other things, all residential dwelling units and accessory structures), and is legally obligated to remove these Dwelling Improvements and to perform certain other work. An exclusive easement over the existing camp area has been granted to McBryde for the completion of this work within a specified timeframe (see Exhibit B).

A&B intends to meet its legal obligations under the PSA by removing all dwellings and related outbuildings located within the 16-acre easement area. The project scope is limited to the easement area only; A&B has no legal obligations nor any rights with respect to areas outside the easement.

### **Existing Camp Description**

The portion of Numila Camp to be removed, located within the 16-acre easement area, consists of 35 former plantation houses, along with approximately 73 outbuildings (see Exhibits D and E-1). The outbuildings include garages, laundry houses, storage sheds, covered lanais, carports, chicken coops, and similar structures. Plantation records indicate that all of the houses and many of the outbuildings in the camp are more than 50 years old. Representative photographs of the camp structures are provided in Exhibit K.

The camp is arrayed along a main road (McBryde New Mill Road) running roughly north to south from Halewili Road to the former McBryde Administration Building (now occupied by Kauai Coffee Company (KCOF)), along with three side roads running to the west from the main road. All camp roads are unpaved. The camp is bordered to the north by Halewili Road, to the east by coffee fields, to the south by the former sugar mill (now the KCOF processing facility) and Administration Building, and to the west by the KCOF Visitor Center and Halewili Road.

A limited number of former camp structures, as well as some structures original to the sugar mill, remain outside of the easement area and are not included as part of this project. These include the Administration Building, a former Carpenter/Plumber Shop located on the main road in the camp (recently converted to a dwelling for use by KCOF temporary farm labor), and two former plantation houses that have been converted to use as office space for KCOF agricultural operations. The KCOF Visitor Center is located on a separate parcel to the west of the camp that formerly served as a park for camp residents and is also excluded from the project.

#### **Utilities**

The camp received electrical power from Kauai Island Utility Cooperative (KIUC) via power lines running through the camp. Power to the camp is currently limited to a few streetlights; all electrical service connections to camp houses and other structures within the easement area have been removed.

Potable water was provided to the camp via a private water distribution system (known as the Wahiawa water system and owned by BBCP) that is consecutive to the County of Kauai's Hanapepe-Eleele Public Water System. Due to recent upgrades to the water distribution system, only a limited number of houses in the camp still have service lines and all of these existing service connections are shut off at the meter. The water system still provides potable water to the KCOF coffee processing facility and shops (located in and around the former sugar mill), to the Administration Building, and to the Visitor Center.

A private fire main with hydrants also serves the camp, as well as the KCOF facilities. This system is supplied from an off-site cistern filled using ditch water from the former McBryde irrigation systems (now owned and operated by BBCP).

All dwelling units within the camp were formerly served by large-capacity cesspools, which were closed in 2004 to comply with federal regulations. Twenty-seven of the houses were connected to septic systems when the cesspools were closed; the remainder were already vacant at the time and did not need to be connected to any wastewater system. The majority of the houses served by septic systems are covered by a wastewater system variance issued by the Hawaii Department of Health; that variance will expire in February 2024, at which time these houses will no longer have usable wastewater systems. The removal of all septic systems located within the camp is part of the work to be completed by A&B.

#### **Project Description**

As described above, the project primarily entails removing all "Dwelling Improvements" from the camp. This includes removal of residential dwelling units, accessory structures, fencing, gates, septic systems, and other improvements within the easement area in compliance with the PSA. To the extent practicable, efforts are being made to preserve salvageable structures for relocation, renovation, and re-use off-site; any structures which cannot realistically be preserved for off-site use will be demolished (see Exhibits C and E-2). At the conclusion of the project, the 16-acre easement area will be vegetated open space vacant of any structures pending future land use decisions by the property owner (see Exhibit E-3).

The project also includes removal and disposal of accumulated rubbish and debris within the structures and elsewhere throughout the camp, along with vegetation that has become heavily overgrown over time since the camp has gradually been vacated; this portion of the work is has been largely completed.

**Commented [SO1]:** Edited to reflect the recent completion of most of the cleanup and vegetation clearing work in the camp.

The majority of the structures throughout the camp, including many of the dwellings, are in an advanced state of dilapidation, with extensive termite infestation/damage, rot, water damage, and damage due to vandalism and theft. Nevertheless, as a potential alternative to complete demolition of the camp, McBryde has entered into an agreement with Your Way Home, LLC (YWH) that – subject to certain conditions - allows YWH to re-locate camp houses off-site to be renovated and re-purposed as private dwellings. YWH subsequently conducted inspections of all homes in the camp and identified up to 19 homes in the camp that – in the opinion of YWH - are in a condition that could allow them to be safely moved and cost-effectively renovated for re-use and re-sale. This assessment has been made solely by and for YWH based upon the objectives and anticipated economics of their specific re-use project and taking into consideration the risk tolerance of YWH and its investors. The remaining homes were deemed to be in such an advanced state of deterioration that they cannot be safely relocated and/or cost-effectively renovated. McBryde has provisionally transferred ownership of these 19 homes to YWH, and YWH has identified properties in Koloa, Kapaa, and Wailua where it intends to relocate the houses it has acquired (see Exhibits G-1, G-2, and G-3).

Subject to further inspection by YWH's structure moving contractor prior to re-location, YWH intends to transport each of the 19 camp houses they own to properties it owns or controls, where they will be refurbished and used as permanent dwellings.

The remaining 16 houses in the camp, and all outbuildings in the camp will be demolished and disposed of off-site. Also to be demolished will be those portions of the YWH-owned camp houses that are not feasible to move (e.g., limited portions of the houses – such as attached laundry rooms, storage sheds, carports, or covered lanai areas – that are located on-grade rather than being of post-and-pier construction like the rest of the house). Any of the 19 YWH-owned houses that YWH ultimately determines they cannot feasibly re-locate (e.g., as a result of the pre-move inspection by the structure moving contractor) will also be demolished and disposed of off-site.

Demolition activities will include removal of all piers under the houses, slabs on grade, sidewalks, fences, and other ancillary structures in the camp. Demolition will also include removal of all water meters, capping of all potable water lines, removal of all septic systems (including tanks, distribution boxes, and leach fields), and backfilling of any resulting excavations.

Prior to the start of any demolition activities, identified hazardous building materials on or in the structures to be demolished will be abated and disposed of in accordance with applicable state and federal laws and regulations. These include asbestos-containing building materials, lead-based paint, and canec ceiling board (consisting of pressed sheets of sugarcane bagasse treated with arsenic to retard insect damage). Much of this abatement work will require partial demolition of the associated structures (e.g., for removal of asbestos-containing roofing). Any

hazardous building materials on or in structures to be moved that may be disturbed during the move will also be abated.

A listing of all structures currently located in the camp, including their approximate size and their intended disposition, is provided in the attached Exhibit H entitled "Identification of Camp Structures and Phases of Work".

#### **Purpose of the Project**

The purpose of the project is to comply with McBryde's legal obligations to the landowner under the PSA by removing the camp from the property BBCP has purchased from McBryde. Removal of the camp will allow BBCP to pursue its own plans for the property it acquired. It is A&B's understanding that BBCP is in the process of evaluating various options for future uses of the property and has not yet arrived at a final decision. A&B is not a party to that planning process, but what is clear is that those plans do not contemplate the continued operation and maintenance of the existing camp houses. Whatever those plans may ultimately be, they are not a part of this project.

#### **Options Considered**

Potential alternatives that have been considered include each of the following, alone or in combination:

1. Continued operation and upkeep of all or portions of the camp in place
2. Preservation of some structures in the camp (in place and/or off-site)
3. Full demolition of the camp
4. Repurposing of materials from the camp

#### **Option 1: Continued operation and upkeep of Numila Camp was long ago deemed not to be a feasible option.**

Well before McBryde ceased its sugar operations in 1996, it had been the objective of the company to eventually phase out and remove all of the old McBryde plantation camps and to foster the ability of its employees and pensioners to instead own their own homes. Land formerly occupied by the camps could then be freed up for other uses, including (at the time that the McBryde sugar plantation was still in operation) planting in sugarcane. Toward that end, significant portions of the original Numila Camp have already been removed over time. This includes the entirety of what was known as Camp 9C (formerly located below the mill and largely planted in sugarcane (now coffee) upon its removal), significant portions of Camp 9B (including almost all of the portion originally located between the current camp and the mill, now occupied by facilities utilized by the coffee operation), and several houses in Camp 9A. Concurrent with the removal of the camps, as early as the 1950's McBryde began implementing plans for new housing developments in Eleele, with priority given to making these house lots available for purchase by McBryde plantation workers and pensioners. In some cases, houses from existing plantation camps were re-located to lots within these developments. Additional developments followed in Kalaheo during the 1970's and in Eleele during the 1980's and 1990's. These later Eleele developments were intended to support the phase-out of approximately 115 remaining plantation camp dwellings housing McBryde workers and pensioners.

Aside from the ability to make lands occupied by camp housing available for other, more productive uses, a primary impetus for phasing out the old plantation camps was to reduce the costs associated with upkeep and maintenance of the camps, particularly as the camp structures and associated infrastructure continued to age. Importantly, with the cessation of sugar operations those costs were expected to increase markedly, not only due to the increased age of the camp but also because such work had historically been conducted almost exclusively using plantation personnel and other resources. Upon closure of the plantation, these resources were no longer available to conduct necessary maintenance, repairs, and improvements.

Soon after the 1996 shutdown of McBryde's sugar operations, a task force was created to, among other things, plan for the eventual removal of the last remaining camp houses at Numila. In an effort to accommodate the remaining McBryde pensioners living in the camp (to the extent feasible consistent with this objective), it was determined that a gradual phase-out of camp occupancy would be pursued as pensioners moved out of the camp or passed away, with full removal of the camp occurring thereafter. While that phase-out took far longer than anticipated, this was primarily due to the longevity of plantation workers and A&B's desire to avoid significant disruptions to the lives of its former employees and retirees rather than any lessening in the company's desire to eliminate the camp. The phase-out has now been completed with the last remaining McBryde pensioners having moved out of the camp by the end of 2022.

In keeping with the long-term plan to terminate operation of the camp, homes and other structures that have been vacated over time have not been maintained, consistent with plans for their eventual removal. As a result, many of the homes, and most if not all other structures in the camp, have deteriorated to the point where they are no longer salvageable without significant investment. Moreover, as infrastructure supporting the camp has required replacement or improvement over time, such projects have been designed and executed with the planned obsolescence of the camp in mind. For example, when large-capacity cesspools serving the camp needed to be closed in order to comply with new federal regulations, replacement wastewater systems were largely designed as an interim measure only and were constructed under a variance from the Hawaii Department of Health that substantially reduced the cost of the necessary upgrades. That variance does not allow for the re-occupancy of camp houses connected to the covered wastewater systems and will expire in early 2024. Similarly, when portions of the private potable water distribution system serving the camp were recently replaced to ensure continued adherence to state and federal drinking water standards, these improvements were not sized to accommodate continued operation of the camp, again for the purpose of minimizing the cost.

BBCP evaluated the condition of the Numila Camp during its due diligence efforts preceding the purchase of the former McBryde lands from A&B. The continued operation of the camp was deemed an unacceptable liability inconsistent with BBCP's long-term plans for the property, resulting in the sale being conditioned in part upon the removal of the camp from the property by A&B within a specified timeframe. Ownership of the structures within the camp easement area was therefore retained by McBryde rather than being transferred to BBCP.

Option 2: Preservation of some camp structures off-site is an option that has been attempted in the past and is currently being pursued by a third party (YWH).

As stated above, it had been a long-term plan of McBryde to eventually remove the Numila Camp in its entirety. As had been done with other camp removals, efforts were made by McBryde to preserve some camp structures, where feasible. Over time, such efforts have included (1) relocating some structures from closed portions of the camp (e.g., Camp 9C, the southern portion of Camp 9B) into other areas of the camp located between the mill and Halewili Road; (2) relocation of a limited number of camp houses to new, off-site housing developments for continued use by plantation workers or pensioners; (3) making homes available to the general public for re-location and re-use outside the plantation as they were vacated; and (4) re-purposing a limited number of camp houses for non-residential uses on-site.

Consistent with past practice, McBryde has made the remaining houses in Numila Camp available to outside parties, contingent upon the ability of such parties to timely remove the houses from the camp and re-locate them off-site, as required by the PSA. To date, ownership of 19 of the remaining 35 houses in the camp has been transferred to YWH, and plans are underway for moving these houses to properties YWH has access to. Relocation is contingent upon further evaluation of each structure by YWH's structure moving contractor, and it remains possible that some of these houses could be ultimately determined to be infeasible to move. Similarly, it remains possible that YWH could ultimately determine that its planned off-site uses of the camp houses are no longer feasible (e.g., due to inability to secure access to sufficient land, inability to obtain necessary permits or land use approvals, conditions affecting the economics of their proposed project, or other reasons).

The 16 houses not accepted by YWH were all inspected by another potentially interested party who, like YWH, deemed them unsuitable for relocation and refurbishment. All outbuildings in the camp are similarly unsuitable for re-location, due both to their generally poorer condition and their style of construction (i.e., "on-grade" construction that is not conducive being moved).

As already detailed above for the camp as a whole, on-site preservation of individual structures within the 16-acre camp easement area that cannot be moved off-site was rejected by the current landowner during their due diligence process for the property acquisition, and BBCP therefore did not acquire ownership of any of these structures. Over time, a limited number of camp structures located outside the easement area have been converted to various uses and these uses are anticipated to continue in the near term; BBCP is in the process of developing long-term plans for their property, including any structures located thereon. These plans are not a part of this project.

Option 3: Full demolition of all structures in the camp remains a possibility but at present is believed to be unlikely and is not the option currently being pursued.

As stated above, efforts are underway to preserve as many camp houses as practicable by relocating them off-site and refurbishing them for continued residential use. Initial assessments indicate that at least 19 houses are suitable for relocation, but that the remaining 16 houses are in an advanced state of dilapidation and are therefore infeasible to relocate off-site and/or to cost-effectively refurbish them. Similarly, all of the camp outbuildings have been determined to be unsuitable or undesirable for relocation and re-use. All camp structures that have been determined unsuitable for relocation are planned to be demolished. Additionally, some portions



of relocated houses that cannot be moved with the main structure (e.g., on-grade additions, attached carports, covered lanais) will need to be left behind when the houses are moved and will also be demolished.

While YWH and McBryde are cooperating to preserve as many camp houses as possible for re-use off-site, the ability to do so will depend upon a number of factors, including but not limited to (1) the condition of each house and whether it can be safely re-located in an intact state; (2) the extent of repairs and renovations necessary to allow the house to be re-occupied and whether or not such repairs and renovations can be completed in a cost-effective manner; (3) the likely market for the house after re-location and whether the value of the renovated house will be sufficient to cover the costs of relocation and refurbishment; (4) the ability to obtain ownership or control of suitable re-location sites; (5) the ability to obtain all necessary permits and approvals for the relocation sites; (6) the availability of sufficient financing to complete the relocations as planned. In the event that YWH is unable to overcome one or more of these obstacles, making the relocation of one or more houses infeasible, such houses will instead be demolished with the remainder of the camp structures.

Option 4: Re-purposing of materials from the camp is an option that may be possible, with appropriate controls and limitations.

It is anticipated that, regardless of the condition of the structure as a whole, portions of some buildings planned to be demolished may be suitable for re-use in existing buildings, as part of new construction, or to replace deteriorated or missing components of buildings being re-located. Subject to certain limitations, McBryde is willing to consider allowing re-purposing of building materials from the camp, with priority being given to YWH in support of their re-location and refurbishment efforts. However, for liability reasons access to the camp to recover building materials for re-purposing would need to be strictly controlled and would likely be limited to licensed contractors engaged by either McBryde or YWH. Broader access to the camp for recovery of materials would be too difficult to manage in light of potential liabilities associated with the condition of the structures, the presence of hazardous materials, and construction and environmental remediation activities that would be ongoing at the site. Any removal of building materials from camp structures for re-purposing would need to be conducted in strict accordance with state and federal regulations applicable to asbestos, lead-based paint, and other hazardous building materials.

