

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA**

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

**MINUTES
HAWAII HISTORIC PLACES REVIEW BOARD MEETING
MAY 16, 2025**

DATE: Friday, May 16, 2025
TIME: 9:30AM-4:00PM
PLACE: Location: InPerson/Zoom:
Kalanimoku Building
Department of Land and Natural Resources Board Room
1151 Punchbowl Street Rm#132
Honolulu, Hawaii 96813

The following were in attendance:

MEMBERS: Nick Belluzzo (Chair)
Vice Chair William Chapman (Vice Chair)
Graham Hart
Trisha Watson
Adriane Truluck

STAFF: Jessica Puff Administrator SHPD
Mary Kodama Architecture Branch Chief
Brianna Schmidt Architectural Historian
Sheila Asuncion Office Assistant

A. AGENDA

Time Stamp: 02:36

Approval of the Friday May 16, 2025 Agenda

Action: A motion was made by Graham Hart to approve the agenda as presented.

Second: Adriane Truluck

Vote: 5-0; All in favor, motion carries.

B. MINUTES

Time Stamp: 03:12

Approval/Amendments of the May 17, 2024 Regular Meeting Minutes

Action: A motion was made by Graham Hart to approve minutes of the Regular Meeting Minutes on May 17, 2024.

Second: Adriane Truluck

Vote: 5-0; All in favor, motion carries.

Approval/Amendments of the November 15, 2024 Regular Meeting Minutes

Action: A motion was made by Graham Hart to approve minutes of the Regular Meeting Minutes on November 15, 2024.

Second: Adriane Truluck

Vote: 5-0; All in favor, motion carries.

C. NOMINATIONS TO BE CONSIDERED FOR TODAY'S MEETING

Nominations Deferred from November 15, 2024 HHPRB Meeting:

Malaekahana Beach House

56-277 Kamehameha Hwy

Malaekahana, Hawaii 96731

TMK: (1) 5-6-001:069

Presented by: Don Hibbard

Time Stamp: 04:09

Discussion: 10:07

Vote: 11:40

Motion: A motion was made by Graham Hart to list the nomination to the Hawaii Register under Criterion C.

Second: Adriane Truluck

Criterion: C

Level of Significance: Local

Vote: 5-0; All in favor, motion carries.

Comments: In response to Bill Chapman comment that Criterion A could be more widely cited in nominations and that it be further explored, Jessica Puff noted that SHPD is not opposed to inclusion of Criterion A or any other criterion as long as it is fully contextualized within the nomination and meets the National Park Service requirement for inclusion of the Criterion.

Trisha Watson noted that applicants are responsible for making any changes requested by SHPD or NPS before the nomination is submitted to the National Register.

Jessica Puff requested the board include a recommendation for the level of significance: State, Local, or National, for each nomination, since this is often missing from the form. This information should also be clearly stated in any motion, along with the recommended Criterion and the recommendation to the National Register.

Henry Alexander and Una Walker Beach House

55-271 Kamehameha Highway

Laie, Hawaii 96762

TMK: (1) 5-5-001:057 & (1) 5-5-002:088

Presented by: Don Hibbard

Time Stamp: 11:52

Discussion: 13:17

Vote: 38:22

Motion: A motion was made by William Chapman to list the nomination to the Hawaii Register under Criterion C.

Second: Graham Hart

Criterion: C

Level of Significance: Local

Vote: 5-0; All in favor, motion carries. Trish Watson expressed reservations but voted yes.

Comments: Trish Watson noted nomination lacked sufficient information on how the neighboring parcel contributes to significance of property and requested that future nominations with similarly split parcels include more information on entire property.

Hood F.C. and Amy L. Young Residence

3308 Monsarrat Ave.

Honolulu, Hawaii 96813

TMK: (1) 3-1-016:047

Presented by: Don Hibbard

Time Stamp: 39:20

Discussion: 40:04

Vote: 40:30

Motion: A motion was made by Adriane Truluck to list the nomination to the Hawaii Register under Criterion C.

