

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: Sueoka Market
 Other names/site number: Sueoka Store, Waterhouse building
 Name of related multiple property listing:

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

2. Location

Street & number: 5392 Koloa Road
 City or town: Koloa 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 Not For Publication: Vicinity: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 ___ 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	

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	

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4. National Park Service Certification

I hereby certify that this property is:

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

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/supermarket

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/supermarket

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH EARLY 20TH CENTURY

AMERICAN MOVEMENT

Commercial style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: FOUNDATION: Slab-on-Grade WALL: Stone,
wood ROOF: corrugated metal

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 Sueoka Market is a one-story wood frame *Western False Front* style commercial building of the late 19th and early 20th century American Movement. The shallow sloping roof, with rectangular floor plan is embellished with a false front with parapet wall made of sheet metal with a white painted decorative band and centered ogee curve and angled top. Fixed on the overhanging awning, "Sueoka's Market" reads in bold white letters. The interior of the store reflects the traditional market open plan layout and style. The store is located in Koloa, Kauai at the intersection of Koloa Road and Maluhia Road. The façade of the building is set back about 12 feet from the main street and there is a 4' 11" wide concrete sidewalk with slanted parking stalls between the sidewalk edge and street. There is no visible curb between the sidewalk and asphalt road fronting the façade. This building has integrity of design, materials and workmanship of the mid-1920s and the *Western False Front* Commercial style and is in good condition.

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Narrative Description

The property is commercial and is part of a commercial area, Koloa Town, in Kauai. Koloa Town is lined with several western storefront themed shops along the south side of Koloa Street. The historic store is across the street from the Old Sugar Mill of Koloa, which is listed on the National Register of Historic Places. The Market faces the road, at the intersection of Koloa Road and Maluhia Road. The Waikomo Stream flows along the west side of the adjacent lot, which is presently used as a parking area for the Sueoka Market.

The Market is one-story and has one main room with various aisles of merchandise, freezers, and check out registers, and a rear section with additional aisles of merchandise. The total area of the store measures 5,728 square feet currently. A small lofted eight foot by eight foot space in the front corner of the store contains the offices and management space. Originally the building was approximately 50 feet wide by 50 long. The rear half of the store is an addition that was built sometime between 1927 and 1945. This historic addition was first modified in the 1950s to accommodate the butcher counter, and has been modified again in later years. One restroom is located in the back corner of the addition on the rear portion of the lot. There is no basement in this building.

The front façade of the store faces northwest, towards Koloa Road, and the historic Old Sugar Mill of Koloa. The façade is symmetrical with six window bays, rock pillars and base, and a faux front on the top, which is termed here as “western false front”. The top portion of the façade, above the awning, is the “highlight” of the store. The trademark front has a parapet wall with ogee curve and angled top made of paneled flat sheet metal painted red with a white band bordering it. Centered on the paneled metal parapet is a half elliptical attic vent with slats. A sloping metal awning spans the front of the store and extends to the west side of the building.

The front of the awning displays the name of the market in bold white lettering with evenly spaced signs hanging below. On the sidewalk level, under the metal awning, are six-bay window modules – one of which has been converted into a merchant walk up window with counter selling souvenirs. Large single pane storefront windows span the façade with jalousie transom windows above. The original entrance was located on the main façade but was moved for convenience for costumers. A window occupies the area where the front door was originally.

The metal awning slopes at a 1:12 pitch from the wall of the building down as it extends 7 feet over the sidewalk. Its uppermost height at the wall is 11 feet high and slopes down to 10’ 4” at the lowest point over the sidewalk. The underside of the awning is soffited and meets at the top of the jalousie transom window openings. Moldings border the edge of the soffited awning. The front awning is spans the entire

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front and wraps around the west side of the building, ending at the original building rock wall edge where the two-story portion of the 1940s addition begins.

The sidewalk is 4'11" deep, virtually flush with the adjacent diagonal parking spots and street so that the awning partially covers the parking spaces.

The west side of the building is where the entrance to the store is currently located. The original rock wall is intact, and there are no openings other than the entry door on the rock elevation. The rest of the building is part of the addition that was built between 1927 and 1945 as a warehouse with exposed wood trusses and corrugated metal sided. Another side addition to the rear expansion is made of wood siding.

The main entry door was a roll up style and originally located on the main façade facing the street. Due to strong winds and pedestrian traffic, the entry door was moved to the side of the store with direct access to the parking lot adjacent to the building. In order to relocate the door, a large opening was cut into the 18" thick rock wall. On the interior side of the rock wall is a metal framed and wired glass door, which runs on an upper track and is kept in the open position during business hours.

