

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 Property

Historic name: Princeville Ranch Manager's House & Caretaker's Cottage

Other names/site number: Robert 'Bobby' Trent Jones Jr. Residence

Name of related multiple property listing:

NA

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

2. Location

Street & number: 5470 Weke Road

City or town: Hanalei State: HI County: Kauai

Not For Publication: ☐ Vicinity: ☐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 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

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property X 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 ☐
- Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>0</u>	Total

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

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 retain historical integrity.

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 repellent.

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 1/2" 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 battens 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 1/2" 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 1/2" 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.)

☒ 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.)

Cultural Commerce

Significant Persons

Architecture

Period of Significance

1941-1960

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 Lawa'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 Crowninshield 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'aheo 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'aheo 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>

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 1/2" X 7/8" square end but joint T&G Redwood siding. The planks are 12' to 14" wide with 3" x 1/2" 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 1/2" 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
5. Johnson, Robert. "Kauai Hurt Worse Than in '46 Wave" *Honolulu Star Bulletin*. Honolulu, Hawaii. Wednesday, March 13, 1957: P.1.
6. "History of Kauikeolani, Hanalei Land Company, LLC, Hanalei, Hawaii". Home Page www.hanaleiland.com. January 20, 2018
7. Hibbard, Don. *Buildings of Hawaii*. University of Virginia: University of Virginia Press, 2011. pp 32-33
8. Robert Trent Jones, Jr. *Personal Interview*. Hanalei, Kauai, Hawaii: August 10, 2020
9. Faye, Alan. *Personal Interview*. 4209 Liholiho Road, Princeville Hawaii: January 23, 2018. Phone: 808-826-7630.
10. Pukui, Mary Kawena and Elbert, Samuel H., *Hawaiian Dictionary*, University of Hawaii Press, 1986.

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): _____

11. Geographical Data

Acreeage 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
organization: Stephen W Long & Associates, Inc.
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

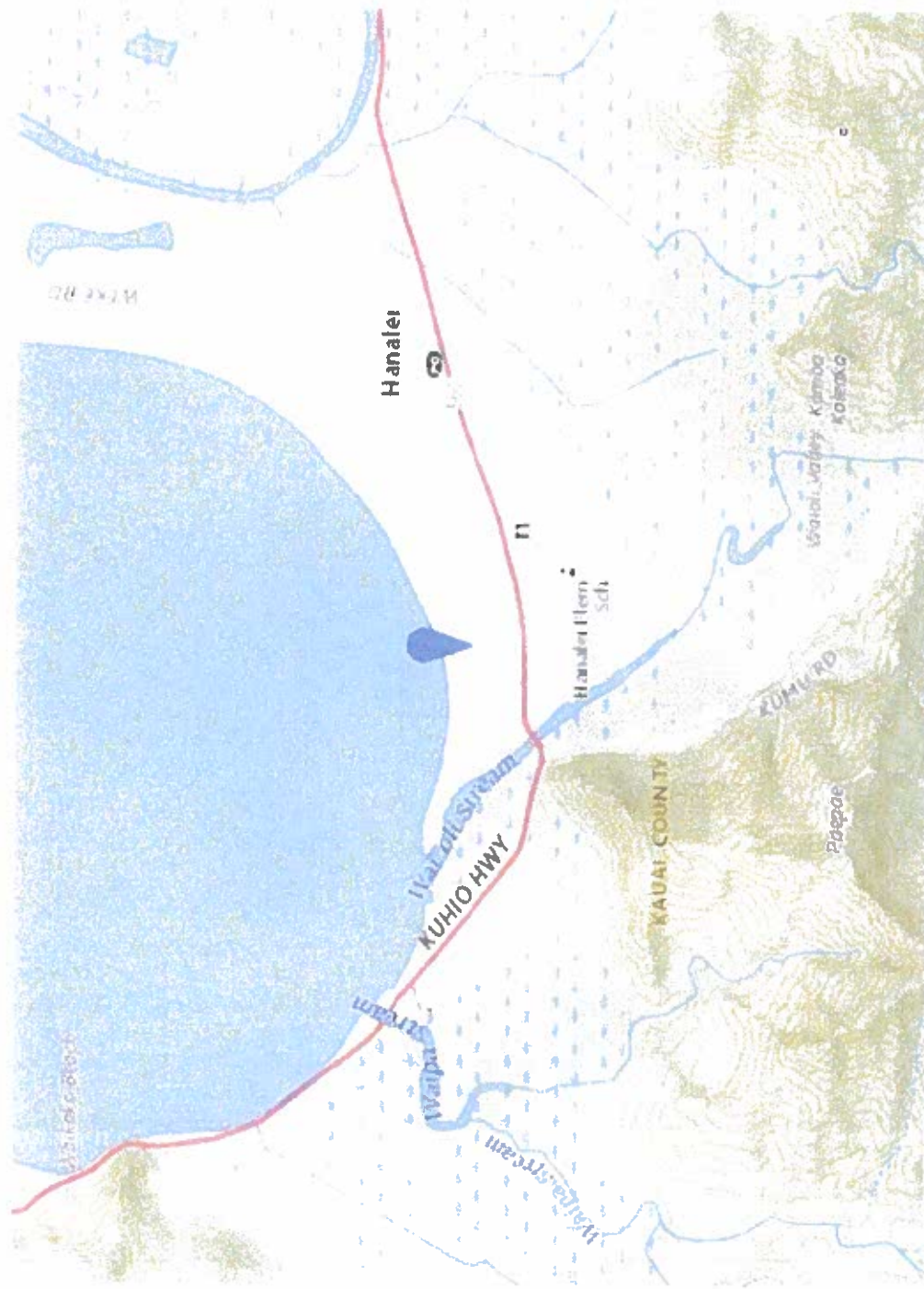
Additional Documentation

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.)

