

COUNTY OF KAUA'I
Minutes of Meeting
OPEN SESSION

Board/Commission:	Kaua'i Historic Preservation Review Commission	Meeting Date	January 27, 2022
Location	Zoom Teleconference	Start of Meeting: 1:34 p.m.	End of Meeting: 3:33 p.m.
Present	Vice Chair Susan Remoaldo. Commissioners: James Guerber, Carolyn Larson, Stephen Long and Aubrey Summers. Deputy County Attorney Stephen Hall. Planning Department Staff: Deputy Director Jodi Higuchi Sayegusa, Planner Marisa Valenciano, Commission Specialist Shanlee Jimenez and Planner Myles Hironaka. Office of Boards and Commissions: Administrator Ellen Ching and Commission Support Clerk Sandra Muragin.		
Excused	Chair Gerald Ida		
Absent			
SUBJECT	DISCUSSION	ACTION	
A. Call To Order	Chair Pro Tem Remoaldo called the meeting to order at 1:34 p.m.		
B. Roll Call	Deputy Director Jodi Higuchi Sayegusa verified attendance by roll call and requested a verbal response; Commissioner Guerber replied here. Commissioner Larson replied here. Commissioner Long replied here. Commissioner Summers replied here. Vice Chair Remoaldo replied here. Chair Ida was excused.	Quorum was established with five commissioners present.	
C. Elections	Chair Pro Tem Remoaldo opened the floor for chair nominations. <ul style="list-style-type: none"> • Ms. Larson nominated Susan Remoaldo. • Ms. Summers nominated Carolyn Larson. • Chair Pro Tem Remoaldo nominated Stephen Long. <p>Chair Pro Tem Remoaldo announced each nomination and counted the votes:</p> <ol style="list-style-type: none"> 1. Carolyn Larson – Three votes (Ms. Summers, Mr. Long, Mr. Guerber) 2. Stephen Long – One vote (Chair Pro Tem Remoaldo) 3. Susan Remoaldo – One vote (Ms. Larson) 	Mr. Guerber moved to close nominations for chair. Ms. Summers seconded the motion. Motion carried 5:0.	

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	<p>Carolyn Larson garnered the most votes and became chair for calendar year 2022.</p> <p>Chair Pro Tem Remoaldo opened the floor for vice chair nominations.</p> <ul style="list-style-type: none"> • Ms. Larson nominated Susan Remoaldo. • Mr. Guerber nominated Stephen Long. <p>Chair Pro Tem Remoaldo announced each nomination and counted the votes:</p> <ol style="list-style-type: none"> 1. Stephen Long – Three votes (Chair Pro Tem Remoaldo, Ms. Summers, Mr. Guerber) 2. Susan Remoaldo – Two Votes (Mr. Long, Ms. Larson) <p>Stephen Long garnered the most votes and became vice chair for calendar year 2022. Ms. Larson assumed the chair position and Mr. Long assumed the vice chair position.</p>	<p>Ms. Summers moved to close nominates for vice chair. Mr. Guerber seconded the motion. Motion carried 5:0.</p>
<p>D. Approval of the Agenda</p>		<p>Ms. Remoaldo moved to approve the January 27, 2022 agenda, as circulated. Ms. Summers seconded the motion. Motion carried 5:0.</p>
<p>E. Approval of the Minutes</p>	<ol style="list-style-type: none"> 1. August 19, 2021 2. October 21, 2021 <p>Chair Larson requested a correction on page 2, “lauea” should be “lauae”. Ms. Remoaldo requested corrections on page 6, “Chair Iida” should be “Chair Ida”, page 11, “pallet” should be “palette” and page 12, “wouldn’t” should be “would”.</p>	<p>Mr. Guerber moved to approve the August 19, 2021 minutes as circulated. Ms. Remoaldo seconded the motion. Motion carried 5:0</p> <p>Mr. Guerber moved to approve the amended October 21, 2021 minutes with the following corrections on page 2, “lauea” should be “lauae”, page 6, “Chair Iida” should be “Chair</p>

