

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Mrs. Mary S. Rice Beach HouseOther names/site number: Jack Waterhouse Weekend House, Kipu Kai Ranch

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: Kipu RoadCity or town: Kipu Kai State: Hawaii County: KauaiNot For Publication: ☐ 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 ___ 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 ___ B ___ C ___ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

Mrs. Mary S. Rice Beach House
Name of Property

Kauai Hawaii
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐☐

Mrs. Mary S. Rice Beach House
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Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>6</u>	<u>1</u>	buildings
<u></u>	<u></u>	sites
<u>10</u>	<u>2</u>	structures
<u></u>	<u></u>	objects
<u>16</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other _____
Plantation _____

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood tongue and groove walls, standing seam metal roof, wood post and pier foundation, concrete slab foundations

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

Kipu Kai is the *makai* (ocean) most part of the *ahupua`a* of Kipu in the Lihue district on the island of Kauai. The isolated, 1,096 acre valley is separated from the rest of the island by the Haupu mountain range and includes approximately two miles of shoreline flanked at either end by sea cliffs. Serving originally as a retreat, and later as a cattle ranch, the original 1880s Mrs. Rice beach house still stands. The single story residence follows a southern cabin form, and has had several additions made to it. One, a large gable roofed lanai, extends off the front, while shed roofed lanai extend off the rear. A kitchen and dining room, as well as a bedroom wing run off the left side. All of these additions are over fifty years of age and considered historic. In addition to the main house, three ancillary dwellings, three outbuildings, and twelve support structures are associated with the house. Mount Haupu, which rises to 2,297 feet, towers over the valley. In total the house and grounds with which it is associated comprise approximately thirty (30) acres. The house has 3,196 square feet of living area; it is in good condition and retains its historic integrity of design, materials, workmanship, setting, location, feeling and associations.

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Narrative Description

Kipu Kai is accessed via a single lane, paved road that winds through a gap in the mountain range and down to the main house. The road was constructed in 1951, following the route of an earlier foot and horse trail. From the 834' high gap the road winds down the mountain side for approximately a mile before entering a wood gate, beyond which is the Mrs. Mary S. Rice beach house. An unpaved driveway accesses the house and the buildings beyond.

The Mrs. Mary Rice beach house (Building Key Building 11) sits on a high dune and faces south, overlooking a crescent bay and the approximately half mile long, white sand Bath Tub Beach. The house is surrounded by a lawn, while naupaka (*Scaevola sericca*) and low trimmed iron wood (*Casuarine equisetifolia*) grow between the house and beach. The rectangular shaped, 37' x 40' main body of the house has a high pitched, lateral running gable roof with shed roofs to the front and rear. The house sits on a post and pier foundation with a lava rock periphery. Its roof is standing seam metal, and much of its original single walls have been clad in T-111. The west gable end retains its board and batten wall. On the south side of the house a historic, but not original, enclosed lanai with a front facing gable roof runs across the original façade.

The rectangular lanai measures approximately 17' x 40", and appears to date from the opening decades of the twentieth century. It has in its front wall three pairs of large, sliding windows, with two pair of small sliding windows beneath the middle large window. To the right of the large windows are two pairs of smaller sliding windows, and four similar smaller sliding windows on the right side of the lanai. On the left side is a hinged, aluminum framed, single pane, entry door flanked on either side by large sliding windows similar to those on the front. All the windows are single pane and vinyl, having replaced earlier windows which deteriorated in the salt air.

The lanai has a concrete floor and an open beam ceiling. In the northeast corner of the room is a rustic stone fireplace, which was built in the immediate post-war period. The porch of the original house overlooks the lanai from its rear, *mauka*, side. Standing above the lanai, the porch is accessed by three wood steps which run the length of the porch. The porch retains its historic tongue and groove floor and four chamfered columns and is sheltered by the original shed roof. At the rear of the porch is the main house's historic tongue and groove walls.

Three doors, each with a screen door, lead off the porch's rear wall and into the house. Each door accesses a separate room, with the narrow, middle room most likely originally serving as an entry hall, but now is utilized as a library. To either side of the library is a bedroom. These rooms do not connect and their front doors serve as their only access. The rear of the library opens on a lateral running hall which accesses a back bedroom at either of its ends. Both these bedrooms have panel doors with a glass upper panel. All five rooms retain their original floors and tongue and groove walls. The walls feature internal girts and in some instances also have cross bracing. The ceilings

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are of brown masonite and pre-date World War II. Each bedroom has a bath, all of which are updated and have doors to the outside. The two rear bedrooms' baths have doors opening onto a rear, covered lanai which is a non-historic addition.

A door to the left of the front porch opens on an exterior porch/passageway, which serves to connect the main house to the dining room/kitchen wing. This wing appears to have been built contemporaneously with the main body of the house. The kitchen/dining wing has a standing seam metal, lateral running gable roof and sits on a post and pier foundation. The porch/passageway has a lateral running gable roof and a concrete floor. Two concrete steps lead up to the porch from the front yard. A door at the rear of the porch leads into west front bedroom's bathroom. A screen transom is over the door, and the rear, *mauka* wall of the bathroom has a pair of six pane, wood sliding windows. A historic, five panel door at the west end of the porch leads into the dining room.

The dining room has tongue and groove walls with a girt, which serves as a plate rail. Its ceiling is also of tongue and groove and follows the slope of the gable roof. A picture window, flanked by a pair of single pane sliding windows on each side, provide a panoramic view of the bay in front of the house. A set of glass sliding doors in wood frames are in the rear wall of the dining room and lead out to a lanai, which is sheltered by a shed roof. A historic, four panel door in the west wall of the dining room leads into a passageway and pantry and then another four panel door opens on the kitchen. The passageway's *mauka* wall is made of diamond shaped lattice. Its *makai* wall is of tongue and groove, with a lattice covered opening between the partition wall and the ceiling. A door in this wall opens on the pantry with its cabinets lining the west wall. A single pane, fixed window is in the pantry's *makai* wall.

The kitchen has a linoleum floor and a v-joint canec ceiling, which conforms to the slope of the gable roof. Its cabinets and wood counter top appear to date from the 1930s-1950s period. The upper cabinets on the east wall open into the pantry cabinets. The sink and its adjoining counter are of stainless steel. Two pairs of single pane sliding windows are in the south wall and look out on the beach and ocean. Outside this window is a round, concrete cistern, which is approximately 7' in diameter and no longer in use. A wood, 1 x 1 double hung window is in the kitchen's north wall, to the left of a hinged two panel door with an upper window. This door has a sliding screen door and exits the kitchen onto the rear lanai.

The rear lanai is sheltered by a shed roof and runs across the rear of the dining/kitchen wing. The longer, east part of the lanai has a wood, tongue and groove floor, which is one step above a sandstone paved west end. The former fronts on the dining room and pantry area, while the latter fronts on the kitchen. A fireplace/cooking grill, made of firebrick, is in the inside, west corner of the lanai. A cmu wall wraps around the corner behind the fire place and a metal hood is above it. The west end of the lanai is enclosed by a tongue and groove wall with a pair of wood, single pane, sliding windows. The lanai's sandstone paving is level with the lawn with lava rock pavers extending the

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lanai floor beyond the roofline and out into the lawn. The wood floored portion of the lanai has a wood railing with 2" x 2" balusters and a set of two wood steps leading down to the lawn. The east wall of the lanai is sheathed in corrugated metal. The lanai has a masonite ceiling.