**Brief History of McBryde Sugar Company**

McBryde Sugar Company was formed in 1899 from the lands of the McBryde Estate (organized as the McBryde Estate, Ltd. from the estate of Judge Duncan McBryde with his six children as stockholders) and the Eleele Plantation, combined with all of the capital stock of the Koloa Agricultural Company (which had been purchased by the McBryde Estate). The resulting enterprise controlled lands stretching from Eleele to Koloa, with Koloa Agricultural Company contributing 2,571 acres of land (part of it in cane), Eleele Plantation contributing 1,120 acres of land (some of it in sugarcane) and a small mill at Eleele, and the McBryde Estate contributing the balance of the plantation.

The mill at Eleele was adequately sized for the small area of cane that had been farmed by the Eleele Plantation, and the cane produced on the Koloa Agricultural Company land – during the short time that it existed as an independent enterprise - was processed under a contract with the Koloa Sugar Company. It was apparent, however, that with the addition of the McBryde Estate lands a much larger mill would be needed to process the cane from the new plantation. Fortunately for McBryde, a new mill had been ordered by the American Sugar Company on Molokai, and that mill became available when that plantation failed before its first crop could be harvested. McBryde purchased the mill and in 1901 set about installing it to replace the Eleele mill. McBryde's "New Mill", and the plantation camp built around it, came to be known as "Numila", supposedly in deference to how "New Mill" was pronounced by the plantation's immigrant workers.

Some noteworthy events in the history of McBryde Sugar Company, Ltd. include the following:

- 1899 Asakichi and Moyo Inouye emigrate from Japan. The couple would work at McBryde Sugar Company for 25 years, living in Wahiawa Camps 2 and 3. Their grandson, Daniel K. Inouye, was to become a Medal of Honor recipient for his heroism during World War II, Hawaii's first United States Representative, and a United States Senator representing Hawaii for 50 years.
- 1905 Kauai Electric Company, Ltd. is incorporated for purposes of constructing a hydroelectric plant at Wainiha. Full ownership of the company was later assumed by McBryde.
- 1906 Construction of the Wainiha Hydroelectric Plant is completed, and the plant begins generating electrical power for pumping stations needed to irrigate the McBryde sugarcane crop. The plant has now been supplying renewable electrical power to the island of Kauai for well over a century.
- 1909 Alexander & Baldwin, Inc. takes over from Theo H. Davies & Company as agent for McBryde.
- 1928 McBryde installs new boilers at Numila and constructs a new, 249-foot high reinforced concrete smokestack. At the time, it was the largest smokestack in the islands, and it became a source of pride for the camp residents and a prominent landmark used for navigation by fisherman.
- 1932 McBryde completes construction of the Alexander Dam.
- 1955 McBryde completes upgrades to the domestic water system serving the Eleele, Wahiawa, and Numila areas. The project includes converting from the existing Alexander Reservoir surface water source to a groundwater source at Pump 2 in Hanapepe Valley, and construction of four new 400,000-gallon capacity potable water storage tanks.
- 1957 Construction of McBryde's new Administration Building at Numila is completed.
- 1968 McBryde becomes a wholly owned subsidiary of A&B.
- 1974 McBryde begins leasing land and the Koloa Sugar Mill from Grove Farm Company, more than doubling the number of acres under cultivation from about 6,000 to over 13,000 and making McBryde the eighth largest sugar producer in the state. Upon shifting its sugar milling operations to Koloa, McBryde permanently shuts down its "New Mill", though it maintains its administrative offices and some agricultural support operations at Numila. Parts of the Numila mill are transferred to Koloa as part of an \$8 million expansion and improvement of the Koloa Mill.

Commented [SO2]: Added reference to drinking water system upgrades completed in 1955.

- 1982 Hurricane Iwa strikes Kauai, damaging McBryde's sugarcane fields and prompting expansion into other crops, including coffee and macadamia nuts. By 1984, macadamia nut orchards are planted along the highway above Numila.
- 1987 McBryde forms Island Coffee Company as a joint venture between McBryde subsidiary McBryde Farms, Inc. and Hills Brothers Coffee.
- 1989 McBryde produces 54,559 tons of sugar, a record for the plantation.
- 1991 Due to ongoing deterioration, the New Mill smokestack is torn down.
- 1992 Hurricane Iniki strikes Kauai, causing substantial damage throughout the island, including to McBryde's sugarcane crop and macadamia nut plantings. McBryde begins expanding coffee plantings shortly thereafter. McBryde's financial losses exceed \$20 million.
- 1993 Hills Brothers terminates their involvement in Island Coffee Company.
- 1994 Kauai Coffee is introduced as the brand of coffee produced by Island Coffee Company.
- 1996 McBryde permanently shuts down its sugar operations.
- 1997 Island Coffee Company changes its name to Kauai Coffee Company. In addition to continuing and expanding coffee operations on the McBryde lands, Kauai Coffee Company assumes operation of McBryde's power production and water supply infrastructure.
- 2011 Kauai Coffee Company is sold to Massimo Zanetti Beverage USA (MZB). All of McBryde's land holdings are retained by A&B, and approximately 3,000 acres of coffee fields, along with the coffee processing and agricultural support facilities at Numila, are leased to MZB. As part of the lease, Kauai Coffee Company is given permission to utilize a limited number of houses in Numila Camp for temporary farm worker housing until such time as the remainder of the camp has been vacated. A&B forms McBryde Resources, Inc. to administer the lease and to continue operation of the former McBryde Sugar Company power and water infrastructure.
- 2022 McBryde Sugar Company's lands, along with the McBryde Resources operations, are sold to BBCP Kauai Operating, LLC. The sale includes the land at Numila, but A&B retains ownership of all camp structures within a 16-acre easement area and assumes an obligation to remove the camp.

#### **Brief History of Numila Camp**

The camp around the new McBryde Mill, one of at least eighteen camps that existed at one time or another across the plantation, was officially known as Camp 9 or "Mill Camp". As described above, the existing camp is arrayed along a main road running roughly north to south along with three side roads running to the west from the main road. The original camp was quite different and evolved into the current configuration over a period of more than 60 years. Under the current configuration, only the area known as Camp 9A (located along and largely to the east of the main road) and a portion of the area known as Camp 9B (located mauka of the mill and to the west of the main road) still exist. Based on the maps available for review, Camp 9C, which was located makai of the mill, had been completely removed by about 1960.

Records indicate that the houses along the main road (Camp 9A, also known as "Haole Camp") were reserved for skilled labor and lunas. This is reflected by the fact that the oldest of the remaining houses in Camp 9A (house numbers 152, 164, 165, 166, 171, and 173) are generally much larger than those in the rest of the camp (houses 149, 150, and 151 at the south end of

**Commented [SO3]:** Added house 152, which records indicate to be the oldest remaining in the camp.

**Commented [SO4]:** Added house numbers for clarity.

Camp 9A are not original and are somewhat smaller). Camps 9B and 9C housed laborers, and most of the early inhabitants would have worked in the “New Mill”. Camp 9B, located above the mill to the west of the main road, was comprised of “Japanese Camp” and “Filipino Camp”. Camp 9C, located to the south of the mill, was known as “Portuguese Camp” and also housed workers of Spanish and Puerto Rican ethnicity.

Consistent with practice at other sugar plantations in Hawaii, the camp houses were constructed in-house using plantation labor and resources. According to McBryde annual reports, during the 1930’s the Carpentry Department employed up to 55 laborers, including carpenters, painters, plumbers, and pest control operators with duties that included construction of new houses, garages, and wash houses, making additions to existing dwellings, repairs and maintenance, termite inspection and treatment, painting, and demolition of termite-ridden houses.

In addition to the dwellings and related outbuildings and the McBryde Sugar Company office building, Numila Camp at various times included a camp store and associated warehouse (the larger “company store” being located in Eleele), a gasoline service station, a movie theater, a pool hall/club house, a bath house, a barber shop, a clinic, a credit union, and at least one church. For recreation, tennis courts were provided along the main road within Haole Camp and around 1940 a park with athletic fields and a basketball court was constructed in a former cane field to the west of the camp (where the Kauai Coffee Company Visitor Center is now located).

The earliest available map, a 1901 map of McBryde Sugar Company lands “showing approximate location of cane fields & improvements”, depicts New Mill with a small number of apparent camp houses located just below the “Plantation Railway” at the mill in the area that was later referred to as Camp 9C. Thus, it appears that the initial construction of the mill camp likely coincided approximately with the construction of the mill. A 1910 topographic map shows Camp 9C greatly expanded, Camp 9A in something approximating its modern configuration, and Camp 9B limited to the area between the mill and the southernmost of the three present-day side roads. A later (1914) map does not show the camp but does depict the mill with the original McBryde office building (later replaced) located across the main road. Available maps and aerial photos from the 1930’s through the 1980’s document an initial expansion of Camp 9C (through about 1937) followed by gradual removal of all houses in Camp 9C by 1960, expansion of Camp 9B northward towards Halewili Road through the 1950’s, and removal of most of the Camp 9B dwellings formerly located between the present-day camp and the mill. Available records indicate that in addition to new construction, some of the houses formerly located in Camp 9C and/or in the southernmost portion of Camp 9B were re-located to the northward expansion area of Camp 9B (as a result, some houses in the camp are older than might be suggested based solely upon when they first appeared on maps of Camps 9A or 9B). In addition, in 1957 the current Administration Building was constructed (replacing the original mill office building) and a few of the houses at the southernmost end of Camp 9A were either permanently removed to make way for the new office building or replaced with new or relocated houses. By 1959, it appears that the addition or relocation of houses in the camp had stopped; this coincides with the development and sale of new housing for plantation workers in Eleele and Kalaheo.

**Commented [S05]:** Added clarification reflecting discovery of more detailed information regarding construction dates.

Over the ensuing decades to the present, houses were sporadically removed from the camp. Following the closure of the New Mill in 1974 in particular the camp reportedly began a rapid

decline and began disappearing as a community. By the time McBryde closed down its sugar operations entirely in 1996 only 47 houses remained in the camp (six of which were vacant and slated for demolition). Additional houses have been removed since then, including two which were moved and renovated in 1997-1998 to create the current Kauai Coffee Company Visitor Center. By 2003, only the 35 houses which remain in the camp today were extant.

#### **Camp Occupants**

The camp is known to have housed employees who worked at the mill and surrounding facilities, which would have included a mixture of skilled workers, semi-skilled workers, and overseers/supervisors (“lunas”). Given the size of the camp relative to the number of workers needed to operate the mill, however, portions of the camp may also have been occupied by unskilled laborers (i.e., field workers). The ethnicity of camp occupants is discussed above; however, during the period from 1920 to 1940 segregation of camp housing on the plantations began to be phased out, and by 1940 plantation camp populations were largely mixed.

While detailed records of the population of Numila Camp over time are not available, a document entitled “House to House Count of All Camps McB.S.Co. Oct. 1940” indicates that at that time there were 88 dwellings of various sizes in Camp 9B and 75 in Camp 9C, with approximate populations of around 329 and 307 persons, respectively. At about that time, there were also 22 dwellings in Camp 9A. Given the Camp 9A houses were reserved for lunas/skilled labor, they were likely all or mostly single-family dwellings with relatively smaller numbers of inhabitants per house than might be found in the semi-skilled laborer housing that comprised camps 9B and 9C (averaging four to five persons per house, with sometimes as many as 12 persons in a single house). Thus, the camp population in 1940 could reasonably be estimated to be in the range of 700-750 persons. It seems likely that the population of the camp would have peaked by around this time, due to the ensuing war years and the company’s policy through the 1950’s, when the number of dwelling units depicted in camp maps appears to have been at or near its highest, of making efforts to encourage company employees to acquire and own their own housing.

The remaining occupied houses in the camp when McBryde ceased sugar operations in 1996 almost exclusively housed McBryde retirees and their spouses, and the camp population is estimated to have been no more than about 80 residents. By 2003, the full-time camp population (i.e., excluding seasonal farm laborers working for Kauai Coffee Company on a temporary basis during the coffee harvest) was only 50, and the population was further reduced to 30 by 2008, to 23 by 2013, and to 14 by 2018. At the end of 2021, there remained only 11 residents occupying six camp houses, all of whom had moved out by the end of 2022. The use of camp houses by Kauai Coffee Company for temporary farm worker housing was terminated by April 2023, and the camp has been completely unoccupied since that time.

Little information could be located regarding the identities of camp occupants and whether any prominent historical figures may have once lived in Numila Camp. While two of Hawaii’s most revered politicians (the late Senators Daniel K. Inouye and Masayuki “Spark” Matsunaga) have roots at McBryde Sugar Company, neither family is known to have lived at Numila (Senator Inouye’s grandparents lived at Wahiawa Camp 2 before moving to Honolulu, while Senator Matsunaga was born at Kukui’ula Camp 18 and lived there until his family moved to Hanapepe

**Commented [SO6]:** Revised to reflect commissioner comment.



town). Limited records of camp occupants during the 1940's contain only last names. In Camp 9A, some of these occupants shared the same surname with people who held or would hold leadership positions at McBryde and/or A&B (e.g., "Scott", "Morgan", and "Waterhouse", the latter also being the surname of a physician who once served as company doctor for McBryde). However, there is insufficient information in the available records to fully identify any of these former camp residents. In any case, each of the residences for which available records correlate to these surnames is no longer present in the camp.

### **Architecture of Camp Houses**

The 35 houses that remain in the camp are all of a similar design with many shared features typical of plantation houses throughout the Hawaiian Islands, including:

- Single-story, utilitarian design;
- Relatively small in size, generally between 900 and 1,100 square feet (exceptions are five houses along the main road which were likely intended to be occupied by either lunas or skilled labor and are therefore larger in size);
- Post and pier construction elevating the house above the ground;
- Single-wall construction with board and batten or tongue and groove exterior siding;
- Canec utilized throughout for interior ceilings in most houses;
- Exterior lanais, most often located in a front corner of the house;
- Gabled or hipped roofs with generous overhangs;
- Most roofs are of corrugated metal, though a few are of rolled asphalt sheeting;
- Most houses have a detached garage and laundry house, or else share a combined garage/laundry house structure with an adjacent house.

**Commented [S07]:** Deleted reference to "double-hung windows", which are found in only a few of the camp houses.

### **Building Plans**

Given the relatively small number of houses left in the camp, a surprising number of different building layouts are found in the Numila Camp houses, as opposed to just a few repeated and/or reverse floor plans having been used throughout the camp. Even accounting for the fact that some camp houses were likely added to or otherwise renovated over time, there appear to be no less than 20 different floor plans among the 35 remaining camp houses. Additionally, there appear to be at least ten variations upon these basic floor plans found in the camp (i.e., slight variations in size or configuration, or "flipped" floor plans); only a handful of houses share identical floor plans. [This can be attributed in part to the facts that Numila Camp was constructed in multiple phases over a period of more than 50 years, that the camp consisted of a mixture of dwellings meant to accommodate lunas and others intended for a range of skilled and unskilled laborers, and that the bulk of the houses remaining in Camps 9A and 9B had been re-located from other camps (e.g., Camp 9C and Eleele Camp 4). Nevertheless, many of the houses in Camp 9B, along with the newer, smaller houses in Camp 9A (numbers 149, 150, and 151, all of which were originally located elsewhere), appear to follow the general layout of standardized plans for plantation housing developed by the Hawaiian Sugar Planters' Association (HSPA)<sup>1</sup> so,

**Commented [S08]:** Revised to reflect new information.

<sup>1</sup> During the period from 1910 to 1920, and in response to concerns about worker social welfare and disease outbreaks, HSPA began developing standardized plans to be used for plantation housing throughout the islands. Among the earliest of these was a "cottage for one family" plan, developed in 1920, which was generally smaller than the houses at Numila (500 to 600 square feet) and included two bedrooms, a living room, a kitchen, and a lanai but no bathroom (see Exhibit I-1). By 1935, HSPA hired island architect Theodore A. Viera to update the earlier plans with a larger, three-bedroom design (around 1,100 square feet) that also included toilets, showers,

at minimum, these plans may have been used as a starting point for the McBryde houses intended to accommodate unskilled or field laborers.

