

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
August 1, 2025**

DATE: Friday, August 1, 2025
TIME: 9:30 AM - 4:00 PM
PLACE: Location: In Person/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)
William Chapman (Vice Chair)
Graham Hart
Trisha Watson (via Zoom)
Adriane Truluck

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

A. AGENDA

Time Stamp: 00:50

Amendments to the Friday August 1, 2025 Agenda

Action: A motion was made by William Chapman to move Hakalau Plantation Co. Warehouses and William and Mary Parsonage to be the first and second nominations to be considered.

Second: Adriane Truluck

Vote: A vote did not occur.

Time Stamp: 02:01

Approval of the Friday August 1, 2025 Agenda

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

Second: William Chapman

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

B. MINUTES

Time Stamp: 02:15

Approval of the May 16, 2025 Regular Meeting Minutes

Action: A motion was made by Adriane Truluck to approve minutes of the Regular Meeting Minutes on May 16, 2025.

Second: Graham Hart

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

C. NOMINATIONS TO BE CONSIDERED FOR TODAY'S MEETING

Hakalau Plantation Co. Warehouses

29-2306 Old Mamalahoa Highway

Hakalau, HI 96710

TMK: (3) 2-9-002:079

Presented by: Ross Stevenson

Time Stamp: 04:02

Discussion: 50:56

Vote: 59:19

Motion: A motion was made by William Chapman to list the nomination to the Hawaii Register under Criterion A & C, and recommended to National Register.

Second: Adriane Truluck

Criterion: A & C

Level of Significance: Statewide

Vote: 4-1; All in favor (Belluzzo, Chapman, Hart, Truluck) (Watson opposed), motion carries.

Comments: Discussion regarding the Hawai'i Mayor's letter of opposition. The nominating party indicated that they have reached out multiple times for clarification and did not receive a response. Mary Kodama noted that she also contacted the Mayor's office for clarification, but was told that the letter was based on the information they received.

Discussion regarding the CLG [Certified Local Government] notification process, and CLG's obligation to review nominations

within their jurisdiction. It was noted that this nomination did not go before the Hawai'i County CRC (Cultural Resources Commission), and the board considered whether the nomination would need to be deferred pending CRC review.

Jessica Puff noted that the CLGs are recognized as components of the Federal historic preservation program and that nominations should be reviewed by them to provide comments on context, significance, and accuracy. This ensures that properties are listed accurately and do not require later amendments..

Ms. Puff also noted that while the Board can make whatever decision for the Hawaii Register, SHPD will request CLG review beforehand and will work with the applicant to make any necessary amendments prior to submission to the Keeper [National Park Service].

Chair Belluzzo noted that the board typically evaluates nominations based on National Register eligibility criteria, but they also consider environmental impact and whether the preservation serves the quality of the state. He commended the applicant for the adaptive reuse of the building associated with an industry that exploited and took so much from Hawai'i, and repurposing it into something that gives back and restores.

William and Mary Alexander Parsonage

2307 Main Street

Wailuku, HI 96793

TMK: (2) 3-4-014:005 (POR.)

Presented by: Angie Westfall

Time Stamp: 1:00:27

Discussion: 1:21:18

Vote: 1:34:45

Motion:	A motion was made by Adriane Truluck to list the nomination to the Hawaii Register under Criterion A, B & C and recommended to National Register.
Second:	William Chapman
Criterion:	A, B & C
Level of Significance:	Statewide
Vote:	5-0; All in favor (Belluzzo, Chapman, Hart, Truluck) (Watson voted yes with reservations), motion carries.

Comments: As this nomination did not go before the Maui CRC for review, the Board discussed whether to defer the nomination pending Maui CRC review.

Mary Kodama clarified that under the HHPRB Administrative Rules (HAR §13-198), there is no requirement for CLG notification, only for notification of the owner and nominator. CLG notification, however, is required under the National Register Guidelines (36 CFR Part 60).

The Board requested that, moving forward, nominators be asked to reach out to the CLGs to have their nominations agendaized before presenting to the review board. The Board also requested that SHPD update its procedures and website to ensure nominators are aware of this requirement.

Mary Kodama requested that the requirement for nominations to be agendaized before the Honolulu CLG be deferred until their rules are established. Trish Watson agreed and noted that the Honolulu CLG currently holds informational hearings only, so such review is not required at this time, but once formal rules are promulgated, they will be required to go before the CLG.

Trish Watson noted that the CLGs are run by great people and expressed support for strengthening the CLG program and encouraged more cooperation between the Board and the CLGs.

Gerald and Florence Brotherton Investment Property (note: this property was deferred from the May 16, 2025 HHPRB meeting)

La Pietra Condominium Unit 19

3091 La Pietra Circle

Honolulu, HI 96815

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

Presented by: Don Hibbard

Time Stamp: 1:36:52 and 2:15:44 (see comments)

Discussion: 2:23:00

Vote: 2:24:27

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.

