

COUNTY OF KAUA'I
Minutes of Meeting
OPEN SESSION

Board/Commission:	Kaua'i Historic Preservation Review Commission	Meeting Date	January 18, 2024
Location	Mo'ikeha Meeting Room 2A/2B	Start of Meeting: 1:30 p.m.	End of Meeting: 3:34 p.m.
Present	<p>Chair Gerald Ida. Vice Chair Susan Remoaldo. Commissioners: Lee Gately, Kathleen Kikuchi-Samonte, Carolyn Larson, Sandra Quinsaat, Aubrey Summers, and Victoria Wichman.</p> <p>Deputy County Attorney Stephen Hall. Planning Department Staff: Director Ka'aina Hull, Deputy Director Jodi Higuchi Sayegusa, Planner Marisa Valenciano, Staff Services Assistant Kristen Romuar-Cabico, and Program Manager Myles Hironaka. Office of Boards and Commissions: Administrator Ellen Ching, and Commission Support Clerk Sandra Muragin.</p>		
Excused			
Absent			
SUBJECT	DISCUSSION	ACTION	
A. Swearing In Of Commissioners	Prior to the meeting being called to order, Administrative Assistant to the County Clerk Eddie Topenio administered the Oath of Office to At-Large Council Appointee Commissioner Lee Gately serving a first term ending December 31, 2026.		
B. Call To Order	Chair Ida called the meeting to order at 1:30 p.m.		
C. Roll Call	<p>Deputy Director Jodi Higuchi Sayegusa verified attendance by roll call;</p> <p>Commissioner Gately replied here.</p> <p>Commissioner Kikuchi-Samonte replied here.</p> <p>Commissioner Larson replied here.</p> <p>Commissioner Quinsaat replied here.</p> <p>Commissioner Summers replied here.</p> <p>Commissioner Wichman replied here.</p> <p>Vice Chair Remoaldo replied here.</p> <p>Chair Ida replied here.</p>	Quorum was established with eight commissioners present.	
D. Selection of Chairperson and Vice Chairperson	<p>Chair Ida opened the floor for chair nominations.</p> <p>Vice Chair Remoaldo nominated Lee Gately.</p> <p>Ms. Larson nominated Susan Remoaldo.</p>		

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	<p>Vice Chair Remoaldo moved seating position and immediately assumed chair duties. Chair Remoaldo opened the floor for vice chair nominations. Mr. Ida nominated Lee Gately for vice chair.</p> <p>Chair Remoaldo requested the commission vote on the nomination of Lee Gately to serve as vice chair for calendar year 2024.</p>	<p>Ms. Kikuchi-Samonte moved to close chair nominations. Ms. Quinsaast seconded the motion. Motion carried 8:0.</p> <p>Mr. Gately moved to elect Vice Chair Remoaldo to serve as chair for calendar year 2024. Ms. Larson seconded the motion.</p> <p>Roll Call Vote: Mr. Gately – Aye Ms. Kikuchi-Samonte – Aye Ms. Larson – Aye Ms. Quinsaast – Aye Ms. Summers – Nay Ms. Wichman – Aye Vice Chair Remoaldo – Nay Chair Ida – Aye Motion carried 6:2.</p> <p>Mr. Ida moved to close vice chair nominations. Ms. Summers seconded the motion.</p> <p>Roll Call Vote: Mr. Gately – Aye Mr. Ida – Aye Ms. Kikuchi-Samonte – Aye Ms. Larson – Aye</p>

