

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: Malaekahana Beach HouseOther names/site number: 50-80-02-09411

Name of related multiple property listing: _____

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

2. LocationStreet & number: 56-277 Kamehameha HighwayCity or town: Malaekahana State: Hawaii County: HonoluluNot 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:

___ A ___ B ___ X C ___ D_____
Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal Government

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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 ☐

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Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

Total

Number of contributing resources previously listed in the National Register

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.)

Late Nineteenth, Early Twentieth

Century American Movements

Hawaii Regional

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood board and batten walls, composition shingle roof, wood post and pier foundation

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

This beach house is situated on the beach at Malaekahana, an area characterized by beach parks and beach houses. It sits on a flat, 54,145 square foot lot, which runs from the ocean to the Kamehameha Highway. The house sits back from the beach, screened from the ocean by a variety of vegetation including: naupaka (*Scaevola sericea*), iron wood trees (*Casuarina equisetifolia*), hala (*Pandanus odoratissimus*), sea grape (*Cocoloba uvifera*), Madagascar olive (*Noronia emarginata*), and beach heliotrope (*Heliotropium curassavicum*). The single story, single wall house faces east towards the ocean, and follows a U-shaped, pavilion plan with the wings defining a rear lanai which is covered by a built-up, flat roof. The beach house has board and batten walls and a composition shingle, intersecting hip roof with overhanging eaves and exposed rafter tails. It sits on a reinforced concrete slab foundation and its interior walls are also of board and batten. The five bedroom, three bath house is in excellent condition, has 1,906 square feet under roof, and retains its historic integrity of design, materials, workmanship, place, setting, feelings and association.

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Narrative Description

The beach house sits back from Kamehameha Highway, with a thicket of hau (*Hibiscus tiliaceus*) growing between the highway and the house. A long dirt driveway runs in from the highway to the beach house, with cars parking on a grassy knoll above the house. A walk with coral pavers embedded in concrete curves around a stand of naopaka and heads towards the back of the beach house, while in the other direction it curves towards the front along the south side, passing between a pair of 2' high, concrete pylons which taper from a 23" x 23" base to an 8" x 8" top.

The walkway to the rear of the house descends six coral set in concrete steps with a pair of 2' high coral posts at their top, and then traverses a curve with coral stone walls on either side before descending another five steps to the rear lanai. The 20' x 35' rear lanai has a coral paved floor and the 2" x 6" rafters and tongue and groove roof deck serve as its ceiling. Pipe columns, 4" in diameter support the corners of the roof and rise from cylindrical concrete bases. To the west of the lanai an approximately 4' high coral stone wall retains the hillside and a fire place for grilling food is built into the wall and surrounded by a counter of flat concrete blocks.

The walkway to the front terminates at a historic door in the south wall of the beach house. The door has four horizontal panes with a similarly designed side light to its east side. The door retains its original knob and hardware. The door opens on the 16' x 21' living room, which has a vinyl tiled floor and board and batten walls and ceiling. Such walls are found throughout the house, unless otherwise noted. The ceiling is 9'-2" high, and the walls rise from a 2" high concrete curb and feature an internal 1" x 4" girt. The east wall of the living room is comprised of a pair of wood framed, single pane sliding doors with a single pane fixed window to either side. The sliding doors open on a front, concrete block paved, 8' x 16' lanai, which is sheltered by a built up flat roof. The roof is supported at its outer corners by 4' x 4" posts sitting on small concrete tofu blocks.

On the living room's south wall, the entry door is flanked by 1 x 1 double hung sash windows, which have shed roof hoods supported by brackets on the exterior. These windows are in their original wood frames, but are of vinyl, as are all the double hung sash, fixed and sliding windows in the house, unless otherwise noted. In the west wall of the living room, a doorway without a door leads into the kitchen.

The 15' x 20' kitchen has historic cabinets and formica countertops, which appear to date from the 1950s. The kitchen has in its south wall a two panel door, with a windowed top panel. The door is flanked by 1 x 1 double hung sash windows, and a single pane, fixed window in its west wall. A non-historic door in the north wall opens on the back lanai, as also does a large pass through with a wood, roll-up door.

