

**CULTURAL RESOURCES COMMISSION
REGULAR MEETING
OCTOBER 6, 2005**

A. CALL TO ORDER

The regular meeting of the Cultural Resources Commission (Commission) was called to order by Chairperson Samuel Kalalau, III, at 9:09 a.m., Thursday, October 6, 2005, Planning Department Conference Room, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii.

A quorum of the Commission was present. (See Record of Attendance.)

Mr. Samuel Kalalau: Good morning, commissioners, and good morning to the public. Thank you for coming out to our October 6 Cultural Resources Commission meeting. I will now call this meeting to order. First of all, just for the public information, for those of you who have a time constraint on any of the agenda items that will be coming up, as soon as we approve our minutes, we'll give you a chance to come up and testify on whatever agenda item that you have on the agenda. Okay, commissioners, did you folks have time to go over your guys minutes?

B. APPROVAL OF MINUTES OF THE AUGUST 4, 2005 MEETING

Mr. Lon Whelchel: I make a motion we approve the minutes as read.

Ms. Nani Watanabe: I second.

Mr. Kalalau: Okay, it has been moved and seconded. Do I have any discussion? I just have something, just a little thing to say about it. In this minutes that we covered the ten standards, the historical -- from the Secretary of the Interiors Standards for Rehabilitation. A lot of the applications that will be coming before us needs to comply with these standards and, hopefully, the Planning Department will make aware of the people who's filing applications for historical rehabilitation or for historical preservation do understand the ten standards. I know there was some questions on some of the standards by some of the commissioners, but I guess -- you guys have any questions on the standards? Okay, if not, is there anymore discussion?

There being no further discussion, the motion was put to a vote.

It has been moved by Mr. Whelchel, seconded by Ms. Watanabe, then unanimously

VOTED: to approve the minutes of the August 4, 2005 meeting.

Mr. Stanley Solamillo: Good morning. For Permit Review, under Historic District Applications:

C. PERMIT REVIEW

1. HISTORIC DISTRICT APPLICATIONS

- a. **MS. MARJORIE M. DEIGERT, WEST MAUI EDUCATION INITIATIVE, on behalf of LAHAINA RESTORATION FOUNDATION as lessee tom the County of Maui, requesting Historic District Approval for a proposed community event entitled, "A Jack-O-Lantern Spectacular," to be held on October 21 and 22, 2005, at the Old Lahaina Prison, located at 187 Prison Street, TMK (2) 4-6-008:044 Lahaina, Island of Maui (HDX 2005/0014) (J. Dack)**

Mr. Jeffrey Dack: Good morning. My name is Jeffrey Dack. I'm happy to make my first presentation to your Commission since coming onboard with the Planning Department on September 1, so happy to be here. Your staff has read the agenda item. I'll briefly go through the staff report.

The applicant's requesting permission to use the Old Lahaina Prison for a community event called, "A Jack-O-Lantern Spectacular," on October 21 and 22. The prison's located at 187 Prison Street in Lahaina. The event's targeted to children. Beyond the display of pumpkins, children will be able to participate in a costume parade, a pie eating contest instead of context as was written in your staff report, story telling, and pie judging. The admission charges for children and adults. And set up would include tables, and tents and booths, a portable stage, and toilets. You have a little map as Exhibit 2 to your staff report indicating the layout of the proposed event within the prison walls.

The site's designated public/quasi-public in the West Maui Community Plan. It's also within Historic District No. 1, which permits museums and recreation, refreshment, and public parks, playgrounds and the like. The site and its development, of course, are very significant historic resources. It's adjoined principally by other single-family residences. Public parking is within a short to modest walking distance of the site. There's indication there have been community events held in the facility since 1990 when the last historic permit was actually issued. Given the time frame and the nature of the event, a formal agency review wasn't conducted, however, consultation was held with the Police Department, Public Works, Fire, and the Health Department. The -- you'll see in, Exhibit 3 the Police Department, in response to questions raised by the Police Department, the applicant indicated parking locations that they intend to be using and they do not intend to have a costume parade occurring outside of the prison grounds. Those were the only

concerns of the Police Department. The applicant will be working to obtain a food permit coordinating with the Health Department. Agency comments have been forwarded to the applicant and the applicant's been requested to coordinate directly with the agencies, which they have been doing. The agency comments received have also been translated into recommended conditions of approval.

We have one additional agency comment that came in since the publication of the staff report, it's from the fire -- Department of Fire and Public Safety, you don't have it, but it's very brief. I'll just read two paragraphs. It's been given to the applicant this morning. It says:

Sorry about the delayed response. As for the event, the Fire Prevention Bureau appreciates the chance to comment on these events to help ensure public safety. I've enclosed a pamphlet for the event director to review, which Ms. Deigert now has. The pamphlet covers most topics involved with the setting up and running of these types of events, and indicating he had his business card enclosed. The director can contact him directly for clarification, which she has indicated she will do. Then please forward the pamphlet to the direct. He says, "I would be especially concerned if there were any cooking going on or use of open flames during the event. There shall be extinguishers available and emergency exiting plan shall be in place and posted." Those items, with the exception of the exiting plan, had already been incorporated in conditions of approval directly and specifically there are other -- there are general omnibus conditions requiring compliance with all concerns and conditions of agencies so that the concerns of the Fire and Public Safety Department should be addressed already by the recommended conditions of approval.

After action by the Commission anticipated today, the staff will be processing a special management area exemption and environmental assessment exemption.

You have various bodies of regulations and plans that relate to this site and project in various ways. Regulations for Historic Districts has a regulation on selling in public places which requires approval of the Cultural Resources Commission before that can be done, therefore, this project is coming to you. The General Plan contains various goals, one of the more relevant of which, in this case, is to encourage the development of a wide range of recreational, cultural, traditional opportunities for all of Maui's population. The West Maui Community Plan includes goals, one again which is to preserve, protect, restore the cultural resources and sites that are best representing and exemplify the Lahaina region's pre-contact Hawaiian monarchy, missionary, and plantation history.

In summary, the proposed event is modest in nature and duration, and will provide a community recreational resources principally for younger children in the West Maui area. The event sponsors have appeared to been diligent in preparing their first-time event and

intend to be protective of the historical resource. The applicant has confirmed no ground alteration will take place and the area will be restored to original condition upon conclusion of the event. And, further, they've indicated their interest to incorporate an educational component into the event recognizing the history of the prison. Any questions from the commissioners?

Mr. Kalalau: You guys got any questions? I've got a question on the site and background information, No. 3. There have been community events occasionally held in the facility since that time, since 1990. Do you have any idea what kind of events were held at the prison?

Mr. Dack: Yes, I got that information from one of the senior planners, I don't remember which one unfortunately at the moment, but had indicated they understood that the Lahaina Restoration group has held various small fundraising events, not of a significant public nature such as this, but principally for their own ...(inaudible)... and for their own members. That was the primary thing that had been passed on.

Ms. Kalalau: You had a question?

Ms. Watanabe: I have a question. You know where your food booths are located, are these foods -- what is -- are they gonna have like a sink there or -- normally, when you do have an event, there's either a sink or it's required? And then how many food booths are you looking at?

Mr. Dack: I would ask you to ask that of the applicant when she has an opportunity to speak.

Ms. Watanabe: Okay.

Mr. Dack: I don't know that level of detail. Sorry.

Mr. Kalei Moikeha: Mr. Chair, I got a question. So this is primarily a fundraiser for Lahaina Restoration or --

Mr. Dack: West Maui Education.

Mr. Moikeha: On behalf of?

Mr. Dack: They're coordinating with the Lahaina Restoration group. I don't know the extent to which it's a fundraiser or I get the impression it's more oriented to be a community event to serve the children of the area.

Mr. Moikeha: Okay.

Mr. Dack: I don't know how much profit they expect to make on it.

Mr. Moikeha: Okay, so then I should -- I suspect there's someone here from this organization?

Mr. Dack: Yes.

Mr. Moikeha: They're gonna --

Mr. Dack: Yes, Ms. Deigert is here.

Mr. Moikeha: Okay, I'll wait.

Mr. Dack: I should have mentioned that. I'm sorry.

Mr. Moikeha: No, no, I'll just wait then.

Mr. Kalalau: Okay, if we don't have any questions for our planner, we can now call the applicant up.

Mr. Dack: Thank you.

Mr. Keoki Freeland: Good morning, commissioners. I'm Keoki Freeland from Lahaina Restoration Foundation. I'm not the applicant, but we're connected so I just wanted to give you our -- how we are connected in this whole thing. The prison property is owned by Maui County. Twenty years ago, Lahaina Restoration restored the whole area and we have the lease for that facility. Lahaina Restoration has given West Maui Education Initiative an approval to conduct their event provided they meet a bunch of conditions, and I just wanna read that to you. Condition number one is for West Maui Education Initiative to indemnify the Lahaina Restoration Foundation and the County of Maui in the amount of one million dollars. The event will begin at 5:30 p.m. and end at 9:30 p.m. on Friday, October 21, and Saturday, October 22. No alcohol is to be consumed on the premises. No cooking is permitted on the premises. Four porta-potties will be placed within the prison. One fire extinguisher is to be placed in each booth. And the West Maui Education Initiative needs to obtain Maui County Cultural Resources Commission's approval along with the following approvals: Historic District application; an SMA Minor Permit, and Chapter 343 compliance exemption. Along with this, no trenching nor digging of any sort will be permitted. And clean up and return of the premises to its original condition to be completed by October 23, and all trash to be removed and properly disposed of by West Maui Education Initiative. Are there any questions? Mahalo.

Ms. Marjorie Deigert: Hi. Good morning. I'm Marjorie Deigert from the West Maui Education Initiative. I think I can start quickly by answering the two questions that were asked. As far as a sink area, we are not doing any cooking on the premises, however, with the four porta-potties, I mean it's certainly possible that we can get a portable one over in that area and I think it's probably a good idea. So that can be easily accommodated. And as far as who's benefitting from it and what the purpose of the event is, it's kind of long-winded but I'll get into it.

When I started the West Maui Education Initiative five years ago, basically, what I was looking to do was to improve the educational options on the west side of the island. Underneath the West Maui Education Initiative, there are some different strands. One of them is the West Maui Carden Academy, which is a private preschool and grade school. Another strand is we have a summer enrichment program where I bring in Harvard and MIT students to do a science camp. Another strand is we have after school programs and classes for any children on that side of the island. And we also offer financial aid and scholarships, I mean we have violin and gymnastics and all kinds of stuff. And the final strand of that is we're looking to do a charter school, which is a -- primarily based on Hawaiian culture, expeditionary learning, so that's kind of in the -- that being said, this event, what my intent or purpose was, was to go out to all the non-profit organizations and schools, and everyone is trying to raise money on that side of the island, and we keep going to all the vendors, and keep going to hotels, and keep going to all these people, you know, asking for vouchers and things like this. We have very few resources over there and we're depleting them, so my thinking behind it was, hey, let's all come together, let's do a big community event that is something all the children will attend but also it's something that we can build on which will eventually tie into tourist dollars and that, in itself, if that's helping our schools and our non-profit organizations, this is great.

I attended Harvard University two years ago and they have a jack-o-lantern event, very similar to this, which is where I picked up the idea. They've been around for five years. Last year they raised \$900,000 in three weeks, I don't see that becoming this magnitude, but certainly it's something that I think the whole community needs to learn how to do is work together a little better because what's happening, in large part, is this school is doing this and that one is doing this, and they're competing against each other instead of supporting one another.

So that is the intention behind it. How the proceeds will work is West Maui Education Initiative is the organizer of the event so, in that, they will take 30 percent of the profit, if there is a profit this year, off the top and then every other organization that is there will split equally the profits from that point forward, so if there are ten organizations, they'll split that 70 percent equally. And, you know, right now this year, it has been -- it's difficult to get people onboard because they don't know what it is and a lot of people are afraid to jump

into something new so I know this is our building year, but we do have about five organizations that are going to be cooperating.

Mr. Kalalau: Okay, thank you. I have a question. You know on your educational component, do you have a historian that's gonna do the research on the history of the --

Ms. Deigert: What I have asked is, because there are storytellers coming in, they're coming in from Oahu and the Mainland as well, I have asked if they could try and tie into the historical component of the prison as well, which I think was a brilliant idea, whoever brought it up. Aside from that, I have also asked, this year, the fifth grade class at the Carden Academy, I'm asking them to do an independent research project on the prison itself, the history of the prison, you know, when it was built, how it was built, what it served, and they will be doing a small presentation, probably on the Friday evening, but, aside from that, I'm going to have them do some fact cards that will be placed, you know, around the prison, you know, how many bricks it took to build it, what year it was built in, just kind of as fun facts that are in and around the pumpkin displays and that, and I think it was a great idea.

Mr. Kalalau: Okay, because one of my concerns was there's some kupunas that thought it was kinda little bit too, not irritating for the young kids, but because of the history of the prison, a lot of Hawaiians was housed in that prison and a lot of the immigrants, and just the way the prisoners were treated, you know, the gruesome treatment of the Hawaiian people and the immigrants before they were held in those prisons, there was some kupunas that had concerns about holding this jack-o-lantern event at the prison. This is why I asked what kinda historical education that you guys was gonna educate the kids with. That was one of the concerns that I had from, you know, several kupunas from Lahaina; that was their concern. It was just that because of the cruelty of the treatment of the prisoners in that prison during that time of the -- when the prison was active, you know.

Ms. Deigert: Yeah, I don't know if it would be possible, but certainly I want to do the right thing in that. I don't -- I mean I'm sitting here thinking, well, maybe the right thing is to make sure that that is known, but maybe it's not. If it would be possible for me to speak with them and kind of get their take on it to know what to include and what not to include, I think that would be really helpful.

Mr. Kalalau: And, also, you know your Lahaina -- the parade, is it going to go into the cells too?

Ms. Deigert: Actually, I do need to make a small correction. That's not really the parade. The line there is -- that's the pumpkin display.

Mr. Kalalau: Oh.

Ms. Deigert: So, when you walk along that line, they're looking -- the pumpkins are all displayed in those areas and the costume -- it's actually not a costume parade, it's a costume contest, so the children will have an opportunity to enter a costume contest, but the parade is really the walk of the pumpkins.