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	<p>Mr. Gately assumed vice chair duties.</p>	<p>Ms. Quinsaas – Aye Ms. Summers – Aye Ms. Wichman – Aye Chair Remoaldo – Aye Motion carried 8:0.</p>
<p>E. Approval of the Agenda</p>	<p>Planner Marisa Valenciano advised the commission that they may want to move J. New Business, 1. Grove Farm Sugar Plantation Museum before I. Unfinished Business, 1. Alexander & Baldwin if the applicant Sean O’Keefe of Alexander & Baldwin, did not arrive once the commission reached that agenda item.</p>	<p>Ms. Wichman moved to approve the January 18, 2024, agenda as amended. Ms. Summers seconded the motion. Motion carried 8:0.</p>
<p>F. Approval of the Minute(s) of the KHPRC</p>	<p>1. April 20, 2023</p> <p>Chair Remoaldo requested page 5, last paragraph, change “has” to “was”; page 6, fourth paragraph, change “charros” to “sharrows”; page 8, sentence under third bullet “Mr. Long commented is their consideration...”, delete “is”; page 17, last paragraph “Ms. Larson commented, criteria B does not justify the significant who Donn Carswell...”, remove “significant who” to “significance of whom”; and page 19, fifth paragraph, “it’s not an example of ranch style property even do HHF...”, change “do” to “though”.</p>	<p>Ms. Larson moved to approve the April 20, 2023, with the following amendments; page 5, last paragraph, change “has” to “was”; page 6, fourth paragraph, change “charros” to “sharrows”; page 8, sentence under third bullet “Mr. Long commented is their consideration...”, delete “is”; page 17, last paragraph “Ms. Larson commented, criteria B does not justify the significant who Donn Carswell...”, remove “significant who” to “significance of whom”; and page 19, fifth paragraph, “it’s not an example of ranch style property even do HHF...”, change “do” to “though”. Ms.</p>

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	<p>2. November 16, 2023</p> <p>Chair Remoaldo requested page 11, 7. “Vice Chair Remoaldo asked if the camp had any (<i>inaudible</i>) garage buildings., change “(<i>inaudible</i>)” to “multiunit”.</p>	<p>Summers seconded the motion. Motion carried 8:0.</p> <p>Ms. Summers moved to approve the November 16, 2023, with the following amendment; page 11, 7. change “(<i>inaudible</i>)” to “multiunit”. Ms. Quinsaat seconded the motion. Motion carried 8:0.</p>
G. General Business	No general business.	
H. Communications	No communications.	
I. Unfinished Business	<p>I.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).</p> <p>Ms. Higuchi Sayegusa said at the November 16, 2023, meeting the commission discussed a site visit; however, several issues needed to be resolved before a site visit could be scheduled. The first was the site visit had to be compliant with Sunshine Law HRS 92 and the second was because the site was under construction and everyone that entered the site would be required to sign a waiver. The commission had three options to schedule a site visit that would be in compliant with Sunshine Law; Option One: Schedule a limited meeting where the public could not attend because the</p>	

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	<p>mandatory signing of a waiver imposed by the landowner was in violation of sunshine law. Option Two: No site visits. The staff has visited the site multiple times and could present pictures, videos, and an online application that displayed geographical references to the commission. Option Three: No meeting would be scheduled but no more than two commissioners at a time could visit the site.</p> <p>Deputy County Attorney Stephen Hall added that if they decided on option one it would be a limited meeting at the site and require an agenda, quorum at the site, video taped by staff and no decisions made at the site. Option three would be no meeting and two commissioners at a time could visit the site, it would require no decisions, no agreement to vote and no board business.</p> <p>1. Vice Chair Gately asked for the advantages of a site visit. Ms. Higuchi Sayegusa replied what was missing was being there, experiencing the area and spatial awareness and the project consisted of numerous structures instead of just one.</p> <p>Vice Chair Gately was curious how other commissioners felt about the site visit. Chair Remoaldo asked for a show of hands; 1. Two were interested. 2. Two were not interested. 3. Four were noncommittal.</p> <p>DCA Hall said based on the discussion and show of hands option three would be the best.</p>	<p>Ms. Larson moved to propose option three, no meeting and no more than two commissioners at a time visiting the site along with option two to be able to view the videos and pictures during discussions. No second to the motion. Motion failed.</p> <p>Ms. Larson moved to propose option three, no meeting and no more than two</p>