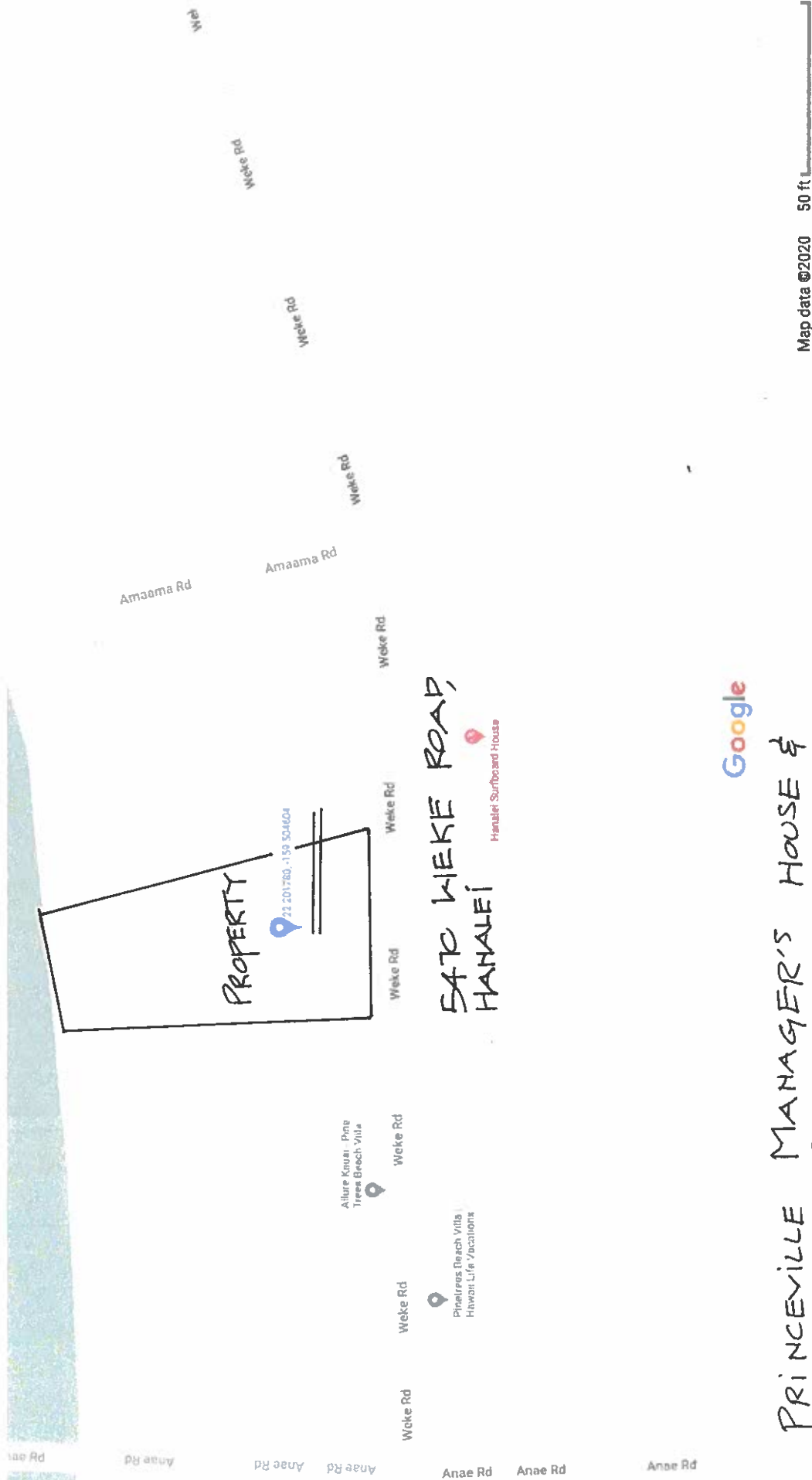
Photographs

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,



5470 WIEKE ROAD
USGS -75 MAP
LAT. 22.201780
LONG. -159.504604

PRINCEVILLE MANAGER'S HOUSE &
CARETAKER'S COTTAGE



PRINCEVILLE MANAGER'S HOUSE &
CARETAKER'S COTTAGE

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



3/23 FRONT ENTRY & WIEKE ROAD —→ EAST



4. 4. MANAGER'S HOUSE WEST ELEVATION —→ N.E.



5. MANAGER'S HOUSE WEST ELEVATION —→ S.E.
& ENTRY DOOR



6. MANAGER'S HOUSE NORTH ELEVATION —→ S.E.



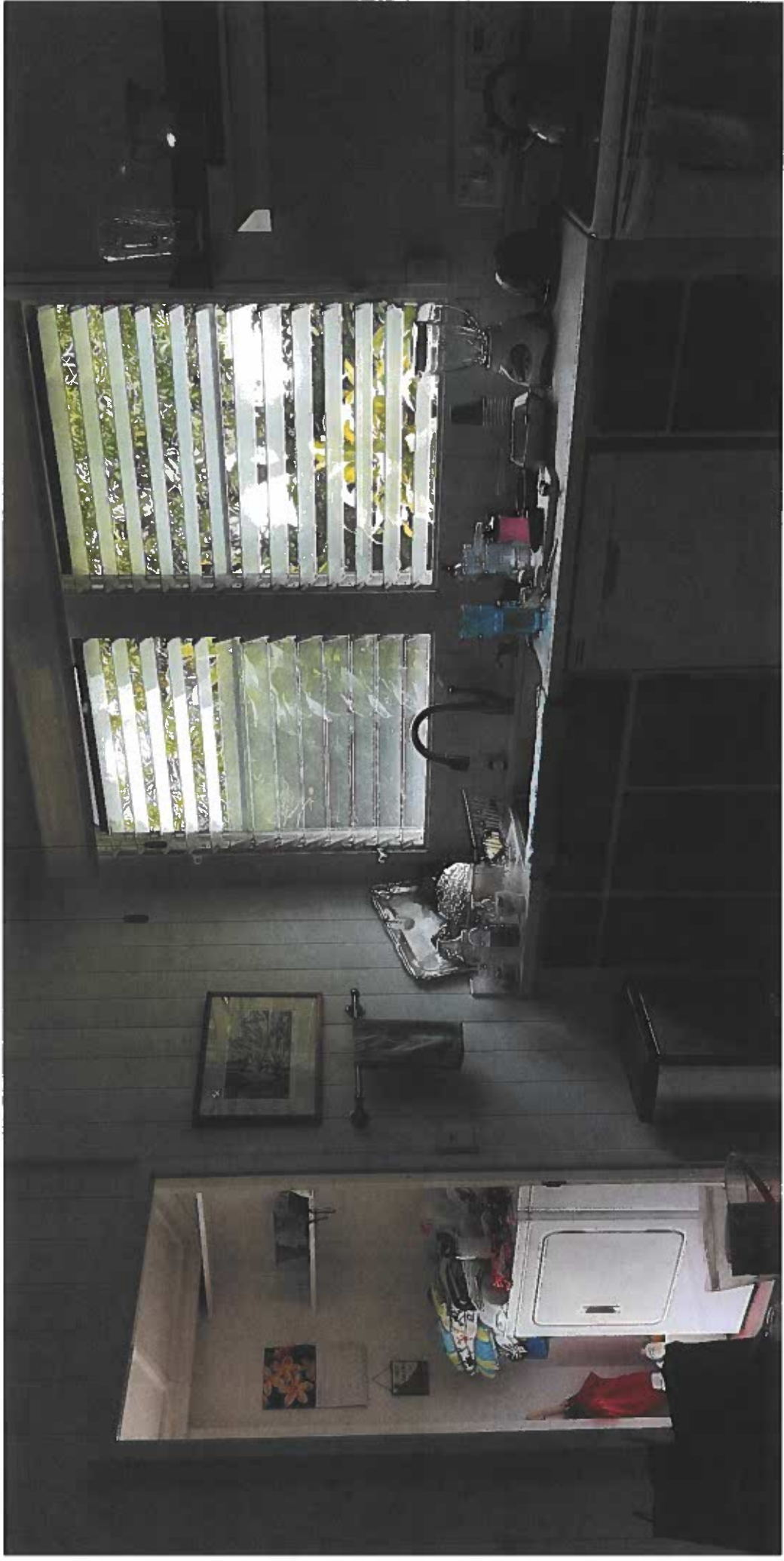
7. MANAGER'S HOUSE EAST ELEVATION —→ S.W.



8. MANAGER'S HOUSE SOUTH ELEVATION —→ NORTH
REAR ENTRY & NEW COUNTER
& NEW EXTERIOR SHOWER ENCLOSURE



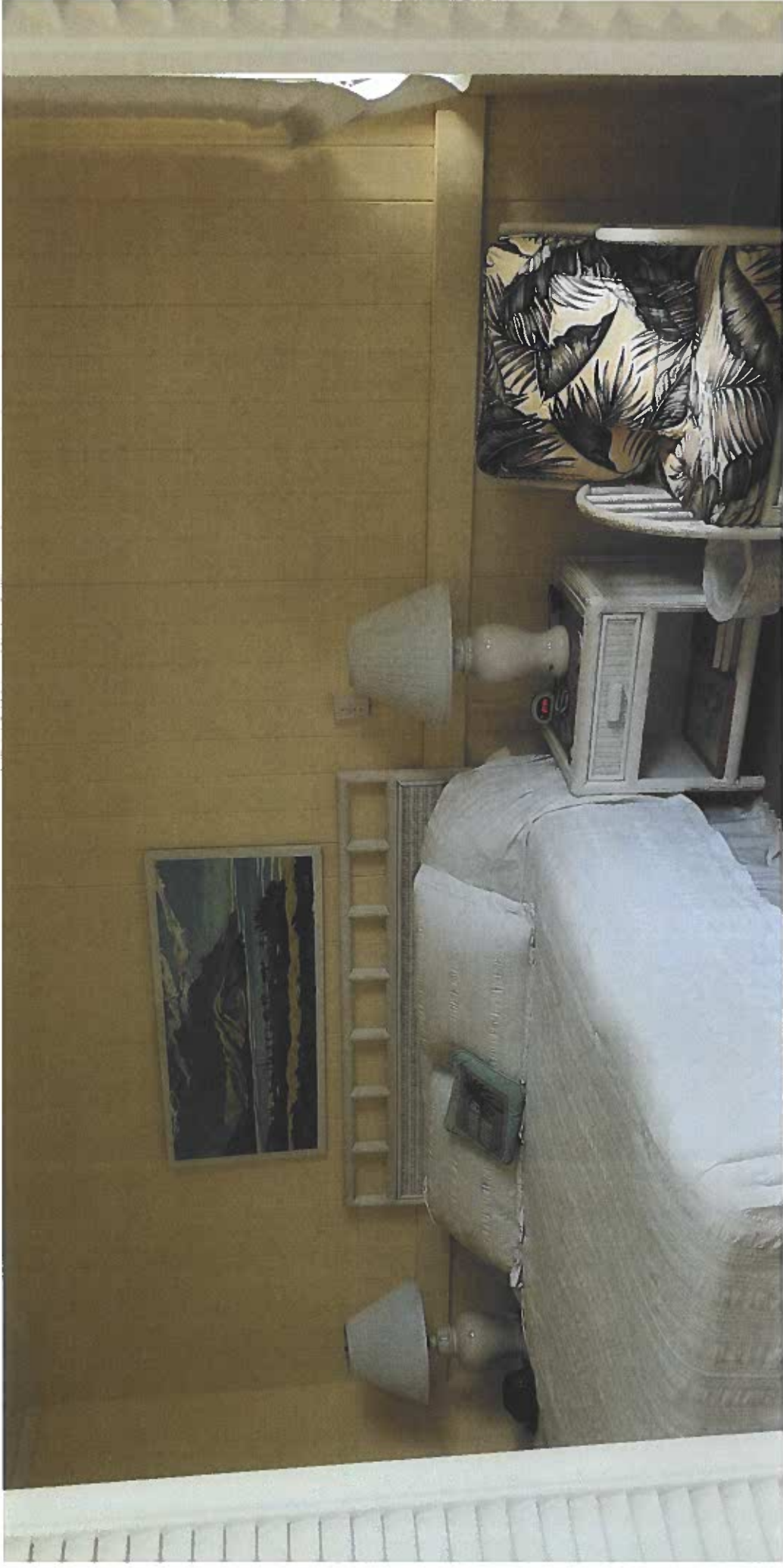
9. MANAGER'S HOUSE Living Room → N.W.