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	<p>3. November 18, 2021 Ms. Remoaldo requested correction on page 4 “holly” to “holy”.</p>	<p>Ida”, page 11, “pallet” should be “palette” and page 12, “wouldn’t” should be “would”. Ms. Remoaldo seconded the motion. Motion carried 5:0.</p> <p>Ms. Remoaldo moved to approve the amended November 18, 2021, minutes with a correction on page 4, “holly” to “holy”. Ms. Summers seconded the motion. Motion carried 5:0.</p>
F. Communications	There were no communications.	
G. Public Comment	Ms. Higuchi Sayegusa paused to allow anyone from the public to testify. Hearing none they moved to the next agenda item.	
H. Consent Calendar	None.	
I. Unfinished Business	<p>I.1. Hawai‘i Department of Transportation and Federal Highways Administration Programmatic Agreement for Minor Hawai‘i Historic Bridge Projects Statewide National Historic Preservation Act, Section 106: Consultation with Native Hawaiian Organizations and Potential Consulting Parties. [Director’s report received and deferred 3/18/21; Supplemental #1 to the Director’s report received and deferred 11/18/21] a. Supplemental #2 to the Director’s Report pertaining to this matter.</p> <p>Ms. Valenciano shared the following;</p> <ul style="list-style-type: none"> • This project was reviewed several times by the commission. • In November 2021 the commission was asked to review the draft PA and list comments on a spreadsheet. • The commission’s action was to provide comments and directions on the draft Programmatic 	

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	<p>Agreement (PA) and supplemental documents;</p> <ul style="list-style-type: none"> ○ Receive the updated report documents and provide comments ○ Defer and withhold comments until future drafts become available <ul style="list-style-type: none"> ● Received comments from Chair Larson and Ms. Remoaldo and encouraged the rest of the commissioners to review the updated draft PA and provide their input. <p>Ikaika Kincaid and Barbara Shidler were present to answer questions and clarify the timelines and expectations;</p> <ul style="list-style-type: none"> ● They have scheduled presentations of the draft PA in March. ● Would return for the March KHPRC meeting to review the comments and discuss any conflicts. ● Request a compiled comment list from the commission by the end of March 2022. <p>Questions:</p> <ol style="list-style-type: none"> 1. Vice Chair Long remembered that signage was supposed to be included in the PA. Mr. Kincaid replied that a component of signage was in the PA. 2. Vice Chair Long stated there was no reference to signage in the index. Mr. Kincaid replied it was in Chapter 6, miscellaneous. Ms. Shidler said there was an Excel file matrix summary that listed all the sections to be included in the PA. Ms. Valenciano said the materials they referenced were included in the November packet, it was not included in this packet. <p>Vice Chair Long asked for a brief description of the signage component. Mr. Kincaid shared the following;</p> <ul style="list-style-type: none"> ● Three tier levels for every activity that explain what to do and how to do a particular activity. Tier one included basic activities that did not require use of the best practice manual. Tier two activities would follow the best practices manual included in the PA. Tier three activities would follow the best practices manual and require a qualified professional to review plans and work to be completed. ● The signage would be considered a tier one activity and placed under 6.2 Signage and 6.2.1 free standing signage. 	

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	<ul style="list-style-type: none"> • Each activity included one or two sentences that explained the activity but did not include specific details. • They need the commissions comments to assist in establishing specific detailed guidelines for each activity and so it was very important that the commissioners focus on establishing a list of comments. • The commissioner’s comments would create the best practices manual for the PA. <p>Vice Chair Long requested that signage be removed from tier one and placed in tier two and Ms. Valenciano asked that the discussion be taken off line. Ms. Shidler said they would return to the commission at the end of 2022 with a final PA for the commission to review. She asked for comments on the tier system. The specific details would be placed into the full PA when its finished.</p> <p>3. Ms. Remoaldo stated her comments were not conflicting it would add to make the document user friendly. Mr. Kincaid said the conflict would be if one commissioner commented and another commissioner commented the opposite, that would be considered a conflict and would need to be worked out. He asked that they also review the language. A draft best practices manual would include sketches and the glossary may include sketches or pictures.</p>	<p>Mr. Guerber moved to defer the Hawai’i Department of Transportation and Federal Highways Administration Programmatic Agreement for Minor Hawai’i Historic Bridge Projects Statewide, until a future meeting, possibly in March 2022. Ms. Remoaldo seconded the motion. Motion carried 5:0.</p>
<p>J. New Business</p>	<p>J.1. 3 Palms, LLC Douglas Baldwin Beach House Improvements Property Address: 5242 Weke Road Tax Map Key: (4) 5-5-002:107</p>	