Commented [S09]: Revised to clarify this statement does not apply to luna houses.

A 1925 census of plantation camps by HSPA indicates that none of the 929 housing units then present at McBryde had inside toilets or private baths. However, this census is believed to have covered housing for plantation laborers, so may not have included luna housing such as that found in Camp 9A. Consistent with this, two houses (numbers 82 and 83) appear to adhere more closely to the layout of the 1920 standardized plans (albeit slightly larger in size) in that the restrooms in both of these houses appear to have been added on later rather than being incorporated into the original floor plan (as noted above, the 1920 HSPA house design did not include bathrooms). Most of the remaining houses in Camp 9B, along with the three newer houses in Camp 9A, appear to generally follow the layout in standard housing plans developed by HSPA for semi-skilled labor plantation housing in 1935.

The largest of the Camp 9A houses (numbers 152, 171, 173, 164, 165, and 166) all have floor plans that differ markedly (in size and/or in general layout) from the remainder of the camp. Much of the camp was built to house semi-skilled or unskilled laborers, while the houses originally constructed in Camp 9A were intended to be occupied by skilled labor and/or lunas, who generally would have been provided with larger houses; it is therefore perhaps not surprising that they did not follow the standard HSPA designs of housing for unskilled or semi-skilled labor. While some of the earliest maps of the camp (1900-1910) show houses coinciding with the locations of house numbers 164-165, records indicate that all three of these houses were constructed in the 1920's; house number 152 appears to be the only house remaining from the initial phase of construction of Camp 9A around the time the mill was built. Of note is that none of these four dwellings incorporated the use of canec ceilings, which is otherwise ubiquitous throughout the camp. This is consistent with the fact that canec was not widely utilized as a construction material by the plantations prior to 1920.

As of the date of this document, no detailed building plans could be located for any of the structures (past or present) in Numila Camp, though some of the historic building valuation documents found in the McBryde files do contain rough sketches of building outlines. To provide historical documentation of houses that are planned for demolition, McBryde intends to prepare building plans (floor plans and exterior elevations) for a limited number of houses in the camp that are planned for demolition. In light of the number of plans that would need to be created in order to document every remaining house in the camp individually (or only every house that is to be demolished rather than re-purposed), McBryde intends to prepare plans that will be more or less representative of the camp as a whole (i.e., representing the different classes of housing in Camps 9A and 9B, the major phases of construction, and the differing numbers of bedrooms). Specifically, plans will be created for at least one smaller (two bedroom) house, at least one larger (three or more bedroom) house, at least one Camp 9A "luna" house, at least one Camp 9B laborer house, and at least one house each from the early/original construction phase (1920's or earlier, which included houses 152 and 164 through 166), from the Camp 9B expansion in the 1930's and early 1940's (which included the addition of houses 82 through 97,

and other improvements (see Exhibit I-2). Many of the remaining houses in Numila Camp appear to follow the general layout of the Vierra plans, consistent with estimated construction dates of 1935 or later. Interestingly, McBryde later hired Vierra to provide designs for employee-owned housing to be built in its Elele developments.

171, and 173), and from the final camp expansion phase in the 1950's (comprised entirely of relocations from other camps, including houses 100 through 123 and 149 through 151). This should be achievable by preparing a total of four sets of plans, which corresponds to 11 percent of all remaining camp houses and 25 percent of those currently planned for demolition.

#### **Dates of Construction**

The attached Exhibit H entitled "Identification of Camp Structures and Phases of Work" provides an estimated date of construction for each of the remaining 35 camp houses, as determined primarily based upon a review of historic Building Value Computation forms (prepared annually for all plantation structures for purposes of determining property taxes), along with available aerial photos and camp maps depicting the layout of the camp over time. Based upon these records, the vast majority of the houses remaining in Camps 9A and 9B (27 of 35) were constructed during the years 1934 to 1939, though most of these (20) were re-located from other camps during the 1950's. Of the remaining eight houses, four were constructed in 1921 or earlier (the oldest dating to 1902), while four others were constructed in 1941. To the extent they could be reliably determined from available records, dates of constructions for garages and wash houses generally fall within the 1930's through 1950's, though it is possible some structures are older. Some of these structures are coded with an "R" in the records, indicating that they may have been rebuilt in the years indicated, while others were constructed new in the 1950's as outbuildings for older houses that were re-located to the camp during that time period.

**Commented [SO10]:** This section has been substantially revised to reflect new information and to incorporate certain information that had originally been included in the following section in support of estimates of dates of construction. Some of the discussion supporting assumptions made about construction dates was deleted or corrected because it was no longer needed or was found to be inaccurate in light of more definitive new information about dates of construction.

**Commented [SO11]:** See comment above. This section was substantially revised in light of more definitive new information about dates of construction.



## **EXHIBITS**

Exhibit A – Project Location Map

Exhibit B – Project Boundaries Map

Exhibit C – McBryde Sugar Company Map “Camps 9A & 9B” (1975), Proposed Action

Exhibit D – McBryde Sugar Company Map “Camps 9A & 9B” (1975), Current Condition

Exhibit E-1 – Aerial Survey Map (May 2023), Existing Conditions

Exhibit E-2 – Aerial Survey Map (May 2023), Proposed Disposition of Houses  
(Demolition/Relocation)

Exhibit E-3 – Aerial Survey Map (May 2023), Future Conditions

Exhibit F – Land Use Map, Numila Camp and Vicinity

Exhibit G-1 – Proposed YWH Relocation Sites for Numila Camp Houses (Koloa)

Exhibit G-2 – Proposed YWH Relocation Sites for Numila Camp Houses (Kapaa)

Exhibit G-2 – Proposed YWH Relocation Sites for Numila Camp Houses (Wailua)

Exhibit H – Identification of Camp Structures and Phases of Work

Exhibit I-1 – HSPA Plans – Single-Family Cottage (1920)

Exhibit I-2 – HSPA Plans – Semi-Skilled Worker Cottage (1935)

Exhibit J-1 – Map of McBryde Sugar Company’s Lands, Koloa District (July 1901)  
(Showing New Mill and Camp 9C houses below the mill)

Exhibit J-2 - Excerpt from USGS Kauai Topographic Map, Hanapepe Quadrangle (1910)  
(Showing “McBryde Plantation Mill”, Camp 9A, original section of Camp 9B, Camp 9C)

Exhibit J-3 - McBryde Sugar Company Mill Camps 9A, 9B, 9C (1935)

Exhibit J-4 - McBryde Sugar Company Mill Camps 9A, 9B, 9C (1937)

Exhibit J-5 - McBryde Sugar Company Mill Camps 9A, 9B, 9C (1947)

Exhibit J-6 - McBryde Sugar Company Mill Camps 9A, 9B (1960, rev. to 1975)

Exhibit J-7 - McBryde Sugar Company Mill Camps Aerial Photo (1953)  
(Showing planned expansion of Camp 9B)

Exhibit J-8 - McBryde Sugar Company Mill Camps Aerial Photo (circa 1986)

Exhibit K – Camp Photographs

Exhibit H – Identification of Camp Structures and Phases of Work (Rev. 1/5/2024)		
House/Lot Number	Description (Approximate date of construction, if known)	Phase of Work
82 (9B)	House (2BR/1B), approximately 809 square feet (constructed 1935)	Demo
82	Laundry house/shed structure with overhangs, approximately 400 square feet (original 90 square foot wash house structure constructed 1935)	Demo
82	Chicken coop complex	Demo (No Permit)
83 (9B)	House (3BR/2B), approximately 993 square feet (constructed 1935)	Move - YWH
83	Garage/carport, approximately 400 square feet (rebuild 1950)	Demo
83	Laundry house/shack, approximately 200 square feet (original 77 square foot wash house constructed 1941)	Demo (No Permit)
83	Laundry/shower/storage, approximately 170 square feet	Demo (No Permit)
84	Laundry house on vacant lot, approximately 100 square feet (estimated construction 1941)	Demo (No Permit)
90 (9B)	House (2BR/2B), approximately 976 square feet (constructed 1937)	Demo
90	Double laundry house, approximately 100 square feet (constructed 1937)	Demo (No Permit)
91 (9B)	House (3BR/1B), approximately 1,074 square feet (constructed 1937)	Demo
91	Garages/shed, approximately 515 square feet (original 365 square foot garage constructed 1937)	Demo
92	Shed on vacant lot, approximately 120 square feet (estimated construction 1937)	Demo (No Permit)
92	Shed on vacant lot, approximately 340 square feet (estimated constructed 1937)	Demo
95 (9B)	House (3BR/2B), approximately 932 square feet (constructed 1941)	Move - YWH
95	Double garage, approximately 580 square feet (original 400 square foot garage constructed 1941)	Demo
96 (9B)	House (3BR/2B), approximately 932 square feet (constructed 1941)	Demo
96	Shed, approximately 320 square feet	Demo

<b>Exhibit H – Identification of Camp Structures and Phases of Work (Rev. 1/5/2024)</b>		
<b>House/Lot Number</b>	<b>Description (Approximate date of construction, if known)</b>	<b>Phase of Work</b>
97 (9B)	House (3BR/2B), approximately 1,032 square feet (constructed 1941)	Demo
97	Garage/shed, approximately 1,890 square feet (original 380 square feet garage constructed 1941)	Demo
97/98	Chicken coop complex, including on adjoining vacant lot	Demo (No Permit)
100 (9B)	House (3BR/2B), approximately 1,154 square feet (constructed 1938, relocated from Camp 9C (#70) in 1954)	Move - YWH
100	Double garage, approximately 400 square feet (rebuild 1944)	Demo
100	Laundry house, approximately 70 square feet (constructed 1954)	Demo (No Permit)
100	Collapsed shack, approximately 100 square feet	Demo (No Permit)
101	Collapsed shack on vacant lot, approximately 40 square feet	Demo (No Permit)
102 (9B)	House (3BR/1B), approximately 888 square feet (constructed 1938, relocated from Camp 9C (#74) in 1954)	Move - YWH
102	Laundry house, approximately 70 square feet (constructed 1954)	Demo (No Permit)
103 (9B)	House (3BR/2B), approximately 1,154 square feet (constructed 1938, relocated from Camp 9C (#75) in 1954)	Move - YWH
103	Lanai/porch, approximately 250 square feet	Demo
103	Garage/laundry, approximately 370 square feet (rebuild 1949)	Demo
103	Pre-fab garden shed, 120 square feet (modern – store-bought)	Demo (No Permit)
104 (9B)	House (3BR/2B), approximately 1,104 square feet (constructed 1938, relocated from Camp 9C (#69) in 1954)	Demo
104	Garage/laundry, approximately 260 square feet (rebuild 1944)	Demo
105 (9B)	House (3BR/2B), approximately 1,104 square feet (constructed 1937, relocated from Camp 9C (#68) in 1954)	Move - YWH
105	Garage complex, approximately 1120 square feet (original 540 square feet garage/wash house rebuild 1944)	Demo
105	Shed, approximately 65 square feet	Demo (No Permit)
105	Shed, approximately 120 square feet	Demo (No Permit)
106 (9B)	House (3BR/2B), approximately 1,104 square feet (constructed 1937, relocated from Camp 9C (#72) in 1955)	Move - YWH
106	Shack, approximately 70 square feet	Demo (No Permit)

Exhibit H – Identification of Camp Structures and Phases of Work (Rev. 1/5/2024)		
House/Lot Number	Description (Approximate date of construction, if known)	Phase of Work
107 (9B)	House (3BR/2B), approximately 1,102 square feet (constructed 1938, relocated from Camp 9C (#65) in 1954)	Move - YWH
107	Cottage/shed, approximately 865 square feet	Demo
107	Covered lanai area, approximately 680 square feet	Demo
107	Assorted chicken coops	Demo (No Permit)
108 (9B)	House (2BR/2B), approximately 924 square feet (constructed 1936, relocated from Camp 9C (#59) in 1955)	Demo
108	Garage complex, approximately 1720 square feet (original 540 square feet garage/wash house rebuild 1944)	Demo
109 (9B)	House (3BR/2B), approximately 1,147 square feet (constructed 1937, relocated from Camp 9C (#58) in 1954)	Move - YWH
109	Garage complex, approximately 800 square feet (original 270 square feet garage/wash house constructed 1954)	Demo
111 (9B)	House (2BR/2B), approximately 908 square feet (constructed 1937, relocated from Camp 9C (#57) in 1954)	Move - YWH
111	Garage with lean-to, approximately 960 square feet (original 540 square feet garage/wash house constructed 1954)	Demo
111	Shed, approximately 100 square feet	Demo (No Permit)
111	Assorted chicken coops	Demo (No Permit)
113 (9B)	House (3BR/2B), approximately 1,104 square feet (constructed 1937, relocated from Camp 9C (#67) in 1955)	Demo
113	Garage, approximately 570 square feet (constructed 1955)	Demo
113	Garage overhang, approximately 720 square feet	Demo
113	Shed, approximately 110 square feet	Demo (No Permit)
113	Covered area behind house, approximately 700 square feet	Demo
115 (9B)	House (2BR/2B), approximately 907 square feet (constructed 1935, relocated from Camp 9C (#54) in 1956)	Move - YWH
115	Garage complex, approximately 1000 square feet (original 540 square feet garage/wash house constructed 1955)	Demo
115	Assorted chicken coops	Demo (No Permit)
116 (9B)	House (3BR/2B), approximately 920 square feet (constructed 1935, relocated from another camp (9C?) in 1956)	Move - YWH
116	Garage/storage, approximately 625 square feet (original 270 square feet garage constructed 1956)	Demo
116	Work shop, approximately 210 square feet	Demo

Exhibit H – Identification of Camp Structures and Phases of Work (Rev. 1/5/2024)		
House/Lot Number	Description (Approximate date of construction, if known)	Phase of Work
116	Open area under roof, approximately 120 square feet	Demo (No Permit)
117 (9B)	House (2BR/2B), approximately 811 square feet (constructed 1935, relocated from another camp (9C?) in 1956)	Move - YWH
117	Garage/laundry, approximately 540 square feet (constructed 1956)	Demo
119 (9B)	House (2BR/2B), approximately 913 square feet (constructed 1936, relocated from Camp 9C (#61) in 1956)	Demo
119	Garage/shed, approximately 670 square feet (original 540 square feet garage/laundry constructed 1956)	Demo
119	Open car port, approximately 300 square feet	Demo
119	Dog kennel	Demo (No Permit)
120 (9B)	House (3BR/2B), approximately 993 square feet (constructed 1935, relocated from Camp 9C (#51) in 1956)	Demo
120	Garage/shed, approximately 563 square feet	Demo
120	Assorted chicken coops/kennels	Demo (No Permit)
121 (9B)	House (2BR/2B), approximately 956 square feet (constructed 1939, relocated from Camp 9C (#76) in 1956)	Move – YWH
121	Garage/shed, approximately 270 square feet (original 540 square feet garage/laundry constructed 1956)	Demo
122 (9B)	House (3BR/2B), approximately 1,032 square feet (constructed 1934, relocated from Camp 9C (#53) in 1957)	Move - YWH
123 (9B)	House (2BR/2B), approximately 908 square feet (constructed 1936, relocated from Camp 9C (#63) in 1956)	Demo
123	Garage/shed, approximately 560 square feet (original 270 square feet garage/laundry constructed 1956)	Demo
123	Shack, approximately 168 square feet	Demo (No Permit)
149 (9A)	House (3BR/2B), approximately 1,172 square feet (constructed 1941, relocated from Eleele Camp 4 (#71) in 1959)	Demo
149	Attached carport/garage/shed, approximately 1260 square feet (original 260 square feet garage/shed rebuild 1949)	Demo
149	Shed, approximately 135 square feet	Demo (No Permit)
149	Shed, approximately 200 square feet	Demo (No Permit)
150 (9A)	House (3BR/2B), approximately 1,078 square feet (constructed 1938, relocated from Eleele Camp 4 (#70) in 1959)	Move - YWH
150	Garage/laundry/shed, approximately 620 square feet (original 270 square feet garage/wash house rebuild 1949)	Demo