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	<p>Staff Services Assistant Kristen Romuar-Cabico passed out Exhibit K (Photos 133-136) Camp Houses, Numila Camp (Camp 9B) House #90, a seven page colored document.</p> <p>2. Ms. Higuchi Sayegusa asked if Ms. Valenciano received anything from the state. Planner Marisa Valenciano replied they have not routed any letter to SHPD (State Historic Preservation Division).</p> <p>Ms. Larson stated as a KHPRC commissioner they should try to save the history and their best choice would be to preserve what was left of Numila Camp and interpret the history from there. Ms. Larson said it was her understanding that the landowner BBCP wasn't interested in saving and preserving the history, they were only interested in the property. She said KHPRC's best option would be to interpret the history, restore the remaining historic resources and keep the structures where they were now. She said they should be looking at Numila Camp as a whole with all historic resources and not just a piece of the camp. Ms. Summers added that the commission could make a recommendation; however, the owners also had an option to do nothing and allow the historic resources to further deteriorate and crumble. Ms. Larson said the second best option would be to restore and reuse the historic resources and allow them to remain where they were now or place them all in one area on the property. The third best option would be to move the historic resources to one area and interpret them there. The fourth option would be to talk with the owners and educate them on the historical value of the property and structures and work with them to retain and reuse some of the historical resources.</p> <p>Ms. Higuchi Sayegusa stated that for this meeting the commission would not be taking any action or making any final decision on the proposal.</p> <p>DCA Hall expanded on Ms. Summers comments and said this body existed because of the creation of the Historic Preservation Act of 1966 which established the ability for a Historic Preservation Review Commission and Kaua'i was the first Certified Local Government in the State of Hawai'i. The authority of the commission was listed in the Federal Statute and Kaua'i</p>	<p>commissioners at time visiting the site. Ms. Summers seconded the motion. Motion carried 8:0.</p>

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	<p>County Code. In the county code KHPRC duties were to review and recommend and to advise and assist. KHPRC did not have the authority to say that the applicant can or cannot do what they requested. Recommendations made from KHPRC could be taken into consideration when planning department issues permits and other approvals needed for the applicant to pursue their proposal; however, if their recommendations extended beyond their duties other bodies would not be able to use it in their decision making. The action item for this agenda did not list the possible creation of a Permitted Interaction Group or Committee so if the commission wanted to pursue that option it would need to wait until the next scheduled meeting.</p> <p>Director of Environmental Affairs Sean O’Keefe of Alexander and Baldwin, Inc. (A&B) came forward to clarify that A&B was not the landowner and did not own any of the remaining structures. BBCP (Brue Baukol Capital Partners) Kaua’i Operating, LLC., purchased the land and was the owner and A&B transferred ownership of 19 homes to John Gibb of Your Way Homes (YWH). A&B only owned the unsalvageable structures.</p> <p>3. Ms. Larson asked what A&B discussed with BBCP about the historic resources. Mr. O’Keefe replied he did not have any discussions with BBCP about historic resources. He said they wanted to purchase the property and were not interested in the structures.</p> <p>Planner Marisa Valenciano commended Mr. O’Keefe for the extensive history and photos of Numila Camp that the commission was provided with at the November and today’s meeting which would be helpful for the commission to use in telling the story.</p> <p>Mr. O’Keefe presented a power point that included photos and information; Exhibit H, Exhibit D – Existing Condition, Floor Plan – House #90, West Elevation – House #90, Demo House Photos 82, and House 171 – 9A.</p> <p>Mr. O’Keefe said he found territory and county records estimating county taxes that listed all the buildings’ value and identified the year each structure was constructed or installed. Referring to Exhibit D-Existing Condition, Mr. O’Keefe labeled each home with its house number and the year it was constructed. The color coding of each home identified when that structure was installed at the camp site. The homes colored yellow, blue, and orange the year noted was the</p>	