Mr. Kalalau: Also, on your portable toilets, is it possible for you guys to have a -- I would really like to recommend to have a portable handwash unit too.

Ms. Deigert: Yep. Yep. No problem. And we'll make sure one of the porta-potties is also handicap accessible.

Mr. Kalalau: And I see you answered some of the questions that was concerns about if you had any wall alterations on the prison and --

Ms. Deigert: Had any -- I'm sorry, I didn't hear you. What --

Mr. Kalalau: I'm sorry. No, I was just looking at one of the concerns that the questions about, you know, I guess this came from the action committee about wall alterations that no staples, no pins and nails to be used on the --

Ms. Deigert: Right, and that's understandable, I mean it's an older structure and we certainly don't want to damage it in any way.

Mr. Kalalau: And are you planning to set up some decorations that might need some support?

Ms. Deigert: You know, I think the answer is yes but, for instance, there's a lot of spider webs so we'll use the trees and we'll use, you know, as oppose to using the walls.

Mr. Kalalau: You know -- you know on this map here, the trees that you show, are they the original trees in the -- in the --

Ms. Deigert: Yes. Yes. Yes.

Mr. Kalalau: Also, on your parking, you know you guys mention the Hongwanji parking lot and the other parking lot off of Front Street, have you guys talked to the landowners on the parking lot if it's okay for you guys to use it?

Ms. Deigert: Well, the West Maui Carden Academy is actually on the Hongwanji campus so that's the parking lot they use for the school and, yes, I do have to get approvals from them for any special events.

Mr. Kalalau: Okay --

Ms. Deigert: The back parking lot, I have not. I can go and talk to County on that cause that one is, technically, County land.

Mr. Kalalau: Is that, you know on the County parking lot, during this time of the weekend, is it a crowded parking lot or --

Ms. Deigert: The parking lot's pretty much empty.

Mr. Kalalau: Empty?

Ms. Deigert: The only thing that's ever back there is the Alanon group is back there and they're usually on Tuesday nights but, for the most part, we're really the only ones that use it.

Mr. Kalalau: Okay. Alright. Thank you. Because, you know, Front Street is a problem with parking.

Ms. Deigert: Yep.

Mr. Kalalau: Any questions, commissioners? Yes, Lon?

Mr. Whelchel: Comment. It's my opinion that Halloween a time to disclose all of these grueling historic treatments of the prisoners because ...(inaudible)... people are always trying to find scarier ways to get to the children and if they let, the prison truly would be one.

Ms. Deigert: Well, that's why I said I would love to find the name of the kupunas that express interest because a large part of this, again, is the storytelling. The storytelling aspect of the storytellers that are coming in and it actually provides a wonderful time to do it because they could actually go up and tell some stories of things that happened there, I mean -- and I just wanna make sure that that's appropriate, that it's something they want to be told versus not.

Mr. Kalalau: Right. Right. Yeah, thank you for that. Lahaina has a kupuna organization and then maybe you guys need to go sit down and talk with them --

Ms. Deigert: Yeah.

Mr. Kalalau: And get some of the historical background.

Ms. Deigert: Yeah, that would be great.

Mr. Moikeha: Mr. Chair, I had some of the same concerns I think that Sam did and I was looking at your targeted age and all you have down here is younger children, I mean what basic age are you kinda looking at?

Ms. Deigert: Well, if you look at the costume contest, we have two age groups, and one being zero through five, and the other one being six through thirteen, so we're kind of looking at that. We did reach out to Lahainaluna and Princess and the other schools asking them to, you know, actively participate in the pumpkin carving as well, we didn't get a response from them, so I think it will take time to build up to that, which isn't necessarily a bad thing the first year cause I know sometimes when the older kids are there, that, you know, you got a whole new world of problems so --

Mr. Moikeha: Well, that was my concern, basically, with understanding, you know, what Lon said also about Halloween, you know, it's a great setting and things, but as I read it, to recognize the history of the prison to create a sense of place, how do you -- I mean I was trying to define that for myself, I mean how do you go to Alcatraz and say, you know, it's a great place to have a party or something, I mean --

Ms. Deigert: It's -- yeah.

Mr. Moikeha: You know I -- and so how do you explain that to a three year old or a four year old or a five year old, I mean that this is what happened in this place, I mean, you know, so all these things are kinda -- to me, personally, I would, you know, you wanna use the place, use it, but I don't know if you wanna share that to your five year olds, six year olds.

Ms. Deigert: Well, that's why I'm asking, I don't know if it's ...(inaudible)...

Mr. Moikeha: Well, I mean I'm just asking you too, I mean would you do that if you were to go to another prison and tell the children, well, this is what happened? I don't know. I'm just --

Ms. Deigert: Well, yeah, and, personally, I think you know the importance of the prison itself and what it is is important for them to know. How much detail do we want to get into in terms of, you know, the horrible things that were done? I don't know. But, certainly, for them to know so that they understand what it was, I think is a very good thing. You know, even the storytellers, I'm having to kind of reign them in a little bit and, you know, there's going to be younger kids here so the tales that you tell, you know, make sure they're appropriate for this particular age group. I know the press release that went out, they have another event the next evening at the MACC and, you know, Kathy Collins is going to be at both of the venues, that one specifically states in the press release it's not appropriate

for children where ours is because I don't want them going over the line, you know? But I don't know. I think it -- I think they should know what it was for.

Mr. Moikeha: Well, I think, you know, it's a perfect venue, I mean it's enclosed and so --

Ms. Deigert: Yeah.

Mr. Moikeha: You know, I mean there's not much in Lahaina where you can utilize that type of open space so I think, you know, it's a good thing also. Another question I had is, well, number one, how you're going to market it. So you just approach the schools and things like that? Was flyers sent out and things like that?

Ms. Deigert: I brought a packet.

Mr. Moikeha: And to tag onto that, think you got enough time to pull it off? I mean I wrote that down as I'm reading this, you know.

Ms. Deigert: I've been known to pull off things very quickly.

Mr. Moikeha: Alright.

Ms. Deigert: The school that I started, literally, from start to open was six months. So I'm pushing pretty hard and I -- no, there's not enough time, is the answer, there's never enough time, but I think the important thing this year is to kick it off and to at least do it at, you know, I'm disappointed we didn't get more schools and groups in that to participate, but I think if they see it the first year, it will grow, and sometimes it's not necessarily a bad thing to start small.

Mr. Moikeha: And one more question, I mean this is just me. Five dollars?

Ms. Deigert: It's seven.

Mr. Moikeha: Seven bucks for adults?

Ms. Deigert: Yes.

Mr. Moikeha: Okay.

Ms. Deigert: When I went in Boston, I stood in line for three hours and paid twenty dollars to get in.

Mr. Moikeha: How long have they had theirs?

Ms. Deigert: This will be their fifth year.

Mr. Moikeha: Okay.

Ms. Deigert: Now the other thing is that the bracelets, with the seven dollars, they get their -- it's a glow in the dark bracelet and it has Lahaina, Hawaii and pumpkins on it and they do keep this so --

Mr. Moikeha: I just think about the families out there that maybe have three or four.

Ms. Deigert: Yeah. Yeah.

Mr. Moikeha: You know, I mean that's twenty kicks in the pants right there to get your children in, that's -- I mean I'm just wondering, thinking out loud, and just trying to see what else you can do if this doesn't help.

Ms. Deigert: But to be the devil's advocate, the money goes right back to them --

Mr. Moikeha: Okay.

Ms. Deigert: Because it goes right back to their school --

Mr. Moikeha: Okay.

Ms. Deigert: And it goes -- and I understand, I mean I do because that was our thing, we were like -- but the storytellers themselves, I mean four hundred bucks.

Mr. Moikeha: To bring them in, huh?

Ms. Deigert: Yeah, I mean and it's -- it is a show that they're going into see as well and it's not, you know, the pumpkins, it's beautiful, I mean --

Mr. Moikeha: Would you explain the pumpkin thing? As I'm reading, I'm trying to understand it but --

Ms. Deigert: Yeah, what it is is that we've asked each group to come up with a theme.

Mr. Moikeha: When you say "group," you're talking about?

Ms. Deigert: Well, for instance, we have Napili Kai Foundation, they're doing one theme, and their theme is Hawaiiana --

Mr. Moikeha: Okay.

Ms. Deigert: So they're doing hula dancers and palm trees and Hawaiian fish and Hawaiian flowers on their pumpkins. That will be set aside in an area where, as you walk around, those are all together.

Mr. Moikeha: So they bring 40 pumpkins, that one organization, 40?

Ms. Deigert: Yeah, 40 pumpkins. And then in the undertones, in the bushes, we have little speakers hidden where it's playing, you know, Hawaiiana type music near that theme. Then, as you walk along, you move to the next theme which the Carden Academy is actually doing classical literature. So, for instance, our two year old group is doing the Ugly Duckling. Our fourth grade class is doing Black Beauty. Our fifth grade class is doing more all the patriotic theme so they have like George Washington, Abraham Lincoln, and there's doesn't tie as much into the literature. But that kind of gives you an idea. The Arch Foundation or organization, they're doing Hawaiian fish, so all their pumpkins will have fish on them.

Mr. Moikeha: So are you, in your opinion then, the major draw in Boston is --

Ms. Deigert: It is the pumpkins.

Mr. Moikeha: The pumpkins?

Ms. Deigert: Yeah.

Mr. Moikeha: Okay.

Ms. Deigert: They do it at a zoo, it's called the Roger William Zoo, and I just -- I mean it's unbelievable. Yeah, and, you know, like I said, I don't expect us to get to that level very, you know, within five years, but it's pretty amazing. They have 5,000 pumpkins; we're shooting for 300 this year.

Ms. Watanabe: I have a question.

Mr. Kalalau: You have a question, Nani? Okay.

Ms. Watanabe: I really commend you for doing this, I mean, you know, I know we wanna keep the children off the streets and the little ones, but I really agree with Sam, you know, if you would actually meet with the kupuna group and really find out the history about that and how would you be able to present the history about the prison because I think a lot of times the kupuna, where they get upset, is where they wanna use the place but then they

really don't -- I mean you have to weigh out what the story was and how you're going to present it because a lot of times their stories are always edited and always changed and -- and this is where it upsets them, you know, but I think --

Ms. Deigert: Yeah, no, I would love -- I think it's a great idea and I think it's something that, you know --

Ms. Watanabe: Cause -- I mean do a lot of, you know, research on it with the kupuna and find out and I like that idea of talking with them.

Ms. Deigert: Yeah, I mean my first thought is I'm going to go and invite them to actually be the person who tells it, and I don't know if they'll do it, but if they would, it would be -- it would fit in wonderfully.

Ms. Watanabe: Yeah, but then I agree -- I mean with Kalei, it's like you have a zero to five, you know, and, you know, we don't know how the story, you know, came about or how they were treated. I'd like to know.

Ms. Deigert: Yeah.

Ms. Watanabe: I mean I don't know even that history.

Ms. Deigert: No. And I don't and I mean it's something, until you guys even brought it up, it was like -- I didn't think of and I think it's, in hindsight, it's wonderful so --

Ms. Watanabe: Thank you.

Mr. Kalalau: Thank you, Marj. Anymore questions? Okay, if not, we'll open this portion of the floor to anyone in the public who wants to speak on this agenda item. See that we have no one from the public to testify on this agenda, can I call Keoki back up to the stand?

Mr. Freeland: Keoki Freeland.

Mr. Kalalau: Okay, Keoki, your organization, what's the -- what's their consensus on this jack-o-lantern permit?

Mr. Freeland: Well, our board has approved it. We won't be doing anything as far as participating in the event at all and we certainly don't look at it as a fundraiser for Lahaina Restoration Foundation. This is all for the people that are participating. What we had just -- we've just given them the approval that to use the facility, as I had mentioned, under certain conditions and, of course, all the different, like you folks and whatnot, need to give them your approval as well.

Mr. Kalalau: Okay, and you know on this map right here, what is the canoe here? Is it that -- the old one?

Mr. Freeland: No, the canoe is from the last celebration canoe event. It's the Maori canoe that Lahaina Restoration Foundation purchased. At the present time, it's only in there temporarily until we can figure out where to put it permanently. And when it goes into its permanent site, we're going to have to come to you folks for approval and all of that stuff. So it's just temporarily stored in there at the present time.

Mr. Kalalau: Is it in a secured area, you know, like we're gonna have a lot people, especially young kids running around in there?

Mr. Freeland: Yeah, right where the porta-potties are, we're going to put a barrier so that people won't be able to go back there.

Mr. Kalalau: Okay.

Mr. Freeland: That, on the makai side where the canoe is, on the mauka side also there will be a barrier. So, in other words, from that prison, that jail facility, in the Kaanapali direction, nobody will be allowed to go back there.

Mr. Kalalau: Oh, okay. Okay. Thank you. Anybody else got questions for Keoki? If not, thank you, Keoki. Can we have the County?

Mr. Dack: With that presentation, public testimony, and discussion, the Planning Department is recommending approval of the permit subject to 16 conditions that are in your staff report. Many of them have been already addressed in the discussion, within the staff report, and from discussion and testimony. But briefly going through them, there's -- the condition include necessity for approval for the sale of food; trash to be removed immediately following the event; liability insurance to be obtained; a hold harmless agreement to be executed; no ground alteration has been discussed; all governmental requirements be complied with; no alcohol; no cooking, you've heard about that; four portable toilets, you've heard about that; fire extinguisher to be in each booth; no items associated with event fixed to any structure, that's been discussed; then in one of my staff presentation there have been discussion and coordination with Police, Fire, Health, and then requirements, this is a general omnibus requirement in Condition 12 that all of the requirements of each of those agencies be met to their satisfaction. Condition 13 is the educational component. You've had a fair amount of discussion of that. I'd ask the Commission to think about if you wish to add anything to Condition 13. Staff considers it still probably to be adequate but please consider the testimony you've received. If you're satisfied with the testimony from the podium, you may not feel a need to modify that condition or you may wish to strengthen it as you choose. Condition 14 talks about the set

up and removal to be timely, right around the window of the event; 15 is coordination with the Police Department, which you already see has been done by attachment to your staff report, and then 16 is health and food permit. With that, staff is recommending approval. Thank you.