Exhibit H – Identification of Camp Structures and Phases of Work (Rev. 1/5/2024)		
House/Lot Number	Description (Approximate date of construction, if known)	Phase of Work
151 (9A)	House (2BR/2B), approximately 920 square feet (constructed 1935, relocated from Eleele Camp 4 (#69) in 1959)	Move - YWH
151	Garage complex, approximately 1130 square feet (original garage/wash house structures for 151 (270 square feet) and 152 (470 square feet) rebuilds 1949 and 1953, respectively)	Demo
152 (9A)	House (3BR/1B), approximately 1,296 square feet (constructed 1902)	Move - YWH
160	Garage/shed on adjacent vacant lot, approximately 500 square feet (constructed 1949)	Demo
164 (9A)	House (4BR/2B), approximately 1,896 square feet (constructed 1920)	Demo
164	Animal care building, approximately 1000 square feet	Demo
164	Sheds, approximately 450 square feet	Demo
164	Extensive chicken coop complex	Demo (No Permit)
165 (9A)	House (3BR/2B), approximately 1,392 square feet (constructed 1921)	Demo
165	Garage, approximately 400 square feet	Demo
166 (9A)	House (2BR/1B), approximately 1,345 square feet (constructed 1921)	Demo
166	Laundry house/shed, Approximately 100 square feet (original wash house constructed 1925)	Demo (No Permit)
171 (9A)	House (3BR/2B), approximately 1,441 square feet (constructed 1936)	Demo
171	Garage, approximately 290 square feet (original 360 square feet garage constructed 1936)	Demo
171	Open shed/lanai, approximately 155 square feet	Demo (No Permit)
171	Open shed, approximately 85 square feet	Demo (No Permit)
171	Two pre-fab garden sheds, 120 square feet each (modern, store-bought)	Demo (No Permit)
171	Two wood/metal sheds, 100 square feet total (original 70 square feet wash house 1936)	Demo (No Permit)
173 (9A)	House (3BR/2B), approximately 1,344 square feet (constructed 1938)	Move - YWH
173	Garage/shed, approximately 280 square feet (constructed 1938)	Demo
173	Small shed, approximately 35 square feet	Demo (No Permit)

Current Count:

19 Houses to be moved by YWH (all permitting by YWH)

16 Houses to be demolished (permitting by A&B)

73 Outbuildings to be demolished (permitting by A&B, as required)

Above includes 35 Outbuildings or groups of outbuildings (e.g., chicken coops) no more than 200 square feet in size

Estimated number of demo permits required by A&B = 54

Note: Per Building Division, portions of structures to be re-located that will be left behind do not require a separate permit for demolition. For each house to be moved, confirm whether demolition of any associated outbuildings that are attached to the house may be covered by the relocation permit. (Potentially applies to three structures?)



# PALMS HAWAII ARCHITECTURE

2970 Kele Street #115 Lihue HI 96766  
(808) 246-4796 [www.palms-hawaii.com](http://www.palms-hawaii.com)

December 21, 2023

Kauai Historic Preservation Review Commission  
County of Kauai  
Planning Department  
4444 Rice Street  
Lihue, HI 96766  
(808) 241-4050

Attached are documents on the proposed re-roofing of the two-story 1915 portion of the Wilcox House located at 4050 Nawiliwili Road, Lihue HI 96766 as part of the Grove Farm Sugar Plantation Museum (and further identified by TAX map key #(4) 3-6-001-010.)

The Wilcox House is listed as part of Grove Farm on the National Register of Historic Places (ref. 74000722) and the State of Hawaii inventory of historic places (SIHP # 50-30-11-09301).

The existing asphalt shingle roofing is deteriorated and failing. Museum staff believe the existing roofing is as much as forty years old. Although historic photographs do not clearly show the roofing which may have been installed in 1915, it assumed that cedar shingles were used as were used at the Waioli Mission House.

The proposal is a complete tear-off of the existing roofing and non-historic sheathing to replace the asphalt shingles with composition simulated weathered Cedar shingles with a Class-A fire spread rating and 50-year life, and new sheathing incorporating a radiant thermal barrier. Any repair or replacement of existing flashing and/or gutters would be with copper.

Mahalo for your consideration of this time-sensitive request.

Sincerely,  
Thomas Knapp AIA, on behalf of the Grove Farm Sugar Plantation Museum

Palms Hawaii Architecture LLC  
2970 Kele St., Suite 115  
Lihue HI 96766

J.I.

JAN 18 2024



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2015 EDITION, AS AMENDED BY THE STATE OF HAWAII CODE AND ALL APPLICABLE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. CONTRACTOR TO NOTIFY AND SCHEDULE ALL INSPECTIONS REQUIRED BY LOCAL AUTHORITIES.
3. DETAILS ARE NOT INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND WILL BE INCLUDED AS PART OF THE WORK SUBJECT TO APPROVAL OF THE ARCHITECT.
4. CONTRACTOR TO BE RESPONSIBLE FOR ALL COORDINATION AND VERIFICATION OF EXISTING SITE AND BUILDING CONDITIONS.
5. CONSIDER GENERAL NOTES AS APPLYING TO ALL DRAWINGS.
6. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS.
7. ALL DIMENSIONS ARE TO GRID LINE, FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR OTHER SUCH OBVIOUS INDICATORS. UNDO, DOOR AND WINDOW DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED OTHERWISE.
8. CONTRACTOR NOT TO SCALE DRAWINGS FOR MEASUREMENT PURPOSES. CONTACT ARCHITECT FOR ANY DIMENSION CLARIFICATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THESE DOCUMENTS CONTAIN COMMON ABBREVIATIONS THROUGHOUT. THE INCLUDED LIST OF ABBREVIATIONS IS NOT INTENDED TO BE COMPLETE OR NECESSARILY REPRESENTATIVE OF ALL CONDITIONS.
11. THE ARCHITECT WILL DEFINE THE INTENT OF ANY ABBREVIATIONS IN QUESTION UPON WRITTEN REQUEST.
12. SEE PLANS AND DETAILS FOR METAL CONNECTIONS AND OTHER MISCELLANEOUS HARDWARE. ALL CONNECTIONS SHALL BE PLACED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
13. CONTRACTOR TO COORDINATE ALL REQUIREMENTS FOR MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AS WELL AS OTHER TRADES.
14. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER CONTRACTORS TO ASSURE COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, AND THE ACCURATE LOCATION OF STRUCTURAL MEMBERS AND OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT.
15. CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL TO ARCHITECT, AND SHALL LOCATE ALL MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS, JOINTS, AND INTERFACE REQUIREMENTS. PROVIDE SHOP DRAWINGS FOR CABINETS.
16. PRE-INSTALLATION MEETING: CONTRACTOR TO CONVEY PRE-INSTALLATION MEETING AFTER AWARD OF CONTRACT AND ONE WEEK PRIOR TO COMMENCING WORK TO VERIFY PROJECT REQUIREMENTS, SUBMITTAL PROCEDURES, AND CONSTRUCTION SCHEDULE.
17. CONTRACTOR TO MAINTAIN ACCESS TO MUSEUM PROPERTY BY STAFF AND VISITORS DURING CONSTRUCTION ACTIVITIES.
18. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY SHORING OR OTHER SUPPORT SYSTEMS AS REQUIRED TO SAFETY AND SECURELY CONVEY AND INSTALL ROOFING MATERIALS.
19. CONTRACTOR TO CLEARLY AND SAFELY DELINEATE SAFE PATHS OF TRAVEL THROUGH CONSTRUCTION ZONES WHERE REQUIRED FOR PUBLIC AND/OR MUSEUM STAFF PASSAGE.
20. CONTRACTOR TO CLEAN WORK AREA AT THE END OF EACH WORK SHIFT AND REMOVE ALL CONSTRUCTION DEBRIS.

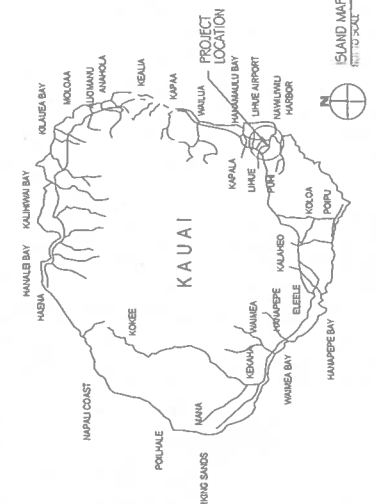
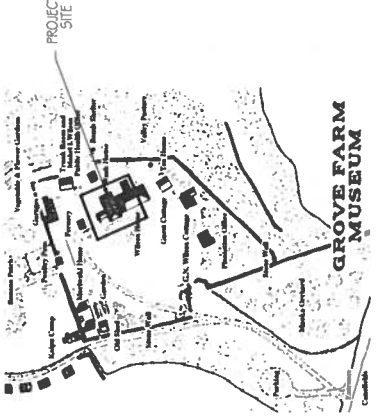
GROVE FARM MUSEUM  
WILCOX HOUSE  
RE-ROOF

TMK (4) 3-6-001-010

- ROOFING MATERIALS TO COMPLY WITH THE FOLLOWING STANDARDS:
1. ASTM F1232/ASTM F1233, STANDARD TEST METHOD FOR DETERMINING THE DURABILITY OF ROOFING AND WATERPROOFING MATERIALS
  2. ASTM F1232/ASTM F1233, STANDARD TEST METHOD FOR THE TESTS OF ROOF COVERINGS
  3. ASTM F1232/ASTM F1233, STANDARD SPECIFICATION FOR DRIVEN
  4. ASTM F1232/ASTM F1233, STANDARD SPECIFICATION FOR DRIVEN
  5. ASTM F1232/ASTM F1233, STANDARD SPECIFICATION FOR DRIVEN
  6. ASTM F1232/ASTM F1233, STANDARD SPECIFICATION FOR DRIVEN
  7. ASTM F1232/ASTM F1233, STANDARD SPECIFICATION FOR DRIVEN
  8. ASTM F1232/ASTM F1233, STANDARD SPECIFICATION FOR DRIVEN
  9. ASTM F1232/ASTM F1233, STANDARD SPECIFICATION FOR DRIVEN
  10. ASTM F1232/ASTM F1233, STANDARD SPECIFICATION FOR DRIVEN

PROJECT INFORMATION  
PROJECT: 4050 NAKULU ROAD  
LOCATION: UHLE HI 96766  
OWNER: NUIHOU CORPORATION  
4050 GROVE FARM MUSEUM  
4050 NAKULU ROAD  
UHLE HI 96766  
ARCHITECT: PALMER HATDAHL, AIA  
PALMER HATDAHL ARCHITECTURE  
(808) 242-2752  
UHLE HI 96766

2270 Kapi Street, Ste. 115  
Ulehi, HI 96766  
palmer@palmerhawaii.com



PROJECT SITE  
NOT TO SCALE

LOCATION MAP  
NOT TO SCALE

ISLAND MAP  
NOT TO SCALE

CODE ANALYSIS		SCOPE OF WORK	BUILDING AREA AND LOT COVERAGE		DRAWING INDEX	
<p>CODE EDITIONS: HAWAII STATE CODE AMENDMENTS TO 2018 IBC 2015 IECC JURISDICTION: COUNTY OF KAUAI HI CURRENT ZONING: R-10 STATE LAND USE: URBAN TYPE OF CONSTRUCTION: V-B OCCUPANCY TYPE: R-2 EFFECTIVE ULTIMATE DESIGN WIND SPEED: 150 MPH</p>		<p>TEAR-OFF OF EXISTING ASPHALT SHINGLE ROOFING; INSTALLATION OF NEW ROOF SHEATHING, AIR GAP, REFLECTIVE BARRIER AND NEW COMPOSITION SHINGLES.</p>	<p>EXISTING STRUCTURES TOTAL LOT AREA BLDG. FOOTPRINT BLDG. GROSS AREA</p>	<p>5 127,849 SQ. FT. 2,678 SQ. FT. 4,905 SQ. FT.</p>	SHT.	TITLE
					OCS	COVER SHEET / GEN. NOTES / LOC. MAP / INDEX
					A01	ROOF PLAN, DETAILS, INSTALLATION NOTES
					A02	HAB5 EXTERIOR ELEVATIONS (FOR REFERENCE)



**PALMS**  
2670 Kala Street, Ste. 115  
Honolulu, HI 96822  
Phone: 848-4755  
palms@palms-hawaii.com

**HAWAII**  
ARCHITECTURE

3070 Kala Street, Ste. 115  
Honolulu, HI 96822  
Phone: 848-4755  
palms@palms-hawaii.com

**THE HAWAIIAN**  
LAW FIRM  
P.O. BOX 1000  
HONOLULU, HI 96808  
PHONE: 848-4755  
WWW.HAWAIIANLAWFIRM.COM

THIS WORK WAS PREPARED BY ME  
OR UNDER MY SUPERVISION  
DATE: 11/11/2023  
BY: [Signature]  
TITLE: PROJECT MANAGER  
PROJECT NO.: 24-01-0101  
SHEET NO.: 1 OF 1

**GROVE FARM**  
**MUSEUM WILCOX**  
**HOUSE RE-ROOF**

TMK (4) 3-6-001-0101

**ROOF PLAN, DETAILS**  
**INSTALLATION**

Project Status: IN PROGRESS  
Date: 11/11/2023  
Drawn by: TK-401/2023  
Checked by: TK-401/2023  
Scale: AS SHOWN

**1. TYPICAL ROOFING SECTION**  
Scale: 3/4" = 1'-0"





Proposed Roof Material: Cedar Shingle





Existing Roofing:





South Elevation:





West Elevation:





**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: **HAWAII**  
COUNTY: **KAUAI**  
FOR NPS USE ONLY  
ENTRY DATE: **JUN 25 1974**

**1. NAME**  
COMMON: **GROVE FARM**  
AND/OR HISTORIC:

**2. LOCATION**  
STREET AND NUMBER: **On HI 501, about 1 mi. SE of Lihue**  
**On State Highway #501, Approx. 1 Mile Southeast of:**  
CITY OR TOWN: **Lihue** CONGRESSIONAL DISTRICT: **2nd**  
STATE: **Hawaii** CODE: **15** COUNTY: **Kauai** CODE: **007**

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)
---	---	--	---

Comments: **RECEIVED APR 2 1974 NATIONAL REGISTER**

**4. OWNER OF PROPERTY**  
OWNER'S NAME: **G. N. Wilcox Estate**  
STREET AND NUMBER: **Box 1631**  
CITY OR TOWN: **Lihue** STATE: **Hawaii** CODE: **15**

**5. LOCATION OF LEGAL DESCRIPTION**  
COURTHOUSE, REGISTRY OF DEEDS, ETC.: **Bureau of Conveyances**  
STREET AND NUMBER: **403 South Queen Street**  
CITY OR TOWN: **Honolulu** STATE: **Hawaii** CODE: **15**

**6. REPRESENTATION IN EXISTING SURVEYS**  
TITLE OF SURVEY: **Hawaii Register of Historic Places**  
DATE OF SURVEY: **1972** ☐ Federal ☒ State ☐ County ☐ Local  
DEPOSITORY FOR SURVEY RECORDS: **Department of Land & Natural Resources, Division of State Parks**  
STREET AND NUMBER: **Box 621**  
CITY OR TOWN: **Honolulu** STATE: **Hawaii** CODE: **15**

SEE INSTRUCTIONS

STATE: **HAWAII**  
COUNTY: **KAUAI**  
ENTRY NUMBER: **JUN 25 1974**  
DATE: **JUN 25 1974**  
FOR NPS USE ONLY



7. DESCRIPTION			
CONDITION	(Check One)		
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair
	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)		(Check One)
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved
	<input checked="" type="checkbox"/> Original Site		
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE			
<p>Architecturally the Grove Farm buildings represent an important record of the growth of the Grove Farm Plantation. The earliest existing structure, which is known to pre-date 1854, had served as the residence of the owners prior to the George Wilcox family and for his family to the present date.</p> <p>It is a single story, wood frame structure with a very high pitched hip roof with very wide eave overhand which is supported by square wood posts at the eave and covers a veranda which encircles the house on three sides. The roof form is very similar today as it was in early photographs, with the exception that the pitch is now broken over the plate to create a lower pitch covering the veranda and early thatch has been replaced with corrugated metal. Access to the various rooms was originally by way of the veranda as there were no connecting doors between the rooms.</p> <p>During a 1915 renovation of the structure, walls were removed and large openings placed adjoining each of the three rooms creating a feeling of openness and flow from one space to another. A unique approach compared to the normal method of containing each function in a self-enclosed space. The wide wooden veranda provides an exterior living space, very much in keeping with the needs as created by the Hawaiian climate.</p> <p>To the rear of this building is a kitchen-food preparation building with access off the veranda. This is also a single story, wood frame structure, assumed to have been built at the same period as the original house. This separate structure for cooking is very much in keeping with the traditional separation of food preparation and living quarters in the older Hawaiian tradition.</p> <p>The original structure is connected by way of a flat roof, single story, wood frame structure, which is part of the 1915 renovation. This link is a large open space which functions as the primary living area. Double hung, wood frame windows run the full length of the front and rear of this structure with the only obstruction being a large lava stone fireplace</p>			

(continued on Form 10-300a)



SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE <b>HAWAII</b>	
COUNTY <b>KAUAI</b>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
<b>JUN 25 1974</b>	

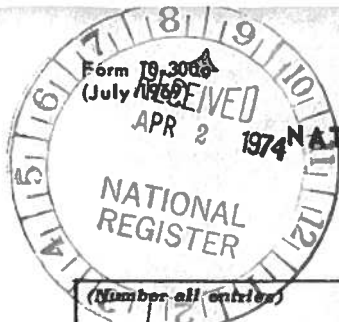
(Number all entries)

7 (Page 2)

set in the center of the windows on the rear wall. A cornice projecting at the roof level surrounds the building intersecting the hip roof of the original structure. Above which a parapet capped with a small moulding creates a handrail for an exterior deck at the second level of the main structure of the 1915 renovation.