Beyond the kitchen/dining room wing is a guest bedroom wing, which appears to date from the twentieth century, most likely prior to World War II. This wing steps down from the dining/kitchen wing and also has a lateral running gable roof. It too sits on a post and pier foundation with a lava rock periphery, and contains three bedrooms. The bedrooms are entered on the *mauka* side off a lanai/walkway which is recessed under the roof of the wing. Three 4" x 4" columns support the roofline at the outer edge of the lanai. The wall on the *mauka* side of the wing is of board and batten. Each room is entered from its own door. These doors are all two panel, with the upper panel being a window. The eastern most room has a jalousie window in its north wall and the middle room simply has a screened opening in that wall. All three rooms have vinyl sliding windows in their south wall, with the middle room having two sets. The eastern most room has tongue and groove interior walls and floors, while the other two rooms have board and batten walls on the interior. The middle room has a plywood floor and a built-in desk in the corner, while the western-most room has a linoleum floor and built-in shelving. Two jalousie windows are in the western-most room's west wall. All the rooms have masonite ceilings which follow the slope of the roof.

Across from the western-most room, to the north, is a bathroom. It has a pair of jalousie windows in its north wall, which feature fluted glass. On the east side of the bathroom an L-shaped concrete ramp with a turn to the west goes down to an addition, which contains a bedroom, garage and laundry room. This addition sits on a poured in place concrete slab foundation and has tongue and groove walls which rise from two courses of cmu block. It too has a gable roof, although the bedroom in the northeast corner is covered by a shed roof which slopes down to the east. The bedroom has a pair of jalousie windows in its north and east walls and a 8.5' high canec ceiling. It is in the corner of the garage, which is open on its west end. A flat arched opening in the garage's south wall opens on a storage/work room, which has a pair of jalousie windows in its west wall. In the southeast corner of the garage three concrete steps lead up to a laundry room, which has an exterior door in its south wall and a window opening with no window in its west wall. The laundry room is finished with plywood walls.

In addition to the main house, there are three other houses on the property. These are all sited to the west of the main house, and include a former bunk house, a guest house, and a caretaker's cottage. These are all aligned along the entry drive, which runs past the Mother Rice beach house and continues in a westerly direction serving the buildings adjoining the beach cottage.

1. The former bunk house, or "cowboy east," (Building Key 10) is the closest building to the beach cottage. According to the tax records it was constructed in 1894 and remodeled in 1970. It is presently vacant, but remains in good

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condition. The house has a 24' x 32' rectangular footprint, to which a 10' x 16' carport was added to its left side. The carport's concrete floor has "1986" imprinted in it. The house faces south, away from the drive, although its carport opens on the north, entry drive side. A lateral running, corrugated metal, gable roof covers the house, while a similarly clad shed roof shelters the carport. Almost all the windows are more recent vinyl clad, single pane sliding windows, although the bathroom retains a pair of jalousie windows. The original board and batten walls are now clad in T-111. The house sits on a post and pier foundation with a horizontal 1" x 6" slat apron. Two concrete steps lead up to a non-historic, front door at the east end of the façade. The door opens on a living room which has 8' high canec ceilings and board and batten walls. The latter is a common late nineteenth-early twentieth century mode of construction. This wall and ceiling treatment runs throughout the house. To the west of the living room is the kitchen. A door in the kitchen's west wall opens on four concrete steps which go down into the carport. Behind the carport is a laundry room. A flat arched opening in the living room's north wall opens on a lateral running hallway. Two bedrooms and a bath are off the hallway, with the bedrooms at the ends of the hallway and the bath and a linen closet in the middle. The bathroom retains a historic five panel door and its original knob and hardware, which most likely dates from the late nineteenth-early twentieth century. The jalousie windows are in the bath's *mauka* wall. The house retains its integrity of design, workmanship, setting, location, feelings and associations, although its integrity of materials has been compromised on the exterior. It is in fair condition and is a contributing element.

2. The caretaker's cottage (Building Key Building 8) is to the west of cowboy east. According to the tax records it was constructed in 1970 and is a non-contributing element. This single story dwelling remains in good condition.
3. The guest cottage, or "Cowboy West," (Building Key Building 4) is to the west of the caretaker's cottage. According to the tax records it was constructed in 1951. At the present it is vacant, but remains in good condition. The house has a 31' x 40' rectangular footprint, to which a 16' x 19' carport was added to its west side. The house faces north, and has a lateral running, standing seam metal, gable roof. A shed roofed addition runs across its south side. The two bedroom dwelling sits on a post and pier foundation, while its addition has a concrete slab foundation. The house retains its redwood tongue and groove walls. A set of nine wood steps run parallel to the façade to a landing which serves as an entry porch. The steps and landing, while projecting from the façade, remain under the roofline of the house, and feature a railing with 2" x 2" balusters. A picture window, with a pair of jalousies with wood slats beneath it, looks out on the steps. To the left of the steps and picture window is a pair of jalousie windows. The interior of this house remains very much intact. It retains its canec ceilings and its v-joint tongue and groove walls. The kitchen retains its original cabinets as well as stainless steel sink and adjoining countertop. The original jalousie windows remain in place, as does the living room's two picture windows. The rear addition is four steps below the main body of the house and served as a

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recreation room. A set of aluminum sliding doors lead from this room to the carport. The house remains in good condition and is a contributing element.

Between Cowboy West and the Caretaker's cottage are two structures. The larger one is a 12' x 24' storage shed (Building Key Building 7). It faces north and one concrete step leads up to its nearly centered door. The building has a standing seam metal, lateral running, gable roof and sits on a concrete slab foundation. Its tongue and groove walls are sheathed in T-111. A picture window is to the right of the door. On the interior there are two rooms, with the smaller one to the east. The larger room, in addition to the picture window, has a jalousie window in its west and south walls. It once functioned as the ranch office. The smaller room has a side entry in its east wall and is used for storage. The structure is in good condition and is a contributing element.

The second structure measures 8' x 12', and has a concrete floor. It is enclosed on three sides by chain link fencing and is divided into four pens. The rear, south, part of the structure is enclosed by metal walls that rise from a cmu base. The rear has an elevated area and is sheltered by a standing seam metal, shed roof. The structure appears to have been used to house animals, most likely birds, as peacocks, pheasant and nene were all raised on the property. This structure is in fair condition and is a contributing element.

Between the beach cottage and Cowboy East is another structure (Building Key Building 9), which is modern and holds solar panels to generate power for the entire property. It is in excellent condition, and is non-contributing.

Beyond the houses, the entry drive passes by three utilitarian buildings used by the former ranching operations. These are:

1. A single story garage and warehouse (Building Key Building 6), which measures approximately 23' x 32', is constructed of cmu and has a corrugated metal, shallow pitched, shed roof. The roof structure is comprised of 4" x 4" angle iron beams and columns and 2" x 4" channels as perlins. It is on the *mauka* side of the drive and faces south onto the drive. It sits on a poured in place concrete slab foundation. It is three bays wide. The eastern-most bay is a garage. It is open on the south and there are two sets of three jalousie windows in its east wall. A set of four jalousie windows is in its north wall. The middle bay has a set of tongue and groove double doors in its south wall. This space is presently used to store pesticides and has two jalousie windows in its north wall. Its side partition walls each have three high window openings. The west bay is open on its west end. While it is under roof, its cmu wall is only 56" high, with the upper portion of the wall enclosed with T-111. The tax office places the date of construction of this building at 1918; however many of its elements appear to date from the post-World War II period. It is in good condition and is a contributing element.