Second: Graham Hart

Criterion: C
Level of Significance: Local
Vote: 5-0; All in favor, motion carries.

Jennie McLean Residence

1935 Vancouver Drive
Honolulu, Hawaii
TMK: (1) 2-8-016:053
Presented by: Don Hibbard
Time Stamp: 40:48
Discussion: 41:29
Vote: 41:58

Motion: A motion was made by Graham Hart to list the nomination to the Hawaii Register under Criterion C.
Second: Adriane Truluck
Criterion: C
Level of Significance: Local
Vote: 5-0; All in favor, motions carries.

New Nominations:

Alfred and Jana Preis Residence

3233 Melemele Place
Honolulu, HI 96822
TMK: (1) 2-9-070: 020
Presented by: Axel Schmitzberger
Time Stamp: 42:07
Discussion: 1:05:52; 2:02:53
Vote: 1:14:01; 2:08:08

Motion: A motion was made by William Chapman to list the nomination to the Hawaii Register under Criterion B & C and recommended to National Register.
Second: Graham Hart
Criterion: B & C
Level of Significance: Statewide
Vote: 5-0; All in favor, motion carries.

Comments: The second vote was held after Mary Kodama noted that nominations at the National Level of significance is a high threshold, reserved for properties of national impact. The Board subsequently voted to revised the significance level from National to State.

Hong Yip & Dorothy M.K. Young Residence

676 Hakaka Street

Honolulu, HI 96816

TMK: (1) 3-1-045: 006

Presented by: Don Hibbard

Time Stamp: 1:14:28

Discussion: 1:25:52

Vote: 1:28:03

Motion: A motion was made by Graham Hart to list the nomination to the
Hawaii Register under Criterion C.
Second: William Chapman
Criterion: C
Level of Significance: Local
Vote: 5-0; All in favor, motion carries.

Marjorie J. Garvie Beach House

1026 Aalapapa Street

Kailua, HI 96734

TMK: (1) 4-3-006: 083

Presented by: Don Hibbard

Time Stamp: 1:28:28

Discussion: 1:36:02

Vote: 1:39:39

Motion: A motion was made by William Chapman to list the nomination to
the Hawaii Register under Criterion A & C.
Second: Adriane Truluck
Criterion: A & C
Level of Significance: Local
Vote: 5-0; All in favor, motion carries.

Beretania Tennis Club

1325 Victoria Street

Honolulu, HI 96814

TMK: (1) 2-4-013: 072

Presented by: Don Hibbard

Time Stamp: 1:39:45

Discussion: 1:53:49; 2:00:11

Vote: 2:02:38

Motion: A motion was made by Adriane Truluck to list the nomination to
the Hawaii Register under Criterion A & C.
Second: William Chapman
Criterion: A & C

Level of Significance: Local
Vote: 5-0; All in favor, motion carries.

Comments: Nick Belluzzo requested a two to three sentence justification under Criterion A be added to the statement of significance in the summary paragraph.

In response to Board inquiry on how SHPD processes board-requested edits to nominations, Mary Kodama outlined the revision process with the nominator prior to adding the nomination to the administrative record. She also noted that a nomination is considered listed on the State Register once the board approves the nomination.

Adriane Truluck indicated that the weblink for the bing maps is not required although it may be included in the bibliography. She also offered to provide written guidelines.

Donald S. and Elizabeth Bowman Residence

2723 Aolani Street
Honolulu, HI 96822
TMK: (1) 2-9-014: 011
Presented by: Don Hibbard
Time Stamp: 2:08:19
Discussion: 2:25:07
Vote: 2:26:55

Motion: A motion was made by Graham Hart to list the nomination to the Hawaii Register under Criterion C.
Second: William Chapman
Criterion: C
Level of Significance: Local
Vote: 5-0; All in favor, motion carries.