The rear portion of the west side elevation has multiple layers due to additions over the years. From the exterior, the visible aspects are the storage area and second floor space. All parts of this portion are wood clad, painted a deep red with corrugated metal roofing. The snack shack, oriented to face Koloa Road has a low roofline that sits lower than the main roofline. The second floor of the rear addition is partially open with spaced wood slats for siding. The single story shed protrudes out from the west side with a corrugated metal roof. A screened in storage space is located behind the storage shed and accessed by a screen door.

The rear of the structure is half green painted corrugated metal siding and half wood siding painted the same shade of green (see photo 7 of 16). The roof is a gabled end with an overhang. An attic vent with slats is centered on the gable end. The red painted bathroom door is on the rear elevation on the side closest to the stream and parking lot, and is accessed by a set of two stairs.

The roof of the entire structure has photovoltaic panels, installed in 2012. The roofline on the front of the structure is slightly higher than the roofline on the rear portion but has the same slope and materials used. The roof pitch is visible from the rear, but not visible from the street due to the false front parapet wall.

Interior

The interior of the Sueoka Market is a typical commercial store layout with updated appliances and additional space in the rear that was modified in the 1960s. The west and east side walls have colorful stylized murals painted by George Sueoka's friend in the 1950s that accentuate the high, white painted panel ceilings. Cash registers and shelves occupy the center portion of the front of the store while produce and refrigerated shelves take up the sides of the room. The original produce scales, murals

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and vintage equipment in the front of the store remain. Although the light fixtures have been updated, the paneled ceiling is original. Natural light pours through the storefront windows illuminating the space and the jalousie transom windows keep natural breeze flowing through the store.

There are two murals on either side of the interior of the store that were painted in the 1950s by a family friend of the Sueoka's. Above the entry and produce section, a beach scene is painted in vibrant colors spanning the width of the wall in one cohesive picture. On the opposite side of the store, behind the manager's loft, a collage style mural with Tikis, a mountain scene and portraits is painted in muted colors with a sea-foam green backdrop. Both murals are in tact and historic, though, the beach mural has been better preserved over the years.

The flooring is light brown vinyl tile typically found in grocery stores and markets. The produce section is on the same side of the store as the entryway with teal painted produce cases and vintage produce scales. The rear of the store has slightly updated tile as it was renovated after the Sueoka Market discontinued their in-house butcher service and meat counter.

The original rear wall is now the center dividing wall in the market. It has a large opening with the Sueoka Sign as its center (see photo 14 of 16). Aisles occupy the rear space; though look more modern in size and design compared to the original layout in the front of the store.

Changes and Alterations

There are 6 window bays in the front of the building, some of which have been replaced on a case-by-case basis including when the entry door was removed from the front façade and when an automobile accident damaged the façade a few window panes were replaced (see figure 24). The storefront windows are single pane and the transoms above are jalousie. The window trim is white painted wood.

The most recent addition to the building was expanded from the historic warehouse addition is a clad lean-to addition is one story with a smaller second story and is non historic (see photo 6 of 16).

The balustrade wooden pieces have been removed from the face of the awning. Wooden balustrades are seen in photos c. 1960 (see figure 17), and photos of balustrade removal were captured c. 1980 (see figure 23) and were not an original part of the structure.

Integrity

The Sueoka Market has integrity of location, design, setting, materials, workmanship, feeling and association. The Sueoka Market is a commercial store that was a part of the first sugar plantation in Hawaii, the Koloa Sugar Plantation, and later continued as a crucial element of the Koloa Town commercial strip. The Sueoka Store and Market

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have been associated with Koloa, Kauai as a family business for a century.

The alterations to the main façade and rear expansion have been added over time. The addition has been slightly expanded over the years, but the rear addition originally housed a large rear automotive supply space that was built for the original tenants, Koloa Motors Co. when they occupied the building in 1927 (see figure 8). The surroundings have changed according to the Sanborn Map updated in 1945 – there were multiple small dwellings on the property located to the west of the Market but have since been removed. This lot is now associated with the nominated property as a parking area. The overall town feels historic due to the historic significance of Old Koloa Town and the Historic Sugar Mill across the street. The most dramatic change to the feel of the town is attributed to the closing of the sugar mill in the 1990s.

The integrity of workmanship is high and all alterations especially to the main façade have been kept at a very high standard. The Market has high integrity in terms of feeling and association because the same family and company have been constant since it first occupied the building in 1933.