Mr. Kalalau: Any questions on the County recommendations? If not, I have one, I mean I have two actually. I would like for No. 9, actually, we could put them in a motion when we vote on them. Anymore questions? Okay. Okay, commissioners, we read the -- we heard the recommendations from the County department who is in approval of this event, also the Lahaina historical preservation is in support of lending their -- the prison for this event. Do we have a motion?

Mr. Whelchel: I make a motion that we recommend that we approve the Historic District Permit as per staff recommendation subject to the 16 conditions.

Mr. Kalalau: Okay, do I hear a second?

Mr. Moikeha: I'll second.

Mr. Kalalau: Okay, it's been moved and seconded. Now it's open for discussion. Just remember, there's a motion on the floor. Okay, just on one of the recommendations that the four portable toilets, I would like to see a handwash portable unit, that's for No. 9. If there's no objections to that amendment, then we'll just add that to our motion. Also, on No. 13, I'd like to recommend that the organization speaks to the Lahaina kupuna group on their historical stories and at least get their feelings on the whole activity. Is there any objections to that? Or anybody wanna add something else too? If not, we'll just move it into the main motion. Okay, Lee, any discussions?

Mr. Moikeha: It's just for Item 13, I mean --

Mr. Kalalau: 13?

Mr. Moikeha: Yeah, the one that you were talking about. I had questions on that too and there's really nothing that's going to guarantee that this is going to happen, you know, that whoever's telling the story will be able to incorporate that, I mean the applicant shall incorporate an educational component to the event recognizing the history of the prison, I mean it's a difficult thing, yeah, but what I'm saying is that there's nothing that would guarantee that that will happen. I mean I'm not saying that we need to hold them to something. I don't know. But if it's in there, what's gonna guarantee that something will happen, you know, I mean it's -- it's a significant importance, you know, it's a way of -- as we talk about education, I mean, we all need to be educated about what really truly occurred within the prison and things as such and that's an opportunity with the children,

you know, but it's just a concern. I wouldn't know how to state anything. I'm just -- it's just my own thoughts and feelings at this point about it.

Mr. James Giroux: Kalei, if it helps, you could ...(inaudible)... that condition that they'll come back, you know, as a report and one of the elements of the report would be how did they satisfy that and what story was told and maybe they can present it to us.

Mr. Moikeha: Okay.

Mr. Giroux: And we can, you know, say, "Oh, okay, yeah, that's kind of where we were going with that."

Mr. Moikeha: And this would be for after-the-fact, yeah? Okay.

Mr. Giroux: It would be an after-the-fact report.

Mr. Moikeha: Similar to like how that marathon ran when he came and made a -- okay, yeah.

Mr. Giroux: Yeah, remember he came back and kind of gave us an oversight of kind of the things that we had questioned.

Mr. Kalalau: Okay, so we're gonna add that too, huh?

Mr. Giroux: Yeah, you can do a motion to request a report.

Mr. Kalalau: Do we put it in this motion now that we're -- or is that going to be a new motion?

Mr. Giroux: You can add it on maybe as Condition No. 17 and then there would be an element that they respond to the historic, you know, that would be one of the components of that report would be that they report on how they complied with Condition No. 13. So Kalei will say so moved and then we'd get a second.

Ms. Watanabe: Second, or so moved.

Mr. Moikeha: So moved.

Mr. Kalalau: Okay, is there any more discussion? If not, let's -- try read that motion over again because for the addition, the amendments that was for No. 9 and No. 13, just hook up with the kupunas, and then we're gonna add 17 for the historic education ...(inaudible)... report after the --

Mr. Giroux: Yeah, so that would be a separate motion.

Mr. Kalalau: Yeah, right.

Mr. Giroux: We're gonna add 17 via a motion so we're just gonna take action on 17.

Mr. Kalalau: On this one, right here, 9 and --

Mr. Giroux: No, we've already -- we dealt with that through consensus so we're just gonna deal with 17.

Mr. Kalalau: Okay.

Mr. Giroux: Just to get that as a --

Mr. Kalalau: Okay.

Mr. Giroux: So we gotta --

Mr. Kalalau: Right.

Mr. Giroux: The motion has been seconded, we've had discussion, so you can call for the vote and take action on --

Mr. Kalalau: 17.

Mr. Giroux: Amendment 17.

Mr. Kalalau: Okay. Lon made the motion, it was seconded by -- Kalei made the motion and it was seconded by Nani.

There being no further discussion, the motion was put to a vote.

It has been moved by Mr. Moikeha, seconded by Ms. Watanabe, then unanimously

VOTED: to add Condition No. 17 that the applicant would return to the Commission after the event to do an after-the-fact report and that

one of the components of that report would be on how they complied with Condition No. 13.

Mr. Kalalau: Okay. Commissioners, now we're gonna --

Mr. Giroux: Take the main motion.

Mr. Kalalau: Yeah.

Mr. Giroux: So this has been added to the conditions, now we can take action on the main motion as amended.

Mr. Welchel: Okay, I make a motion to add 17, that's what we're talking about?

Mr. Giroux: Yeah, that's been done. We're gonna take action on the main motion now.

Mr. Kalalau: The main motion that you made. Okay, it was seconded by -- Lee seconded it. Okay.

There being no further discussion, the motion was put to a vote.

It has been moved by Mr. Welchel, seconded by Mr. Moikeha, then unanimously

VOTED: approve the Historic District Permit, as per staff recommendation, subject to the amended conditions.

Mr. Kalalau: Okay, the main motion is now passed. Everything is added, so who's gonna let the applicant know on this?

Mr. Giroux: I think Stan.

Mr. Solamillo: He'll get a letter.

Mr. Giroux: Stan will make out all of the conditions and have --

Mr. Solamillo: Actually, Jeffrey will do that.

Mr. Giroux: Oh, yeah, sorry, the planner.

Mr. Kalalau: Okay, so it's been approved as amended, and we thank Marjorie and the West Maui Education Initiative, and hope you guys have a Happy Halloween.

2. ADVISORY REVIEW.

3. DEMOLITION PERMITS

- a. **MR. DEREK HEAFY on behalf of HAWAIIAN COMMERCIAL & SUGAR COMPANY (HC&S) requesting approval for demolition of Pu`unene Congregational Church at the former church site, located at TMK 3-8-006:001, Pu`unene, Island of Maui (BT 2005/1983) (S. Solamillo)**

Mr. Solamillo: The next item on the agenda is Advisory Review, there are no new items that are being brought under this heading to the Commission at this time. The following item is Demolition Permits. Since this application came directly to my desk, then I'll give you an initial presentation on the applicant's request, and then he will be available for questions and he is seated in the audience.

For the record, my name is Stanley Solamillo, Acting Cultural Resource Planner. The subject today is the proposed demolition of Puunene Congregational Church. For background, this church was built in 1910 at Puunene. One of the first Japanese Christian congregations on Maui. It was occupied by that congregation until 1948 and then operated by two other congregations including the Church of Christ through 1995. The building has been offered for sale by HC&S but potential parties have been precluded by the cost involved in moving and preparing a new site for this building. And the most recent cost estimate that was received in this year came in well beyond \$500,000.

HC&S has indicated that it has a need to clear this site for the expansion of a tank farm and has filed a permit for the following activity, which is demolition. The site and building are eligible for listing in the National Register of Historic Places, therefore, the activity would have an adverse effect on this cultural resource.

This church was erected on a leased parcel, which was located in Alabama Camp, which was northwest of the mill site at Puunene. I apologize for the way these slides are coming out. The congregation was, according the Gaylord Kubota at the Sugar Museum, Japanese and, presumably, it was built and financed by members of that congregation.

The occupants of the church included Puunene Congregational Church, from 1910 to 1948; United Church of Christ, from 1949 through 1968; Lanakila Church of Full Gospel of Jesus Christ from 1972 through 1995; and since 1995, it has been vacant. We do not know what architect designed it for the original congregation, and the build date of 1910 is assumed.

Much of what we know about Japanese community on Maui comes to us from reportage which was prepared under the Territorial Administration and most of that is relegated to descriptions of the Japanese Shinto community. We know very little about the Japanese Christian community on this island. Some sources indicate that the Japanese Christian communities actually began as early as the 1880's but we don't know that for a fact. This particular congregation may be one, if not the first, East Asian Christian congregation on the island and may be related somehow to another Japanese congregation here at Wailuku. Consequently, as far as history is concerned, a thorough historical context should be prepared for this community and that should include a rather in-depth oral history.

In addition, since this building is at risk for either removal or destruction, mitigation that meets the standards of the Historic American Building Survey, Level I, must be completed prior to initiation of either action. This includes archival photography, architectural descriptions, and architectural plans, and a detailed breakdown has been provided in the report that you have in your packet.

The building itself is a vernacular building, it's of wood frame construction, and it mixes some details. Some of the windows and the door frames appear to be gothic revival, but when you look at the belfry of the bell tower, it includes arch openings and a hip roof that is more -- something associated with mission revival so have actually a mixture of stylistic details that are incorporated into the building.

The applicant and I met with a photographer at this site and we went over the actual exterior side shots and I think the total number was four obliques, four elevations, and then I think we have 12 interior shots.

In one of my other lives, I was involved in a similar mitigation for a church named Sunshine Elizabeth Chapel CME Church in Dallas, Texas, and this gives you kind of an idea of what HABS Level I Mitigation is for churches. This was built in 1910. It was built for a, at the time, a colored Methodist Episcopal Church, and that is different from the northern branch of the church, which called themselves African Methodist Episcopal or AME Church, and it was built and financed by black labor and black construction contractors. We don't have a lot of information on this particular congregation. This was a CME convention which was assembled in front of the church in 1911 so you can see there's kind of a comparable age here and this one was a definite gothic revival building and you can tell from the windows and the way that the window frames are treated at the heads. This particular building people tried to restore it, tried to raise money for it, and the termites got to it, so what happened was the building eventually collapsed.

HABS Level I was negotiated between the city of Dallas and the SHIPO at Austin and the entire sheet index, I believe, was 11 sheets, and we'll run through them rather quickly, but this gives you an example of what we're looking for with the HABS Level I cover sheet,

which includes a statement of significance as well as some project information, location maps and site plans. In this case, we had three plans: a basement floor plan; a first floor plan; a second floor plan; four elevations; transverse building sections looking in several directions. In effect, this documentation is made so that if the building -- if someone wanted to reconstruct the building, they could, you have enough detail, and in the absence that we're finding, HC&S has been unable to locate plans for this specific building which would have satisfied the requirement; that is why we usually recommend HABS Level I.

Staff recommendations for this particular demolition request is that the owner exhaust all options before considering demolition and that they enter into consultation. Consultation was actually requested by SHPD and it meant contacting the previous occupant congregations of this building, and Derek Heafey can address those issues because he's been involved in trying to get members of former congregations as well as new congregations interested in the building so he will be available to discuss this issue with you as well as HABS Level I Mitigation prior to building removal and/or demolition, which includes those items listed below: oral history; historical context; archival photography; architectural description and architectural plans.

The agency comment, verbatim, from SHPD was that they support and concur with the County recommendations for exhausting all alternatives prior to considering demolition. They recommended that the applicant include relocating the tank farm to accommodate, even if it's only slightly, the preservation of the resource in place. As far as concurrence, SHPD concurred with the recommendations for documentation at HABS Level I. SHPD indicated that they believe that all three congregations should be provided adequate opportunity for consultation. They made the statement that after all, it is part of their history. And that, in addition, former residents of Puunene may wish to be consulted. The importance of these former congregations should be given considerable weight in any decisions affecting the significant historic property. SHPD went on to add that the church is one of the few remaining structures at Puunene and, as such, reflects the social life of the populations that once lived there. It has cultural significance well beyond the structure as a gathering place, a place of worship, and a place of unity and, in itself, as a site would be deemed significant under multiple categories for this reason. And that latter statement addresses the NRHP eligibility.

This concludes my presentation on Puunene Congregational Church. Mr. Derek Heafey of HC&S is available for questions and/or comments. Are there any comments or questions that the Chair or the members of the Commission might have for me?

Mr. Kalalau: Yes, I have a question, Stan. You know on the recommendations, you know, just reading the report, it seems that a lot of the recommendations has already started and some of them are completed. Is it true?

Mr. Solamillo: As far as actually going out and looking at the building and ascertaining what photographs need to be taken or things like that.

Mr. Kalalau: Right, and how about the --

Mr. Solamillo: That was just done to prepare --

Mr. Kalalau: The HABS Level I?

Mr. Solamillo: Yeah. Actually, to prepare the recommendations because in order to assess the building at what level we wanted or we would recommend that the mitigation would proceed, we had to actually go out and see the building and determine how many shots we needed to have, so none of the mitigation has actually taken place yet. Yeah.

Mr. Kalalau: Oh, okay.

Mr. Solamillo: It was just a fact finding and an exercise on my behalf to indicate to you what needed to be done.

Mr. Kalalau: Okay, thank you.

Mr. Solamillo: Okay.

Mr. Kalalau: Is there anymore questions for Stan? If not, we'll have -- it's the HC&S representative.

Mr. Derek Heafey: Good morning. Good to see you all again. I'll do a little further background on the site, so HC&S is a joint venture partner with an organization, Maui Ethanol. We're planning to construct an entire ethanol production plant at that location. It won't just be tanks, it'll be the production facility. The reason that site was selected, there was some zoning constraints, the proximity to utilities, proximity to the feed stock, which would be HC&S molasses, and access to the site. We're aware of the historical significance of the structure and we, you know, we'll do what's necessary as far as the HABS mitigation. We actually delayed this demolition application for many months to allow the Hawaii Conference Foundation of the United Church of Christ time to find a location to move it to as far as -- we weren't asking anything for it, it was just if they would take, we'd be more than happy to assist them. They did find a location but when they took -- they got an estimate, went to their board of directors, the cost was prohibitive, it was over half a million dollars, and they basically dropped their interest at that time. Prior to that, I had fielded several calls from other church organizations, took them out and showed them, this was at least two others, showed them the structure, offered to basically give it to them if they wanted to take it. No one did. I didn't hear back from any of them. I also got a call

from a real estate agent in Lahaina shortly after an article was written on this in the *Maui News*. She apparently had someone interested in acquiring the structure. I returned and left -- I never did get a hold of her and I left many messages. Never heard back. So that one was -- did not materialize. HC&S, I think we've gone out of our way to try to do what we can for this, I mean, like I say, it is historical -- it's historically significant, but I just don't what else we can do about this as far as -- I mean the cost is prohibitive for us to move it. We have to place to move it. If we try to move it ourselves, it'll tear it to pieces. What can I say? I'll take any questions.

