

KAUA'I HISTORIC PRESERVATION REVIEW COMMISSION

GERALD IDA, CHAIR
SUSAN REMOALDO, VICE CHAIR

LEE GATELY, MEMBER
KATHLEEN KIKUCHI-SAMONTE, MEMBER
CAROLYN LARSON, MEMBER
STEPHEN LONG, MEMBER
SANDI QUINSAAT, MEMBER
AUBREY SUMMERS, MEMBER
VICTORIA WICHMAN, MEMBER

Pursuant to Hawai'i Revised Statutes Section 92-3.7, which codified Act 220, SLH 2021, the meetings of the County of Kaua'i Historic Preservation Review Commission will be conducted as follows:

- The meeting location that will be open to the public is:

Līhu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

- **Written testimony** indicating your 1) name or pseudonym, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted on any agenda item in writing to planningdepartment@kauai.gov or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite 473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department at least **24 hours** prior to the meeting will be posted as testimony to the Kaua'i Historic Preservation Review Commission's website prior to the meeting (<https://www.kauai.gov/Government/Boards-and-Commissions/Historic-Preservation-Commission>). Any testimony received after this time will be retained as part of the record, but we cannot assure the Commission will receive it with sufficient time for review prior to the meeting.
- **Oral testimony** will be taken on specific agenda items, at the **public meeting location** indicated on the meeting agenda.
- **IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR ADAVIS@KAUAI.GOV AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.**

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KAUA'I HISTORIC PRESERVATION REVIEW COMMISSION MEETING
NOTICE AND AGENDA

Thursday, October 19, 2023
1:30 p.m. or shortly thereafter
Līhu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

'23 OCT 12 A10:36

A. **CALL TO ORDER BY CHAIR**

B. **ROLL CALL**

C. **APPROVAL OF AGENDA**

D. **APPROVAL OF THE MINUTES**

1. November 17, 2022 Meeting Summary
2. February 16, 2023 Meeting Summary
3. August 17, 2023 Meeting Summary

E. **GENERAL BUSINESS**

F. **COMMUNICATIONS**

G. **UNFINISHED BUSINESS**

H. **NEW BUSINESS**

1. Nomination to the State Historic Register

The Makai Golf Course at Princeville

Property Address: 4080 Lei O Papa Road

Tax Map Keys: (4) 5-4-005:022; (4) 5-4-005:049; (4) 5-4-005:054; (4) 5-4-006:003; (4) 5-4-006:005; (4) 5-4-006:006; (4) 5-4-012:001; (4) 5-4-012:006

Princeville, Hawai'i

Consideration of a historic property for nomination to the State Register of Historic Places.

a. Director's Report pertaining to this matter.

2. Nomination to the State Historic Register

Matsumoto Residence

Property Address: 2257 Kuai Road

Tax Map Key: (4) 2-8-018:031
Po'ipū, Hawai'i

Consideration of a historic property for nomination to the State Register of Historic Places.

a. Director's Report pertaining to this matter.

I. **EXECUTIVE SESSION:**

Pursuant to Hawai'i Revised Statutes Sections 92-4 and 92-5(a)(4), the purpose of this executive session is to consult with the County's legal counsel on questions, issues, status and procedural matters. This consultation involves consideration of the powers, duties, privileges, immunities, and/or liabilities of the Commission and the County as they relate to the following matters:

1. **Nomination to the State Historic Register**

The Makai Golf Course at Princeville

Property Address: 4080 Lei O Papa Road

Tax Map Keys: (4) 5-4-005:022; (4) 5-4-005:049; (4) 5-4-005:054; (4) 5-4-006:003; (4) 5-4-006:005; (4) 5-4-006:006; (4) 5-4-012:001; (4) 5-4-012:006

Princeville, Hawai'i

Consideration of a historic property for nomination to the State Register of Historic Places.

a. Director's Report pertaining to this matter.

2. **Nomination to the State Historic Register**

Matsumoto Residence

Property Address: 2257 Kuai Road

Tax Map Key: (4) 2-8-018:031

Po'ipū, Hawai'i

Consideration of a historic property for nomination to the State Register of Historic Places.

a. Director's Report pertaining to this matter.

J. **ANNOUNCEMENTS**

K. **SELECTION OF NEXT MEETING DATE AND AGENDA TOPICS (November 16, 2023)**

L. **ADJOURNMENT**

DRAFT To Be Approved

COUNTY OF KAUA'I
Minutes of Meeting
OPEN SESSION

Board/Commission:	Kaua'i Historic Preservation Review Commission	Meeting Date	November 17, 2022
Location	Mo'ikeha 2A/2B with remote access by Zoom Teleconference and Audio Connection	Start of Meeting: 1:30 p.m.	End of Meeting: 2:58 p.m.
Present	Chair Carolyn Larson. Vice Chair Stephen Long (<i>attended by Zoom</i>). Commissioners: James Guerber, Susan Remoaldo and Aubrey Summers (<i>attended by Zoom</i>). Deputy County Attorney Stephen Hull. Planning Department Staff: Director Ka'aina Hull, Planner Marisa Valenciano, Commission Support Clerk Duke Nakamatsu and Commission Support Clerk Kristen Romuar-Cabico (<i>attended by Zoom</i>). Office of Boards and Commissions: Administrator Ellen Ching, and Commission Support Clerk Sandra Muragin.		
Excused	Commissioner Gerald Ida.		
Absent			
SUBJECT			
A. Call To Order	DISCUSSION Chair Larson called the meeting to order at 1:30 p.m.		
B. Roll Call	Director Ka'aina Hull verified attendance by roll call and requested a verbal response; Commissioner Guerber replied here. Commissioner Ida was excused. Commissioner Remoaldo replied here. Commissioner Summers replied here. Vice Chair Long replied here. Chair Larson replied present.		
C. Approval of the Agenda	Quorum was established with five commissioners present. Ms. Remoaldo moved to approve the November 17, 2022 agenda. Ms. Summers seconded the motion. Motion carried 5:0.		

D.I.

SUBJECT	DISCUSSION	ACTION
D. Approval of the Minutes	No minutes to approve.	
F. Communications	No communications.	
G. Unfinished Business	<p>G.1. SMK Inc. (ABC Stores) Sueoka Market Demolition of Accessory Structure and Expansion of the Retail Store Property Address: 5392 Kōloa Road Tax Map Key: (4) 2-8-008:020; (4) 2-8-008:022; (4) 2-8-008:023; (4) 2-8-008:024; (4) 2-8-008:025; (4) 2-8-008:026; (4) 2-8-008:027; (4) 2-8-008:028; (4) 2-8-008:029; (4) 2-8-008:034; (4) 2-8-008:035, Yamada Road and River Road Kōloa, Hawai'i</p> <p>Consider of a Class I Zoning Permit for the proposed demolition of accessory structures and the proposed expansion of the retail store.</p> <p>Mr. Hull announced if anyone in the audience wanted to testify to come forward to the microphone, seeing none he asked if anyone virtually wanted to testify to raise their virtual hand. Ms. Romuar-Cabico verified and confirmed no virtual hand raised.</p> <p>Planner Marisa Valenciano presented a timeline:</p> <ul style="list-style-type: none"> • In April the commission approved the proposed precrash condition improvements to the storefront. • In June the second phase focused on demolition of accessory structures and expansion of the retail store. • In October they met at the Kōloa Neighborhood Center and had a site visit and walk through of the property with the architect. They heard public testimony and deferred action on the item. • In October 20, special meeting the applicant transmitted a revised plan set. <p>Ms. Valenciano explained the commission's action for the project was consideration of a Class I</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Zoning Permit for the proposed demolition of accessory structures and expansion of the retail store. The department recommended support of the project as represented with the following recommendations listed on a handout titled Sueoka Recommendations dated November 17, 2022, that listed five recommended conditions of approval. Ms. Valenciano said she consolidated recommendations from previous Director Reports and comments from HHF (Hawai'i Historic Foundation).</p> <p>Architect Grant Sumile and Architect Robyn Pila of ADM Architects presented a power point titled Sueoka Store Preservation & Expansion.</p> <p>After the October site visit Architect Grant Sumile said he met with the owners and addressed the public concerns and questions regarding existing storage, new storage, height of the two-story storage structure and lanai. The owners were receptive and cooperative to the changes. He shared the following architectural changes that addressed those concerns;</p> <ul style="list-style-type: none"> • Displayed Existing/Demolition Site plan with Existing Photographs: Existing storage labeled 1 to 5 totaled 4,400 square feet. • Displayed Proposed First Floor Plan: New two-story storage 5,700 square feet with an increase of 1,300 square feet in storage or 30% more storage place. <p>Mr. Sumile added that the square footage for the new storage calculations did not include the meat department and deli, which were part of the store interior when they compared the 5,700 square feet of new storage to the 4,400 square feet of existing storage.</p> <ul style="list-style-type: none"> • Displayed Proposed Site Plan-TMK Map: Existing front and back parking stalls estimated at 53. New parking stalls would total 68, 70 with the two loading stalls. This was an extra 15 customer parking stalls. Architect Robyn Pila said the ordinance required 43 parking stalls. • Displayed Proposed First Floor Plan: First change was removal of deli bump out which was 4 feet 4 inches. Second change was to relocate the lanai seating area against the two-story storage structure to conceal the large wall. • Displayed Proposed Site Plan & First Floor Plan: Third change was relocating the ADA 	

SUBJECT	DISCUSSION	ACTION
	<p>parking stalls to face the lanai and storage structure. This addressed concerns about reversing blindly onto Makai Road. With those changes they were able to add more landscaped areas.</p> <ul style="list-style-type: none"> • Displayed Three-Dimensional Colored Rendering of the property: Fourth change was to lower the two-story structure roof from a gable roof to a flat roof. The height was now 22 feet 9 inches from 28 feet 7 inches. The first-floor interior ceiling height in the two-story structure was 10 feet 6 inches and the second floor was 9 feet. • Displayed Three-Dimensional Colored Rendering of the property: To address the comment about the lanai structure being too fancy they removed the top louvered windows above the lanai area and replaced with a plain flat roof. This lowered the lanai ceiling height to 9 feet. <p>Mr. Sumile said planners from Bowers + Kubota Consulting were present if the commission wanted to ask them questions, hearing none, Chair Larson asked if the commission had any questions.</p> <p>Questions:</p> <ul style="list-style-type: none"> • Ms. Remoaldo asked about the back entrance ramp stairs for the ADA parking. Mr. Sumile shared a three-dimensional colored photo and explained that the back entrance to the lanai were not stairs but a gentle slope. • Ms. Remoaldo stated that the path to the entrance would require the ADA person to go around the back of their vehicle onto the main entrance driveway before being able to access the back entrance ramp. She asked if there was sufficient room in front of the ADA parking. Mr. Sumile understood and displayed the Proposed Site Plan-TMK. The ADA parking stalls had a landscaped area in front of the three stalls which they wanted to keep. He could shorten the lanai by removing the benches on the lanai area and create a larger front access area for the ADA stalls. <p>Mr. Guerber suggested creating a sidewalk area in front of the ADA parking stalls. He said Mr. Sumile addressed most of the concerns and asked about the residential home. Mr. Sumile said it was addressed with the owner and they have interested contractors and other entities.</p>	

SUBJECT	DISCUSSION	ACTION
	<ul style="list-style-type: none"> • Chair Larson asked if the green space was grass level to the road and would there be a curb. Mr. Sumile replied the grass would be the same level as the road and there would be no curb. He said during the preparation of the historic application they felt new curbs would contrast with the historic feel of the store and surrounding area. Chair Larson continued a lengthy discussion on why the green space needed to be preserved and suggested a rock wall surrounding all green spaces to preserve it from being ruined by cars and foot traffic. She asked if the other commissioners had any suggestions, no one responded. Mr. Sumile suggested just the grass area at the front of the store to place the rock wall to which Mr. Hull replied that the front area was the recognized historic character, and the Department of Interior Standards would not approve because the rock wall would affect the historical significance and cautioned the commission with its suggestions. He had no concerns with a rock wall in the back area. • Ms. Summers recalled that there would be different landscaping and not just grass. Mr. Sumile showed a conceptual landscape photo of shrubbery along the edge of the grass area in the front with benches. Chair Larson suggested planting bushes to alleviate foot traffic and wear and tear to the grass area. Ms. Remoaldo said there was a low u-shaped rock wall behind building three that they could utilize elsewhere. • Chair Larson started a lengthy conversation on preserving trees that were not part of the property but on privately owned land and to keep as many of the existing trees and plant new trees on the property. Mr. Sumile said the intention was to create a green space with bench seating in the back area and keep the existing greenery that was already there. <p>With no further questions from the commission, Chair Larson asked for assistance on the motion. Ms. Valenciano said the department recommended to support the project as represented with the recommended conditions of approval as provided and any other conditions discussed today. She suggested a motion supporting the project as represented with the following conditions as stated and amended by the department and any other conditions.</p> <p>Deputy County Attorney Stephen Hall said some of the additional conditions were to keep all existing trees, plant new trees, and short rock wall to protect landscaping. Ms. Remoaldo added</p>	

SUBJECT	DISCUSSION	ACTION
	<p>to also include a dedicated space to preserve the history of Sueoka Store. DCA Hall said the commission could motion to support the plan with revised changes and the recommended conditions of approval provided from the director reports, consider a short rock wall in the back area to separate landscaping, keep as many trees as possible and dedicate a space in the building to preserve the history of Sueoka Store.</p>	<p>Mr. Guerber moved to support the SMK Inc. (ABC Stores) Sueoka Market, Demolition of Accessory Structure and Expansion of the Retail Store Property Address: 5392 Kōloa Road, Tax Map Key: (4) 2-8-008:020; (4) 2-8-008:022; (4) 2-8-008:023; (4) 2-8-008:024; (4) 2-8-008:025; (4) 2-8-008:026; (4) 2-8-008:027; (4) 2-8-008:028; (4) 2-8-008:029; (4) 2-8-008:034; (4) 2-8-008:035, Yamada Road and River Road, Kōloa, Hawai'i, with the revised changes and the five recommended conditions of approval from the Director's Report and HHF and consider separating the back landscaped area with a short rock wall, keep as many existing trees on property as possible and dedicate a space in the building to preserve the history of Sueoka Store. Ms. Remoaldo seconded the motion. Motion carried 5:0.</p>
	<p>Chair Larson thanked Mr. Sumile and the owners for paying attention to the concerns of the</p>	

SUBJECT	DISCUSSION	ACTION
<p>E. General Business</p>	<p>commission and the public.</p> <p>Mr. Long acknowledged and thanked Mr. Sumile's professionalism and sensitivity to the historic nature of Sueoka store and appreciation to the owners for listening to the commission, public and historic foundation.</p> <p>DCA Hall apologized but a motion should have been done earlier to amend the agenda but since that opportunity passed, he said no further action was required.</p> <p>1. Discussion of Powers, Duties, and Responsibilities of the Kaua'i Historic Preservation Review Commission</p> <p>Mr. Hull announced if anyone in the audience wanted to testify to come forward to the microphone, seeing none he asked if anyone virtually wanted to testify to raise their virtual hand. Ms. Romuar-Cabico verified no raised virtual hands.</p> <p>DCA Hall presented a power point created last year for training purposes;</p> <ul style="list-style-type: none"> • Talked of the history and start of the preservation act of 1966. • Established the Historic Preservation Review Commission • Powers and Duties of the Kaua'i HPRC defined in the Ordinances, Title II, Chapter 2, Article 2-2.9 • Title IV- County Planning and Land Development, Chapter 8, Comprehensive Zoning Ordinance, Sections 8-14.1 through 8.14.5 • 8-14.3 Powers and Duties defined. • 8-14.4 Obligations of meetings <p>DCA Hall recalled last year that then Chair Ida said Kaua'i was the first Certified Local Government in Hawai'i. He explained that KHPRC was an advisory committee and did not have the final say nor any contested case hearings. He said they have a larger role in Federally funded projects that require KHPRC's comments and state projects that request their comments for planning commission. He wanted to discuss Boards and Commissions concept of prejudging which was the practice of some commissioners previewing a building or evaluating a building on</p>	

SUBJECT	DISCUSSION	ACTION
<p>G. Unfinished Business</p>	<p>their own time before the meeting. DCA Hall stated there was nothing wrong with viewing an area for context and to formulate questions if they withheld preference and decision making until after the applicant presented because there was a difference between considering for context and prejudging.</p> <p>DCA Hall asked if the commission had any questions, there was no response.</p> <p>Chair Larson appreciated the training and recommended to develop a series of required basic training modules for new members that would be available online. Mr. Guerber agreed and added they should also have a list of requirements for applicants. Mr. Hull replied the planning department treated each applicant differently and it depended if they had architects and designers or if they were smaller mom and pop buildings with limited resources. Mr. Hull stated their website had a planning level 101 video that explained to the public how planning department worked, how zoning worked and how a setback worked. They have discussed starting a series of videos on several topics for KHPRC and the general public for the website. DCA Hall stated he would work with Ms. Valenciano and Boards and Commissions.</p> <p>G.2. Comment and Hearing on Amendments to the Rules of Practice and Procedure of the Kaua'i Historic Preservation Review Commission (2017) pertaining to Rule 2.17 (a)</p> <p>Mr. Hull asked if anyone from the public wanted to testify on this agenda item, seeing none, he asked if anyone attending online to raise their virtual hand. Ms. Romuar-Cabico verified no raised virtual hands.</p> <p>DCA Hall reminded the commission that six-months ago they initiated a rule change to clean up the language on the disclosure of conflict of interest. The goal was to bring the language in line with the Charter. The commission motioned to move the process forward, but in the interim they added one sentence to the last line, "Any such conflict shall be disclosed to the Board of Ethics in compliance with its rules." The last sentence was to comply with the Charter and Board of Ethics.</p>	
		<p>Ms. Summers moved to accept the amendment to Rule 2.17 (a) as published, with the addition of one sentence "Any such conflict shall be disclosed</p>

SUBJECT	DISCUSSION	ACTION
H. New Business	No new business.	to the Board of Ethics in compliance with its rules.” Mr. Guerber seconded the motion. Motion carried 5:0.
I. Executive Session	<p>I.1. SMK Inc. (ABC Stores) Sueoka Market Demolition of Accessory Structure and Expansion of the Retail Store Property Address: 5392 Kōloa Road Tax Map Key: (4) 2-8-008:020; (4) 2-8-008:022; (4) 2-8-008:023; (4) 2-8-008:024; (4) 2-8-008:025; (4) 2-8-008:026; (4) 2-8-008:027; (4) 2-8-008:028; (4) 2-8-008:029; (4) 2-8-008:034; (4) 2-8-008:035, Yamada Road and River Road Kōloa, Hawai'i</p> <p>Consider of a Class I Zoning Permit for the proposed demolition of accessory structures and the proposed expansion of the retail store.</p> <p>I.2. Comment and Hearing on Amendments to the Rules of Practice and Procedure of the Kaua'i Historic Preservation Review Commission (2017) pertaining to Rule 2.17 (a)</p> <p>Mr. Hull stated both agenda items were completed and there was no need for any further discussion in executive session.</p>	
J. Announcements	<p>Ms. Valenciano announced the following;</p> <ol style="list-style-type: none"> 1. No meeting was planned in December. 2. Emailed information on the National Historic Foundation virtual conference called Fast Forward and sent link. She said to contact her with any questions and to view the link at their own convenience. 3. Welcomed back Commission Support Clerk Sandra Muragin and Deputy County Attorney Stephen Hall's first in-person meeting. 4. Introduced new Commission Lee Gately who was in the audience. 	

SUBJECT	DISCUSSION	ACTION
<p>K. Selection of Next Meeting Date and Agenda Topics</p>	<p>Mr. Gately came forward and had a lengthy discussion with the commissioners and planning department staff.</p> <p>Mr. Hull reminded the commission they would be selecting new officers at next year's meeting. Next meeting was scheduled for 1:30 p.m. Thursday, January 19, 2023, Regular Meeting</p>	
<p>L. Adjournment</p>	<p>With no further business to conduct, Chair Larson called for a motion to adjourn.</p>	<p>Ms. Remoaldo moved to adjourn the meeting. Mr. Guerber seconded the motion. Motion carried 5:0.</p> <p>Chair Larson adjourned the meeting at 2:58 p.m.</p>

Submitted by: _____ Reviewed and Approved by: _____
 Sandra M. Muragin, Commission Support Clerk Carolyn Larson, Chair

- () Approved as circulated.
- () Approved with amendments. See minutes of _____ meeting.