The main structure is a two story, wood frame building with a medium pitch hip roof. The exterior finish is clapboard with rectilinear windows.

A wide port-cochere with a similar parapet and supported by circular columns and corner walls set upon a base provides protection for the front entry. Entry is gained through double, wood frame doors with sixteen light panels in each with leaded glass, side light panels on either side of the doors. Entry is into the entry foyer which opens into the main living space. Once inside, the interior form and detail of the 1915 renovation has been completed in such a sensitive manner as to make the transition from the older areas of the residence to the newer areas very difficult to discern from the inside. In the main living area, a continuous wood wainscot surrounds the room with a small moulding on top and panelled wood below and to the base. The walls are primarily plaster but articulated by the darker wood frame around all door and window openings as well as under enclosed stairs. This combined with the wood panelled wainscot provides a unifying element throughout the interior. On either side of the lava stone fireplace with its large black cement mantel supported by scalloped black cement brackets, are book cases below the windows with glass and wood frame cabinet doors. The ceiling of the main living area has moulded beamed paneling which creates a coffered effect with recessed panels of plaster between the beams. A large framed opening gives access to the older portion of the house which continues through to the opposite end of the original structure. To either side of the opening are double wood frame doors with sixteen frosted light panels in each. These doors correspond to the veranda which runs around three sides of the original structure. The two story structure has 2 bedrooms, library, sun porch, 2 bathrooms and a writing room on the lower floor with a grand staircase that leads to the second floor bedrooms with a single landing at the upper third of the stair. An elaborate turned wood balustrade with curved handrail continues to the second floor. A large palladian window with a window seat corresponding to the entry opening below is located on the stair landing. A central hallway provides entry into the second floor bedrooms.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE <b>HAWAII</b>	
COUNTY <b>KAUAI</b>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	<b>JUN 25 1974</b>

7. (Page 3)

Teahouse 1898

To the rear of the house is a small hexagonal tea house gazebo with a hip roof and a small central spire. It is an open structure supported by eight square columns with Oriental motif in Victorian gingerbread jig saw fashion with carved panels including Mt. Fuji. Reportedly this small structure was built by a Japanese household employee named Suehiro.

Merit and Interest - The main residence is a unique blending of mid-1800's Western adaption of Hawaiian architectural forms combined with a 1915 modern well-proportioned two story structure and sensitively linked creating a visual record of the accommodations of the family needs for the owners of the Grove Farm plantation.

Guest Cottage  
Circa 1890

To the south of the main residence is a single story, wood frame cottage structure with a high pitched hip roof which extends over a covered wood porch and is supported by square wooden columns. This structure is divided into two separate living areas, each accessible from the covered veranda. It is simple and unadorned with rectilinear window and door openings and clapboard siding.

G.N.W. Cottage  
Circa 1877

Almost directly in front of it is a similar single story, wood frame structure with a metal gable roof with a lower pitch extension covering a wooden porch the full width of the building supported by four wood columns. The rear and east side is covered with a hip roof of corrugated metal.

This is reportedly the structure that Mr. G. N. Wilcox lived in for a good portion of his later years.

Office Building  
Circa 1884

To its right is another similar single story, wood frame structure with a gable roof with its pitch broken at the plate level and projecting over a front wooden porch the full width

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE HAWAII	
COUNTY KAUAI	
FOR NPS USE ONLY	
ENTRY NUMBER JUN 25 1974	DATE

(Number all entries)

7. (Page 4)

of the building. The roof eave is supported by four wooden posts between which a wooden handrail with diagonal bracing in plantation fashion span between the posts. Access to the porch is by way of a wide central wood stairway. To the rear of the structure the roof pitch also breaks to cover a partially open portion of the building. Access is gained by either one of two entry doors which open directly off the front porch. To either side in symmetrical fashion is a rectilinear window opening with double hung mechanism. This structure was used as the plantation office and director's meeting building.

To the northern side of the house are a number of support buildings which include a tool shed, a high pitched gable roof supported by rafters, beams and posts (dated 1870); to the right of the tool shed is a storage shed and wood shed; a wood frame garage; a single story, wood frame structure; and directly to the rear of the two story element of the house is a single story, wood frame wash house. There are a number of small, single story, wood frame plantation workers' houses on a road adjacent to the 1870 tool shed.

These buildings, due to their age, scale, architectural quality, and orientation in a "U" shape plan, create a large open grassed area which relates to all the structures to create a unique complex of plantation structures. This complex represents all the functions of the living and working elements which would portray the life style of a Hawaiian sugar plantation in the mid and late 1800's.



## SIGNIFICANCE

## PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian☐ 16th Century☐ 18th Century☒ 20th Century☐ 15th Century☐ 17th Century☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) C. 1854, 1864, 1915

## AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

☐ Aboriginal☐ Education☐ Political☐ Urban Planning☐ Prehistoric☐ Engineering☐ Religion/Phi-☐ Other (Specify)☐ Historic☐ Industry

osophy

☒ Agriculture☐ Invention☐ Science☒ Architecture☐ Landscape☐ Sculpture☐ Art

Architecture

☐ Social/Human-☐ Commerce☐ Literature

itarian

☐ Communications☐ Military☐ Theater☐ Conservation☐ Music☐ Transportation

## STATEMENT OF SIGNIFICANCE

1. The remarkable state of preservation of buildings and grounds. Continual usage. Carefully maintained.
2. Hawaiian architecture of varying ages (dating back to early 1850's) and varying functions.
3. The only intact plantation homestead in Hawaii.
4. Good examples of native Hawaiian woods in paneling, flooring, furnishings, etc.
5. Outstanding collection of early furnishings, household goods, tools, machinery and equipment.
6. Well-preserved records in words, drawings and photographs--documenting the development of the homestead.

The decline of the whaling industry after the Civil War created a temporary vacuum in Hawaii. This vacuum was soon filled by the burgeoning sugar industry. Sugar had been grown and processed in Hawaii since 1846. It did not achieve real prominence, however, until the American Civil War created a large demand for sugar. Afterwards, the Hawaiian sugar growers strived to improve agricultural methods and processing techniques until the quality of Hawaiian sugar was on a par with that produced anywhere in the world. When a reciprocity agreement was signed with the United States in 1876, removing all tariffs from Hawaiian sugar, the industry boomed to the point it literally was the economy. Because of sugar, railroads, steamship lines, roads and harbors were developed. The Hawaiian monarchy became the most dazzling and important of all the Pacific Islands. Hawaii brought in thousands of workers from Asia and the Pacific, creating its unique racial blend.

Grove Farm homestead is the finest example in Hawaii of a complete plantation operation still in its original form. The various buildings on the homestead land were built as the need arose for them. None were built for show or luxury and



## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

Krauss, Robert, Grove Farm Plantation, The Biography of a Hawaiian Sugar Plantation. Palo Alto, California: Pacific Books, 1965.

HR  
NE  
4/462370  
2429280

SE  
4/462070  
2428900

SW  
4/461840  
2429080

NW  
4/462160  
2429440

SEE INSTRUCTIONS

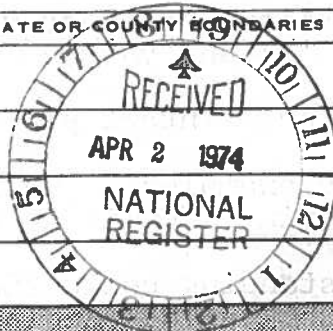
## 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	21 ° 58' 08"	159 ° 21' 59"		°		"
NE	21 ° 58' 02"	159 ° 21' 52"		°		"
SE	21 ° 57' 49"	159 ° 22' 02"		°		"
SW	21 ° 57' 55"	159 ° 22' 07"		°		"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 78.052

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



## 11. FORM PREPARED BY

NAME AND TITLE:

Gary Cummins

ORGANIZATION

Hawaii Register of Historic Places

DATE

March 22, 1974

STREET AND NUMBER:

P. O. Box 621

CITY OR TOWN:

Honolulu

STATE

Hawaii

CODE

15

## 12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name

Title Historic Preservation Officer

Date March 25, 1974

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE <b>HAWAII</b>	
COUNTY <b>KAUAI</b>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	<b>JUN 25 1974</b>

8. (Page 2)

although modern and useful for today's living, none of them have lost their pragmatic and serviceable atmosphere. Grove Farm Homestead has retained an image of the implementation of the true pioneer spirit in Hawaii. The buildings and grounds reflect an attitude of self-reliance and have not been "prettified" in an attempt to hide what is in actuality the machinery, equipment and structures necessary to run an independent and successful plantation.

Historically, Grove Farm is of great importance to Hawaii. It was developed under the direction of George N. Wilcox, one of the most important men in Hawaii from the 1860's to 1933 when he died at the age of 93. G. N. Wilcox was not only a plantation owner, he was also an engineer, statesman, businessman and a world traveler. More importantly, he was also a philanthropist and humanist, who left an extensive legacy of endowments and public donations behind him. Grove Farm Homestead was G. N. Wilcox's home and is a reflection of his way of life. His personal papers and many of his belongings are maintained at the Homestead.

Besides being the home of one of Hawaii's greatest families, Grove Farm is also of interest historically because it so clearly shows the development of a sugar plantation. The original house pre-dated 1854 (exact date unknown). Each successive new structure or alteration of an old one was built as it was needed. Sheds were built for equipment, guest cottages were erected for the many visitors to Grove Farm, gardens and orchards were laid out to keep up the food supply, and the main house was remodeled to accommodate the growing Wilcox family and to house many of the family treasures.

Architecturally, Grove Farm Homestead is also valuable. The plantation buildings reflect a style adaptive to climatic conditions in the area (wide veranda, high pitched roofs), while the main house is a unique reminder of the 1850's renovated into the 20th Century. This renovation took place in 1915 under the direction of Honolulu architect C. W. Dicky. His renovation plan, which opened the original house into a long "vista" is unique for that period of time when spaces in houses were usually confined and closed. This innovative idea shows the progressive attitude of the architect and opens the house up to the best advantage.

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE <b>HAWAII</b>	
COUNTY <b>KAUAI</b>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	<b>JUN 25 1974</b>

(Number all entries)

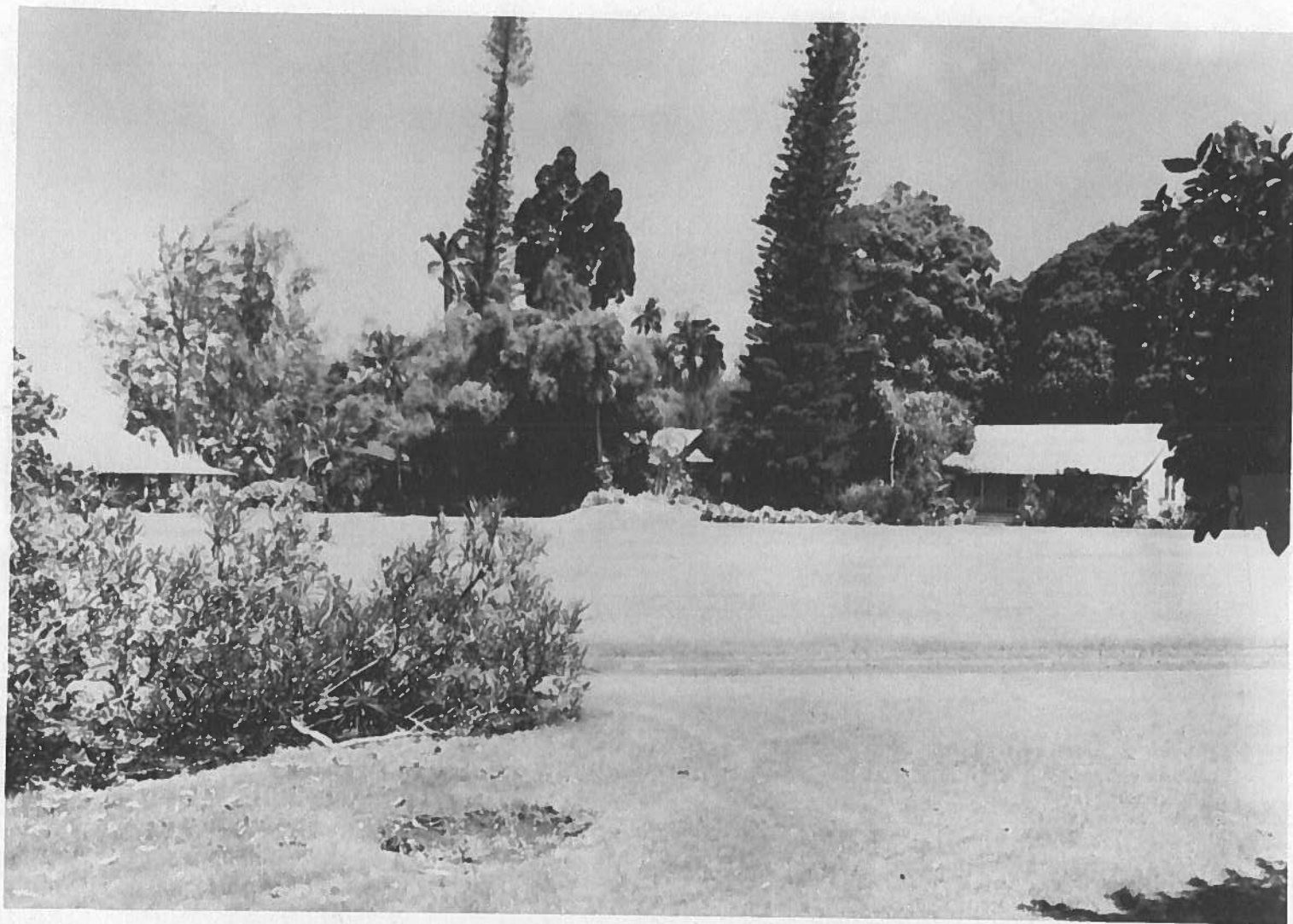
8. (Page 3)

Presently, Grove Farm Homestead is in excellent condition. It is in a remarkable state of preservation, probably owing to its constant occupancy by a family that is deeply concerned about it. Many of the smaller buildings on the 78 acre grounds are in the process of being renovated and repaired although none of them have lost their integrity.