In the living room's north wall a cabinet with a pair of louvered doors is recessed into the wall. Above the cabinet are three shelves, and to the east of the cabinet is a single panel door with its

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original glass knob and hardware which opens on the first of a series of five bedrooms. This south-most bedroom has a single panel door with its original glass knob in its south wall, which opens on a closet. In its west wall a non-historic door opens on the rear lanai. A single pane picture window framed by a 1 x 1 double hung sash window on each side, defines the east wall. The windows look out on an inset, 5' x 31' lanai which runs across the front of this bedroom and its neighboring bedroom. The lanai has a coral stone floor and four 4" x 4" posts support the beam running across its opening. The lanai is one step above the front yard.

A hollow core door, with a historic glass knob, in the south-most bedroom's north wall leads into a Jack and Jill bathroom. Six long wood towel racks line the north wall of the bathroom. A shower stall projects into the room from the south wall. Also along that wall are a toilet and a sink with a medicine cabinet with a beveled mirrored door above. The west wall is lined with three storage cabinets with tall doors. These have a screened opening running across the wall near that top, which on the exterior features a wood screen with an Asian geometric pattern. The east wall of the bathroom has a modern door which opens on the front lanai and yard, while a single panel door with its original glass knob and hardware is in the room's north wall.

The single panel door opens on a second bedroom. This room has in its east wall a picture window flanked by double hung sash windows similar to that in the southern most bedroom. A modern door in its west wall opens on the rear lanai, and the north wall of the room has two pairs of louvered, bi-fold closet doors and a solid core door with an historic glass knob and hardware.

The door leads into a third bedroom. This room has a picture window flanked by sash windows similar to the preceding two bedrooms in its east wall. In its north wall there is a single pane, fixed wood framed window. Also in this wall is a single panel door which leads to the outside, as well as a single panel door with its original glass knob and hardware which leads into a fourth bedroom. The west wall of this room has a jog in it, with the projecting part of the wall having a new door opening on a closet and a storage cabinet with four sliding doors near the ceiling line. The recessed part of the wall has a single panel door with its original glass knob and hardware which leads into a fifth bedroom which forms the north wing of the pavilion plan.

The fifth bedroom has a single panel, closet door with its original glass knob and 1 x1 double hung sash window in its north wall and a pair of similar windows in its west walls. A new door in its south wall opens on the rear lanai, and a board and batten walled bathroom occupies the southwest corner of the room. The bathroom is accessed through a single panel door with its original glass knob and hardware in the bedroom's west wall. Next to the bedroom door, in the south wall of the bathroom, a new door opens on the rear lanai, and a small 1 x 1 double hung sash window is in the bathroom's west wall above the sink and toilet. A built-in bench with a rounded corner, and the large round arched mirror behind it, are adjacent to the bedroom door on the bathroom's east wall. Two long, wood, towel racks are on the north wall of the bathroom, and a shower projects out from the north end of the west wall of the bathroom. The tiled shower has a high, single pane, obscure glass, wood window in its north wall.

The fourth bedroom occupies the northeast corner of the beach house. It has two pairs of small, single pane sliding windows in its north wall and a pair of large, single pane sliding windows in

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its east wall. Also in its east wall is a hollow core door with a historic glass knob, which opens on a bathroom. The bathroom has wood towel racks and a tiled shower with an obscure glass, single pane fixed window near its top in the east wall, and also a 1 x 1 double hung sash window in the same wall above the sink and toilet. In the bedroom's west wall there is a closet projecting from the southwest corner of the room which has a single panel door with its original glass handle and hardware. To the north of the closet a door in the west wall opens on a sidewalk which runs around to the rear lanai.

The beach house retains its historic integrity, despite several changes it has undergone. The house retains its original serial bedroom layout, front and rear lanai, living room sliding doors, and interior and exterior board and batten walls. Many of its single panel doors with their glass knobs remain intact, as do other details such as the bathroom towel racks, the 1950s kitchen with pass through to the outside, and the grounds landscaped with typical ocean front plantings. The windows, albeit vinyl, are double hung sash and sliding and their substitution does not disturb the fenestration of the house. As such they are subservient to the overall historic character of the house, as are the modern exterior doors opening on the rear lanai. The flat roof over the rear lanai supported by the pipe columns was picked up by the tax office in 1957, and is in keeping with the nature and historic character of the beach house and has acquired significance in its own right.