COUNTY OF KAUA'I
Minutes of Meeting
OPEN SESSION

DRAFT To Be Approved

Board/Commission	Kaua'i Historic Preservation Review Commission	Meeting Date	February 16, 2023
Location	Mo'ikeha 2A/2B with remote access by Zoom Teleconference and Audio Connection	Start of Meeting: 1:29 p.m.	End of Meeting: 3:04 p.m.
Present	<p>Vice Chair Stephen Long, Commissioner: Lee Gately, Gerald Ida, Susan Remoaldo, Victoria Wichman and Aubrey Summers (<i>attended by Zoom</i>).</p> <p>Deputy County Attorney Stephen Hall, Planning Department Staff: Deputy Director Jodi Higuchi Sayegusa, Planner Marisa Valenciano, Planner Myles Hironaka (attended via Zoom) and Staff Services Assistant, Kristen Romuar Cabico, Office of Boards and Commissions: Administrator Ellen Ching, Support Clerk Lisa Oyama</p>		
Excused	Chair Carolyn Larson and Commissioner James Guerber		
Absent			
SUBJECT			
A. Call To Order	DISCUSSION		
B. Roll Call	<p>Vice Chair Stephen Long called the meeting to order at 1:29 p.m.</p> <p>Deputy Director Jodi Higuchi Sayegusa verified attendance by roll call and requested a verbal response. Commissioner Gately replied here. Commissioner Ida replied here. Commissioner Remoaldo replied here. Commissioner Summers replied here. Commissioner Wichman Vice Chair Long replied here.</p> <p>Quorum was established with six Commissioners present.</p>		
C. Elections	<p>Deputy Director Jodi Higuchi Sayegusa explained the process for election and County Attorney Stephen Hall opened the nomination.</p> <p>Commissioner Aubrey Summer asked if she could nominate someone who was not present as she was going to nominate Commissioner Guerber. Ms. Higuchi Sayegusa noted Mr. Guerber is taking a break for one year.</p> <p>Mr. Long moved to nominate Gerald Ida as Chair and Susan Remoaldo as Vice Chair. Motioned carried 6.0.</p>		

SUBJECT	DISCUSSION	ACTION
D. Approval of Agenda	No discussion	Susan Remoaldo moved to approve the February 16, 2023, agenda, as circulated. Ms. Summer seconded the motion.
E. Approval of Minutes	1. July 21, 2022 2. August 18, 2022	Motion carried 6.0 Mr. Lee moved to approve the minutes of July 21, 2022, and August 18, 2022. Ms. Summer seconded the motion.
F. General Business	No discussion Ms. Higuchi Sayegusa said there was no general business.	Motion carried 6.0.
G. Communications	Ms. Higuchi Sayegusa said there was no communication.	
H. Unfinished Business	Ms. Higuchi Sayegusa said there was no unfinished business.	
I. New Business	1. Kauai Museum Proposed Roof Repairs to the Wilcox Building Property Address: 4428 Rice Street Tax Map Keys (4) 3-6-005:005	

SUBJECT	DISCUSSION	ACTION
	<p>Consideration of a Class I Zoning Permit for proposed roof repairs to the Wilcox building.</p> <p>a. Director's Report pertaining to this matter.</p> <p>Planner Marisa Valenciano read portions of the Directors' Report.</p> <p>Applicant Kauai Museum is requesting the Commission's feedback and comments on roof tile samples. They would like to replace the entire roof of the Wilcox Building (the main building).</p> <p>The Commission may support the project as represented, support the project with conditions, recommend opposition or recommend deferral.</p> <p>The roof of the Wilcox Building is a blue raised tile which is a defining feature mentioned in the nomination form. To the applicant's knowledge the roof has never been replaced in its entirety except in areas that may have been damaged by hurricanes or rainstorms. The museum is listed both in the State and National Registry of Historical Places and maintains its integrity. The Department reviewed the samples provided by the applicant and found that two of the samples did not quite fit the shape, type, or color of the existing tile. The Department reached out to the Historic Kauai Foundation to help research alternative samples.</p> <p>Written Testimonies by HKF (with alternative tile samples that closely matched) were passed out for the Commission to review.</p> <p>Ms. Higuchi Sayegusa explained, due to changes and to prevent possible violation of the Sunshine Law, testimonies were not included in the packets. Previously the Department tried to distribute materials, public testimonies etc, prior to the meeting. Per Jodi Higuchi Sayegusa, this matter was clarified by the Office of Information Practices.</p> <p>Recess 1:44p.m Reconvene 1:49pm.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Ms. Higurashi Sayegusa asked if anyone from the public wanted to testify and there was no one except for Mr. Chucky Boy Chock who was present on behalf of the applicant. Mr. Hironaka stated no attendees via zoom.</p> <p>Ms. Valenciano reported, after reviewing the Historic Kauai Foundation "HKF" testimonies and the alternative tile sample, the Department concurred with the alternative tile sample. The sample were close to the heritage color of the existing tile and therefore, they would like to amend the Department recommendation as stated in the Director's Report.</p> <p>The Department recommended that the Commission compare with the Historic Hawaii Foundation "HHF" comments for alternative tiles and the Department follows the conditions of approval as adopted related to the requirements of HRS 6E-10 relating to privately owned historic properties registered. Second, taking precautionary steps before entering the construction to protect the structural integrity of the roof.</p> <p>Mr. Chucky Boy Chock was present in person to provide testimony on behalf of the applicant. Mr. Chock stated, repairs have been long overdue and with all the rain the roof has deteriorated over time. Mr. Chock noted that experts came to inspect the leak and it was hard to pinpoint the exact area where the leak was coming from. The roof is 100 years old and it's best to replace the roof in its entirety. Mr. Chock thanked the Department for their help and recommendations to remedy the problem and finding two companies in the US that had tiles close to the color.</p> <p>Mr. Gately noted that Architect Hart Wood originally wanted red tiles and questioned whether blue tiles would fade overtime. Mr. Chock stated, according to "HHS", this type of blue tile would work if it faded overtime.</p> <p>Vice Chair, Susan Remoaldo asked Mr. Chock for clarification whether the water damage is caused by the tiles or surface and whether the tile could be reuse or repurpose. Mr. Chock stated that three different experts indicated the surface is very strong and in good condition and it's the tile that is the cause. Mr. Chock further stated, it's possible to reuse the tile, but aesthetically it would not look good. Mr. Chock stated the roof can be fixed if that's the</p>	<p>Mr. Long moved to accept the proposal as recommended and reviewed by "HHF" with the condition that the applicant be cognizant to HRS 6E-10 review process. Lee Gately seconded the motion.</p> <p>Motion Carried 6.0</p>

SUBJECT	DISCUSSION	ACTION
	<p>recommendation, but it will look like patch work. For the integrity of the museum, replacing the entire roof is best.</p> <p>Ms. Valenciano asked for clarification and for the record that the approved motion is the recommendation as amended by the Department.</p> <p>2. Banana Patch Studio Phase I Site Improvements and Minor Interior and Exterior Improvements Property Address: 3865 B Hanapepe Road Tax Map Keys: (4) 1-9-004:008 and a portion of (4) 1-9-004:007 and (4) 1-9-004:009 Hanapepe, Hawai'i</p> <p>Consideration of a Class I Zoning Permit for proposed site improvements to historic property.</p> <p>Ms. Higuchi Sayegusa asked if anyone in the audience wanted to testify. Applicant Keiko Napier and Mr. Keith Kato, Architect were present. Mr. Hironaka stated no attendees via zoom.</p> <p>a. Director's report pertaining to this matter.</p> <p>Planner Marisa Valenciano reported, the action today is for the Commission to consider permit approval for Phase 1 which are minor site improvements to the interior and exterior of the Banana Patch Studio property, the Aloha Spice Company, and Japanese Grandma's Cafe. There are three separate properties in this project and the focus is Phase 1 improvements. Phase 1 focuses on the Banana Patch Studio property which contains multiple structures and where most of the proposed improvements are located. Within that property there are multiple structures to which the improvements are spread out. They are the Banana Patch Studio Street front building, the storage shed and the two-story apartment building. (See Directors Report for details).</p> <p>The Commission may support Phase 1 project; recommend that the approval of the project should incorporate conditions or recommendation of denial or recommendation to defer action on the</p>	

SUBJECT	DISCUSSION	ACTION
	<p>permits.</p> <p>Ms. Valenciano stated, Applicant Keiko Napier is the current owner of Japanese Grandma's Café located in Hanapepe Town. She recently purchased Banana Patch Studio and Aloha Spice Company. Banana Patch Studio is listed in the State and National Historic Register and KHPRC Inventory List. Japanese Grandma's Café and Aloha Spice Company are not listed in the State and National Register but are listed in KHPRC Inventory List.</p> <p>Applicant will present the scope of work for Phase 1 improvements and intend to return to the Commission for future phases once the preliminary plans become developed.</p> <p>Ms. Valenciano explained, following the transmittal of the Director's Report, there were additional findings not covered in the report.</p> <p>The Department found that in 2002 post-contact human burial was discovered on the subject property. Following the discovery, the Department reached out to the applicant for information and the applicant was aware that there were previous burials and interment on the subject property.</p> <p>Pursuant to HRS 6E-10, the State of Hawaii Historic Preservation Division "SHPD" will review this project from the archaeological and architectural side. It is the Department's hope that "SHPD" will be able to confirm the site of the previous burial and their interment location to better direct the Department and the Commission as to whether the proposed improvements could have an impact on historic property in that area.</p> <p>Ms. Valenciano further stated, after closely reviewing the drawings and the concept that is in the packet, the Department noticed that the front elevation rendering showed a portion of the new fence visible from the street front view and it's supposed to be between the Japanese Grandma Cafe building and the Banana Patch Studio building.</p> <p>In conversations with the applicant, the fence doesn't seem to be touching the existing buildings. The Department does suggest that there may be other external designs features and it should align</p>	

SUBJECT	DISCUSSION	ACTION
	<p>with the vernacular architecture that is retained throughout Hanapepe Town.</p> <p>Considering the information and primarily the burial site findings, the Department wants to amend its previous recommendation and presents two alternative recommendations, First, the Commission can defer action on this entire Phase 1 improvement as the agency comments become available. Or the Commission could defer in part Phase 1 improvements related to the proposed ground disturbance. If the Commission decides to move forward with the later and support portions of Phase 1 and differ the other aspects of it, the Commission should consider conditions pursuant to HRS 6E-10. The other condition would be to encourage applicants to incorporate HRS 6E-10.</p> <p>Ms. Napier owner of Japanese Grandma's Café provided her background as an entrepreneur and shared her vision to effect change in Hanapepe Town and the plan for improvements to "Phase 1" Banana Patch Studio and the adjacent properties.</p> <p>Mr. Kato presented a slide show showing historic and present-day photos. The proposed Phase 1 scope of improvements, preliminary future renovations, renderings, materials, and textures that were compared with Secretary Interior Standard.</p> <p>Discussion and questions raised by Commissioners regarding: Adding additional steps on stoop, flood vent, levy, proposed doorway, the color of paint, gate, fences, and burial ground.</p> <p>Mr. Kato and Ms. Napier explained and answered questions that the Commission raised on matters relating to the subject property and scope of work.</p> <p>It was stated by Mr. Kato and Ms. Napier, the only change physically to Banana Patch Studio is the doorway.</p> <p>Marisa stated the Department would want Public Works to provide feedback and recommendations regarding improvements for adding additional steps on stoop.</p> <p>Ms. Napier expressed her concerns as a business owner and the reasons why she is requesting to get the project approved. She asked for Commissions consideration for approval of the permits so</p>	

SUBJECT	DISCUSSION	ACTION
	<p>that they can move forward. She thanked the Commission for their time.</p> <p>Mr. Kato expressed they are ready to move forward and thanked the Commission for their time and consideration.</p> <p>Discussion: Mr. Long asked, Did the staff also have any recommendations about the gate design?</p> <p>Ms. Valenciano replied: The Department had no strong opinion one way or another. The intent was to address this to the Commission for comments. The Department encouraged the applicant to consider incorporating material types and design that will compliment and be compatible with the vernacular architecture around Hanapepe Town and to retain historic significance of the property as well as contribute to the possibility of a future historic district in Hanapepe Town.</p> <p>Mr. Gately stated the reason he proposed to approve the project was because the improvements are functional, not historically damaging, and the applicant is being respectful in maintaining the historic design in Hanapepe Town.</p>	<p>Mr. Gately moved to accept the proposal for Phase 1 with conditions that non-excavation-related work at this time and that excavation work be deferred for SHPD review and comments. Ms. Remoaldo seconded.</p> <p>Motion carried 6.0.</p>
J. Executive Session	<p>The Commission did not enter the executive session.</p>	
K. Discussion and Selection of an At-Large Historic	<p>Attorney Stephen Hall stated, there are nine Commissioners' spots and seven are currently filled. Four spots on this Commission are selected by the administration of Mayor's office and four spots are selected by the Council. The spot which Commissioner Guerber is vacating is an at-large position which the Commission members get to nominate and select after</p>	

SUBJECT	DISCUSSION	ACTION
<p>Preservation Commissioner appointed by the Commissioners previously appointed by the Mayor Council</p>	<p>appropriate vetting. Today is to introduce the concept and to see if anyone has someone in mind that might be qualified addition to this Commission, that they would want to nominate. Mr. Hall asked, What's the process in terms of vetting?</p> <p>Ms. Ching responded, whomever is nominated, she would move forward and contact them to see if they would be interested and willing to serve. And if they were, she would report that back to the Commission.</p> <p>Mr. Ida asked if this needed to be done today as he didn't want to nominate anyone without talking to them first.</p> <p>Mr. Hall responded, the option is to defer this item to the next agenda for the next meeting.</p> <p>Ms. Remouldo asked if there were any applications from the past where individuals haven't had the opportunity to serve.</p> <p>Ms. Ching responded, there were none. She suggested given the discussions; she will email the link for the application. Commission can think about it, talk to people, and see if they would be interested. If any applicants are received, she will inform the Commission.</p>	<p>Mr. Long moved to defer the discussion about nominating an additional Commissioner until the next meeting to give everyone the opportunity for consideration. Ms. Remouldo seconded.</p> <p>Motion carried 6.0.</p>
<p>L. Announcements</p>	<p>Mr. Hall stated Deputy Director had to leave, so he is filling in at this point.</p>	

SUBJECT	DISCUSSION	ACTION
	<p>Ms. Valenciano announced that: No meeting in March due to staffing issues. Next meeting will be on April 20th. There is a National Trust Preservation fund grant that pertains to sacred places of worship. This grant is available and for more information, feel free to take a flyer and pass this on. The Department, pursuant to the commission's request, mailed out copies of the flier to church organization that were on the inventory list. The letter of intent deadline is due February. There is an ongoing series on Historic Cemeteries on the website and the previous series are still available if anyone is interested.</p>	<p>Ms. Remoaldo moved to adjourn the meeting. Mr. Ida seconded the motion. Motion carried 6:0. Chair Ida adjourned the meeting at 3:04 p.m.</p>
<p>M. Selection of next meeting date and Agenda Topics (April 20, 2023</p>	<p>Next meeting was scheduled for April 20, 2023</p>	
<p>N. Adjournment</p>	<p>With no further business to conduct, Chair Ida for a motion to adjourn.</p>	<p>Ms. Remoaldo moved to Adjourn the meeting. Mr. Gately seconded. Motion Carried 6.0</p>

COUNTY OF KAUA'I
Minutes of Meeting
OPEN SESSION

DRAFT To Be Approved

Board/Commission:	Kaua'i Historic Preservation Review Commission		Meeting Date	August 17, 2023
Location	Boards and Commissions Conference Room		Start of Meeting: 1:30 p.m.	End of Meeting: 3:03 p.m.
Present	Chair Gerald Ida. Vice Chair Susan Remoaldo. Commissioners: Lee Gately, Kathleen Kikuchi-Samonte, Carolyn Larson, Sandra Quinsaas, Aubrey Summers, and Victoria Wichman. Deputy County Attorney Charles Foster. Planning Department Staff: Deputy Director Jodi Higuchi Sayegusa, Planner Marisa Valenciano, Secretary Duke Nakamatsu and Program Manager Myles Hironaka. Office of Boards and Commissions: Administrator Ellen Ching, and Commission Support Clerk Sandra Muragin.			
Excused	Commissioner Stephen Long.			
Absent				

SUBJECT	DISCUSSION	ACTION
A. Call To Order	Administrative Assistant to the County Clerk Eddie Topenio administered the Oath of Office on July 5, 2023, to at-large commission appointee Sandra P. Quinsaas, serving a 1st term ending 12/31/25, and on August 10, 2023, to at-large Council appointee Kathleen Kikuchi-Samonte, serving a partial term ending 12/31/24. Chair Ida called the meeting to order at 1:30 p.m.	
B. Roll Call	Deputy Director Jodi Higuchi Sayegusa verified attendance by roll call; Commissioner Gately replied here. Commissioner Kikuchi-Samonte replied here. Commissioner Larson replied here. Commissioner Long was excused. Commissioner Quinsaas replied here. Commissioner Summers replied here. Commissioner Wichman replied here. Vice Chair Remoaldo replied here. Chair Ida replied here.	Quorum was established with eight commissioners present.
	Ms. Higuchi Sayegusa welcomed new Commissioner Quinsaas and Commissioner Kikuchi-Samonte to their first meeting.	

D3.

SUBJECT	DISCUSSION	ACTION
<p>C. Approval of the Agenda</p>		<p>Ms. Wichman moved to approve the August 17, 2023, agenda. Vice Chair Remoaldo seconded the motion. Motion carried 8:0.</p>
<p>D. Approval of the Minutes</p>	<p>a. October 6, 2022</p> <p>Vice Chair Remoaldo requested the following corrections;</p> <ol style="list-style-type: none"> 1. Anna Modez's name was misspelled on; page 4, #9,#10,#11,#12; page 5, #17,#22,and page 10, #26 and correct spelling of her name was Ana Mo Des. 2. Page 5, #17, remove "of the", sentence corrected to "Cars parked in the stall would have limited view and back out into traffic." 3. Jeri P. Peatro's name was misspelled on page 8, #24 and correct spelling of his name was Jeri Di Pietro. 4. Page 9, #6, remove "old", sentence corrected to "Applicant consider paint palette consistent with Kōloa town historic buildings. 5. Page 10, #3, add "destroyed from the latest vehicle accident", sentence corrected to "Ms. Remoaldo asked if the lava rocks destroyed from the latest vehicle accident was going to be salvaged and reused." 6. Page 10, #4, change "was" to "were" and add "additional", sentence corrected to "Ms. Remoaldo said there were additional lava rocks piled up in the parking area and some low-level lava rock walls were dismantled." 7. Page 10, #7, change "was" to "were", sentence corrected to "She also reminded Mr. Sumile that native plants were mentioned for use in the landscaping." <p>Ms. Larson asked if the official name was Sueoka's or Otsuka on page 13, last paragraph. Everyone replied Sueoka. She inquired if Mr. Sumile was talking about the owner or the store of Sueoka which would dictate whether an apostrophe "s" was used or not. Ms. Valenciano recalled an earlier discussion, and it may have referred to Sueoka store.</p> <p>Deputy County Attorney requested the commissioners withdraw their first motion and make a new motion.</p>	<p>Ms. Larson moved to approve the October 6, 2022 minutes. Ms. Summers seconded the motion.</p>

SUBJECT	DISCUSSION	ACTION
		<p>Ms. Larson moved to withdraw her motion. Ms. Summers withdrew her second.</p> <p>Ms. Larson moved to approve the October 6, 2022, minutes with the following amendments; Correct Anna Modez's name to Ana Mo Des on page 4, #9,#10,#11,#12, page 5, #17,#22 and page 10, #26; page 5, #17, remove "of the"; page 8, #24 correct Jeri P. Peatro to Jeri Di Pietro; page 9, #6 remove "old"; page 10 #3, add "destroyed from the latest vehicle accident", page 10, #4, change "was" to "were" and add "additional"; page 10, #7 change "was" to "were". Ms. Summers seconded the motion. Motion carried 8:0.</p>
	<p>b. October 20, 2022</p> <p>Ms. Larson requested the following corrections;</p> <ol style="list-style-type: none"> 1. Page 2, E. change "were" to "was" 2. Page 3, change sentence to "Ms. Higuchi Sayegusa asked if there was anyone in the audience who wanted to testify on this agenda item, hearing none, she asked Mr. Hironaka. Planner Myles Hironaka confirmed there were no public attendees online." 3. Page 5 and 6, in action column change "motioned" to "moved" 	<p>Ms. Larson moved to approve the October 20, 2022 minutes. Ms. Summers seconded the motion.</p>

SUBJECT	DISCUSSION	ACTION
		<p>Ms. Larson moved to withdraw her motion. Ms. Summers withdrew her second.</p> <p>Ms. Larson moved to approve the October 20, 2022 minutes with the following amendments; Page 2, E, change "were" to "was", Page 3, change sentence to "Ms. Higuchi Sayegusa asked if there was anyone in the audience who wanted to testify on this agenda item, hearing none, she asked Mr. Hironaka. Planner Myles Hironaka confirmed there were no public attendees online."; Page 5 and 6, action column change "motioned" to "moved". Ms. Summers seconded the motion. Motion carried 8:0.</p>
E. General Business	No general business.	
F. Communications	Ms. Higuchi Sayegusa said they received the Historic Hawai'i Foundation (HHF) letter after the agenda was posted online and packets mailed. The HHF letter was posted on their website, and each commissioner received a hard copy today.	
G. Unfinished Business	No unfinished business.	
H. New Business	1. The Church at Kōloa Proposed Additions to the Existing Historic Church	

SUBJECT	DISCUSSION	ACTION
	<p>Property Address: 3251 Po'ipū Road/3269 Po'ipū Road Tax Map Key: (4) 2-8-010:008 Kōloa, Hawai'i</p> <p>Consideration of a zoning permit for proposed additions to an existing historic church building.</p> <p>a. Director's Report pertaining to this matter.</p> <p>Planner Marisa Valenciano summarized the Director's Report dated August 17, 2023;</p> <ul style="list-style-type: none"> • The commission's action for the project was to; <ol style="list-style-type: none"> 1.Support for the project as represented; or 2.Recommend approval of the permit with conditions; or 3.Recommend denial of the permit; or 4.Recommend deferral. • For the record the department made known they were unaware of any burial sites in the area and by law routed the application to the architecture and archaeological branch of the State Historic Preservation Division (SHPD) per (Hawai'i Revised Statutes) HRS §6E-42. • The department recommended the commission defer the application as represented in the plans and requests they return with revised plans that incorporates the following; <ol style="list-style-type: none"> 1.Alternative designs that comply with Secretary of Interior Standards of Rehabilitation. Additions kept within the existing footprint of the building or relocated to the rear of the building. 2.Alternative location for the two emergency exit doors. 3.Include Historic Hawai'i Foundation (HHF) comments and recommendations. <p><u>Questions:</u></p> <ul style="list-style-type: none"> • Ms. Larson stated the existing drawings were not of the existing building. Ms. Valenciano clarified preliminary plans did not show the additions that were added on later; the footprint was larger than the plans provided. She said they would request the applicant provide new site plans that show the entire building and include all structures related to the building. 	

SUBJECT	DISCUSSION	ACTION
	<p>Authorized Representative for the Board Members of “The Church at Kōloa”, Nadine Begley stated they have been in discussion for over a year and decided they want the new security surveillance room and ADA (Americans with Disabilities Act) restrooms located in the front of the building. They discovered an 8x13 attic space above the AV (Audio Visual) room and men’s restroom for the security surveillance room and they plan to enlarge the two existing small restrooms and turn it into ADA restrooms. She was open to any questions from the commission.</p> <ul style="list-style-type: none"> • Chair Ida asked if they had any knowledge of people traveling from the southern border of the United States to attack the church. Ms. Begley replied no that it was an open border and a matter of time before they migrate here. • Chair Ida stated it was not an open border, took issue with her statement and asked if they thought of erecting a security fence around the church property. Ms. Begley replied there was a wall, but they have not discussed a fence. • Chair Ida asked why not. Ms. Begley apologized for offending Chair Ida and said it was for security and safety and they were preparing for any incidents that may happen. She said living in Hawai‘i did not exempt them; they were a religious community and potential target. • Chair Ida asked about the surveillance security. Ms. Begley replied it was video cameras that could be accessed by computer or smart phone. • Mr. Gately wondered if church members voiced reservations about modifying an iconic building in the community. Ms. Begley replied the church was more concerned with facilities that function for the needs of the church. • Ms. Larson asked for the history of organizations that have occupied the church. Ms. Begley replied she did not know who was there before Pastor Harold Kilborn, but he had been with the church for over forty years. She said the history of the church was on their website. <p>Ms. Valenciano added the church went through several name changes and was affiliated with different organized churches. Ms. Begley replied the church was undergoing a cleanup of property titles.</p>	

SUBJECT	DISCUSSION	ACTION
	<ul style="list-style-type: none"> • Ms. Larson asked if the church was nondenominational or if it was affiliated with an organized church. Ms. Begley replied it was not. • Ms. Summers stated she was upset and shocked that border policy concerns was the reason for the ADA bathrooms. She said it seemed like a tactic to scare them into agreeing with the proposed additions. Ms. Summers stated that if they were concerned, they should put a fence around the church. Ms. Begley explained security was separate from the bathrooms and the Kilborn's thought expanding both bathrooms would balance the building. • Ms. Kikuchi-Samonte asked what type of security equipment required a separate large space. Ms. Begley replied the property was large. • Ms. Kikuchi-Samonte asked what would be stored in the security surveillance room. • Ms. Begley replied camera equipment that would store three to six months of surveillance video, and a security person(s) stationed there to monitor. • Ms. Kikuchi-Samonte asked if the security person would be there 24-hours a day. Ms. Begley replied no, but they would be under 24-hour notice. • Ms. Kikuchi-Samonte asked how much space was needed for the equipment and one security person. Ms. Begley replied the space there unused and they could enclose and utilize it for that function. • Mr. Gately said it seemed like an attempt to make the church grandeur and shape it into a cross and purposefully use the addition so it couldn't be rejected. Ms. Begley replied no, that was not the reason. • Ms. Larson talked in length about the responsibilities of KHPRC and to preserve the Church at Kōloa. She recommended they follow the Secretary of Interior Standards of Rehabilitation and include related structures into the new plans. • Ms. Summers added that they also include recommendations from HHF and planning department staff. • Ms. Larson stated she also recommended that they explain other remedies and alternatives. Ms. Begley replied she has had those conversations with Ms. Valenciano and planning department for over a year. 	

