

. COUNTY OF KAUA'I
Minutes of Meeting
OPEN SESSION

Board/Commission	Kaua'i Historic Preservation Review Commission	Meeting Date	February 16, 2023
Location	Mo'ikeha 2A/2B with remote access by Zoom Teleconference and Audio Connection	Start of Meeting: 1:29 p.m.	End of Meeting: 3:04 p.m.
Present	Vice Chair Stephen Long, Commissioner: Lee Gately, Gerald Ida, Susan Remoaldo, Victoria Wichman and Aubrey Summers (<i>attended by Zoom</i>). Deputy County Attorney Stephen Hall, Planning Department Staff: Deputy Director Jodi Higuchi Sayegusa, Planner Marisa Valenciano, Planner Myles Hironaka (attended via Zoom) and Staff Services Assistant, Kristen Romuar Cabico, Office of Boards and Commissions: Administrator Ellen Ching, Support Clerk Lisa Oyama		
Excused	Chair Carolyn Larson and Commissioner James Guerber		
Absent			

SUBJECT	DISCUSSION	ACTION
A. Call To Order	Vice Chair Stephen Long called the meeting to order at 1:29 p.m.	
B. Roll Call	Deputy Director Jodi Higuchi Sayegusa verified attendance by roll call and requested a verbal response. Commissioner Gately replied here. Commissioner Ida replied here. Commissioner Remoaldo replied here. Commissioner Summers replied here. Commissioner Wichman Vice Chair Long replied here.	Quorum was established with six Commissioners present.
C. Elections	Deputy Director Jodi Higuchi Sayegusa explained the process for election and County Attorney Stephen Hall opened the nomination. Commissioner Aubrey Summer asked if she could nominate someone who was not present as she was going to nominate Commissioner Guerber. Ms. Higuchi Sayegusa noted Mr. Guerber is taking a break for one year.	Mr. Long moved to nominate Gerald Ida as Chair and Susan Remoaldo as Vice Chair. Motioned carried 6.0.

SUBJECT	DISCUSSION	ACTION
D. Approval of Agenda	No discussion	Susan Remoaldo moved to approve the February 16, 2023, agenda, as circulated. Ms. Summer seconded the motion. Motion carried 6.0
E. Approval of Minutes	1. July 21, 2022 2. August 18, 2022 No discussion	Mr. Lee moved to approve the minutes of July 21, 2022, and August 18, 2022. Ms. Summer seconded the motion. Motion carried 6.0.
F. General Business	Ms. Higuchi Sayegusa said there was no general business.	
G. Communications	Ms. Higuchi Sayegusa said there was no communication.	
H. Unfinished Business	Ms. Higuchi Sayegusa said there was no unfinished business.	
I. New Business	1. Kauai Museum Proposed Roof Repairs to the Wilcox Building Property Address: 4428 Rice Street Tax Map Keys (4) 3-6-005:005	

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	<p>Consideration of a Class I Zoning Permit for proposed roof repairs to the Wilcox building.</p> <p>a. Director's Report pertaining to this matter.</p> <p>Planner Marisa Valenciano read portions of the Directors' Report.</p> <p>Applicant Kauai Museum is requesting the Commission's feedback and comments on roof tile samples. They would like to replace the entire roof of the Wilcox Building (the main building).</p> <p>The Commission may support the project as represented, support the project with conditions, recommend opposition or recommend deferral.</p> <p>The roof of the Wilcox Building is a blue raised tile which is a defining feature mentioned in the nomination form. To the applicant's knowledge the roof has never been replaced in its entirety except in areas that may have been damaged by hurricanes or rainstorms. The museum is listed both in the State and National Registry of Historical Places and maintains its integrity. The Department reviewed the samples provided by the applicant and found that two of the samples did not quite fit the shape, type, or color of the existing tile. The Department reached out to the Historic Hawai'i Foundation to help research alternative samples.</p> <p>Written Testimonies by HHF(with alternative tile samples that closely matched) were passed out for the Commission to review.</p> <p>Ms. Higuchi Sayegusa explained, due to changes and to prevent possible violation of the Sunshine Law, testimonies were not included in the packets. Previously the Department tried to distribute materials, public testimonies etc, prior to the meeting. Per Jodi Higuchi Sayegusa, this matter was clarified by the Office of Information Practices.</p> <p>Recess 1:44p.m Reconvene 1:49pm.</p>	