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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

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Areas of Significance

(Enter categories from instructions.)

architecture

Period of Significance

c.1930-1957

Significant Dates

c. 1930, 1957

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

unknown

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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 beach house is significant on the local level under criterion C as a good example of a single wall beach house designed in a Hawaii regional style during the pre-World War II period in Hawaii. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The c. 1930-1957 period of significance was chosen in accordance with National Register Bulletin 16A, as circa 1930 is the approximate year of construction and 1957 is the date the rear, covered lanai was definitely standing

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

Architecture

The idea of developing a residential style of architecture appropriate for Hawaii extends back into the mid-nineteenth century and may be associated with the conscious development of the lanai as a place for outdoor living. During the late 1870s and early 1880s, the more or less typical five-foot-wide American porch was greatly widened in Hawaii, and gradually residents transformed it into a living space, essentially an open-air living room, completely furnished with tables, lounging chairs, rockers, and lauhala mats and adorned with tropical plants and orchids often placed in Chinese ceramic pots. The lanai served not only as a transition between house and garden but also as an informal arena for socialization and quietude, its atmosphere sharply contrasting with the staid Victorian parlor. Often the family dined here, and callers were received, allowing the ebb and flow of household life to be conducted in an open-air environment.

At the end of the nineteenth century a young C. W. Dickey, with his partner C. B. Ripley, began his thinking on an appropriate regional style of architecture for Hawaii and placed an emphasis on the lanai. His thinking matured in the mid-1920s at a time when members of Hawaii's society were seeking a style of architecture appropriate for the Islands. In 1926 Dickey introduced what he termed, "a distinctive Hawaiian type of architecture," [*Honolulu Advertiser*, March 14, 1926] with the Halekulani cottages (no longer extant). These buildings had enclosed lanai, lava rock foundations and piers, casement windows, and gracefully sloping, double pitched hipped roofs which became known as the "Hawaiian" or "Dickey" roof. The new Hawaiian style as promulgated by C. W. Dickey was characterized by its double pitched hipped roof, use of casement or sliding windows, the presence of lanai, the use of local materials, and an emphasis on cross ventilation and indoor-outdoor relationships. The character of these houses derived from their simple massing and dominant roof, rather than applied ornamentation.

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The Malaekahana beach house conveys the basic premises Dickey laid out with the Halekulani cottages, as more modestly applied to a beach cottage. It includes a hipped roof with broad overhanging eaves, and features a large lanai at its rear, which serves as a social hub with all bedroom doors opening on it, thus continuing the importance of the lanai as an integral part of beach front living. In addition the use of local, coral as a building material, as seen in the walkways, steps, retaining walls and lanai paving, typifies the regional style's use of local materials. The character of the house derives from its simple massing and low horizontal profile, rather than applied ornamentation.

The house also reflects its function as a beach house through the use of board and batten siding, which during the 1920s and 1930s was a popular signifier of rusticity and employed in weekend retreats. Primarily drawing upon the architectural antecedents of the plantation, with its single wall construction and canec ceilings the Malaekahana beach house embodies the primary design vocabulary for beach houses of the pre-World War II period with its unadorned walls, horizontal profile, and use of the front and rear lanai for outdoor living and/or to access the various rooms. Its use of a poured in place, concrete slab foundation departs from the plantation vocabulary, but had already come into use during this period in beach houses, as reflected in such registered beach houses as owned by the Wrenns, Hockings and Boutchers. As is the case with this beach house, curbing was a feature associated with such beach front foundations. Also, the presence of an exterior door leading into the shower or bathroom was a common feature in houses situated close to the beach.

Also the house's use of a pavilion plan was often found in Hawaii's beach houses in the pre-World War II period, while the use of board and batten siding was a popular signifier of rusticity and employed in weekend retreats of the time. In addition, the large sliding living room door, and cross ventilated bedrooms well respond to Hawaii's climate, inviting the cooling trade winds into the house. The serial character of the bedroom layouts and access to individual rooms from the outside well reflect the informal style of life associated with recreational beach houses and the entertaining of friends and relatives who might gather here on the weekends. As such this house stands as a good example of a beach house rendered in a Hawaii regional style from the pre-World War II period.

A little over a dozen beach houses on Oahu have been placed in the Hawaii or national registers of historic places, with the majority located in Lanikai and Kailua. In addition three beach houses in Mokuleia have been registered as also Hocking Beach House in Waimanalo, Trentino at Kawela Bay and the Marie Heilman beach house on the east side of Oahu. To date no beach houses in the area between Hauula and Kahuku have been placed in either register. As such this beach house in Malaekahana stands as a very good and relatively rare example of its genre at Malaekahana, as many beach houses were removed as a result of the development of the State beach park. In addition to its architecture it is also noteworthy by retaining its ocean to highway parcel of land and its landscaping with naupaka, seagrape, beach heliotrope, Spanish olive, iron wood, and hau all of which were typical of ocean front plantings of its period.