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2. To the south of the garage-warehouse, across the driveway is another single story garage, which includes a tool room and a tack room (Building Key Building 5). Formerly it also functioned as a milk barn. This 26'-6" x 65' rectangular building faces north, and has 6'-4" high cmu walls with T-111 above. It has a standing seam metal, lateral running gable roof. The roof is supported by seven wood king post trusses constructed of 4" x 6" timbers with 2" x 6" web members. The building is five bays wide. The eastern-most bay is open to the driveway and serves as a garage. It has a bank of eight jalousie windows along its east side and another set of four jalousies in the rear wall. Throughout the building the windows' sill line is the top of the cmu wall. The three middle bays are each accessed by a hinged door, each of which has a concrete ramp leading up to it. In addition to the doors, the north wall of these bays has jalousie windows in it, with three in the center bay and two in each of the bays to either side. The bay next to the garage is a tool room, with a cmu wall separating it from the garage. The wall originally had four screen openings, but the screening has rusted out. The middle bay has saddles in it as well as other equestrian materials, and the last two bays are now devoted to a garage and storage, with the garage open on the west side. Between the west garage and the tack room is a cmu wall with screening along the top half. A hitching rail is in front of the tack room. The tax office places the date of construction of this building at 1938. It is in good condition and is a contributing element.
3. To the west of the first two buildings is a third maintenance building (Building Key Building 3). Between this building and the garage-tack room building is a seven sided corral with a wood, post and rail fence. This large building follows a U-shaped plan and has a corrugated metal shed roof and similar siding. The building was resided during the past fifteen years. It measures approximately 38' x 108'-6". The building is three bays wide and faces west. The bays are comprised of the central main body and wings to either side which project out from the rear of the main body. The northern most bay is the largest and measures approximately 46' across its front. Two 20' wide sliding doors dominate the front wall, and an 11'-10" sliding door is also on its north side. The doors throughout the building are also of corrugated metal. Also on the north side are two empty window openings. In the east wall there is two sets of three windows with the center window being a single fixed pane and the two flanking windows being single pane sliders. The floor is dirt, and the roof is carried by three front-to-rear running 4" x 12" I beam rafters which are supported by four 4" diameter pipe columns. The purlins are 2" x 8" I beams. The walls are framed using wood 4" x 4" lumber. The main body of the building is 22'-6" wide and has one 9'-8" sliding door. It also has a dirt floor and a roof and wall framing system similar to the two wings. The south wing is 40' wide and has a pair of 20' wide sliding doors on its west front and another 20' wide sliding door in its south wall. Also in the south wall is a bank of four clerestory height jalousie windows. In its north wall there is also a bank of six clerestory level jalousie windows. There is no wall between this wing and the main body of the building. It has a concrete floor and the fenestration in its rear wall is similar to that of the north wing. A

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shed roofed addition is off the north wall of this wing, running the depth of the courtyard. It is accessed from the interior of the wing and is for storage. A cement cistern is in the courtyard area, but is no longer in use. A concrete water trough on the north side of this building bears the date "1924." The tax office places the date of construction of this building at 1950. It is in good condition and is a contributing element.

To the southwest of the maintenance building are two structures (Building Key Building 2). The one is a single story, 8' x 18' outbuilding with a corrugated metal shed roof. It has a concrete slab foundation with its walls rising from a 39" high cmu base. The walls are of tongue and groove and T-111. Its north side has a niche, in which there is a no longer operable gasoline pump. A hinged door in the west wall provides access to the shed, which appears to have been used for storage. The second structure, a former chicken coop, has a rectangular plan with tongue and groove walls, and a corrugated transite, shed roof. It faces east and has three parallel rooms. On both the east and west sides there is a screened clerestory immediately below the eave line. A hinged door in the northern-most room's east wall provides access. Doors in the partition walls allow access into the other rooms. The southern-most room has a wire mesh screen floor and west wall. A feeding trough is also in this wall. A hinged door in its south wall allows exterior access to this room. Both of these structures are in poor condition, but are contributing elements.

Seven support structures are to the east of the beach house, on the east side of the road just before it enters the main gate. These provided the beach house and other facilities with electricity and water. These structures include:

1. The fuel tank storage shed (Building Key Building 14). This is one of four structures sited along the road and is the most *makai*. It is an approximately 22' x 27' cmu structure with no windows and a composition shingle, gable roof. It sits on a concrete slab foundation. This structure dates is in good condition and is a contributing element.
2. Immediately *mauka* of the fuel tank storage shed, along the road, is the diesel tank pavilion (Building Key Building 13). This 9' x 19'-6" structure faces the road (to the west) and is open on its front and rear sides. It has a concrete slab foundation and its two side walls and shed roof are of corrugated metal. Both the walls and roof have wood frames and are supported by six 4" x 4" metal I-beam columns. One flange on the I-beam is narrower than the other. Three pipe railings run across the front, and the rear is partially enclosed by an approximately 5' high cmu wall. The two diesel tanks sit on cmu bases. This structure dates from circa 1960, is in good condition, and is a contributing element.
3. Immediately to the east of the diesel tank pavilion is the generator shed (Building Key Building 13), which dates from circa 1960. This is a single story, 12'-5" x 18' - 5" structure. Its roof and walls are of corrugated transite. It faces north and is approached up a short gravel driveway which terminates at a concrete pad in

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front of the structure. A sliding door is in the north wall and there are two jalousie windows in both the east and west walls. The building sits on a concrete slab foundation with an 8" wide, 11" high curb. There are three generators inside, two of which remain operational. This structure is in good condition and is a contributing element.

4. The well pump house (Building Key Building 12) is *mauka* of the generator building, and dates from circa 1950. It sits on a stone foundation and measures approximately 11'-2" x 12'. Its walls and front facing gable roof are of corrugated transite. It faces west and has a hinged door, also of corrugated transite. It houses the well's water pump. A gap exists between the walls and roof to allow ventilation. In addition a square opening in both the north and south walls with fixed awning windows of corrugated transite, provide additional ventilation. Towering over the well pump house is an I-beam framework, which originally supported the drill which sunk the well. This structure is in fair condition and is a contributing element.
5. A redwood water tank (Building Key Building 16) is *makai* of the structures along the road and uphill, to the southeast of them. The tank is abandoned and leaning. It is approximately 12' high and 16' in diameter. It is in poor condition and a contributing element.
6. A covered 125,000 gallon reservoir (Building Key Building 15) is uphill of the water tank. It measures approximately 54' x 87', and has an elliptical shape. The reservoir is dug into the earth and is lined with heavy plastic. It is enclosed by a 3'-6" high cmu wall and has a corrugated transite roof, which is supported by 6" x 9" I beams.. A hatch in the southeast corner provides access to the interior of the reservoir. Also in this corner is a concrete cistern which is approximately 6' in diameter and 69" high. It too is covered by corrugated transite. The reservoir is presently not in use, is in good condition, and is a contributing element.
7. A pair of more recent metal water tanks (Building Key Building 17) is uphill from the reservoir. These are in good condition, but are too new and therefore not a contributing element.

The Mrs. Mary Sophia Rice beach house retains its historic integrity. The additions made to the house are over fifty years of age and have acquired significance in their own right. On the interior, the house retains its original porch, walls and some of its doors. Going inside the house is like stepping back in time as its historic materials, workmanship, and construction methods are readily evident. In addition, the pristine setting of Kipu Kai remains very much intact giving the house an extremely strong integrity of location, setting, feeling and association. The exterior walls and roof, as well as most of the windows, do not reflect the original materials; however, the historic design of the house is readily apparent. Compared to the overall integrity of the design and interior materials, as well as its setting, feelings and associations, the compromised use of exterior materials does not detract from the historic character of the house in any significant manner.

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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.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ 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.)

Recreation
Agriculture

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Period of Significance

1886-1967

Significant Dates

1886

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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 Mrs. Mary S. Rice beach house at Kipu Kai is significant on the local level under criterion A, for its associations with the use of Kipu Kai as a vacation retreat and also for its associations with Kipu Kai Ranch.