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	<p>Ms. Higuchi Sayegusa asked if anyone from the public wanted to testify and there was no one except for Mr. Chucky Boy Chock who was present on behalf of the applicant. Mr. Hironaka stated no attendees via zoom.</p> <p>Ms. Valenciano reported, after reviewing the Historic Kauai Foundation “HKF” testimonies and the alternative tile sample, the Department concurred with the alternative tile sample. The sample were close to the heritage color of the existing tile and therefore, they would like to amend the Department recommendation as stated in the Director’s Report.</p> <p>The Department recommended that the Commission compare with the Historic Hawaii Foundation “HHF” comments for alternative tiles and the Department follows the conditions of approval as adopted related to the requirements of HRS 6E-10 relating to privately owned historic properties registered. Second, taking precautionary steps before entering the construction to protect the structural integrity of the roof.</p> <p>Mr. Chucky Boy Chock was present in person to provide testimony on behalf of the applicant. Mr. Chock stated, repairs have been long overdue and with all the rain the roof has deteriorated over time. Mr. Chock noted that experts came to inspect the leak and it was hard to pinpoint the exact area where the leak was coming from. The roof is 100 years old and it’s best to replace the roof in its entirety. Mr. Chock thanked the Department for their help and recommendations to remedy the problem and finding two companies in the US that had tiles close to the color.</p> <p>Mr. Gately noted that Architect Hart Wood originally wanted red tiles and questioned whether blue tiles would fade overtime. Mr. Chock stated, according to” HHS”, this type of blue tile would work if it faded overtime.</p> <p>Vice Chair, Susan Remoaldo asked Mr. Chock for clarification whether the water damage is caused by the tiles or surface and whether the tile could be reused or repurposed. Mr. Chock stated that three different experts indicated the surface is very strong and in good condition and it’s the tile that is the cause. Mr. Chock further stated, it’s possible to reuse the tile, but aesthetically it would not look good. Mr. Chock stated the roof can be fixed if that’s the</p>	<p>Mr. Long moved to accept the proposal as recommended and reviewed by “HHF” with the condition that the applicant be cognizant to HRS 6E-10 review process. Lee Gately seconded the motion.</p> <p>Motion Carried 6.0</p>

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	<p>recommendation, but it will look like patch work. For the integrity of the museum, replacing the entire roof is best.</p> <p>Ms. Valenciano asked for clarification and for the record that the approved motion is the recommendation as amended by the Department to include the recommendations from HHF.</p> <p>2. Banana Patch Studio Phase I Site Improvements and Minor Interior and Exterior Improvements Property Address: 3865 B Hanapepe Road Tax Map Keys: (4) 1-9-004:008 and a portion of (4) 1-9-004:007 and (4) 1-9-004:009 Hanapepe, Hawai'i</p> <p>Consideration of a Class I Zoning Permit for proposed site improvements to historic property.</p> <p>Ms. Higuchi Sayegusa asked if anyone in the audience wanted to testify. Applicant Keiko Napier and Mr. Keith Kato, Architect were present. Mr. Hironaka stated no attendees via zoom.</p> <p>a. Director's report pertaining to this matter.</p> <p>Planner Marisa Valenciano reported, the action today is for the Commission to consider permit approval for Phase 1 which are minor site improvements to the interior and exterior of the Banana Patch Studio property, the Aloha Spice Company, and Japanese Grandma's Cafe. There are three separate properties in this project and the focus is Phase 1 improvements. Phase 1 focuses on the Banana Patch Studio property which contains multiple structures and where most of the proposed improvements are located. Within that property there are multiple structures to which the improvements are spread out. They are the Banana Patch Studio Street front building, the storage shed and the two-story apartment building. (See Directors Report for details).</p> <p>The Commission may support Phase 1 project; recommend that the approval of the project should</p>	

