

COUNTY OF KAUA'I
Minutes of Meeting
OPEN SESSION

DRAFT To Be Approved

Board/Commission:	Kaua'i Historic Preservation Review Commission	Meeting Date	February 15, 2024
Location	Mo'ikeha Meeting Room 2A/2B	Start of Meeting: 1:02 p.m.	End of Meeting: 3:00 p.m.
Present	Chair Susan Remoaldo. Vice Chair Lee Gately. Commissioners: Gerald Ida, Carolyn Larson, Sandra Quinsaas, and Aubrey Summers. Deputy County Attorney Stephen Hall. Planning Department Staff: Director Ka'aina Hull, Deputy Director Jodi Higuchi Sayegusa, Planner Marisa Valenciano, Secretary Duke Nakamatsu, and Program Manager Myles Hironaka. Office of Boards and Commissions: Commission Support Clerk Sandra Muragin.		
Excused	Commissioner Kathleen Kikuchi-Samonte, Commissioner Victoria Wichman, Office of Boards and Commissions Administrator Ellen Ching.		
Absent			



SUBJECT	DISCUSSION	ACTION
A. Call To Order	Chair Remoaldo called the meeting to order at 1:02 p.m.	
B. Roll Call	Deputy Director Jodi Higuchi Sayegusa verified attendance by roll call; Commissioner Ida replied here. Commissioner Kikuchi-Samonte was excused. Commissioner Larson replied here. Commissioner Quinsaas replied here. Commissioner Summers replied here. Commissioner Wichman was excused. Vice Chair Gately replied here. Chair Remoaldo replied here.	Quorum was established with six commissioners present.
C. Approval of the Agenda	Chair Remoaldo requested to amend the agenda and move G. Unfinished Business 1. Alexander Baldwin Removal of McBryde Sugar Company Camp 9 (Numila Plantation Camp) to after E. General Business 1. Refresher on Duties and Roles of the Commission; Parliamentary Procedures.	Vice Chair Gately moved to approve the February 15, 2024, agenda as amended. Ms. Summers seconded the motion. Motion carried 6:0.
D. Approval of the Minute(s) of	1. January 18, 2024	

SUBJECT	DISCUSSION	ACTION
<p>the KHPRC</p>	<p>Chair Remoaldo requested page 8, number 9 change “wash house” to “washhouse”; page 9, number 14 change “single windows” to “single hung windows”; page 11 number 1 change “was” to “were”.</p> <p>Ms. Larson requested page 4, last paragraph change “construction everyone” to “construction and everyone”; page 5, first paragraph change “geography” to “geographical”; page 6, third paragraph change “second option” to second best option”; page 6, third paragraph change “third option” to third best option”;</p>	<p>Vice Chair Gately moved to approve the January 18, 2024, minutes with the following amendments; page 4, last paragraph change “construction everyone” to “construction and everyone”; page 5, first paragraph change “geography” to “geographical”; page 6, third paragraph change “second option” to second best option”; page 6, third paragraph change “third option” to third best option”; page 8, number 9 change “wash house” to “washhouse”; page 9, number 14 change “single windows” to “single hung windows”; page 11 number 1 change “was” to “were”. Ms. Summers seconded the motion. Motion carried 6:0.</p>
<p>E. General Business</p>	<p>1. Refresher on Duties and Roles of the Commission; Parliamentary Procedures.</p> <p>Deputy County Attorney Stephen Hall shared a PowerPoint presentation to provide the commission a refresher on why they met, what their duties were and perimeters of their work. He looked back at the start of historic preservation which resulted in the 1966 Preservation Act. The goal of the preservation act was to get cooperation between the Federal Government, State Government, Local Government and Native Hawaiian Organizations with the task to preserve history and cultural markers, areas, and places. This commission reviews Federal Government projects triggered by Section 106, State Government projects triggered by HRS (Hawai‘i Revised</p>	

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	<p>Statutes) 6E, County level projects defined under ordinance and zoning ordinance and Rules Practice and Procedures of the County Historic Preservation Review Commission. The duty of this commission was to advise and provide feedback.</p> <ol style="list-style-type: none"> 1. Mr. Gately asked if there was one area that preserved official historical assets and documents. Ms. Higuchi Sayegusa replied there was the state archives and University of Hawai'i library. 2. Mr. Gately asked if there was one on Kaua'i. Ms. Higuchi Sayegusa replied there was the Kaua'i Historical Society. She said Marisa and herself were looking into establishing a website for future projects that could be maintained by the state archives. 	
<p>G. Unfinished Business</p>	<p>G.1. Alexander & Baldwin Removal of McBryde Sugar Company Camp 9 (Numila Planation Camp) Tax Map Key: (4) 2-2-001:001 'Ele'ele, Hawai'i</p> <p>Consideration of a zoning permit 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). Director's Report pertaining to this matter.</p> <p>Ms. Higuchi Sayegusa asked if anyone in the audience wanted to testify on this agenda item or any previous agenda item, no response.</p> <p>Planner Marisa Valenciano highlighted areas of the Director's Report dated February 15, 2024; For the record Ms. Valenciano disclosed the following;</p> <ul style="list-style-type: none"> • The applicant provided and corrected some of the points and details that were not included in the initial report. • The number of homes for demolition and relocation listed in the report were based on an initial assessment and subject to change. • The report was looked at from a spatial analysis and evolution of the camp and not to replicate Sean O'Keefe's documentation but provide the commission a summary and 	

