MEMORANDUM

DATE: January 12, 2021

TO: Kauai Historic Preservation Review Commission

FROM: Clerk of the Commission

SUBJECT: 1st Addition to the Planning Commission 2/18/2021 Agenda

I. New Business

I.3.a. Letter (2-8-2021) from Michael Moule, P.E., Chief Engineering Division, County of Kauai, Department of Public Works, Engineering Division reinitiating 106 consultation and transmitting a revised APE Map.

I.6.b. Letter (2-12-2021) from Heath Conkle, Hawai‘i National Guard request a deferral to the next KHPHC Meeting.


February 8, 2021

Kauaʻi Historic Preservation Review Commission
c/o County of Kauaʻi Planning Department
4444 Rice Street, Suite A473
Lihuʻe, HI 96766
jhiguchi@kauai.gov
mvalenciano@kauai.gov

Subject: National Historic Preservation Act, Section 106: Consultation with Native Hawaiian Organizations and Potential Consulting Parties
Poʻipū Road Multi-Modal Improvements
Kōloa & Weliweli Ahupuaʻa, Kona District, Island of Kauaʻi, State of Hawaiʻi
Federal-Aid Project No. STP-0520(004)
Multiple Tax Map Keys

To Whom It May Concern:

On behalf of the Federal Highway Administration (FHWA) and the State of Hawaiʻi Department of Transportation (HDOT), the County of Kauaʻi, Department of Public Works (Kauaʻi County) is hereby notifying you that the County is reinitiating consultation with the Department of Land and Natural Resources State Historic Preservation Office (SHPO) regarding Section 106 of the National Historic Preservation Act (NHPA) of 1966 (amended, 2006), for the subject Poʻipū Road Multi-Modal Improvements project with a revised Area of Potential Effect (APE) and updated overview of the undertaking.

Prior correspondence related to this project includes a consultation letter dated July 23, 2020 from Kauaʻi County.

The proposed federally funded HDOT project is considered a federal action and undertaking as defined in 36 Code of Federal Regulations (CFR), Part §800.16(y). Effective May 1, 2016, FHWA has issued a Programmatic Delegation of Authority allowing the HDOT and local public agencies to conduct NHPA Section 106 consultations with the SHPO, Native Hawaiian Organizations (NHO), and other consulting parties per 36 CFR, Section 800.2 (c) (4). The FHWA will remain responsible for all findings and determinations charged to the agency during the Section 106 process.

Overview of the Undertaking

The undertaking is anticipated to consist of a number of roadway improvements with a portion of the APE extending below the ground surface as follows:

- Converting stop-controlled intersections to roundabouts, anticipated maximum depth of 24 inches, at the intersections of Poʻipū Road – Kōloa Road, Poʻipū Road – Kiahuna Plantation Drive, and Poʻipū Road – Ala Kinoiki – Peʻe Road;
- Roadway resurfacing, shoulder widening, construction of sidewalks, improvements to accessible ramps and curbs, construction of vehicle parking stalls, construction of medians,
replacement or upgrades to bus stops, anticipated maximum depth of 24 inches, at various locations throughout the APE;

- Replacement of roadway signage and new roadway signage to denote bike lanes and pedestrian crossings, anticipated maximum depth of 36 inches, at various locations throughout the APE;
- Reconstruction/replacement of guardrails, anticipated maximum depth of 42 inches, at various locations throughout the APE;
- Storm drainage improvements, anticipated maximum depth of 7 feet at various locations throughout the APE with one location at the existing Po‘ipū Road roundabout extending to a maximum depth of 10 feet;
- Possible street light installation and/or relocation, utility pole guy wire adjustments, anticipated maximum depth of 8 feet, at various locations throughout the APE;
- Minor adjustment of utility boxes and manhole frames and covers, as necessary, anticipated maximum depth of 36 inches, at various locations throughout the APE;
- Pavement Striping including striping of pedestrian crossings and bike lanes, anticipated maximum depth of 0 inches, at various locations throughout the APE; and
- Vegetation removal, removal of trees that endanger life or property, anticipated maximum depth of 36 inches, at various locations throughout the APE.

**Consultations**

Entitled consulting parties during the Section 106 process includes the Advisory Council of Historic Preservation, SHPO, NHO, and if applicable, local governments and applicants for federal assistance, permits, licenses and other approvals.

**NHO and/or Hawaiian Descendants**

NHO and Native Hawaiian descendants with ancestral, lineal, or cultural ties to, cultural and historical property knowledge of and/or concerns for, and cultural or religious attachment to the proposed APE were sent a letter on July 23rd, 2020 and an ad was published in The Garden Island newspaper on July 23, 2020. Native Hawaiian Organizations and individuals who responded to the letter and ad are being re-consulted and asked to provide a response to this letter within 30 days of notification.

An updated Section 106 notice/advertisement will also be included in The Garden Island newspaper. NHO and Native Hawaiian descendants with ancestral, lineal, or cultural ties to, cultural and historic property knowledge of and/or concerns for, and cultural or religious attachment to the proposed APE will be asked to provide a response within 30 days of notification.

**Other Individuals and Organizations**

Individuals and organizations with legal, economic, or historic preservation interest are requested to respond within 30 days of notification and demonstrate your interest in the proposed undertaking and provide intent to participate in the Section 106 process. Your participation is subject to FHWA approval.

**Request for Comment on the Area of Potential Effect (APE)**

We would like to invite you to comment on the proposed APE.
The proposed project is located in Kōloa, Kaua‘i Island, Hawai‘i. The APE is primarily within the existing operational Po‘ipū Road right-of-way, between Kōloa Road and approximately 275 feet east of Keleka Road. However, there are some areas where work will occur on parcels adjacent to right-of-way, including minor grading work and intersection improvements at select locations. Please refer to the enclosed map of the APE. The project’s Area of Potential Effect (APE) is approximately 45.64 acres, an expansion of approximately 3.94 acres of the previously approved APE. Areas added to the APE are highlighted in the table below.

Table 1: Area of Potential Effects (APE) Area in Acres.

