

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

**VARIANCE 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 Please briefly summarize Hunt’s requested variances from the strict application of the Kalaeloa Community Development District (“KCDD”) Rules for Parcel 10.**

A My understanding is that Hunt’s application seeks a variance to install an eight foot tall security chain link fence around portions of the Quonset hut building. Hunt is requesting a variance from the strict application of the KCDD Rules because the fencing deviates from the maximum prescribed height (three feet) and architectural standards under HAR § 15-215-43(c).

**Q Please briefly summarize MASON’s findings with respect to the installation of a security chain link fence on Parcel 10 and its compatibility with the historical character of the property.**

A Although chain link fencing was not historically used around Parcel 10 and the Quonset hut building, the use of chain-link fencing is historically compatible for this project since the U.S. Navy commonly used utilitarian chain-link fencing (often called “cyclone fencing”) within the former Naval Air Station Barbers Point to delineate specific compounds. Further, chain-link fencing is largely transparent and does not block light or the public’s view along Enterprise Avenue of the primary façade of Quonset structure. Finally, chain-link fencing is also removable and therefore can be easily removed from Parcel 10 in the future when no longer needed.

Pursuant to Hawai’i Administrative Rules (HAR) §13-284-7 (Determining effects to significant historic properties), MASON recommended a "No historic properties affected" finding for the security chain link fence.

MASON also evaluated whether the chain link fence is consistent with 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). MASON determined that the installation of a chain link fence here is generally consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties for Rehabilitation (36 CFR 67).

Based on the foregoing, MASON believes the variance requests are consistent with, and will not significantly impact, the historical character of Parcel 10 and the Quonset hut building.

**Q In your professional opinion, will the variance to the fence height, if granted, alter the existing or planned character of the area where Parcel 10 is located, substantially impair the appropriate use or development of adjacent property, be detrimental to the public welfare, or result in a development that would be detrimental to or would adversely impact adjacent properties?**

A In my professional opinion, I do not believe the requested variance from three feet to eight feet (around portions of the Quonset hut building), if granted, will alter the existing or planned character of the area where Parcel 10 is located, substantially impair the appropriate use or development of adjacent property, be detrimental to the public welfare, or result in a development that would be detrimental to or would adversely impact adjacent properties.

As noted, although chain link fencing was not historically used around this particular property, chain link fencing was often used within the former Naval Air Station Barbers Point. From an architectural and historic preservation perspective, and based on my understanding of the general area and adjacent properties, I do not believe that the requested five foot increase in the fencing height would materially and negatively impact the factors noted above. In fact, a three-foot-tall chain link fence around this parcel would be a little odd here in my opinion, since to me, that height seems more appropriate for residential areas rather than industrial sites like this.

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