

**Polly Tice, M.S. DIRECT TESTIMONY**

**PRESENTATION HEARING**

**HUNT PARCEL 10 PDP**

**Q Please state your name, place of employment, and position.**

A Polly Tice, M.S., Principal & Historic Research Section Director, MASON.

**Q How long have you been in this position?**

A I've been with MASON since August, 2003 and held various positions with the company, including Architectural Historian, and Research Section Director. I've been in my current position as Principal & Historic Research Section Director since January, 2022.

**Q Please describe your educational background and experience.**

A Please see my resume, which is marked as an exhibit in this proceeding.

**Q Please describe MASON's experience.**

A MASON provides architectural services and a full range of consulting services related to historic properties. MASON provides historic architecture guidance for a wide variety of projects to ensure proper design and construction and compliance with State and Federal historic preservation laws.

**Q What has your firm been retained to do for this Project?**

A Hunt Communities Hawaii, LLC ("Hunt") retained MASON to evaluate and advise on the proposed project's effects on historic properties and prepared the required historical assessments and transmittals to assist Hunt with obtaining the required HRS 6E-42 and the Historic Covenant review from the State Historic Preservation Division ("SHPD").

**Q Please provide a summary of historic properties on Parcel 10.**

A Parcel 10 (TMK (1) 9-1-013-097) is located within the boundaries of the former Naval Air Station Barbers Point. The main building on site is a World War II era Quonset hut building (designated as Building 152 after 1951) comprised of two Quonset huts (formerly known as Facility numbers 152 and 153), which were built in 1943.

In 1949, the two Quonset huts were adjoined together by a transverse addition and functioned as a commissary. Subsequently, a third Quonset hut was added to the rear of the north hut's end to double its length. In 1968, a concrete masonry unit structure was built at the rear and connected to the Quonsets as a commissary, and was

designated as a separate facility (Facility 1763). This co-joined structure is considered a non-contributing component of the historic Quonset hut building.

As recorded in the property quitclaim deed, the Quonset hut building is a significant historic property. MASON confirmed that the Quonset hut building is a historically significant property and meets the requirements of the National Register of Historic Places (“NRHP”) Criterion C and HAR § 13-284-6 Criterion “c” because the architectural form incorporates the World War II-era Quonset hut and still retains sufficient integrity.

The Quonset hut building is subject to review per the Historic Preservation Covenants, as recorded in the quitclaim deed transfer between the U.S. Department of the Navy and Kalaeloa Ventures, LLC (a subsidiary of Hunt Communities, LLC).

My role was minimal in relation to the Historic Covenant; I evaluated whether the project was undertaken in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**Q Please provide a summary of the scope of work to the Quonset hut building as relevant to its status as a historic property.**

**A** The proposed project involves various renovations and site improvements to Parcel 10 through multi-phase interior and exterior improvements to the Quonset hut building (the “Project”).

The Project includes the replacement of the building’s large-scale front exterior doors and exterior painting. The replacement of one of the front façade’s exterior doors enlarged the existing opening; however, the other large-scale opening stayed the same.

In addition, a new door with an overhang will be inserted into the north sidewall of the north Quonset hut. This will entail removal of a portion of the existing Quonset hut wall and one window, which are both character-defining features. A new concrete landing will be added at the outside of the building, to connect to an existing concrete sidewalk.

Other exterior work includes the removal of a portion of the fire riser room, and the installation of a new roll-up door on the south façade; however, this is not considered an effect to a historic property because the work is in a portion of the building (the added co-joined commissary structure at the rear of the building), which is a non-contributing component of the historic structure.

As noted, the Project also includes interior work to the Quonset Hut Building; however, this work is also not considered an effect to a historic property, since the interior has already been previously modified.

Finally, the Project also involves the installation of a chain-link fence along portions of the property perimeter. Please refer to my written direct testimony for the Variance

Hearing, which is marked as an exhibit in this proceeding, for further discussion on that scope of work.

**Q Please provide a summary of MASON’s evaluation of effects and recommended findings in connection with the Project.**

A With respect to the front façade, relatively minor changes were made to the exterior character-defining features of the building. Only a small amount of historic fabric was removed from the primary façade, with the vertical expansion of one of the front façade’s large-scale openings facing Enterprise Avenue. Both large-scale doors were removed and replaced, with one of the new doors the same size as the previous door, and the other door notably taller. These changes, however, do not alter the overall massing and feel of the building or the surrounding environment, nor do the changes significantly change its historic character since the three Quonset hut forms remain intact. Accordingly, the structure is still able to convey its historic period.

With respect to the new door with an overhang inserted into the north sidewall of the north Quonset hut (entailing the removal of a portion of the existing Quonset hut wall and one window), this work will result in the removal of character-defining features. Hunt plans to install a flush metal door for the north Quonset, which will facilitate the continued historic appearance of the structure as a series of connected Quonset huts. Nevertheless, this work to the north sidewall of the north Quonset hut is relatively minimal, and does not alter the overall massing and feel of the Quonset hut building, or the surrounding environment, or significantly change the building’s historic character.

Per HRS 6E-42, MASON evaluated the project against Hawai’i Administrative Rules (HAR) §13-284-7 (Determining effects to significant historic properties), and recommended an “effect, with proposed mitigation commitments” finding for the work on the front façade and the north sidewall of the north Quonset hut.

MASON also evaluated the work to the front façade and the north sidewall of the north Quonset hut pursuant to the Historic Preservation Covenants, and determined that although there was a loss of historic fabric, the property is still able to convey its historic significance, and the changes are generally consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties for Rehabilitation (36 CFR 67). This is because the SOIS for Rehabilitation provide some leniency in changes to historic properties. The introduction to the Standards advises that, overall, they should “be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility,” and standard No. 1 states that properties should be reused in a manner that “requires minimal change to the defining characteristics of the building...”, which is interpreted to mean that some small degree of change is acceptable. Further, despite the changes made, the property is still able to convey its historic significance.

**Q What were MASON’S proposed mitigation commitments for the work on the front façade and the north sidewall of the north Quonset hut?**

MASON proposed architectural recordation for mitigation of the work on the front façade and the north sidewall of the north Quonset hut in the form of a short form Historic American Building Survey (“HABS”), to include five large-format exterior photographs and a written report that describes the evolution of the Quonset hut building.

**Q Pursuant to HAR § 15-215-63(b), has Hunt obtained a review letter from SHPD that confirms that Hunt has complied with SHPD requirements relating to Parcel 10?**

A Yes, a copy of relevant SHPD correspondence is marked as an exhibit to the development permit application. Further, the mitigation requested by SHPD in that letter (HABS report) has been completed, submitted, and accepted by the National Park Service.

**Q In your professional opinion, does the proposed Project comply with the provisions of HAR § 15-215-63(a), which provide that lots in the Kalaeloa Community Development District that are determined to be historically and culturally significant shall be preserved, protected, reconstructed, rehabilitated and restored by the landowners consistent with Section 106 of the National Historic Preservation Act and HRS Chapter 6E?**

Yes. While the Quonset hut has been slightly modified, it has been preserved, and is still easily able to convey its World War II era of historical significance. Further, the Project has fulfilled the SHPD's Architecture Branch HRS 6E requirements, and SHPD's letter dated March 27, 2024 concurred with our determination of effect and mitigation proposal. The mitigation (HABS documentation) requested by SHPD in their HRS 6E letter has been completed, submitted, and accepted by the National Park Service. The National Park Service acceptance letter dated May 23, 2024 and the HABS report was submitted to SHPD on May 24, 2024.

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