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Approximate ROW Length (Feet)</th>
<th>Approximate ROW Width (Feet)</th>
<th>ROW Area (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 feet beyond both sides of Po‘ipū Road ROW from Po‘ipū Road/ Kōloa Road Intersection to 275’ east of Po‘ipū Road/ Keleka Road Intersection (40 feet beyond ROW in some areas, see Figure 1, sheet 1)</td>
<td>17,288</td>
<td>Varies (37 to 120)</td>
<td>39.44</td>
</tr>
<tr>
<td>Kōloa Road ROW up to 250’ on both sides of intersection with Po‘ipū Rd</td>
<td>500</td>
<td>50</td>
<td>0.57</td>
</tr>
<tr>
<td>Kiahuna Plantation Drive ROW (40 feet beyond ROW on east side) up to 300' north of intersection with Po‘ipū Road</td>
<td>220</td>
<td>60</td>
<td>0.34</td>
</tr>
<tr>
<td>Ala Kinoiki (Kōloa bypass road) ROW up to 300’ north of intersection with Po‘ipū Road</td>
<td>250</td>
<td>84</td>
<td>0.53</td>
</tr>
<tr>
<td>Pe‘e Road ROW up to 300' south of intersection with Po‘ipū Road</td>
<td>270</td>
<td>56</td>
<td>0.36</td>
</tr>
<tr>
<td>Limited areas in the ROW of side street approaches to the Po‘ipū Road ROW</td>
<td>See Figure 1, sheets 1 to 6</td>
<td>See Figure 1, sheets 1 to 6</td>
<td>0.22</td>
</tr>
<tr>
<td>Portion of TMK (4) 2-6-004:041, Kōloa Fire Station</td>
<td>See Figure 1, sheet 3</td>
<td>See Figure 1, sheet 3</td>
<td>3.27</td>
</tr>
<tr>
<td>Portion of TMK (4) 2-8-014:008, Royal Palms at Po‘ipū Beach</td>
<td>See Figure 1, sheet 4</td>
<td>See Figure 1, sheet 4</td>
<td>0.10</td>
</tr>
<tr>
<td>Portion of TMK (4) 2-8-014:029, 2360 Kiahuna Plantation Drive Eric A Knudsen</td>
<td>See Figure 1, sheet 4</td>
<td>See Figure 1, sheet 4</td>
<td>0.06</td>
</tr>
<tr>
<td>Portion of TMK (4) 2-8-014:018, 2253 Po‘ipū Road Kiahuna Phase III-B</td>
<td>See Figure 1, sheet 4</td>
<td>See Figure 1, sheet 4</td>
<td>0.52</td>
</tr>
<tr>
<td>Portion of TMK (4) 2-8-015:082, SVO Pacific Inc.</td>
<td>See Figure 1, sheet 4</td>
<td>See Figure 1, sheet 4</td>
<td>0.01</td>
</tr>
</tbody>
</table>
The construction staging areas will be located on the shoulder of Poʻipū Road from the edge of pavement to the right-of-way boundary. These areas are within both the APE and the road right-of-way and are further described as follows: on the mauka side of Poʻipū Road between Kiahuna Plantation Drive and Kīpuka Street, adjacent to TMKs 2-8-014:029, 2-8-014:026, 2-8-014:021, 2-8-014:019, on the western side of Poʻipū Road south of Paʻanau Road, adjacent to TMKs 2-6-008:022, 2-6-008:018, 2-6-008:013, and 2-6-008:021, and on the western side of Poʻipū Road south of Lopaka Paipa Boulevard adjacent to TMKs 2-6-015:006 and 2-6-015:026.

**Identification of Historic Properties within the APE**

We welcome any information you may have on historical and cultural sites that have been recorded in or which you may have knowledge of within the proposed APE. In addition, if you are acquainted with any persons or organization that is knowledgeable about the proposed APE, or any descendants with ancestral, lineal, or cultural ties to, cultural knowledge and/or historical properties information of or concerns for, and cultural or religious attachment to the proposed project area, we would appreciate receiving their names and contact information within 30 days of notice.

On behalf of FHWA and HDOT, Kauaʻi County, by way of this letter is notifying you of the updated proposed Poʻipū Road Multi-Modal Improvements project. Should you want to participate in the Section 106 process, we request your written intent. Please also provide your comments on the proposed APE, any information you may have on cultural and/or historical sites that have been recorded within the APE, as well as, the names and contact information of people/organizations who may have cultural affiliations and historical properties information in the vicinity of the proposed APE.

We would appreciate all responses in writing within 30 days from date of receipt, to Troy Tanigawa via email at publicworks@kauai.gov, or by US Postal Service to County of Kauaʻi, Public Works Department, 4444 Rice Street, Suite 275, Līhuʻe, HI, 96766, or contact Ms. Christie Bagley at (808) 241-4885 or cbagley@kauai.gov.

Sincerely,

Michael Moule, P.E.
Chief, Engineering Division

Attachments: APE Map Figure 1, sheets 1-6
Figure 1
Area of Potential Effect (APE)


Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Total APE Area = ± 46.80 Acres
LEGEND

Area of Potential Effect (APE)
5 feet beyond both sides of the roadway right of way

Property Boundary

Total APE Area = ± 46.80 Acres

Figure 1
Area of Potential Effect (APE)


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Figure 1
Area of Potential Effect (APE)

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Area of Potential Effect (APE)

Total APE Area = ± 46.80 Acres

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**Figure 1**
Area of Potential Effect (APE)

**PO'IPO ROAD MULTIMODAL IMPROVEMENTS**

Total APE Area = ± 46.80 Acres


Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.
Figure 1
Area of Potential Effect (APE)

Total APE Area = ± 46.80 Acres

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.
Ms. Valenciano,

Thank you for the invitation to attend the virtual KHPRC meeting on 18 February 2021.

The members of the National Guard Bureau and the Hawaii National Guard look forward to working with the Committee in the future regarding this project.

However, due to past, current, ongoing missions and support related to the COVID-19 Response and other National Guard responses across the nation, the team respectfully requests the KPC postpone the February 18th discussion of the Hanapepe Antenna Project until the next KPC meeting. Since the project submittal last year, better design specifications have been developed and the postponement will allow our team to focus on the items in the agenda and provide a well prepared response for the Committee.

Thank you for your time and attention to this matter,

Respectfully,

Mr. Heath Conkle

Program Analyst
NGB-J31, CPMO
Comm: 703-601-0582
DSN: 329-0582
Kekapala,

The KHPRC Meeting agenda and agenda packet for Feb. 18, 2021 can be viewed at the link below:

Can you please confirm if you and your team have received the MS Teams meeting invite for the event? Please note that we will start the meeting at 2:00pm, but that your agenda item is towards the middle of the agenda.

Thanks,
Marisa

Marisa Valenciano
Marisa Valenciano
Planner
County of Kauai Planning Department
4444 Rice Street, Suite A473
Lihue, Kauai 96766
(808) 241-4050

CLASSIFICATION: UNCLASSIFIED
CAUTION: This email originated from outside the County of Kauai. Do not click links or open attachments even if the sender is known to you unless it is something you were expecting.

Aloha Alex,

We had a very successful meeting with the architects, my attorney and surveyor. We have concluded my plan to Phase this project is viable and realistic. Therefore I am attaching a final report that essentially requests the following from KHPRC. Please replace pgs 577-616 with the attached....

Mahalo Nui,
Lynn

PROGRESS REPORT TO DATE & FUTURE PLANS

• Phase 1 stabilize and clean up
• Phase 2 finish façade only
• Phase 3 complete remainder

In conclusion; WE HUMBLY REQUEST APPROVAL FROM KHPRC FOR THE PHASING OF THIS PROJECT:

• **PHASE 1** The critical work of stabilization we have accomplished to date.
• **PHASE 2** To approve and support the restoration of just the façade at this time.
• **PHASE 3** To approve and support the overall future plan for the theatre as illustrated with 15-19 hotel (Inn) rooms.