The 1886-1967 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: The start date is the year the house was constructed. The end date was set at 1967, to comport with National Register guidelines, From the time of its construction in 1886 to the present, Mrs. Rice's beach house at Kipu Kai has gained a reputation for being an isolated vacation enclave unto itself. In addition the ranching

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operations at Kipu Kai Ranch contributed to the ranching industry of Kauai from the 1920s to 2005, when ranching operations ceased.

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

At the time of the Great Mahele, the *ahupua`a* of Haiku and Kipu on the island of Kauai were awarded to Princess Victoria Kamamalu. In time, Princess Ruth Keelikalani inherited these lands. On April 1, 1881, she sold the two *ahupua`a* to William Hyde Rice and George N. Wilcox, and three days later the two men divided the property, with Rice retaining Kipu. On April 21, 1886, Rice sold Kipu Kai to his mother, Mrs. Mary Sophia Rice.

Mrs. Mary Sophia Rice (1816-1911), whose maiden name was Hyde, was born and raised on the Seneca Indian reservation near Buffalo, New York, where her parents served as missionaries. In 1840 she married William Harrison Rice, a teacher in Oswego, New York. Prior to their marriage the couple had decided to be a part of the endeavors of the American Board of Foreign Missions, and became members of the ninth missionary company to Hawaii, arriving on May 21, 1841. The young couple was initially assigned to Hana, Maui, and then, in 1844, to the faculty at Punahou School. In 1854, as a result of reduced fiscal support for Punahou School and Mr. Rice having a throat ailment, the family moved to Kauai, where Mr. Rice managed Lihue Plantation. The nascent plantation company was at times strapped for funds and on occasion paid Mr. Rice with shares in the enterprise in lieu of salary. In 1862 Mr. Rice passed away, leaving his widow and five children. William Hyde Rice was the couple's only son. In addition they had four daughters, Hannah Maria (Mrs. Paul Isenberg), Emily (Mrs. Paul De La Vergne), Mary Sophia, and Anna (Mrs. C. M. Cooke). William Hyde Rice married Mary Waterhouse.

Upon obtaining Kipu Kai from her son, Mrs. Mary S. Rice had a modest beach house erected there, the subject of this nomination. In an April 10, 1886 letter to one of her granddaughters she wrote, "I feel now that I have a home to invite you to, Dora, at Kipukai, & as I am now 70, nearly, if you ever expect to come & spend a winter while I remain, may be this is the year. . . . We do not keep up great style there, but are surrounded with great natural beauty, the best of sea-bathing, much of interest and amusement." [Damon, pages 810-813]. In another letter, of April 22, 1887, she reiterates, "Kipukai house is nowhere, but I shall never attempt to make it the perfection of a seaside house." [Kraut, page 99] Indeed, up to the present day the house maintains an air of rustic simplicity. It possesses an unpretentious, understated character subservient to the natural beauty surrounding it, which the original owner appears to have intended.

The beach and its adjoining ocean has functioned as a recreational resource in Hawaii from prior to contact with the western world. Lt. James King, Commander of the

Mrs. Mary S. Rice Beach House

Kauai Hawaii

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Discovery, recorded sighting surfers in Hawaii in 1779, and throughout the 1820s and 1830s missionaries bemoaned the Hawaiians' naked cavorting in the ocean waves. In Europe sea bathing started to become popular with aristocrats in the early eighteenth century with Scarborough in Yorkshire and Brighton Beach emerging as two of the earliest fashionable locations for sea bathing in England. The restorative health benefits of ocean salt water, as well as mineral hot springs, were emphasized as were social amenities associated with leisure.

Throughout the nineteenth century the mountains with their rarified air were the favorite places to rusticate and commune with nature. However, during the opening decades of the nineteenth century hot springs emerged as popular health resort locations in the United States, as exemplified by Saratoga, New York and White Sulphur Springs in West Virginia, but it was not until the second half of the century that such bathing resorts as Cape May, Long Branch, Newport, and later Atlantic City, became popular venues. It is also at this time that the French Riviera gained public attention.

In Hawaii, *ali'i*, including Kings Kamehameha IV, Kamehameha V, and Lunalilio, as well as Kalakaua and Queen Liliuokalani, all maintained beach houses in Waikiki. Neighbor Island retreats such as Queen Emma's house at Lawai, Princess Ruth's house in Kailua-Kona, and Kamehameha V's cottage at Kaunakakai further attest to the lure of ocean front escape and relaxation. By mid-century, affluent foreigners also began to view second homes on the beach as get-aways from the normal routine of living, and the heat of summer. Prince Lot as head of the Department of Interior, in his 1860 report to the legislature noted that Waikiki was becoming, "a considerable place of resort," frequented by Honolulu's merchants, "as a bathing place in the summer." [Hibbard, *The View from Diamond Head*, p. 21] Waikiki, because of its easy accessibility, remained the primary ocean front retreat during the nineteenth century for people of means in Hawaii. In addition to Waikiki, a few other beach cottages were built during the nineteenth century in isolated, ocean front locations such as at Kipu Kai or Hanalei on the island of Kauai. In addition, Benjamin Dillingham started a beach colony on Pearl Peninsula which was serviced by his railroad (1891). Aside from Mrs. Rice's beach house, the A. S. Wilcox beach house in Hanalei (1896), and Queen Emma's cottage at Lawai, no other nineteenth century beach houses remain standing in the Islands.

The Mrs. Mary S. Rice beach cottage is significant for its associations as a neighbor island beach retreat dating from the nineteenth century. Separated from the remainder of the island of Kauai by the Haupu mountain range, the beach house and surrounding valley was only accessible by sea or by traversing an ancient footpath through a gap in the mountains. The unimproved trail was too narrow to accommodate a carriage, so land access was on foot or by horse or donkey. To enter by land, the frail, seventy year old, Mrs. Rice was carried over the mountain by four men in a chair on poles. Thus from the start, this beach house, nestled in a 1,000+ acre valley, gained a reputation for isolation, and not being readily accessible. It was a special, hidden, private enclave, not easily visited, but once a person arrived, they found a place of peace and relaxation, free of the intrusions from the outside world. The guest book again and again echoes

Mrs. Mary S. Rice Beach House

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the praises of those who visited: "two delightful weeks in July, 1889 in Kipu Kai, full of rest, surrounded by enjoyment." [Guest Book, July 1889]; "With memories of such a week of rest and life-giving rides and breezes as I have nowhere else found, and in addition, the never to be forgotten hospitalities of the Kipu Kai house." [Guest Book, February 20, 1888]; and

"I came, stayed as long as I could,

Alas, Alas, not as long as I would" [Guest Book, September 9, 1901]

Family, friends, honeymooners, weary teachers from Punahou and Kawaiahaeo Seminary, and a myriad of persons from throughout the Islands and beyond, came to visit. In addition to extolling the great natural beauty and the best sea bathing, the hunting and fishing opportunities from the plentiful land and ocean were countlessly acclaimed.

Thus from its beginnings as a haven for rest, the house and its surrounding valley have developed a mystique as a special place, inaccessible to the majority of the population. To this day it retains its reputation as an extraordinary retreat, on account of its limited accessibility, hidden character and unspoiled surroundings. As one blogger in 2010 noted, "The combination of remoteness, seclusion, and sandy beach makes it one of those mythic 'forbidden' places, coveted by modern-day explorers. Needless to say, I've always wanted to go there." [A Kauai Blog]

As such the Mrs. Mary S. Rice beach house stands as an incomparably rare example of a nineteenth century vacation home on Kauai, a retreat from civilization sited on a remote and isolated beach. Indeed, it is a rare example of a nineteenth century building to remain standing on Kauai, as the number of nineteenth century buildings to survive on the island may be counted on two hands: the Russian Fort Elizabeth, Waioli Mission and Mission House, the Foreign Church, the Gulick-Rowell House, the Robinson homestead, the Gay-Robinson house, the A. S. Wilcox beach house, and Grove Farm Homestead. The house stands as a reminder of a way of life of a by-gone world.

