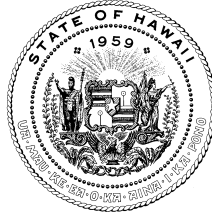


LINDA LINGLE
GOVERNOR OF HAWAII



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Board of Land and Natural Resources
Commission on Water Resource Management

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Aquatic Resources
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Kahoolawe Island Reserve Commission
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**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

AGENDA

HAWAII HISTORIC PLACES REVIEW BOARD MEETING

DATE: November 3, 2007
TIME: 9:00 a.m.
PLACE: The Department of Land & Natural Resources
Kalanimoku Building, Board Room 132
1151 Punchbowl Street, Honolulu, Hawaii 96813

- I. MEETING CALL TO ORDER**
- II. APPROVAL OF MINUTES FOR JUNE 30, 2007**
- III. REVIEW AND DETERMINATION ON ACCEPTABILITY FOR THE STATE REGISTER**
 - 1. Lilijestrand House **TMK: (1) 2-5-011:008**
 - 2. Kin and Lau Shee Lum Residence **TMK: (1) 3-2-051: 025**
 - 3. Louis & Marjorie Stephens Residence **TMK: (1) 2-2-045: 040**
 - 4. James and Asta Hughes Residence **TMK: (1) 2-9-016: 026**
 - 5. The Coral House **TMK: (1) 4-9-008:005**
- VI. ADJOURNMENT**

Persons interested in testifying at the Public Hearing, please notify the Hawaii Historic Places Review Board by November 2, 2007.

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If you require special needs (i.e. large print or taped materials, Sign Language interpreter, etc.) please call the State Historic Preservation Division by October 29, 2007. Phone: 692-8015.

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**MINUTES
HAWAII HISTORIC PLACES REVIEW BOARD**

DATE: SATURDAY, June 25, 2005
TIME: 12:30 P.M.
PLACE: HAWAII HISTORIC PLACES REVIEW BOARD MEETING
DEPARTMENT OF LAND & NATURAL RESOURCE
1151 PUNCHBOWL STREET, ROOM 132
HONOLULU, HAWAII 96813

ATTENDANCE:

Review Board: Dr. Kiyoshi Ikeda
Benjamin Torigoe
Peter Mills
Michiko Kodama-Nishimoto
Naomi Losch
Victoria Kneubuhl
Dawn Duensing

Absent: Joyce Chinen
Laurie Lucking
Virginia Murison

Staff Present: Jocelyn Nazareno, Review Board Secretary
Susan Tasaki, Architect
Thomas Lim, Architecture Branch Chief

Guest in Attendance: Julie Carlson
Jodi Virata
Robert Rau
Sui and Tom Manon
Tommy Chin

I. CALL TO ORDER

The meeting was called to order at 12:45 p.m. by Dr. Kiyoshi Ikeda - Chairperson.

II. SITE REVIEW

1. Thrum House

See nomination form for descriptive information.

Thomas Lim presented slides

Ben Torigoe moved to place the Thrum House on the Hawaii Register and to recommend nomination to the National Register. **(Naomi Losch)**

Ben Torigoe went over Virginia Murison's written comments she submitted. As far as this application is concerned, I would like these set of plans become part of the application. They would definitely take care of my concerns listed below.

1. Site plan need to show the size of lot.
2. Need both plans to show the original footprint clearly identifying the later alterations.
3. Description is confusing between the original front and the new front of this house.
4. Not clear whether the front changed in the 40's or 70's.
5. Have concerns about the new front additions.

Ben Torigoe – I agree with all of Virginia Murison's comments, however the application needs some clarification on some statements in the application. This needs to be worked out with the owners and State Historic Preservation staff. Also plan needs to be included with the application. Then application will be acceptable.

Dr. Ikeda – There is a question on the boundary of the nomination. There is a second structure on the property which is not included with the original boundary of the house.

Ben Torigoe – Would like to have the second structure be changed from non-contributing to contributing on the nomination with the concurrence of the property owner. In the historicity of the site the second structure was used as a Zen center for 40 years. This is the reason why you have a bow tree in the back yard and this second structure links to that. Even though this structure doesn't meet the 50 years, it does have enough time to show that it is a good example of local Hawaiian architecture concerning that type of local use. I would suggest that board include this as a contributing structure.

Dawn Duensing – Disagrees with adding the second structure to the nomination form as a contributing structure. The grammatical errors need to be corrected and in general the nomination needs to be reworked and made fundamental clear.

Thomas Lim – Staff will work with the owners to make corrections on the nominations.