***** 10 Minute Break *****

Alexander H. and Margaret Cornelison Residence

2531 Ferdinand Avenue
Honolulu, HI 96822
TMK: (1) 2-9-009: 010
Presented by: Don Hibbard
Time Stamp: 2:47:26
Discussion: 2:58:18
Vote: 3:02:34

Motion: A motion was made by William Chapman to list the nomination to the Hawaii Register under Criterion C.
Second: Adriane Truluck
Criterion: C
Level of Significance: Local
Vote: 5-0; All in favor, motion carries.

Archibald Baird Residence

2701 Aolani Place
Honolulu, HI 96822
TMK: (1) 2-9-014: 006
Presented by: Don Hibbard
Time Stamp: 3:02:41
Discussion: 3:16:57
Vote: 3:24:00

Motion: A motion was made by Adriane Truluck to list the nomination to the Hawaii Register under Criterion C.
Second: Graham Hart
Criterion: C
Level of Significance: Local
Vote: 5-0; All in favor, motion carries.

La Pietra Condominium Unit 5

Myra V. Fisher Apartment

3030 La Pietra Circle
Honolulu, HI 96815
TMK: (1) 3-1-029:033
Presented by: Don Hibbard
Time Stamp: 3:24:10
Discussion: 3:34:34; 3:35:19
Vote: 3:40:25

Motion: A motion was made by William Chapman to list the nomination to the Hawaii Register under Criterion A & C.
Second: Graham Hart
Criterion: A & C
Level of Significance: Local
Vote: 5-0; All in favor, motion carries.

Comments: Discussion regarding the integrity description of La Pietra units in general and comparison with other units or alignment with the multiple property nomination.

La Pietra Condominium Unit 10
Burton and Jean Roberts Residence

3038 La Pietra Circle
Honolulu, HI 96815
TMK: (1) 3-1-029:033
Presented by: Don Hibbard
Time Stamp: 3:40:30
Discussion: 3:47:40
Vote: 3:48:32

Motion: A motion was made by Graham Hart to list the nomination to the Hawaii Register under Criterion A & C.
Second: William Chapman
Criterion: A & C
Level of Significance: Local
Vote: 5-0; All in favor, motion carries.

Comments: Adriane Truluck noted that there is a typo on section 7 page 5.

La Pietra Condominium Unit 29
William and Agnes Oliver Apartment

3071 La Pietra Circle
Honolulu, HI 96815
TMK: (1) 3-1-029:033
Presented by: Don Hibbard
Time Stamp: 3:48:40
Discussion: 3:54:12; 3:54:48
Vote: 4:01:23

Motion: A motion was made by William Chapman to list the nomination to the Hawaii Register under Criterion A & C.
Second: Graham Hart
Criterion: A & C
Level of Significance: Local
Vote: 5-0; All in favor, motion carries.

Comments: Adriane Truluck noted that Criterion A was applicable and needed to be checked.

Board had additional discussion regarding the integrity threshold of La Pietra units and recommended that additional discussion about integrity was warranted.

Trish Watson noted for the record that there needs to be more discussion about integrity and that it would have been helpful if

there had been a limited meeting to see the changes and look for themselves.

La Pietra Condominium Unit 24

Edmund and Barbara Wong Investment Property

3081 La Pietra Circle

Honolulu, HI 96815

TMK: (1) 3-1-029:033

Presented by: Don Hibbard

Time Stamp: 4:01:40

Discussion: 4:05:29

Vote: 4:06:54

Motion: A motion was made by Graham Hart to list the nomination to the Hawaii Register under Criterion A & C.
Second: William Chapman
Criterion: A & C
Level of Significance: Local
Vote: 5-0; All in favor, motion carries.