10. MANAGER'S HOUSE KITCHEN → S.W.



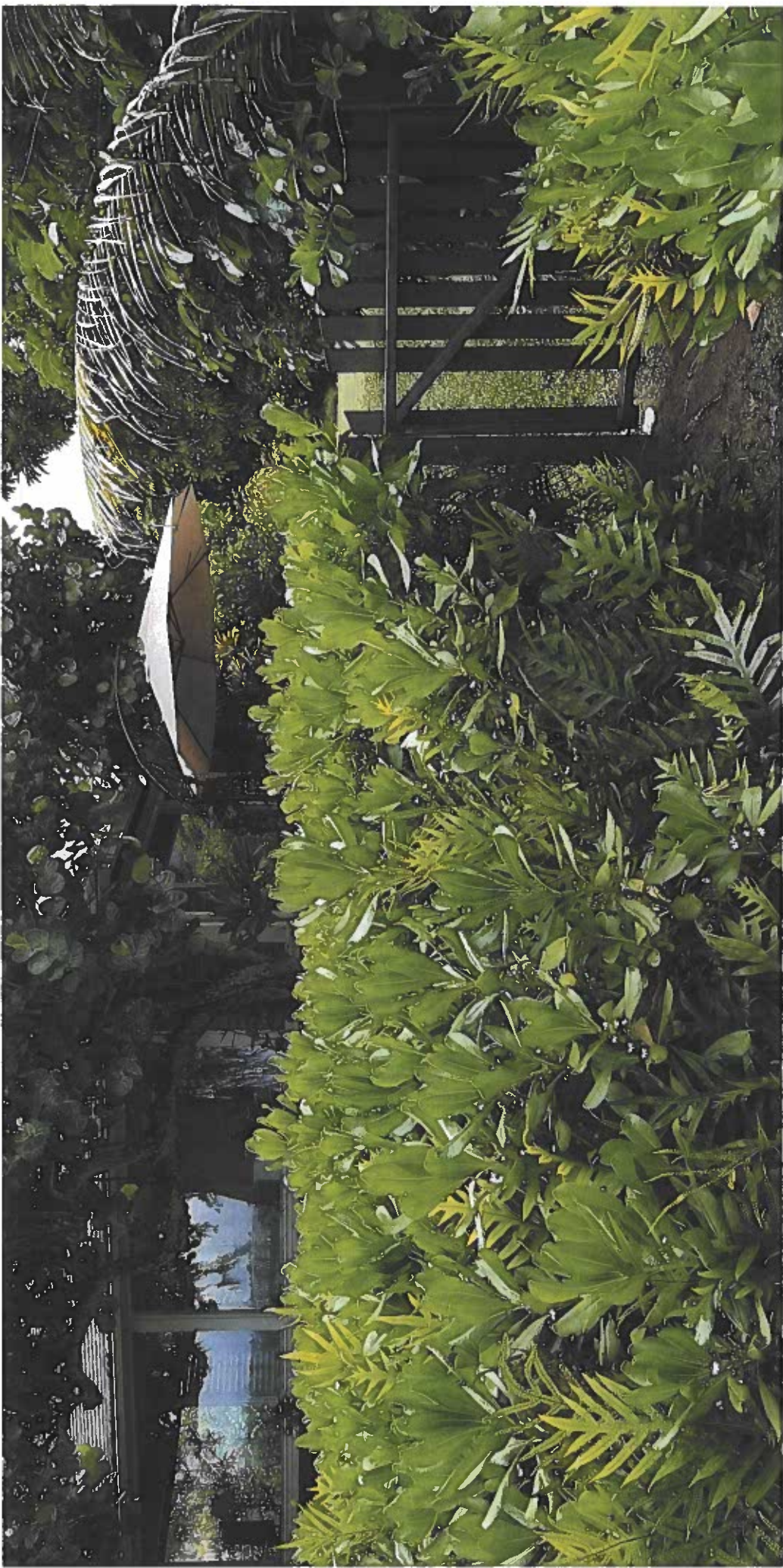
11. MANAGER'S HOUSE DRESSING ROOM —→ S.E.