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	<p>Hanalei, Hawai'i Consideration of a Class I Zoning Permit for garage renovations and the addition of an outdoor showers. a. Director's Report pertaining to this matter.</p> <p>Ms. Valenciano shared the following;</p> <ul style="list-style-type: none"> • The commission's action for the project was to; <ul style="list-style-type: none"> ○ Support the project ○ Recommend to the department to approve any zoning permits with conditions ○ Recommend to the department to consider denial of permits ○ Recommend to the department to defer action on the permits • This property came before the commission in the past and most recently March 2021, but it was for a different permit. • Read portions of the Director's Report dated November 18, 2022. • Property under the Hawai'i State Register and the garage was a contributing feature to the historic property. • The department recommends support the project as outlined in the director's report. <p>Ian Jung shared 3Palms LLC project garage repair & replace preliminary permit set plans dated September 22, 2021 also on the call was Architect Mark Eyler ;</p> <ul style="list-style-type: none"> • The garage renovation included replacement garage doors and windows, improvements to the outdoor shed, bike port, move an interior wall to increase storage space and outdoor rock wall shower that was not attached to the garage wall. • Lattice garage doors would be replaced with panels that have an accordion opening. • Windows replaced with new in-kind wood windows. • New lava rock wall would surround an outdoor shower. • Shed would have a new concrete pad and roof. <p>Questions</p> <ol style="list-style-type: none"> 1. Ms. Remoaldo asked if the home and garage were built the same time. Mr. Jung said the records indicate the garage and home could have been built sometime between 1928 and 1936; 	

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	<p>however, there were no records of the exact date.</p> <p>2. Ms. Remoaldo asked if the garage was renovated and if the lattice garage door was original. Mr. Jung assumed it was not but did not have any photographic evidence. The previous owner may have added the lattice and it was probably done in the 1980's.</p> <p>3. Ms. Remoaldo stated the plans showed the lava rocks would be placed on cmu (concrete masonry units) blocks and asked if the rocks would be real or fake. Mr. Jung assumed it would be real lava rocks. Ms. Remoaldo recommended real lava rocks be used in keeping with the historic feel of the property.</p> <p>Ms. Summers said page A05 of the plans showed cmu blocks with lava rocks attached.</p> <p>4. Vice Chair Long asked to see a photo of the existing garage doors. Mr. Jung shared a colored photo of the existing lattice garage door.</p> <p>The commission discussed the garage doors;</p> <ul style="list-style-type: none"> • Vice Chair Long said the proposed doors looked like Fleetwood commercial doors and did not look historic and asked that they research and look for historic garage doors. • Ms. Summers commented that maybe a photo of the proposed garage door would be better because it did look historic. • Mr. Guerber said the garage door looked historic when closed, but it didn't once open. • Chair Larson commented that comparisons would help. <p>Vice Chair Long commented that the computer graphic drawing of the rock wall looked harsh and requested they soften the outline of the lava rock wall to make it look more organic. Mr. Jung said he would work with the architect.</p> <p>Chair Larson summarized that the commission requested attention to the form of the rock wall, so it looked organic and a solution to the garage door. Mr. Jung said they would survey the area and bring alternatives to the department or back to the commission.</p>	<p>Vice Chair Long motioned to accept the 3 Palms, LLC Douglas Baldwin Beach House Improvements, Property</p>

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	<p>Chair Larson commented that the property was a jewel, and it would be great to get it right. Mr. Jung appreciated the comment and would return with alternatives for the commission to review at a future meeting.</p> <p>Chair Larson called for the vote.</p>	<p>Address: 5242 Weke Road Tax Map Key: (4) 5-5-002:107 Hanalei, Hawai'i for consideration of a Class I Zoning Permit for garage renovations and the addition of an outdoor showers with the departments recommendations as outlined in the director's report and two mitigating considerations; the architect works with the contractor and installer onsite to soften the outline of the lava rock shower wall and at a future meeting to provide historical alternatives to the garage door for the commissions review and consideration. Ms. Summers seconded the motion.</p> <p>Motion carried 5:0.</p>
<p>K. General Business Matters</p>	<p>1. Westside Historic Inventory Permitted Interaction Group (PIG)</p> <p>Vice Chair Long requested this placed back on the agenda because his goal was to continue the work and didn't want his term to end without completing the inventory list. Ms. Higuchi Sayegusa apologized and replied that due to COVID this would be placed on hold until cases subside.</p> <p>1. Chair Larson asked Vice Chair Long if this was to increase the inventory list. Vice Chair</p>	