Lynn Danaher
Aloha Theatre Inn
Hanapepe Construction LLC
# BC-37359
PO Box 830
Hanapepe, HI 96716
808-755-8045

"brining the Aloha back to Hanapepe"
Historic Hanapepe’s Aloha Theatre Inn

Adaptive Mixed Use

Remodel & Restoration
- Agor Jehn Architects first phase
  Palms Hawaii second phase

- Malcom Street Properties LLC dba Aloha Theatre Hui Owner
  Aloha Theatre Hui Owner
  Builder: Hanapepe Construction LLC
The Iconic Aloha Theatre in historic Hanapepe inspires artists.
The Aloha Theatre is integral to Historic Hanapepe’s identity
Right in the center of town

Swinging bridge

Port Allen boat tours depart

Salt Pond Beach Park

Aloha Theatre Inn

Right in the center of town
This project will provide an economic boost to the Hanapepe area, by providing at least 20 new jobs when fully complete.
Built in 1936

Hanapepe was all bars, brothels & pool halls during the 30’s & 40’s
Abandoned since '92 due to hurricane damage and owners' disinterest.

But remained an iconic building in Hanapepe

Still functioning as a Theatre, Sweet Shop, Bar/Restaurant, in the 50's 60's, 70's, & 80's
The Aloha Theatre is an essential element in growing the economy of Hanapepe & West Kauai, clearly illustrated in recent economic studies. I currently serve as VP of HEA.
Welcome to

HANAPEPE TOWN

HISTORIC MAIN STREET

SHOPS • FOOD • ART
The hugely successful Friday Night Art Walk was started in 1997, prior to Covid, 1,000’s attended each Friday Night.
Adjoining Aloha Theatre Inn on same lot is the Puuwai Gallery, a current tenant.
In Friday Harbor WA
Received the coveted Stewardship Award
for conscientious redevelopment
for adaptive reuse and
restoration of 6 historic buildings.

Classic 100 year old home
Made from old growth fir
Set to be demolished
Moved & restored

Created 3 offices and an apartment.
Aloha Theatre, Feb. 2019 right after purchase
8,000 SF footprint, note the collapsing walls
Need emergency permit to proceed ASAP
Building footprint showing areas of collapse
Drawing for emergency permit for immediate demo and urgent stabilization work necessary
Demo & clean up begins as soon as permit issued
All the required demo has been completed as of Sept. 20, 2019.

The 2nd floor walls and floor have been reframed and covered with plywood.
Condition at time of purchase
Feb. 2019
Feb. 2019
- Completely unsafe,
- walls collapsing
- roof is falling in
- 2\textsuperscript{nd} floor rotten
• Collapsing walls removed and rebuilt
• Roof removed
• All new framing on 2nd floor
• Massive clean up completed
2nd floor reconstructed
MONUMENTAL CLEAN UP COMPLETED
SECURE WITH AN 8’ PLYWOOD BARRIER
Completed as of Sept. 2019.

- Demo
- New Framing & façade walls
- Stabilization
- Clean up &
- Security fence
- Some news doors and windows installed
- Partial painting of façade for opinions
Since Sept. 2019  Aloha Theatre plans have changed due to the current situation.

The original permit for demo, stabilization and reconstruction is still outstanding.

- Demo and stabilization completed for entire building
- Reconstruction partially completed, primarily the façade
- $668,000 spent to date, permit has been transferred to Hanapepe Construction

The 2\textsuperscript{nd} Phase was to seek funding to complete reconstruction, per outstanding permit

- Foundation, first floor, second floor and roof.
- Obtain a 2\textsuperscript{nd} permit for build out and finish interior, atrium and exterior landscaping.
Due to the realities of financial viability changes needed to be made to the original plans.

Original proposed footprint, hotel bldg. proposed theatre and restaurant on the N side were eliminated.

Old plantation cottage will be retained for on-site security.
Lenders (SBA and USDA) reviewed project

- Suggested changing floor plan from what was originally proposed
- Eliminate original idea of a separate 12-unit building and theatre.
- Create more hotel rooms within the theatre due to fiscal realities and potential cash flow
- SBDC crafted a 149-page feasibility study to support the project with funding for new floor plan.
- CPR the entire property to create additional value for appraisal /lending purposes.

This new floor plan is the result:
2nd plan includes ADA rooms on ground floor, replacing the theatre.
Restaurant moved to façade overlooking town, additional Inn rooms added,

Preliminary 2\textsuperscript{ND} floor plan
Attrium will feature plants & a water feature. It will be open to the sky. Story boards will provide information about the evolution of important plants on Kauai, endemic, canoe and introduced commercial varieties.
A sample of the vision for the Aloha Theatre Inn Atrium with 2nd floor open to sky in Honolulu,

Signage illustrating an important early historical story of the area & creation of the Ala Wai canal.
Aloha Theatre Hanapepe Progress Report

- Feb. 2019 Purchased
- Sept. 2019 Completed demo, stabilization and clean up. $668,000 spent to date
- Nov. 2019 Began seeking funding to complete project
- Reached out to numerous lenders
- March 2020 2 potential lenders backed out due to Covid fears
- Kept refining plan and seeking funding throughout Covid lockdown
- Late 2020 sought out USDA funding, made changes to plan per economic realities.
  - Including the decision to CPR the lot and building to increase appraisal valuation for lender
  - Eliminate theatre and restaurant on North side.
  - Focus on creating an Inn with 15-18 rooms within the Theatre footprint
- Nov. 2020 SBDC crafted a 149-page feasibility study, using new plan
- Jan 2021 due to current economic realities, price of building material has increased dramatically, lumber alone 130%, political unrest and Covid variants decided to complete façade only, which is approx. 25% of the total. The façade will include:
  - Café
  - Gallery
  - Office
  - 2 -2nd floor hotel rooms
    - (plumbing will be planned to it could be modified later for a restaurant)
• Permit in place
• Plans drawn
• Owner has Contractor License
• Liquor license in application process
• $668K invested to date
• $2.2 M to complete
• Will complete in phases

• Phase 1 stabilize and clean up
• Phase 2 finish façade only
• Phase 3 complete remainder
Again, I have had to alter my plans and face the reality of all the unknown factors, economic, political and Covid related.

I have decided to move forward in phases that are doable and realistic.

Rather than incur extensive debt of over $2M to complete the entire project.

I am planning to restore and complete the essential façade only. So at least it can be preserved.
THE DILEMMA

• As the loan approval for the project neared for $2.2M
• I sought bids for the foundation etc.
• I learned that lumber has increased by 130%
• Therefore, my budget submitted to the lender was way too low
• I could not be able to obtain enough funding to complete the project
• SBA was not interested in partially funding the project

THE SOLUTION: A FINAL ALTERNATIVE PLAN

• Because the Façade is the critical architectural element in Hanapepe
• I have decided to restore just the façade at this time.
• Create commercial spaces on the ground floor and 2 hotels rooms on the 2nd floor
• Use my home equity and CPR value to obtain funding.
• Establish our viability, watch the economy/covid.
• Will seek additional funding later to complete the project
Façade only to be completed under a modified permit.
The original sign was removed for repairs. It is currently awaiting paint, to be relit and to be remounted to the façade.