12. MANAGER'S HOUSE MASTER BEDROOM —→ NORTH



13. MANAGER'S HOUSE VIEW FROM PARK —→ SOUTH



14. MANAGER'S HOUSE GATE from PARK —→ SOUTH



15. MANAGER'S HOUSE VIEW OF HANALEI BAY → N.W.



16. JONE'S CARETAKER COTTAGE —→ N.E.



17. JONE'S CARETAKER COTTAGE - SOUTH ELEVATION -> NORTH



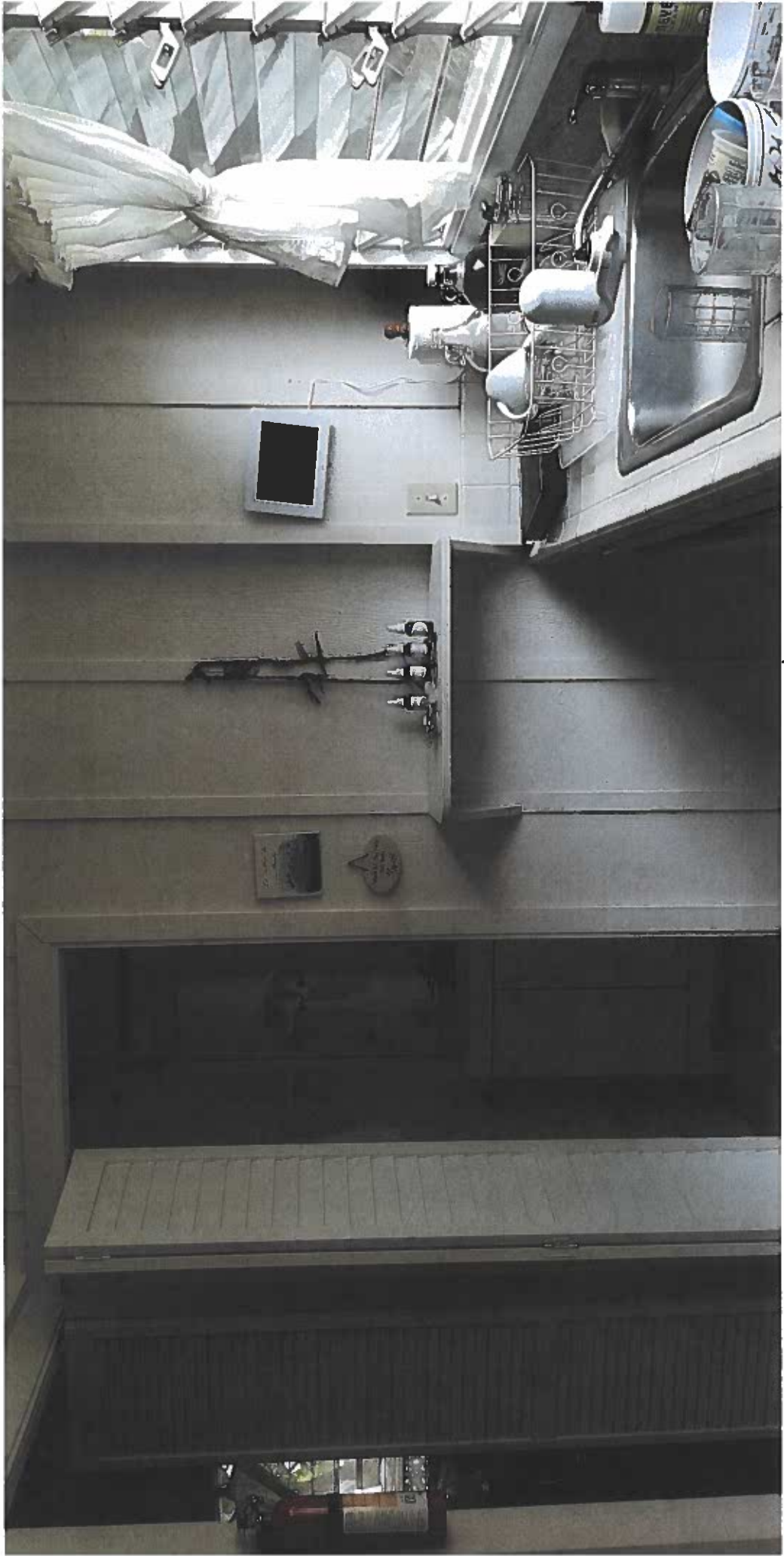
18. JONE'S CARETAKER COTTAGE EAST ELEVATION → S.W.



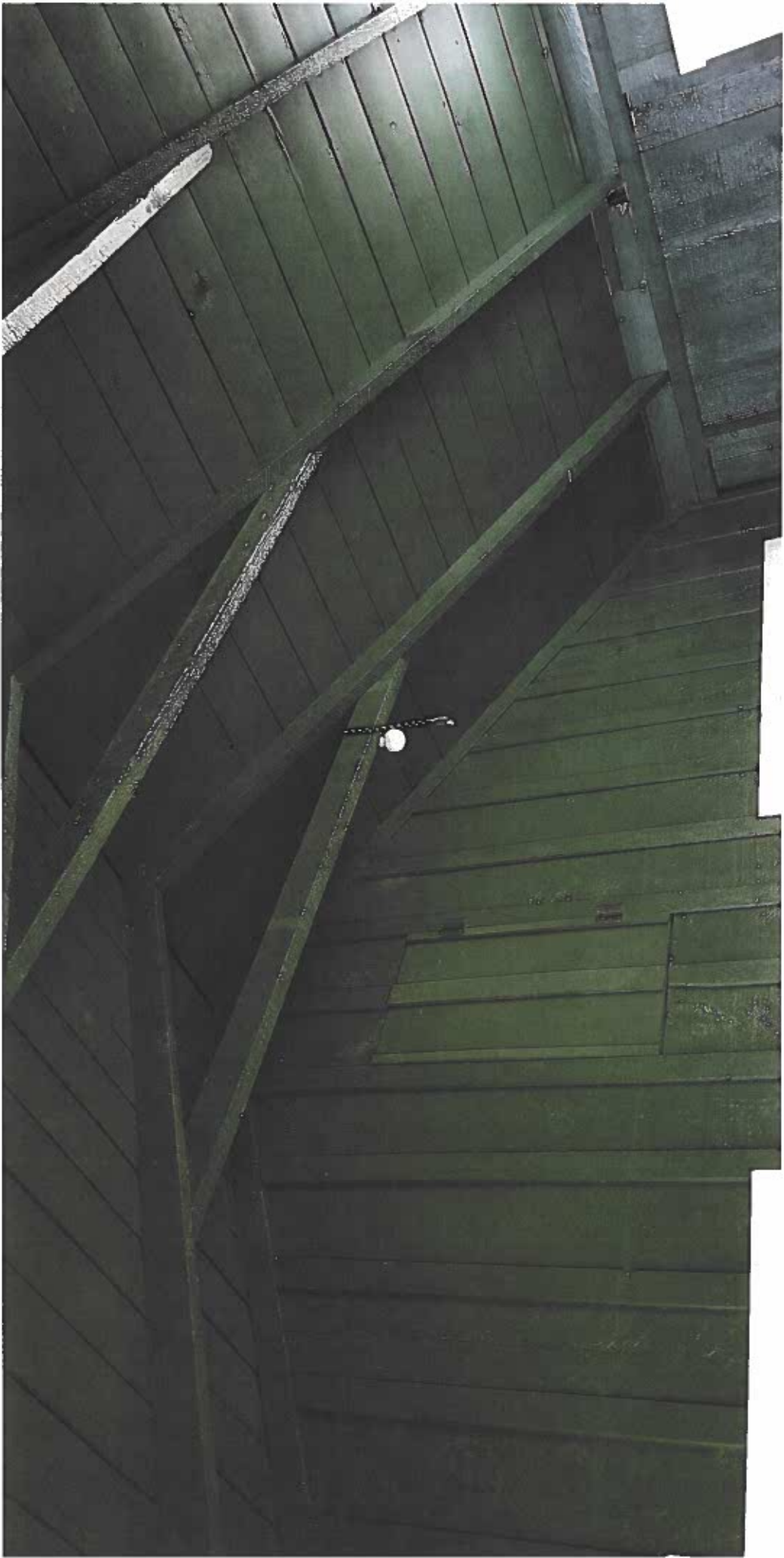
19. JONES CARETAKER'S COTTAGE NORTH ELEVATION —→ SOUTH



20. MANAGER'S HOUSE & CARETAKER'S COTTAGE WEST ELEVATION —→ EAST



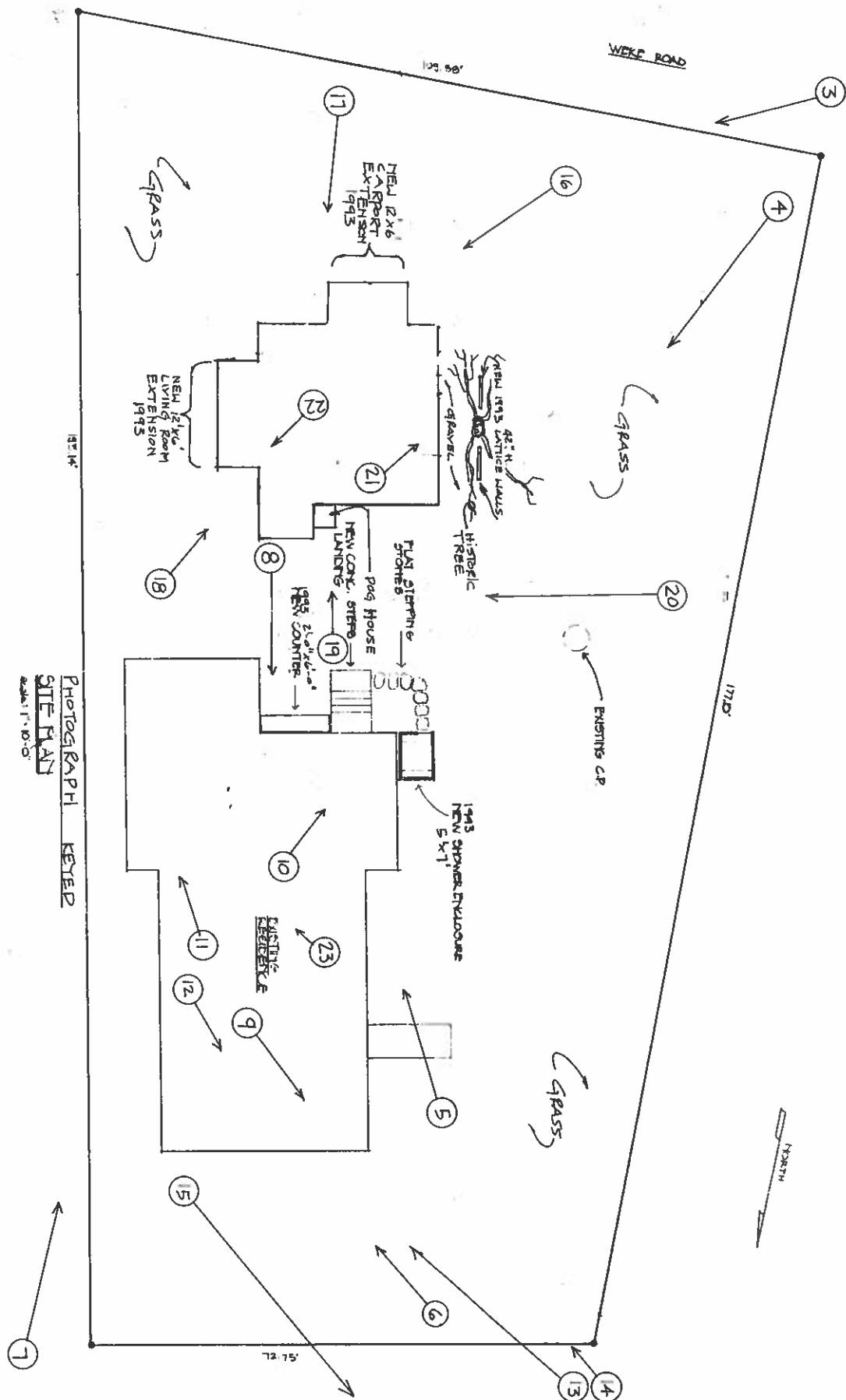
21. CARETAKER'S COTTAGE KITCHEN & BATH ROOM —→ WEST