Mr. Kalalau: Anyone got questions?

Mr. Whelchel: Has there been a consideration for utilizing that building as a required structure for your ethanol operation?

Mr. Heafey: I don't believe it's in good enough shape to do that. It's really -- it won't really fit. It's right on the edge of the piece of property that they wanna use for this facility. I'm afraid it would -- I mean if we tried to wrap the tanks around it, it would be damaged. I just can't see that as a viable alternative there. I can't see the use that they would have.

Mr. Whelchel: So your tank farm doesn't require an office structure?

Mr. Heafey: It does have any office; that will be part of -- well, that would be constructed as well. I haven't really considered that option of putting the office in that.

Mr. Kalalau: Did you have a constructional engineer do damage estimate on it or, you know, did any kind of building inspection on it?

Mr. Heafey: Well, the only inspection that was done was from the moving company to get the estimate to move it. As far as the condition of the building, it's in pretty fair condition. It's in pretty good condition actually. Fair condition.

Mr. Kalalau: Yeah, what I was trying to say is because we have a Wailuku Main Street, one of the buildings, we have an applicant who we recommend that they have a structural engineer do a survey on his building so that he can come back to us and say, you know, it's condition. So you guys haven't done that?

Mr. Heafey: No. We're not saying that it's in bad shape though, I mean it's actually in pretty fair shape.

Mr. Moikeha: Mr. Chair?

Mr. Kalalau: Okay.

Mr. Moikeha: Maybe this question is for Stan. So when it does go to mitigation for that HABS Level I, because we have no plans, nothing was found, what happens then? I mean, does it -- what happens?

Mr. Solamillo: I mean what HABS Level Mitigation does is attempt to mitigate the adverse effect of the loss of the cultural resource. If the applicant has exhausted all attempts to adaptively reuse the building, look at options at relocating as industrial facility and cannot find a potential new owner to relocate the building and take ownership of it, then the mitigation is full documentation, and after that, is accepted by HABS HAER, then the applicant is free to demolish.

Mr. Kalalau: On that note, Stan, do they have a time frame or a --

Mr. Solamillo: As far as proceeding with the documentation?

Mr. Kalalau: Yeah, and within their mitigation and stuff like that.

Mr. Solamillo: It can happen as quickly as the applicant is willing to get qualified contractors to do the work and then -- I believe the review period can take as long as 90 days at the Federal level, and then State has to also concur and sign off. So there's actually two levels. There's SHPD as well as the Feds.

Mr. Kalalau: So it's two levels in order to permit the demolition permit?

Mr. Solamillo: Correct. But SHPD, right now, although they concur with the level of mitigation, they still wanna continue with consultation with the applicant and see -- and I think it's requiring the applicant to actually produce evidence that they have indeed exhausted all avenues, which would end up with the building's preservation.

Mr. Perry Artates: Mr. Chair? So my question to the applicant is has he or whom have you all exhausted all your alternatives?

Mr. Heafey: I believe so. We've been looking into this for years. This last organization was -- seemed to have the most interest. They really pursued it. I have copies of their cost estimates, I have copies of their correspondence with the various -- the moving company.

Mr. Artates: Then I think -- I think the main principle of this Commission is to protect and preserve, yeah, I mean they're demolishing a historical building that was of worship. It's just like protecting all archaeological sites, right? So I cannot understand or make me understand that why can't you relocate the tanks to one -- another destination instead of demolishing something that should be in preservation.

Ms. Watanabe: Mr. Chair?

Ms. Kalalau: Yes, Nani?

Ms. Watanabe: I totally agree cause, being from Lanai, I'm really -- when they tear down a building, it takes away the history of that island, and it's really sad when a building, and especially like a church, with so much history and the use of the church from a Japanese to Japanese Christian, but, yeah, it's like, I don't know, I couldn't, to me, once that is demolished, people will only have memory that is actually on a piece of paper but the structure, to me, I feel that it could be used somehow in your project, I mean I don't know. It's, yeah, it's preserve and protect, I mean it's --

Mr. Artates: Well, you know what? On another note, if your opinion is that the church itself is in 90 percent condition that is usable, then maybe the applicant itself should look into utilizing that structure for maybe other non-profit groups to lease it for a dollar a year for x-amount of years.

Mr. Kalalau: Commissioners, I think this is part of their mitigation but, you know, they, you know, they contacted several organizations and somehow they just couldn't take over the building. Also, you know, if the cost factor to move it, if somebody wants it, yeah, it's very --

Mr. Artates: Pricely.

Mr. Kalalau: Pricely, and based on, you know, the information that we have here, as far as HABS Level I, they really haven't start, you know, the process which I think required over there it says like blueprints, floor plans, elevations, and it's all part of the mitigation plan so they're gonna have to come before us several more times. In the meantime, hopefully, they can get someone or some organization to sit down and, you know, discuss this before we -- I was just recently in a Federal preservation convention and there was numerous churches that was built in 1910 throughout the United States and that have gone into preservation. They've done some major preservation on the churches and there was some that has the similar problem where the landowner, you know, was going to develop something else and there was organizations that came in and they kinda moved it. There was other options to that. One of the companies that was developing the area used part of the church in their development and it was like kinda -- and they kinda made it like one part memorial thing that was built right into the buildings and stuff and they had portions of the church in there and they had like a plaque and a monument and a little museum when you enter -- when you enter the new development. You know, there's a lot of options and I hope HC&S can work it out with, you know, the people of Maui or whoever they can work this -- if they going preserve in place or whether they're gonna move or whether they're gonna incorporate it into their business, into their development. This is where I look at it

right now because they're in a early stage of mitigation even though they've done a lot of fact findings and --

Mr. Heafey: Well, I mean we're ready to go ahead, I mean I can start today with the mitigation effort. We're kind of under the gun on this thing, I mean we're supposed to break ground the first of the year, by the first of the year. As far as -- I don't see the value in moving the tank, I mean you're going to have a church in the midst of a bunch of industrial tanks with no access, I mean the thing is going to sit there and deteriorate. I just don't see the value in that. And as far spending over a half a million dollars, it is extremely unlikely that we'll be able to come up with that kind of money, I mean this is not a huge profit center, this ethanol project is fairly low budget, I mean that would represent a huge investment, not to mention we have to find a place to put the thing.

Mr. Kalalau: Right. Right. Have you, in your guys negotiations, have you guys sat down with the Maui Visitors Bureau and the tourist industry being that it's a resource, a natural resource of Maui County, you know, and because of the financial burden on trying to move it to somebody's property and stuff like that? I would think if we have several groups of organizations in Maui County getting involved in this thing and share the cost. You know, we're losing a lot of our natural resources that, you know, if we look ...(inaudible)... tourist industry on Maui, you know, a lot of these natural resources are our attraction to our island and if we -- and if we start, you know, just demolishing all these resources, you know, this is why, you know, I'm not against you guys or anything, but I just think Maui, as a whole, should be involved in the preservation of our natural resources. You know, maybe what, right now, I would really like to -- if HC&S could have a structural engineering inspection on the building and present them to us, you know, I would really like, right now, for us to, because we don't have all that information and because, you know, there's no organization that's come forward, you know, on this whole thing besides all the hard work that HC&S has put into this trying to whether preserve or demolish. I don't know. My opinion is I would like to see a structure engineer report on that building before we go into any kind of approval on this permit. That's my concern, but it's up to you guys, the rest of the commissioners. But if you guys don't have anymore questions for --

Ms. Watanabe: I just have a question.

Mr. Kalalau: Okay.

Ms. Watanabe: So if a church -- so you, basically, wanna use that site, but if a group -- so you basically don't want people actually using the existing church there for their services. Am I correct? I mean --

Mr. Heafey: Well, I mean the town that was around it is gone --

Ms. Watanabe: Right.

Mr. Heafey: I mean it's an isolated structure next to a warehouse. I mean there's really not good access. The place hasn't been used for ten years. It's in pretty miserable shape. It's not a good location, I mean there's nothing. I'll tell you, you'd have a tough time getting a congregation to show up there I'm afraid.

Ms. Watanabe: Yeah.

Mr. Heafey: I mean at that location, it's, you know, you're not going to get anybody, I don't believe.

Mr. Kalalau: I know, not even the tourist drive back there.

Ms. Watanabe: I know.

Mr. Heafey: Yeah, I mean --

Ms. Watanabe: If there was -- I mean, actually, if there was congregation that -- I mean so it seems like their -- the cost is the major factor of why people have turned down the offer, you know, in the moving cost.

Mr. Heafey: Right. Right. I mean anybody that wants it is welcome to it.

Ms. Watanabe: Or you can send it to Lanai, I mean -- no.

Mr. Heafey: Well, the thing is even when they move it, they've gotta chop it up, I mean and that'll be the big part of the expense is reassembling and setting in the foundation and all of that. And if it stays where it is, I mean there's nobody that looks at it anyway, I mean it's just gonna sit there and the termites will get to it. Either that or it'll be damaged, you know, during construction, I mean putting tanks next to it, you know, I mean it's an industrial site. I just don't see the point of keeping it where it is and that's why we've made the attempts to get it out of there. I mean I was actually asked to go ahead on this about three years ago, to go ahead with the demolition permit in anticipation of that site usage, but, you know, we've delayed and delayed in order to get some community interest to get it out of there because it is, you know, it's a historically interesting structure and --

Mr. Kalalau: Have they thought about moving it next to the sugar mill museum?

Mr. Heafey: Well, that has -- we have been approached with that idea but, like I say, the move cost is the same whether it's, you know, just down the road or across the island almost.

Mr. Kalalau: When you talk about the move cost, you're talking about hiring a private moving company?

Mr. Heafey: Yeah, we've -- that church group got an estimate.

Mr. Kalalau: Right, right, for the church group, but if it was done by HC&S to move it next to HC&S museum, would it cost that much too?

Mr. Heafey: HC&S, I mean we're not trained in that. We're liable to tear the thing to pieces. I wouldn't, I mean seriously, I mean they would end up matchsticks I'm afraid.

Ms. Watanabe: So you need the expert.

Mr. Heafey: Yeah, we're not -- I would get it loaded on a lowboy and haul it down there, but I don't what would get -- what it would look like when it got there.

Mr. Artates: Mr. Chair, my opinion is just like you're saying or what they're saying is it's okay for us to move an archaeological site because you wanna build tanks to Point B, from Point A to Point B, and because it has a historical meaning, I would not support the approval.

Mr. Kalalau: Okay, do we have anymore questions for Derek? If not, we're gonna open this portion to the -- anyone in the public that wants to testify on this agenda item.

Mr. Heafey: Can I make a comment?

Mr. Kalalau: Since there's no one here to testify on the agenda item, okay, Derek, we get back to you.

Mr. Heafey: You asked for a structural engineer's report. Will the architectural description and plans suffice?

Mr. Solamillo: No. It'd be separate.

Mr. Kalalau: Yeah, you know, it's different because the structural engineer is the guy that goes in there and says, you know, the beams are no good, the floors are 60 percent well, and the walls are gonna -- maybe 10 percent, you know, it's that kinda engineering report that we usually ask for historical buildings or structures.

Mr. Solamillo: Because there is termite damage.

Mr. Kalalau: Yeah, termite damage, water damage, and what other kind of damage that might have occurred. Okay, Stan, no more questions?

Mr. Moikeha: Just a comment, Mr. Chair. I mean, you know, I understand our purpose, you know, as far as why we have our Commission also and, yeah, you'd hate to see something like this lost and I think as the mitigation process will begin, I mean, to me -- to me it seems like a really possibility that we will lose this, you know, I mean the building itself. I guess if in some way, form, or another, if I can just go down on record that if you can't save the whole, if there's a possibility of saving a part, maybe moving it towards, you know, where the museum is and just possibly save a portion of where people can walk in and say this was part of it, I mean I don't know, I mean the whole would be so much better, you know, but I understand the purposes and I understand the bureaucratic process of what he's trying to get through and to complete their project and things as such and -- but then again, I understand why we're here, so I just wanted to go on the record on that.

Mr. Kalalau: Anymore discussions? Comments?

Mr. Whelchel: You mentioned that it was structurally sound and then you said that it had a lot of termite damage. To what extent is the termite damage?

Mr. Solamillo: We don't know.

Mr. Heafey: There's some visible but I mean I'm not an architect, I'm not an engineer, it looked fairly sound but I don't have the, you know, I'm not a --

Mr. Whelchel: Sound, no one wants it, and why move it? It's in the way? But if we leave it, it'll just deteriorate. So it's a catch-21. I'm in favor of keeping it but if it just falls apart, that's false economy. It's a hard decision.

Ms. Watanabe: I, you know, I like moving it to where the museum is, you know. Is there any other movers out there that have a heart that would donate their time?

Mr. Solamillo: No.

Mr. Heafey: I think this guy had the biggest heart.

Mr. Kalalau: No, you know why it's, like Derek was saying, it's really because it's a older building and when you gotta move it, it -- you gotta know what you're doing because you might end up in thousand pieces when you get to the other side. But, you know, Lee had a good idea too about just incorporating part of the -- part of the thing into the development or, like you say, bringing it over to the museum. You know the people that you guys talked to about, you know, they wanted to move them and they wanted preserve certain ones of

them, is it possible that you guys can go back and sit down with these people and try to, you know, this is the old people that went to that church and stuff, you know, if they would -- if they would consider, you know, just like what Lee was saying, just moving a portion of them to the museum and making it, you know, like a little visiting area or a spot of monument, or if you guys can incorporate it in one of your guys buildings that you guys build to service the ethanol tanks and stuff?