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	<p>independent analysis.</p> <p>Ms. Valenciano disclosed that earlier this week the department discussed the project with SHPD's (State Historic Preservation Division) architecture and archaeological branch and shared the following;</p> <ul style="list-style-type: none"> • The architectural branch conducted an informal review of the agenda packets and director's report and agreed with the documents provided by the applicant and the departments recommended mitigation. • The architectural branch requested the applicant package the existing materials submitted for the agenda packet along with any other materials the applicant would submit for mitigation for a historic context study and submit a copy for the SHPD library. • SHPD requested SIHP (State Inventory of Historic Places) numbers be added as a condition to the zoning permits and each relocated structure would have their own number. • The archaeological branch would review grading permits but because the applicant would only remove structures SHPD may not have an opportunity to review when the applicant applies for the demolition permits. • Outlined the following permits that may trigger SHPD review: Demolition permits for the structures, Relocation permits for the structures to be relocated, Grading permit for the below groundwork. <p>The commission's action for the project was to;</p> <ul style="list-style-type: none"> • Support for the project as represented. • A recommendation that its approval of the project should incorporate conditions of approval. • A recommendation to consider denial of the permits. • A recommendation to defer action on the permits. <p>The department recommended KHPRC support the proposed project with conditions on the demolition and relocation listed in the directors' report.</p>	

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	<p>Secretary Duke Nakamatsu passed out a 22-page document containing colored photos of the structure's exterior and interior.</p> <p>Director of Environmental Affairs Sean O'Keefe of Alexander and Baldwin, Inc. (A&B) and John Gibb of Your Way Homes (YWH) came forward to answer any questions.</p> <p>John Gibb of Your Way Homes said although the structures exterior may look salvageable, they discovered structural integrity issues once they entered the structures and most of the damage was caused by water.</p> <p><u>Questions:</u></p> <ol style="list-style-type: none"> 1. Ms. Larson asked if some of the homes could survive if they were repaired in place versus relocating them to another area. Mr. Gibb replied that he could not speculate if that would work or not. 2. Ms. Summers said during her site visit she noticed water damaged the canec ceiling which contained asbestos. Mr. O'Keefe jumped in and corrected her saying it contained arsenic not asbestos. She explained that at first glance a structure may look stable, but water damage issues may not be able to be resolved. <p>Mr. O'Keefe stated in response to a request made at a prior meeting to explain how they determined which homes to be demolished would be documented with HABS (Historic American Buildings Survey) like photography and floor and elevation plans he prepared a one page document Exhibit L-Proposed House Plans to be Prepared for Numila Camp dated January 31, 2024. The document disclosed which homes were selected and why they were selected. He also prepared a 39-page Exhibit M-Numila Camp-Submittal to Kaua'i Historic Preservation Review Commission that contained historic documents which showed the outline of the building and some construction details.</p> <ol style="list-style-type: none"> 3. Chair Remoaldo stated she hoped some of the out structures would be documented before demolition in particular house #17 and #18. Mr. O'Keefe replied he had them noted to be included in the documentation along with a washhouse and garage. 4. Mr. Gately asked once the homes are relocated what's the vision to add that these homes 	