Comment: Donald Hibbard began his presentation by providing a briefing on the multiple property nomination process, an overview of the history of non-single-family dwelling units, and the La Pietra Multiple Property Nomination. The board then took a 30-minute break, and the Gerald and Florence Brotherton Investment Property Nomination presentation began at 2:15:44.

Charles and Patience Street Residence

La Pietra 31
3067 La Pietra Circle
Honolulu, HI 96815
TMK: (1) 3-1-029:033
Presented by: Don Hibbard
Time Stamp: 2:24:45
Discussion: 2:28:51
Vote: 2:29:07

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

Cosmopolitan Saloon

1 North Hotel Street
Honolulu, HI 96817
TMK: (1) 1-7-002:007
Presented by: Don Hibbard
Time Stamp: 2:29:17
Discussion: 2:41:05
Vote: 2:41:09

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

Armstrong Building

175 N. King Street
Honolulu, HI 96817
TMK: (1) 1-7-002:028
Presented by: Don Hibbard

Time Stamp: 2:41:17

Discussion: 2:48:05

Vote: 2:48:08

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

Second: Graham Hart

Criterion: C

Level of Significance: Local

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

John Walker Building

1164 Nuuanu Avenue

Honolulu, HI 96817

TMK: (1) 1-7-004:008

Presented by: Don Hibbard

Time Stamp: 2:48:25

Testimony: 2:51:29

Discussion: 2:53:46

Vote: 2:55:38

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

Second: Adriane Truluck

Criterion: C

Level of Significance: Local

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

Comments: Wei Fang, co-owner of the John Walker Building, provided testimony.

Trisha Watson inquired with Wei Fang if this property is part of Na Mea Hawaii. Wei stated that this property is independent from Na Mea Hawaii, which is why the retail name is “Native Books”. It is its own incorporated entity. The building is owned by Wei and Maile, and “Native Books” is one of the tenants in the building.

James B. and Henrietta Mann Residence

2102 Liliha Street

Honolulu, HI 96817

TMK: (1) 1-8-019:001

Presented by: Don Hibbard

Time Stamp: 2:55:51

Discussion: 3:06:30

Vote:

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

Gordon L. and Rose Pickering Residence

1930 Alewa Heights Drive
Honolulu, HI 96817
TMK: (1) 1-8-028:009
Presented by: Don Hibbard
Time Stamp: 3:06:55
Discussion: 3:12:18
Vote: 3:13:01

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

Allen W.T. and Lily Bottomley Residence

2540 Ferdinand Avenue
Honolulu, HI 96822
TMK: (1) 2-9-009:017
Presented by: Don Hibbard
Time Stamp: 3:13:10
Discussion: 3:23:55
Vote: 3:24:00

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

Dr. Henry L. Gibson Residence

3252 Keahi Street

Honolulu, HI 96822

TMK: (1) 2-9-034:002

Presented by: Don Hibbard

Time Stamp: 3:24:21

Discussion: 3:29:14

Vote: 3:29:18

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

Second: Bill Chapman

Criterion: C

Level of Significance: Local

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

D. Submitted Nominations for the next HHPRB meeting on November 21, 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. An audio recording of the site visit, including any discussion with the property owner, will be made available on the SHPD website.

Duke Cho and Mary Choy Residence

2515 Alaula Way

Honolulu, HI 96822

Timestamp: 3:30:23

Vote: 3:31:38

Motion: William Chapman

Second: Adriane Truluck

Vote: 5-0; Motion carries

Mr. & Mrs. Albert O. Stevenson Residence

3206 Melemele Place

Honolulu, HI 96822

Timestamp: 3:35:19

Vote: 3:36:08

Motion: Trisha Watson

Second: Adriane Truluck

Vote: 5-0; Motion carries

Walter J. and Emma Snyder Residence

2466 Manoa Road
Honolulu, HI 96822
Timestamp: 3:31:45
Vote: 3:32:27

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

Iwao Miyake Residence

2035 Wilhelmina Rise
Honolulu, HI 96822
Timestamp: 3:23:37
Vote: 3:33:19

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

**Wood Tenement Buildings Behind
Tong Fat Co. (Owner Request to
Delist)**

425 N. King Street
Honolulu, HI 96817
Timestamp: 3:36:15
Vote: 3:36:57

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

Ramond Tuthill Residence

3555 Woodlawn Drive
Honolulu, HI 96822
Timestamp: 3:33:39
Vote: 3:34:50

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

E. SHPD Staff Report

Presented by Jessica Puff, Administrator

Time: 3:28:21

F. MEETING ADJOURNED

Meeting adjourned at 2:36 pm.