Mr. Heafey: I can look into that. Sure.

Mr. Moikeha: Mr. Chair?

Mr. Kalalau: Yes?

Mr. Moikeha: So, as far as approaching the congregations, the former ones that used it, you said an article did go out in the *Maui News* already also?

Mr. Heafey: There have been several, some photos and a little caption. There have been at least two that I've seen in the last four years.

Mr. Moikeha: Was there a plea made? I don't remember reading anything as such and you know.

Mr. Heafey: There was no plea. It was just an item of interest to all.

Mr. Moikeha: Is there a possibility that maybe we could -- someone could do an article on it and with a plea to those that used it and I mean that's what churches do, I mean that's what congregations do, they pull together and there's a possibility that public donations might be able to raise the money. You know, if that's a possibility that we some way, form, or another could do that so that the general public, those that used it in times passed, they might be able to pull it together, and look, the cultural and art center came about by people pulling together on that, you know, I mean just a thought.

Mr. Whelchel: Do you know if Melissa Kirkendall has stated that there are grants for this type of operation are not available?

Mr. Heafey: I haven't looked into grants or anything.

Mr. Whelchel: They have grants for this type of maneuver to save something that no one wants.

Mr. Heafey: I'm not familiar with those.

Mr. Solamillo: I might be able to address that. With the earlier church that I've showed as an example, that was ten years of soliciting funds to restore that church and prevent its collapse ultimately, and it was very difficult. In that case, it was most organizations and foundations will not give money if it's -- what happens is that the real property, which is the church structure itself, needs to be separated somehow from a congregation, and then that way it can take funds cause a lot of agencies or foundations have -- are not allowed to give to -- because you're in separation of church and state, you can't give money to a church per se, but if you set up a foundation, say for the Puunene Congregational Church foundation, which is just for that structure, sometimes you can do it that way. Other times, people wanted to put it that structure be dedicated to a civic organization or something like that so that there was a clear separation. There was resistance on that, which might be identified as part of the reason why that didn't happen. But just in doing grant searches, it was, you know, a long time and virtually whatever money that came about was pretty minuscule because you also are dealing, I think, with a similar situation where you have an aging congregation and a lot of times descendants aren't willing or don't have the capability to give money to save a building like that. So it's -- that was the experience, that's why the two buildings, you know, were kind of paired up in the presentation.

Mr. Kalalau: Just on that note too about money, the restoration church in Kansas had the same problem too in getting their funding. It took them a real long, long time too. Just based on the historical trust foundation, because of the Hurricane Katrina and stuff in the gulf area, just in New Orleans alone, there's over 150 archaeological sites and structures, and a lot of the Federal funding for preservation is gonna go to those states, Mississippi, some in Texas, Louisiana the most because its got the most historical sites and structures. You know the whole downtown, the French Quarters and stuff, is a Federal Historic District and, you know, they didn't sustain that much damage, but all the other areas throughout Louisiana, total damage. Some of the historical sites will never be replaced, but the ones that went through HABS Level I that they did their floor plans and architectural plans, they can go back and put the buildings up. But those old buildings that none of the blueprints were saved or, you know, floor plans and stuff, they'll be gone forever, and what's gonna happen is they're just gonna put a monumental site there, you know, that at this time there was this historical building here, now there's none, and they're just gonna leave a little memorial and a little story about it. And faced with that, you know, it's not only a few states that's gonna get affected by that, but it's all the other states that are gonna get, you know, affected by the -- that hurricane that was stationed down there. So, you know, I see this project as, you know, you're looking for financial money, it's going to be very hard unless you can come up with some private donors and stuff, that's the only way I see that, you know, this kinda, this specific project can be saved entirely. You know sometimes it comes to this kind of point where it's kind of like, you know, eh, it's hard times, do you preserve them entirely, do you move it and preserve it entirely, do you just use a portion of it into your new development, or do you move a portion of it and save it as just a memory? It's a difficult decision and ...(inaudible)... there today is --

Mr. Solamillo: The recommendations on the table today are to exhaust all options before considering demolition, so you should ask yourself, as members of the Commission, has the applicant satisfied your need to know whether he or the company has truly exhausted all those options, as well as enter into consultation, which the applicant has been in. He's been in consultation with our office, specifically, since April, and there will be some continuing consultation with SHPD. And then we also have a HABS Level Mitigation, which is a mitigation plan to address the loss of the structure in the event that it is either moved and/or demolished. So staff might ask the senior planner how to handle it because there are actually two recommendations, one is for a mitigation plan and the other one deals with issues that are a little less defined, which are consultation and exhausting all options although that could be satisfied by some sort of written form that X, Y, and Z congregations have been contacted.

Ms. Robyn Loudermilk: Robyn Loudermilk.

Mr. Solamillo: Thank you, Robyn.

Ms. Loudermilk: The recommendations before you, both of them can be accomplished. The first one, exhaust of options, I don't know what information has been provided to you but if you feel you have sufficient information now, then you can indicate that that option has already been -- make a determination that that option has already been completed, therefore, you wouldn't recommend that. If you feel that you need some additional information, you would like some additional information from the applicant, some sort of documentation, then that can be part of the recommendation and you just sort of specify the form and information that you want in terms of who was contacted, those types of things. And then HABS I Level, you know, so they both can -- they both can go together, it's just I'm not familiar with the information that you received whether you feel it satisfied the first recommendation or not, but you can combine the two or indicate that we have enough that we need for the first recommendation and just go to the HABS Level I. So those are options. So, yes, you can two -- have two or just one.

Mr. Solamillo: Thank you, Robyn.

Mr. Kalalau: Robyn, try say that again. We can have --

Ms. Loudermilk: This is the recommendation.

Mr. Kalalau: We cannot have both you're saying?

Ms. Loudermilk: No, you can have both. You can have both. You can recommend both.

Mr. Kalalau: Okay, and then the HABS Level 1 is -- okay.

Ms. Loudermilk: You can recommend both and you can make a determination how those recommendations are complied with. So for the first one, if it's just matter of the documentation in a certain format sent to this department, we would note that and, you know, that's the compliance. And the second one, once the HABS Level 1 has been sent to the Department, that'll be the first starting point for that recommendation, and then whatever review needs to be done, either in-house or out-house, so maybe Stan can assist in that, you know, the HABS 1, what would you recommend to the Commission for that the applicant is in compliance with that. The submittal and you feel the submittal is okay or do you want them to go through the entire process and wait till we get a letter from the Feds or SHPD.

Mr. Solamillo: In this case, because SHPD has taken a formal --

Ms. Loudermilk: Okay, a position.

Mr. Solamillo: A position on it that they prefer all options to demolition, we would have to get a sign off from SHPD.

Ms. Loudermilk: Okay.

Mr. Solamillo: And the HABS acceptance is actually made by an office in San Francisco so they still have to accept final documents. I can --

Ms. Loudermilk: What would you be comfortable with?

Mr. Solamillo: IQA it here internally --

Ms. Loudermilk: Okay.

Mr. Solamillo: And I usually assist applicants in making sure that everything is ready for submittal so --

Ms. Loudermilk: What would you feel comfortable with that if we have SHPD sign off or do you wanna wait --

Mr. Solamillo: SHPD always has to sign off in the end.

Ms. Loudermilk: Or do you wanna wait for the Feds? I mean that's the question for this Commission. What --

Mr. Solamillo: Well, I mean the applicant would have to understand that the Feds are the final say in its Federal approval, you know, of your documentation that it gives it -- if you

want to hold off on a demolition until Federal approval, it's within the purview of this Commission to recommend that to give the absolute last possible chance in the eleventh hour that someone might come through if you know reality. You can -- or you can approve the recommendation so that the all options clause is -- might be satisfied, as Robyn said, with written documentation. The consultation has been entered in and is continuing, and then the applicant could proceed with HABS Level I simultaneously, and then you still have consultation which is ongoing and if all avenues truly in the end are exhausted, your mitigation is complete.

Ms. Loudermilk: Yeah.

Mr. Solamillo: So as clear as mud.

Ms. Loudermilk: Just from past experience, we don't wanna have a discussion in the future, well, what did we mean by exhaust all options, what documentation do we want, so that's why I throw that out. And then for the HABS I, that's why I threw it out, you know, do we wait for the Feds or if it's okay from --

Mr. Solamillo: I provide standards and the standards are written up in 36 CFR800 and we adhere to those standards and if it's a Level I, it specifies out, you've got some of your detail in your report, if I need to read that into the record, I can.

Ms. Loudermilk: No, I'm not concerned about the standards.

Mr. Solamillo: Right, okay.

Ms. Loudermilk: The standards. The continuing discussion on the bureaucratic side is going to be -- if SHPD signs off, is that sufficient?

Mr. Solamillo: That would be sufficient.

Ms. Loudermilk: Okay, so we don't have to worry about the Feds then.

Mr. Solamillo: Well, you do because they're the final recipients of the documentation and the Library of Congress, so there it's like did you meet the proper photographic format, is it on archivally stable paper, that sort of thing, are your line weights meeting the Federal standard, and that's what they're, you know, usually reviewing for.

Ms. Loudermilk: Okay.

Mr. Solamillo: At that point, when they receive it, they're not entering into a stop demo action, they just accept or reject the documentation as acceptable to a final repository, which is Library of Congress.

Ms. Loudermilk: Okay, so what would you recommend to this particular body for the HABS --

Mr. Solamillo: My recommendation would be to --

Ms. Loudermilk: What would constitute compliance with HABS Level I Mitigation?

Mr. Solamillo: Initiate mitigation for oral history --

Ms. Loudermilk: No, no, not the standards.

Mr. Solamillo: Not the standards?

Ms. Loudermilk: Not the standards cause the standards are all written out. They gotta do it.

Mr. Solamillo: Correct. Right.

Ms. Loudermilk: If they don't do it, they don't meet HABS I.

Mr. Solamillo: Okay.

Ms. Loudermilk: Is that correct?

Mr. Solamillo: Correct.

Ms. Loudermilk: So what criteria would you recommend to this body in which the applicant is in compliance with the HABS I Level.

Mr. Solamillo: What criteria?

Ms. Loudermilk: Yeah, is it the SHPD sign off?

Mr. Solamillo: It'll be probably SHPD sign off, yeah.

Ms. Loudermilk: Okay, then -- then that would be -- you would include -- that would be part of -- as the recommendation with the understanding that once SHPD signs off on the HABS I, the HC&S has met all its obligations that the -- this body has requested of it.

Mr. Solamillo: Okay, I'm gonna back up, back tracking.

Ms. Loudermilk: Okay.

Mr. Solamillo: The total bureaucrat that I am, if --

Ms. Loudermilk: Okay, so bureaucrat versus bureaucrat.

Mr. Solamillo: If a pen width of a number three was used on the drawings and it wasn't acceptable to the Fed office because they specify that you needed a one, you know, we're in a catch-22 because SHPD has already accepted it but the Feds say they can't and they need a revision on the drawings, so somehow we have to be able to satisfy the Federal requirement as well. So I would need some sort of MOU from HC&S that says if there are revisions necessary to meet the Fed, and they're not going to be outrageous because you would have proceeded along the requirements and, you know, as outline in the HABS standards --

Ms. Loudermilk: Yeah.

Mr. Solamillo: That you will meet that as part of your obligations so you need an MOU to satisfy that.

Ms. Loudermilk: Okay --

Mr. Solamillo: So SHPD sign off and then the MOU with HABS HARE San Francisco.

Ms. Loudermilk: I guess, yes, we can do that, and then my only question, I'm going to be in Derek's shoes cause I worked on couple of his smokestacks --

Mr. Solamillo: Oh, okay.

Ms. Loudermilk: Is that, okay, so if your scenario occurred, does that require the building to still be standing to redo that?

Mr. Solamillo: No.

Ms. Loudermilk: Okay.

Mr. Solamillo: Once the photographs and the -- actually, once field work and photographs have been taken, you could, and we have done this in other cases, release the building for demolition.

Ms. Loudermilk: Okay.

Mr. Solamillo: SHPD, typically, does not want to do that, no one in their right mind does --

Ms. Loudermilk: I understand.

Mr. Solamillo: It's only in a special case.

Ms. Loudermilk: I'm just -- yeah.

Mr. Solamillo: Right. So you usually wait until drawings are done because sometimes you have to go out and make a field check or make a field verification on a measurement.

Ms. Loudermilk: Okay.

Mr. Solamillo: So once the drawings are done, photography is done, it's -- but you still have your history component as part of the documentation as well.

Ms. Loudermilk: Yeah. Yeah. If, my question to Derek would be, would this MOU assist HC&S to know what they need to do and in what time period and what the parameters would be in terms of when the structure can be either relocated or demolished or whatever. Would that be -- okay, speaking for Derek Heafey, he indicated that that would be something very good for them, so I would suggest to the Commission to amend the recommendation to include the third part about that MOU between HC&S, SHPD, and the Feds to clearly state the parameters of the HABS Level I, what can be done at what period of time, and so forth cause then that will alleviate this body's concern of the compliance with the HABS Level I and that's with the understanding that the exhausting of all options will be ongoing, we might have some ...(inaudible)... and then in the meantime, if additional word gets out, then maybe other consultations of people contacting HC&S, so that would be -- that will be ongoing until the actual removal of the structure whether it's demolition or removal on the property. How does that sound? Okay, Derek says it sounds good.

Mr. Solamillo: Thank you, Robyn. The recommendation is that HC&S will continue to explore with the intent of exhausting all options before considering demolition as the last resort and continue the current consultation with this office and SHPD; that it will initiate HABS Level I Mitigation to mitigate the adverse effect of the building's removal whether by moving to another site or by its demolition; that that mitigation will include historical research with documents which are a historical context as well as an oral history, it will include measured drawings such as a site plan, floor plan, framing plans, floor elevations, longitudinal and transverse sections; that it will include archival photography such as side obliques, exterior elevations, and interior obliques; that it will also include HABS data pages, which include a historical context and architectural description, and a bibliography,

and all of these work products are defined by HABS documentation standards; that there will be a memorandum of understanding between HC&S, the HABS HARE Office in San Francisco, and SHPD as to when the mitigation is complete and acceptable to all of those bodies.