22. CARETAKER'S COTTAGE LIVING AREA CEILING —→ S.E.

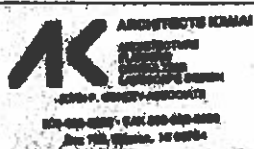


23/23 ROBERT TRENT JONES JR. @ KOA TABLE WITH GOLF COURSE PLANS
———>S.E.



PHOTOGRAPH KEYED
SITE PLAN
NOVEMBER 11, 2008

TRENT JONES
RESIDENCE

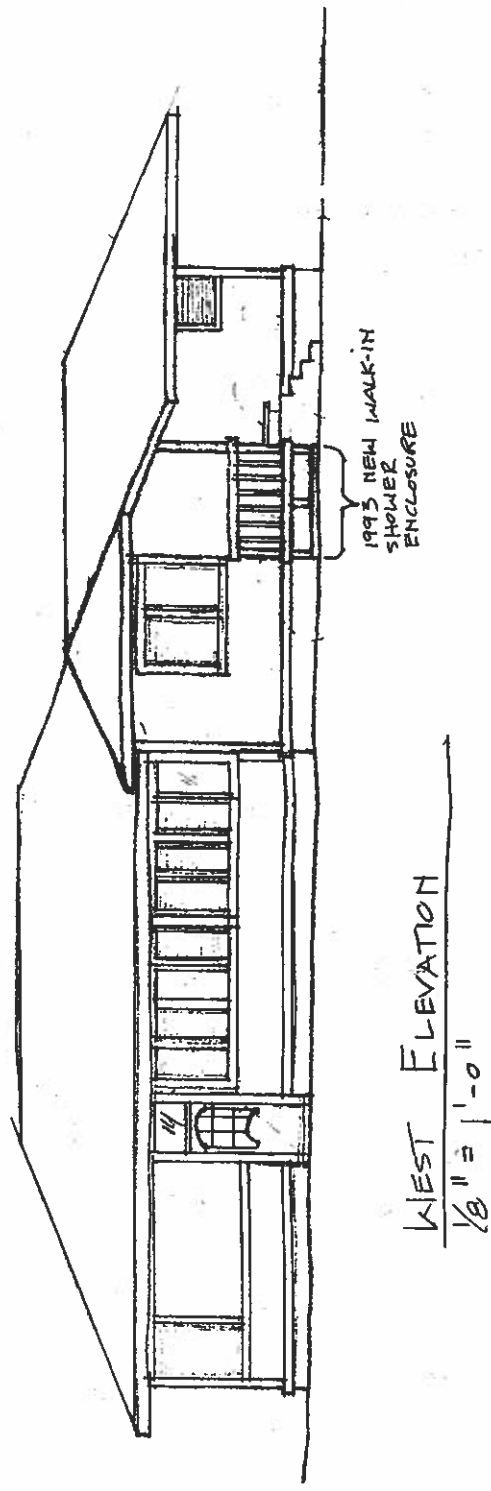
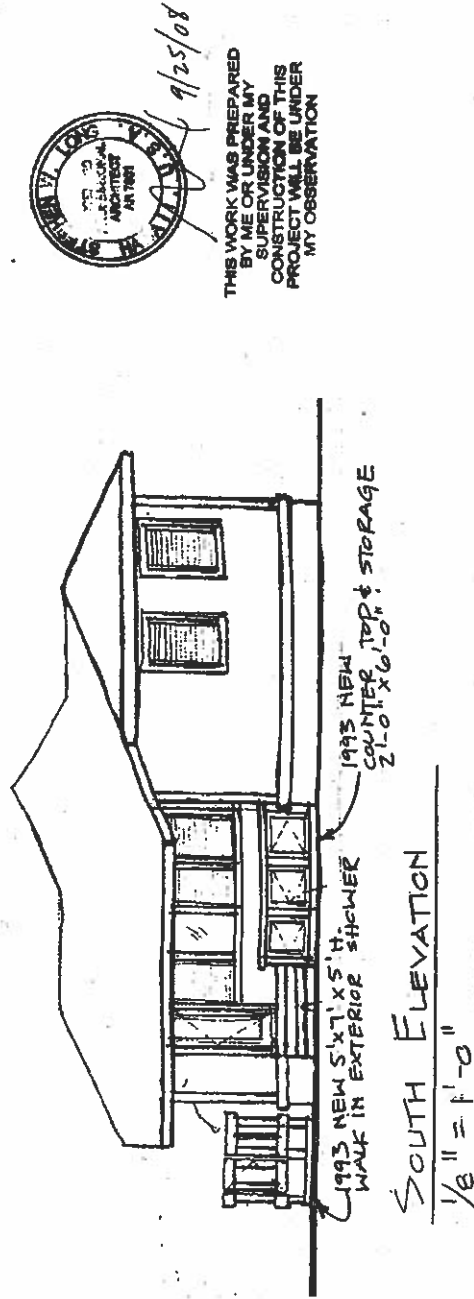


SITE PLAN

NOVEMBER 11, 2008
SHEET


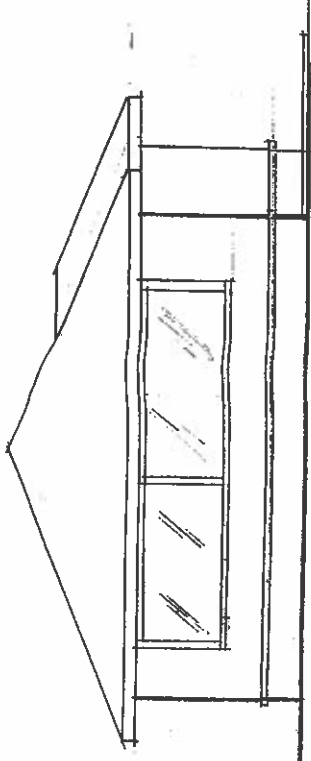
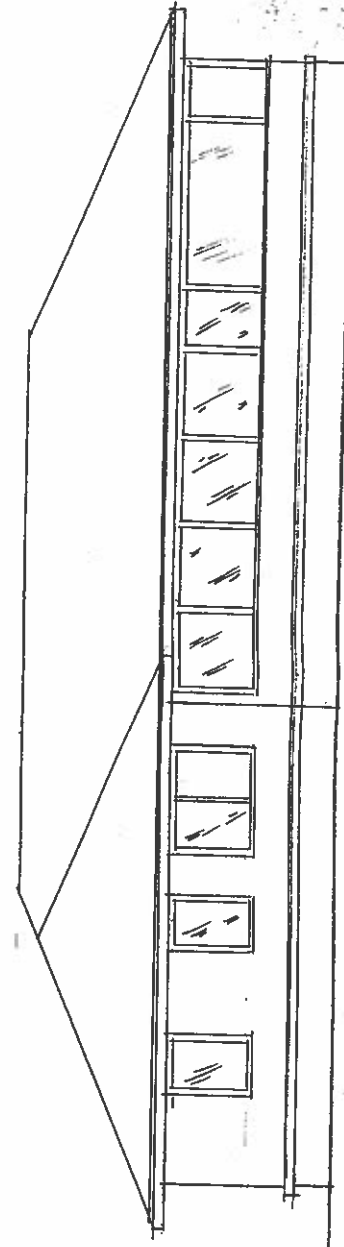