The house is also significant for its associations with the history of ranching on Kauai, specifically the William Hyde Rice Ranch and then Kipu Kai Ranch.

Mrs. Mary S. Rice died on May 25, 1911. In her will of February 28, 1910, she left Kipu Kai to William Hyde Rice's five sons: Arthur, William, Charles, Phillip and Harold. William Hyde Rice (1846-1924) managed and then owned Lihue Ranch, expanding its operations into Kipu following the acquisition of that *ahupua`a* from Princess Ruth in 1881. At some point following Mrs. Rice's death cattle started to be raised at Kipu Kai, as part of the William Hyde Rice's 3,000 acre ranch, which had pasture lands at various locations on Kauai. In 1929 the William Hyde Rice ranch was one of eight ranches located on Kauai, and one of thirty nine in operation in the Territory of Hawaii. The other seven Kauai ranches were: Grove Farm Company Cattle Ranch, Kekaha Sugar Company Ranch, Kilauea Ranch, Koloa Sugar Company Ranch, Lihue Plantation

Mrs. Mary S. Rice Beach House

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Ranch, the Hawaiian Sugar Company's Makaweli Ranch, and Princeville Plantation Ranch. Many of the cattle ranches in Hawaii were operated by sugar plantations desiring to place in production lands less suited for cane, selling much of the beef produced in their plantation stores. The William Hyde Rice Ranch was the only cattle operation on Kauai which was not associated with a sugar plantation. In 1929, William Hyde Rice's son, Charles, managed the ranch. At that time it included a herd of 900 Herefords and 80 Anshires. The Anshires were dairy cattle which William Hyde Rice had introduced to Kauai in the 1880s, importing the animals from England. The Herefords were the most popular cattle in Hawaii by 1929, having first appeared in substantial numbers in the islands during the 1890s. In 1929 the Rice herd contained only purebred Hereford bulls, as well as 26 purebred Hereford cows. The ranch also maintained 200 additional breeding cows. The ranch operated a highly successful breeding operation, with an approximately 90% calf crop secured each year. The ranch butchered around 200 head a year, with all the beef sold on Kauai.

Kipu Kai primarily served as one of the William Hyde Rice Ranch's pasturelands, and it was not until after Jack Waterhouse (1906-1984) purchased the valley that substantial ranching improvements were made at Kipu Kai. Waterhouse had visited the house in 1931 with Mrs. Ralph Wilcox and wrote in the guest book, almost prophetically, "A dream come true." He later acquired the property from his distant cousins during the period 1947-1951. Fifty cows and four bulls came with the land purchase, as well as the house and several outbuildings. Waterhouse expanded the ranching operations and in 1951 developed and paved the single lane access road. The road not only improved human access to the valley, but also facilitated the transportation of cattle out of Kipu Kai. Prior to the road's allowing transport by truck, the cattle had to be herded by cowboys over the mountain pass. Other improvements included the drilling of wells and installation of a water system, the introduction of electricity, and the construction of new support facilities. By 1978 the Kipu Kai herd included over 350 beef and breeding stock. Thus the ranch is also significant for its associations with cattle production on the island of Kauai. The ranching operation came to a halt in 2005.

John T. (Jack) Waterhouse was born and raised in Honolulu. He started working for Alexander & Baldwin in 1930, following his graduation from Princeton. In 1936 he became secretary of the company, and in 1952 vice president and treasurer. In 1977, Waterhouse agreed to deed Kipu Kai to the State of Hawaii. A trust was set up which provides the property be used as a nature preserve in perpetuity. Waterhouse's nieces and nephews have use rights to the property, but with their passing the land will be transferred to the State.

Mrs. Mary S. Rice Beach House
Name of Property

Kauai Hawaii
County and State

9. Major Bibliographical References

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

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Bureau of Conveyances: book 67, page 357; book 69, page 440; book 100, page 148; book 2066, pages 313-319 and 414, 479, and 482; book 2072, page 91; book 2095, page 258; book 2320, page 55; and book 2453, page 301.

Probate Case 667, June 30, 1911

LCA 7713; RP 4482

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Missionary Album, Portraits and Biographical Sketches of the American Protestant Missionaries in the Hawaiian Islands, Honolulu: Hawaiian Mission Children's Society, 1969

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A *Kaua'i Blog*, "Kipu Kai, Finally," March 10, 2008, viewed on October 2, 2016 at:
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Mrs. Mary S. Rice Beach House
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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:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property approximately thirty acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Mrs. Mary S. Rice Beach House
Name of Property

Kauai Hawaii
County and State

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude:

Longitude:

Point A: 21.921542

159.383893

Point B: 21.918795

159.384086

Point C: 21.918994

159.386296

Point D: 21.921024

159.386210

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.)

The property being nominated includes a portion of the property owned by the Jack Waterhouse Trust in 2017 as described by Tax Map Key 3-1-001:003, as indicated by the black lines, infilled with black hatching, on the attached map labeled "Boundary".

Boundary Justification (Explain why the boundaries were selected.)

This is the portion of the property directly associated with this residence and its functions, and provides water and electrical support to the house.

.

Mrs. Mary S. Rice Beach House
Name of Property

Kauai Hawaii
County and State

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail: _____
telephone: (808)-542-6230
date: September 21, 2016

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. Boundary Map
- **Additional items:** sketch of floor plan

Building key

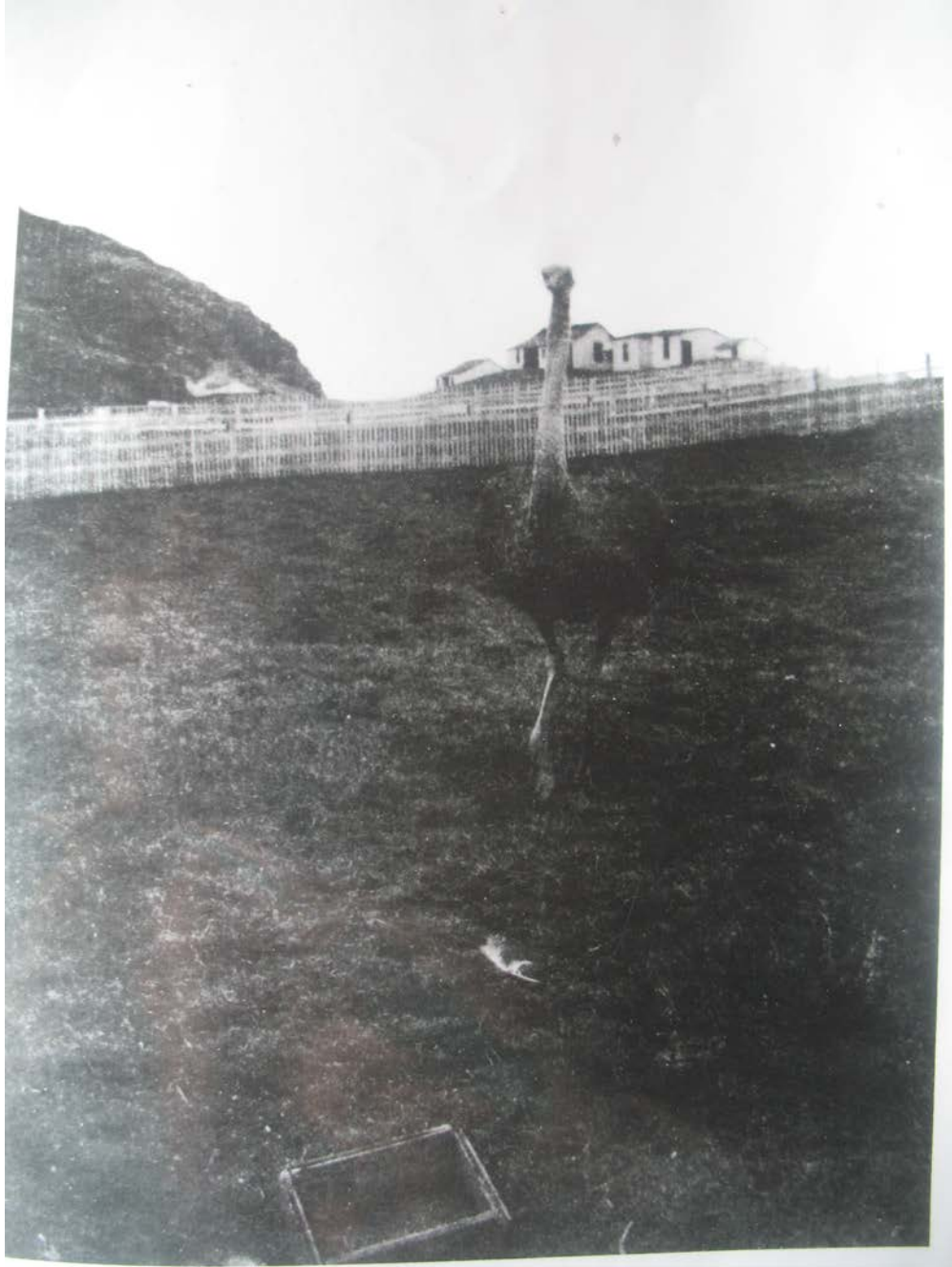
- **Owner:** Ms. Jen-L W. Lyman
First Hawaiian Bank
Personal Trust Division
P.O. Box 3708
Honolulu, Hawaii 96811