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	<p>incorporate conditions or recommendation of denial or recommendation to defer action on the permits.</p> <p>Ms. Valenciano stated, Applicant Keiko Napier is the current owner of Japanese Grandma’s Café located in Hanapepe Town. She recently purchased Banana Patch Studio and Aloha Spice Company. Banana Patch Studio is listed in the State and National Historic Register and KHPRC Inventory List. Japanese Grandma’s Café and Aloha Spice Company are not listed in the State and National Register but are listed in KHPRC Inventory List.</p> <p>Applicant will present the scope of work for Phase 1 improvements and intend to return to the Commission for future phases once the preliminary plans become developed.</p> <p>Ms. Valenciano explained, following the transmittal of the Director’s Report, there were additional findings not covered in the report.</p> <p>The Department found that in 2002 a post-contact human burial was discovered on the subject property. Following the discovery, the Department reached out to the applicant for information and the applicant was aware of a previous burial and reinterment on the subject property.</p> <p>Pursuant to HRS 6E-10, the State of Hawaii Historic Preservation Division “SHPD” will review this project from the archaeological and architectural side. It is the Department's hope that “SHPD” will be able to confirm the site of the previous burial and reinterment location to better direct the Department and the Commission as to whether the proposed improvements could have an impact on historic property in that area.</p> <p>Ms. Valenciano further stated, after closely reviewing the drawings and the concept that is in the packet, the Department noticed that the front elevation rendering showed a portion of the new fence visible from the street front view and it’s supposed to be between the Japanese Grandma Cafe building and the Banana Patch Studio building.</p> <p>In conversations with the applicant, the fence doesn't seem to be touching the existing buildings. The Department does suggest that there may be other external designs features and it should align</p>	

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	<p>with the vernacular architecture that is retained throughout Hanapepe Town.</p> <p>Considering the information and primarily the burial site findings, the Department wants to amend its previous recommendation and presents two alternative recommendations, First, the Commission can defer action on this entire Phase 1 improvement as the agency comments become available. Or the Commission could defer in part Phase 1 improvements related to the proposed ground disturbance. If the Commission decides to move forward with the later and support portions of Phase 1 and defer the other aspects of it, the Commission should consider conditions pursuant to HRS 6E-10. The other condition would be to encourage applicants to incorporate HRS 6E-10.</p> <p>Ms. Napier owner of Japanese Grandma’s Café provided her background as an entrepreneur and shared her vision to effect change in Hanapepe Town and the plan for improvements to “Phase 1” Banana Patch Studio and the adjacent properties.</p> <p>Mr. Kato presented a slide show showing historic and present-day photos. The proposed Phase 1 scope of improvements, preliminary future renovations, renderings, materials, and textures that were compared with Secretary Interior Standards.</p> <p>Discussion and questions raised by Commissioners regarding: Adding additional steps on stoop, flood vent, levee, proposed doorway, the color of paint, gate, fences, and burial ground. Mr. Kato and Ms. Napier explained and answered questions that the Commission raised on matters relating to the subject property and scope of work.</p> <p>It was stated by Mr. Kato and Ms. Napier, the only change physically to Banana Patch Studio is the doorway.</p> <p>Marisa stated the Department would want Public Works to provide feedback and recommendations regarding improvements for adding additional steps on stoop.</p> <p>Ms. Napier expressed her concerns as a business owner and the reasons why she is requesting to get the project approved. She asked for Commissions consideration for approval of the permits so</p>	