"A" was the only remaining intact original fluorescent letter.

NOTE: The original sheet metal sign was built by the grandfather of the man who repaired it.
Sample color scheme
Based on paint samples
- Vintage coral
- Verdigris
- Brick red
- Royal Hawaiian same vintage
Aloha Sweet Shop
This was one of the shops in the theatre front for many years.

NOW: Every attempt is being made to recreate the original look and meet code.
A ticket booth will be constructed in art deco style the same size as original. It will be installed in the open entry way mounted on the original foundation. Each corner of the 6-sided booth will feature a welcoming copper pineapple.
this is the ground floor of the façade only
2nd floor new plan will include 2 spacious hotel suites.
PER Building Dept. a modified permit, the 2006 IBC Table 508.3.3 REQUIRED SEPARATION OF OCCUPANCIES calls for 2-hour (non-sprinklered) or 1-hour (sprinklered) separation between Mercantile and Assembly occupancies.
2 sets of stairs have been built
2^n floor

New fire and soundproof wall
Same View: SEPT. 20, 2019
• Collapsing walls removed and rebuilt
• Roof removed
• All new framing on 2nd floor
• Massive clean up completed

New fire and soundproof wall and roof
2 lovely rooms. overlooking Hanapepe Town
View from deck overlooking old Hanapepe town
PROGRESS REPORT TO DATE & FUTURE PLANS

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In conclusion; WE HUMBLY REQUEST APPROVAL FROM KHPRC FOR THE PHASING OF THIS PROJECT:

**PHASE 1** The critical work of stabilization we have accomplished to date.

**PHASE 2** To approve and support the restoration of just the façade at this time.

**PHASE 3** To approve and support the overall future plan for the theatre as illustrated with 15-19 hotel (Inn) rooms.
Historic Hanapepe’s Aloha Theatre Inn

Adaptive Mixed Use

Restoration and adaptive reuse of the iconic Aloha Theatre will foster an economic boost to historic Hanapepe town.
1. **Name of Property**
   Historic name: Princeville Ranch Manager’s House & Caretaker’s Cottage
   Other names/site number: Robert ‘Bobby’ Trent Jones Jr. Residence

2. **Location**
   Street & number: 5470 Weke Road
   City or town: Hanalei
   State: HI
   County: Kauai
   Vicinity: __________

3. **State/Federal Agency Certification**
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this nomination request for determination of eligibility meets
   the documentation standards for registering properties in the National Register of Historic
   Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property __X__ meets ___ does not meet the National Register Criteria. I
   recommend that this property be considered significant at the following
   level(s) of significance:
   ___national  ___statewide  __X__local
   Applicable National Register Criteria:
   __X_A  __X_B  __X_C  ___D
In my opinion, the property _X_ meets ___ does not meet the National Register criteria.

<table>
<thead>
<tr>
<th>Signature of commenting official:</th>
<th>Date</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Title :</th>
<th>State or Federal agency/bureau or Tribal Government</th>
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4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) ______________________

<table>
<thead>
<tr>
<th>Signature of the Keeper</th>
<th>Date of Action</th>
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5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: _X_
Public – Local
Public – State
Public – Federal

Category of Property

(Check only one box.)

Building(s) _X_
District
### Number of Resources within Property
(Do not include previously listed resources in the count)

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<tr>
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<th>Noncontributing</th>
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<td>objects</td>
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</tr>
<tr>
<td>Total</td>
<td>2</td>
<td>0</td>
</tr>
</tbody>
</table>

Number of contributing resources previously listed in the National Register **0**

### 6. Function or Use

**Historic Functions**
(Enter categories from instructions.)

DOMESTIC/single dwellings

**Current Functions**
(Enter categories from instructions.)

DOMESTIC/single dwellings

### 7. Description

**Architectural Classification**
(Enter categories from instructions.)

OTHER: Hawaiian Plantation Style

___________________
___________________
___________________
___________________
___________________
___________________
___________________

Sections 9-end  page 3
Materials: (enter categories from instructions.)

4”x4” Wood Post & Concrete Pier foundation in the Manager’s House and slab on grade in the Cottage. 5 1/2” x 7/8” heartwood Redwood T&G siding on Living Area extensions in the Cottage & heartwood Redwood 12” – 14” w. with 3/4” th. x 3” w. Redwood board and batten inside and outside in the original 1960 Cottage and throughout the 1941 Manager’s House. Asphalt shingle roof on both structures.

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Princeville Ranch Manager’s House was completed and occupied in 1941 just before the bombing of Pearl Harbor December 7, 1941. The Caretaker’s Cottage was built in 1960. They are both modest one-story, Hawaiian Plantation Style single family Beach Houses located on the beachfront in the center of Hanalei Bay, Kaua‘i. The original framing and siding of heartwood Redwood remains.

The Manager’s House is 2,161 SF and has a rectilinear organized floor plan, with an open Dining / Living Area and fully enclosed Lanai along the north Hanalei Bay view elevation. The Kitchen is off the Dining Area and separated from the Living Areas. The original 3 Bedroom 2 Bath Manager’s House had the North Lanai enclosed in 1953. In 1993 a 5’ x 6’ outdoor shower enclosure and 2’ x 6’ exterior counter were added. The foundation is simple 12” x 12” concrete piers with 4”x4” Redwood posts and partial CMU stem wall. It is single wall construction. The roof is a simple hip roof.

The Caretaker’s Cottage is 844 SF and has a small centrally organized floor plan. The 2 Bedrooms, 1 Bath and Living Room are accessed through the North Entry Lanai and Kitchen. The foundation is a slab on grade with single wall Redwood framing. In 1993 the Living Room and screened Carport were extended 6’ x 12’ in a historically sensitive renovation that conforms to The Secretary of the Interior’s Standards for Rehabilitation:

Both structures were built in the Hawaiian Plantation Architectural Style and retain their historical integrity in terms of use, design and construction materials.

The lot is moderately landscaped with tropical foliage and the front and rear property lines are demarcated with trimmed Iron Wood hedges.

Narrative Description
These two historic modest one-story Hawaiian Plantation Style single family Beach Houses were constructed entirely of heartwood Redwood (*Sequoioideae*). Heartwood Redwood was imported to make flumes to carry water from the Princeville Ranch to the Lihue Land Company for irrigation and was available for construction of these homes. Redwood is particularly resistant to the wet tropical conditions, as well as being an insect repellant.