La Pietra Condominium Unit 19

Gerald and Florence Brotherton Investment Property

3091 La Pietra Circle

Honolulu, HI 96815

TMK: (1) 3-1-029:033

Presented by: Don Hibbard

Time Stamp: 4:07:05

Discussion: 4:12:00

Vote: 4:14:48

Motion: A motion was made by Trisha Watson to defer the nomination to the Hawaii Register.
Second: Adriane Truluck
Criterion:
Level of Significance:
Vote: 4-1; All in favor (Hart, Truluck, Watson), Oppose (Chapman), motion carries.

Comment: Board requested to defer of the nomination to next board meeting to allow for a site visit. Also requested a presentation for the next meeting as a comparison of units that compares the original features

D. Submitted Nominations for the next HHPRB meeting on August 1, 2025 and Limited meeting vote:

• **Video Tape Requirement for the Limited Meeting**

The HHPRB requested a waiver of the videotape requirement for the following Oahu properties listed below. The waiver of this requirement is for the privacy and safety of the homeowners. Photographs of the character defining features of the property, which make it eligible for the register, are available to the public on the SHPD website 30 days prior to the public meeting. A audio recording of the site visit, including any discussion with the property owner will be made available on the SHPD website.

Cosmopolitan Saloon

1 North Hotel Street
Honolulu, HI 96817
Timestamp: 4:17:32
Vote: 4:18:38

Motion: Graham Hart
Second: William Chapman
Vote: 5-0; Motion carries

Armstrong Building

175 N. King Street
Honolulu, HI 96817
Timestamp:
Vote: 4:19:38

Motion: Graham Hart
Second: Adriane Truluck
Vote: 5-0; Motion carries

John Walker Building

1164 Nuuanu Avenue
Honolulu, HI 96817
Timestamp: 4:19:41
Vote: 4:20:56

Motion: William Chapman
Second: Adriane Truluck
Vote: 5-0; Motion carries

**Allen W. T. and Lily Bottomley
Residence**

2540 Ferdinand Avenue
Honolulu, HI 96822
Timestamp: 4:22:50
Vote: 4:23:34

Motion: Adriane Truluck
Second: Graham Hart
Vote: 4-0; Motion carries

Dr. Henry L. Gibson Residence

3252 Keahi Street
Honolulu, HI 96822
Timestamp: 4:24:43
Vote: 4:25:25

Motion: Adriane Truluck
Second: Graham Hart
Vote: 4-0; Motion carries

**Charles and Patience Street
Residence**

La Pietra 32
Honolulu, HI 96815
Timestamp: 4:25:48
Vote: 4:26:40

Motion: Graham Hart
Second: Adriane Truluck
Vote: 4-0; Motion carries

**James B. and Henrietta Mann
Residence**

2102 Liliha Street
Honolulu, HI 96817
Timestamp: 4:20:59
Vote: 4:22:14

Motion: William Chapman
Second: Graham Hart
Vote: 5-0; Motion carries

**Gordon L. and Rose Pickering
Residence**

1930 Alewa Heights Drive
Honolulu, HI 961817
Timestamp: 4:23:38
Vote: 4:24:32

Motion: Graham Hart
Second: Adriane Truluck
Vote: 4-0; Motion carries

**William and Mary Alexander
Parsonage**

2307 Main St., Wailuku, HI 96793
(Not submitted for limited meeting)

Hakalau Plantation

29-2306 Old Mamalahoa Highway
Hakalau HI 96710
(Not submitted for limited meeting)

**La Pietra Condominium Unit 19
Gerald and Florence Brotherton
Investment Property**

3091 La Pietra Circle
Honolulu, HI 96815
Timestamp: 4:26:55
Vote: 4:27:43

Motion: Graham Hart
Second: Adriane Truluck
Vote: 4-0; Motion carries

**Chair Belluzzo left the meeting at 4:22:26 and Vice Chair Chapman assumed role of Chair for the remainder of the meeting.

E. SHPD Staff Report

Presented by Jessica Puff, Administrator
Time: 4:27:54

F. MEETING ADJOURNED

Meeting adjourned at 2:13 pm.