SUBJECT	DISCUSSION	ACTION
	<p>Mr. Gately shared that the building was built using timbers from a previous church that was on the property in 1929 by Architect Rothwell as the Kōloa Union Church. He said it was also once the Kōloa Hawaiian Church. He asked if they were affiliated with the Kōloa Union Church next door. Ms. Begley said the Kōloa Union Church property was part of the Church at Kōloa and at some point, it was sold to them. Mr. Gately pointed out that the plans, documents, and architectural drawings refer to the Kōloa Union Church.</p> <p>Ms. Valenciano said nominations, history, ownership had different names and it was difficult to know if it was also a different congregation.</p> <ul style="list-style-type: none"> • Ms. Kikuchi-Samonte stated the fires in Maui has shown how important it was to keep and maintain historic buildings. She asked if they had a plan B on alternatives of other areas to place the ADA bathrooms and security surveillance room. Ms. Begley replied they asked for everything and wasn't sure what position the commission and planning department would take. Now that the commission has voiced their strong position, they would take the time to reevaluate their application request. • Ms. Kikuchi-Samonte added that she grew up in a historic church that could not add an ADA bathroom. The ADA bathroom was in another area. • Ms. Larson said there was a book on the history of congregational churches that could be used as a possible resource. Vice Chair Remoaldo said it may be a pamphlet titled Hawai'i Evangelical Association with a tan cover. <p>Chair Ida commented there was a lot more that needed to be done and recommended a deferral.</p> <p>Deputy County Attorney Charles Foster did not recall asking for public testimony. Ms. Higuchi Sayegusa stated there was no one from the public in the room to testify.</p>	<p>Ms. Summers moved to defer The Church at Kōloa, Proposed Additions to the Existing Historic Church Property Address: 3251 Po'ipū Road/3269 Po'ipū Road Tax Map Key: (4) 2-8-010:008</p>

SUBJECT	DISCUSSION	ACTION
	<p>DCA Foster requested they defer to a specific date. Ms. Higuchi Sayegusa asked for flexibility on the date as a future meeting to allow the applicant time and because they may also consider a site visit.</p> <p>Ms. Larson recommended the motion include that the applicant return with a clearer history of the building, its uses, and ownership. And return with expanded plans that include plot plans, indicate all structures on property on the plans, accurate floor plans of the existing structure and detailed drawings that include the large structure attached to the church.</p> <p>Ms. Wichman recommended SHPD's (State of Hawai'i Historic Preservation Division) archaeology and architecture report be included. Ms. Valenciano added that if she didn't receive a report, she would inquire if SHPD had any concerns or comments.</p> <p>Ms. Larson talked in length to Ms. Begley about their responsibility to preserve the Church at Kōloa building.</p> <p>Mr. Gately offered to share his collection of articles and photos to Ms. Begley and the Church at Kōloa.</p> <p>DCA Foster read his notes on the recommendations from the commission;</p> <ol style="list-style-type: none"> 1. Defer until the applicant consults with the Director and Planning Department on the commission's concerns. 2. Applicant return with clearer history on uses and ownership of the building. 3. Expanded plans that include plot plans and all structures on property. 4. Detailed drawings of the historic and non-historic portions of the building. 	<p>Kōloa, Hawai'i with recommendations to consider Historic Hawai'i Foundation letter and Directors Report from the Planning Department. Ms. Kikuchi-Samonte seconded the motion.</p> <p>Ms. Summers moved to withdraw the motion. Ms. Kikuchi-Samonte withdrew her second.</p>

SUBJECT	DISCUSSION	ACTION
	<p>5. Accurate floor plans of the structure both historic and non-historic portions of the building. 6. If available, SHPD archaeology and architecture reports. 7. Ms. Summers added to include HHF letter and Directors Report recommendations.</p>	<p>Mr. Gately moved to defer The Church at Kōloa, Proposed Additions to the Existing Historic Church, Property Address: 3251 Po'ipū Road/3269 Po'ipū Road Tax Map Key: (4) 2-8-010:008 Kōloa, Hawai'i and return at a future meeting and incorporate the following recommendations; -Applicant consult with the Director and Planning Department on the commissions concerns. -Applicant return with a clearer history on the uses and ownership of the building. -Applicant provide expanded plans that include plot plans and all structures on property. -Applicant provide drawings of the historic and non-historic portions of the building. -Applicant provide accurate floor plans of the structure both historic and non-historic. -Applicant review SHPD archaeology and architecture reports, if available.</p>

SUBJECT	DISCUSSION	ACTION
		<p>-Applicant include recommendations from Historic Hawai'i Foundation letter and Directors Report from the Planning Department. Vice Chair Remoaldo seconded the motion.</p> <p>Roll Call Vote: Mr. Gately – Yes Ms. Kikuchi-Samonte – Yes Ms. Larson – Yes Ms. Quinsaat – Yes Ms. Summers – Yes Ms. Wichman – Aye Vice Chair Remoaldo – Yes Chair Ida - Yes Motion carried 8:0</p>
<p>I. Executive Session</p>	<p>1. The Church at Kōloa Proposed Additions to the Existing Historic Church Property Address: 3251 Po'ipū Road/3269 Po'ipū Road Tax Map Key: (4) 2-8-010:008 Kōloa, Hawai'i</p> <p>Consideration of a zoning permit for proposed additions to an existing historic church building. a. Director's Report pertaining to this matter.</p> <p>The commission skipped I. Executive Session.</p>	
<p>K. Announcements</p>	<p>a. Charter Review Commission Proposal Request</p> <p>Ms. Higuruchi Sayegusa explained that Charter Review Commission was seeking any charter</p>	

SUBJECT	DISCUSSION	ACTION
	<p>amendments by September 30, and if any of the commissioners had proposals to contact Ms. Valenciano or herself.</p> <p>Ms. Valenciano announced the following;</p> <ol style="list-style-type: none"> 1. Historic Hawai'i Foundation had two training sessions on island. It would be held at Kaua'i Community College on September 7, and another on September 8 & 9 and more information would be emailed. 2. Recognize the significant loss of historic Lahaina and remember those affected by the Maui fire. <p>The commission veered off the agenda and had a lengthy discussion on documenting historic structures using new technology and preserving structures. Ms. Higuchi Sayegusa and DCA Foster requested it be placed on a future agenda.</p> <p>Next meeting was scheduled for 1:30 p.m. Thursday, September 21, 2023, Regular Meeting.</p>	
<p>L. Selection of Next Meeting Date and Agenda Topics</p> <p>M. Adjournment</p>	<p>With no further business to conduct, Chair Ida called for a motion to adjourn.</p>	
		<p>Ms. Summers moved to adjourn the meeting. Ms. Wichman seconded the motion. Motion carried 8:0.</p> <p>Chair Ida adjourned the meeting at 3:03 p.m.</p>

Submitted by: Sandra M. Muragin, Commission Support Clerk Reviewed and Approved by: Gerald Ida, Chair

- Approved as circulated.
- Approved with amendments. See minutes of ____ meeting.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'AINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'AINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

LAURA H.E. KAAKUA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

SEP 21 '23 PM 12:24
PLANNING DEPT

September 18, 2023

LOG: 2023PR01035
DOC: 0923CH02

Derek S. K. Kawakami
Office of the Mayor
4444 Rice Street Suite 235
Lihue, Hawaii 96766

SUBJECT:

Makai Golf Course at Princeville
4080 Lei O Papa Road
Princeville, Hawaii 96722

TMK: (4) 5-4-005:022, 049 and 054; 5-4-006:003,005 and 006 and 5-4-012:001 and 006

Aloha Mayor Kawakami,

The above mentioned property will be presented to the Hawaii Historic Places Review Board (HHPRB) for consideration to the Hawaii Register of Historic Places and recommendation for the National Register of Historic Places. The nominations will be heard at the following HHPRB meeting:

Date: Friday November 17, 2023

Time: 9:30AM-4:00PM

Location: In Person Kalanimoku Building

Department of Land and Natural Resources (Board Room)

1151 Punchbowl Street, RM #132

Honolulu, Hawaii 96813

Interested persons can submit written testimony in advance of each meeting that will be distributed to Board Members prior to the meeting. Submit written testimony via postal mail or by email below. Written testimony that is received later than 24-hours prior to the meeting will be retained as part of the record and distributed to Board Members as soon as practicable, but we cannot ensure that Board Members will receive it with sufficient time for review prior to decision-making.

H.I.

OCT 19 2023

Emailed Comments: Mailed Comments:
DLNR.Intake.SHPD@hawaii.gov

Emailed Comments: DLNR.Intake.SHPD@hawaii.gov

Mailed Comments: State Historic Preservation Division
ATTN: Register Program
601 Kamokila Boulevard
Kapolei, Hawaii 96707

Mahalo,

A handwritten signature in black ink, appearing to read 'Alan S. Downer', with a long horizontal line extending to the right.

Alan S. Downer PhD.
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

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: Makai Golf Course at Princeville

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 4080 Lei O Papa Road

City or town: Princeville State: Hawaii 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 X 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 X statewide ___ local

Applicable National Register Criteria:

X A ___ B X C ___ D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>_____ State or Federal agency/bureau or Tribal Government</p>

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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>6</u>	<u>5</u>	buildings
<u>1</u>	<u> </u>	sites
<u>19</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>26</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register none

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- Recreation/outdoor recreation
- Landscape/open space
-
-
-
-

Current Functions

(Enter categories from instructions.)

- Recreation/outdoor recreation
- Landscape/open space
-
-

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7. Description

Architectural Classification
(Enter categories from instructions.)

N/A

Materials: (enter categories from instructions.)
Principal exterior materials of the property: N/A

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 Makai Golf Course at Princeville is the primary open space within the master planned Princeville community, and in addition to providing splendid golfing experiences, also serves as a means to handle storm water drainage within the community and a habitat for the nene, albatross, and other endangered birds. The 312 acre course is bordered by private residences, the Alii Kai Resort, Ka Haku Road and the Pacific Ocean. The 27 hole course is comprised of three, distinct nine hole courses, each named after their most dominant feature: the 3,602 yard Ocean nine, 3,621 yard Lakes nine, and 3,445 yard Woods nine, each of which is a par 36. The three nines each possess their own distinct characters, while being similar in distance and demands on the player. The three nines radiate out from the modern, non-contributing golf pro shop and also conclude at that starting point. The strategically bunkered course is characterized by golf cart paths, grassy plains and rolling hills, many tree lined fairways, mountain and ocean vistas, and water hazards. Such buildings as the cart barn, maintenance yard office, three restrooms and pump house, as well as the fourteen rain shelters and five dams and accompanying bridges are also part of the course and contribute to its historic character. As is standard, each nine has two par three holes, two par five holes and five par four holes. All holes have a minimum of three tees: a back tee, middle tee and forward tee. The Woods 9 features the original Tifgreen 328 grass on its tees and greens and original Bermuda grass on its fairways, while the Ocean 9 and

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Lakes 9 use Seashore Paspalum grass on their tees, greens and fairways, with the original Bermuda grass for their roughs.

Narrative Description

The Makai Course's golf pro shop, snack bar, cart barn, and starter's hut are immediately to the southwest of the intersection of Lei O Papa and Ka Haku roads, with the latter being one of the major traffic spines through Princeville, connecting 1 Hotel Hanalei Bay to the main highway. The complex of buildings is accessed by a paved driveway running in a westerly direction from Lei O Papa Road, with the golf course's primary parking area across Lei O Papa Road to the east of the buildings.

The paved parking lot has a capacity for around 220 automobiles, and is backed on its southeast side by a grass covered, earthen dam, which retains one of the golf course's several lakes, which serve as retention areas for storm water. Eleven monkeypods (*Samanea saman*), and numerous plumeria trees (*Plumeria sp*) adorn and provide shade to the lot. A row of Cook pines (*Araucaria columnaris*) grows along the boundary between the parking lot and Ka Haku Road and stands of the same tree define the east and south corners of the lot. The parking lot serves a dual purpose, being an overflow basin in the event storm waters crest the dam, as well as providing automobile parking.

The golf pro shop and snack bar is a single story building with a corrugated metal, double pitched hipped roof with board and batten walls. It was constructed in 2010 to replace the Makai Course clubhouse, which suffered considerable damage during Hurricane Iniki in 1992, leading to its demolition. The new golf pro shop does not sit on the site of the original, 1974 clubhouse, which was located to the southeast of the current building, in the vicinity of the present tennis courts and swimming pool. A pergola defines the south side of the golf shop, and the snack bar and its outdoor seating area are on the north side. Also to the north of the golf pro shop is a modern, free standing restroom, with separate rooms for men and women. It also has a corrugated metal, double pitched hip roof and board and batten walls. To the east and southeast of the golf pro shop are two sets of two tennis courts, and to the southeast of the last set of courts is a swimming pool, which is elevated on a hill.

A circular concrete drive in front of the golf shop's pergola accommodates golf carts. A concrete paved cart path exits the circle at the south and encounters a large turn defined by a curving, lava rock wall before reaching the starter's hut where it branches to go to the tees for the various nines. Two sets of concrete steps in the curving lava rock wall ascend to a practice putting green and also to a practice range. At the far side of the putting green is the starter's hut, which also features a corrugated metal, double pitched hipped roof and board and batten walls. Beyond the starter's hut to the southeast is a cart barn with a flat, built-up roof. This entire complex of service oriented facilities, with the exception of the cart barn, is modern and does not contribute to the historic significance of the Makai Course.

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From this complex the three nines radiate outwards with the Woods 9 to the south, the Ocean 9 to the west and the Lakes 9 to the east.

Ocean 9:

A concrete golf path with curbs heads out from the starter's hut in a westerly direction to the Ocean 9. This 9 travels towards the hotel, and then doubles back before heading north to cross Ka Haku Road to present ocean views. It wanders above the coast with holes six and seven offering magnificent cliff side views of the ocean and the windward coast of Kauai, before returning back to the clubhouse. In its perambulations, the course wends its way around a number of residential developments, affording a large expanse of green, open space for the houses and condominiums which border it.

Ocean Hole 1: Par 4, 464 yards with a choice of three tees

Considered a moderate opening hole, the Ocean 9's first hole's fairway runs slightly downhill with a dogleg right, with the cart path running down the left side of the fairway. Monkeypod trees are also along the left side of the fairway, with single family residences behind them, and along the right side of the fairway are two large banyans (*Ficus benghalensis*) and a line of paper bark trees (*Melaleuca leucadendra*), which separate the fairway from the practice driving range, which is 14' lower, as it serves as a water retention area in times of heavy storms. Bunkers are along both sides of the fairway, and catch basins running into pipes facilitate drainage and give the fairway more contours. The rather large green is elevated, which increases its challenge, and allows better water drainage. The green slopes back to front and has a row of defensive bunkers short and to the right. A stand of African tulip trees (*Spathodea campanulata*) is to the right side of the green, and a variety of other trees provide a green backdrop to the hole.

Ocean Hole 2: Par 5, 611 yards with a choice of four tees

After the first hole, the golf path traverses Liholiho Road to arrive at the second hole's tees. This hole offers a long, straight shot from tee to green, with the fairway running slightly downhill. Again, the cart path hugs the left side of the fairway. A mature red plumeria (*Plumeria rubra*), and several paper bark trees are to the right of the tees, and single family residences are again to the left of the fairway, as also is a line of paper bark trees. Bunkers are again to the left and right of the fairway approximately 50 yards from the green, and cross bunkering defends the green. The hole offers splendid views of Hanalei Bay with the mountains looming in the distance. Red plumeria, appear at different points along the Makai Course, and in a stylized format serves as the logo for Princeville at Hanalei.

Ocean Hole 3: Par 3, 181 yards with a choice of five tees

The golf cart path turns a bend and runs through a rain shelter and along the top of a steep hill. The rain shelter has a new standing seam metal hipped roof, which is supported at its corners by four 12" square concrete columns. Other rain shelters along the Makai Course are of similar design and all contribute to the historic significance of the golf course.

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The tees for the third hole are situated along the rim of a steep hill. This picturesque hole is a short par-3, with no fairway. Rather it plays dramatically off the steep, densely vegetated hill 55' down to a wide, flat green that abuts a lake, which is situated in front of and to the right of the green. Bunkers are to the left and rear of the green, with the latter echoing Hanalei Bay's wave patterns when viewed from the tee. To reach the green the golf cart path descends the steep hill.

Ocean Hole 4: Par 4, 385 yards with a choice of four tees

One of the more difficult holes on the Ocean 9, this hole's uphill fairway traverses a rolling hill and plays into the trade winds. Rough borders the fairway to either side, with the Hanalei Bay Villas townhouses overlooking the fairway and green on the left. The front boomerang tee for this hole is to the north of the third green, with the back, championship tee only accessed by crossing a ravine on a metal foot bridge to the west of the boomerang tee. The bridge has a steel grate floor and a chain link enclosed, pipe railing. At the far end of the bridge twelve lava rock steps with a lava rock cheek wall on their left side ascend to the tee. To the north of the boomerang tee is a rain shelter. The cart path runs uphill along the right side of the fourth hole fairway. A set of defensive bunkers, just below the green, splits the fairway, and another set of bunkers is to the front left. The undulating green slopes back to front.

Ocean Hole 5: Par 5, 540 yards with a choice of three tees

From the fourth hole, the cart path gently meanders to the east and passes through a rain shelter, which has a large stand of bamboo to the right. Now heading in an easterly direction, the cart path stays to the right side of the fairway. This fairway continues the uphill journey, although not as steeply, before leveling off. There is a slight dogleg left, which again has the golfer hitting into the trade winds. Along the right of the fairway is a line of paper bark trees, and also a framing bunker near the tee shot landing area. Four royal poinciana trees (*Delonix regia*) adorn the left side of fairway near the green, and a natural drainage swale needs to be crossed. A culvert with lava rock wing walls carries the cart path and empties water into the swale, allowing the natural drainage patterns of the area to remain uninterrupted. Deep cross bunkers defend the right, front of the large green, while another bunker is to the left. A stand of trees provide a backdrop for this hole. Off to the south of the culvert is a restroom with separate men's and women's rooms. The concrete building has a standing seam metal hipped roof with overhanging eaves and exposed rafter tails. Two, five panel doors are in its front wall and each side wall has a pair of jalousie windows. This structure, as well as other similar restrooms on the course, contributes to the site's historic character.

Ocean Hole 6: Par 4, 446 yards with a choice of four tees

After the fifth hole the cart path curves to the north and crosses Ka Haku Road, after which it forks, with the right fork passing under a rain shelter and heading toward the ocean and the tees for the sixth hole. The cart path runs up the left side of the fairway, curving around a stand of coconut (*Cocos nucifera*) and lauhala (*Pandanus odoratissimus*) trees. The sixth hole's fairway

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is straight with the natural, rolling terrain, sloping left to right, retained. Houses and paper bark trees line the right side of the fairway, and bunkers frame the tee shot landing area as well as both sides of the large, but narrow green. A natural drainage ravine runs down towards the ocean to the west of the green. The blue Pacific and horizon form a backdrop for this green.

Ocean Hole 7: Par 3, 213 yards with a choice of four tees

The tees for the seventh hole are just beyond the sixth hole and sit atop the edge of a high cliff above the Pacific with a forced shot over an approximately 150' deep gorge and the Pacific Ocean from the back tees. From the back tees the large green presents a wide, but shallow, target, while from the front tee the green appears long and narrow. Bunkers frame much of the hole, with the front bunkers serving as saving bunkers. The cart path between the tees and the green passes under a rain shelter, with several groupings of lauhala and coconut trees nearby. This is a favored nesting area for albatross, and nene also are found in this vicinity. The seventh hole is thought to be "one of the most photographed holes in the world" [Dauplaise, page 19] with its green dramatically perched on the opposite side of the ravine, the blue Pacific to the right, and Mount Makana in the distance.

Ocean Hole 8: Par 4, 359 yards with a choice of three tees

With this hole the Ocean 9 moves away from the ocean and back towards Ka Haku Road. It presents a relatively straight fairway, with a slight dogleg right, and the Emmalani Court townhouses and paper bark trees line the right side of the fairway. The cart path also hugs this side of the fairway. Bunkers guard the front of the green and also the left side. From the eighth green the cart path re-crosses Ka Haku Road and then curves east and across Liholiho Road enroute back to the golf shop.

Ocean Hole 9: Par 4, 403 yards with a choice of four tees

The ocean hole 9 has a long tee and features an hour glass shaped fairway with a dogleg right. Bunkers define the area where the fairway constricts, while other bunkers defend the left front and also the right side and rear of the green. Paper bark and African tulip trees are along the left side of the fairway and separate it from Ka Haku Road. Along the right side of the fairway a row of trees separate the course from the practice driving range. The golf cart pathway runs up the left side of the fairway and then curves south towards the golf pro shop.

Woods 9:

From the starter's hut the cart path heads in a southerly direction, before heading east to reach the first tee of the Woods 9. This 9 travels eastwardly for its initial two holes, before doubling back to cross Lei O Papa Road and meandering in a southwesterly direction through several attractive stands of trees and along a natural ravine, affording a large expanse of green, open space for the numerous houses which border it. Its first four holes parallel the Ocean 9, while its last five parallel the Lakes 9. When the Ocean and Lakes 9s were rehabilitated in 2009-2010, the

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property owners did not have sufficient funds to also refurbish this course. It remained in its original condition and was still played. For approximately the past five years this course has been neglected by the current owners, and was repurposed in 2018 as a “frisbee golf” or “disc golf” course. In its perambulations, the course wends its way past a number of residential developments, affording a large expanse of green, open space for the houses which border it.