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	<p>date it was constructed and installed at the camp site. The homes in pink were built at another camp sometime in the 1930's and the year noted was the date it was relocated to the camp site between 1954 and 1959. Mr. O'Keefe said most of the homes came from Numila Camp 9C, which was demolished in the 1960's. He said Nancy McMahon completed the floor plans provided in the packet. Mr. O'Keefe stated they would provide floor plans of four to five homes that were planned to be demolished and the floor plans would represent the overall type of homes that existed in the camp.</p> <ol style="list-style-type: none"> 4. Ms. Larson asked if he had chosen which homes, they would use. Mr. O'Keefe replied he had a list of homes selected and could provide it to the commission. Ms. Larson requested they add a description of what the selected homes represented. 5. Ms. Larson asked if HABS (Historic American Buildings Survey) standards were used for the floor plans. Mr. O'Keefe called Nancy McMahon to answer. Ms. McMahon replied a lidar scanner was used; however, HABS standards were black and white photos and video. 6. Ms. Larson stated that HABS standards did not use lidar scanner, they still ask for the black and white photos. Ms. McMahon replied yes. 7. Ms. Larson stated that they could identify five main styles of the camp homes to document but with the additions over the years she asked how they were going to document those. Mr. O'Keefe replied they were not going to capture all the additions. He said #82 or #83 followed the 1920 design that Hawai'i Sugar Planters Association put together whereas the other homes followed a later 1935 design. The 1920 version did not have indoor bathrooms, the bathrooms were obvious additions and would be documented. 8. Ms. Larson asked how the lidar scanner documented the out structures. Ms. McMahon replied she was only asked to document the main homes. 9. Ms. Larson stated the out structures were rich in the history of how these people lived. Mr. O'Keefe replied a washhouse and garage could be added. 10. Ms. Larson said it would be useful to have site plans that showed how all the structures were used. Chair Remoaldo remembered mentioning this at the last meeting that photos of the laundry houses and chicken coops represented the house complex. Ms. McMahon replied it would be best captured by a drone. 11. Vice Chair Gately asked where all the documentation would be stored once completed. Mr. O'Keefe replied that all the documentation requested by the commission and SHPD 	

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	<p>were given to them, and he did not know where it went from there.</p> <p>12. Ms. Summers stated at the last meeting they discussed that these documents could be stored at the Kaua'i Historical Society or Public Library and it was a topic they wanted to add to the agenda. Ms. Higuchi Sayegusa replied that the Planning Department kept them in their files and would place it on the agenda for further discussion.</p> <p>Planner Marisa Valenciano said the applicant was looking for the commission to recommend mitigation commitments and documents and asked the commission to focus on what other documentation, plans or photos would be required. Ms. Higuchi Sayegusa added they were not requesting an action from the commission but again what other documentation, plans or photos would the commission need to facilitate the discussion on what the commission plans to recommend.</p> <p>Mr. O'Keefe said they tried to anticipate what the commission would want but were open to suggestions for additional information. Mr. O'Keefe said at the last meeting a request was made to provide interior photos of the homes and he took photos of the homes to be demolished. He displayed approximately 30 photos.</p> <p>13. Ms. Larson asked if the lidar scanner photographed the home's interior and exterior. Mr. O'Keefe replied yes.</p> <p>14. Vice Chair Gately said he read in the documents that the homes did not have double hung windows. Mr. O'Keefe replied most of the homes were outfitted with single hung windows and only a few had double hung windows.</p> <p>Mr. O'Keefe reviewed the revisions made to the Numila Camp Closure and Removal Project Summary (Revised January 2024) a 15 page document.</p> <p>15. Ms. Quinsaas asked what the historical value of the land would be once all the structures were removed and the historical value of the homes once relocated. Mr. O'Keefe replied that once the structures are removed it becomes a vacant land and he was unsure what BBCP's plans were. He called on John Gibb to comment on the homes. Mr. Gibb of Your Way Homes replied that each home's condition would determine how much</p>	

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	<p>renovation would be required but they plan to preserve as much of the character; hard wood floors, tongue and groove siding, windows, lanais, and plantation home color.</p> <p>16. Ms. Quinsaot said the homes have historical value in their present condition and once moved and renovated would it retain that historical value. Mr. Gibbs replied yes, they plan to be thoughtful in bringing out the historical features of each home.</p> <p><i>Chair Remoaldo called for a recess at 3:06 p.m.</i> <i>Chair Remoaldo reconvened the meeting at 3:10 p.m.</i></p> <p>Department of Planning Director Ka'āina Hull and Planning Administrative Officer Alan Clinton briefly shared their form based code plans for plantation camps.</p> <p>Mr. Hull explained that a form based code was an approach to zoning. The commonly used based zoning code separated land uses based on commercial use, residential use, and industrial use. The zoning code was developed in the 1940's to 1960's to accommodate vehicular transportation and suburbanization of America. Form based code allowed planners to analyze their town's form and character within its historic context and use those patterns as design requirements for future developments. They consider placement of structure to public thoroughfare, height, arrangement of windows and doors impact to public space and allowable type of uses in those structures. Form based code has been used in Kōloa, Kalāheo, Po'ipū, Waimea, Hanapēpē and Kekaha towns as well as other plantation camps so they could preserve the area. They were now considering setting up a form based code for Numila camp that would utilize existing floor plans for future development.</p>	<p>Ms. Summers moved to defer discussion and actions on 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 until the next meeting. Ms. Wichman seconded the motion. Motion carried 8:0.</p>