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	<p>that they can move forward. She thanked the Commission for their time.</p> <p>Mr. Kato expressed they are ready to move forward and thanked the Commission for their time and consideration.</p> <p>Discussion: Mr. Long asked, Did the staff also have any recommendations about the gate design?</p> <p>Ms. Valenciano replied: The Department had no strong opinion one way or another. The intent was to address this to the Commission for comments. The Department encouraged the applicant to consider incorporating material types and design that will compliment and be compatible with the vernacular architecture around Hanapepe Town and to retain historic significance of the property as well as contribute to the possibility of a future historic district in Hanapepe Town.</p> <p>Mr. Gately stated the reason he proposed to approve the project was because the improvements are functional, not historically damaging, and the applicant is being respectful in maintaining the historic design in Hanapepe Town.</p>	<p>Mr. Gately moved to accept the proposal for Phase 1 with conditions that non-excavation-related work at this time and that excavation work be deferred for SHPD review and comments. Ms. Remoaldo seconded.</p> <p>Motion carried 6.0.</p>
<p>J. Executive Session</p>	<p>The Commission did not enter the executive session.</p>	
<p>K. Discussion and Selection of an At-Large Historic</p>	<p>Attorney Stephen Hall stated, there are nine Commissioners' spots and seven are currently filled. Four spots on this Commission are selected by the administration of Mayor's office and four spots are selected by the Council. The spot which Commissioner Guerber is vacating is an at-large position which the Commission members get to nominate and select after</p>	

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<p>Preservation Commissioner appointed by the Commissioners previously appointed by the Mayor Council</p>	<p>appropriate vetting. Today is to introduce the concept and to see if anyone has someone in mind that might be qualified addition to this Commission, that they would want to nominate. Mr. Hall asked, What's the process in terms of vetting?</p> <p>Ms. Ching responded, whomever is nominated, she would move forward and contact them to see if they would be interested and willing to serve. And if they were, she would report that back to the Commission.</p> <p>Mr. Ida asked if this needed to be done today as he didn't want to nominate anyone without talking to them first.</p> <p>Mr. Hall responded, the option is to defer this item to the next agenda for the next meeting.</p> <p>Ms. Remouldo asked if there were any applications from the past where individuals haven't had the opportunity to serve.</p> <p>Ms. Ching responded, there were none. She suggested given the discussions; she will email the link for the application. Commission can think about it, talk to people, and see if they would be interested. If any applicants are received, she will inform the Commission.</p>	<p>Mr. Long moved to defer the discussion about nominating an additional Commissioner until the next meeting to give everyone the opportunity for consideration. Ms. Remouldo seconded.</p> <p>Motion carried 6.0.</p>
<p>L. Announcements</p>	<p>Mr. Hall stated Deputy Director had to leave, so he is filling in at this point.</p>	

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	<p>Ms. Valenciano announced that: No meeting in March due to staffing issues. Next meeting will be on April 20th. There is a National Trust Preservation fund grant that pertains to sacred places of worship. This grant is available and for more information, feel free to take a flyer and pass this on. The Department, pursuant to the commission's request, mailed out copies of the flier to church organization that were on the inventory list. The letter of intent deadline is due February. There is an ongoing series on Historic Cemeteries on the website and the previous series are still available if anyone is interested.</p>	<p>Ms. Remoaldo moved to adjourn the meeting. Mr. Ida seconded the motion. Motion carried 6:0.</p> <p>Chair Ida adjourned the meeting at 3:04 p.m.</p>
<p>M. Selection of next meeting date and Agenda Topics (April 20, 2023)</p>	<p>Next meeting was scheduled for April 20, 2023</p>	
<p>N. Adjournment</p>	<p>With no further business to conduct, Chair Ida for a motion to adjourn.</p>	<p>Ms. Remouldo moved to Adjourn the meeting. Mr. Gately seconded.</p> <p>Motion Carried 6.0</p>

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

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