Michiko Kodama-Nishimoto – I agree with Ben. I would like to see the second structure on your property included in the nomination because it's been there for

forty years and it is significant because the owners used it as a Zen center. This is my only recommendation. Otherwise I have no reservations about placing the home on the Register. It is a good example of property that has changed hands in a way that reflect the changes of Manoa. Primarily the area was once occupied by Caucasians, upper class families, and over the years people of different ethnic groups have moved into the community. And when you look at the change in ownership over the years it is reflected in the report and this is worthy of being noted.

Peter Mills – We do want to note that the name Thrum has strong ties to Hawaii's history even though Mr. Thomas Thrum didn't live in this house. Thomas Thrum was the father of David Thrum who built this house. Thomas Thrum was one of the famous Hawaiian historians in Hawaii. This connection should some how be brought out and really paid attention to as far as the name Thrum goes. Thomas Thrum was a Hawaiian translator, he translated Hawaiian documents, but he was not Hawaiian.

Peter Mills – The nomination needs to be corrected. The house has integrity and the alterations that were made are in keeping with the historic character of the house.

Naomi Losch – I was very much impressed with the house. This house is a beautiful. The newer additions that were added to the house blended in with the character of the house and I was very impress with it. This is the kind of house I want to go home to.

Naomi Losch asked – What makes someone home eligible for registry? And what are the guidelines that the property owners need to know when restoring a house or building.

Victoria Kneubuhl – I was glad to hear Ben's opinion and to clear up these concerns that Virginia had because in these situation I like to rely on what the architects think about the structure. I feel very supportive and more confident about nominating this home. I am really aware of the significance of the College Hills tract because I work for the Manoa Heritage Center and part of my job is to document and collect the history of the valley. So whenever there is a home that was part of the tract that reflects changes from agriculture use of the valley to residential use of the valley I'll be happy to see it be on the register because that's one of our most significant historic neighborhoods. I'd like to see things preserved.

Dr. Kiyoshi Ikeda – One thing that impressed me is an effort to preserve a façade at the some time there is an internal transformation to meet family needs. The history of moving the utilities in the kitchen from California to Hawaii is a very interesting story itself. Relative to the nomination the balance between keeping the internal elements to some integrity over maintaining the façade gives attention. Can we have more discussion on this before we make a decision?

Ben Torigoe - This is one of the few house that has been able to equalize the balance and attention between them. Some of the others that we had in the past had tremendous problem. I have no problem with this house.

Dr. Kiyoshi Ikeda calls for the votes

Ben Torigoe – On my recommendation, I recommended that the L-shaped additional structure be included as part of the nomination along with the corrections to the nominations; including Virginia’s comments and other boards members comments. Also to include the map with the nomination. This is where my nomination stands, if this is what the board is voting on so be it.

Dr. Ikeda – So we have two votes.

Thomas Lim – Well we have one vote for general acceptance and a separate vote regarding the additions on the nomination.

Dr. Ikeda – The first vote is for the general acceptance of the Thrum House nomination.

VOTE: ALL IN FAVOR. The motion carried unanimously.

Dr. Ikeda – On the second vote is relative to the conditions. All those in favor?

Ben Torigoe, Dr. Ikeda, Michiko Kodama-Nishimoto, and Victoria Kneubuhl –
Vote - Yes

Dawn Duensing – voted no.

Dawn Duensing – I believe that the other house should be a non-contributing structure.

Naomi Losch – abstain
Peter Mills

Peter Mills -I feel that I really don’t have enough grounds given that I am a new member to the board and I rather defer to people who feel more strongly.

Ben Torigoe – We only have four yes votes.

Peter Mills – I would be willing to vote if I had some clarifications. My understanding for the State and National Register is really 50 years or older except for some extreme circumstances. This is what should be considered when we consider including a contributing element. I like to defer to the architect to most situations here but I do agree with Dawn. My own understanding of contributing elements is that something should be 50 years olds or older and I do understand your point. I would like a little more discussion on this.

Thomas Lim – Would it be possible if we included the Boddhi Tree because that’s the key part of the setting?

Ben Torigoe – According to these documents which the owner was going to incorporate with the nomination, part of it included also the site, property and the house on the application. Not just the house itself. If you take it strictly from the standpoint of the 50 years you are correct. I am not just taking it from the 50 years. The structure does not meet the entire 50 years criteria but it is contributing to the site. The property owners have been using this structure for 40 years as a Zen Center. You have a Bodhi tree on the site which normally given the nature of the house and the previous owners as Caucasian, you would never have a Bodhi tree on that site because the Bodhi tree is tied into Buddhism. Given that situation and being the fact that the structure is an example of local Hawaiian architecture, in my consideration as an architect, I would allow the second structure to be a contributing element.