OF 4 SHEETS

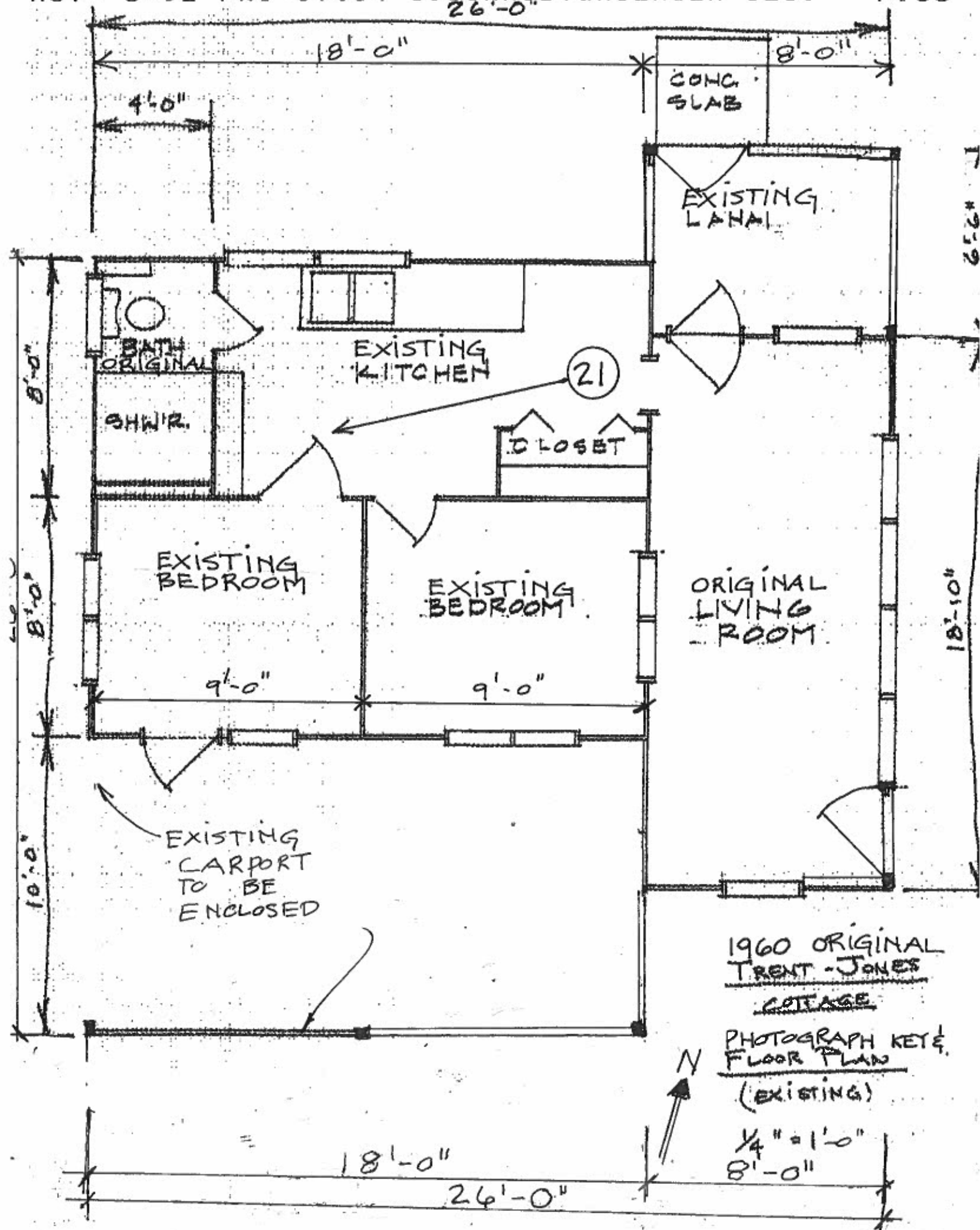
1-A

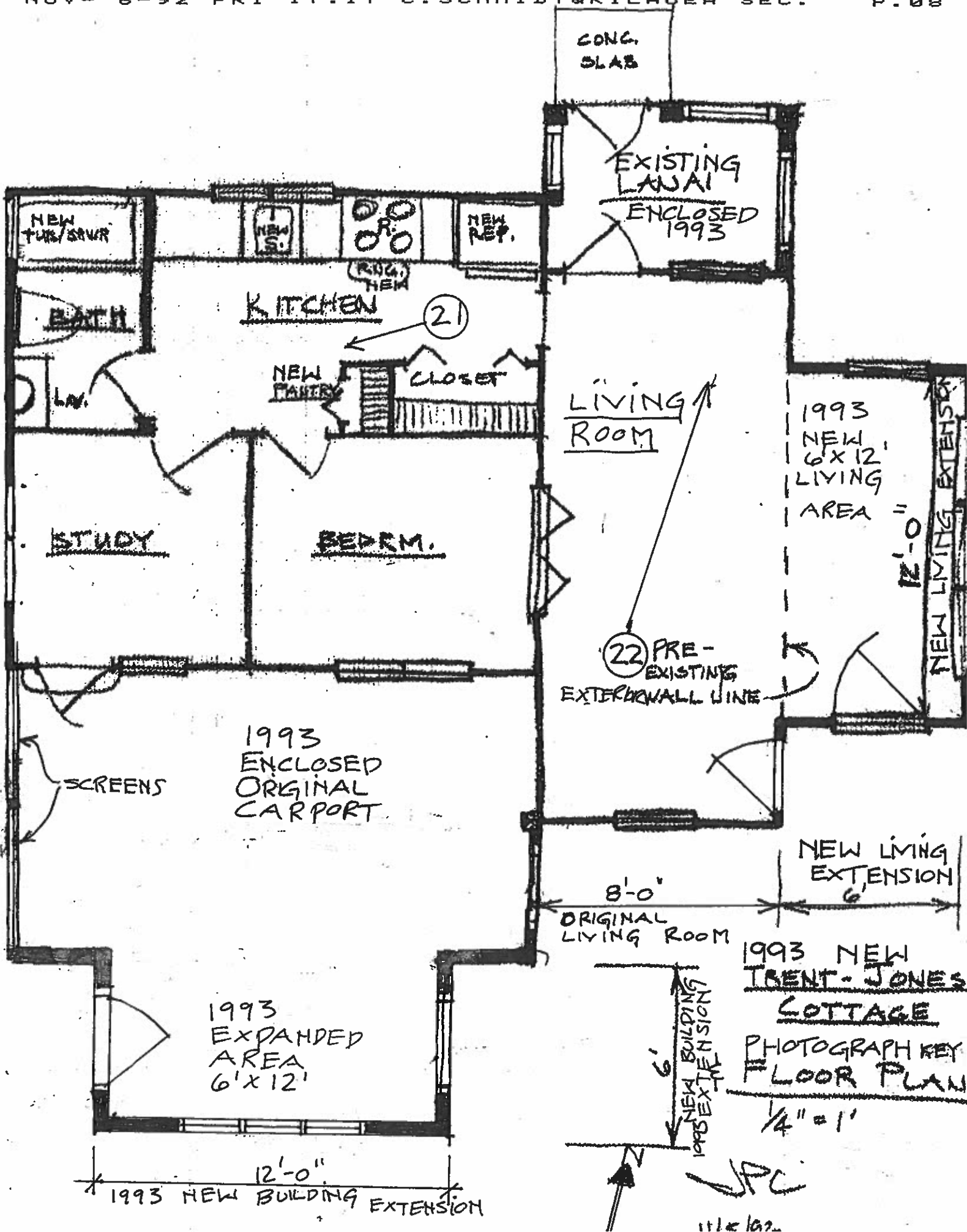


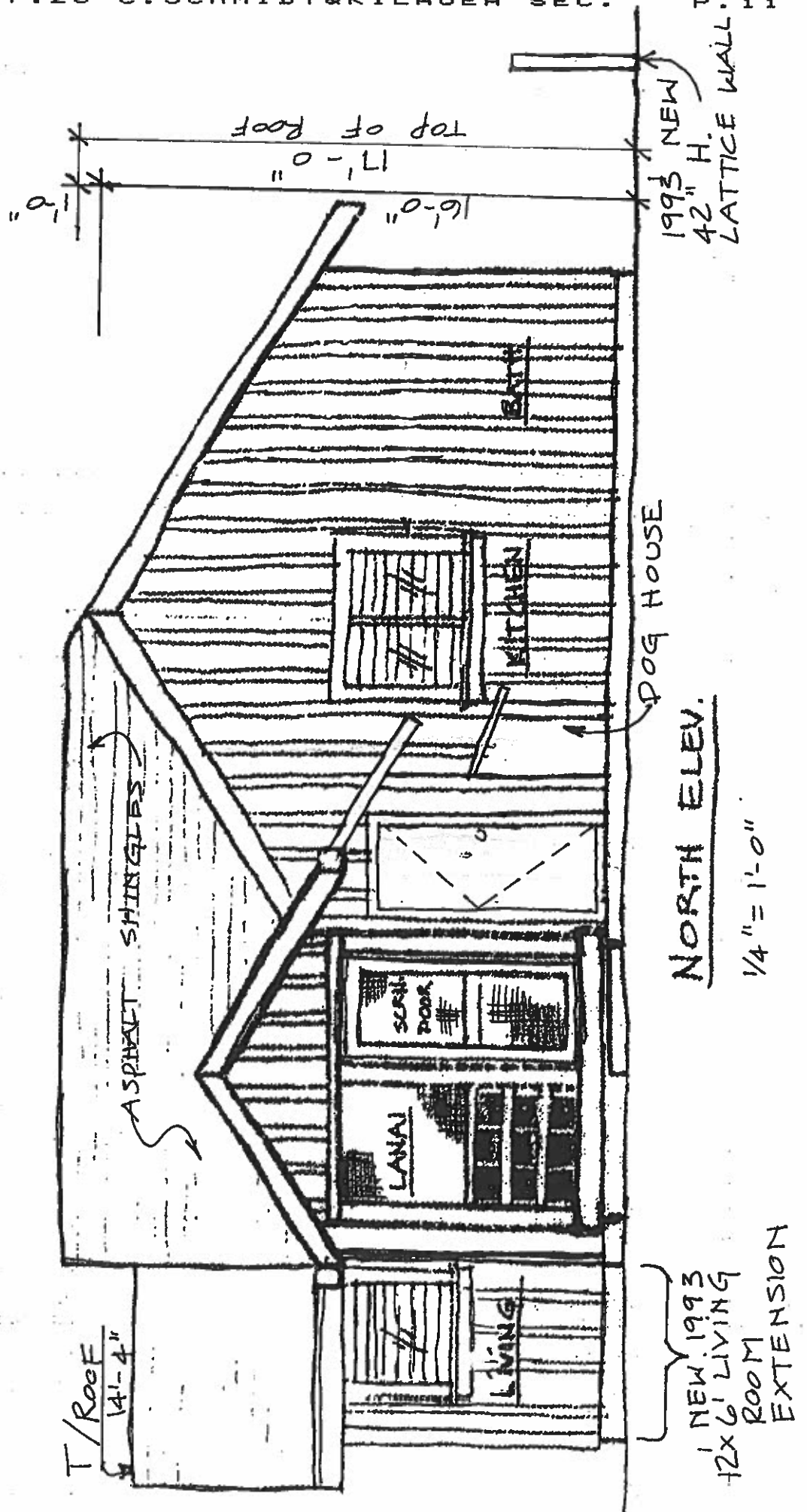
THIS WORK WAS PREPARED
 BY ME OR UNDER MY