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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.)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1933 – 1953

Significant Dates

1933 (Date of Sueoka Occupany)

1953 (Date of 2nd grand opening)

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 Sueoka Store meets the Historic Register Criteria A and C for local significance. The Sueoka Market has contributed to the broad patterns of development in the history of Hawaii and has been present and active in Old Koloa Town, Kauai for over 100 years. Architecturally, this building is of artistic value and is a prime example of the traditional general store that existed in this area and was typical in other small towns throughout Hawaii. It holds distinctive characteristics of a type, period and method of construction. This building is significant on the local level for the period of 1933 when the Sueoka Store started leasing the property and 1953 when the Sueoka Market began occupying the entire store and celebrated the second grand opening.

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

Criteria A: Koloa Plantation

The Koloa Sugar plantation launched a modern day economy and started the development of Koloa Town on the island of Kauai. The Koloa Plantation was the first commercial mill for sugar in all of Hawaii, beginning in 1835. It grew to be one of the largest plantations on the island due to the significant rainfall and multiple water sources. Due to the decreasing native Hawaiian population on Kauai the plantation owners began seeking immigrant labor elsewhere. Among the first groups of immigrants to arrive were the Chinese, Japanese, and Korean workers, they were segregated by ethnicity into “camps”; the Sueoka Market was located in the “Japanese Camp” of the Koloa Plantation. The map of the “Japanese camp” notes the store’s location (see 9). The “Japanese Camp” was quite large in scale and was arranged in an organized manner. It was located in what is today Grove Farms subdivision behind the Koloa Jodo Temple. The Sueoka Store was the first general store located within the “Japanese camp” contributing to the growth and longevity of the camp.

Impact of the Sueoka Store/Market

The Sueoka Store, when located in the “Japanese camp” of the koloa sugar plantation, was significant in the development of the camp. The store offered general supplies and goods to the Japanese workers there until it moved to its current location on Koloa Road, at which point it expanded its customer pool to all of Koloa Town. The Sueoka Market has remained in its current 85 years and is still operated by the descendents of the Sueoka Family, Rod and Wendy, both third generations. The Sueoka Market and the Sueoka Family’s consistent presence in the community have contributed positively to Koloa Town and to the community for generations.

Mankichi Sueoka founded the Sueoka Store in 1918 after he immigrated to Hawaii from Japan. Census records that indicate Mankichi Sueoka arriving in 1901 (see figure 25 – line 9),

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suggesting that he probably worked on the plantation between 1901 and 1918 as a laborer. After many years of working on the plantation he saved enough money to start a business and would have had the time to develop connections necessary to ask the plantation manager for permission to open a store that appealed to the Japanese palate and needs. When it was located within the camp, it was called the Sueoka Store. It was one of the two general stores within the “Japanese Camp” of the Koloa Sugar Plantation in Koloa, Kauai. The store was in a convenient location because workers would pass the store on the way home from the fields to purchase food and supplies. The S. Ebata Store, a Japanese grocery store, located about forty yards away, was the only other store within the Japanese camp, and was well established by the time the second store was started.¹ According to a 1919 map in the Hawaii Ichiran, drawn by census takers from Japan, 400 households lived in the “Japanese Camp”². Mankichi and his wife, Yoshi, worked tirelessly to ensure the success of the Sueoka Store. In addition to the store within the camp, Mankichi took orders for dry goods and specialty imported Japanese food from surrounding areas as far as Lihue and Kealia. Mankichi would complete the orders by offering home delivery by horse drawn wagon.³

The Sueoka Store continued to thrive in the camp until Mankichi Sueoka relocated the store to a more permanent location with ample space required for the growing business and in response to the Japanese workers who were slowly leaving the plantation camp. The Sueoka Store moved to its current location in year 1933 to the heart of Koloa at the intersection of the main commercial street, Koloa Road, and the original access road into town, Maluhia Road.

Mankichi leased the building from the Waterhouse-Smith family who constructed the building ten years earlier and had been leasing it to an auto dealer.⁴

History of the Waterhouse Building

The original tenant of the Waterhouse Building was the Koloa Motor Company. According to a Sanborn Fire Insurance Map from 1927, the building was split into sections including office space, storefront, garage, shared restroom and auto accessories areas (see figure 8). Bishop National Bank of Hawaii was the following leasee. It is not clear whether the bank ever operated out of the building. From oral history accounts, the Sueoka Market began leasing the building in 1933. According to the updated 1945 Sanborn map, the Koloa Motor Company was still leasing most of the building, and had expanded the building to more than double its size and the Sueoka Store was leasing the corner area of the building approximate size of twenty five by fifty feet. According to Rod Sueoka and Wendy Kawaguchi, the Sueoka Store expanded in 1955, taking over the entire building. According to County of Kauai parcel history records, the Sueoka Store purchased the site in 1993 from the Koloa Company, Ltd.⁵