Dawn Duensing – Peter is right about the 50's years rule. The 50 years rule is only waived in extreme and very significant cases. The National Register process also allows for additions to be made down the road when it reaches the period of significance.

Ben Torigoe – The fact that for 40 years the structure was used as a Zen Center, the fact that you have a contributing landscape feature that's part of the site which is a Bodhi tree, you can not ignore all these facts given the situation. If we wait for another 10 years to put this structure on the nomination it would not be protected and I would like this structure protected.

Michiko Kodama-Nishimoto – On page 3 under historic functions the preparer of this document did list the category as domestic and religious facilities. Because it's listed as one of a historic function, it's really worth while to have that second structure be included in the nomination. Also given the fact the head of this Zen Center is Robert Acken who is a well known Zen Buddhist. Right now we do have an opportunity to protect all the historic elements on this property, in a way it's a much more efficient way of doing it rather than coming back 10 years later for it to be put on.

Victoria Kneubuhl – I agree with Michiko Kodama-Nishimoto. Robert Acken is a very important person in American History. His contribution in that Zen center is really an important part of history of Buddhism in Hawaii and America. We should include it.

Peter Mills – I still feel I need to abstain because we need to uphold the standards for extreme circumstances regardless of everything that has been said. As a board we have an obligation to focus on what the regulations are for considering contributing elements. I still don't feel it meets the criteria and as it stands now the structure is a decade short of what we should be considering for contributing element and as such I change my vote to no.

Dr. Kiyoshi Ikeda – motion does not stand.

Vote: Motion not carried

2. George Miller House

See nomination form for descriptive information.

Michiko Kodama-Nishimoto moved to place the George Miller House on the Hawaii Register and to recommend nomination to the National Register. **(Ben Torigoe)**

Thomas Lim presented slides

Dawn Duensing – The period of significance 1936 needs to be fixed on the nomination form. Nomination needs clarification on the statement of significance. Once we establish that the nomination will be o.k.

Michiko Kodama-Nishimoto – I did note that the period of significance is noted as 1898 to 1936. I don't see the statement of significance to be a problem because I just saw the house as a part of history of the tract that had been developed from 1898 to 1936. But if someone was to rework the statement of significance, it might be good to include Mr. Charles Crane. Mr. Charles Crane was a Mayor in the city of Honolulu at one time. And Ezra Crane, his son was a well known politician and sports writer in the Local Daily. This might strengthen the historical aspect of the property that it had been in ownership of two very notable individuals connected with the city of Honolulu.

Dawn Duensing - Ezra Crane became the editor for Maui News.

Naomi Losch – The word Hawaiian needs to be corrected on the nomination form.

Ben read Virginia Murison comments.

1. As a backup to criteria A it would be good to have a historic plan of the Ocean view tract, for which the lots were originally sold. Also a site plan for the contemporary neighborhood and tax map key should be included.
2. Photos need to be captioned.
3. Applicant needs a more accurate plan of the main level which identifies the historic footprint and indicates later alterations.
4. I defer to those present on site to determine the lower levels alterations has secondary to the overall historic integrity of the house.

Ben Torigoe – My recommendation: any application form being done by the University of Hawaii Historic Preservation Course be seriously examine for context of completeness, correctness and accuracy, and acceptance before they are accepted. Because I am going to tell you now these four forms stinks. Totally unacceptable. It is a waste of board time to go over this because it should have been looked at by State Historic Preservation staff. SHPD staff should take these form and let them know that we will no longer further accept these form by the

students unless they meet the standards of completeness and acceptability. I Would strongly like to recommend to the board that we defer until application is complete.

Dr. Kiyoshi Ikeda – The site has significance in terms of historic precedence. Not only with the connection of Charles Crane and Ezra Crane and also the site have very significant connections to Lowers and Cook. The building itself is significance. And I agree with Ben on his recommendation that the application should be submitted in complete form.

Ben Torigoe moved to defer the nomination for the George Miller House. Nomination form needs work on statement of significance. **(Dawn Duensing)**

VOTE: ALL IN FAVOR. The motion carried unanimously.

3. Cuthbertson House

See nomination form for descriptive information.

Peter Mills moved the Cuthbertson house to be deferred. **(Ben Torigoe)**

Dawn Duensing – This application has some of the same problems like the last ones. The statement of significance was not well established at all. For Criterion A, just by giving the history of Manoa does not necessarily explain why the house is important to the social history of Manoa or the nation. There are some technical problems with the significant dates. The significant dates on a historic structure can not start until the structure is built. Application needs to include good elevation pictures on this house.