 SUPERVISION AND
 CONSTRUCTION OF THIS
 PROJECT WILL BE UNDER
 MY OBSERVATION

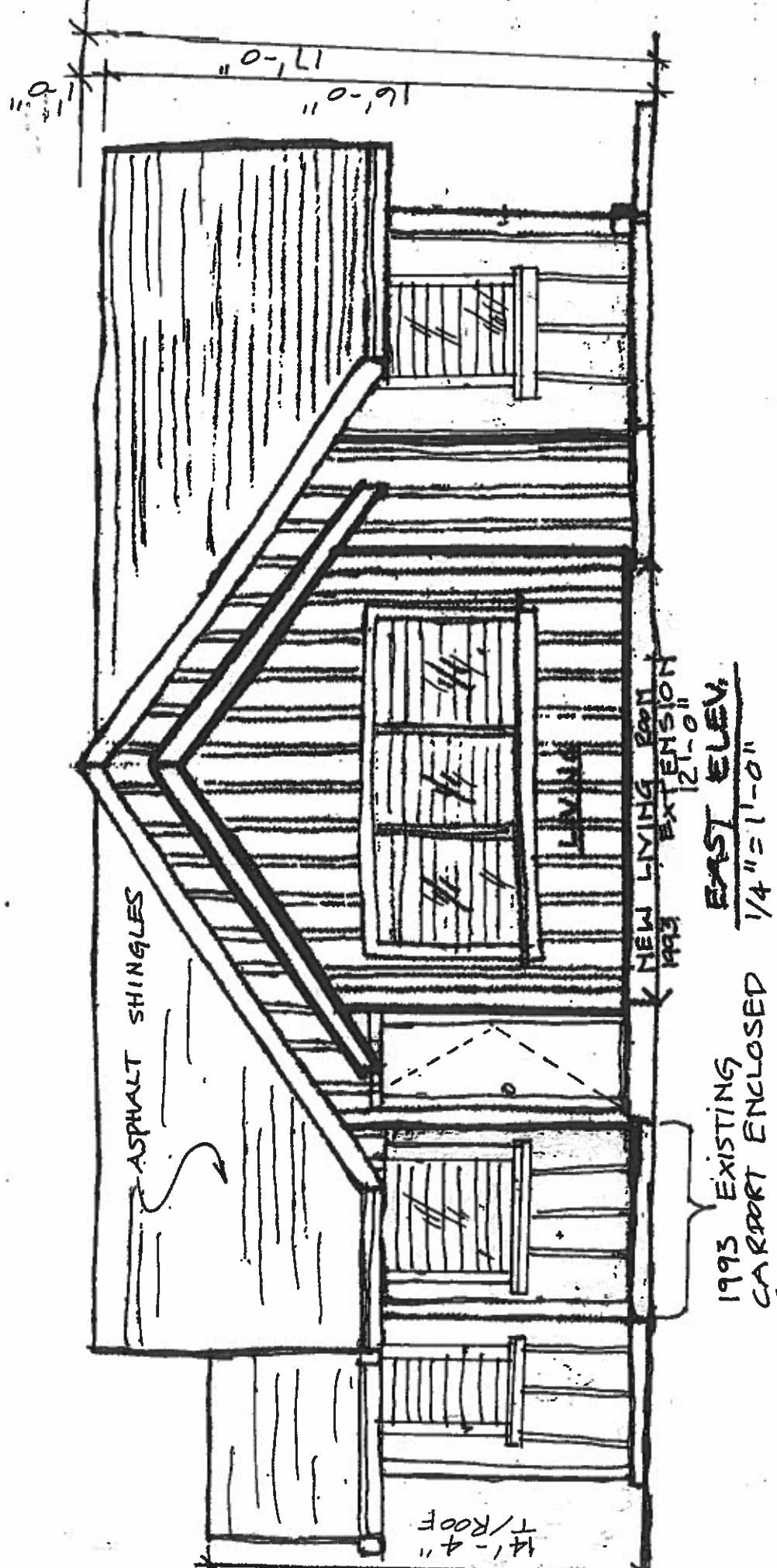
9/25/08
 5470 WERE RD, HAWAII
 TMK # 5-5-04: LOT A-19