PRINCEVILLE RANCH MANAGER’S HOUSE:

The foundation construction is of 4”x4” (actual size) heartwood Redwood posts, with 45 degree angled wood braces, that bear directly on 12”x12” precast concrete footings. It has single-wall 2”x4” (actual size) wood framing with rough sawn vertical 5 ½” X 7/8” square end but joint T&G Redwood siding. The siding ranges in width from 12” to 14 and has “ 3/4” th. x 3” w. Redwood board and batters inside and outside. The simple hip roof is modern asphalt shingles, installed after Hurricane Iniki (1992). The exterior trim and interior exposed single wall framing and window & door frames are painted white. The exterior siding is painted ‘Hanalei Green’. The interior of the house has not been altered and the original door and window openings have been retained. The trim is 5”x3/4” (actual size). Crawl space framing screened vents are 4”x22” and site constructed.

This home was built in 1941, the first in a series of three similar adjacent homes, on one property without apparent demarcation, for Lihue Plantation Co. managers on Hanalei Bay. All three homes have a very similar floor plan, roof profile and detailing. This can be seen in the neighbor’s Fish House No. 1 identical enclosed 8’x32’ North Elevation enclosed Lanai. Fish House No. 1 is on the Hawaii State Register of Historic Places.

The Princeville Ranch Manager’s House is designed in a simple utilitarian Hawaiian Plantation Style. This includes the Entry Lanai on the opposite side of the prevailing NE trade winds and covered full length 8’x32’ North Elevation Lanai (1953) with expansive views of Hanalei Bay over the County Park that lies between the house and the beach.

The roof is a single pitched 4:12 hip roof, with ample overhangs that protect the exterior siding from the coastal trade winds and winter sea spray. The effectiveness of the large roof overhangs is evidenced by the excellent condition of the original Redwood siding.

One unique and elegant design feature is the Master Bedroom, which is entered through the Master Dressing Area and is opposite the private Master Bathroom. The Master Bedroom does not have a door into the living areas.

The Dining Area retains the 8’ x 3 ½” th. Koa dining table on which Robert Trent Jones Jr. designed the Princeville Master Planned Community and Golf Courses in 1968 to 1970. The Princeville Golf Course is renowned as one of the top 100 courses in the world. It is also at this table that his original partner in the house, Dan Jenkins, wrote many of his sports novels and articles for Sports Illustrated.

In 1993, following Hurricane Iniki, a walk-in outdoor shower and enclosure were added on the West Elevation. A 2’ x 6’ outdoor counter was also added on the North Elevation. This minor
addition was done in a historically sensitive manner that conforms to The Secretary of the Interior’s Standards for Rehabilitation:

This structure is virtually unchanged since the original 1941 construction and 1953 refurbishment that enclosed the North Elevation Lanai.

CARETAKER’S COTTAGE:

An historical Caretaker’s Cottage built in 1960 is located 20’ south of the Manager’s House. The Cottage is also designed in a simple utilitarian Hawaiian Plantation Style. The roof is comprised of two simple 8:12 gabled sloped roofs, perpendicular to one another. The siding is 12” – 14” w. x 7/8” th. vertical rough sawn Redwood squared T&G planks, with 3” x ½” vertical battens 12” – 14” OC.

The (2) 8’x9’ Bedrooms, 4’x8’ Bath and Living Room are all accessed from the Kitchen. One unusual design feature is the short sloped roof at the Entry on the North elevation that mimics the cascading gable roofs and creates an Entry Dog House.

In 1993, following Hurricane Iniki, the North elevation front Entry and rear Lanais were enclosed, the Living Room was extended 6’x 12’ and the Carport was enclosed with a similar 6’ x 12’ expanded Living Area. The new Living Room gable roof is 12” below the original Cottage roof and has the same profile and pitch.

The 1x3 dressed modern board and batten siding at 16” O.C. differentiates the Living Room extensions from the original historical structure. The new jalousie windows have a similar glass width and window height. This was done in a historically sensitive manner that conforms to The Secretary of the Interior’s Standards for Rehabilitation:

The property consists of one lot totaling 0.3857 acres (16,801 SF) It is centrally located on Hanalei Bay along Weke Road, immediately behind the County Park that runs along a portion of the beachfront of Hanalei Bay. The flat lot slopes gently to the beach and ocean. There is a 6’ high Ironwood hedge along Weke Road and a 4’ hedge along the County Park boundary, which is similar to other historic home property line hedges along Weke Road. The yard is landscaped at the perimeter with cultural plant materials, such as Ti Plants, Red Ginger, ferns and Plumeria trees.

The structure suffered little damage from the tsunami of 1957 or Hurricanes Iwa (1982) and Iniki (1992). The structure remains in excellent condition and retains its historic integrity of design, materials, workmanship, setting and aesthetic feelings.

This is a unique property and home on Hanalei Bay that has maintained its original historic scale, character, architectural integrity and site aesthetics.

8. Statement of Significance
**Applicable National Register Criteria**
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [x] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance**
(Enter categories from instructions.)
- Cultural Commerce
- Significant Persons
- Architecture

**Period of Significance**
1941-1960

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Sections 9-end page 7
Significant Dates
1941: Manager’s House Constructed
1953: Existing Manager’s House 8’x32’ Lanai Enclosed
1960: Caretaker’s Cottage Constructed

Significant Person
(Complete only if Criterion B is marked above.)
Robert ‘Bobby’ Trent Jones Jr.
Dan Jenkins
Hillary & Chelsea Clinton
Vice President Al Gore

Cultural Affiliation
NA

Architect/Builder
Princeville Ranch as Lihue Land Co.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Princeville Ranch Manager’s House meets National Register Criterion ‘A’ in the area of Cultural Commerce. Native Hawaiians and Polynesian settlers have been gathering as a community to catch the schools of smaller fish that enter Hanalei Bay in the summer since ‘the beginning of time’. In Hawaiian these community historical cultural gatherings for catching and distributing fish is called a ‘Huki.lau’ (“Pull Ropes”, to fish with a seine). [10]. During the Twentieth Century and after WWII, these Hukilaus were organized in front of The Manager’s House and it was the center of the community gathering efforts to catch and distribute fish to everyone.

The Princeville Ranch Manager’s House was built on Hanalei Bay in 1941, just before the bombing of Pearl Harbor December 7, 1941. It was built at a time when Hanalei was transitioning from an agriculturally based community, growing rice and taro, to a more leisure resort population on Hanalei Bay.

The Princeville Ranch Manager’s House meets National Register Criterion ‘B’ in the area of Significant Persons.

Robert "Bobby" Trent Jones Jr. (born July 24, 1939) is an American golf course architect and son of golf course designer Robert Trent Jones. ‘Bobby’ has owned the home at 5470 Weke Road since 1973 and designed the Princeville Golf Courses there in 1968.
Daniel Thomas Jenkins (December 2, 1928 – March 7, 2019) was an American author and sportswriter who often wrote for Sports Illustrated. Dan and Bob purchased the Princeville Ranch Manager’s Home together in 1973 as Tenants in Common.

Hillary Diane Rodham Clinton is an American politician, diplomat, lawyer, writer, and public speaker. She served as the 67th United States secretary of state from 2009 to 2013, as a United States senator from New York from 2001 to 2009, and as First Lady of the United States from 1993 to 2001. She and Chelsea stayed at the home in 1992 during the presidential campaign.