¹ Ebata Interview, oral history, 1988

² Japanese Census

³ Sueoka market website history

⁴ Kauai Historical Society

⁵ County of Kauai Parcel History (TT102)

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With this expansion in 1955, the named changed from Sueoka Store to Sueoka Market from a general store that sold tools, dry goods, and commercial goods, to a grocery store with fresh produce, meat, seafood, and snack shop. One of the major expansions of the store was the addition of a meat market and butcher counter in the 1950s. George Sueoka (pictured in Figure 11), was the son of Mankichi and worked as a butcher in California for several years. After gaining skills and experience as a butcher, George returned to Koloa and the family business adding the butcher counter and meat processing room to the rear of the store (see figure 10). Meat was in higher demand in the 1950s as more people were eating meat on a regular basis as part of their diets. Also, the Japanese population in Hawaii became settled and established with higher incomes and established businesses. George Sueoka also asked his friend to paint the murals on the interior walls of the Market that are still present today.

Sueoka Legacy

Family dedication has been a crucial role in the Sueoka Market's story and success over the years. Today, the Sueoka Market and Snack Shop is still a family-run business. Mankichi's children – Edith Sueoka Hashiguchi, George, Ernest, and Lily Sueoka carried on the legacy and passed the store on to their children. The third generation of Sueoka's, Wendy Kawaguchi, Rod Sueoka, and Charlene Rivera continue to run the store today with help from Mankichi's great-grandson Dean Mori and their dedicated staff.

The Sueoka Market is an important commercial business and store in Koloa Town and has been present in the community through the plantation camp and Koloa Town for 100 years. Since its opening in the plantation camp, and moving to the current location in the heart of Koloa Town, the market is known by virtually everyone in the community and the family roots run deep throughout Koloa. For a market to be so prominent for so long is a rare commodity, and is highlighted by the community involvement that the three generations of Sueoka's have provided.

Current Owner

The current owner of the property is SMK inc., also known as ABC stores. The property was purchased in 2015 with an agreement that the Sueoka Market would continue to operate until its centennial year in 2018. Much like the Smith-Waterhouse multigenerational family business, and the Sueoka multigenerational family business, the ABC Stores is a family owned and operated company based in Honolulu Hawaii.

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9. Major Bibliographical References

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

County of Kauai, Department of Finance Assessment Records, Kauai Parcel History (TT102) for TMK: 280080350000, 28 December 2018.

Ebata, Burt Hiroshi. *Kōloa: An Oral History of a Kaua'i Community, Volume I*. Center for Oral History Social Science Research Institute, University of Hawaii and Mānoa. 1988.

History of Colorado. "False Front Commercial." <http://legacy.historycolorado.org/oahp/false-front-commercial>. (26 December 2017).

Historical Society, Kauai. "Story of Kaua'i: Ka Mo'olelo o Kaua'i." www.kauaihistoricalsociety.org/story-of-kauai/. (26 December 2017).

Sueoka Store, Kauai Historic Resource Profile: 1994 Reconnaissance Survey. Spencer Mason Architects and MLS. Accessed December 2017.

State Bureau of Conveyances: Deed microfilm Book: 2960, p.307

State Bureau of Conveyances: Deed microfilm Book: 3128, p.1

State Bureau of Conveyances: Deed microfilm Book: 1118, p.302

State Bureau of Conveyances: Deed microfilm Book: 2083, p.177

Sueoka, Rod; Kawaguchi, Wendy. Interview by Natalie Besl. In Person. Sueoka Market, 5392 Koloa Road, Koloa Hawaii, 21 December 2017.

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 # _____

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Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Historic Hawaii Foundation

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property .1428

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: 21.90396 Longitude: -159.46526

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

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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 described by Tax Map Key 2-8-008-035-0000

Boundary Justification (Explain why the boundaries were selected.)

This parcel of land has been associated with this building since its construction.

11. Form Prepared By

name/title: Lorraine Minatoishi, Ph.D., AIA and Natalie Besl
organization: Minatoishi Architects
street & number: 1132 Bishop Street, Suite #1511
city or town: Honolulu state: HI zip code: 96813
e-mail lm@mahawaii.com
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date: February 12, 2018

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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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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:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

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

1 of ____.

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.