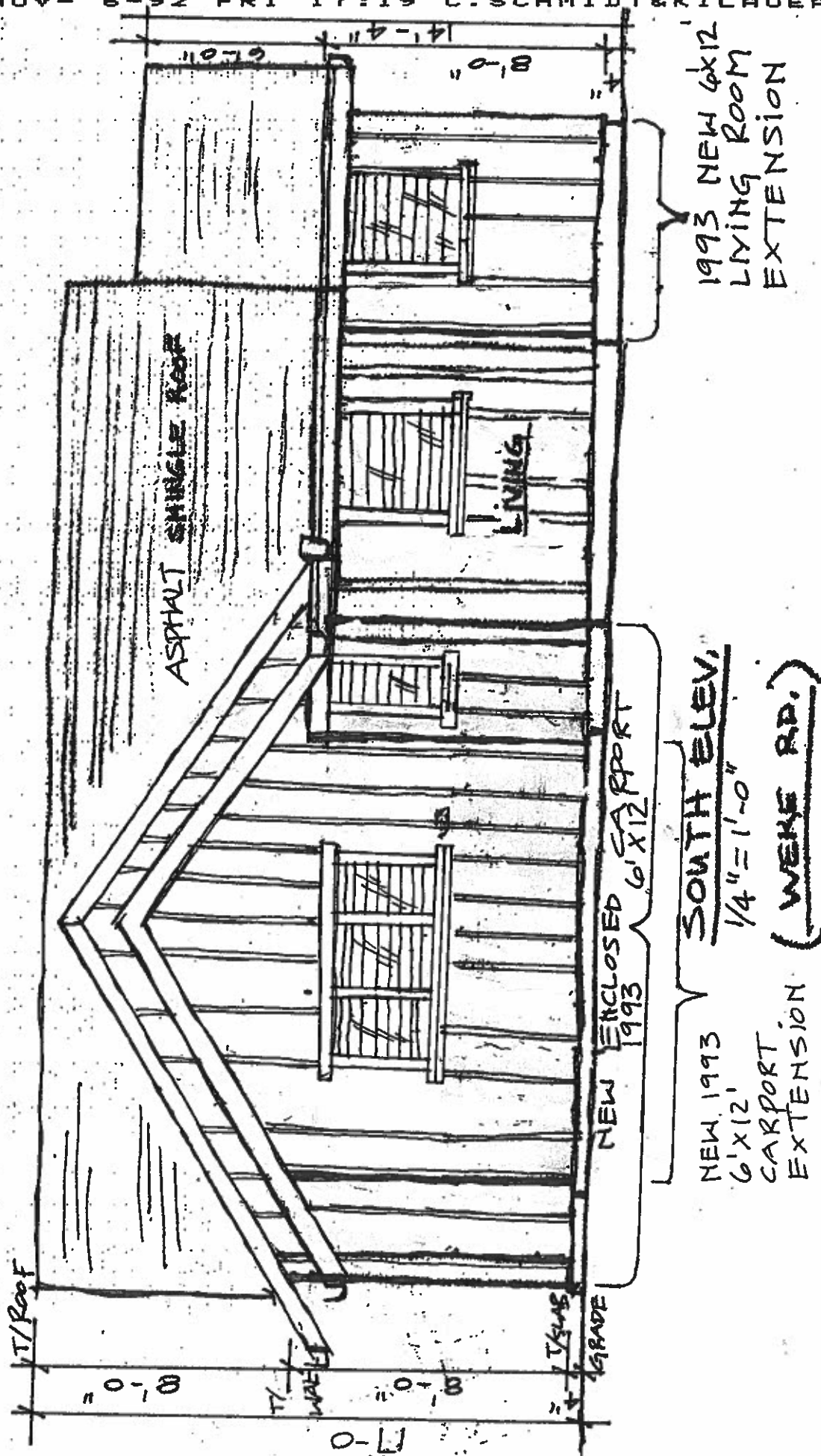
<p>  STEPHEN W. LONG, P.E. 805 245-9549 Fax 805 245-4549 Peoria, Illinois 61622 P.O. Box 22436 Peoria, IL 61622-0436 Email: long@swlong.net </p>	<p> LONES HOME 5470 WILKIE ROAD, HANNAH, IL TMK# 5-5-04: Lot A-19 </p>	<p> 9/25/08 8/25/08 AS-BUILT A-4 </p>
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>NORTH ELEVATION $\frac{1}{8}" = 1'-0"$</p> </div> <div style="text-align: center;">  <p>EAST ELEVATION $\frac{1}{8}" = 1'-0"$</p> </div> </div> <div style="text-align: center; margin-top: 20px;">  <p> THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION </p> </div>		

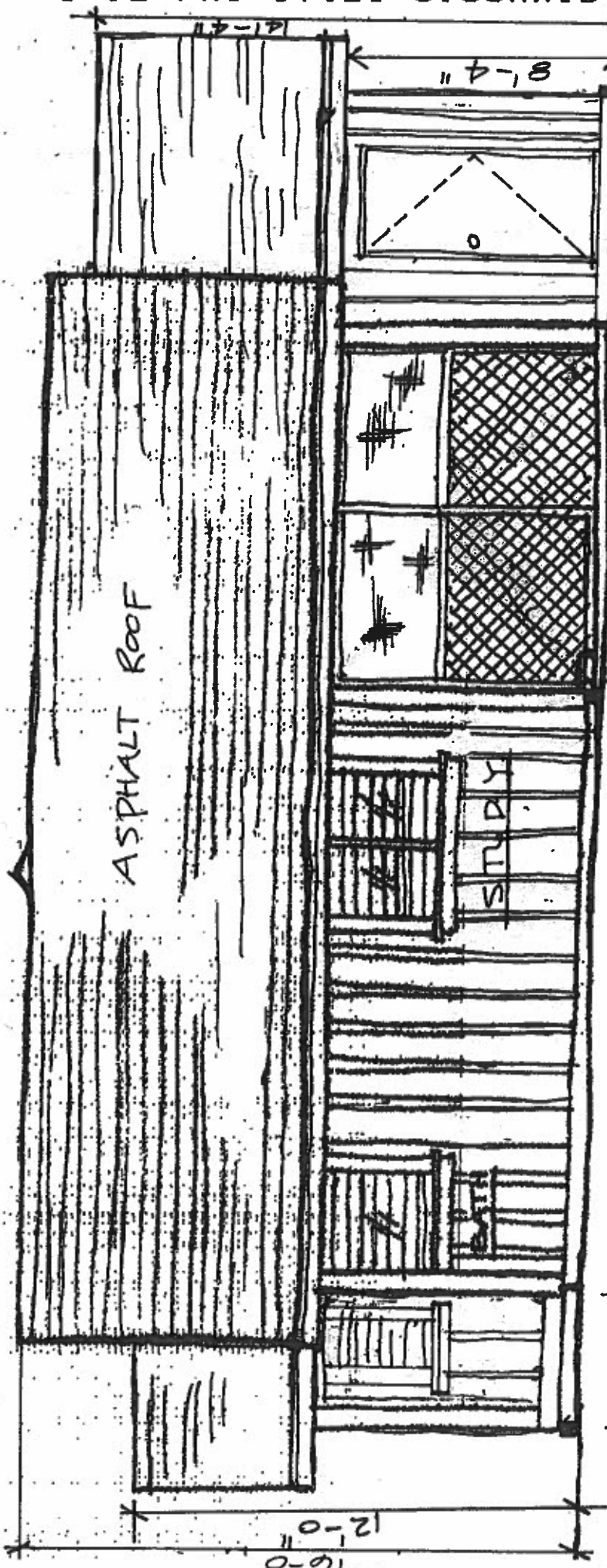












ASPHALT ROOF

WEST ELEV.

1/4" = 1'-0"

6'-0" 1993
EXISTING
LANAI
ENCLOSED

10'-0" 1993 NEW
SCREENED-IN & ENCLOSED
ORIGINAL CARPORT

1993 NEW
CARPORT
EXTENSION