Michiko Kodama-Nishimoto – In terms of the historical significance of the house, it's hard to figure out its historical significant base on how the form is filled out. Not much information is given.

Peter Mills - Need to work on the statement of significance as to why this particular house is being nominated.

Naomi Losch - It's a nice house but I don't get a sense of historic or importance rather than just a representation. Application needs a lot of historic detailing and information. I have a hard time considering something that should be recognized.

Ben read Virginia Murison comment

1. Application needs a better site plan which shows the relationship of the house to the street.
2. Photos need some captioning to identify views and significance of historical elements.
3. Upper floor exterior/interior photographs seem to show a great detail of intact historical true of detail. I defer to the rest of the board with respect to the

extensive nature of the alterations, in the words of the applicant, to a war floor is in the fact secondary and does not significantly impact overall proportions of the historic residence. This will no doubt be evident on the site.

4. From the photographs historic detailing both the exterior and interior are significant.

Dr. Kiyoshi Ikeda calls for the vote

VOTE: ALL VOTED IN FAVOR. Motion carried unanimously.

4. Mary Atherton Richards Bungalow

See nomination form for descriptive information.

Michiko Kodama-Nishimoto moved to place the Mary Atherton Richards Bungalows on the Hawaii Register and to recommend nomination to the National Register. **(Ben Torigoe)**

Michiko Kodama-Nishimoto – I was disappointed with the historical description, historical background and significance portion of this application. Primarily because this application did not fully note the significance of the Sato's ownership of the home. Taichi Sato and Tameo Sato were a founder of Sato's clothing which was at one time was one of the main clothing store in Honolulu. Mr. Sato was a well know local Japanese business man and also a very prominent member of the Japanese community. He was highly involved with the Japanese language school, involved with the merchants association and some other cultural association as well. His son Robert Sato later gain prominence as a business man in his own right. He was a graduate of University of Pennsylvania and he was the first Japanese-American to be appointed to be a board member of a Big 5 corporation. So the house is associated with a very historical significant local Japanese-American family who had occupied this house for 47 year. This document failed to note that significances. Especially one who goes to the house and sees the Tatami room which is a Japanese feature. All this should be noted in the application. This is not to take away from the association with the Athertons and Richards family because they too were extremely prominent in the history of Hawaii and of the area of Manoa. But to not full note the significance of the Satos connection to the home is really a big fault of the researcher and preparer of this particular application. The preparers of this document needs to do this sort of research.

Peter Mills – The main focus of this application was built on the significance of this craftsman bungalow style house which the owners plan to restore it in its original form. To reiterate what was said, one of the most significant things about architecture development in Hawaii is the blending of creolization of these different sort of architectural styles to create homes that are different, that end up becoming unique to what Hawaii was. To recognize the significance as a 1913 craftsman's bungalow and then to take away all of these changes that happened as very significant families had lived in them, I see that as a very sad lost. The tatami room is over 50 years old and it is related to a very significant family in

Hawaii. And to pass the nomination as it is without recognizing the tatami room would be a major disservice to preserving the architectural and cultural history of this house. As a board we need to recognize that the tatami room and included in this particular nomination.

Sui Manon (Property owner) – The addition that we pulled down was not structurally sound which needed to come off. And in investigating the tatami room we maybe face with the same issue.

Peter Mills – We understand your concern. Lots of times there are things that are done to houses do take away something that is historic about them for reason of safety, of health or architectural stability that has to happen. But at the same time our job as a historic places review board is to recognize what the contributing element of the historic significance of the property is.

Michiko Kodama-Nishimoto –By removing the tatami room from your home, you remove a part of its history and you also remove a part of Hawaii's history. In a way you erase the Sato presence that is embodied in your home. If it were my choice, I would like to see the tatami room left in tact. If you were to visit the homes of these upper class, merchant class Japanese families you will often find a tatami room and it's only among these well to do families that you will find one. But again I am sensitive to your needs, and I know that you have a great love for the craftsman bungalow style and the history of that style; and that you have done tremendous research and invested a lot of time and effort into preserving your home.

Victoria Kneubuhl – I support Michiko Kodama-Nishimoto's comments to add the Sato's history on the nomination.

Ben read Virginia Murison comments

1. The photos show a significant amount of intact interior detailing.
2. Have concerns with the front elevation.
3. The bay window horizontal siding does not appear to be original. Perhaps an on site review will prove this impression to be correct.
4. It will be helpful to have a plan which clearly defines original footprint and shows later alteration.