PROPERTY	Grove Farm	STATE	Hawaii	74000722
WORKING NUMBER	4.2.74.506		Kauai	
TECH REVIEW	PHOTOS <u>5</u>			
	MAPS _____			
CONTROL REVIEW	Could use a close up of main house			cm 4.4 74
	OK			
HISTORIAN				
ARCHITECTURAL HISTORIAN	It would be useful to know how many workers houses there are - & approx no. of bldgs. on plantation. Is entire plantation being nominated? Better photos of main house a must. Call for more information. Hyland 6/2/74			
ARCHEOLOGIST				
	Accept M. BARNES 30 MAY 74			
REVIEW UNIT CHIEF	See map. approx 11 bldgs. looks like entire plantation.			Accept Coke 6/19/74
BRANCH CHIEF				
KEEPER				Accept Huntington for McIntosh 6/21/74
National Register Write-up	<u>8/12/74</u>			
Federal Register entry	<u>Aug. 6, 1974</u>			
Send-back	_____			
Re-submit	_____			
Entered	<u>JUN 25 1974</u>			



PROPERTY OF THE NATIONAL REGISTER

12/

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
GROVE FARM		JUN 25 1974
2. LOCATION Approx. 1 mile southeast of Lihue, Kauai, Hawaii		
STATE	COUNTY	TOWN
HAWAII	KAUAI	Near Lihue
STREET AND NUMBER		
State Highway # 501		
3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Robert Fox	March, 1972	Department of Land and Natural Resources, State Parks, Box 621, Honolulu
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		
View of central area, Grove Farm. Facing North. Main house to left. Utility buildings, offices, wash house. Norfolk Pines (tall, slender trees).		





PROPERTY OF THE NATIONAL REGISTER

27

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

(Type all entries - attach to or enclose with photograph)

1. NAME

COMMON

GROVE FARM

AND/OR HISTORIC

NUMERIC CODE (Assigned by NPS)

JUN 25 1974

2. LOCATION

STATE

HAWAII

COUNTY

KAUAI

TOWN

1 mile southeast of Lihue

STREET AND NUMBER

State Highway # 501

3. PHOTO REFERENCE

PHOTO CREDIT

Robert Fox

DATE

March, 1972

APR 2 1974

NATIONAL  
REGISTER

NEGATIVE FILED AT Department of  
Land and Natural Resources  
State Parks Office, P. O.  
Box 621, Honolulu, HI

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Front Porch (lanai), main house, Grove Farm. Facing southeast.





**PROPERTY OF THE NATIONAL REGISTER**

48  
—

FORM 10-301 A  
(6/72)

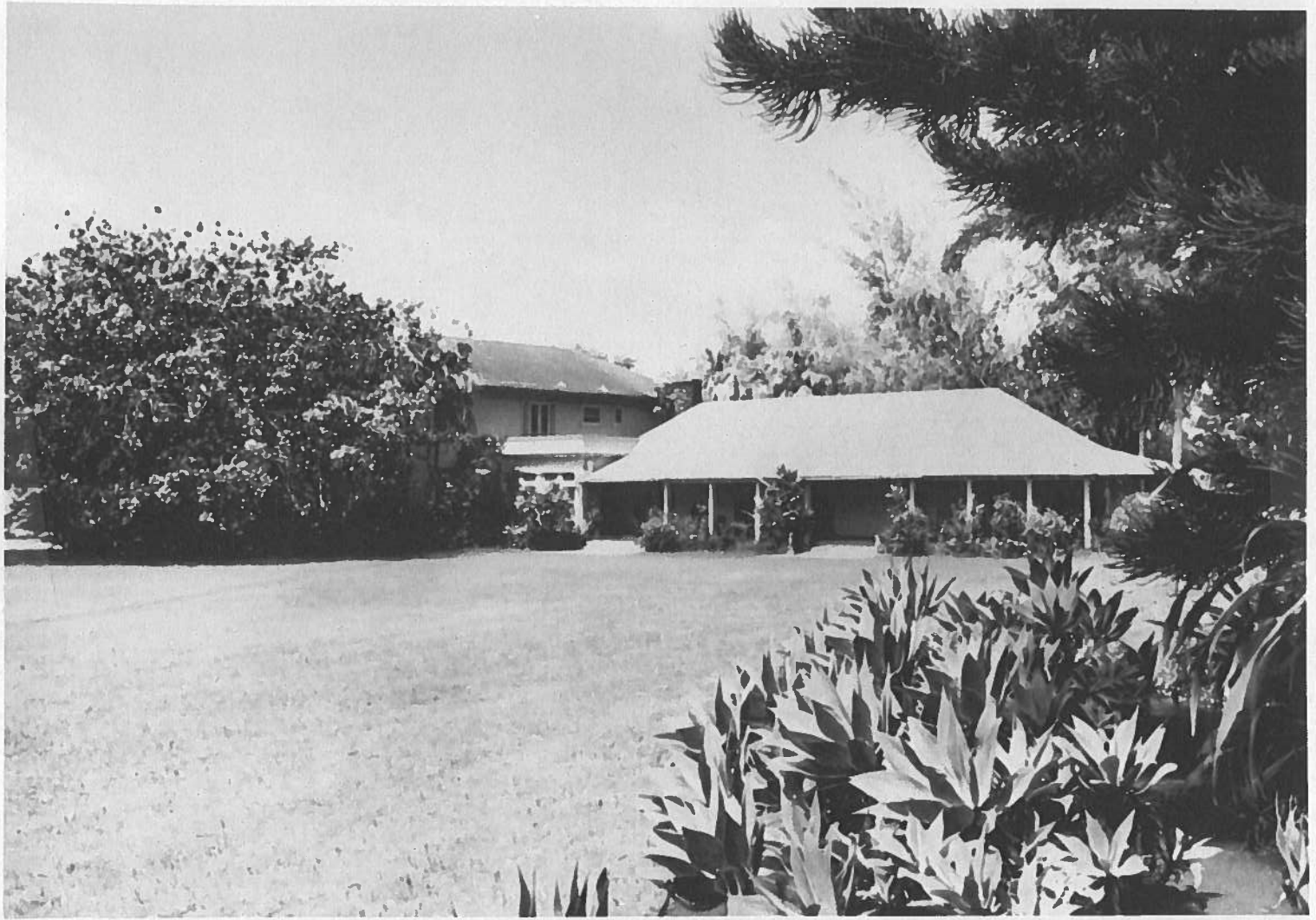
UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON GROVE FARM	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS) JUN 25 1974
2. LOCATION		
STATE HAWAII	COUNTY KAUAI	TOWN 1 mile southeast of Lih
STREET AND NUMBER State Highway # 501		
3. PHOTO REFERENCE		
PHOTO CREDIT Robert Fox	DATE March, 1972	NEGATIVE FILED AT Department of Land and Natural Resource State Parks Division, P.O. Box 621, Honolulu, HI
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC. Plantation workers' housing, Grove Farm		





**PROPERTY OF THE NATIONAL REGISTER**

FORM 10-301 A  
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

*(Type all entries - attach to or enclose with photograph)*

<b>1. NAME</b>		
<b>COMMON</b>	<b>AND/OR HISTORIC</b>	<b>NUMERIC CODE (Assigned by NPS)</b>
GROVE FARM		JUN 25 1974
<b>2. LOCATION</b>		
<b>STATE</b>	<b>COUNTY</b>	<b>TOWN</b>
HAWAII	KAUAI	1 mile southeast of Lihue
<b>STREET AND NUMBER</b>		
State Highway # 501		
<b>3. PHOTO REFERENCE</b>		
<b>PHOTO CREDIT</b>	<b>DATE</b>	<b>NEGATIVE FILED AT</b>
Robert Fox	March, 1972	Department of Land and Natural Resources State Parks Division, P. O. Box 621, Honolulu, HI
<b>4. IDENTIFICATION</b>		
<b>DESCRIBE VIEW, DIRECTION, ETC.</b>		
Main House, Grove Farm. Facing northwest.		







PROPERTY OF THE NATIONAL REGISTER

5

FORM 10-301 A  
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
**NATIONAL REGISTER OF HISTORIC PLACES**  
**PROPERTY PHOTOGRAPH FORM**

(Type all entries - attach to or enclose with photograph)

<b>1. NAME</b>		
<b>COMMON</b> GROVE FARM	<b>AND/OR HISTORIC</b>	<b>NUMERIC CODE (Assigned by NPS)</b>  JUN 25 1974
<b>2. LOCATION</b>		
<b>STATE</b> HAWAII	<b>COUNTY</b> KAUAI	<b>TOWN</b> 1 mile southeast of Lihue
<b>STREET AND NUMBER</b> State Highway # 501		
<b>3. PHOTO REFERENCE</b>		
<b>PHOTO CREDIT</b> Robert Fox	<b>DATE</b> March, 1972	<b>NEGATIVE FILED AT</b> Department of Land and Natural Resources State Parks Office, Box 62 Honolulu, HI
<b>4. IDENTIFICATION</b>		
<b>DESCRIBE VIEW, DIRECTION, ETC.</b> Interior, main house, Grove Farm. Facing west.		





Form 10-301  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

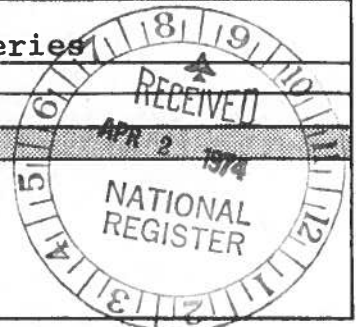
**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE <b>HAWAII</b>	
COUNTY <b>KAUAI</b>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	<b>JUN 25 1974</b>

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON: <b>GROVE FARM</b>			
AND/OR HISTORIC:			
<b>2. LOCATION</b>			
STREET AND NUMBER:			
<b>State Highway # 501, Approx 1 Mile Southeast of:</b>			
CITY OR TOWN: <b>Lihue</b>			
STATE: <b>Hawaii</b>	CODE <b>15</b>	COUNTY: <b>Kauai</b>	CODE <b>007</b>
<b>3. MAP REFERENCE</b>			
SOURCE: <b>USGS "Lihue, Hawaii" Quad, 7.5 Minute Series</b>			
SCALE: <b>1:24,000</b>			
DATE: <b>1963</b>			
<b>4. REQUIREMENTS</b>			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			





# Grove Farm District

LAT.

LONG

NW 21° 58' 08"

NW 159° 21' 59"

NE 21° 58' 02"

NE 159° 21' 52"

SE 21° 57' 49"

SE 159° 22' 02"

SW 21° 57' 55"

SW 159° 22' 07"

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY



HA

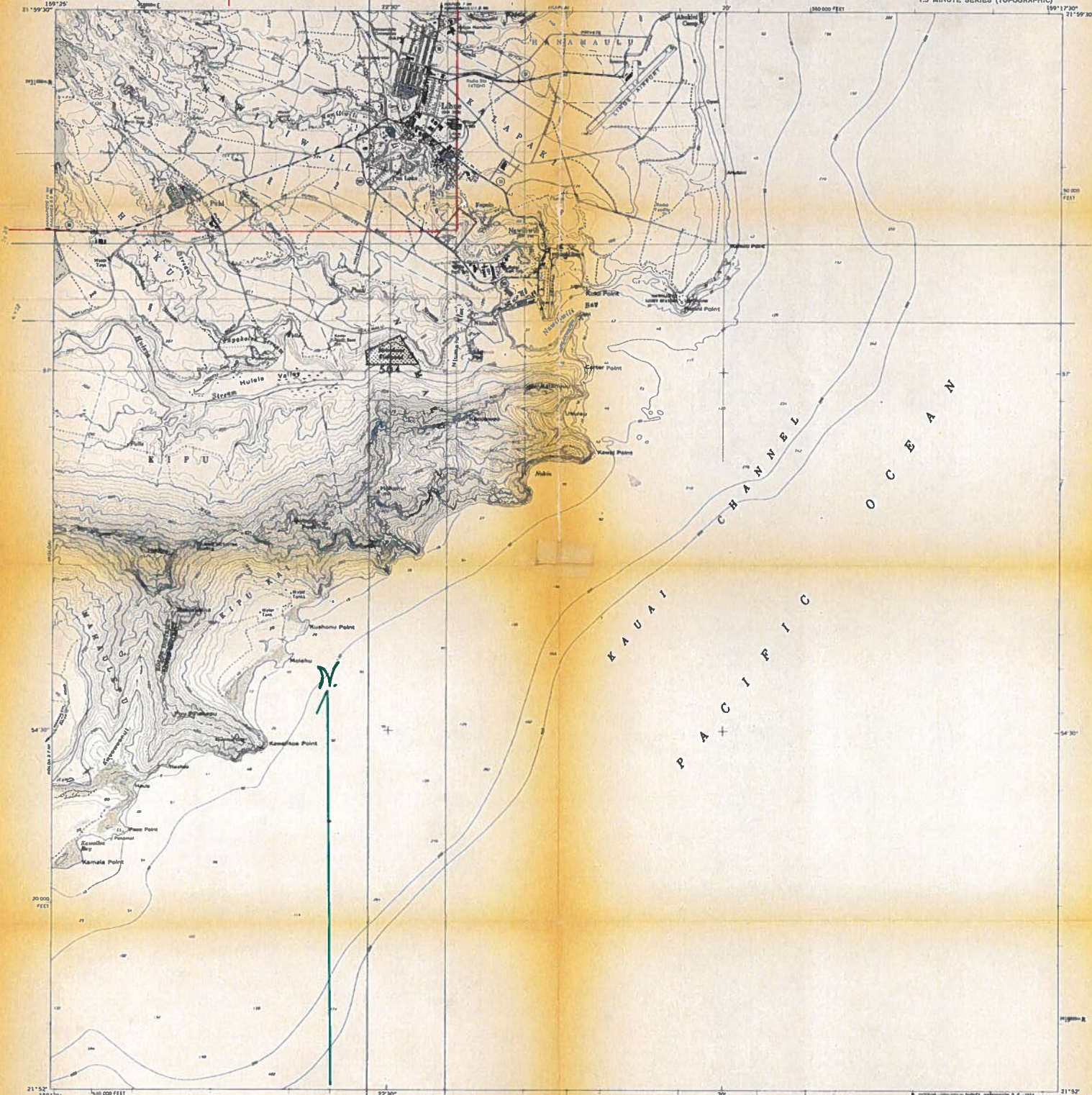
NE 4/462 370  
2437280

SE 4/462 070  
2438900

SW 4/461 340  
2431080

NW 4/462 160  
2431950

LIHUE QUADRANGLE  
HAWAII-ISLAND AND COUNTY OF KAUAI  
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey  
Control by USGS and USCAGS  
Topography by photogrammetric methods from aerial  
photographs taken 1960. First checked 1963.  
Selected hydrographic data compiled from USCAGS Charts 4100 (1959)  
and 4111 (1958).  
This information is not intended for navigational purposes.  
Polyconic projection. Old Hawaiian datum.  
11,000 feet and based on Hawaiian base-line system. Zone 4  
1000-meter Universal Transverse Mercator grid. U.T.M.  
zone 4, shown in blue.  
Contours by 40-foot intervals. Selected fence lines.

SCALE 1:24,000  
CONTOUR INTERVAL 40 FEET  
DOTTED LINES REPRESENT 20 FOOT CONTOURS  
DASHED LINES REPRESENT 10 FOOT CONTOURS  
DEPTH CURVES AND SOUNDINGS IN FEET—DASHED IS MEAN LOWER LOW WATER  
SOUNDINGS SHOW DEPTHS OF FATHOMS AND OF FEET—MEAN HIGHS  
AND MEAN LOWS OF TIDE IS APPROXIMATELY 1 FOOT  
THIS MAP COMPLEYS WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DEWNEY PL. COLORADO OR WASHINGTON 25, D.C.  
A POLAR DESCRIBED TOPOGRAPHIC MAPS AND STRONGS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Unimproved dirt ———  
State Route ———  
Map of the Island of Hawaii, scale 1:62,500, is available  
LIHUE, HAWAII  
H2152-W15017.5/2.5  
1963

K-11

K-11



JOHN A. BURNS  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF STATE PARKS  
P. O. BOX 621  
HONOLULU, HAWAII 96809

DIVISIONS:  
CONVEYANCES  
FISH AND GAME  
FORESTRY  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

March 25, 1974



Dr. William Murtagh, Keeper  
National Register of Historic Places  
National Park Service  
18th and C Streets, N.W.  
Washington, D. C. 20240

Dear Dr. Murtagh:

I am pleased to send the nomination forms for the Grove Farm district for consideration for inclusion on the National Register of Historic Places. I am confident you will find it worthy.