Mr. Moikeha: So moved.

Mr. Whelchel: Second.

Mr. Kalalau: It's been moved and second. Discussion? Okay, you get something to say, Lon?

Mr. Whelchel: I wanna know if there's a third option available, I missed that if there is, that the building stay if you could find compatible occupants.

Mr. Heafey: I can look into the design. I can speak with Maui Ethanol about that. I can't promise anything on that one but I can look into that.

Mr. Whelchel: Okay, thank you.

Mr. Kalalau: Maybe this to Robyn, isn't the question that Lon just answered would be in the recommendation about the exhaust all options?

Ms. Loudermilk: It could be and maybe we just wanna highlight that in the letter in that --

Mr. Solamillo: As preservation onsite.

Ms. Loudermilk: As preservation on site, yeah, that could be -- yeah. Because I believe in the discussion that there were the different options was, well, you know, preservation onsite, however, it was going to be surrounded by all these tanks and everything, would people wanna go there, relocation from the site, either a full relocation or a partial relocation as some sort of an exhibit in an existing -- an already existing location that it could fit in, and then the very last scenario would be demolition with the HABS, so maybe that's something that could be included in the exhaust all options for example, and that would, I believe, that would cover your concerns or your thoughts on --

Mr. Whelchel: Okay.

Ms. Loudermilk: Yeah.

Mr. Whelchel: Thank you.

Mr. Kalalau: Okay, anymore questions?

Mr. Moikeha: Actually it's for Derek. It's a little bit different. I just -- would you happen to know, many of the old churches did have on their property site graves sites, would you happen to know that or does anybody know if there is graves on the site?

Mr. Heafey: I don't believe so. It's a very small area. There's no sign of a graveyard at all, I mean the whole area has been reduced to just a small -- small area.

Mr. Artates: Mr. Chair?

Mr. Kalalau: Yes, Perry?

Mr. Artates: To -- what's going to come before this body is that where we're going to be voting on the approval of the demolition? No?

Mr. Kalalau: No, we're making a whole new recommendation.

Mr. Artates: Okay, thank you.

Mr. Kalalau: And then in this recommendation, once it goes through and then it should be coming back to us, I mean it's gonna come back to us with discussions and stuff like that, but then it's gonna go through the State level and the Federal level for final approval.

Mr. Solamillo: Just State for final application. Approval by the Feds is only for the documentation.

Mr. Kalalau: Okay. Anymore discussion?

There being no further discussion, the motion was put to a vote.

It has been moved by Mr. Moikeha, seconded by Mr. Whelchel, then unanimously

VOTED: to accept Planning Department's recommendation as discussed.

Mr. Kalalau: Okay, the motion is carried. The recommendation, Stan will be drafting that recommendation.

Mr. Solamillo: It'll be lengthy. I wanna thank Robyn Loudermilk for her assistance with that issue. The next item on the agenda is Communications, there are none to share at this time. Under E, and the item following that, under Unfinished Business.

D. COMMUNICATIONS

E. UNFINISHED BUSINESS

- a. **MR. DAVID W. IVY on behalf of REVITALIZE WAILUKU LLC providing additional information as requested by the CRC on July 7, 2005 for approval of an application for the demolition of the F.M. Pires Building, built circa 1937, in Wailuku, Maui, Hawaii, TMK 3-4-017:021 (R. Loudermilk)**

Ms. Loudermilk: Good morning, commissioners. I'd like to have Mr. Ivy come up to discuss the additional information that was provided to you for this body to make a decision whether that is sufficient for -- based upon what you folks requested at the last meeting, so I'd like to bring Mr. Ivy up.

Mr. David Ivy: David Ivy with Revitalize Wailuku LLC. You guys got the report here? I made a site visit with a structural engineer and Jim Niess. Pardon? No, no. I went with a structural engineer and Jim Niess, and the structural engineer's opinion was that Jim would be able to just write a report. The building is so far gone. There's nothing to really measure in terms of what's left. They wrote a new description, they consulted together and just wrote a new description. It was my understanding that, from conversations with Stan, that I wasn't gonna have to have this stamped by an engineer. I can have that done. I guess my question is is this going to satisfy you guys? I also visited the site with Stan and it's pretty scary. I think Stan understood after visiting the site how bad it is. I had a question for staff here. Did you guys have recommendations on whether to accept this?

Ms. Loudermilk: We did not have any recommendations. We just wanted to, at this point in time, if it meets the concerns of the Commission members that they had and if they wanted to accept it, that would be the purview of the Commission. If they needed additional information, then we, you know, request additional information. But if it meets the information that was requested by the members, then if a recommendation was asked of the Department, we would recommend the acceptance of it. I believe this is the last piece of information that's required prior to the issuance of any demolition permit.

Mr. Ivy: Yeah, I think at this point we're looking for you guys to approve the demolition, basically, based on the information that we have. I would add that it's not a historical building although it is a historical building. I really like this building a lot. We intend to fully document it probably -- probably not HABS standard cause it doesn't have that kind of history, but we're going to do some more photography, some archival photograph just for our own records which we will submit to the County also.

Ms. Watanabe: Was there some people living in it?

Mr. Ivy: There have been people living in it sort of as -- when it was empty. In the last ten years or so, it's been empty. There have been sort of homeless in there. It's all pretty well secured now but even since the last time I was before you, that was two months ago, portions have collapsed in addition to what was there, what had collapsed before. We had -- there was failure of one part of a roof system I described the last time I was here, and another beam, actually I can show you, I thought we were going to have a power point, but this one big beam has, which page is it, it's numbered three on here, Photograph 3, bakery second floor support beam, and Page 3 has several pictures of it, this beam failed recently in the last month or maybe in the last six weeks. It was a major structural beam. It holds the whole second floor up. I went in -- I had been in there taking pictures before and I may even have them from like three months ago where this beam was still intact, so this has failed recently.

Mr. Artates: Mr Ivy?

Mr. Ivy: Yes?

Mr. Artates: So it would be probably for your best interest that because it's a probably safety and liability problem --

Mr. Ivy: Yes, it is.

Mr. Artates: That you accelerate the process, right?

Mr. Ivy: Pardon?

Mr. Artates: That this be accelerated so that there's no liability if it falls.

Mr. Ivy: Yeah, we'd like to get it down. We don't want anybody to get hurt.

Mr. Kalalau: David, yeah, you know on your future design, was part of your design to design the front of the building similar to the other structures on the main street?

Mr. Ivy: Yes, absolutely. And this is a great facade. We would, you know, we own several properties in the area. We own this Pires property and then we also own the fish market property, which is the parking lot that's up tall there, just above Squeaky's as you start up the hill, there's the fish market parking lot, there used to be the old fish market up there, and there's John Noble Travel, and then there's this Pires building. We're trying to negotiate a deal to do a project with all three lots where we could actually bring -- excavate that down to street level. Part of our revitalization efforts in Wailuku have to do with looking

at the connection between Wailuku Town and Happy Valley, why there's so much difference economically in terms of the -- Market Street kinda breaks there because of that big physical barrier and the way that -- we've looked at engineering that lot so that we could excavate that down and have store fronts along the street there. If we are able to negotiate a deal with John Noble, then we'd like to develop that whole corner and our preliminary drawings for that include this facade in the new building at street level. You understand that?

Mr. Kalalau: Yes. Yeah, just, yeah, my main concern was that as long as it's in compliance with, you know, all the other surrounding structures and stuff.

Mr. Ivy: Right. Right.

Mr. Kalalau: Okay, yes, Robyn?

Ms. Loudermilk: Yeah, I would just like to clarify that, as of right now, there's nothing official submitted and the location of this property is located in the Maui Redevelopment Area so that the MRA will have the final say and there are architectural and design guidelines within the MRA that need to be met. And we would also recommend to the MRA that this project come before you when it comes in because of its -- the cultural significance of the downtown Wailuku area, which this committee has -- Commission has always had it -- have had an interest in, you know, so, first of all, there is no project in just what Mr. Ivy is explaining to you is a conceptual plan, just wanted to make it clear, nothing has been submitted to any other agency and I think that's why this demolition took the additional time that was needed that there was no proposed replacement at this point in time, so the discussion focused on the building and the structure itself, what would be saved and what would not be saved, so this -- the structural report is the last step just for the demolition of the building and once something comes in in the future, you folks will be a part of it.

Mr. Kalalau: Okay, thank you, Robyn. Maybe another thing too, have the Wailuku Main Street Association, you know, you guys communicated with them and --

Mr. Ivy: I have communicated with Jocelyn, yeah. She knows what's happening. She'd be here. If it was important to her, she'd be here. And I might add, if it turns out that we're unable to develop the whole corner and we do just the Pires site by itself, we will most certainly reconstruct the facade, I mean we don't have any drawings for that right now, but that's what we would do I'm sure and, like she said, we would be before you and if we design something quite different, in coming here, you guys can look at me and say, hey --

Mr. Kalalau: Again, on that, Robyn, have the Wailuku Main Street Association, are they filing to make that entire Wailuku area into a historical district?

Ms. Loudermilk: It's unclear at this point in time. Yeah, it really is unclear. There are some, for lack of a better term, bureaucratic issues that are occurring. The MRA will be relocating from the Planning Department to the Department of Economic Development. Council has requested some additional information from Main Street Association in terms of operations and so forth. And I think the MRA itself is at a key juncture with its relocation, how to go forward, the focus would be on economic development. So I think that's something that this Commission should just be kept aware of, up to date on what's happening, and if there's a strong feeling amongst the Commission that the area should have some sort of designation, whether it's historic district in terms of rewriting the historic district ordinance, or placing portions of it into a State or National Register, or even something else, that's something that this Commission should just be cognizant of and observe what's going on at this point in time. You know, it's -- they're starting on the parking garage in which there was a major difference between this Commission and the MRA in terms of how it was to be proposed and developed. This Commission wanted an underground parking stall with the above-ground be more of an open space gathering type area. The proposal was for a four-store garage above ground with some retail. So there's always going to be those types of -- those types of tensions back and forth, but I think, you know, you folks just need to continue to be -- ask the questions what's happening and then the staff will just find out and give you updates on that.

Mr. Kalalau: Okay, thank you. My concern was because at the National Conference, a lot of the states, one of the main things there was the main street associations and the main street plans and programs, and I know I think there have been some kind plans and some kind study on Maui and -- but I think it's gone nowhere. It's kinda really important because these areas are the most frequent visit areas for the, you know, where our economy are.

Ms. Loudermilk: And I think, just in response to that is, it's unique in Wailuku because you have a main street program but then you also have a redevelopment agency that, at the time the main street program was enacted back in the mid-80's, the MRA was really not that active. It's been in lulls. It came about the same time that the Kakaako Waterfront Plan occurred in the '60's and '70's and -- so now that the -- over the past years the MRA has sort of re-emerged again, they're working closely together, however, you know, implementation is always a challenge for any type of planning document.

Mr. Kalalau: Okay, thank you. Anymore questions for David or Robyn? Okay, if not, we shall open this portion to the floor if anyone in the public wants to come and speak. Okay, it seems that we have no one. We can continue with Robyn.

Ms. Loudermilk: My question, commissioners, are you satisfied with the information provided in this report? You feel it covers the additional information that you requested? And if so, then I would recommend that the Commission accept the report and we sign off on the demolition permit. Is that --

Mr. Solamillo: He still has archival photography that needs to be done.

Ms. Loudermilk: Okay. Okay, but --

Mr. Solamillo: Once that is received --

Ms. Loudermilk: Then we'll sign off. Okay, I accept -- I recommend that we accept this and then once archival photography is received, then we will -- you would authorize the Department to sign off on the demolition permit.

Mr. Kalalau: Any questions?

Mr. Solamillo: I probably -- I'm gonna make one clarification here. I would, for one, be asking why do we have measured drawings of the church and not of the Pires building. The reason was that this case was already active and what we're trying to do now, and I'll discuss it a little later when we get down to Director's Report, is bring our mitigation standards up and in alignment with those on the Mainland and -- but he had already been granted a demo permit and the applicant made a good faith effort to not proceed with the demolition until he came back to this Commission and so, at the time, the recommendation was only archival photography and it was felt that asking him to do measured drawings in addition to that would be a burden that he didn't need to have given that this is a life safety issue right now so -- okay.

Mr. Ivy: Would it be possible for you guys to approve the demolition permit with the condition that we provide archival photographs to the County before they issue the permit? As oppose to having to come back here again with archival photos. Can you make the approval conditional?

Mr. Solamillo: But it would have to be conditional upon departmental acceptance of the --

Mr. Ivy: Acceptance of the photography.

Mr. Solamillo: The archival photography.

Mr. Ivy: That's standard practice?

Mr. Solamillo: Yeah.

Mr. Ivy: Okay, that's what I was asking for.

Ms. Loudermilk: Okay, just a clarification, what Mr. Ivy is asking for is standard practice in that for the demolition permit, the Planning Department is one of the signatories on the

actual demolition and we would not sign that document until the photos are in and then the document can be issued cause I believe, in this case, we are the only -- we've signed it but, yeah, we signed it in error but, you know, once we receive the archival photos, we can let the DSA people know that it'll be okay to issue the demolition so that's with the understanding, so in terms of the -- it's not necessarily required that it needs to be a condition as that's how we work already but for somebody who's not aware who doesn't deal with demolitions all the time, that would be a logical request.

Mr. Solamillo: Okay, one reminder of the applicant, scale stick in the photograph and the scale stick is at my office.

Mr. Kalalau: Okay, right now we need to make a vote on the recommendation on this submittal here from the -- from David Ivy for recommendation approval.

Mr. Moikeha: I'd like to make a recommendation that we accept the structural assessment addendum received by Mr. Ivy.

Mr. Kalalau: Do I hear a second?

Mr. Whelchel: Second.

Mr. Kalalau: It's been moved and seconded. Any discussion? If not -- okay, Lon?

Mr. Whelchel: I think that this needs to be hurried up because that building is in self-destruct; there'll be nothing to knock down. In a couple of months, it could fall down.