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

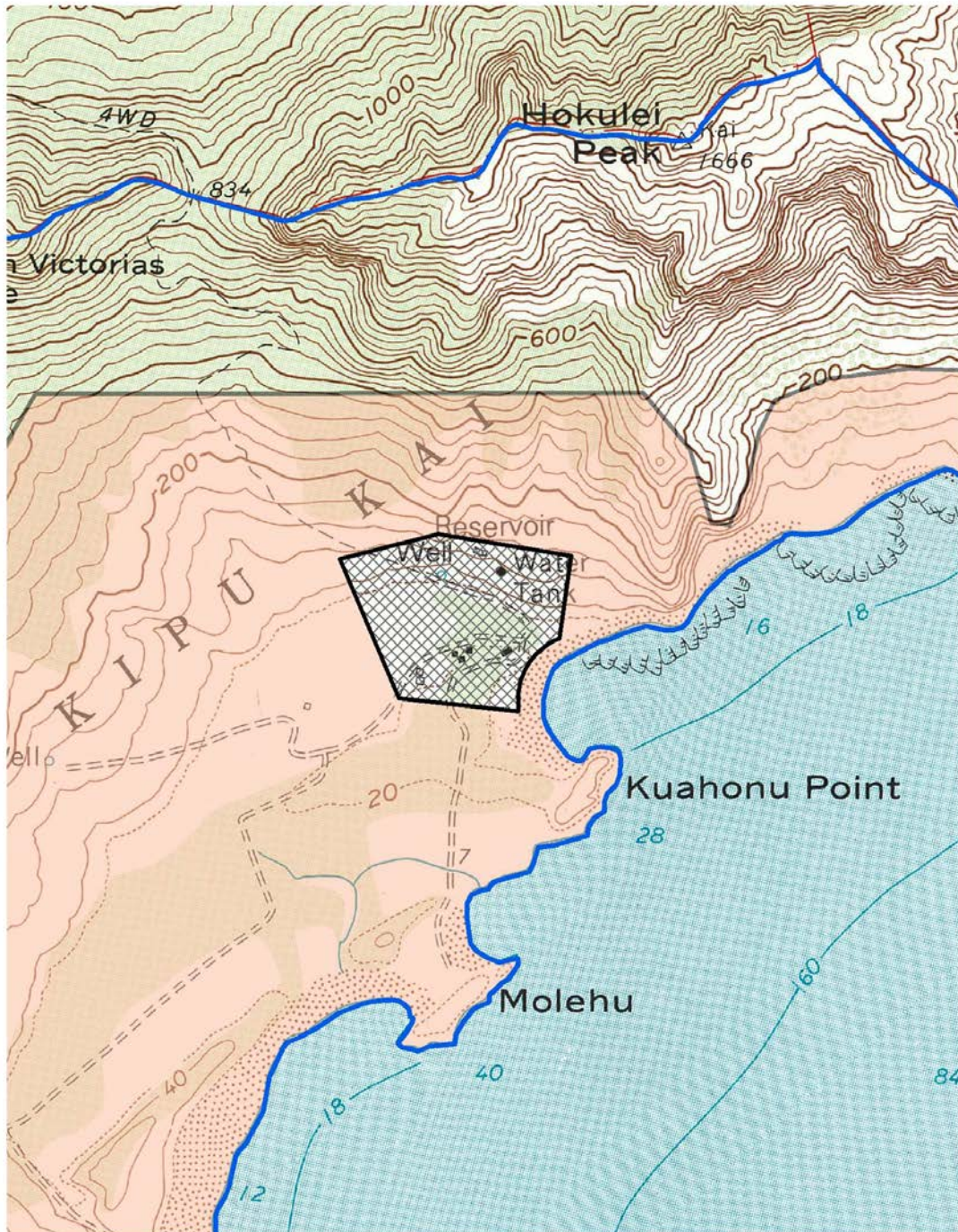
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Historic Photograph

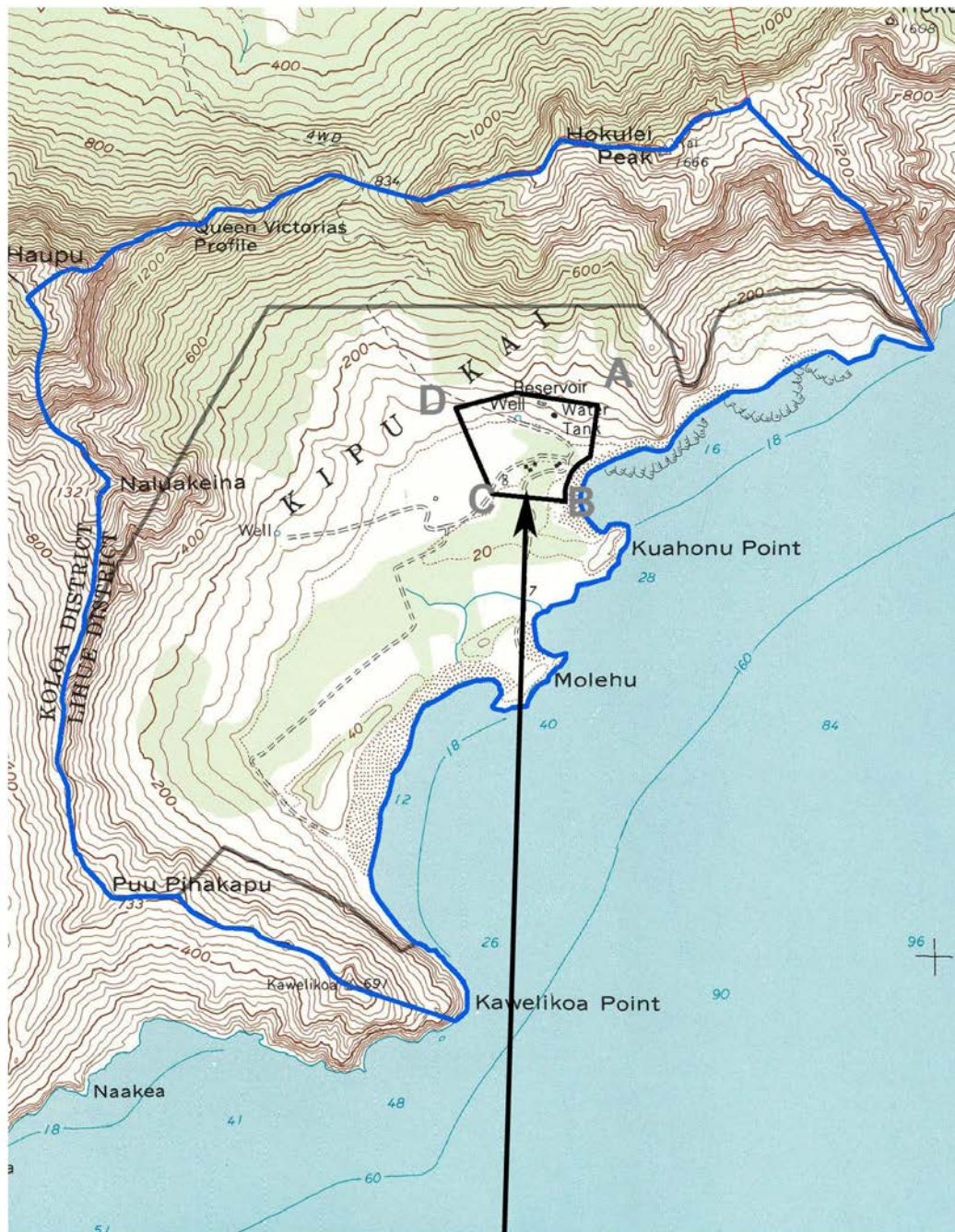
Circa 1895, ostrich in foreground, house behind ostrich