Woods Hole 1: Par 4, 365 yards with a choice of three tees

The first hole’s fairway is straight with a slight right to left bend. Trees are on both sides of the fairway, with the asphalt paved golf cart path running down the right side. Houses, set behind a row of various trees, line the left side of the hole. A bunker lies to the right side of the tee shot landing area, and bunkers surround the green, except to the right front. Trees, as well as the mountains form a backdrop for this hole, and most of the Cook pines present along and behind this hole, predate the golf course, which is true for many of the Cook pines on this 9. The mountains are especially awesome when rains produce cascading waterfalls.

Woods Hole 2: Par 3, 188 yards with a choice of four tees

The natural contours of the land were preserved on this hole, with a right to left slope which allows the fairway to sheet drain into a natural gully, whose stream runs to the ocean. A dense line of Cook pines line the right side of the fairway, and various trees stand along the rim of the gully on the left. The cart path runs partially down the left side of the fairway, before crossing to its other side to circle around the far end of the line of pines. The green is situated on a natural hill and a defensive bunker is to the right front and penalty bunkers are to the left and right sides of this long and narrow green. Trees and the mountains again form a backdrop for this hole. A rain shelter stands at the end of the line of pines.

Woods Hole 3: Par 5, 524 yards with a choice of three tees

The Woods third hole doubles back, running in an eastward direction, parallel to the first two holes of the Woods 9. Its fairway is a dogleg right, with the cart path and second hole’s line of Cook pines running down the right side of it. Formosa koa and monkey pods line the fairway corridor on the left, with houses behind for approximately the initial three hundred yards. Bunkers are to either side of the first tee shot landing area, and again at the bend approaching the green. The oblong green is protected by bunkers on the right front and left side and left rear. A variegated hala behind the green serves as a target tree with Cook pines standing behind it.

Woods Hole 4: Par 4, 391 yards with a choice of three tees

Following the third hole, the cart path continues in an easterly direction and crosses Lei O Papa Road. On the other side of the road, the path is paved with concrete. The fairway for the fourth hole has a slight dogleg right and requires the golfer to clear a lake in order to reach the green. The cart path runs down the right side of the fairway, with kukui nut trees (*Aleurites moluccanus*) and houses also on this side. A row of kukui nut trees also lines the left side of the

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fairway. At the eastern end of this line, a number of the trees have been removed. A bunker sits on the right side of the fairway at its bend. The green sits next to the lake at its far right side, and has bunkers to either side. The green slopes from back to front towards the lake. This lake receives its waters from the culvert from the Lakes 9 second hole and also from the lake at the Lakes 9's ninth hole, and serves as a control lake in the storm water retention system. It also received non-potable waters from Princeville's secondary sewage treatment plant, which is located near the hotel. The lake serves as a discharge, or dispersal, basin and a pump house nestled in a stand of trees to the left of the green transmits the waters throughout the golf course for irrigation purposes. The pump house is a masonry structure with a standing seam metal hip gabled roof with overhanging eaves. It has three vertical, metal slat ventilators in its front and two side walls and a door at the rear.

At the far right end of the lake is an earthen dam with a spillway which continues the natural drainage pattern of the area by emptying into the ravine of the natural stream which runs to the left side of the Woods second holes. The cart path heads south to cross over the spillway on a concrete slab bridge and then proceeds across the top of the dam, behind the fourth green to pass through a rain shelter before arriving at the tees for the Woods 9's fifth hole. The dam and bridge contribute to the historic character of the Makai Course.

Woods Hole 5: Par 4, 386 yards with a choice of four tees

The fifth hole's fairway has a dogleg left with two bunkers on the left side at the bend. The fairway is bounded by trees on the right side, with Cook pines and kukui nut predominating. Cook pines also form a backdrop for the green. The fairway parallels the Woods 9's eighth fairway, with the eighth hole's cart path separating the two fairways. The fifth hole's elevated green is defended by two bunkers along its right side and one on its left. To the right rear of the green, a restroom is placed in a stand of trees. The concrete restroom has a standing seam metal hipped roof with overhanging eaves. Two doors, one for men and the other women, are on its west facing side, and a pair of jalousie windows is in each of its side walls, and two jalousie windows are in its rear wall. The jalousies are not original, as is also the case for the four panel doors for the two restrooms.

The cart path runs down the right side of the fairway, but prior to reaching the green, it forks, with the right fork descending into the valley and to the maintenance area for the golf course. The maintenance area is secured by a chain link fence. The complex is ordered along a central driveway running in an east-west direction with a CMU office building at its east terminus. The office building dates from 1969 and contributes to the historic character of the golf course. The single story building has a lateral running gable roof with an open bay at its south end. The other buildings in the complex do not contribute to the historic character of the golf course, all being less than fifty years old. To either side of the driveway are equipment repair and storage structures made of standing seam metal. The one to the west is four bays long and has a standing seam metal shed roof and walls. Its east side is open, while the one on the east side of the driveway is six bays wide and has a standing seam metal, shed roof which is cantilevered at its open, west side. This structure appears to be used to service and repair golf carts. In addition to

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these main buildings several smaller ancillary, standing seam metal buildings are located on the property.

Woods Hole 6: Par 4, 447 yards with a choice of three tees

The left fork of the golf cart path swings around behind the fifth hole and runs along the right side of the sixth fairway, passing under a rain shelter. The fairway has a sharp dog leg right with houses and Cook pines, as well as pua-be-still (*Thevetia peruviana*) lining the fairway on the left. Along the right side the hole parallels the Wood's 9's seventh hole, and a bunker sits on the right side, at the bend. Also on the right, at the bend, there is a group of five silk oak trees (*Grevillea robusta*). Another two silk oak are a little further up the fairway on the left, and one more of this species is found to the right of the fairway before the green. These silk oak pre-date the golf course, and were planted to mark the locations where cattle, which had contracted anthrax, were buried.

A natural drainage swale runs across the fairway in front of the green, and two more silk oak stand to the left of the green. The green has bunkers on the front right as well as the rear, and also one to the left rear. The cart path swings to the right of the green and passes under a rain shelter as it turns to start its westerly return to the starter's shack.

Woods Hole 7: Par 4, 441 yards with a choice of three tees

For the high, back two tees, the seventh hole has a dog-leg left with the bend at the early part of the fairway. The natural drainage swale of the Woods 9's sixth hole crosses over this fairway as well before running into the ravine along the left side of the fairway. The swale is heavily planted with banana (*Musa sp*), African tulip and other tropical plants. A bunker is to the right of the fairway near the tee shot landing area, and the fairway is characterized by its undulating natural topography, which slopes right to left. The green is defended by two front bunkers, to the right and in the middle, as well as three saving bunkers to the left side.

Woods Hole 8: Par 3, 196 yards with a choice of three tees

The eighth fairway is to the north of and parallels the Woods 9's fifth hole's fairway. The cart path runs down the right side of the straight fairway, as also do a row of Cook pines and single family dwellings. This hole features a grouping of three stones set in the large, half acre, "Zen Gardens" bunker, reminiscent of Japanese *niwaishi*. The picturesque bunker fronts the left-center approach to the green, and the green is further protected by bunkers to the front left and front right. Another bunker is to the rear. A kukui tree is to the right of the green and Cook pines provide a backdrop

Woods Hole 9: Par 5, 500 yards with a choice of four tees

This short par five has a dogleg to the left, with the golfer shooting over a drainage channel with a concrete spillway, and the east end of the lake featured in the Woods 9's fourth hole. A line of

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kukui is to the left of the fairway and separate it from the Woods 9's fourth hole's fairway, while on the right side is a stand of eucalyptus. A bunker is to the right side of the tee shot landing area, and bunkers line the narrow fairway's approach to the hole, on both the left and right sides. In addition, two bunkers are to the right side of the green and another behind it. Several monkey pod trees are to the right of the fairway after the first bunker, and a large kukui and a stand of Cook pines are to the right of the green. From here the cart path re-crosses Lei O Papa Road and returns to the starter's hut.

Lakes 9:

From the starter's hut the cart path heads in an easterly direction, across Lei O Papa Road to reach the first tee of the Lakes 9. This 9 travels eastwardly, with the cart path going through a tunnel under Ka Haku Road before heading northeast towards the ocean. It wanders above the coast with holes four and five offering magnificent cliff side views of the ocean and the windward coast of Kauai, before paralleling its route back to the golf pro shop, with the three lakes playing a prominent role at holes one, eight and nine. In addition to beautifying and providing hazards on the course, the three lakes also serve as storm water retention basins for the community. Compared to the other two nines, the Lakes has less trees, stronger winds, and more rolling hills. Nene abound on the grassy knolls and around the water features of this 9. The Lakes 9 provides large expanses of green, serving as open space for the numerous houses and condominiums which border it.

Lakes Hole 1: Par 4, 399 yards with a choice of three tees

A front-to-rear set of three oval tees for hole one is flanked by Cook pines, and the first of a series of three lakes is to the left of the tees. The lake is the lowest of the three lakes, and its earthen dam serves as a backdrop for the Makai Course's parking lot. All three lakes have earthen dams and are connected to each other by concrete and stone spillways. The top of the dam between the first and second lakes is heavily vegetated.

The first hole's fairway is a dog leg left with a line of Cook pines running its length on the right side and the second of the three lakes on the left. A grassed, manmade gully runs across the fairway to empty into the first lake, draining the area during inclement weather. The golf cart pathway runs along the right side of the fairway. Bunkers are situated at the dogleg's bend, and there is an incline leading up to the rather large green. The lake abuts the green on its left side and there are elevated bunkers to the rear of the green. The green angles from right front to left rear.

Lakes Hole 2: Par 5, 520 yards with a choice of four tees

Next to the second hole's tees the cart path runs through a rain shelter and again hugs the right side of the fairway. The relatively short par 5 hole runs slightly uphill and into the trade winds. Paper bark trees run down the right side of the fairway and have houses behind them. On the left

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side of the fairway monkey pod trees and Formosa koa trees (*Acacia confusa*) separate the fairway from the fairway of the Lakes' eighth hole. Bunkers flank the fairway at the tee shot landing area, and another pair of bunkers pinch the run-up zone to the green. Before the latter, to the right, a culvert empties into a drainage swale which goes underground near the houses. At the fairway entrance to the swale, the culvert has a lava rock face and bed, and at the far, residential, end of the swale is a second culvert with a concrete face and concrete wing walls at a right angle to the face. The water carried by this system derives from runoff on Ka Haku Road, and eventually exits into a swale by the Woods 9's fourth and ninth holes.

After the second hole the golf cart path curves down to an arched, corrugated metal lined tunnel which travels under Ka Haku Road. Plumeria stand at the pathway's curve and royal poinciana adorn both sides of the path on its way down to the tunnel. On the opposite side of the road the cart path forks with the right fork bending northward en route to the ocean. A restroom stands at the fork in the cart path, and royal Poinciana stand at either side of the tunnel's mouth.

Lakes Hole 3: Par 4, 450 yards with a choice of four tees

Kou (*Cordia sebestena*) and Formosa Koa trees stand between the restroom and the third hole's tees. Just beyond the tees is a natural drainage swale which runs across the fairway, with a culvert allowing the cart path to cross and journey up the right side of the fairway. The culvert has on both sides a concrete face and lava rock wing walls. The swale is part of the natural drainage corridor of the area which was retained, and several royal poinciana grow in it to the left side of the fairway. The wide fairway has a dogleg left and slopes right to left. Paper bark trees line the left side of the fairway, as also does a continuation of the natural drainage swale which is unkept and functions as the rough. To the right of the fairway is a line of coconut trees with the Puamana Condominiums behind. A set of bunkers are located to the left of the bend in the dogleg, and a monkey pod tree is to the right. A pair of bunkers defend the green, sitting to either side in the front. From the fairway the green, with its ocean and horizon backdrop, gives the optical illusion that it sits immediately above the Pacific Ocean, but in fact it is on the crest of a small hill with the fifth hole and fairway below it. The green slopes back to front.

Lakes Hole 4: Par 3, 255 yards with a choice of four tees

From the third green to the fourth hole's tees, the cart path remains on the right side of the course and passes through a rain shelter. This hole is a long par 3, which plays into the prevailing trade winds. A natural drainage swale runs across the fairway in front of the tees and empties into a deep ravine, which traverses the left side of the straight fairway and oval shaped green. To the right of the fairway and green are the Westin Princeville Resort Villas, with coconut and various other trees between the units and the course. The fairway slopes right to left and two saving bunkers are to the left front and left rear of the elevated green. A third bunker to the right front defends the green, which slopes back to front. To the right, beyond the green is another rain shelter nestled between two kamani trees (*Calophyllum inophyllum*). The cart path loops around behind the fourth green to the fifth hole tees.

Lakes Hole 5: Par 4, 338 yards with a choice of five tees

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Sited atop the edge of an approximately 200' high ocean cliff, the Lakes fifth hole's tees and green offer superb views of the ocean and Manini reef, as well as the Kilauea lighthouse to the east. This hole plays over the ravine that served as a hazard on the fourth hole, and the ocean side cliff hugs the tee shot landing area and the rear of the green, while a series of four cross bunkers in the front of the tee shot landing area and two in the rear serve as safety bunkers. A single bunker placed in the front, middle of the green, defends the hole. Beyond the green, on the left is another rain shelter. From the fifth hole's tees the cart path skirts the ravine and heads westerly, curving behind the sixth hole.

Lakes Hole 6: Par 4, 414 yards with a choice of four tees

The fairway for the sixth hole slopes left to right and has a dogleg right. The Kamahana condominiums are to the right of the fairway and to the left is the cart path and a drainage gully. The left to right sloping fairway follows the natural terrain of the land and is characterized by rolling hills and valleys. It runs downhill until the bend in the dogleg and then uphill to the green. There are bunkers bracketing the bend, with paper bark trees in the left side gully beyond the bend. The gully separates the third hole from the sixth. The modest sized green is open in front with bunkers to either side and in the back.

Lakes Hole 7: Par 3, 202 yards with a choice of four tees

The cart path on the way to the seventh hole tees curves behind the sixth hole and passes through a rain shelter in a stand of paper bark trees and then, after the tees, travels over a culvert which bridges the natural drainage swale from the third hole with royal poinciana trees to the right. The culvert has lava rock faces on either end. The presence of this low spot dictated the design of this hole. The elevated green has bunkers to either side in the front, and trees form a backdrop screening Ka Haku Road from the green.

Lakes Hole 8: Par 4, 476 yards with a choice of four tees

Following the seventh hole, the cart path returns to the restrooms and tunnel and goes under Ka Haku Road to the eighth hole's tees. The eighth hole is a long, straight par four with the upper of the three lakes coming into play, and is considered the most difficult par 4 on the Lakes 9. A row of trees runs down the right side of the fairway and serves as a buffer between Ka Haku Road and the course. On the left fairway monkey pod trees and Formosa koa trees separate the fairway from the Lakes second fairway, with the cart path running down this side. A large bunker sits to the right of the tee shot landing area. From the landing area, the fairway constricts and a long narrow lake sits in front of and along the right side of the long, narrow green. Bunkers in a hillside protect the green on its back, left side. The green slightly slopes left to right

Lakes Hole 9: Par 5, 567 yards with a choice of four tees

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The cart path winds around behind the eighth green to the ninth hole's tees and then traverses the top of the dam separating the third and second lakes to run down the right side of the fairway. This hole is a sharp dogleg left, and from the tees the golfer must shoot over the middle lake. The Lakes first hole and bunkers are adjacent to the tees. On the fairway, bunkers are to the right rear and left front of the tee shot landing area. Again, a line of trees, including eucalyptus (*Eucalyptus maculata*) separate the course from Ka Haku Road. From the tee shot landing area, the golfer has the choice of trying to shot over the first lake to the green, or lay up on the narrow strip of fairway to the right of the green, which also could require shooting over a corner of the lake. The flat green has the lake to its left, and a set of bunkers on its opposite side. Cook pines form a backdrop to the hole. The dam for this lake has a stone face on its lake side, and a drain with a metal grate which transports water underground from this lake to the lake on the Woods 9's fourth hole

The Makai Golf Course at Princeville retains its historic integrity, with the course's historic layout and design very much evident. In 2009-2010 a renovation of the Lakes and Ocean nines extended the back tees in order to remain a championship course; installed Seashore Paspalum grass on the tees and greens, due to its high tolerance of salinity; and replaced the brown sand in the bunkers with white, G-3 Silica sand imported from Vietnam. These changes do not effect the historic character of the course, being of minor importance when compared to the intact, original design and layout of the course. Since 2018 the current property owner has not maintained the Woods 9 and the sand has been removed from its bunkers. However, the original design and layout of the course remains very much intact and evident, despite the fair condition of this nine. Also the service/starting area, although dating from the 21st century, is very low key and in keeping with the bucolic character of the course. Compared to the total acreage of the course itself, this utilitarian area is a very diminutive element within the overall design of the course and does not negatively impact the historic character of the course.

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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.)

landscape architecture
community planning
conservation
recreation

Period of Significance

1971

Significant Dates

1971

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

NA

Architect/Builder

Robert Trent Jones Jr.

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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 Makai Golf Course at Princeville is significant on the state level under criterion C for its design, as an early and extremely good example of a modern style resort golf course built in Hawaii during the early 1970s. The golf course embodies a distinctive design typical of the work of Robert Trent Jones Jr., and is the work of a master, Robert Trent Jones Jr., who has achieved an international reputation as a golf course architect.

The course is also significant at the local level under Criterion A for its associations with the history or golf in Hawaii, and also for its associations with the development of the first planned community on the island of Kauai, Princeville at Hanalei, of which the Makai Course was an initial and integral part.

The 1971 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions." The date of 1971 reflects the year the golf course was completed.

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

Criterion A: Associations with Golf in Hawaii

As with many beginnings throughout time, the beginnings of golf in Hawaii are rather hazy, with William F. Wilson claiming that in the 1890s, "the very first game of golf played in these islands took place at Manoa valley, on what was then pasture lands, but now built over with residences. The game was played by the late Alexander Garvie (Bishop Co.), who had previously played at Leith, Scotland, and John C. Cook, formerly cashier with Theo. H. Davies & Co., and now residing in Berkeley, California." [letter, *Paradise of the Pacific*, February 1923, page 17] Wilson, in 1900 provided a golf trophy to be awarded to the victor of a match between four man teams representing Bishop & Co. and Theo. H. Davies, ["The Royal Game of Golf Here," *Pacific Commercial Advertiser*, October 6, 1900, page 9] and when he wrote the above public statement in 1923 may have wished to add the density of time to that on-going rivalry for his challenge cup. While several writers have pointed to Wilson's article as perhaps shedding light upon the nascent moments of golf in Hawaii, [Hitch and Kuramoto, page 160, and Sandler, *Hawaii Guide to Golf*, page 6] others have alluded to possible early matches being played on the Hamakua Coast of the island of Hawaii between Scottish plantation managers. [Haynes, page 14]

What is known for certain, the earliest known intimation in the newspapers of the presence of golf in Hawaii, came on January 25, 1895, when the *Pacific Commercial Advertiser* revealed it had,

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Learned on good authority that a golf club, similar to those in the East, will soon be introduced in this city. Golf is a game that is peculiarly suited to a country such as the islands, requiring as it does hills and rough ground. ["Local Brevities," *Pacific Commercial Advertiser*, January 25, 1895, page 7]

Although there was no subsequent mention of a golf club starting, the *Evening Bulletin*, in April 1895, reported that the game was being, "played at Punahou near the college. This is a favorite Scottish summer game." ["Local and General News," *Evening Bulletin*, April 16, 1895, page 5], and a few months later, in October 1895, the *Hawaiian Gazette* found that an, "enthusiasm" for golf seemed to exist in Honolulu, and pointed to the pasture back of Punahou as a feasible golf links, and urged that, "the lovers of golf among the society people of the city should make arrangements towards introducing the game. Once started, it would undoubtedly stay." ["Bright Outlook for Athletics," *Hawaiian Gazette*, October 11, 1895, page 7] Less than three months later, in January 1896, the paper happily announced, as page one news, the formation of a golf club in Honolulu by Republic of Hawaii President Stanford Dole, Walter Dillingham, Mrs. Graham, Mrs. H.H. Renjes, Miss McGrew and Captain Broome. The *Gazette* went on to note that both Mrs. Graham and Captain Broome had,

played golf in the East and are thoroughly acquainted with the game. The club has been formed for the express purpose of awakening genuine golf enthusiasm on the islands and as soon as everything is in working order the membership will be increased. The hilly ground immediately back of Punahou has been thought a good place for the links and will probably be adapted to the game of golf. The formation of a club with such enthusiastic players gives promise that it will occupy a prominent place among the sports already in existence here. ["Game of Golf," *Hawaiian Gazette*, January 3, 1896, page 1]

A month later, the *Pacific Commercial Advertiser* reported,

Golf enthusiasm is spreading in Honolulu and everything is putting or terms as unintelligible to the average athlete. The field back of Punahou College has been chosen as the best place for golf and links have already been placed in position. . . . Golf should certainly play an important part among the games in vogue in Honolulu and from the present outlook it will. ["A Week in Society," *Pacific Commercial Advertiser*, February 29, 1896, page 6]

Six months later, in September 1896 the *Hawaiian Gazette* reported,

Although not much has been said about golf still it has gained a footing in Honolulu that will make it one of the games of the future on the islands. Punahou and Nuuanu, two of the most delightful localities of the city, barring cows which prevent the wearing of red blasers or stockings, are the places where the present links are situated. The next thing on the program is the tournament." [untitled, *Hawaiian Gazette*, September 15, 1896, page 7]

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At that time the Valley and Punahou Golf Clubs were reported to be deep in conversation about such a tournament, ["Local Brevities," *Pacific Commercial Advertiser*, September 10, 1896, page 7] but if it transpired, it was not covered by the local press, and with the coming of winter and wet weather the enthusiasm for golf went into abeyance.

It was not until October 1897 that the *Pacific Commercial Advertiser* announced that, "Golf is being revived," ["Local Brevities," *Pacific Commercial Advertiser*, October 11, 1897, page 7] with players spotted on the Punahou links again. By May 1898 a new course was laid out by S. M. Ballou in Nuuanu at Kunawai with the first hole placed within a former stone walled stock pen, and, "in order that there may not be too much hardship attendant on playing, the route has been cleared of lantana." ["Golf Again," *Pacific Commercial Advertiser*, May 3, 1898, page 1]

In September 1898 a second attempt was made to organize a golf club, with Dr. Henry Howard and S. M. Ballou major figures in moving the idea forward. At an organizational meeting held at Dr. and Mrs. Howard's residence on King Street on September 5, 1898, the name Mid-Ocean Golf Club was chosen and it was decided to admit women as full members. Stanford Dole, who could not attend the meeting, but had previously expressed his interest in being active in the club, was elected president. ["Honolulu Has Golf Club," *Evening Bulletin*, September 6, 1898, page 1] The club opened negotiations with the trustees of Oahu College to lease the Punahou pastures for a course, with the intention of building a club house if their offer was accepted. ["Golf Club," *Pacific Commercial Advertiser*, October 25, 1898, page 8] The outcome of the discussions between the college and the club are uncertain, but some arrangement must have been worked out, for although a clubhouse was not constructed, by the end of the year the *Hawaiian Star* reported on the progress of the "golf fiends,"

Golf has come to stay in Hawaii. It is played in other parts of the Islands, but its strongest enthusiasts are in Honolulu. There is a regularly formed golf club now consisting of some thirty members, and their numbers increase from week to week. The golf links at Punahou are in good order and some excellent play is now made there. Every Saturday sees a merry party using clubs of curious kinds, and laughter and good humor prevail. . . .

