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BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

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COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
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HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

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

**MINUTES**  
**HAWAII HISTORIC PLACES REVIEW BOARD MEETING**  
**May 15, 2026**

DATE: Friday, May 15, 2026  
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:** Dr. William Chapman (Chairperson)  
Dr. Graham Hart (Vice Chairperson)  
Dr. Trisha Watson (via Zoom)  
Adriane Truluck

**STAFF:** Dr. Jessica Puff SHPD Administrator  
Mary Kodama Architecture Branch Chief  
Brianna Schmidt Architectural Historian  
Tanya Gumpac-  
McGuire Hemmings Architectural Historian  
Tiare Estacion Office Assistant

**A. AGENDA**

**Time Stamp: 00:30**  
**Vote: 00:39**

**Motion:** A motion was made by Graham Hart to approve the agenda for the May 15, 2026 meeting.

Second: Adriane Truluck  
Vote: 4-0; All in favor, motion carries.

## **B. MINUTES**

Time Stamp: 00:40

Vote: 01:04

Motion: A motion was made by Graham Hart to approve the meeting minutes for February 20, 2026.

Second: Adriane Truluck  
Vote: 4-0; All in favor, motion carries.

## **C. NOMINATIONS TO BE CONSIDERED FOR TODAY'S MEETING**

### **Charles A. and Kathleen P. McWayne Jr. Residence**

1248 Luna Place

Honolulu, HI 96812

TMK: (1) 2-4-028:004

Presented by: Don Hibbard

Time Stamp: 02:40

Discussion: 31:53

Vote: 33:01

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: Adriane Truluck

Criterion: C

Level of Significance: Local

Vote: 4-0; All in favor, motion carries.

Comments: Adriane Truluck asked for clarification from presenter Don Hibbard about what the front gate lamp posts are being classified as. Don stated that they are front gate posts. Adriane agrees that there is enough substance for the lanterns and gate to be classified as an object.

Trisha Watson asked for clarification from Don if they are including the treehouse in the nomination, to which he stated that the treehouse is non-contributing.

**Charles A. and Elma Kirstein Residence**

960 11<sup>th</sup> Avenue

Honolulu, HI 96816

TMK: (1) 3-2-018:012

Presented by: Don Hibbard

Time Stamp: 33:18

Discussion: 1:08:10

Vote: 1:08:47, 1:19:58

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: 3-1; In favor: Hart, Truluck, Chapman, opposed: Watson, motion failed.

Comments: Trisha Watson states that she's not convinced that this property rises to the significance even at the local level. Don Hibbard stated that that's one of the criticisms people have, that the board is nominating wealthier houses to be placed on the register and not middle-class/common houses, and that this is a good example of that type of house. Don states that the number of middle-class/working-class homes built in 1917 is exceedingly small. Trisha had no objections to Don's statements.

Adriane Truluck asked Trisha to articulate her objection and whether her objection was about integrity. Trisha stated that there are too many modifications to the house and did not agree that there is significance under Criterion C.

Jessica Puff recommended that the board consider treating this property as a multi-property or district and have the focus on vernacular single-family residences. Trisha agreed with Puff. Jessica also addressed the possibility of properties in the area being eligible under Criterion A for the development of the neighborhood and the development of Kaimuki. Adriane agreed with Jessica about the multi-property district approach, but she did not agree that a property needs more than one criterion because the rules state that a property only needs one criterion. She also stated that this home was built early in the development of the neighborhood, and because they are disappearing, the board should be protecting them. She feels that there is an argument for Criterion A with the

way that the community developed. She stated that there could be another criterion but that it's not required.

Don Hibbard reminded the board that they needed four 'yes' votes to place a property on the register. He liked Jessica's idea about the multi-property district. He provided the example of La Pietra and how it started out as a small area. He stated that he would appreciate if the property be placed on the register today so that there will be homes for a multi-property district.

Jessica Puff recommended that the board take this discussion to the Cultural Resources Commission.

Chair Chapman reminded the board that if a property is within a historic district, they do not automatically qualify for a property tax credit [properties must be individually listed]. Chair Chapman agreed that there are pockets of intact areas and multiple small districts in the area, but he recommends a multiple-property nomination for the whole area.

Adriane proposed that the nomination be expanded to try to justify criterion A or D if there was more material in there that situates this home within that context. Trisha agrees with Adriane's statement, but she needs more information. She stated that if the home could be put into the greater Kaimuki Track context, that would help.

Mary Kodama informed the board that they do not have enough members to hold a limited meeting, as the required minimum number of members needed to vote for a limited meeting is five. Jessica added that the governor can make an out-of-session appointment if there is someone interested in joining the review board after June 30, 2026.

Chair Chapman asked for clarification on the rule of interaction of members outside of the public meeting. Jessica clarified that only two board members may meet outside of the public meeting. Mary informed the board of the Hawaii Revised Statutes § 92-2.5 (Permitted interactions of members).

Motion:

A motion was made by Adriane Truluck to defer this nomination to the next meeting for consideration pending

changes to the nomination form to address the possible applicable criterion A and potential informational activities.