Ben Torigoe asks the property owners if they really want to have this house on the register. Property owner needs to take in consideration between the time, money and effort that they put into restoring this house and what the board's recommendation is. If property owner decides to put this house on the register the board will hold them accountable to follow with the requirements and guidelines mandate by law for registering the property on the State Register. Ben Torigoe suggests the board to defer on this application until property owners decide what they want. The application also needs to be redone.

Dawn Duensing – This should be deferred until things are worked out.

Peter Mills moves to defer the Mary Atherton Richards Bungalow. **(Michiko Kodama-Nishimoto)**

VOTE: ALL VOTED IN FAVOR. Motion carried unanimously

**III. APPROVAL OF MINUTES OF SEPTEMBER 25, 2004
MEETING ON OAHU**

No minutes

IV. OTHER BUSINESS

A. Delisting Mt. View Theater

Thomas Lim – The Mt. View Theater has been demolition, therefore the owner is requesting it to be delisted.

Peter Mills moved to have the Mt. View Theater delisted from the State Register. **(Naomi Losch)**

Dawn Duensing requested that when SHPD staff is notified to demolish a building on the register, staff should do documentation on the building before it is demolish.

VOTE: ALL VOTED IN FAVOR. Motion carried unanimously

B. Request to change site name – Waimea Elementary School

Thomas Lim – Letter from the Board of Education requesting to rename the “Waimea Elementary School” because there is a current Waimea Elementary School on site. The old Waimea Elementary School was moved from its original site. DOE would support a new name such as “Old Waimea Elementary School” or “Old Waimea Classroom Building”. Therefore board should give it another name.

Dr. Kiyoshi Ikeda – Should we notify all the interested parties?

Thomas Lim – Once the board decides on the name, then we will notify all the interested parties.

Dr. Kiyoshi Ikeda - Process wise we should develop a name that is distinctive and let the people who nominated the school know what we decided. If they agree we will make the necessary changes.

Board request that all parties should be notified before the board takes action to change the Waimea Elementary School.

Peter Mills move to defer on coming up with a new formal name for the listed Waimea Elementary School until we speak to the property owners but suggest that the we name it the New Isaac Art Center (Old Waimea school building).
(Dawn Duensing)

VOTE: ALL VOTED IN FAVOR. Motion carried unanimously

C. Nomination a vice-chair for Review Board

Victoria Kneubuhl moved to vote Michiko Kodama-Nishimoto for vice-chair.
(Naomi Losch)

Michiko Kodama-Nishimoto is vice-president

VOTE: ALL VOTED IN FAVOR. Motion carried unanimously

V. ADJOURNMENT

Meeting was adjourned 3:21 p.m.

Respectfully submitted by,

JOCELYN NAZARENO
REVIEW BOARD SECRETARY

AGENDA

HAWAII HISTORIC PLACES REVIEW BOARD MEETING

DATE: AUGUST 18, 2007
TIME: 9:30 a.m.
PLACE: The Department of Land & Natural Resources
Kalanimoku Building, Board Room 132
1151 Punchbowl Street
Honolulu, Hawaii 96813

I. MEETING CALL TO ORDER

II. APPROVAL OF MINUTES

June 25, 2005

July 30, 2005

March 2, 2007

III. REVIEW AND DETERMINATION ON ACCEPTABILITY FOR THE STATE REGISTER

- | | |
|--|--|
| 1. Hibiscus | TMK: (1) 3-1-034:047 por. 1 & 2 |
| 2. Huelani Hale | TMK: (1) 2-9-034:014 |
| 3. Hayselden Residence | TMK: (1) 2-9-008:046 |
| 4. Stanley C. and August Ball Residence | TMK: (1) 2-9-006:029 |
| 5. Steffee Residence | TMK: (1) 2-5-001:043 |
| 6. Stewart Tompkins Residence | TMK: (1) 1-8-005:014 |
| 7. Jennings Residence | TMK: (1) 1-8-033:007 |
| 8. Walker Residence | TMK: (1) 2-2-044:026 |
| 9. Clarke-Pickarski Residence | TMK: (1) 1-9-004:020 |
| 10. Pioneer Mill Company, Ltd. Office | TMK: (2) 2-4-006:057 |

IV. DEFERRED PROPERTIES FOR REVIEW AND DETERMINATION ON ACCEPTABILITY FOR THE STATE REGISTER

- | | |
|--|-----------------------------|
| 1. Plum Residence (Rosof Residence) | TMK: (1) 3-1-033:017 |
| 2. McIntyre Residence | TMK: (1) 2-9-034:002 |

V. ADJOURNMENT

Persons interested in testifying at the Public Hearing, please notify the Hawaii Historic Places Review Board by August 16, 2007.