Albert Arnold Gore Jr. is an American politician and environmentalist who served as the 45th Vice President of the United States from 1993 to 2001. Gore was Bill Clinton's running mate in their successful campaign in 1992, and the pair was re-elected in 1996. Vice President Gore stayed there with his wife Tipper in 1995.

Hanalei has a reputation as a small town that respects personal boundaries. Consequently, it attracts the rich and famous who are drawn there for the privacy and anonymity.

The Princeville Ranch Manager’s House meets National Register Criterion ‘C’ in the area of Architecture as one of the last remaining residential examples of a simple Hawaiian Plantation Style Beach House, built with the highest quality of Redwood materials and craftsmanship on Hanalei Bay, Kauai.

This Application is for the Princeville Manager’s House and Caretaker’s Cottage, both of which were designed in a simple Hawaiian Plantation Style. They are both smaller in scale compared to the larger Hawaiian Summer Beach Houses built by the most prominent of local Kaua’i families on Hanalei Bay.

The 1941–1960 Period of Significance is documented because the original Manager’s Home was built in 1941 and the Caretaker’s Cottage was built in 1960 [1] [2].

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

AREA OF SIGNIFICANCE ‘A’: CULTURAL COMMERCE

The Princeville Manager’s House is significant because it was the first home built in a group of three nearly identical homes on Hanalei Bay by Lihue Land Co. They were designed in a more modern style with distinctive Hawaiian Plantation Style architectural components from the past applied with modern design aesthetics and materials exhibited in World War II Era construction.

During World War II, Hanalei Bay Town was protected by a mass of tangled barbed wire on the beach. At the end of the War in May of 1945 Hanalei Bay Beach sand could not be seen due to the mass of rusted barbed wire. Immediately after the War, the beach was cleaned and normal recreational activities resumed. [9]
The Manager’s House was built at a time when Hanalei was transitioning from an agriculturally based community, growing rice and taro, to a more leisure resort population. Financial resources from the production of rice and then sugar and pineapple created considerable wealth. Hanalei has long been recognized as among one of the most beautiful resort destination beaches in the world. [6]

Hawaii has had a long history of the society elites having Beach Homes. Kings (Ali`i) Kamehameha IV, Kamehameha V, Kalakaua and Queen Liliuokalani had resort Beach Homes in Waikiki. The ‘Outer Islands’ also had their beach front retreats, as exemplified by Kamehameha’s Beach House at Kaunakakai, Moloka’i, Queen Emma in Lava’i, Kaua’i and the early Nineteenth Century Beach Homes built on the Island of Kauai at Kipu Kai, and Hanalei Bay by wealthy European immigrants to Hawaii, typically engaged in large agricultural plantations of sugar cane and pineapple or in providing utilities.

Directly in front of the Manager’s House was where all of the ‘Hukilaus’ occurred during the summer on Hanalei Bay. Huki.lau means ‘pull ropes’ in Hawaiian. [10]

When a school of fish were spotted in Hanalei Bay, the entire community was mobilized. Standing ready on the water’s edge were two 25’ long, 8’ wide, heavy plank constructed flat bottom and flat transom row boats sitting on wood rolling logs. The stern was piled high with fishing nets weighted on one side. The two-person row boats were approximately 100’ apart and each sat next to a large wooden post with a turnstile on top. At the end of the nets was a long length of rope to allow the boats to go out into the Bay as far as possible to surround the school of fish from both sides. Once the school had been surrounded, the net was closed by the most experienced Hawaiian swimmers who could hold their breath the longest. It was their job to sew the nets together. Upon surrounding the fish, the entire community would pull both ends of the closed net, with the assistance of the turnstile winches, to the beach chanting Huki Huki. An array of fish were typically caught, including Aku, Opelu, Kavakava, and the occasional Mahimahi & Ono. The fish were distributed amongst the community by filling up each individual’s shirt with fish to take home. An amount of fish was always held back for a community feast on the beach park in front of The Princeville Manager’s House, called a Hukilau. [9]

On March 30, 1817 the Cleopatra’s Barge, owned by the Crowninshield family, sailed from Salem, Massachusetts to Europe. While there, George Crowninsheld entertained politicians and gave tours of the 100’ long opulently furnished and painted hermaphrodite Brig. It is also rumored that he hoped to escort Napoleon from his exile on Saint Helena Island to America. On November 16, 1820 King Kamehameha II purchased the yacht for over one million pounds of sandalwood, worth approximately $80,000 at the time. On May 10, 1823 it was renamed Ha’ae o Hawaii (Pride of Hawaii). [4]

In July 1821 King Kamehameha II spent two weeks on Kauai entertaining King Kaumuali‘i on the yacht. On September 16, 1821 King Kamehameha quietly left Kauai with King Kaumuali‘i on board, which effectively exiled him. On April 6, 1824 when King Kamehameha II was in England to visit King George IV. Ha’ae o Hawaii was in Hanalei Bay, perhaps scouting a
potential rebellion as retribution for the exile, and the yacht ran aground on Middle’s Reef in Hanalei Bay [4] immediately in front of the Manager’s House property.

AREA OF SIGNIFICANCE ‘B’: SIGNIFICANT PERSONS

Robert ‘Bobby’ Trent Jones Jr. is the golfing and golf course landscape architect protégé of his father Robert Trent Jones, Sr., also a famous golfer and golf course designer. Robert Jr. is responsible for designing 270 famous golf courses worldwide. One of his first and very best courses is the 27 hole Princeville Golf Course, acclaimed as one of the best 100 golf courses in the world. In 1978 the World Cup Golf Tournament was held there.

He wrote an instruction book for golfers titled “Golf by Design” (How to Lower Your Score by Reading the Features of a Course, Little Brown 1993) the cover of which is a photograph of the Prince Course, which he also designed. “Golf is an obstacle course for the shot making golfer. Different designers employ different pathways through and over the obstacles. It is also a game of attack and defense: the golfer is the attacker, and the golf designer is the defender. This was a new concept in golf architecture. It was not only about the rigors and shot values of the game of golf and the mechanics of proper turf grass maintenance. It was golf art. By that I mean, you were not only playing golf, you were walking into the painting.” [8]

Robert Trent Jones Jr. ushered in a entirely new concept of golf course design that deviated from his father’s elevated greens and intentionally mirrored the natural landscape forms, while embracing local cultural traditions.

Dan Jenkins began his career with for the Fort Worth Press and the Dallas Times Herald before joining Sports Illustrated's staff, where he spent over 25 years, most notably writing about golf and college football. He is best known for his rollicking irreverence and raucous style.

Four of Jenkins' pieces were included in Sports Illustrated's 60 Years, 60 Iconic Stories' tribute to the magazine's most famous stories published in 2014 ahead of its 60th anniversary. "The Glory Game At Goat Hills," which first appeared in the Aug. 16, 1965 issue, "The Sweet Life Of Swinging Joe," which was published in the Oct. 17, 1966 issue, "The Disciples Of St. Darrell On A Wild Weekend," which originally ran in the Nov. 11, 1963 issue and "Nebraska Rides High," from the Dec. 6, 1971 issue were all republished. Dan wrote many of his best selling novels at The Manager’s House.