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	<p>were part of a community called Numila. Mr. Gibb replied Old Kōloa Town would be the best match for these homes.</p> <p>5. Mr. Gately remembered at a previous meeting they were given a map that showed the location of where the homes would be placed and asked if it was near the Kōloa Neighborhood Center. Mr. Gibb replied yes, there were four vacant lots.</p> <p>Ms. Larson thanked the applicant for providing great documentation. She reiterated the most historic value was to keep the remaining structures in place, which was against the proposal presented before KHPRC. She read the following notes from her phone, “The historic resources that are in the area, by that I mean not just what was being proposed of the Numila camp but the other resources that are outside of that area that are still historic resources of Numila. It’s not only important to the history and sense of place of Kaua’i’s west side and to the state but its also an asset for continuing that sense of place into future development on Kaua’i. It’s my opinion that we should ask instead that BBCP and A&B McBryde preserve historic resources in place or associate them together close to the site adapting them for reuse and that they leverage the historic value into part of the development scheme that honors Kaua’i’s history and people. And I think that we should ask BBCP to allow KHPRC and the planning department to work with them to achieve these goals and historic preservation and adapt a free use in an economic viable way.”</p> <p>6. Ms. Summers responded and said she valued Ms. Larson’s comments and it’s a great idea; however, who would step up and purchase the land from BBCP and then spend millions to fix these structures that in her experience many could not be saved. The reality of bringing these structures up to the current code was not viable or economically feasible.</p> <p>Ms. Higuchi Sayegusa stated the director’s report was done for the commission to provide a recommendation that they could use and implement in the planning department’s capacity when permits are issued. She said the commission had an opportunity to incorporate mitigation conditions to the demolition permit which be the first, grading permit and zoning permits. The demolition permit would deal with the proposed demolition of structures and relocation of structures. She said the commission was free to advise any other actions to further historic preservation which could include communicating with the new owners to consider relocating some of the structures on site.</p>	

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	<p>7. Mr. Gately asked Ms. Larson if the new owners were to leave and maintain the structures on site was she envisioning that it would turn into new residences. Ms. Larson replied yes, adaptable use not necessarily new residences.</p> <p>Ms. Larson responded to Ms. Summers comments and stated she appreciated her expertise. She said that as commissioners they should be looking at the historic value and their role was to protect historical resources. Ms. Summers replied to protect within reason.</p> <p>8. mmm</p>	<p>Ms. Larson moved to accept the plans as submitted subject to the following conditions;</p> <ol style="list-style-type: none">1. Prior to any action on historic resources KHPRC request BBCP and A&B/McBryde to reconsider demotion and removal of historic resources from the site because of significance of the resources integrally tied to the actual location of its history. That the proposed removal of the houses destroys the greatest part of their significance as historic resources.2. That HABS documentation be done on the three extent dwelling styles represented including the variant details in the extent modifications or deviations from those three central designs that in addition to documentation of the residences as stated

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		<p>Vice Chair Gately moved to accept the Alexander & Baldwin Removal of McBryde Sugar Company Camp 9 (Numila Planation Camp) Tax Map Key: (4) 2-2-001:001 'Ele'ele, Hawai'i and request the applicant follow historical components #3 Relocation of Structures in Different Locations and preserve the history through Kaua'i Historical Society, request they preserve the story's, request they provide historical connections to those properties when they are relocated. Ms. Quinsaats seconded the motion. Roll Call Vote: Mr. Ida – Aye Ms. Larson – Nay Ms. Quinsaats – Aye Ms. Summers – Aye Vice Chair Gately – Aye Chair Remoaldo – Aye Motion carried 5:1</p>
E. General Business	2. Proposal for Future Historical Markers Project.	
F. Communications	No communications.	
H. Executive	<i>The commission did not need to enter executive session for H.1., H.2., and H.3.</i>	

SUBJECT	DISCUSSION	ACTION
Session	<p>H.1. Refresher on Duties and Roles of the Commission; Parliamentary Procedures.</p> <p>H.2. Proposal for Future Historical Markers Project.</p>	
	<p>H.3. Alexander & Baldwin Removal of McBryde Sugar Company Camp 9 (Numila Planation Camp) 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 relocation of existing dwellings and existing accessory structures located within the former McBryde Sugar Company Camp 9 (Numila Camp).</p> <p>a. Director’s Report pertaining to this matter.</p>	
I. Announcements	<p>Ms. Valenciano asked the commission if they would be open to changing the meeting time from 1:30 p.m. to 1:00 p.m. All commissioners agreed and the new meeting start time of 1:00 p.m. would be effective February 15.</p> <p>Ms. Valenciano announced there was a list of grant opportunities.</p>	
J. Selection of Next Meeting Date and Agenda Topics	<p>Next meeting was scheduled for 1:00 p.m. Thursday, March 21, 2024.</p> <p>The staff would be reaching out to the commissioners to schedule the Numila camp site visits.</p> <p>Commissioners were advised to contact Ms. Valenciano or Ms. Higuchi Sayegusa if they wanted an item placed on the agenda; however, the chair would review and approve the recommended agenda item before its finalized.</p>	
K. Adjournment	<p>With no further business to conduct, Chair Remoaldo called for a motion to adjourn.</p>	<p>Mr. Ida moved to adjourn the meeting. Ms. Summers seconded the motion. Motion carried 8:0.</p> <p>Chair Remoaldo adjourned the</p>

SUBJECT	DISCUSSION	ACTION
		meeting at 3:34 p.m.

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

Reviewed and Approved by: _____
Susan Remoaldo, Chair

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