The beauty of golf is that it is an amusement for the very young or for the old. . . . It gives gentle exercise, it is fascinating and leads the player on, and it is a game in which you depend entirely upon yourself. No partner can give you assistance, you are there simply for your own hand, and if you fail it is your own fault or your own ill luck. ["On the Punahou Links," *Hawaiian Star*, December 29, 1898, page 7]

The journalist thought golf, "promises to be one of the leading amusements of the city," and mentioned that Mrs. Mary Wilder Gunn had visited the mainland and, "took lessons from one of the best California players and is now instructing a number of ladies and gentlemen in the proper style of play." [*Ibid.*]

In February 1899, the *Evening Bulletin* noted sizable activity out on the "golf links at Punahou" ["Local and General," *Evening Bulletin*, February 22, 1899, page 2] and the *Pacific Commercial*

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Advertiser in the same month reported the course at Punahou had been improved, with the first hole reoriented to play towards the mountains rather than the ocean, and painted tin markers with the number of each hole were placed on the links to help guide players. [untitled, *Pacific Commercial Advertiser*, February 9, 1899, page 7] The sport had grown sufficiently in popularity by March 1899 Pearson & Hobron was stocking “golf goods,” including “golf sticks”, golf balls, and “the prettiest designs in golf hose.” [advertisement, *Hawaiian Star*, March 7, 1899, page 8] In June 1899, the reorganized company, Pearson & Potter Co., Ltd expanded their inventory of bicycling and sporting goods to offer golf items for sale, including wooden clubs, iron clubs, caddy bags, golf hose, golf sweaters, and golf sundries of various kinds. They also offered to repair “golf sticks” and remold golf balls. [advertisement, *Hawaiian Star*, June 23, 1899, page 8]

The game seemed to suffer another slow down at the end of 1899 and in April 1900 the *Hawaiian Star* spoke of yet another revival of interest in the sport, with C. A. Brown who, “while in the east became an expert golf player,” serving as the spark for eighteen players to gather at the Punahou links. Brown told the reporter that within a few days the group planned to “try Mr. Damon’s links at Moanalua.” [“Revival of Golf, *Hawaiian Star*, April 23, 1900, page 2]

Mr. Damon’s links at Moanalua have been acclaimed by many who have written on the history of golf in Hawaii, to be the Islands’ first eighteen hole golf course, if not the first west of the Rockies. [Hitch and Kuramoto, page 160, Walther and Nicholson, page 1, Haynes, page 14, Timmons, page 18, and Sandler, *Hawaii Guide to Golf*, page 6] All of these authors also erroneously ascribe 1898 as the date of construction for this course which was laid out by Damon’s Scottish, professional gardener, Donald MacIntyre. However, it seems 1900 is the more likely date, as the April 21, 1900 *Evening Bulletin*, in discussing the golf course at Moanalua, noted,

Fine links have been laid out on the higher lands just above S. M. Damon’s country residence at Moanalua.

The links have not been in existence very long but the work of the laborers on Mr. Damon’s land has put them in excellent condition. The greens are in fine shape and the hazards are the delight of all who have played at Moanalua.

Mr. Damon had the links laid out for the special purpose of offering healthful recreation. It is the present plan to erect a club house in the near future. In addition to the golf links, tennis courts are being built. Mr. Damon wishes to have it understood that the links are in the nature of a public park and anyone who wishes to take advantage of what is offered, may do so. [“Moanalua Golf Links,” *Evening Bulletin*, April 21, 1900, page 4]

The *Pacific Commercial Advertiser* also mentioned the recent completion of the course when reporting on the second monthly golf tournament at Moanalua, with nineteen players participating,

The links have not been laid out but a short time and stretch along the higher lands above the Damon residence. They have had expended on them a great deal of labor and money and are considered very fair by those who are familiar with such matters. . . . Mr. Damon says the links are open to all who wish to play, and are not to be the preserve of a club or group. His offer will be very generally accepted by the “hoot

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mons,” who are becoming numerous in Honolulu. C. A. Brown, who was recently in the East, made a study of the game there and is expected to develop fine form soon. Dr. Howard, who won the tournament, is also expected to improve, and lively matches anticipated. [“Hoot Mons, Many Tee at Moanalua Links,” *Pacific Commercial Advertiser*, May 1, 1900, page 9]

Although the new golf course was not the “preserve of a club or group,” the Honolulu Golf Club did form shortly after the completion of the course, and in November 1900 was officially organized with S. M. Damon as president, and T. Clive Davies and S. E. Damon as vice presidents. [“Honolulu Golf Club,” *Hawaiian Gazette*, November 30, 1900, page 3] By the end of its first year of activity the club had thirty five members, and,

since the formation of the club the grounds at Moanalua have undergone great alterations and improvements, thanks to the kindness of S. M. Damon and the energy of Mr. Donald MacInyre.”

In the early part of last year the eighteen hole course became so rough from heavy moisture that it made golf a toil instead of a pleasure, with the result that, for some months, very few members played and it looked as if golf was going to drop out of our sports altogether. Fortunately, on the matter being explained to Mr. Damon, he consented to alter the course and had the old eighteen hole course converted into one of nine holes, which promises to compare favorably with any inland course in the world. [“Golfers Meet,” *The Independent*, December 20, 1901, page 3. Also see, “Hoot Mons are Feeling Good,” *Pacific Commercial Advertiser*, September 14, 1901, page 13 and “Polo Players Plan for Season’s Games,” *Evening Bulletin*, October 2, 1901, page 1]

With the improved course, the *Hawaiian Star* found, “a fresh impetus has thus been given to local golfiaks and an elaborate match is being arranged.” [“Golf Interest Revived,” *Hawaiian Star*, September 14, 1901, page 3]

While golf’s good fortunes soared at Moanalua, for reasons still unclear, “the sunny slopes of Punahou” which held, “the nucleus of a thoroughly sporting little nine hole course.” [“Golf Will Rage in Honolulu By and By,” *Pacific Commercial Advertiser*, August 11, 1900, page 9], were abandoned by golfers with the turn of the century, and for several years the links at Moanalua were the focal point for golf on Oahu.

At the end of 1901 a second course emerged on Oahu with the *Evening Bulletin* reporting Prince David Kawananakoa, “a devotee of golf” had laid out links on land owned by the O.R.& L., a short distance from the Haleiwa Hotel, and “it is understood that the links at Waialua are to be improved and that there will be matches there from time to time. As Princes David Kawananakoa and Jonah Kalanaianaole are contemplating the building of a country residence at their place at Waialua soon, the project of the improvement of the links is pretty sure to be carried out.” [“Golf at Waialua,” *Evening Bulletin*, December 9, 1901, page 1]

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The early years of this course remain hazy and it was not until 1904, with the Haleiwa Hotel under new management, that the Honolulu newspapers started to regularly report about golf events at this north shore course, with a tournament held on June 19, 1904, won by Prince David Kawananakoa, who had a 35 handicap. ["Golf and Crowds Seen at Haleiwa," *Hawaiian Gazette*, June 24, 1904, page 7] In August 1904, the Haleiwa Golf Club was formed with the manager of the Haleiwa Hotel, F. J. Church as president. ["Haleiwa Golf Club Organized," *Pacific Commercial Advertiser*, August 13, 1904, page 6]

The Haleiwa course was the earliest known course in Hawaii to link golf with the hotel industry, a lucrative union which would result in the development of numerous golf courses in Hawaii throughout the twentieth century. Hitch and Kuramoto claim the Haleiwa course, although, "located close by the famous Haleiwa Hotel on the North Shore, was not a hotel golf course." [Hitch and Kuramoto, page 167] However, as early as 1904 the *Evening Bulletin* referred to the course as, "The Haleiwa hotel golf links," [The Haleiwa Hotel golf links," *Evening Bulletin*, May 6, 1904, p 5], as also did the *Pacific Commercial Advertiser* in 1912. ["Halstead Defeats Cox at Haleiwa Links," *Pacific Commercial Advertiser*, August 27, 1912, page 3] Perhaps the golf course was not owned by the hotel, but at the very least there was a symbiotic relationship between the hotel and the golf course, with golf figuring prominently in the hotel's promotions and golf tournaments yielding some of the hotel's busiest moments. For Labor Day 1907, the hotel advertised, "There will be endless attractions at this famous hotel and golf will be in the lead." ["Labor Day Golf," *Evening Bulletin*, August 30, 1907, page 6] In turn the hotel contributed to the maintenance of the course, and in one instance, in 1904, management removed the lawn from around the hotel to improve the greens and fairway. ["Governor Carter a Golf Expert," *Pacific Commercial Advertiser*, May 3, 1904, page 3]

Because of the distance to get to Moanalua or Haleiwa, a group of approximately sixty five golfers came together in June 1904 to form the Manoa Golf Club, electing Territorial Governor George W. Carter as president. The club commenced construction on a nine hole golf course in mid-June on lands Henry E. Cooper made available below his house in the vicinity of Hillside Avenue, not far from the intersection of Manoa and East Manoa roads, ["Manoa Valley Golf Club Starts Well," *Pacific Commercial Advertiser*, June 4, 1904, page 2, "Sports of the Day," *Pacific Commercial Advertiser*, June 11, 1904, page 4, and "Golf," *Pacific Commercial Advertiser*, June 17, 1904, page 6] and a formal opening was held on July 23, 1904. ["Manoa Golf Club Links," *Pacific Commercial Advertiser*, July 20, 1904, page 3,] Covering the event, the society columnist for the *Pacific Commercial Advertiser* noted,

Society's devotees assisted in dedicating the Manoa Golf Club's new links and clubhouse yesterday afternoon. The event was one of considerable importance to lovers of the fascinating out-of-door sport, for the club has brought a fine course almost to the very doors of the players and in one of the most picturesque of the valleys surrounding Honolulu. The clubhouse, the former King cottage, on the upper Manoa road, is well situated ["Society," *Pacific Commercial Advertiser*, July 24, 1904, page 8]

The newly formed club ambitiously announced in December 1904 that it would sponsor an invitational tournament on George Washington's Birthday in 1905. Members of the Honolulu,

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Haleiwa, Hilo and Kauai golf clubs were invited to join the Manoa Golf Club members in the event, ["A Great Game for Tomorrow," *Pacific Commercial Advertiser*, December 25, 1904, page 11] which was won by one of the Manoa Golf Club's charter members and Punahou football player, Adrian W. Splivalo. ["Splilalo [sic] Won in Good Style," *Hawaiian Star*, February 23, 1905, page 3 and "Splivalo to Leave," *Pacific Commercial Advertiser*, March 25, 1905, page 7]

The number of neighbor island golfers who traveled to attend the invitational is unknown. However, golf appears to have established itself on the neighbor islands by fits and starts, and did not attract a solid group of adherents until the 1920s. As early as 1896, the *Hawaii Herald* announced a golf club had formed in Hilo ["Local Brevities," *Hawaii Herald*, August 20, 1896, page 3] and in 1897 the *Pacific Commercial Advertiser* noted, "Golf is a game that seems to be gaining much favor in Lihue. It would hardly be the proper thing to say that it is gaining ground, for the links are confined to the Court house yard, a place, counting the spot on which the Court house itself stands, [that is] about an acre in area." ["Life on Kauai" *Pacific Commercial Advertiser*, December 14, 1897, page 1] However, no further newspaper articles have been found about golfing activities on these two islands until 1905, when the *Hilo Tribune* reported that near the end of 1904 a golf club had been formed in Hilo with W. F. Balding as president and thirty members, which included women. The paper went on to report, "a beautiful 7 hole course has been laid out on the ridge back of Mr. Peck's home overlooking the harbor," and for tournaments holes one and four were played again, after number seven, making it the second longest nine hole course in the Islands at 2,296 yards. Only Haleiwa was longer at 2,396, while Moanalua was 2,154 and Manoa 2,046. The article concluded, "Hilo has several good holes which call for par golf for bogie scores---where flumes, slopes and dips punish too long or short a shot and call out forcible expressions on a sliced or pulled ball." ["Superior Golf Links, *Hilo Tribune*, January 31, 1905, page 4] The fate of this course is unknown, as after several tournaments no mention of it again appeared in the newspapers.

Similarly, the newspapers were silent with regards to golf on Maui until 1906 when the *Pacific Commercial Advertiser* headlined, "Haleakala Golf Links at Beautiful Makawao," which included photographs of the 2,117 yard nine hole course. The course was laid out in December 1905 on Haleakala Ranch Lands, "by some golf enthusiasts from Honolulu and the Coast who were spending their vacations here and who saw the advantages of this elevated region, with its bracing climate." ["Haleakala Golf Links at Beautiful Makawao," *Pacific Commercial Advertiser*, May 27, 1906, page 13] A golf club was formed on Maui intent on utilizing the new course, but no further reporting on the course or the club appeared in news print, and it is not until 1912 that the *Maui News* reported the opening of links in Kahului. ["Maui Golf Club," *Maui News*, March 2, 1912, page 1] However, this course seems to have been short lived, and a year later the *Hawaiian Gazette* noted the formation of the Maui Boat and Country Club which intended to build a clubhouse, tennis courts and golf course on a forty nine acre parcel on the beach just beyond the Searby beach house and before the Camp One beach house. ["Country Club is Launched," *Hawaiian Gazette*, April 22, 1913, page 3] Again, nothing more was reported on this venture.

The penchant for elevated courses also led Fred C. Sheldon of Honolulu to pitch George Lycurgus in 1905 with the idea of building an eighteen hole golf course adjacent to the Volcano House. "Local golf enthusiasts are taking a great interest in the project, and it is hoped that it may not be long until a visit to the crater hotel may have the additional attraction of golf, which in this higher altitude would

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form a pleasant recreation for hotel guests. ["Golf at the Volcano," *Hilo Tribune* March 28, 1905, page 2] Nothing came of this proposal, however, five years later, in 1910, the *Hawaii Herald* reported the presence of a "short six hole course" at the volcano, and urged the development of an eighteen hole course inside Kilauea crater, "It would be a great asset for the promotion standpoint to have a course within Kilauea crater on which tourists might play and then, on their return to others parts of the world, would mention as one of the most unusual and striking incidents of a long trip the playing of golf within the crater of a volcano and only a short distance from a pit filled with molten lava." [untitled, *Hawaii Herald*, January 19, 1910, page 2] This vision also dissipated in a cloud of smoke, and it would not until 1922 that the Volcano House would construct a nine hole course not far from the volcano, which continues to operate, although completely redesigned in 1967.

Like its neighbor island compatriots, the Manoa Golf Club was not long for this world. Recognizing the high development potential for the land on which the club played, H. E. Cooper offered to either sell the club the "Mansion House" and its surrounding land, as well as the course, excluding the third hole, for \$55,000, or lease it to them long term for \$175 a month plus taxes. The club found both propositions to be beyond its financial ability to handle, and so the club began to explore other possible locations, knowing its present grounds would not be long term. A suggestion to build a course at Kapiolani Park was rejected as the park was, "too level for a suitable golf course and other considerations being against it." Other possible sites included a tract in Palolo valley at the end of the Kaimuki car line, the Pilipili tract in Manoa, the Rooke tract in Nuuanu and the Kahauiki tract at the end of the Kalihi car line. An executive committee was instructed to investigate and report on all possible sites. ["Golfers Looking for Permanent Links," *Evening Bulletin*, October 13, 1904, page 3]

The following year, some golfers proposed forming a Honolulu Country Club, and in June 1905, the Manoa Golf Club adopted a resolution favoring the development of such a club, based on a prospectus which had been published, and according to the *Pacific Commercial Advertiser*, the club also informally supported the report of their special committee which, "has practically settled upon the Rooke property in Nuuanu Valley as the site of the proposed club." ["Country Club Idea," *Pacific Commercial Advertiser*, June 3, 1905, page 7]

Following the country club's organizers' offer to lease the Nuuanu property, the Manoa Golf Club's treasurer W. W. Thayer traveled to London in September-October 1905 to meet with the Rooke family. He returned to Honolulu with a twenty year lease at \$900/year for the property, and also a verbal commitment by the Rooke heirs to sell the three hundred seventy three acre property within five years to the country club for \$24,000. [Walther and Nicholson, pages 5 and 31] With a lease in hand, fund raising commenced in earnest, and in April 1906 the Oahu Country Club was formally organized with E. Faxon Bishop elected president, ["Bishop Heads Country Club," *Pacific Commercial Advertiser*, April 6, 1906, page 1] and on June 8, 1906 the charter for the club was approved by the Territory of Hawaii.

With the Oahu Country Club becoming a reality and almost the entire membership of the Manoa Golf Club becoming charter members of the new organization, the Manoa Golf Club dissolved on June 29, 1906. The remaining funds in the club's treasury were used to purchase a perpetual trophy, "The Manoa Cup," which has been annually played for on the Country Club's links. ["Golf Club Passes Out," *Pacific Commercial Advertiser*, June 30, 1906, page 3]

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The country club had sixty acres cleared, ["Will Clear Golf Course," *Pacific Commercial Advertiser*, August 13, 1906, page 3] a nine hole course laid out, and clubhouse constructed, ["The Country Club," *Hawaiian Star*, October 12, 1906, page 6] leading to a formal opening of the links on April 27, 1907 with three hundred charter members [untitled, *Hawaiian Star*, April 27, 1907, page 7] Membership continued to grow and, by August 1912, the *Star Bulletin* reported the country club's, "golf course has been too congested on Sundays and other days when the golfing spirit moved any large proportion of the membership." ["Oahu Country Club Will Have Splendid 18-Hole Golf Course," *Star Bulletin*, August 23, 1912, page 7] As a result an additional thirty five acres were cleared and the course expanded to eighteen holes, which opened for play on September 9, 1913. ["New Golf Course Ready," *Pacific Commercial Advertiser*, September 6, 1913. Page 5] Now, over one hundred years later, the course remains in operation, and as Grady Timmons noted, although not the Islands' first or oldest golf course, "it was the place where the game and its traditions took root and flourished." [Timmons, page 17] The club also introduced a new paradigm for golf in Hawaii by coupling the links and their upkeep with a wider appealing country club offering additional social and recreational amenities beyond simply playing golf.

The Country Club's course was not the only eighteen hole course in Hawaii, as in 1912 the U. S. Army developed an eighteen hole course at Schofield Barracks. The *Evening Bulletin* described the course as essentially two nine hole courses, the hilly, 2,640 yard Cavalry course, which opened in early 1912, and the flat, 3,254 yard Infantry course which was completed in May 1912. ["Schofield Has New 18-Hole Course," *Evening Bulletin*, May 8, 1912, page 8. Both Hitch and Kuramoto and Sandler place the start of golf at Schofield at 1918 "with only a few holes", but in addition to the *Evening Bulletin's* announcement of the new course in 1912, various Honolulu newspapers occasionally reported golf events at the military installation between 1912 and 1920, with the *Commercial Pacific Advertiser* reporting the inception of a new nine hole course at Schofield on May 14, 1920 (page 10).] With the opening of the Schofield course, the number of established courses on Oahu increased to four, which appears to have adequately met the golfing needs of the island for the next fifteen years, a period which saw the sport expand to include Hawaii's various ethnic groups. [For example see, "Chung Wins Ride Up in Air in Golf Tournament," *Pacific Commercial Advertiser*, February 9, 1920, page 10]

Also during the early and mid-1920s, increased participation in the game resulted in the establishment of a number of courses on the neighbor islands, several of which took the form of country clubs with clubhouses designed for social entertaining.

On the island of Kauai, the *Garden Island* in 1913 reported a golf course and country club were to be established on the banks of the Wailua River. The links were to extend along the beach, "embracing a string of sand dunes for a distance of a mile or so beginning at the Wailua bridge and extending towards Lihue. An expert golf man has looked over the grounds and pronounced them perfect." The paper went on to note the links were already partly prepared. ["Country Club Now Planned by the Localites," *Garden Island*, April 22, 1913, page 1] The fate of this endeavor is uncertain, but in May 1921 the *Garden Island* reported not only had a Wailua Golf Club been formed, but, "a gang of men will be put to work immediately on the course at Wailua clearing away the brush and putting in the greens." ["Golf Club Organized," *Garden Island*, May 17, 1921, page 1] The club got off to a slow

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start and the low membership numbers were insufficient to pay for a caretaker. In an effort to encourage membership, the initiation fee was dropped to ten dollars and the wives of any new members could use the course free of charge. ["Golf Club Meets," *Garden Island*, August 9, 1921, page 3] The promotion must have worked, as by November the club was holding tournaments, and the newspaper observed,

All the greens have been constructed and are now fenced and it will be only a short time before the course will be in fine condition. Anyone who has not played over the course in the last month would not recognize the course now. The tees are being constructed; several are already in condition to use. Jimmy Spalding deserves a lot of credit for the work that he has done in improving the course. It will only be a question of time when Kauai will have one of the sportiest nine-hole courses in the territory. ["Wailua Golf Club Holds 2nd Handicap Tournament," *Garden Island*, November 29, 1921, page 7]

Contemporaneous with development of the nine hole golf course during 1922, Kauai County also began to develop what would become Lydgate Park. The links were within the boundaries of the park, and thus Kauai came to have the earliest known publically owned golf course in the Territory. ["News from Kauai," *Honolulu Advertiser*, August 19, 1922, page 8, and November 26, 1922, page 3] In 1962 the course was expanded to eighteen holes.