Dan fell in love with Kauai, embodied in a story dated May 15, 1972 - Sports Illustrated, “A Case of Paradise Improved”. Writing his report to golfers, nature lovers, and adventurers, this article is believed to be pivotal in the general American public embracing Kauai as a golf destination.

[https://vault.si.com/vault/1972/05/15/a-case-of-paradise-improved](https://vault.si.com/vault/1972/05/15/a-case-of-paradise-improved)
The presence of Hillary Clinton and Al Gore is best presented in a written statement by Robert Trent Jones Jr.

"1992 was a year of change nationally as well as on the island. I had designed a golf course in Little Rock, Arkansas for my very close Yale College friend, Bill Nolan. There I became friends with Bill Clinton, then Governor of Arkansas. He loved to play golf so when he ran for President of our country, I supported him early on.

He surprised many people and was nominated in New York by the Democratic Party. The next month, the Republican convention was to be held. Bill and his close friend Strobe Talbott asked where Hillary and their daughter Chelsea might hide out from the media when the Republican rhetoric got nasty. I suggested our home at 5470 Weke Rd. would be a perfect get away for Strobe’s wife, Brooke Shearer, and Hillary and Chelsea. They walked Hanalei beach and vented privately at the personal attacks, but the media couldn’t find Hillary for a response. It worked out well. Later, members of the Clinton administration heard from Hillary about the glories of our down-home refuge by the beautiful Hanalei Bay.

While we were installing the White House putting green for President Clinton and were invited to stay as their guest in the Lincoln bedroom, a treat beyond words, we invited then White House Chief of Staff Leon Panetta and his wife to stay at 5470 Weke Rd. They were delighted to do so.

Vice President Al Gore and his wife Tipper came to stay in 1995. That visit provoked some intense local interest as Secret Service agents quietly moved about the area. The Gore’s visit later proved beneficial for the North Shore as the Hanalei River was one of the five rivers in the U.S. in 1998 designated as an American Heritage River. Al Gore’s experience on the river was instrumental in that selection out of hundreds of rivers nominated throughout the U.S.”

In compliance with The Secretary of the Interior’s Standards for Rehabilitation, from the time of the construction in 1941 to the present, the house and all other improvements have been maintained with the highest degree of respect for the integrity of the existing architectural design and have not been altered in any way as to detract from the historic significance. Minor additions have been made, such that the defining characteristics of the building and its site and environment have been unchanged. Distinctive historic features, finishes and construction techniques have been preserved. Any new work that has been performed has been compatible with the massing, size, scale, architectural features and property environment of the historic buildings and site.

In 1968, the 11,000-acre Princeville Ranch, then owned by American Factors, was sold for $8 million to Eagle County Development Corporation of Denver, Colorado. The properties included the Ranch Manager’s home in Hanalei at 5470 Weke Rd.

In 1971 Bob Jones and Dan Jenkins ‘bought’ the Manager’s House for $110,000, as Tenants in Common. Bob’s share came from relieving $55,000 in professional consulting fees. In 1984 Bob Jones bought out Dan Jenkin’s 50% share.
Hanalei, meaning ‘wreath making’, is located within the Kauai Koolau District and encompasses Hanalei Bay. [4]

AREA OF SIGNIFICANCE ‘C’: ARCHITECTURE

PRINCEVILLE RANCH MANAGER’S HOUSE:

The Manager’s House exhibits a high degree of integration of architectural aesthetic and structural construction elements typical of the strong architectural regionalism of Hawaiian Plantation Style Beach Homes found along Hanalei Bay Beach.

The foundation construction is of 4”x4” (actual size) Redwood posts, with 45 degree angled wood braces, that bear directly on 12”x12” precast concrete footings. It has single-wall 2”x4” (actual size) wood framing with rough sawn vertical 5 ½” X 7/8” square end but joint T&G Redwood siding. The planks are 12’ to 14” wide with 3” x ½” vertical battens 12” – 14” OC.

The simple hip roof is modern asphalt shingles, installed after Hurricane Iniki (1992). The exterior trim and interior exposed single wall framing and window & door frames are painted white. The exterior siding is painted ‘Hanalei Green’. The interior of the house has not been altered and the original door and window openings have been retained.

The trim is 5”x3/4” (actual size). Crawl space framing screened vents are 4”x22” and site constructed.

This home was built in 1941, the first in a series of three similar adjacent homes for Lihue Plantation Co. managers on Hanalei Bay. All three have a very similar floor plan, roof profile and detailing, which can be seen in the adjacent Neighbor’s Fish House No. 1’s identical enclosed North Elevation 8’x32’ enclosed Lanai. Fish House No. 1 is on the Hawaii State Register of Historic Places.

The Princeville Ranch Manager’s House is designed in a simple utilitarian Hawaiian Plantation Style. This includes the Entry Lanai on the opposite side of the prevailing NE trade winds and covered full length 8’x32’ North Elevation Lanai (1953) with expansive views of Hanalei Bay over the County Park that lies between the house and the beach.

The roof is a single pitched 4:12 hip roof, with ample overhangs that protect the exterior siding from the coastal trade winds and winter sea spray. The effectiveness of the large roof overhangs is evidenced by the excellent condition of the Redwood siding.

One unique and elegant design feature is the Master Bedroom, which is entered through the Master Dressing Area and is opposite the Master Bathroom. No doors open from the Master Bedroom into the Living Areas.

The Dining Area retains the 3’ w. x 8’ L. x 3 ½” th. Koa dining table on which Robert Trent Jones Jr. designed the Princeville Community Master Plan and 27 hole Golf Courses in 1968 to 1971.
In 1993, following Hurricane Iniki, 4’x5’ wood outdoor shower and enclosure and 2’x6’ counter counter were added on the west and south elevations. The modern siding differentiates the shower from the historical structure. These minor additions were done in a historically sensitive manner that conforms to The Secretary of the Interior’s Standards for Rehabilitation:

CARETAKER’S COTTAGE:

An historical Caretaker’s Cottage built in 1960 is located 20’ south of the Manager’s House. The Cottage is also designed in a simple utilitarian Hawaiian Plantation Style. The roof is comprised of two simple 7:12 gabled sloped roofs, perpendicular to one another. The original existing siding is 12” – 14” w. x 7/8” th. vertical rough sawn square butt T&G Redwood planks, with 3” x ½” vertical battens 12” – 14” OC.

The (2) 8’x9’ Bedrooms, 4’x8’ Bath and Living Room are all accessed from the Entry Lanai or Kitchen.

One unique personal design feature is the short sloped roof at the Entry on the North elevation that mimics the cascading gable roofs and creates an Entry Dog House.