Very truly yours,

SUNAO KIDO  
Historic Preservation Officer  
State of Hawaii

Enc.

ENTRIES IN THE NATIONAL REGISTER

STATE      HAWAII

Date Entered      JUN 25 1974

Name

Location

Grove Farm

Lihue vicinity  
Kauai County

Also Notified

Hon. Hiram L. Fong  
Hon. Daniel K. Inouye  
Hon. Spark M. Matsunaga

State Historic Preservation Officer  
Mr. Sunao Kido  
Chairman  
Dept. of Land and Natural Resources  
State of Hawaii  
Post Office Box 621  
Honolulu, Hawaii 96809

PATSY T. MINK  
SECOND DISTRICT  
HAWAII

COMMITTEE ON EDUCATION  
AND LABOR  
SELECT SUBCOMMITTEE ON  
EDUCATION  
GENERAL SUBCOMMITTEE ON  
EDUCATION  
SUBCOMMITTEE ON EQUAL  
OPPORTUNITIES  
COMMITTEE ON INTERIOR AND  
INSULAR AFFAIRS  
SUBCOMMITTEE ON TERRITORIAL  
AND INSULAR AFFAIRS  
SUBCOMMITTEE ON NATIONAL PARKS  
AND RECREATION  
SUBCOMMITTEE ON MINES AND  
MINING, CHAIRMAN

**Congress of the United States**  
**House of Representatives**

Washington, D.C. 20515

July 2, 1974

OFFICES:  
WASHINGTON, D.C.  
2338 RAYBURN BUILDING  
PHONE: 225-4906

HONOLULU, HAWAII  
345-348 FEDERAL BUILDING  
PHONE: 531-4602

WAIKANE, HAWAII  
94-801 FAIRBURN HIGHWAY  
PHONE: 671-0170

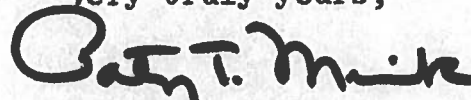
Mr. Ronald H. Walker  
Director  
National Park Service  
United States Department of  
the Interior  
Washington, D.C. 20240

Dear Mr. Walker:

Please advise me on the details giving  
the approximate size and location of the  
designated area referred to in this notice  
as "Grove Farm, Kauai".

Thank you very much.

Very truly yours,



PATSY T. MINK  
Member of Congress

Enclosure

July 8, 1974

Honorable Patsy T. Mink  
House of Representatives  
Washington, D.C.

Dear Mrs. Mink:

I am pleased to acknowledge your inquiry concerning  
Grove Farm.

I appreciate your interest in this matter and will  
provide you a reply at my earliest opportunity.

Sincerely yours,

Ronald H. Walker

Ronald H. Walker  
Director

ccls(2))w/c of inc.

PNP:DKKellerhouse:dkk 7-8-74

JUL 1 9 1974

H34-PR

Honorable Patsy T. Mink  
House of Representatives  
Washington, D.C.

Dear Mrs. Mink:

Thank you for your letter concerning Grove Farm, Kauai County, Hawaii, which was recently entered in the National Register of Historic Places.

Grove Farm is a sugar plantation consisting of approximately 78,052 acres located along State Highway 501 about one mile southeast of Lihue, Hawaii. Enclosed is a copy of the nomination including a map showing the location. Latitude and longitude coordinates are listed in Section 19 of the nomination form.

I appreciate your interest in historic preservation and will be happy to answer any further questions you may have.

Sincerely yours,

15/RAW

Ronald H. Walker  
Director

Enclosures

cc: Mr. Sunao Kido  
Chairman, Department of Land and  
Natural Resources  
State of Hawaii  
Post Office Box 621  
Honolulu, Hawaii 96809)w/c of inc.  
Reg. Dir., Western Reg. )w/c of inc.  
Director's Reading File  
DI P PH IS)w/c of inc.  
FNP:CSnull:dar:7-15-74

✓ BASIC FILE RETAINED IN PR

Shull  
Greenberg  
for  
Mortagh  
Mortensen

T.G. Wood/cg 7/16  
Whetzel 7/16  
Ulley 7/17  
for SAC  
Darwood 7/17

7-16  
htg



## FEDERAL ASSISTANCE

2. APPLI-  
CANT'S  
APPLI-  
CATION

a. NUMBER

3. STATE  
APPLICA-  
TION  
IDENTI-  
FIER

a. NUMBER

CH76-224-K

b. DATE

Year month day

ASSIGNED

19 76 10 19

1. TYPE  
OF  
ACTION  
(Mark ap-  
propriate  
box)☐ PREAPPLICATION☒ APPLICATION☐ NOTIFICATION OF INTENT (Opt.)☐ REPORT OF FEDERAL ACTIONLeave  
Blank

## 4. LEGAL APPLICANT/RECIPIENT

a. Applicant Name : State of Hawaii  
 b. Organization Unit : Department of Land and Nat. Res  
 c. Street/P.O. Box : P.O. Box 621  
 d. City : Honolulu  
 e. County : Honolulu  
 f. State : Hawaii  
 g. ZIP Code: 96809  
 h. Contact Person (Name & telephone No.) : Dale M. Lanzone (808-548-7460)

## 5. FEDERAL EMPLOYER IDENTIFICATION NO.

99-6001081

6. PRO-  
GRAM  
(From  
Federal  
Catalog)

a. NUMBER

11509041

b. TITLE

HISTORIC PRESERVATION

## 7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT

## GROVE FARM PHASE II

Stabilization of Grove Farm House and out buildings as described by the National Parks Service Grants-In-Aid initiating documents. Total project funds requested are \$58,500.00 of which \$29,250.00 is federal match. Source of nonfederal funds is from private funds.

## 8. TYPE OF APPLICANT/RECIPIENT

A-State  
 B-Interstate  
 C-Substate  
 D-District  
 E-City  
 F-School District  
 G-Special Purpose District  
 H-Community Action Agency  
 I-Higher Educational Institution  
 J-Indian Tribe  
 K-Other (Specify):

A

Enter appropriate letter ☒ A

## 9. TYPE OF ASSISTANCE

A-Basic Grant  
 B-Supplemental Grant  
 C-Loan  
 D-Insurance  
 E-Other

Enter appropriate letter(s) ☒ A

## 10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.)

Grove Farm House and out buildings,  
 P.O. Box 1631, Lihue, Kauai, Hawaii

## 11. ESTIMATED NUMBER OF PERSONS BENEFITING

Total Population

## 12. TYPE OF APPLICATION

A-New  
 B-Renewal  
 C-Revision  
 D-Continuation  
 E-Augmentation

Enter appropriate letter ☒ A

## 13. PROPOSED FUNDING

a. FEDERAL \$ 29,250.00  
 b. APPLICANT 29,250.00  
 c. STATE .00  
 d. LOCAL .00  
 e. OTHER .00  
 f. TOTAL \$ 58,500.00

## 14. CONGRESSIONAL DISTRICTS OF:

a. APPLICANT

1,2

b. PROJECT

2

16. PROJECT START DATE Year month day  
1976 11 1217. PROJECT DURATION  
36 Months18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY Year month day  
1976 11 12

## 15. TYPE OF CHANGE (For 15a or 15b)

A-Increase Dollars  
 B-Decrease Dollars  
 C-Increase Duration  
 D-Decrease Duration  
 E-Cancellation  
 F-Other (Specify):

Enter appropriate letter(s) ☐ ☐ ☐

## 20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code)

National Park Service Washington D.C. 2024

## 21. REMARKS ADDED

☐ Yes ☒ No

## 22. THE APPLICANT CERTIFIES THAT

a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved.

b. If required by OMB Circular A-95 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached:

No response attached

(1) DPED STATEWIDE CLEARINGHOUSE

☐☒

(2)

☐☐

(3)

☐☐

## 23. CERTIFYING REPRESENTATIVE

a. TYPED NAME AND TITLE  
 Jane L. Silverman  
 State Historic Pres. Officer

b. SIGNATURE

Jane L. Silverman

c. DATE SIGNED

Year month day

1976 11 10

## 24. AGENCY NAME

Department of Interior

25. APPLICATION RECEIVED Year month day  
1976 11 23

## 26. ORGANIZATIONAL UNIT

National Park Service

## 27. ADMINISTRATIVE OFFICE

Grants Admin. Division

## 28. FEDERAL APPLICATION IDENTIFICATION

## 29. ADDRESS

18th &amp; C Street, Washington, D.C. 20240

## 30. FEDERAL GRANT IDENTIFICATION

15-76-00052-06

## 31. ACTION TAKEN

☒ a. AWARDED  
☐ b. REJECTED  
☐ c. RETURNED FOR AMENDMENT  
☐ d. DEFERRED  
☐ e. WITHDRAWN

## 32. FUNDING

a. FEDERAL \$ 29,250.00  
 b. APPLICANT 29,250.00  
 c. STATE .00  
 d. LOCAL .00  
 e. OTHER .00  
 f. TOTAL \$ 58,500.00

33. ACTION DATE Year month day  
1977 1 5

35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)

Peter D. Herrick  
 (202) 523-5054

34. STARTING DATE Year month day  
1977 1 536. ENDING DATE Year month day  
1980 1 4

## 37. REMARKS ADDED

☐ Yes ☒ No

## 38. FEDERAL AGENCY A-95 ACTION

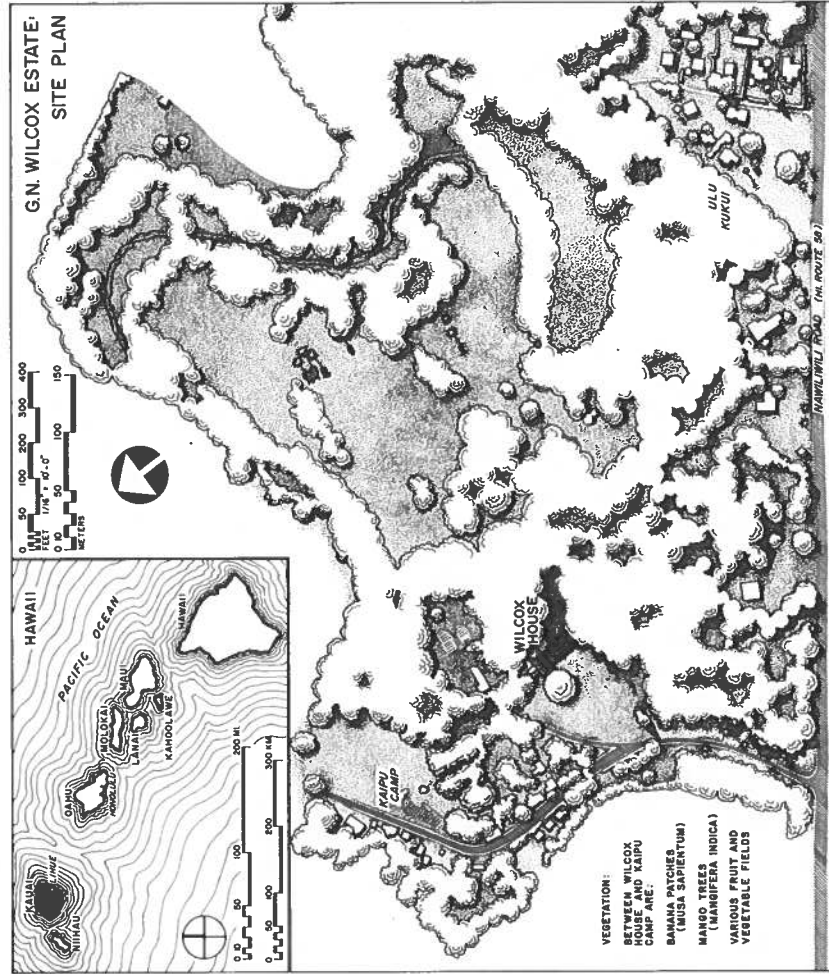
a. In taking above action, any comments received from clearinghouses were considered. If agency response is due under provisions of Part 1, OMB Circular A-95, it has been or is being made.

b. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)

same as #35



WILCOX HOUSE AT  
GROVE FARM HOMESTEAD

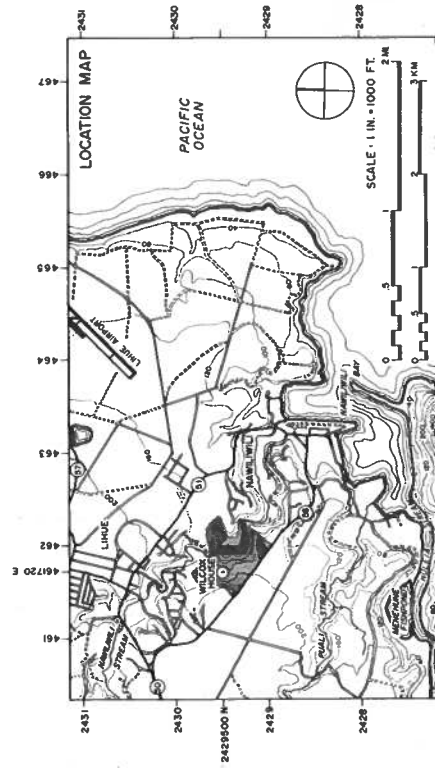


ADAPTED FROM AERIAL PHOTOGRAPH TAKEN IN 1970. BOUNDARIES TAKEN FROM 1936 TAX MAP OF G.N. WILCOX ESTATE, THEN 75.068 ACRES.

GROVE FARM, FOUNDED BY GEORGE N. WILCOX IN 1864, WAS ONE OF 85 SUGAR ISLANDS KNOWN TO THE OPERATION OF HARVESTER HAWAIIAN ISLANDS. THE COMPANY CULTIVATED AND HARVESTED SUGAR CROPS AND RAISED BEEF CATTLE. GRADUALLY EXPANDING HIS SUGAR CROP FROM 800 ACRES TO MORE THAN 1,000 ACRES WITH A GROWING WORKFORCE OF SEVERAL HUNDRED HAWAIIANS, CHINESE, KOREANS, GERMANS, JAPANESE, PORTUGUESE, AND FILIPINO LABORERS, AS THE PLANTATION EXPANDED HE BUILT AND FURNISHED THE GROUP OF STRUCTURES WHICH FACED A LARGE YARD ENCLOSED BY STONE WALLS: THE PLANTATION OFFICE, SLEEPING QUARTERS, A GUEST COTTAGE, A MORE SPACIOUS ADDITION TO THE MAIN HOUSE, AND A CAMP FOR PLANTATION WORKERS. THE HOMESTEAD WAS THE HEART OF DAY-TO-DAY PLANTATION OPERATIONS UNTIL THE EARLY 1930'S.