There being no further discussion, the motion was put to vote.

It has been moved by Mr. Moikeha, seconded by Mr. Whelchel, then unanimously

VOTED: to accept the structural assessment addendum received by Mr. Ivy.

Mr. Kalalau: Okay, the recommendation is now passed. Thank you, Robyn. I'm gonna ask for a short recess.

(A recess was called at 11:23 a.m., and reconvened at 11:30 a.m.)

F. NEW BUSINESS - none

G. SIGN ENFORCEMENT PROGRAM IN THE LAHAINA HISTORIC DISTRICTS - none

H. DIRECTOR'S REPORT

1. **November 10, 2005 meeting agenda (at the request for the Planning Department)**
2. **Administrative Permit Reports**
 - a. **Demolition Permit - "After-the-fact" permit for the demolition of a Garage located at 196 Hale Street, TMK 4-6-008: 040, Lahaina, Maui (BT 2005/1853).**
 - b. **Demolition Permit - Pioneer Mill Factory Building including Mill Room, Boiler Room, Crystallizer & Vacuum Pan Rooms, Settling Tank & Evaporator Rooms, Juice Heater & Tank Rooms located at TMK 4-5-009: 007, Lahaina, Maui (BT 2004/1045).**
 - c. **Demolition Permit - House Located at 2044 Ulei Place, TMK 3-4-003-039, Wailuku, Maui (BT 2005/1618)**
 - d. **Historic District Approvals Report - none**

Mr. Solamillo: The next two items under New Business as well as Sign Enforcement Program in the Lahaina Historic Districts, there are no items before this Commission. Under Director's Report, the first issue is at the request of the Planning Department, they are asking that the meeting be moved to another date instead of our usual date, and I -- when I prepared this agenda, it went out as November 10 but after further consultation with the Planning Department and two planners who are bringing cases to this Commission, they have suggested November 7 or the 14 with preference given to the 14th. So we'll have to ask the commissioners to I guess choose between the two dates.

Mr. Kalalau: Okay, what you're saying is either we move it to November 7 or November 14 with preference to November 14?

Mr. Solamillo: Correct. Correct.

Mr. Kalalau: And is this -- once we do the changes, it's going to be on those days instead of the first Thursday of every month?

Mr. Solamillo: Just for this November meeting date only.

Mr. Kalalau: Oh, just for November?

Mr. Solamillo: Correct.

Mr. Kalalau: Okay. Commissioners, are you guys --

Mr. Moikeha: What is the 14th?

Mr. Artates: Mondays.

Mr. Moikeha: Mondays?

Ms. Watanabe: That's just for November though.

Mr. Solamillo: Just for November.

Ms. Loudermilk: Stan, why is that?

Mr. Solamillo: It was a request from Ann Cua and I don't remember -- November 2 we're at, or some of us are, at a planners conference on Kauai.

Mr. Kalalau: Excuse me, Robyn, why don't you come up to the podium and tell us what's happening, where you guys going, and how come we not going.

Mr. Solamillo: She's my mentor, or one of my mentors.

Mr. Kalalau: Okay, the other question was is the 7th on a Monday too?

Mr. Solamillo: Yes.

Mr. Kalalau: And the 14th is on a Monday?

Mr. Solamillo: Yes.

Mr. Kalalau: On the 2nd you guys won't be here? And on the 12th?

Mr. Solamillo: There was some conflict with a, I believe, another hearing that's held in this room. I don't remember. Yeah.

Mr. Kalalau: Okay, so, commissioners, we're left with November 7 and November 14, which is both of them is a Monday.

Mr. Artates: I'm fine with the 7th instead of midweek.

Mr. Whelchel: The 7th is good.

Mr. Artates: We gotta make sure that the other commissioners get ...(inaudible)...

Mr. Kalalau: Okay, why don't we take a vote on that that our next meeting date be changed to November 7, 2005.

Mr. Moikeha: Question. Quick question.

Mr. Kalalau: Yes?

Mr. Moikeha: Stan, why was the 14th preferable, I mean why did you -- you said it was --

Mr. Solamillo: It was preferable -- that came from Clayton Yoshida who's the Administrator for Current. I think because there was no -- it hinges around timing because we've got somebody else using the room or something like that.

Mr. Artates: So the 14th was preferable by Mr. Yoshida?

Mr. Solamillo: By Clayton, correct.

Mr. Artates: Okay. I mean I can be flexible on the 7th or the 14th.

Mr. Solamillo: There was a flood of emails, just as a -- as an aside, a flood of emails with, you know, and I asked repeatedly, several times, can someone just give us a date, but it came down to the two and then this morning I asked Clayton again and he said, okay, preference for the 14th so -- you wanna do that, just take a poll here and then leave it up to the other commissioners also providing input?

Mr. Kalalau: Okay. Okay. Let's just go down.

Ms. Watanabe: 7th or 14th. I'm open.

Mr. Artates: I'll stick with the 7th then.

Mr. Kalalau: We get two 7's. Basically, I'm flexible. I can go to either one.

Mr. Moikeha: Yeah, just go majority ...(inaudible)... Monday, that's a difficult day.

Mr. Kalalau: Okay.

Mr. Solamillo: Alright. So the preference is now for the 7th and let the other commissioners vote. Under administrative report, I'm gonna ask the deference of this Commission, and I'll do some brief descriptions. What I actually wanted to do with providing you the projects

that have been listed here is to give you actually the range of demolition permits and begin kinda providing some background information for probably a proposal, which will come shortly, which is to deal with demolitions as far as establishing standards from this Commission because what, in another life, I was in a place where they had gone out in the '80's and surveyed and established historic districts throughout a large metropolitan area only to find out that the -- a code enforcement department was charged with proactive code enforcement in the same areas so, all of a sudden, you had, on the one hand, a body and a department which was trying to save and preserve, as you so eloquently put it this morning, cultural resources, while another department was being funded heavily to do proactive code enforcement, which ended up in numerous demolition orders throughout these historic districts, and they were all located in minority districts at the time. So, this morning, what I wanted to do actually was to go through some kind of powerpoint presentation, but I'm not finished with that, so I'm going to ask your deference and continue this or the items below as another item for another meeting.

In short, what I'm trying to do is show you that we have a range, and we have, number one, really strong development pressures on Maui right now and so we're getting everything from people wanting to demo old home places by their children so that they can build a new home for their extended family; we've got people that have ties and just wanna demo, like in the first case, a garage, which is -- is not significant; and then you have demolitions of things like the church this morning as well as mills, which are industrial complexes, but the first range of recommendations that came from this Department and this Commission were to do archival photography, which in a case of an occupant or an occupied site for a 150 years even if you do not like the owner of that site in particular, and a lot of people in Lahaina, you know, who worked for that company, my family included, have very strong emotions to get the memory away as soon as you can. It still requires that if we're going to be, you know, having demolitions of that nature that we get as much information about the history of that place, good and bad, as we possibly can, and there's standards established in 36 CFR800 which is a Federal legislation that governs this aspect of cultural resource management where the standards are actually mapped out. So it's taking, essentially, what has been established by the Feds and applying it here in a more even way instead of having to make decisions.

So what happened in the case that I mentioned on the Mainland was that a cultural resource planner ended up leaving, but in -- what happened after the fact was an MOU was issued between the state historic preservation office and that municipality, which actually locked in all mitigations, whether it was for a garage, which is the lowest level which meant that you could submit a 35 millimeter photograph of four sides of a building and a site form and be cleared, versus a HABS or HARE Level I for much more significant building with a significant history. So what it actually provides us is less probably ambiguity in making those kinds of decisions, and the other thing that we're faced with is kind of an ongoing bureaucratic thing at the State level where their staffing is low and we're waiting a long time

to get letters issued and, in conversations with Melissa who's the Maui office of SHPD, it's probably if we use certain phrases, such as monitoring, in our letters of approval, we should be able to cut ancillary structures, like garages, loose and not tie them up to those types of projects just until they get staffed up at a regular, you know, level where they can handle everything, and I've kinda been in discussions with Melissa and that's why I've decided we'll come back to this Commission with more policy oriented presentations so that we can actually address the issues and address the range of demolitions that we're getting because it can get really scary cause, all of sudden, we haven't surveyed the island for cultural resources and, specifically, architecture and engineering, and, for me, it's kind of scary to have all the demolitions coming in, nobody's trying to make historic districts or anything, everything is just kind of piecemeal demolitions. So that's kinda where that is.

In the case of Pioneer Mill, and I'll touch briefly on it, the applicant at the time and the Planning Department were at an impasse. They had produced or had contractors which produced mitigation documents which were deemed to be none-acceptable by the Planning Department so, through some negotiations, the Planning Department actually took over the responsibility of ensuring the completeness of the mitigation with the applicant paying the cost for that, and so that is proceeding along, and buildings, actually, once they come out of field work, once copies of drawings, if they exist, have been made as well as archival photography has been completed, and any kind of field work needs to be done has been done, each building is separately given its release for a demolition permit so -- but there's been a lot negotiation but, right now, that's probably the most dicey demolition that we've had up to this point.

And at the far end, in 20th century resources, the 50 year mark is usually your cut for significance for cultural resources of the historic vein so right now we're sitting at 1955, so we're cutting into early tract homes that were produced by HC&S for Dream City and things of that nature. This is the first movement out of the plantations when plantation communities were abandoned and where the plantation companies are actively creating subdivisions to give sugar mill and pineapple workers opportunities to obtain the American dream, as it was known at that time. So it's gonna throw, actually, you know, there's gonna have to be some research conducted, you know, at this point, to determine how do we actually deal with that because we're starting to get those coming in as well, and that's the final laid place demo permit that came in.

Outside of that, for Historic District Approvals report, there are none or no items to be brought before this Commission at this time. I wanna thank everybody this morning for dealing with rather difficult issues about your primary objective, which is to preserve culture resources, and also deal with the applicant's needs whether they're economic or otherwise.

Mr. Kalalau: Okay, any comments or questions to Stan's -- okay, and Suzie is gonna go call the other commissioners and then you're gonna let us know what date it is. Any more questions or discussions before we adjourn this meeting?

Mr. Giroux: Just for the record, there doesn't appear to be any public for any public testimony on any of the Director's Report matters.

I. COMMISSIONER'S ANNOUNCEMENTS

Mr. Kalalau: Okay, and just off the record, last week we had the National Trust for Historic Preservation Conference in Portland, Oregon. Myself and Perry attended that conference. For myself, I think it was very educational for myself and a lot of information, and I also think that they should also send some of our County Planners to experience a lot of the changes, like Stan was talking about, the old mills, a lot of people are preserving the old mills and the old factories now and -- but they're using it in real creative ways, you know, some of it is turning into housing, you know, and it's funded by HUD to preserve the entire building, but it's turned into housing, and some of them is turned into educational facilities. Some of the buildings have been turned into micro-brewery, you know, so that kinda ideas and stuff I think would help, you know, if we do send some of the County Planners to the next one. The next one is going to be in Pittsburgh, Pennsylvania, right in the middle of the, what they call that? Five rivers or whatever, where the five rivers meet.

Ms. Loudermilk: During football season?

Mr. Kalalau: Yeah, right, football season. The Steelers going be right there. Anyway, some of the things I went on was the historical Columbia Historical Highway, the gorge highway, it's kinda like Hana Highway, where they have all those 1910 type concrete bridges were built. They have a lot of the arch bridges that we have on the Hana Highway because they were the same architects that did the Oregon bridges, the arch bridges, they designed the bridges on the Hana Highway, so that was very helpful. They had a lot of other workshops on the legal side because there's gonna get some changes in the historical, I guess, in some of the standards and in the process of putting in applications. But majority of the stuff that the speakers spoke of was it's going to be tight year for preservation money because of the hurricane in the gulf. Also, they covered a whole lot on main street and, you know, on our islands we do have main street, whether you're in Lanai, Molokai, or Hana, you have your main street, and I think it's real important that the people start looking at their main streets and start planning on some kind preservation plan because, you know, it's the historical street where everything happen, and a lot of times when tourist come to visit your town, you know, they always go to the main street because main street got everything and it's where everything started. There was issues on zoning, urban and rural. If you -- Oregon passed the Article 37 where it gave the original farm owners the right to subdivide their property or to do whatever they like with their property, and, for Oregon, they think it's

kinda backfired because Oregon is a state that, I mean, especially Portland where they try to preserve everything, everything is going back to organic, everything is going back to chemical free and, you know, environmental minded and recycle minded, and now they're letting the ag lands disappear too, and the other kickback on that Article 37 was that the new owners who buy those properties, they cannot do nothing else but do what it's designated for.

Mr. Solamillo: It's an ag lot.

Mr. Kalalau: Yeah, right, right, it's a, yeah, it's an ag lot and -- but when you drive down this one road, you can see the suburb area right across the street and then you get the rural area right across there; it's like, you know, they're beginning to -- it's what they call an urban sprawl now that they're encroaching into the rural areas, or just the opposite, the rural areas are having a hard time in farming so they're subdividing up their properties, their ag properties and, basically, putting it on the market. We also visited some of the areas where -- the tribal people. Oregon's number one visited sites in Oregon is would think Crater Lake or Eugene, Oregon or the Columbia River Gorge, but their number one tourist attraction there is the tribal casinos. It's unreal. But it's not in Portland, most of the tribal casinos are on the shoreline part and along the river, the big rivers, but if you're in Portland, they have charter buses that comes and pick up all the people and take them to the casinos. They had a problem with one of the casinos that's coming up on the Hood River, and the Hood River area is designated now as the capital -- windsurfing capital of the world, tons of windsurfers out there on that river, and kite surfers, and it's funny to go up there and you see Da Kine Surf Shop, okay, but, anyway, there's some zoning problem along the shorelines, on the river, so they have setback policies that the Indians -- the Indians were real cool, they sat down with the state and they says, okay, we going move the casino back here, you know, away from the river setback and stuff like that too. They have a lot of the -- a lot of the good things I seen about there in preservation is that the state government, the local government, and all their departments work really closely together and it's not that, oh, it's a county project or it's a state project or that's highway project, not a parks project, but in preservation, what you're doing you're preserving for everybody, you're not preserving for the state or for the county or for you and I, you're preserving this for everybody. This is why, you know, when they talk about it cost big money to preserve something, but the way they work them up there, if the state highways department kicks in \$50,000, the state parks department kicks in \$50,000, the county highways kick in 50, you know, the county parks kick in 50, I mean that is how they get most of their projects preserved up there. It's not like who going put the money and who going to the job and stuff like that, you know, it's like -- and a lot of the projects they have the National Park involved too, now whether it's state project or county project, somehow they have the National Park involved in the preservation, I guess maybe it's because it's a Federal thing that everybody has to go through the Federal guidelines that the National Park is really involved in their preservation. You know, this is why in Lahaina, you know, it's a --

Ms. Loudermilk: Yeah, yeah, I was going say, unlike the Lahaina National Historic District.