In 1993, following Hurricane Iniki, the North elevation front Entry and rear Lanais were enclosed, the Living Room was extended 6’x 12’ and the Carport was enclosed with a similar 6’ x 12’ expanded Living Area. The new Living Room gable roof is 12” below the original Cottage roof and has the same profile and pitch.

The 1x3 dressed modern board and batten siding at 16” O.C. differentiates the Living Room extensions from the original historical structure. The new jalousie windows have a similar glass width and window height. This was done in a historically sensitive manner that conforms to The Secretary of the Interior’s Standards for Rehabilitation:

The property consists of one lot totaling 0.3857 acres (16,801 SF) and is centrally located on Hanalei Bay along Weke Road, immediately behind the County Park that runs along a portion of the beachfront of Hanalei Bay. The flat lot slopes gently to the beach and ocean. There is a 6’ high Ironwood hedge along Weke Road and a 4’ hedge along the County Park boundary, which is similar to other historic home property line hedges along Weke Road. The yard is landscaped at the perimeter with cultural plant materials, such as Ti Plants, Red Ginger, ferns and Plumeria trees.

The structures suffered little damage from the tsunami of 1957 or Hurricanes Iwa (1982) and Iniki (1992). The structures remain in excellent condition and retain their historic integrity of design, materials, workmanship, setting and aesthetic feelings.

This is a rare property and home on Hanalei Bay that has maintained its original historic scale, character, architectural integrity and site aesthetics.
The start date of the Period of Significance is 1941, the year the Manager’s House was constructed. The end date was determined as 1960, when the Caretaker’s Cottage was constructed.

Both structures remain in excellent condition and retain their historic integrity of design, materials, workmanship, setting, feeling and association. They have not been altered as to detract from the historic significance.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

1. County of Kauai Assessor’s Tax Office Records:
2. Bureau of Conveyances

Kauai Historical Society for:
3. Aerial Photographs of E. Hanalei Town & Bay
4. 002.2 The Kauai Papers, Book 5, Hanalei Place Names


Previous documentation on file (NPS):

_____ preliminary determination of individual listing (36 CFR 67) has been requested
_____ previously listed in the National Register
_____ previously determined eligible by the National Register
_____ designated a National Historic Landmark
_____ recorded by Historic American Buildings Survey #___________
_____ recorded by Historic American Engineering Record #___________
_____ recorded by Historic American Landscape Survey #___________
Primary location of additional data:
___ X State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: _____________________________________

Historic Resources Survey Number (if assigned): ____________

11. Geographical Data

Acreage of Property: (1) TMK Parcel totaling 0.3857 Acres (16,801 SF)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:__________
(enter coordinates to 6 decimal places)
1. Latitude: 22.201780                          Longitude: -159.504604
2. Latitude:                           Longitude:
3. Latitude:                           Longitude:
4. Latitude:                           Longitude:

Or

UTM References
Datum (indicated on USGS map):

☐ NAD 1927    or    ☐ NAD 1983

1. Zone:                       Easting:               Northing:
2. Zone:                       Easting:               Northing:
3. Zone:                       Easting:               Northing:
4. Zone:                       Easting:               Northing:
Verbal Boundary Description (Describe the boundaries of the property.)

TMK NO.(4) 5-5-004: Parcel 006
4380 Amaama Road, Hanalei, Hawaii 96714

The Historic Princeville Manager’s House and Caretaker’s Cottage are on Parcel 006. Parcel 006 shares its western boundary with the eastern boundary of Parcel 005. Parcel 006 has its northern boundary parallel to the Ocean and fronts along Kauai County Hanalei Bay Beach. It has naturally occurring coconut trees and Ironwood Trees. Parcel 006 shares an eastern boundary that is the western boundary of Parcel 7. Parcel 006 shares a southern boundary that is the County of Kauai Weke Road Right of Way. It is planted with an Ironwood Hedge. The side property lines are essentially parallel and run north south to form a rectangle. Parcel 006 is bordered on the sides and across Weke Road by similar residential properties.

Boundary Justification (Explain why the boundaries were selected.)
The boundaries were selected because there is one legal TMK Lot of Record that is owned and improved by one Owner.

12. Form Prepared By

name/title: Stephen W Long / President
street & number: PO Box 2234359
city or town: Princeville state: HI zip code: 96722
e-mail: slong808@gmail.com
telephone: 808-652-8000
date: October 17, 2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location. Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map. SEE ATTACHED USGS MAP AS SEPARATE PDF.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

**Photo Log**

Photo 1 of 23: Hanalei Bay, Kauai…West
Photo 2 of 23: Hanalei Bay, Kauai…West

**PHOTO JPG’s 3– 23 Would not attach to the Application and are attached separately to the Cover Email. They were taken August 10, 2020 and are keyed to the Site Plan & Photographic Key Plan.**

State: Hawaii

Photographer: Stephen Long

Date Photographed: August 10, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 3 of 23: Front Entry & Weke Road…East
Photo 4 of 23: Manager’s House West Elev…NE
Photo 5 of 23: Manager’s House West Elev…SE
Photo 6 of 23: Manager’s House North Elev…SE
Photo 7 of 23: Manager’s House East Elev…SW
Photo 8 of 23: Manager’s House South Elev…North
Photo 9 of 23: Manager’s House Living area & Enclosed Lanai…NW
Photo 10 of 23: Manager’s House Kitchen & Laundry…SW
Photo 11 of 23: Manager’s House Master Dressing Room…SE
Photo 12 of 23: Manager’s House Master Bedroom…North
Photo 13 of 23: Manager’s House View from Park…South
Photo 14 of 23: Manager’s House Gate from Park…South
Photo 15 of 23: Manager’s House View of Hanalei Bay…NW
Photo 16 of 23: Caretaker’s Cottage West Elev…NE
Photo 17 of 23: Caretaker’s Cottage South Elev…North
Photo 18 of 23: Caretaker’s Cottage East Elev…SW
Photo 19 of 23: Caretaker’s Cottage North Elev…South
Photo 20 of 23: Manager’s House & Cottage West Elev…East
Photo 21 of 23: Caretaker’s Cottage Kitchen & Bathroom…West
Photo 22 of 23: Caretaker’s Cottage Living Area Ceiling…SE
Photo 23 of 23: Robert Trent Jones Jr. @ Koa Dining Table with Golf Course Plans…SE
Name of Property: Princeville Ranch Manager’s House & Caretaker’s Cottage Residences

City or Vicinity: Hanalei

County: Kauai

State: Hawaii

Photographer: Kauai Historical Society

Date Photographed: March 15, 1929

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 17: Hanalei Bay, Kauai...West
Name of Property: Princeville Ranch Manager’s House & Caretaker’s Cottage Residences

City or Vicinity: Hanalei

County: Kauai

State: Hawaii

Photographer: Kauai Historical Society

Date Photographed: December 1968

Description of Photograph(s) and number, include description of view indicating direction of camera:
2 of 17: Hanalei Bay…West

Name of Property: Princeville Ranch Manager’s House & Caretaker’s Cottage Residences

City or Vicinity: Hanalei

County: Kauai