SUBJECT	DISCUSSION	ACTION
<p>J. New Business</p>	<p>J.1. Grove Farm Sugar Plantation Museum Proposed Re-roof of the Wilcox House Tax Map Key: (4) 3-6-001:010 Property Address: 4050 Nāwiliwili Road Līhu‘e, Hawai‘i</p> <p>Consideration of a zoning permit for the proposed re-roof and replacement of the roof shingle, underlayment, and sheathing for the Wilcox House.</p> <p>a. Director’s Report pertaining to this matter.</p> <p>Ms. Higuchi Sayegusa said previously there were no public attendees and called for any testimony from the audience, no response.</p> <p>Planner Marisa Valenciano summarized the Director’s Report dated January 18, 2024;</p> <ul style="list-style-type: none"> • The commission’s action for the project was to; <ul style="list-style-type: none"> • Support for the project as represented; or • A recommendation that its approval of the project should incorporate conditions of approval; or • A recommendation to consider denial of the permits; or • A recommendation to defer action on the permits. • The department recommends KHPRC support the proposed project as represented. <p>Architect Thomas Knapp of Palms Hawai‘i Architecture LLC came forward to answer any questions from the commission.</p> <p><u>Questions:</u></p> <ol style="list-style-type: none"> 1. Ms. Larson asked what sources were used to figure out the original roofing material. Mr. Knapp replied they used historical photographs and a 1982 HABS report. He said the home was built in 1915 and limited use of asphalt shingles were used from 1911 so it was reasonably assumed that cedar shingles were the original roofing material. 	

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	<ol style="list-style-type: none"> 2. Ms. Larson asked for the difference between using cedar shingles and a composite. Mr. Knapp replied that none of the staff recalled the home being reroofed between 1982 and present. He said the first priority of the museum was to prevent any leaks, second priority was to maintain the historic appearance of the building and third priority was to provide maximum protection of the building's assets. The proposed roofing material was fire resistant, improved thermal performance with a 50-year warranty and was made with 90%-95% recycled material. 3. Ms. Larson asked if real cedar shingles could be fireproofed. Mr. Knapp replied a real cedar shingle could not fulfill all of the museum's roofing material goals. 4. Ms. Summers added that cedar shingles being used today were made from younger trees and did not last as long in this environment. She noted the proposed composite cedar shingles were more sustainable. 5. Vice Chair Gately asked if the newly proposed shingles would have that aged look and coloring as shown in photo. Mr. Knapp replied yes, the proposed shingles would have a weathered appearance and aged coloring. 6. Chair Remoaldo found it interesting that no one could find any record of the reroofing. Mr. Knapp replied that the curator could not find any documentation of when the asphalt roof was installed. 	<p>Mr. Ida moved to support the Grove Farm Sugar Plantation Museum Proposed Re-roof of the Wilcox House Tax Map Key: (4) 3-6-001:010 Property Address: 4050 Nāwiliwili Road Līhu'e, Hawai'i proposal as represented. Ms. Summers seconded the motion. Motion carried 8:0.</p>
<p>K. Executive Session</p>	<p><i>The commission did not need to enter executive session for K.1. and K.2.</i></p> <p>K.1. Alexander & Baldwin Removal of McBryde Sugar Company Camp 9 (Numila Planation Camp)</p>	

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	<p>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>K.2. Grove Farm Sugar Plantation Museum Proposed Re-roof of the Wilcox House Tax Map Key: (4) 3-6-001:010 Property Address: 4050 Nāwiliwili Road Līhu'e, Hawai'i</p> <p>Consideration of a zoning permit for the proposed re-roof and replacement of the roof shingle, underlayment, and sheathing for the Wilcox House.</p>	
<p>L. Announcements</p>	<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>	
<p>M. Selection of Next Meeting Date and Agenda Topics</p>	<p>Next meeting was scheduled for 1:00 p.m. Thursday, February 15, 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>	
<p>N. Adjournment</p>	<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>