In addition to the public links at Wailua, Kauai gained a second public nine hole course in 1930, following the death of Walter Duncan McBryde, when the 375 acre park he had developed at Kukuiolono was transferred to the County. ["Beloved Kauai Benefactor Passes Away," *Honolulu Advertiser*, October 24, 1930, page 3] In 1907 McBryde had begun to develop the barren property as a park which was eventually opened to the public to enjoy, as in 1919 he conveyed the park in trust to the public, although residing here until his death. A golf course was built on the property in 1928 for sugar mill workers [Sandler, *Hawaii Guide to Golf*, page 163] and in April 1931 it was opened to the public and dedicated as the Kukuiolono Memorial Golf Course, "the beautiful nine hole layout which was started many years ago by the late Walter McBryde and has been carried to completion by the capable Dick Bell and other ardent followers of the Royal and Ancient on the west side of the Garden Island." ["Kauai Links," *Honolulu Advertiser*, April 6, 1931, page 2]

Interest in golf on Maui also increased during the 1920s and the Maui Golf Club was formed in June 1924. The club laid out a nine hole course close to the Pauwela lighthouse near Haiku, ["Golf Club Formed on Valley Island," *Star Bulletin*, June 21, 1924, page 18, and "Puunene," *Honolulu Advertiser*, September 1, 1924, page 5] but, as traveling to this course was inconvenient, in July 1925, the club reorganized as the Maui Country Club, ["Maui Golf Club to Change Name," *Honolulu Advertiser*, March 5, 1925, page 6 and "Maui Country Club Signs 136 Members," *Hawaii Tribune Herald*, August 3, 1925, page 7] and immediately set to work to develop a new course near Spreckelsville. ["Work on Maui Golf Course Speeds Up," *Star Bulletin*, July 16, 1925, page 7] Work on the new course, which was initially laid out by Oahu Country Club's pro, Alex Bell, proceeded slowly and in late 1925 Senator Harold Rice, an avid golfer, while on a trip to California, procured the services of golf course architect William McEwan and greens keeper James Kelley, both of whom were associated with the Presidio Golf Club of San Francisco, to come to Hawaii to design

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and construct the new course. ["Wailuku," *Honolulu Advertiser*, November 24, 1925, page 4, "Valley Island Will soon Have 9 Hole Links," *Star Bulletin*, January 20, 1926, page 15, and "Maui Country Club Links Pronounced by Experts as Finest in the Territory," *Honolulu Advertiser*, June 14, 1926, page 7] The 3,285 yard, nine hole course officially opened on June 30, 1927. Considered to be "the finest nine-hole course in the territory," ["Maui Country Club Will Open Golf Course Sunday," *Star Bulletin*, July 1, 1927, page 17] it was the longest in Hawaii and the first to be considered of championship caliber.

In addition to the Maui Country Club's course, which remains in use to the present, a second nine hole course opened in 1924 at Honolua as,

The disease that has swept the two hemispheres and Konakakau, Hawaii, has invaded West Maui and several West Mauites are among the countless victims of Gene Sarazen's pastime. In an ill-favored district such as this, the question of laying the golf course is difficult. There are one or two fairly suitable locations, but here the future Sarazens stumble upon offending obstacles. The possible locations mentioned have space enough for a couple of holes, and none the more. But Mr. Golf has a peculiar pertinacity that does not broke opposition. [Golf Invades the Valley Isle, *Honolulu Advertiser*, July 15, 1924, page 8]

To solve the land problem the West Maui Golf Club developed their course around ten miles from Lahaina, which required "thirty minutes of roughest riding over rock strewn roads to reach the links. But distance and time are not to be considered, when golfing is the issue." [*Ibid.*] Two years later a clubhouse was built and the club remained active until the advent of World War II. ["New West Maui Golf Clubhouse Will Be Opened on Saturday," *Star Bulletin*, September 16, 1926, page 7]

On the island of Hawaii, golf enthusiasts in Hilo also decided after a number of unsuccessful golf club starts, to organize as a country club. In September 1925 the Hilo Country Club was formed, and, "123 acres of excellent golf land" in Kaumana were purchased. ["Hilo Country Club Organized; Moir President," *Hilo Tribune Herald*, September 2, 1925, p 3] Alex Bell, the "professional golf architect of the Oahu Country Club and who is recognized as the best course man in the territory," ["Country Club Golf Course Beautiful Lay-Out," *Hilo Tribune Herald*, November 12, 1925, page 4] designed the 3,065 yard nine hole course, and construction commenced in November 1925, with the course opening in August 1926. ["New Kaumana Golf Course is Ideal Location," *Hilo Tribune Herald*, November 8, 1926] The Country Club remained active until 1974. In addition to the Hilo Country Club, a number of other courses emerged on the island of Hawaii during the 1920s, and J. D. McNerny, after seeing paniolo in Waimea with golf clubs slung over their saddles, observed that golf, "is more prevalent in the country of Hawaii—in proportion to its population---than on Oahu where the conveniences are twice as many." ["Hilo Course a Boost, Is Idea of J. McNerny," *Honolulu Advertiser*, April 16, 1924, page 10] Indeed, the *Hilo Tribune Herald* covered inter-plantation tournaments as early as 1923, with teams from Honomu, Papikou, Pepeekeo and Hakalau participating on various courses at Honomu, Honokaa and Waimea. [for example see "Plan Planters Golf tourney for Sunday," *Hilo Tribune Herald*, October 13, 1923, page 3]

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At the end of 1926 the *Hilo Tribune Herald* estimated over three hundred people on the island of Hawaii played golf, and noted the presence of a three hole course at Honomu, a nine hole course at Honokaa and another at Waimea, as well as the Kohala Golf Club's course in Hawi. In addition, the newspaper mentioned there was a course at the Volcano House, and the Japanese golfers had formed the Island of Hawaii Japanese Golf Club and were intending to build a course at Mountainview. ["Now Playing Golf on Big Island, *Hilo Tribune Herald*, November 8, 1926, page 6] Of these courses, the oldest was that at the Volcano House, which had started near the end of 1919, a nine hole course with its greens made of oiled sand. [*Ibid.*] The course was redesigned in 1922 with grass replacing the sand on three of the greens, ["Golf Course at Volcano Will Open May 16," *Hawaii Herald*, May 4, 1922, page 1] and the *Honolulu Advertiser* informed readers, "Lava holes have been wired over to save balls and little bursts of steam from vents will be novelty not found on other courses." ["Golf on Rim of Volcano Very Latest for Tourists," *Honolulu Advertiser*, May 11, 1922, page 3] Located around a mile from the Volcano House Hotel, the *Hilo Tribune Herald* predicted, "the golf links will be a popular feature of the Volcano House," and later in the year noted, "The Inter-Island company has spent a good deal of money establishing the links but consider that as part of the equipment of a first class hotel." ["Volcano Golf is Now Hilo Pastime," *Hilo Tribune Herald*, July 18, 1922, page 1] Indeed, the course was built as an amenity for the hotel, allowing guests and local residents alike, "to enjoy their favorite sport after they tire of admiring the wonders of Kilauea." ["Opening of Golf Links at Volcano is Great Success," *Hilo Daily Tribune*, May 21, 1922, page 1] The golf course was no longer simply a lure to attract people to the hotel, as was the case at Haleiwa, but with golf's growing popularity it was starting to be seen as a means to augment Hawaii's natural beauty to attract people from around the world to the Islands.

Six years after the opening of the Volcano House golf course, the relationship of golf course and hotel was solidified with the opening of the Royal Hawaiian Hotel in Waikiki in February 1927, followed by the opening of the Royal Hawaiian Golf Course at Waialae on July 7, 1927. It was designed by Seth Raynor of New York, one of the foremost golf architects of his time, who had previously designed such courses as the Dune Course at Pebble Beach, the Yale University Country Club, the National Course on Long Island, and the Fox Chapel Country Club in Pittsburgh. The eighteen hole, 6,454 yard, championship course in Kahala fronted on the Pacific Ocean, and many of the greens were inspired by world famous holes, including those at St. Andrews, North Berwick and Biarritz. "Inaugurated primarily to furnish entertainment to its [the Royal Hawaiian's] guests," ["Waialae Course Destined to be Golfing Center," *Star Bulletin*, November 21, 1927, page 53] the par 72 course was also made available to other golfers for a usual green fee. Raynor spent most of December 1925 in Hawaii designing the Royal Hawaiian Hotel's Waialae golf course, but while here also designed an eighteen hole course in Kailua as an amenity for Charles Frazier's Lanikai subdivision, which included a green on an island. After departing Hawaii, Raynor went to Florida to inspect the Everglades Club in Palm Beach, a course he designed which was under construction, and here contracted pneumonia which resulted in his death. As such these two Hawaii courses were the final two courses he designed. Both became Country Club courses, with the Royal's course making the transition during September 1930 in the midst of the Great Depression, [Hitch and Kuramoto, page 15] while the Kailua course opened on August 1, 1928 as the Mid-Pacific Country Club after its first nine holes were completed. The second nine holes had to wait until after World War II and were completed in 1948 with Willard G. Wilkinson, who was one of only eighteen registered golf architects in the United States, overseeing the design, which closely followed Raynor's original plan.

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[Sandler, *Hawaii Guide to Golf*, page 79 and Okihiro et al, pages 27-33] Wilkinson, who was born in England, had worked as an assistant to A. W. Tillinghast before going on his own. He designed 87 courses before working on the Mid-Pacific Country Club. When he expanded the Kailua course he was visiting his son, but liked Hawaii so much he decided to stay, and later worked on the Hilo Municipal, Pali, Kauai Surf, Pacific Palisades, and Fort Shafter courses. [Okihiro et. al., page 32]

The construction of the two courses caused a stir not only in the golf community, but also the tourist industry, as George Armitage, the Executive Secretary of the Hawaii Tourist Bureau, wrote a laudatory piece promoting golf in Hawaii claiming the new Waialae course to be, "one of the best in the world" and noting,

The great wave of more and better golf that has swept over America recently has carried clear to its western gate which is the territory of Hawaii, U.S.A., until now there are 15 courses distributed among the four principal islands of the group. Many of these are very new; in fact, so new that a few are still in the making. But the whole 15 will be in play in 1927. ["Golf Hits Islands; Many New Courses Ready Here," *Star Bulletin*, March 5, 1927, page 8]

While individually describing the fifteen different courses, he extolled Hawaii's verdant landscape, and the possibility of driving golf balls into Halemaumau, "a spectacular and exhilarating way of discarding old balls, which is becoming a very popular stunt with visitors." He also effused about playing golf 365 days a year thanks to the Islands' beneficent climate. Others had earlier envisioned golf's potential to lure travelers to Hawaii, [see "Oahu Country Club is Ideal for Golfers," *Pacific Commercial Advertiser*, August 13, 1908, page 3, "Advertise Our Golfing," *Pacific Commercial Advertiser*, November 6, 1908, page 1, and Hugh Jamieson, "Honolulu Should Be Mecca for Golfers," *Paradise of the Pacific*, January 1923, pages 6-7] but it was not until the opening of the Waialae golf course that such a possibility could be realized.

The completion of the two Raynor courses signaled an apex in Hawaii golf course architecture, which would not be surpassed until the 1960s. A few more courses would be developed prior to World War II, most notably the public course on the Territorial Fair Grounds along the Ala Wai Canal and the plantation course at Kahuku. The former, which was designed by Donald McKay, opened with four holes at the end of 1930 and as funds were available gradually grew in size to finally become a nine hole layout in April 1932, and then an eighteen in 1937, ["New Fair Grounds Golf Course Open to General Public," *Honolulu Advertiser*, December 13, 1930, page 10, and "Nine Holes of Golf at Fair Grounds," *Honolulu Advertiser*, April 9, 1932, page 8] while the nine hole Kahuku links opened in 1937, and in 1952 was taken over by the City and County of Honolulu to make it a public course. [Sandler, *Hawaii Guide to Golf*, page 66]

Following the war Hilo developed a public course in 1951 and two years later the Pali Golf Course was opened. Both of these public courses were designed by Willard Wilkinson, with the former being of note for having no sand bunkers because of the amount of rainfall. The Hawaii Country Club in Kunia, opened in 1957, the first privately owned course catering to the general public since the early years of S. M. Damon's Moanalua. Thus by the time of Statehood the number of private

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and county owned courses in the Islands could easily be counted on your fingers and toes, with most of the courses on the island of Oahu.

Hawaii's golfing opportunities dramatically expanded starting in the 1960s, with the number of golf courses in the new State more than tripling between Statehood and the turn of the century. With the continued growth of the visitor industry and its expansion beyond Waikiki, the nexus of golf and resorts fully asserted itself leading to an increase in not only the number of golf courses throughout Hawaii, but also their quality. As a result, not only did the number of courses grow, but most of the sixty plus golf courses built in Hawaii between 1960 and the end of the twentieth century, were associated with hotels and planned destination resort areas.

Fittingly, the herald of this change was at Kaanapali, the earliest known planned destination resort in Hawaii. The developers, Amfac, contracted Robert Trent Jones Sr. to lay out an eighteen hole golf course as part of the resort. Following the lead of the Territorial Hotel Company with the Royal Hawaiian Hotel's Waialae golf course, Amfac hired the preeminent golf architect of the period, who was considered to be, "the most talented member of the American Society of Golf Course Architects," ["Duffers Won't Believe It, But Golf Architect is a Pal," *Star Bulletin*, July 30, 1961, Sports Section, page 6] and who had already designed hundreds of courses in the United States, Canada, the Caribbean and South America. Not only did Jones design the Kaanapali course (later named the Royal Kaanapali North Course), but he also was involved with the Lahaina Investment Company which was headed by professional golfer Jimmy Hines, which not only operated the new resort golf course, but also developed a cottage hotel at Kaanapali, the Royal Lahaina Hotel, the first hotel to open at Kaanapali. Described as a "golf cottage colony," the hotel included among its backers Arnold Palmer, Sam Snead, Francis Ii Brown, Kenny Brown and Lowell Thomas. ["Kaanapali Golf Colony Acquires 800-Acre Area," *Honolulu Advertiser*, January 12, 1962, page 5 and "Royal Lahaina Hotel to Open Tomorrow," *Star Bulletin*, December 13, 1962, page 27] For these men, as well as many others, Robert Trent Jones Sr.'s words rang true, "Tourist and recreation development possibilities on the Neighbor Islands are unlimited, largely because these areas are more adoptable and can be master planned from start to finish without the problems that confront Waikiki." ["Golf Boom Starts on Neighbor Islands," *Star Bulletin*, April 3, 1960, page 16]

While in Hawaii working on the Kaanapali golf course, Robert Trent Jones Sr. was also commissioned by Henry Kaiser, who was contemplating developing an unrealized resort in Hawaii Kai, to lay out three courses, only one of which was built, the Par Three Hawaii Kai Executive Course, which opened in 1962, the same year as the Royal Kaanapali North Course. ["First of Three Kaiser Golf Links to Open in Makapuu in January," *Star Bulletin*, July 30, 1961, Sports Section, page 6 and "Par-3 Hawaii Kai Course Open to Public Tomorrow," *Star Bulletin*, August 16, 1962, page 35] Par Three courses, had existed since the late 1920s, with the Bringham Golf Course in Alexandria, Louisiana claiming to be the oldest in the nation; however did not become popular until the 1950s. With every hole on these courses a par 3, they were promoted for taking less time to play, requiring less land, honing a golfer's short game, and allowing women to equally compete with men. The concept arrived in Hawaii in 1960 with the opening of the Hickam Par 3, and in addition to Kaiser's course, several other three-par courses immediately followed, including the Navy-Marine course near Honolulu Airport, and a pair of privately developed courses, the short-lived Pacific

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Palisades course, and the Bayview course in Kaneohe, all of which opened in 1961. ["Par 3 Concept Spurs Isle Golf Course Development," *Star Bulletin*, March 14, 1962. Page 43]

In addition to the Kaanapali and the Kaiser golf courses, Robert Trent Jones Sr. also designed the golf course at Laurance Rockefeller's magnificent Mauna Kea Beach Hotel on the island of Hawaii, which opened in 1964. Prior to this commission, Jones had designed the Dorado Beach Hotel's golf course in Puerto Rico for the New York millionaire. The course at Mauna Kea opened before the hotel, and Gary Player, Arnold Palmer and Jack Nicklaus played four rounds between December 8-11, 1964, which were televised by NBC on successive Saturdays in March 1965 as "The Big Three" golf series, placing everyone on notice to the marketing potential of golf for the visitor industry. ["Rockefeller's Golf Coup," *Star Bulletin*, March 6, 1965, page 4, "Television Tees Off on the Big Island," *Honolulu Advertiser*, March 7, 1965, TV section, page 6, and "Mauna Kea is Tops," *Star Bulletin*, December 8, 1964, page C4.]

Following their three-man tournament on the Big Island, all three golfers went to Maui to participate in the Twelfth Annual Canada Cup at the Royal Kaanapali Golf Tournament. "The first truly major sports event to be played in the State of Hawaii," [Brown, "Where Duffers Fall for the Aloha Push,"] the Canada Cup brought 66 golfers from 33 countries together to compete. The American team of Jack Nicklaus and Arnold Palmer won the cup and finished first and second in the individual competition with Hawaii's Ted Makalena finishing third in a tie with Gary Player. ["Canada Cup in Retrospect," *Star Bulletin*, December 8, 1964, page C-6] A year later, Hawaii became a permanent fixture in the PGA when the Hawaiian Open ascended to be a PGA tour event.

During the 1960s a number of other hotel/resort courses were built in Hawaii, including a pair of courses for Chinn Ho's Makaha Resort on Oahu built in 1966 and 1969, the Inter-Island Resort's nine hole course for the Kauai Surf Golf and Country Club at Kalapaki Beach on Kauai, built in 1966, and the Bishop Estate's course constructed in 1968 as part of their resort development at Keauhou-Kona. [Hitch and Kuramoto. Pages 172-173, 178, and 183] The housing component of this Big Island project clustered around the golf course, with those dwellings fronting on the course selling for almost forty percent higher prices than the others. The Makaha courses at the present time are inactive, and the Bishop Estate's course is now the Kona Country Club.

Also of note, was the opening of the Bob Baldock designed Mililani Golf Course in 1967, which was a public course developed by Oceanic Properties as an amenity for their planned residential community at Mililani. [Sandler, *Hawaii Guide to Golf*, page 81] Hawaii's first master planned town, since Lanai City in the 1920s, the golf course and clubhouse were the first non-infrastructure elements of the new town to be completed, with the golf course opening five months before houses went on sale and a year before the shopping center opened for business.

During the 1970s, thirteen new golf courses were constructed in Hawaii, eight of which were resort related, with Princeville's Makai Course on Kauai being one of the earliest and also the largest golf development of the decade. Other resort/hotel related courses that opened during the 1970s included: an 18 hole course at the Kuilima resort hotel on Oahu (1972), the 18 hole, Robert Trent Jones Jr. designed course for the resort community at Waikoloa Village on the island of Hawaii (1972), the expansion of the Kauai Surf Hotel's 9 hole golf course to 18 holes on Kauai (1972), the 18 hole Blue

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Course at the planned destination resort at Wailea on Maui (1972) and the 18 hole Orange Course in the same resort (1978), the 18 hole course at Sea Mountain resort at Punaluu on the island of Hawaii (1974), the resort hotel and community at Kapalua on Maui (1975), and the planned resort community on Molokai at Kaluakoi (1977). In comparison to these other courses, the Makai Course at Princeville stands out as the largest and one of the premier golf courses of its period.

The development of the Makai Course and others in the early 1970s signaled the start of a tremendous expansion in golf course development throughout the island chain, with another forty courses opening in the final twenty years of the century. Of those forty new courses, more than half were resort related. The increasing number of golf courses, as well as an increasing pressure to develop land to house an escalating population, prompted the Honolulu City Council in 1974 to down zone nine golf courses on Oahu to preservation to assure keeping them in open space. ["Golf Courses Zoned for Preservation," *Star Bulletin*, September 25, 1974, page C-8]

Over the course of little less than a century, golfing in Hawaii went from the pastime primarily of the affluent to a sport in which various segments of Hawaii's population participated, to eventually becoming a component viewed as an integral part of a planned community or resort, adding to people's motivations to travel to and acquire second homes in Hawaii, as well as enhancing real estate values of lands in close proximity to courses. As one of the earlier and larger, not to mention most highly-regarded, golf courses catering to the burgeoning tourist trade of Hawaii in the post-Statehood years, the Makai Course at Princeville is significant for its associations with the history of golf in Hawaii.