Boundary Map



USGS Map



Rice Beach House

Building Key



LEGEND

1. Storage
2. Storage
3. Maintenance Bldg.
4. Guest House
5. Storage
6. Warehouse Storage
7. Tool Storage
8. Manager's House
9. PV Battery House
10. Vacant Bunk House
11. Trustees House
12. Water Well Pump Bldg.
13. Generator Bldg.
14. Fuel Tank Bldg.
15. Unused Water Reservoir
16. Unused Water Tank
17. Water Tanks

Source: Pictometry Aerial (5/11/2009)

EXHIBIT C Current Building Uses

KĪPŪ KAI (TMK 3-1-1:03)

Fort Hawaiian Bank



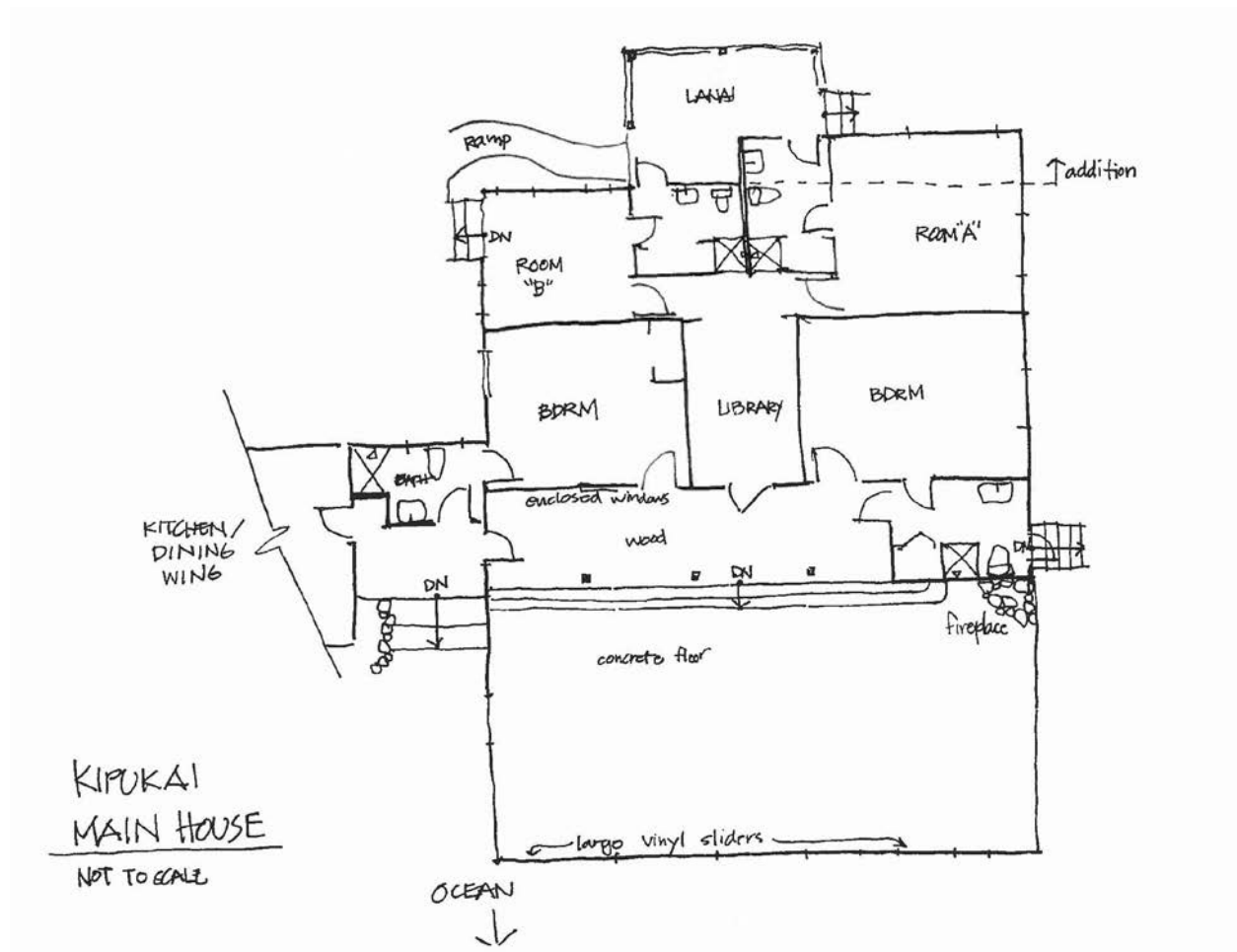
Island of Kauai



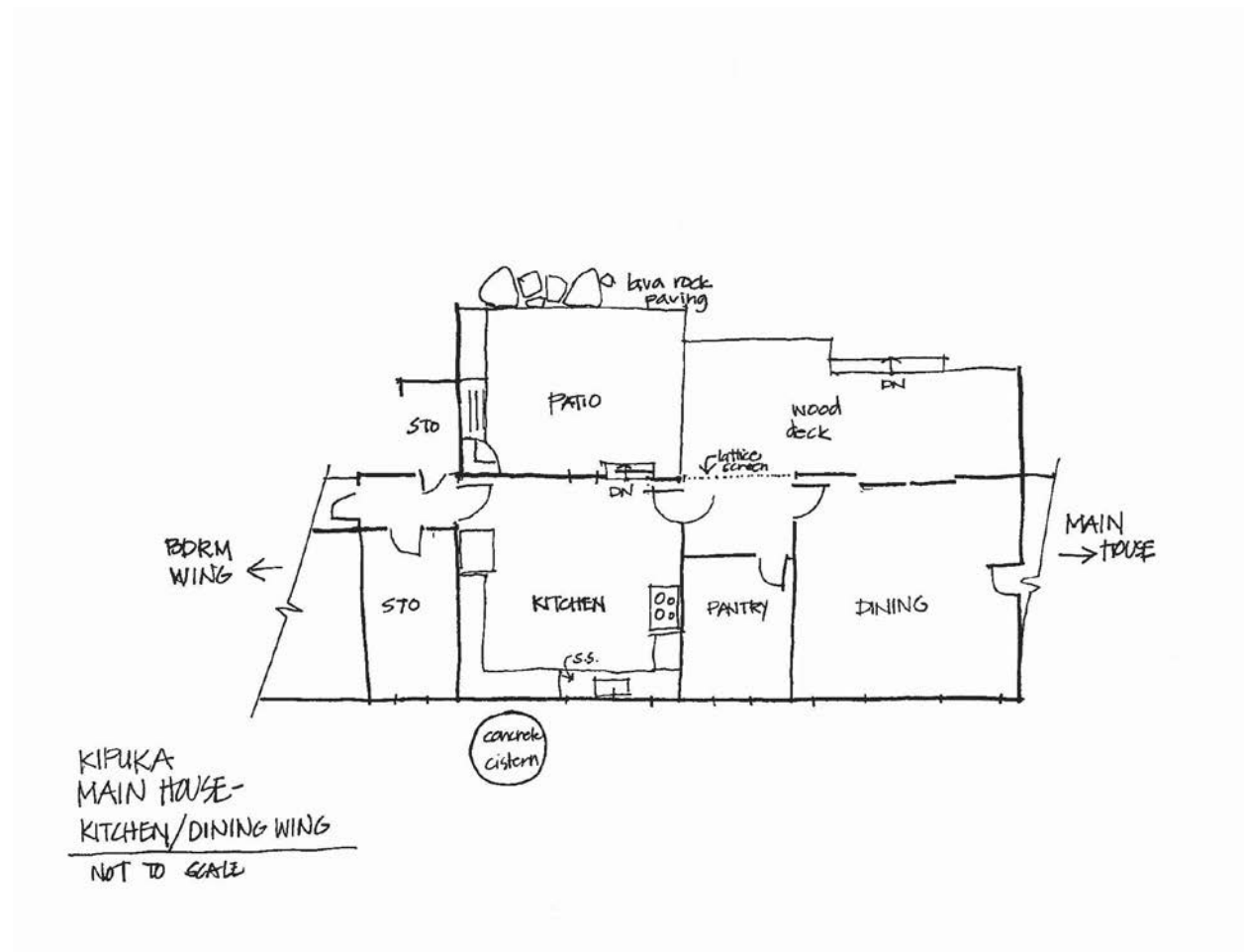
5/4/2012

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

Floor Plan: Original House and Lanai



Floor Plan: Kitchen and Dining



Floor Plan: Bedroom Wing

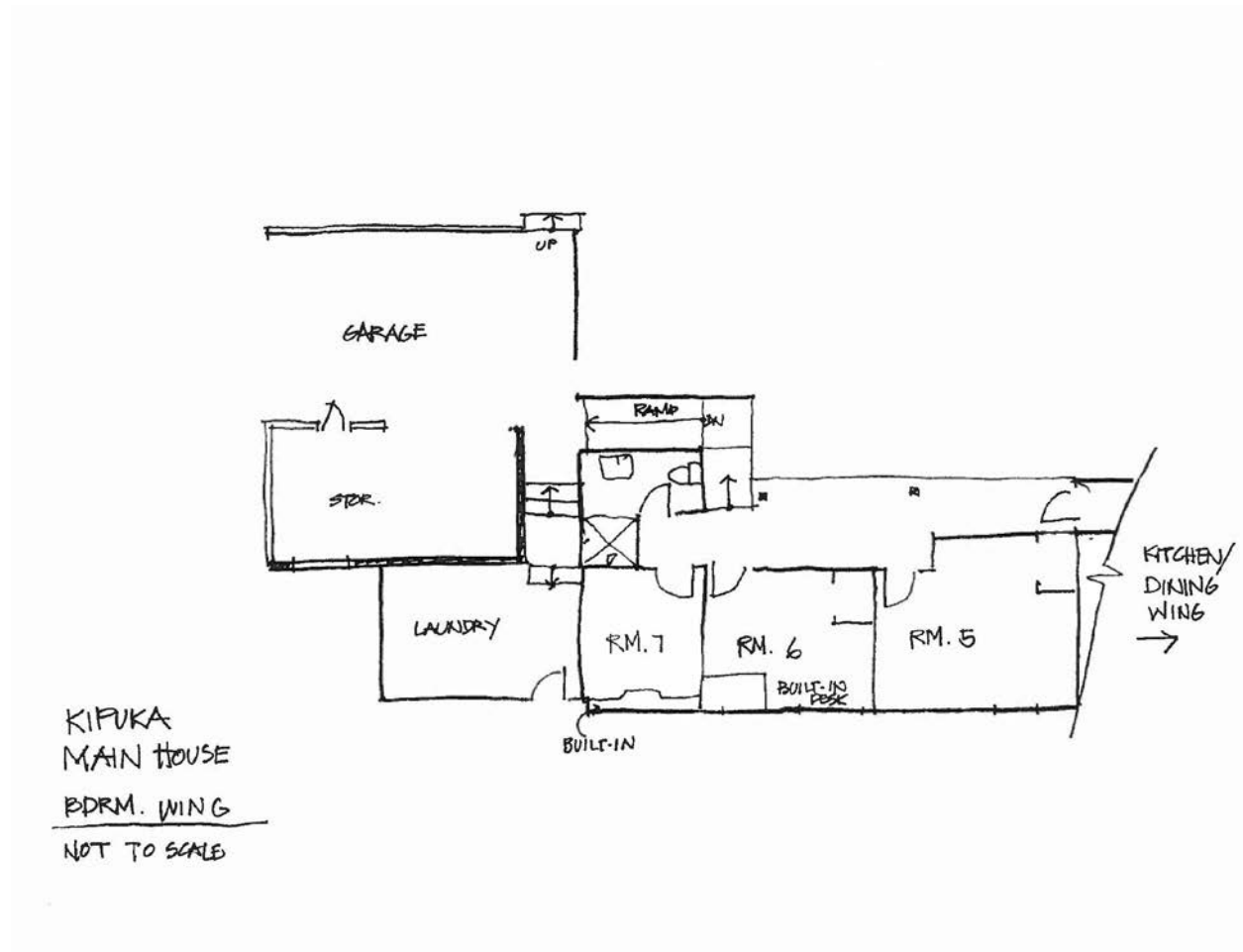


Photo Log

Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 12, 2016

Overview of Kipu Kai from the gap in the mountain, house to the left, view from the north

1 of 15



Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 13, 2016

View of the beach house from the south

2 of 15



Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 12, 2016

View of the house from the southeast

3 of 15



Photo Log

Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 13, 2016

View of the enclosed lanai, original beach house porch, façade in background, from the southeast

4 of 15



Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Matt Moy

Date Photographed: August 13, 2016

View of the original porch with chamfered columns from the west

5 of 15



Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 12, 2016

View of the dining room from the rear lanai from the northwest

6 of 15



Photo Log

Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Mat Moy

Date Photographed: August 13, 2016

View of the library from the northeast

7 of 15



Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Matt Moy

Date Photographed: August 13, 2016

View of the front west bedroom from the west

8 of 15



Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Matt Moy

Date Photographed: August 13, 2016

View of the rear east bedroom from the north

9 of 15



Photo Log

Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 12, 2016

View of the façade of guest house from the north

10 of 15



Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 13, 2016

View of the garage-warehouse from the southeast

11 of 15



Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 12, 2016

View of the maintenance barn from the north

12 of 15



Photo Log

Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 12, 2016

View of the well pump house from the west

13 of 15



Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 12, 2016

View of the interior of the generator shed from the north

14 of 15



Name of Property: Mrs. Rice Beach House

City or Vicinity: Kipu Kai

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 12, 2016

View of the diesel tank pavilion from the northwest

15 of 15