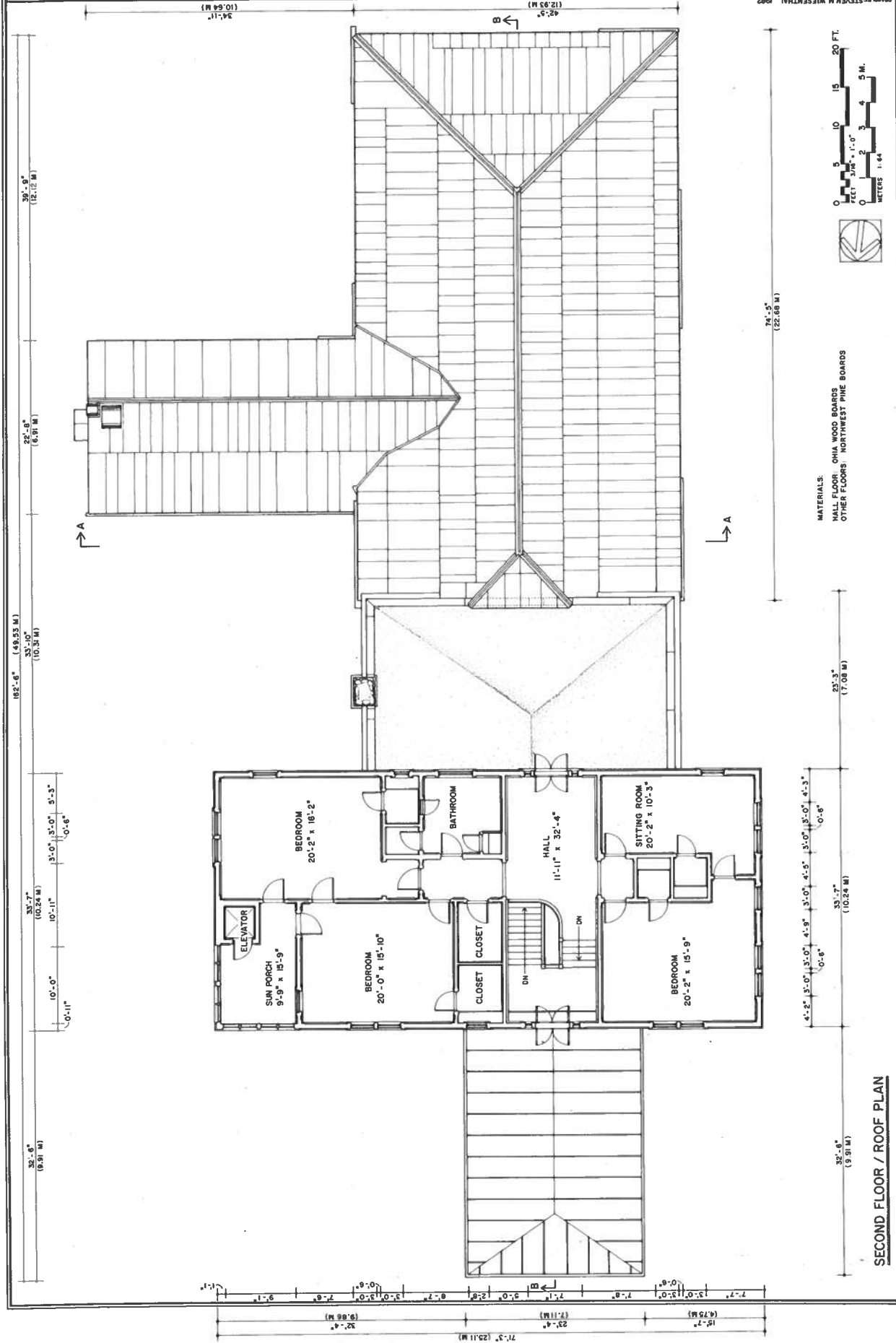
THE ONE-STORY PORTION OF THE G. N. WILCOX FAMILY HOME WAS CONSTRUCTED IN THE 1850s FOR ONE OF THE LEADERS OF THE WILCOX LIQUOR PANSYON, A HIPPED ROOF BUILDING OF NATURAL MATERIALS. LANE AND LANE'S EXPRESS AN ARCHITECTURAL MARRIAGE OF TRADITIONAL HAWAIIAN HOUSE FORMS AND WESTERN BUILDING TRADITION. THE TWO-STORY COLONIAL REVIVAL PORTION ADDED BY WILCOX IN 1915 WAS DESIGNED BY NOTED HONOLULU ARCHITECT CLINTON B. RIPLEY.

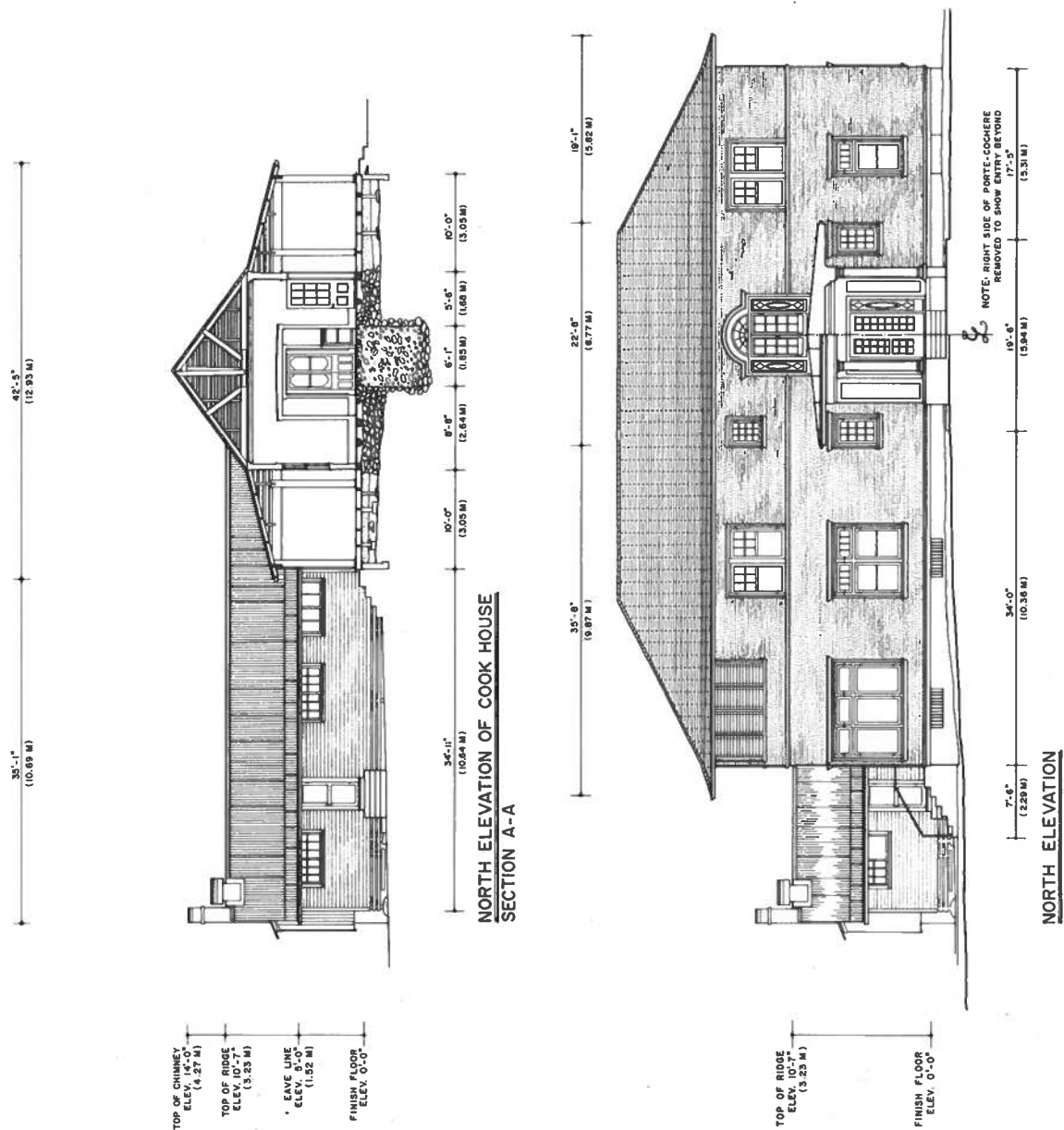
THE HISTORIC AMERICAN BUILDINGS SURVEY DOCUMENTATION OF THE G. N. WILCOX HOUSE AT GROVE FARM WAS UNDERTAKEN DURING THE SUMMER OF 1982 BY THE NATIONAL PARK SERVICE, WESTERN REGION, AND WAS CO-SPONSORED BY THE GROVE FARM HOMESTEAD AND THE HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES. THE PROJECT WAS CARRIED OUT UNDER THE SUPERVISION OF MARJORIE E. BAER, HISTORIAN. MEASURED DRAWINGS WERE OBTAINED FROM THE ARCHITECTURAL FIRM OF MICHAEL GRASINER, KAPOHULU, AND COMPLETED BY MICHAEL GRASINER, PHOTOGRAPHER. DAVID FRANZEN CARRIED OUT THE RECORD PHOTOGRAPHY. HISTORICAL DOCUMENTATION WAS COMPILED BY BARIS RIZNIK.



ADAPTED FROM USGS MAP, LIHUE QUADRANGLE, KAUAI COUNTY, HAWAII, 1963.







NOTE: RIGHT SIDE OF PORTE-COCHERE  
REMOVED TO SHOW ENTRY BEYOND

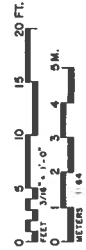
**NORTH ELEVATION**

**MATERIALS:**

FOUNDATION: STONE (LAMA WINGS & CONCRETE  
WALLS: WOOD FRAME COVERED WITH  
SAND-PAINTED CLAPBOARD  
PORTE COCHERE: WOOD FRAME, PANELS  
AND COLUMNS ON  
CONCRETE FOUNDATION

**ROOF MATERIALS:**

TWO-STORY WING: BUILT-UP BITUMINOUS  
WITH ASPHALT SHINGLES  
COOK HOUSE: CORRUGATED METAL  
PORTE COCHERE: STANDING SEAM METAL

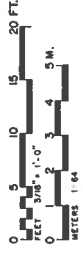




NOTES:  
ALL CABINETRY SHOWN IS  
BUILT-IN WOOD CONSTRUCTION  
SCREEN DOORS ARE SHOWN ON  
ELEVATION, WOOD AND GLASS  
ON SECTION  
INTERIOR PANELING IS KOA WOOD

ROOF MATERIALS:  
TWO-STORY WING: BUILT-UP BITUMINOUS WITH ASPHALT SHINGLES  
LIVING ROOM WING: BUILT-UP BITUMINOUS AND GRAVEL  
ANAI WING: CORRUGATED METAL  
PORTE COCHERE: STANDING SEAM METAL

**MATERIALS:**  
FOUNDATION: STONE (LAMA WING) & CONCRETE  
WALLS: WOOD FRAME COVERED WITH  
SAND-PAINTED CLAPBOARD  
PORCH (LAMA): WOOD FRAME WITH  
PORTE COCHERE: WOOD FRAME, PANELS AND COLUMNS  
ON CONCRETE FOUNDATION  
CHIMNEY: STONE, RANDOM



## DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR  
REIKO MATSUYAMA, MANAGING DIRECTOR

# Kaua'i County Historic Preservation Review Commission (KHPRC)

## DIRECTOR'S REPORT

### I. SUMMARY

#### Action Required by KHPRC:

- a. Consideration of a Class I Zoning Permit for the proposed re-roof and roof repairs of the Wilcox House located on the Grove Farm Sugar Plantation Museum property.

#### KHPRC action may include the following:

- 1) Support for the project as represented; or
- 2) A recommendation that its approval of the project should incorporate conditions of approval; or
- 3) A recommendation to consider denial of the permits; or
- 4) A recommendation to defer action on the permits

### II. PROJECT INFORMATION

Permit Numbers	HPRC-2024-7 Class I Zoning Permit Z-XX-2024 Building Permit BP-2024-XXX		
Parcel Location:	Līhu'e, Kaua'i		
Tax Map Key(s):	(4) 3-6-001:010	Area:	127,849 sq. ft. 2.9350 acres
LAND USE DESIGNATIONS & VALUES			
Zoning:	Open/ Special Treatment- Cultural		
State Land Use District:	Urban		
General Plan Designation:	Natural		
Owner(s)/ Applicant:	Nuhou Corporation (Property Owner) Grove Farm Sugar Plantation Museum (Applicant)		

J.l.a.

JAN 18 2024

### **III. PROJECT DESCRIPTION**

The Applicant, the Grove Farm Sugar Plantation Museum, is proposing to remove and replace the existing roof materials on the 2-story portion of the Wilcox House located on the Grove Farm Sugar Plantation Museum property in Līhu'e. As represented, the existing roof is deteriorated and will involve the removal of the asphalt shingle roofing and non-historic sheathing. The Applicant intends to re-roof with a new, composition simulated weathered cedar shingle with sheathing that incorporates a radiant thermal barrier.

The proposed scope of work will be limited to the 2-story portion of the Wilcox Home, which was a 1915 addition to the main house. The subject property, along with TMK: 3-6-001:002 and TMK: 3-6-001:017, is identified as part of a historic district that is listed on the National and State Historic Register of Places. The Wilcox House, which is the location of the proposed scope of work, is a contributing building that is mentioned in the nomination form for the historic district.

In lieu of information about the original roof material, the Applicant is proposing to replace the existing asphalt shingle with a composition roof material that matches cedar shingles- a roof material that may have been closer to what may have been used in the 1915 construction.

In addition to the roof finishings, the Applicant will repair or replace any of the existing flashing and gutters with copper.

### **IV. TRIGGER FOR KHPRC REVIEW**

Hawai'i Revised Statutes (HRS) §6E-2 defines "Historic property" as "any building, structure, object, district, area, or site, including heiau and underwater site, which is over fifty years old."

Hawai'i Administrative Rules Title 13 defines "Significant Historic Property" as "any historic property that meets the criteria" for listing on the Hawai'i Register of Historic Places under HAR 275-6(b) or HAR 2846(b).

The proposed scope of work is also triggered by the following:



- a. **Site/Building/Structure/Object IS Listed on the Register.** The subject property, TMK: 3-6-001:010, along with adjacent TMKs: 3-6-001:002 and 3-6-001:017, is listed on the National and State Register as a Historic District.
- b. **The subject property IS located in a Historic District.**
- c. **The property IS over 50 years old and IS by law defined as a "historic property."**
- d. **The subject property IS included on the KHPRC Inventory List as "Grove Farm Homestead."**

## **V. PROJECT HISTORY AND BACKGROUND**

- a. **General Background**  
The Wilcox House was once the primary residence of George Wilcox and other family members until it was converted to its present use as a sugar plantation museum. The Grove Farm property has several buildings spread out throughout the entire property, but the focus of this permit review is limited to the Wilcox House.
- b. **Zoning Permit History**  
The Department does not maintain any zoning permits or Hurricane permits related to the construction of the Wilcox House.

## **VI. EVALUATION OF HISTORIC SIGNIFICANCE**

- a. **Evaluation of the National Register Nomination Form:**  
As represented in the 1974 National Register nomination form, the Wilcox House is identified as part of a historic district and is significant for its architecture and historic integrity. The nomination form also mentions C.W. Dickey as the architect who led the 1915 renovations of the main house to accommodate the growing needs of the family. Although no specific mention is made of the roof material, the nomination form provides other details such as the interior layout and descriptions of the exterior. The 1915 addition was also a more modern architectural style than the original 1950s single-story residence.
- b. **Evaluation of the Historic Integrity:**

Per the Applicant, the existing asphalt shingle is approximately forty years old and is showing signs of deterioration. Aside from the roof, the rest of the 2-story addition appears to have retained its historic integrity.

c. **Evaluation of the Roof Tile Selections:**

In an effort to find an in-kind replacement material, the Applicant would like to propose a roofing material that may be more historically accurate to the original construction. The Applicant believes that the historic roof material may have been a cedar shingle and is proposing a newer, composition roof material that will in keeping with the historic character.

Based on the Department's research and limited information available, the Department was unable to find any information to confirm the original roof material of the 2-story addition. In addition, the HABS plans that were prepared in 1982 confirm that the existing structure at that point in time had a built up bituminous with asphalt shingles.

## VII. RECOMMENDATION

Based on the foregoing evaluation, the Department recommends that the Kaua'i Historic Preservation Review Commission **support** the proposed project as represented.

The Commission is further advised that this report does not represent the Planning Department's final recommendation in view of the forthcoming public hearing process whereby the entire record should be considered prior to decision making. The entire record includes but is not limited to:

- a. Government agency comments;
- b. Testimony from the general public and interested others; and
- c. The land owner's response.

By   
MARISA VALENCIANO  
Planner

Approved & Recommended to Commission:

Kaua'i Historic Preservation Review Commission (KHPRC)  
January 18, 2024 Meeting  
Grove Farm Sugar Plantation Museum  
Proposed Re-roof and roof repairs of the Wilcox House  
Lihu'e, Kaua'i  
TMK: (4) 3-6-001:010  
Zoning Permit Z-XX-2024  
Building Permit BP-2024-XX  
HPRC-2024-7  
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By   
JODI A. HIGUCHI SAYAGUSA  
Deputy Director of Planning

Date: 1-10-24