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Malaekahana was one of the more inaccessible beachfronts on Oahu, being an approximately seventy mile train ride from Honolulu by way of the North Shore and Kahuku, and the area could not be reached by paved roads until 1933, when L.L. McCandless completed the paving of the 5.5 mile section of the Kamehameha Highway between Hauula and Kahuku. In addition to the paving of the road, the project also entailed the construction of eight concrete bridges, and with this project Oahu's belt highway was completed. [*Star Bulletin*, May 8, 1933, page 7] With the new paved road the Malaekahana area became more attractive as an ocean front retreat, although was still slow to develop because of the economic strictures of the Great Depression.

Oral traditions say this beach house was built by Clifford Kimball, the owner of the Halekulani Hotel, but to date no written verification of his possession of this land has been found. The property was under the control of the Kahuku Plantation, with the James Campbell Estate owning the land. The Campbell Estate did not record their leases in the regular system, and staff at the James Campbell Company indicated that records for this property have not been retained, as the property was sold in 1976. No mention of Clifford Kimball at Malaekahana has been found via newspapers.com. Also only one building permit for this property is on file at the Department of Planning and Permitting. It dates from 1957 and was for a two story house which was subsequently subdivided from the property in 1960. Mrs. Richard Kimball is listed as the owner. An absence of any building permit on file for this single story beach house most likely indicates a construction date prior to 1935, as the County's records for this earlier period were all destroyed.

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9. Major Bibliographical References

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

City and County Tax Office records.

State Bureau of Conveyances, document numbers 102154 and 337304, and Transfer Certificate of Titles numbered 3095 and 10,672

“Paving of Last Section of Kam Highway Ending,” *Star Bulletin*, May 8, 1933, page 7

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): 50-80-02-09411

10. Geographical Data

Acreage of Property 1.24 acres

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: Bing Maps:

https://www.bing.com/maps/?cp=21.663863%7E-157.935045&lvl=15.9

(enter coordinates to 6 decimal places)

1. Latitude: 21.668395 Longitude: 157.937287

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.)

The property being nominated includes all the property owned by Edwin and Susan Schull and the Pole 36 LLC in 2024 and described by tax map key: (1) 5-6-001: 069

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Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

11. Form Prepared By

name/title: Don Hiibard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail: _____
telephone: 808-542-6230
date: March 29, 2024

Additional Documentation

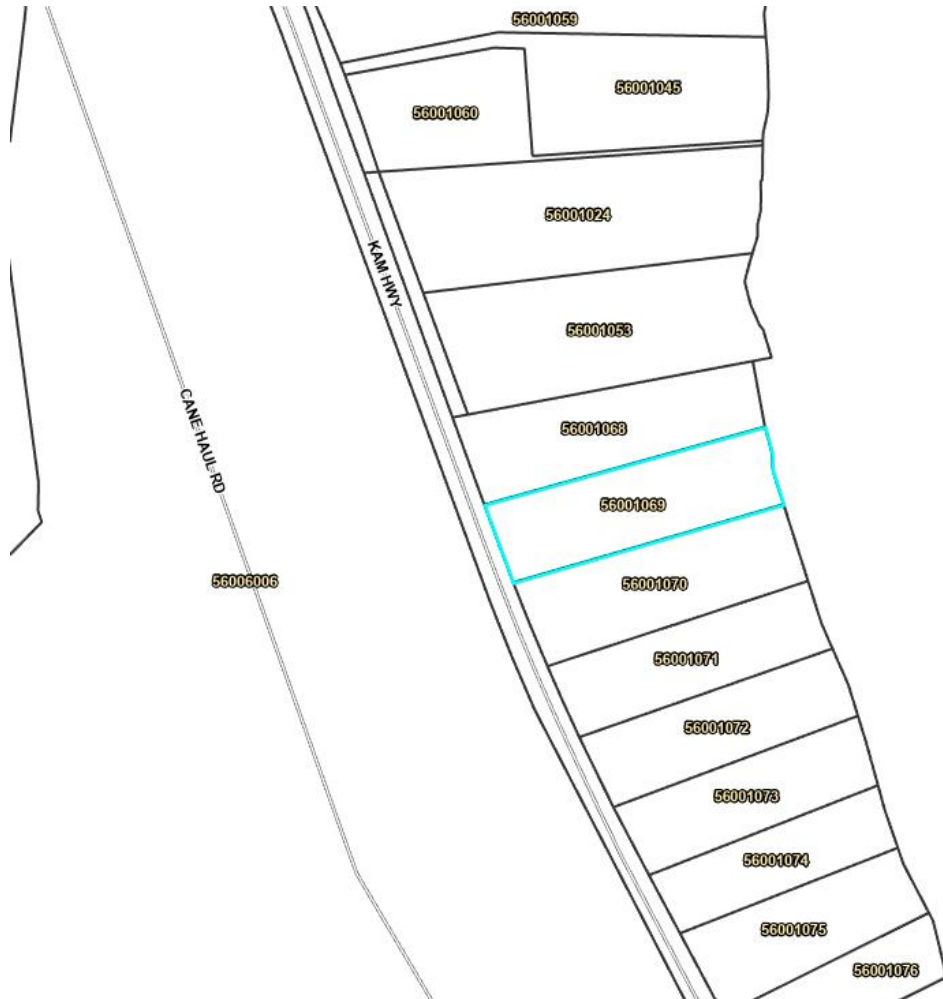
Submit the following items with the completed form:

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

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TMK Map



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USGS Map



Beach House

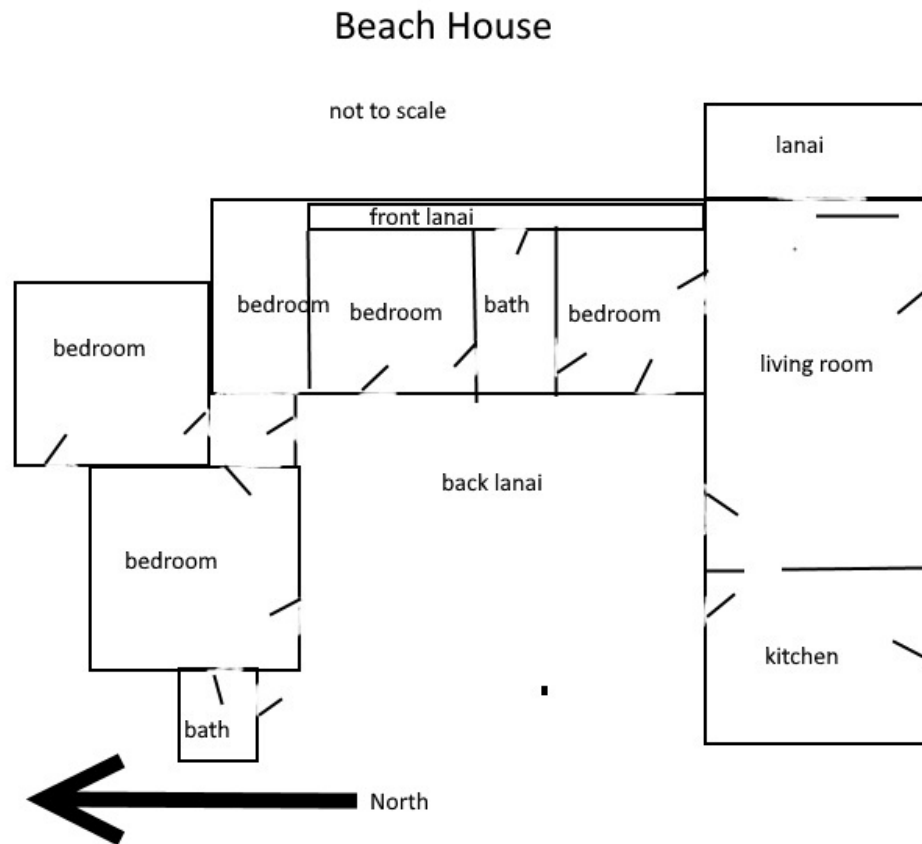
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Floor Plan



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Photographs

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

Photo Log

Name of Property: Beach House

City or Vicinity: Malaekahana

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: January 4, 2024

1. Drone view of the front from the east
2. View of the front of the house from the southeast
3. View of the rear of the beach cottage from the west
4. View of the rear lanai from the south
5. View of living room from the west
6. View of the living room from the east
7. View of the kitchen from the east
8. View of second and third bedrooms from the north
9. View of the fourth bedroom from the south
10. View of the bedrooms five and three from the northeast

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Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.