Mr. Kalalau: Right, right, right, you know, I look at that, it's a national historical site but we have no Federal involvement, you know, and the way I think it's supposed to be just the other way around where the Federal guys supposed to be saying that, you know, taking a big lead in that too. A lot of the money comes through the Federal Government in Oregon and the National Park is the guys that pulls a lot of the money into the projects for preservation. Like, you know, they have their really strong western ...(inaudible)... that they support and somehow in Hawaii is that, you know, we don't get that kind of support for any of our preservation because, basically, you gotta go through the national historical application process and it's like they dump everything on the county, you know, and like in Oregon, it's like they don't dump them on nobody, it's everybody's business to preserve.

Ms. Watanabe: I wanted to say, on Lanai, the changes that is happening in our town is they're keeping the plantation style of building and they're toning down all their signage, all their signage are all looking the same, they like the toe-tongue roof, it's really they're trying to rebuild the plantation style, keeping the building it is. I fought for a year and a half to preserve the old police station and our courthouse and our jail house, and I felt like I needed to be there with this museum, so I got it, and so now we're gonna restore the old police station and the courthouse and that's going to be our Lanai visitor center, museum, and cultural center. They told me the building was too small but I wanted the whole section so I got the whole section, yeah, I was ready to call in the Army but onipa` a, nah.

Mr. Kalalau: Anyway, you got anything to share, Perry?

Mr. Artates: Oh, yeah, I represented well the Commission in all the old breweries. But, yeah, on the same note as sort of Sam is that I encourage you folks to kinda step up to the plate next year and try to see if you can make your schedules work to go to this conference and it's all about getting to be able to network and you can see how the old structures were built back then too, about how labor was so intense, and how they can utilize their expertise in structurally putting something sound; that's what I kinda looked at and from the river dams to Timberline Lodge and how they significantly put it on that and how to preserve it. I enjoyed myself ...(inaudible)... next year somebody needs to go up to bat and experience that, meeting people and --

Mr. Kalalau: Yeah, just what Perry was saying, networking because most of the people who go there get the same interest and the government speakers and some of the speakers that they have come to the thing are -- they really are good speakers, they were very good speakers, they were real, I guess, not only informative, but they made real clear on the issues of preservation and the -- and some of the hardship that we're going to be faced because of the hurricane, but all in all, we were lucky because Portland usually rain a lot, but the weather was perfect. It only rained Friday and it wasn't heavy or anything.

And I got to visit and go in all the Portland bridges. They have a lot -- they're bridges there open up in very different way. They have two deckers that goes like this and then goes up for the ship go underneath, and then they get the seesaw bridges that opens up like this, and then they got the bridge that turns this way, and I got the opportunity to go inside those bridges in the pilot room where the guy operates everything and to go underneath and see how the counterweight systems work, mechanisms, and how it was built. Majority of those bridges were built like in the 1920's and they were built by steel with hot rivets, they used hot rivets to put them in and they, you know, and they compact them together, and one of the bridges had over 80,000 of these rivets in it to put the bridge together and they all have cameras now because of the homeland security. They're real strict about that on the bridges. Also, if you go in the Portland areas, there's a town called Kalama, and because of this Hawaiian guy that went there during the missionary times in the early whaling times and he married into two Indian tribes up there so the Kalama family in Oregon is really big and they got a town called Kalama, they got a town also called Aloha, and they got a river name Hawaii. It was through that generation and they called themselves Kalama but it's actually Kalama's and some of the guys there they come to Maui because I've met some of the families from -- that they came to Maui and tried to make contact with their families over here. Yeah, they have their genealogies, I think Sam Kalama, you know the Kalama School Upcountry, that's that all that same Kalama's. Yeah, that was neat. And I also got to see all the salmon coming down the river already because they already went up to spawn and I was looking at that because once they spawn, they start dying off and I go that's a lot of lomi salmon, and it's off season right now so the only people who was harvesting was the Indians. Yeah, that was a really nice experience. There was a lot of engineers at the conference, a lot of architects, a lot of planners, cultural planners, and, you know, there's some people from all over the place. In my group, I had one guy from Japan and one of the groups that I visited the Old Chinatown and the New Japan Town they call over there and it's on the national historical preservation list and the only problems that they're having over there right now, they're going to preserve the Old Chinatown and Japan Town, but they're not having the oriental people back inside there because they not coming back to run businesses, you now, so they're just gonna have them, name them, but all kind of different other kind of business are gonna go in there. But it's not like our Chinatown, it's kinda smaller, it's a smaller Chinatown, but they have a beautiful garden there, the Chinese Garden, and it's open to the public at \$10 a tour. The western region, the people that come from the western region, we had our reception down there for the State of Hawaii. Our Trustee is Mary Cooke, she's our trustee on the Federal level. And then on the State level is Dawn, and Lani, yeah, and the third person, three of them, I know Russell Kokobun was on but Dawn filled his position, there's a guy, I think, the third person on the State level. Dawn was there. I ran across her couple times up there. Senator Kokobun was there. I think Colleen Ching is a Senator too or House of Representative, from Honolulu.

Ms. Loudermilk: Colleen?

Mr. Kalalau: Yeah. Ching.

Ms. Loudermilk: Yes.

Mr. Kalalau: She was there.

Ms. Loudermilk: Nuuanu, I think.

Mr. Kalalau: Yeah. And then there was a retired Bank of Hawaii Manager from Honolulu, he was there, I forgot his name. There was two young girls from Maui, I don't know if they were from a school or something up there or -- they were there too. I ran across several people from different islands up there. So I encourage, next year it's in Pittsburgh.

Mr. Moikeha: You know I just got back from Tahiti and like I was asking Lon and things like that, you know what's really sad about the Hawaiians, there's nothing per se that is considered Hawaiian architecture. Remember when the presentation was made and they were moving -- you can go Tahiti, you can go to Samoa, you go to Tongan, you go to Aotearoa, it's there, and even as I was listening to what Perry was saying too and even Nani, I mean, you know, you're going to preserve something as such but in some way, form, or another, I don't know what we can do, I don't know if it's even possible, you know, but there is nothing that is Hawaiian, that people even consider Hawaiian architecture, you know, I mean to even come in and say, you know, we wanna do this and keep it Hawaiian and nobody knows, you know, that's really kinda --

Mr. Whelchel: No, they just adopt the part into the building code for a thatch building.

Mr. Kalalau: The haies.

Mr. Solamillo: Yeah.

Mr. Whelchel: That's Hawaii.

Mr. Moikeha: You know, like in Tahiti, it's prevalent there. The architect, it's still lauhala, the outside is -- but the inside is beautiful, and it keeps the water out, and that's all that is, I mean fire code you probably can't do it but it's amazing still, you know, how it's done and all that and, you know, everything is open air, no screens, but -- you can -- you know you're in a Polynesian setting, you know, that's when I think about Maui, or even our whole State, how quickly our culture has been wiped out man. No more. And nobody can say, wow, that's a Hawaiian hale, you know.

Mr. Artates: In Western Samoa, Kalei, I went there, I spent about a month there with some of my friends, and Western Samoa is different from American Samoa, I mean it's just

strictly ...(inaudible)... open thatch structures. The only place they go they get covering is the church. That is, you know, they really stress hard on the culture that the Sunday is always the Sabbath day, everything -- nobody labors, shut down, and they go pray to their akua, and, like he said, there's nothing significant except one icon about the -- what we represent, yeah? ...(inaudible)...

Ms. Watanabe: And I guess in Aotearoa there's the marai yeah?

Mr. Moikeha: I mean, you know, and that's a universal, marai, you go to Tahiti the marai is the same thing. If you go back ancient Hawaii, it is called marai too, you know, I mean we're all related, it's all the same, but it's still there. Tahiti still has them. Yeah, but sounded good, sounds interesting.

Mr. Kalalau: That's the cultural part that cannot take away from people because it's in your mind and in your heart.

Mr. Moikeha: But, you know, even as we talked about that Puunene church, I mean, you know, it's a place to worship, like Perry was saying, I mean and I think to myself, if it was a heiau, would I ...(inaudible)...

Mr. Kalalau: Right. Yeah.

Mr. Moikeha: I mean but would I be fighting this guy or I mean but because it's, you know, you gotta put it all in perspective and think of others ...(inaudible)... I mean that's what the committee is made up of and so you try and preserve something.

Mr. Kalalau: Yeah, like what's cool in Portland too, a lot of the stuffs they preserve sometimes of their building is only the front wall or the arches over the door and they build and, you know, and they build the thing around it and they put like one little monument with plaques and stuff like that.

Ms. Watanabe: But then it has that -- it still has that history, yeah?

Mr. Kalalau: Right. Right. Right. The cultural memory; that's what it is.

Ms. Watanabe: Yeah, that's right.

Mr. Moikeha: And that's what I was thinking about it --

Mr. Kalalau: Right. Right.

Mr. Moikeha: If that's all we can get from that church, I mean --

Ms. Watanabe: I mean, yeah, if they take that once portion and then they build their office or something.

Mr. Kalalau: And some of their building codes up there, the older buildings, you cannot -- like guys wanted to just demolish the building and put a parking lot because they don't have parking space too over there, you know --

Mr. Moikeha: Oh yeah, Lahaina all the way, yeah?

Mr. Kalalau: I mean that's how they are over there in those historical areas so the I guess the zoning people says, hey, the only way you can have a parking lot over there, you gotta leave the front of your building, so the guy left the front of the building, and you drive in the door, and park all inside. So when you walk down the street, it's all uniformity, you know, it's all uniformity, you know, because you still have the front of that building, but inside it's all parking lot.

Mr. Watanabe: Oh, but you don't have this real big --

Mr. Kalalau: Hole.

Mr. Watanabe: Yeah.

Mr. Kalalau: Yeah, hole ...(inaudible)... open up, yeah.

Ms. Watanabe: Oh, that's smart.

Mr. Kalalau: Yeah, there's some really neat, you know, things that people can think about in the future too ...(inaudible)... Lahaina is a place where it's gonna happen because no parking and stuff like that unless they have some kind different transit system. That was the neat thing about Portland, their transit system it's free. Within the town limits, they have this light tram thing, you just jump on top, blue line take you over there, red line take you over there, and then yellow line, and it's all free within the whole Portland area. And then if you go from there to airport, it takes about, on a taxi, it's like about \$34, you know, one way. And if you jump on that light tram thing, it's like \$1.98.

Mr. Artates: No tax.

Mr. Kalalau: Yeah, and no tax over there so -- but the inner-city transportation thing I thought was really neat. Keeps all the taxis out of town.

Ms. Watanabe: Oh, I like that.

Mr. Kalalau: No more traffic. Yeah, yeah, I went over there and I looked at this and I went, this guys, they smart man, you know, I mean that's that much cars you eliminate on the main streets in the city. Like just jump on and the way they design them too, the platforms, it's level so it meets ADA guides, you just go right on, right off, and stuff like that, it's like, you know, it's some really neat, you know, systems that they got. Their highway systems, like I visited their transportation department, region one, region one is the Portland area, and they have like 18 panels of streams for all their highways, they get the cameras of all their highways on them and stuff like that. That is why I was talking to guy, he says, you know, this is kinda important because if you have something like a major evacuation like Texas, you know, instead of everybody crammed and jammed up on five lanes over there, why haven't they gone on the contra lane over here, you know, you get five lanes going into town, nobody on them; you get five lanes going out, and everybody all jammed, traffic jam. It says contra flow, all they had to do was take the cars on three lanes on this side and go out and, you know, as I was saying, you know, if you get this kind camera system -- Honolulu one is really neat because, you know, on Channel 8 and the channel on the news, they always show, when they give the news report, and plus for the Amber system. Okay, before we adjourn, anybody? Okay, Robyn?

Ms. Loudermilk: ...(inaudible)... on Saturday, March 25, 2006, the Central Maui Hawaiian Civic Club, the Lahaina Civic Club, and the Royal Order of Kamehameha are gonna resurrect the Holoku Ball, and it'll be held at the Dunes at Maui Lani, so I just wanted to give you folks a heads up, I'm one of the co-chairs, and, you know, so just note it on your calendar if you're interested, and then we'll provide information, just general information. After about 20 years, we're gonna resurrect it.

Mr. Kalalau: So you guys gonna have the horse and buggies then for carry everybody.

Ms. Loudermilk: Only if you wanna go to the driving range. But I just wanted to let you folks know about that.

Ms. Watanabe: Mahalo.

Mr. Kalalau: Okay, since we have everyone, no concerns about adjourning this meeting, so this meeting is now adjourned. Thank you all for coming.

J. NEXT MEETING DATE: November 10, 2005

Meeting date to be changed to either November 7 or 14, 2005, as previously discussed.

K. ADJOURNMENT

There being no further business brought before the Commission, the meeting was adjourned at 12:10 p.m.

Respectfully submitted by,

SUZETTE L. ESMERALDA
Secretary to Boards and Commissions I

RECORD OF ATTENDANCE

Present

Samuel Kalalau, III, Chairperson
Lon Whelchel
Perry Artates
Kalei Moikeha
Nani Watanabe

Excused

Dorothy Pyle, Vice-Chairperson
Keeaumoku Kapu
Deldrine "Kauai" Kapuni
Lisa Rotunno-Hazuka

Others

Stanley Solamillo, Planning Staff
Robyn Loudermilk, Planning Staff
James Giroux, Deputy Corporation Counsel