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	<p>Long stated that KHPRC took charge of the historic inventory list after a consultant who was paid \$58,000 did nothing to it. He knew COVID was an issue and said they could continue to do the work and drive around in separate cars.</p> <ol style="list-style-type: none"> 2. Chair Larson asked when the inventory was last updated. Vice Chair Long replied that there were six or five districts and Līhu'e and Kalāheo were completed. Ms. Valenciano said Līhu'e and portions of southside were recently updated. 3. Mr. Guerber inquired about the process, if they needed to follow a list and was google maps used. Planner Myles Hironaka gave some background history. He said efforts were made in 2012 to update two areas Līhu'e and the south shore. A consultant was hired using CLG (Certified Local Government) funds; however, the CLG grant process took so long that it left the consultant with only two to three months to complete the inventory list. The consultant created a large list, and the state historic preservation division asked the department to pare it down. That was the job of the PIG (Permitted Interaction Group). The PIG used google maps, but it was not informative and clear enough for the PIG to make an assessment. The PIG requested to physically drive to each property and analyzed each one together. 4. Chair Larson asked what was wrong with using google maps. Mr. Hiranaka said it was harder to look online and decipher whether a building was altered, had major additions and intact without losing integrity. 5. Mr. Guerber asked if the consultants ever came to Kaua'i. Mr. Hiranaka replied they did. <p>Ms. Higuchi Sayegusa said while they wait for things to settle, she would seek CLG or other grant money to complete the inventory list. She also suggested that prior to continuing the inventory list they development guidelines and criteria using information from the department of Interior.</p> <p>Ms. Larson asked the department to provide a thorough description of the inventory list, develop a process and come up with options on how to proceed.</p> <p>Ms. Higuchi Sayegusa said Mr. Hiranaka found that Portland, Oregon developed a manual specifically for historic architecture in their area. Mr. Hiranaka shared the legislation had a bill seeking to fund the state historic preservation division for archaeological and building inventories. Ms. Higuchi Sayegusa added that SB 2757 was for \$2.1 million.</p>	

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	<p>2. Discussion on minimum requirements for Historic American Building Survey (HABS) or architectural documentation as a mitigation to demolition projects</p> <p>Chair Larson asked if anyone was familiar with the contents in a HABS report and no one knew; however, Ms. Summers said it was quite extensive and expensive. Chair Larson asked for a report to see if any of the criteria could be pared down and used for their purpose. Ms. Valenciano said she would forward information to an official HABS website that contained explanations and possible samples that they could browse through.</p> <p>Ms. Larson asked that staff provide a presentation on HABS and explain what the criteria were, and what would be considered optional or mandatory. She also volunteered to help and asked to be included with the historic inventory.</p>	<p>Mr. Guerber moved to postpone discussion on the Westside Historic Inventory Permitted Interaction Group (PIG) until a future date of March or April 2022. Ms. Remoaldo seconded the motion. Motion carried 5:0.</p> <p>Vice Chair Long moved that the commission work with staff on reviewing a HABS Historic American Building Survey document and develop an architectural document. Ms. Summers seconded the motion. Motion carried 5:0.</p>
<p>L. Announcements</p>	<p>Ms. Valenciano said due to the current situation they would delay in-person meetings. Ms. Higuchi Sayegusa said they would continue teleconference for another two months and then reassess the situation.</p> <p>Ms. Valenciano alerted the commission they would receive an email based on today's meeting and to confirm quorum for the next few months.</p>	

SUBJECT	DISCUSSION	ACTION
M. Selection of Next Meeting Date and Agenda Topics (February 17, 2022)	Next meeting was scheduled for Thursday, February 17, 2022 Agenda items; 1. Aloha Theatre – slightly different proposal 2. Pā‘ula‘ula Russian Fort Elizabeth State Historical Park - improvements 3. Hanalei Bridge – Section 106 repair maintenance project 4. Zensai Kaua‘i - improvements	
N. Adjournment	With no further business to conduct, Chair Remoaldo called for a motion to adjourn.	Mr. Guerber moved to adjourn the meeting. Ms. Summers seconded the motion. Motion carried 5:0. Chair Larson adjourned the meeting at 3:33pm

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

Reviewed and Approved by: _____
 Carolyn Larson, Chair

- () Approved as circulated.
- (X) Approved with amendments. See minutes of 03/17/22 meeting.