Criterion A: Associations with the Development of Princeville at Hanalei

Hanalei was identified in 1960 by the Harland Bartholomew and Belt-Collins Report on Tourism Destination Recreation, as one of five tourist destination areas in Hawaii where golf development might be feasible. Other areas identified included Makaha valley on Oahu, Poipu on Kauai, Wailea on Maui and Volcano on the island of Hawaii. Hanalei was one of the first areas to move forward in this direction, with only Chinn Ho's Makaha Resort breaking ground earlier. As for the other three areas identified in the plan, Poipu Beach had to wait for the 1980s and Wailea would start in 1972, with a second course in 1978, while Volcano never materialized. In addition to this report prepared for the State Planning Office, Kauai County in its 1962 General Plan recommended "The highlands on the east side of the Hanalei river should be developed further into several resort sites with a golf course complimenting the complex." [Belt Collins, 1969, page 4]

Princeville

Princeville's name originally encompassed a much larger area than today and was bestowed by Robert Crichton Wyllie upon the lands he owned in the ahupuaa of Hanalei. He acquired the nucleus of these lands in 1853, and built a retreat on which he initially raised coffee and then starting in 1862 sugar. He named his estate in honor of Albert Edward Kauikeauoli, the Prince of Hawaii and son of King Kamehameha IV and Queen Emma, who, with his parents, had visited the property in 1860. Following Wyllie's death in 1865 a nephew inherited the lands, and then the property went through

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several owners, including Albert. S. Wilcox, who, in 1899 successfully developed a cattle ranch. In 1916 Lihue Plantation Company acquired the property primarily for its water rights, and continued the ranching operations and also cultivated pineapple. ["Princeville Ranch Sale in Works," *Honolulu Advertiser*, June 14, 1968, page D-2 and Belt Collins, 1969, page 8]

Princeville at Hanalei

Princeville at Hanalei's history dates back to 1968 when the Denver-based Eagle County Development Corporation (ECDC), a subsidiary of Consolidated Oil & Gas, entered into an agreement with Lihue Plantation and its parent company, Amfac, to acquire approximately 11,000 acres of Princeville land over the course of a three year period. Of the 11,000 acres, approximately 7,000 acres were agricultural lands while the remaining 4,000 acres consisted of forest reserve conservation land. The initial purchase was made in June 1968, for 3,500 acres, with the remaining 7,500 acquired over the next three years. ["Princeville Ranch Sale Completed on Kauai," *Honolulu Advertiser*, June 27, 1968, page E-4] The fourth and final parcel, which included pasture lands *mauka* of the highway and also forest reserve lands in the upper reaches of Hanalei river valley, was paid for in February 1972 to complete the real estate transaction. ["Final Parcel Sold in Princeville Deal," *Star Bulletin*, February 3, 1972, page C-6]

Eagle County Development Company, which was headed by L. Douglas Hoyt, purchased the ranch lands with the explicit purpose of developing Kauai's first master planned resort community. The new project was intended to be "a total community" to include resort hotels, second homes, condominiums, golf courses, and supporting commercial areas, and was named Princeville at Hanalei. From the start, development plans called for a "golfing resort complex." as golf was envisioned as a major component, "with not one, but a series of 18 or 27 hole" courses. ["'Total Community' Development Plan for Hanalei Ranch," *Star Bulletin*, June 27, 1968, page D-7 and Belt Collins, 1969, page 14] Also from the start, the company, which had previous experience as co-developers of ski resorts near Vail and Breckenridge in Colorado, planned to, "emphasize maximum preservation of the natural beauty of the Hanalei area." [*Ibid.*] As Ned High, an executive of ECDC, recalled,

It was the golf course that brought people to Princeville. Certainly the beaches on the edge of that 1000-acre first development were not the attraction. It was the golf and the scenery. . . . The golf course is what gave Princeville its identity. The name became recognizable world wide with the marketing of the golf course. In a Sports Illustrated article it was called "Paradise Improved." The course was marketed heavily in all the U.S., Canada, and Japan. When such a unique and beautiful gem is created it is meant to be protected. Building or creating density on the golf course was never meant to be. The course was created and the developer's investment in it was meant to be in perpetuity. Without the golf course the name Princeville could as well be any retirement community. No density on the golf course was part of what people bought when they bought home sites and condos. It is meant to be maintained as open space. [personnel communication, Ned High]

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Following their purchase, the Denver-based company developed a master plan for their envisioned golf resort community, and in July 1969, was successful in having the Land Use Commission rezone their agriculture zoned lands to urban. ["Another Resort Set for Ranch on Kauai," *Hawaii Tribune Herald*, July 10, 1969, page 5] The master plan envisioned,

The use of a major portion of the Ranch as a low-density residential area, maintaining, to the greatest extent possible, the present character of the Ranch lands. Throughout the Ranch, clusters of residential units would be sited to blend into natural surroundings of the existing meadows and pastures. [Belt Collins, 1969, page 14]

In September of 1969 a multi-million dollar contract was awarded to Morrison-Knudsen for the engineering and construction of the first phase of the project, which was, "easily the biggest development ever envisioned on this Island." ["Princeville Development Plans are Moving Ahead," *Star Bulletin*, April 26, 1969, page 17]

The initial phase of the project addressed the development of 995 acres and included the installation of the roads and utilities, as well as the design and construction of a 27 hole golf course. All utilities were placed underground, and ECDC developed their own water system, drilling two wells on the property, each with a 1,500 gallons per minute flow. In addition, two 1.5 million gallon storage tanks were built as was a three mile long, 24" concrete water line. ["State Backs Kauai Water Board Plan," *Star Bulletin*, August 14, 1969, page E-3 and "Kauai's Biggest Waterline Readied," *Honolulu Advertiser*, June 25, 1970, page F-12] The company also constructed a secondary sewage plant to handle 15,000 and eventually 45,000 persons. ["Sewage Work Starts at Kauai Site," *Honolulu Advertiser*, August 12, 1971, page B-8] In addition, ten, two-story duplexes to house employees were constructed on property along Honu Road. ["Princeville Project Includes Homes for Employees," *Star Bulletin*, February 6, 1972, p. E-6 and "Staff Housing Work Begins at Princeville," *Star Bulletin*, October 1, 1971, page B-12]

From the start, the ECDC decided beyond the beauty of Kauai, golf would be the focal point of their planned community, and hired Robert Trent Jones Inc. to plan a 27 hole course, with Robert Trent Jones Jr. named as the designer, who oversaw the layout and construction of the course. It was intended that two 18 hole courses would follow, making Princeville a Mecca for golf in Hawaii, but only one of these additional courses, the 145 acre Prince, was realized, with its initial 9 holes opening in 1987, and the final 9 completed in 1989. It too was designed by Robert Trent Jones Jr.

ECDC's project engineer Donn, "Curly," Carswell, a Punahou graduate who majored in civil engineering at Stanford and previously held a civil engineer position at Grove Farm, ["Hanalei Course Ready; Cummings Named Pro," *Honolulu Advertiser*, May 21, 1971, page E-4] worked closely with Jones with regards to preserving the hydrology and natural terrain of the golf course. With the successful opening of the Woods 9 in June 1971, Carswell was promoted to project manager for the entire Princeville project, ["Candid Kauai," *Star Bulletin*, June 3, 1971, page E-7] and less than a year later, in April 1972 he was named vice president of Eagle County Development Corp. ["Project Chief Wins Promotion," *Honolulu Advertiser*, April 29, 1972, page B-5].

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Reflecting the importance ECDC attached to the signature golf course, Jones was given a choice area for the Makai Course within the heart of the envisioned community. Occupying roughly one third of Princeville at Hanalei's 995 acre first phase, its 312 acres spread throughout the future residential community. [Developer Fights State Tax Policy," *Star Bulletin*, December 2, 1971, page E-12] As ECDC's publicity booklet introducing the project to prospective home buyers and condominium developers noted,

The 27-hole Princeville Makai Golf Course meanders throughout the area to create massive greenbelt corridors throughout the community. Single- and multiple-family lots border the golf course and the park areas. [*Princeville at Hanalei*, page 8]

The booklet went on to describe the golf course as, "the focal point of the resort community." [*Ibid.*, page 10]

Speaking to Dan Jenkins in 1972, Jones recounted his initial encounter with ECDC president Doug Hoyt on the Princeville lands,

The general attitude of most developers, on our continent at least, is to use the golf course simply as a sales tool for the land. Doug Hoyt is different. He instantly had as great a feeling for the place as I had. He drove me straight to the prettiest land in the package and said, "The course goes here." He wanted to maintain the integrity of the place. I got truly nervous looking at that beauty and knowing it was mine to use." [Jenkins, page 50]

Sports editor for the *Star Bulletin*, Jim Hackleman, succinctly summarized the history of the development of the Makai Course as, "Jones was given top priority for his golf course---Take what you like and do what you like, and we'll go from there. He took a chunk at the upper part of the development, then with a combination of advantages---his expertise, the natural wonders, and obviously a generous supply of cash----wrought a masterpiece." ["Hack Stand" *Star Bulletin*, August 16, 1972, page E-1]

Robert Trent Jones Jr. initially visited Princeville in the summer of 1968 to discuss working on the golf course project, and after signing a contract returned to Kauai in 1969 to develop plans for the course, with the entire project team staying at the former Princeville Ranch manager's house. He and Curly Carswell repeatedly traversed the still active pasture land on foot and horseback amidst the cattle in order to get a sense of the property, and find the course which lay hidden in the grounds. As Jones Jr. later commented, "In essence the course was designed through the soles of my feet," [personnal conversation with Robert Trent Jones Jr., July 2023] a claim many golf architects cannot make, as they work primarily with topographic maps to conceive their projects. Laid out on former pasture land, ["More Jones Golf Courses Coming," *Star Bulletin*, January 25, 1970, page D-2] Jones strove to retain much of the original lay of the land, while preserving and enhancing the natural drainage patterns of the former ranch lands.

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Work on constructing the course began in late 1969, and by March 1970 the dams for the lakes were nearing completion. ["Princeville Project Gets Planning OK," *Star Bulletin*, March 20, 1970, page 11] Seven months later in October 1970 the planting of the grass had been completed, with Bermuda grass used on the fairways and Tifgreen 328 on the tees and greens. ["27-Hole Links Set at Hanalei," *Star Bulletin*, September 15, 1970, page C-5] The Makai Course opened in increments with the Woods 9 opening for play on June 19, 1971, with another nine holes, combining completed holes on the Ocean and Lakes 9s, providing 18 hole play at the end of July 1971. ["Princeville Links Open," *Honolulu Advertiser*, July 23, 1971, page D-5] The full 27 holes with their 126 bunkers were ready for play in the fall of 1971. In discussing the Princeville enterprise Kit Smith, financial editor for the *Honolulu Advertiser* noted, "The golf course is one of the expensive trappings ECDC is counting on to lure lot buyers." ["Princeville Project Picking Up----Slowly," *Honolulu Advertiser*, July 27, 1972, page B-7]

While the construction and opening of the golf course moved forward rather smoothly, the Princeville at Hanalei project got off to a fiscally shaky start. After the project broke ground at the end of 1969, ECDC was confronted with a very tight money market and in order to keep moving forward had to borrow \$15,000,000 at 15% interest. The 1970-1971 recession further crippled the company, as house and condominium lots moved slowly after being placed on the market in April 1971. By July 1972 only 73 of the 560 single family house lots, and one and a quarter condominium lots had been sold, and the developers were still trying to find someone to develop a hotel on the property. [*Ibid.*]

House lots were offered from between \$15,000 and \$61,000, with "a comprehensive set of protective covenants" limiting single family residences to a 25' height limit and condominiums and hotels to no more than 40'. Also, all proposed buildings had to be approved by a community design review committee and the construction costs of all houses had to exceed \$30,000. All home owners were required to plant at least five trees on their lot. In addition, the golf course was to remain as a recreational amenity and green open space. The covenants, "were to remain in effect for a primary period of fifty-five years and are to be automatically extended for successive periods of five years unless seventy-five percent of the owners elect to terminate the covenants." [Eagle County Development Corporation, *Princeville at Hanalei, The Community and the Origin*, Denver: Eagle County Development Corporation, 1971 page 22 and "Princeville Project Includes Homes for Employees," *Star Bulletin*, February 6, 1972, p. E-6]

ECDC, in an effort to stimulate sales, contracted with Kenneth Shioi to build twenty "de luxe golf cottages" ["Kauai Headed for Record Building Year," *Star Bulletin*, July 20, 1971, page E-3] with work to start at the end of 1971. ["Staff Housing Work Begins at Princeville," *Star Bulletin*, October 1, 1971, page B-12] It is uncertain whether these moved forward or not. In June 1972 construction began on the first condominium, the "Pali Ke Kua," which was developed by Inter-Island Builders and McCormack Land Company, Ltd, ["Ground Broken at Hanalei for First Housing Units," *Honolulu Advertiser*, June 3, 1972, page C-7] which they advertised as overlooking the fifth and eighth fairways of the Ocean 9. Other condominium projects soon followed, the Hanalei Beach and Raquet Club, Mauna Kai, and the Lalakea Corp's Princeville Sea Lodge. ["Princeville Condominium Contract to Honolulu Firm," *Star Bulletin*, August 29, 1971, page E-10, "Colorado Investors Plan Kauai Venture," *Star Bulletin*, July 13, 1972, page C-15; and "Lalakea Corp to

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Develop Princeville Unit," *Honolulu Advertiser*, October 28, 1972, page B-7 and "Rustic Modern' Term Describes Princeville Project," *Honolulu Advertiser*, February 18, 1973, page E-2]

After this sluggish start real estate sales did pick up, and in 1973 ECDC changed their name to Princeville Corp. as the Kauai resort was by far the company's largest project. ["Developers Plan Name Change," *Honolulu Advertiser*, April 1, 1973, page B-7] By October 1973, with over 200 house sites now sold, a second increment of 133 residential lots were placed on the market, with many bordering, "lush greenbelts or the fairways of the 27-hole Princeville Makai Golf Course. The championship layout was designed by Robert Trent Jones. [sic] The course is one indication of the uncompromised care put into the planning of the Princeville community." [advertisement, *Honolulu Advertiser*, October 14, 1973, page D-18] By 1983, when Princeville Corporation submitted an application to rezone 421 acres of the 1,185 acres for Phase Two of its Princeville development, its first phase had been largely developed and included, in addition to the Makai Golf Course, a 27,000 square foot commercial center, 1,180 multi-family units, and 200 single family residences. [Belt Collins, 1983, page I-1]

By 1980, the Makai Course was often operating at close to full capacity, with 360 starting times a day. In testimony before the planning commission, Harry Trueblood, the chairman of the board of Consolidated Gas and Oil, Princeville Corp.'s parent company, in an effort to obtain concurrent zoning approval for the resort's first hotel project as well as the second phase in Princeville at Hanalei, which includes the development of the Prince Course, indicated it would be senseless to try to develop the hotel without the golf course, as "We've got to have that golf course to do it." ["Marriott Resort May be Delayed," *Honolulu Advertiser*, August 2, 1980, page A-12] The company would eventually obtain approvals for both the hotel and Princeville's second phase with its 18 hole Prince Golf Course, with the Sheraton Hotel opening in 1985, and the Prince Course not completed until 1989.

As such the Makai Golf Course at Princeville is significant for its associations with the development of the Princeville at Hanalei planned community. It was not only the economic engine which generated interest to encourage people to invest in residential developments in this emerging north shore community, as well as an inducement for visitors to travel to the area, but it was also the primary open space within the community, providing broad, verdant vistas for the many residential units looking out upon the course. It provided not only an appealing habitat for the human residents of Princeville, but also it presented a suitable environment to support the life ways of the nene, albatross and other endangered bird species. Furthermore, although less noticeable, the course also served the community as a primary conduit to handle storm waters, utilizing the historic, natural drainage patterns of the land. As such the course is intrinsically bound to the Princeville community and the history of its development in the late twentieth century.

Criterion C: The Work of a Master

Robert Trent Jones Jr. (b. July 24, 1939) was born in Montclair, New Jersey, the eldest son of Robert Trent and Ione Jones. After graduating from Yale University with a BA in American Studies, he attended Stanford Law School, before deciding to join his father's golf architectural firm.

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Throughout the 1960s he worked under his father, rising to become vice president of the company, handling the business's operations in the west coast and Asia.

His father, Robert Trent Jones Sr. (1906-2000), has been called, "the father of modern golf," [Olmsted and Pedrero, page 72] and "one of the most influential golf architects in the world." [Sandler, *Legends of Hawaii Golf*, page 145] He emigrated from England with his parents at a young age, and by designing his own curriculum at Cornell is considered the earliest known person to study golf course design at the university level, taking classes in agronomy, engineering, hydraulics, and surveying. Following graduation he went to work for noted Canadian golf course architect Stanley Thompson, before opening his own office in the late 1930s. Following World War II, he was among the first golf architects to use new, large earthmoving equipment to develop artificial lakes and ponds, hazards that Jones commonly utilized. Prior to Jones, water hazards were rare and tended to exist only where naturally occurring. He broke new ground by placing water hazards in front of greens and in so doing he changed the way golf was played, by demanding high aerial shots rather than ground hugging ones. He also pioneered the use of runway tees, long tees, some as much as 40 yards in length, which gave golf clubs the ability to change the length of their courses, and offer different experiences. In addition, to keep up with changing golf club technologies, namely the introduction of steel and then graphite shafts on drivers, he moved the fairway bunkers further from the tee to challenge the big hitters, which is now a common practice.

He also developed the marketing idea of giving a course his signature, which, in turn, led to signature holes. Prior to Jones there were famous holes, but Jones mastered the marketing idea of a stunning hole which could serve as the identity for a course. His courses are characterized by artistic landscaping, strategic use of bunkers, the frequent use of water as a hazard, and the placement of hazards and greens in a manner to provide golfers with different strategies to attack a hole. His designs encouraged daring play, offering rewards for risk taking. His visually dramatic courses challenged golfers by demanding superb execution.

After working with his father for a little over ten years, Robert Trent Jones Jr. opened his own office in 1972, RJT II Golf Architects. He adopted in his designs many of the elements and principles embraced by his father and built on them. He has been known to develop many holes with tempting reward possibilities contrasted with prudent, but less attractive, alternatives. In comparison with his father's work Robert Trent Jones Jr. has a more environmental approach, integrating his courses with the natural character of the land upon which the course was constructed. As part of this more natural approach he lowered the elevated greens favored by his father, so golfers could see where their shots would drop on the green, which resulted in a more natural looking approach to the green. He has also employed bunkers in a more strategic manner and tried to provide golfers with more choices as to how they play a hole. In addition, he has developed the concept of, "a course within a course." That is, he has worked to design courses which will be enjoyable for the majority of golfers to play, but also through the design of the course expert skill can be tested. Larry Olstead and Robert Pedrero, the editors of *The Golf Insider*, a newsletter devoted exclusively to golf travel, have declared that Robert Trent Jones Jr., "has excelled at creating one-of-a-kind layouts that stand out not just for their routing but also for the overall setting and experience." [Olmsted and Pedrero, page 58]

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Robert Trent Jones Jr. was among the first golf architects to develop the Asian market, and opened the first full size courses in both Russia and China. With over three hundred courses designed or renovated, his work can be found in over fifty countries and on six continents. He also redesigned the putting green at the White House in 1995 for Bill Clinton. His father had originally designed the green for President Eisenhower, but it had been removed in the 1970s.

He is credited with designing 5 of the top 100 courses in Japan and 4 of the top 10 in China, and has had his designs listed as the number one course in 10 nations as well as the top course in ten states in the United States. *Golf Magazine* has listed 13 of his courses in the top 100 in the United States, and over the course of the years since 1966, *Golf Digest* has listed 51 of his courses among the best courses in 184 nations. In *Asian Golf Monthly's* annual reader's poll, he was named golf course architect of the year in 2005, 2006, and 2007. He was inducted into the California Golf Hall of Fame in 1991, and received a Lifetime Achievement Award from the European Professional Golfers' Association. ["Robert Trent Jones Jr." and "Our Founder"]

In total Robert Trent Jones Jr. has designed ten golf courses in Hawaii, which include:

Princeville Resort, Makai Course, Island of Kauai (1971)

Waikoloa Village Golf Club, Island of Hawaii (1972)

Waikoloa Beach Resort, Beach Course, Island of Hawaii (1981)

Kiahuna Golf Club, Island of Kauai (1984)

Princeville Resort, Prince Course, Island of Kauai (1991)

Poipu Bay Resort, Island of Kauai (1991)

Makena Golf Club North Course, Island of Maui (1994)

Makena Golf Club, South Course, Island of Maui (1994)

Wailea Golf Club, Emerald Course, Island of Maui (1994)

Wailea Golf Club, Gold Course, Island of Maui (1994)

Golf Digest in 2023 ranked three of these courses, the Makai Course at Princeville, and the Wailea Emerald and Gold Courses, among the fifteen best in Hawaii

As such the Makai Golf Course at Princeville, designed by Robert Trent Jones Jr., represents the work of a master.

Criterion C: Typical of the Artistry of Robert Trent Jones Jr.

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Rob Sandler called the Makai Course at Princeville, "One of the most honored golf courses in Hawaii." (*Hawaii Guide to Golf*, page 165) Following its completion in 1971, it was hailed by *Golf Digest* as one of the top 100 golf courses in the United States, and the course remained on that list for the next sixteen years. It is the only course in Hawaii to accomplish such a feat. [*Discover Hawaii's Best Golf*, page 19] In addition, the course has made *USA Today's* Top 100 Golf Courses in America, and in 1988, *Golf Digest* named it one of the 25 best resort courses in the United States. [*Golf Hawaii, the Complete Guide*, 1993, page 99]

A well respected course, it hosted the 26th World Cup and International Trophy Golf Championship, the former Canadian Cup, in 1978, which with its 96 golfers from 48 countries was considered to be the "Olympics of Golf." [Monte Ito, "From Fiji to Egypt," *Star Bulletin*, December 3, 1978, page K-1, and Bill Gee, "Pinnero, Garrido Fail," *Star Bulletin*, December 5, 1978, page D-1] In addition to that championship tournament, the Makai Course hosted the Kemper Open, a prestigious LPGA event, from 1986-1989, after the opening of the Princeville Sheraton. ["Purse Increased for Women's Kemper Open," *Hawaii Tribune Herald*, January 31, 1989, page 10]

The Makai Course was the first course Robert Trent Jones Jr. designed in Hawaii, and the first course he designed completely on his own, while still working in his father's office. Although an early project in his career, it displays his penchant for making memorable holes and settings, while respecting and enhancing the established environment, and well embodies his abiding sensitivity and artistry.

Golf course critics have noted that as a result of designing so many courses in so many countries, Robert Trent Jones Jr., "has never developed a trademark style that is easy to pin down. Because he has truly worked in every environment, his courses run the gamut from barely touching the setting, to massive earthmoving, from links to parkland, to tropical design." [Olmsted and Pedrero, Page 160] However, a number of broad traits form a common thread throughout many of his projects, with the primary one being his incorporating, "a sense of place in his courses not just using the natural setting but glorifying it." [*Ibid*] Throughout his career he has been committed to preserving the natural beauty of a site and integrating it into the course, seamlessly blending his project with its surroundings by embracing the natural contours of the site and its topography. Such an approach was, at the time he was designing the Makai Course, still an uncommon perspective for contemporary golf course design. When designing a course, he tries, "to listen to the land," and he asserts, "the very best courses are those where nature has provided the canvas and my job is to discover her secrets and reveal them. I try to design courses that will fascinate people so they'll want to play them many times and learn the depths and meanings of the courses' stories, their subtext, their poetry." ["Our Founder"] At Princeville he was presented with a magnificent canvas, for as Jones has been often quoted as saying, "In all the world, I never expect to find a more spectacularly beautiful place to build a golf course." [*Golf Courses of Hawaii*, page 33] and also, "If there is a finer place to build a golf course, I haven't seen it." [*Princeville at Hanalei*, page 19]

Landscape architect Ian McHarg's *Design with Nature* was published in 1969 and has come to be viewed by many people as signaling a shift in humanity's relationship with the environment, bringing environmental concerns into broader public awareness and ecological planning methods into the

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mainstream of landscape architecture, urban planning and public policy. As the publication of the book was contemporaneous with Jones Jr.'s work on designing the Makai Course, Bobby had not as yet read it, but his thinking and approach was in accord with that of McHarg, making the Makai Course very much in sync with the most forward thinking of its time with regards to the environment. In large measure Jones Jr.'s attitude toward working with the natural landscape derived from his having worked extensively in Japan during 1967-1968 on the Karuizawa Golf Courses for Seibu. The talented, young golf architect found that while he was bringing golf culture to Japan, he in turn was receiving an indelible education in Japan's cultural respect for the landscape, which carried over in his work at Princeville and beyond. [Conversation with Robert Trent Jones Jr., July 2023]

Jones Jr's designing with nature sensibility is readily apparent on the Makai Course at Princeville. Throughout the course the fairways follow the natural slope of the land, readily facilitating surface runoff and following well preserved drainage patterns, as exemplified by the Ocean holes one, two, four, five, six and eight; the Lakes holes one, two, three, four, six and seven, and the Woods holes two, four, six, seven, and nine. Similarly, the water hazards on the three nines all follow natural drainage courses, which were simply dammed and hollowed out to form the desired lakes, with the golf course built around them. The lakes and golf course were fit into the existing terrain, rather than the terrain molded to meet the needs of the golf course. By using such an approach, Robert Trent Jones Jr. satisfied a multiplicity of objectives by conserving the natural lay of the land while enhancing the community's storm drainage to prevent flooding, and providing engaging and challenging golf hazards.