Second: Graham Hart  
Vote: 4-0; All in favor, motion carries

**Cemm Building**

3427 Waialae Avenue  
Honolulu, HI 96816  
TMK: (1) 3-2-004:010-011  
Presented by: Don Hibbard  
Time Stamp: 1:20:40  
Discussion: 1:36:00  
Vote: 1:40:03

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: 4-0: All in favor, motion carries.

Comment: Graham Hart asked for clarification on where the door off the foyer leads to. Don Hibbard stated that the door is the closet. Graham stated that the foyer is too wide to be a Bower plan. Graham also mentioned that he had always heard the lava rock veneer referred to as "Puna lava rock." Don Hibbard added that Kapoho is in Puna.

Trisha Watson stated that she would love to see this part of commercial Kaimuki pushed as a district. She feels that this would be within the boundaries. Chair Chapman stated that he has field school surveys that were done in the area. He also feels that this area and Kapahulu should be Special Districts. Trisha agreed.

**D. Submitted Nominations for the next HHPRB Meeting Scheduled for Friday, August 7, 2026.** Please note that due to the lack of 2/3 entitled members to vote to hold a limited meeting, the limited meeting (site visit) typically scheduled for the day prior to the review board meeting cannot be held.

**Charles A. and Elma Kirstein Residence – (Added per Review Board--Deferred from May 15, 2026 meeting)**  
960 11<sup>th</sup> Avenue  
Honolulu HI 96816

(1) 3-2-018: 012

**William and Edith Castanha Residence**

847 19<sup>th</sup> Avenue  
Honolulu, HI 96816  
TMK: (1) 3-2-053: 039

**Melville and Alice Harris Residence**

1515 Avon Way  
Honolulu, HI 96822  
TMK: (1) 2-4-015: 040

**Ikegami Apartments**

703 Wiliwili Street  
Honolulu, HI 96826  
TMK: (1) 2-7-003: 002

**Marion and Mary Perry Beach Houses**

104 and 112 Maunalua Avenue  
Honolulu, HI 96821  
TMK: (1) 3-8-003:001

**Francis (Alapaki) and Martha Smith Residence**

3050 Pacific Heights Road  
Honolulu, HI 96813  
TMK: (1) 2-2-029: 006

**Roger T. and Gwendolyn Williams Residence**

2515 Manoa Road  
Honolulu, HI 96822  
TMK: (1) 2-9-010: 043

**Brian and Miyoko Kaya Residence**

748 Ocean View Drive  
Honolulu, HI 96816  
TMK: (1) 3-2-034: 045

**Dr. Gideon M. and Margaret Van Poole Residence**

141 Dowsett Avenue  
Honolulu, HI 96817  
TMK: (1) 2-2-046: 023

**John and Alice Wong Residence**

1950 Ualakaa Street

Honolulu, HI 96822  
TMK: (1) 2-5-001: 049

**Frank and Gertrude Blake Residence**

2220 University Avenue  
Honolulu, HI 96822  
TMK: (1) 2-9-002: 004

**Yokohama Specie Bank Manager's House**

1940 Manoa Road  
Honolulu, HI 96822  
TMK: (1) 2-5-001: 004

**Dudley A. and Deborah Coonley Residence**

3887 Owena Street  
Honolulu, HI 96815  
TMK: (1) 3-1-028: 001

**Reverend and Mrs. Horace H. Leavitt Residence**

2309 Ferdinand Avenue  
Honolulu, HI 96822  
TMK: (1) 2-5-004:039

**E. SHPD Staff Report**

-Presented by Jessica Puff, Administrator

-Statewide Historic Preservation Plan  
Presentation by Jessica Puff and Trisha Watson.

**Comments:**

Adriane Truluck asked for clarification about the board's role in the 'formal advisory review' referenced in the project timeline. Jessica Puff stated that it is a less formal consultation where they consult with the board. Trisha Watson stated that they could change the wording to remove the word "formal."

Jessica stated that there has been a more vocal response in support of including historic preservation in the larger scoping of state and county planning.

Adriane states that there should be a connection between built resources and Hawaiian culture. Adriane expressed concern that it sounds like an either-or. She also stated that SHPD should have a role after gathering public comment.

Jessica agreed but doesn't want it to be "SHPD's plan"; she wants to encourage the public to participate and direct SHPD so that the Division is not the only one making that assessment.

Jessica stated that in the last two legislative sessions, there seems to be consensus that Native Hawaiian Burials are very important but that buildings are not seen as valuable.

Andrea Nandoskar asked for clarification on whether the board is making comments as a whole or if the members are making comments as individuals. She feels that it is a strong voice if they comment collectively as a board. Trisha stated that they cannot comment as a board because she has a conflict of interest so the board members will have to comment individually. Jessica stated that for any plan that is developed in the future, the board can comment if they have quorum. She also confirmed that the members could write a letter individually and comment in their role as a board member. Trisha also invited the board to send her comments via email.

Time Stamp: 1:45:40

**F. MEETING ADJORNED**

Meeting adjourned at 12:24 pm.