In addition, on the Woods 9, many of the original trees were retained, including at least thirty silk oak, which marked the locations where animals that had died of anthrax were buried. In 1917, almost immediately after America's entry into World War I, outbreaks of anthrax were reported first at the Princeville Ranch on Kauai and then on Oahu and Maui. The dreaded disease, which is fatal to both animals and humans, killed almost five hundred cattle and horses throughout the Islands in a matter of months. [*Board of Agriculture and Forestry Annual Report to the Governor for 1918*, page 88] At Princeville Ranch sixty three animals had died by April 20, ["Anthrax on Kauai?" *Maui News*, April 20, 1917, page 7] and a week later that number had grown to one hundred. ["Anthrax on Kauai is Assuming Serious Stage," *Hilo Tribune Herald*, April 24, 1917, page 1 and "Kauai Anthrax Not Spreading," *Star Bulletin*, April 25, 1917, page 3] Thanks to a program of quarantine and vaccination the epidemic was brought under control; however, before good health was restored about three hundred head of cattle, mostly cows, had perished at Princeville. [Norgaard, Victor, "Division of Animal Industry," *The Hawaiian Forester and Agriculturist*, June 1918, page 166] Deaths from anthrax still occasionally occurred with the last two cows perishing at Princeville in early 1918.

Despite getting the disease under control, the Territorial Veterinarian Victor Noorgard exhorted the need for on-going caution as, "Under favorable conditions the infection may remain active or alive in the soil for years, if not permanently, and preventive measures (vaccination) and constant vigilance must be continued for an indefinite period." ["Thinks Anthrax Situation on Kauai is Still Quite Serious," *Star Bulletin*, November 24, 1917, page 23.] Subsequent research has shown Noorgard's concerns were well-founded as anthrax may survive in the soil for at least several hundred years. Norgaard was especially concerned with regards to Princeville Ranch, as by the time anthrax was discovered to be the cause of death here over sixty cattle had died, and most of these animals had

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been buried in shallow graves near where they fell, rather than burned. Even after word came down to burn the dead cattle, too many deaths and too little fire wood, resulted in almost one hundred animals on Kauai being buried and limed. [Norgaard, Victor, "Division of Animal Industry," *The Hawaiian Forester and Agriculturist*, June 1917, pages 162-164, and "Thinks Anthrax Situation on Kauai is Still Quite Serious," *Star Bulletin*, November 24, 1917, page 23] Norgaard warned, "Considering the character of the disease and the great resisting powers of the spore form of the infection to all disinfectants and experiences gained in similar outbreaks in other countries, these lands must be looked upon as remaining dangerous for a considerable time." ["Thinks Anthrax Situation on Kauai is Still Quite Serious," *Star Bulletin*, November 24, 1917, page 23] To try to control possible future outbreaks of anthrax, the Board of Agriculture and Forestry passed rules, which included Section VIII:

It shall be unlawful for anyone, directly or indirectly, to transfer or carry from any pasture, enclosure or premises, where an animal died from anthrax, or where deaths of animals have occurred which might be attributed to anthrax, any soil, sod, earth, grasses, grass seed, grass roots or any other substance which might possibly carry the infection of anthrax. ["By Authority," *Garden Island*, August 20, 1918, page 6]

To mark the burial locations of the infected animals, either Silk Oak trees were planted or stone mounds were built. The mounds at Princeville no longer exist, but when constructing the Woods 9 Jones Jr. made sure to preserve all the Silk Oak and the ground was not disturbed in the areas of the Wood's sixth and seventh holes, with any modifications to the land handled by blanketing the earth, rather than by removing soil.

The Makai Course entranced the well-known and highly respected sportswriter, Dan Jenkins, and shortly after the golf course opened, he described Princeville's Makai Course in an article for *Sports Illustrated* as, 'a development in tropic splendor touched by genius.' The magazine, although covering golf, rarely devoted four pages to the opening of a new course, making the Makai Course write up definitely the exception, and in his article Jenkins explained why the course deserved such attention. In contrast to the numerous cut and bulldozed courses of the period which resulted in "the dullest golf course [designs] outside of Florida," what happened at Princeville,

is a lesson for us all. Princeville at Hanalei has happened, and the resort is proof that if progress must invade paradise it can be done tastefully, even with a touch of genius. For right now on steep cliffs above the Pacific where cattle once grazed, looking back towards the mountains, there has bloomed a stunning new golf course the equal of any that ever pretended to make use of the natural assets of the land. And in this setting, Princeville Makai Golf Course is the most enthralling that I, for one, have ever seen. [Dan Jenkins, "A Case of Paradise Improved," *Sports Illustrated*, May 15, 1972, pages 48-51]

Indeed, by following the natural contours and incorporating the elements of the landscape in his designs, Jones was able to produce at Princeville a course of unparalleled beauty, which *National Geographic Traveler* named as one of America's "Top Five Golf Settings," and *Golf Pass* found to be one of the top twenty five most beautiful golf courses in the world that you can play. ["The 50

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Most Beautiful Golf Courses in the World You Can Play,” *Golf Pass*, August 15, 2019] Monte Ito of the *Star Bulletin*, even before the opening of the Woods 9, advised golfers that the long anticipated course was, “full of scenic wonders” and golfers might find themselves taking as many shots with their cameras as with their golf clubs. [“Nikon Sessions Scheduled,” *Star Bulletin*, January 5, 1971, TV Section, page 24]

This sense of golfers experiencing the beauty of nature while playing their game is another aspect of many of Jones Jr’s courses, which is readily discernible at the Makai Course. Time and again, golfers on the Makai Course are presented with not only memorable visions of a beautiful hole and fairway but also the magnificence of the encompassing natural setting of which they are a part. From the distant mountains looming up as a backdrop for the Woods first hole and the Ocean one and two; to the daunting presence of Mamalahoa, Namolokawa and Hinamanu rising above the rolling hills of the Lakes seven’s fairway, the majesty of Kauai’s volcanic verdure are captivating, as are the Pacific’s blue horizons on the Ocean six and Lakes five. The view down the coast of Kauai’s north shore from the tee and green of the Ocean seven is sufficiently impressive that the hotels at Princeville provide guests with end of day tours to capture the sunset from this point.

Added to such splendid settings, are a number of imaginatively stunning holes. From the tee of the Ocean 3, perched atop a hill, the golfer is presented with a lush valley with a lake 55’ below. The wide, flat, par three green is set beyond the lake and framed by white bunkers in front and rear. This immaculately pristine scene is further enhanced by a view of Hanalei Bay and the mountains beyond. The green’s rear bunker brings the background to the fore by emulating the wave patterns of the bay.

Another hole, the Ocean 7, presents a different perspective, from atop a 150’ high ocean cliff, of the mountains running down Kauai’s north shore to Mount Makana and couples this with an opportunity to shoot over the Pacific Ocean to a heavily bunkered par three. At the time Jones Jr. designed this dramatic hole, such dramatic ocean carries were rare, with the third hole at Mauna Kea designed by Jones Sr and the sixteenth hole at Cypress Point designed by Alister MacKenzie in 1928 being the best known. In speaking about this hole with Dan Jenkins, Jones Jr. smiled and commented, “Most golf architects go an entire career without ever getting to design a hole over an ocean. It’s quite a feeling.” [Jenkins, page 51]

A third memorable hole, the Woods 8, was the result of Jones Jr.’s recent extended stay in Japan, and again offered golfers something new: a “Zen Garden Bunker”, which included as part of the half acre hazard three upright stones rising from the sand, reminiscent of Japanese *niwaishi*.

Beyond the inspiringly beautiful and spectacular tableaux of the golf course, Jones Jr. also presents the golfer at the Makai Course with a challenging and demanding round of golf, which is considered fair, and most importantly, fun. As sports editor for the *Star Bulletin*, Jim Hackleman, recounted on his first visit to the year old Makai Course, “It’s impossible not to be impressed, even awed, by the splendor and tastefulness. And its impossible not to appreciate the golf, even if you’re a miserable high-handicap hacker, as I am. You ignore the dubs and flubs, the slices into the ravines, the plunks into traps, the splashers into the water, and the missed putts, because the experience of playing there is such a joy.” [“The Hack Stand,” *Star Bulletin*, August 16, 1972, page E-1]

Makai Golf Course at Princeville

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The Makai course well reflects the great emphasis Jones Jr. places on strategic design, with its holes constantly offering a variety of challenges and rewards. As he explained to Dan Jenkins, "The one thing I learned through experience is not to emphasize one aspect. I like a mixture. Large and small greens, contoured and level, tightly and open bunkered tee-shot targets. And all of it blending into the look of the area." [Jenkins, page 50]

Jones Jr. equates the game of golf to chess, a game of attack and defend, "in which the golf architect assumes the role of defender against the golfer attacking the course." [Jones Jr., *Golf by Design*, page 3] Furthermore, in his resort courses, including the Makai Course, Jones Jr. does not hesitate to challenge the golfer, and "often ignores the prevailing theory that resort courses, especially from the middle tees should be less penal than private clubs." [Olmsted and Pedrero, Page 160] On the Makai Course, Jones Jr. consistently confronts the golfer with a wide variety of situations and hazards in his defense of each hole, including lakes, bunkers, rolling terrain, and the "invisible hazard", wind.

Like his father, Jones Jr. enjoys introducing water, not only for its picturesque sylvan beauty but also as a hazard to challenge the golfer, with water coming into play on the Makai Course, at the Ocean 3, Woods 4, and Lakes 1, 8 and 9. In addition, bunkers come into play on every hole, with Jones Jr. using them in a variety of ways, which is typical of his work, as over the course of his career, "he has produced ever more elaborate bunker designs." [Olmsted and Pedrero, Page 160] Jones Jr. integrates the bunkers into the lay of the land and avoids geometric shapes to have them appear more natural as elements within the landscape. Beyond being hazards, Jones Jr. frequently uses bunkers as guides for a golfer, signaling a reasonable approach to a hole, and serving as targets and a means to measure distance. Some bunkers are actually saving bunkers, with balls falling here being saved from a worse fate, such as on the Lakes 5 or Ocean 7, where balls would be lost to the ocean or ravine if their progress was not halted by the bunker. While most of Jones Jr.'s bunkers penalize a golfer for an errant shot, his bunkers, as opposed to a number of golf course architects' bunkers, are usually fairly shallow and without steep sides, thus not inflicting a heavy penalty by giving golfers an opportunity to recover with skillful play.

Jones Jr. on the Makai Course also invokes the invisible hazard, the wind, on a number of holes, with the Ocean 4 and 5 shooting directly into the prevailing trade winds, as also do the Lakes 2 and 4.

To add further dimension to the Makai Course's play, Jones Jr. often presents a variety of ways for a golfer to attack an individual hole. By presenting the golfer with strategic choices, he challenges the player to test his skill and ability. Golfers are tempted to take more direct routes to the green, which if they fail may end in disaster. Often called, "heroic holes", examples on the Makai Course include the Lakes 1 and 9, where shots over large expanses of water reward the golfer with a more direct access to the holes, but failure to carry the lake will result in added strokes. Similarly, the Lakes 5, tempts the golfer with the wind to his back to shoot for the green over a ravine rather than safely placing the tee shot on the fairway. Likewise, on the Ocean 4 a bunker splits the fairway, offering golfers a safer, longer route or a shorter, more bunker guarded route to the green. Dogleg holes, which initially hide the green from the tee by providing a bend in the fairway to either the right or left, also offer challenges through the placement of bunkers near areas which optimize shorter routes to the green.

Makai Golf Course at Princeville

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Through such design techniques, the Makai Course provides a balanced and engaging golf experience, giving a stimulating and fair skill test for golfers at all levels, once again demonstrating that golf architecture is the most interactive of all art forms.

Beyond its beauty, positive relationship to its environment and sports challenge, Jones Jr.'s courses also have a highly functional character. Robert Trent Jones Sr impressed upon his son's mind that the three most important aspects of a golf course are, "drainage, drainage, drainage." A well learned lesson, which Jones Jr. demonstrates on the Makai Course. Located in an area where the average rainfall per year is 60.1 inches or 1,526 milimeters, it is critical to have rain water not sit in the playing area. Through the skillful installation of drainage systems and the utilization of the natural drainage patterns of the land, Jones Jr. produced a course that led *Honolulu Advertiser* sportswriter Dan McGuire in the midst of a laudatory column on the course to include a succinct sentence on this rarely noted feature, "The golf course has an incredibly effective drainage system." ["Dan McGuire," *Honolulu Advertiser*, July 17, 1971, page C-1] Not only does the system serve the golf course well, but also the entire community, controlling flooding with the lakes serving as storm water retention areas.

As such the Makai Course at Princeville is significant as an excellent example of a post-World War II resort golf course designed by a master, Robert Trent Jones Jr. Designed at the start of a stellar career, it embodies the principal hallmarks, which contributed to his being recognized over the course of his long career as a master of his art. These character defining features evident at the Makai Course at Princeville include: presenting a sense of place in his courses by not just using the natural setting but glorifying it; embracing the natural contours and conditions of the site; having golfers experience the beauty of nature; providing a challenging and demanding round of golf, which is considered fair, and most importantly, fun; and incorporating sensitive and superlative drainage.

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Previous documentation on file (NPS):

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Name of Property

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- 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): 50-30-03-02457

10. Geographical Data

Acreeage of Property 260.5 acres

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=22.221158%7E-159.483778&|v|=18.0>

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 22.2211268 | Longitude: 159.483765 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or
UTM References

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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 the SOF-XI Kauai PV Golf LP in 2023 as described by Tax Map Key (4) 5-4-005:022, 049 and 054; 5-4-006: 003, 005 and 006; and 5-4-012:001 and 006

Boundary Justification (Explain why the boundaries were selected.)

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

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11. Form Prepared By

name/title: William D. McCann
organization: The Albatross Alliance
street & number: P. O. Box 370
city or town: Genoa state: Nevada zip code: 89411
e-mail _____
telephone: _____
date: July 4, 2023

Additional Documentation

Submit the following items with the completed form:

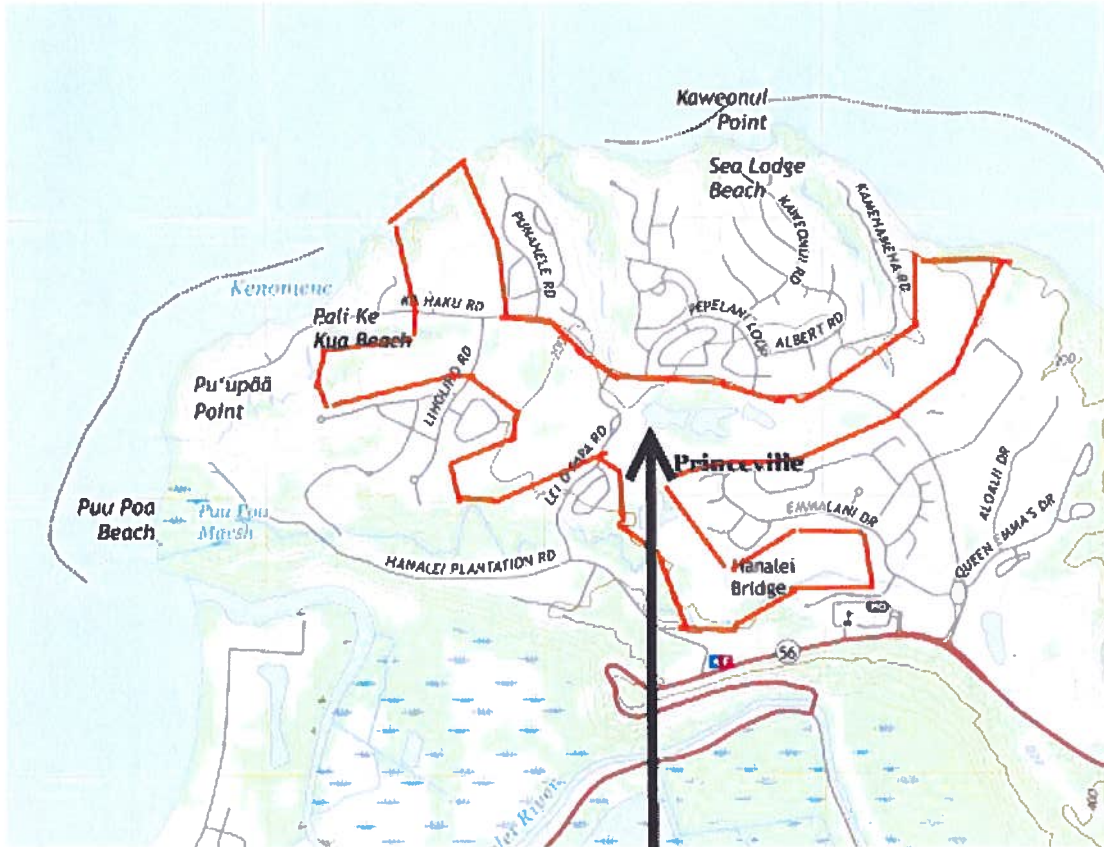
- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Additional items:** tax map, site plan, world map of nations with Robert Trent Jones Jr. golf courses, and 50th Anniversary Celebration of the Makai Course
- **Owner:**
SOF-XI Kauai PY Golf LP
c/o Princeville Makai Golf Club
4080 Lei O Papa Road
Princeville, Hawaii 96722

Princeville Development Corporation
c/o Princeville Makai Golf Club
4080 Lei O Papa Road
Princeville, Hawaii 96722

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USGS Map

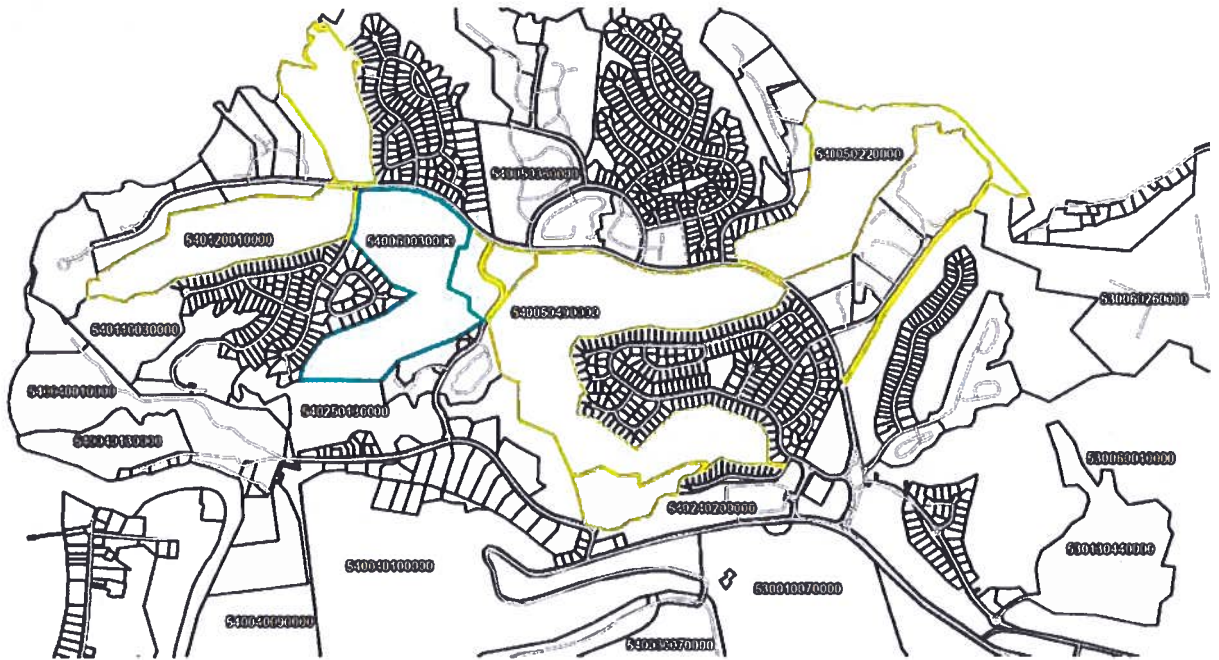


Makai Course in Orange

Makai Golf Course at Princeville
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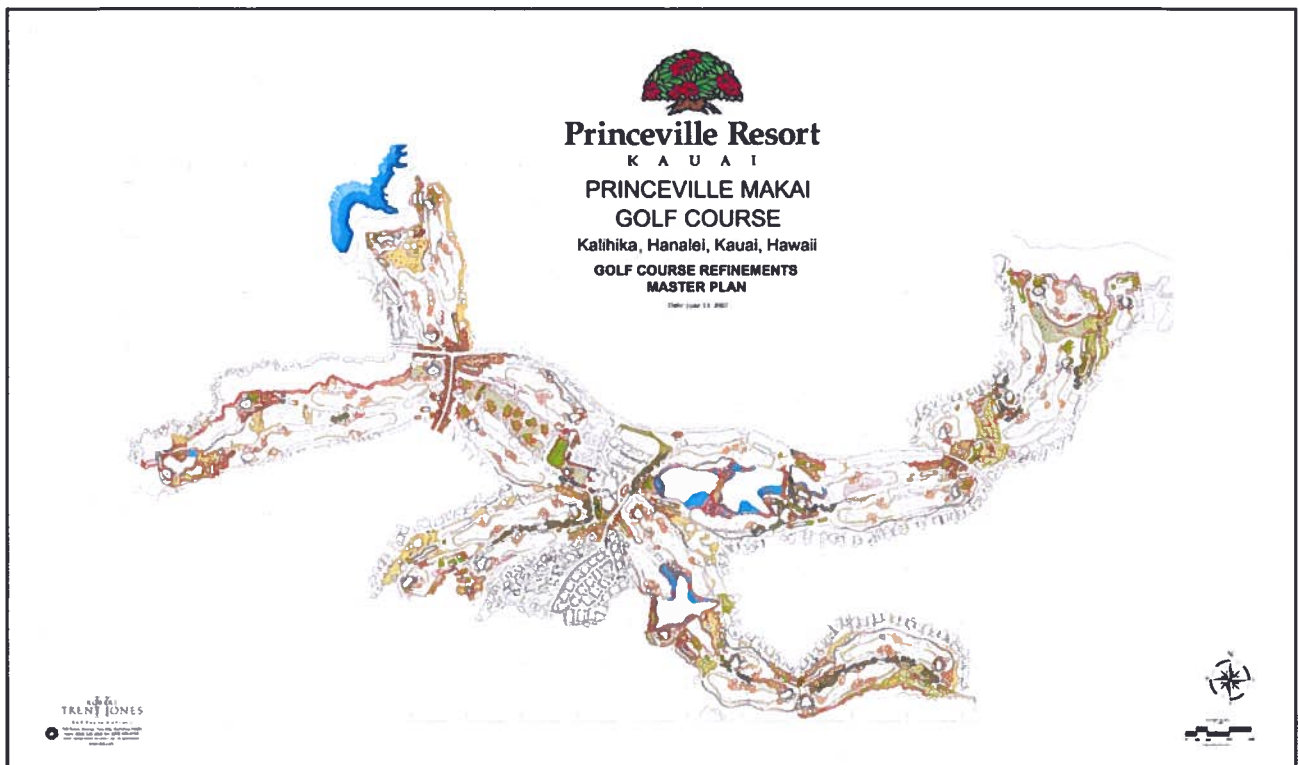
Tax Map



Makai Golf Course at Princeville
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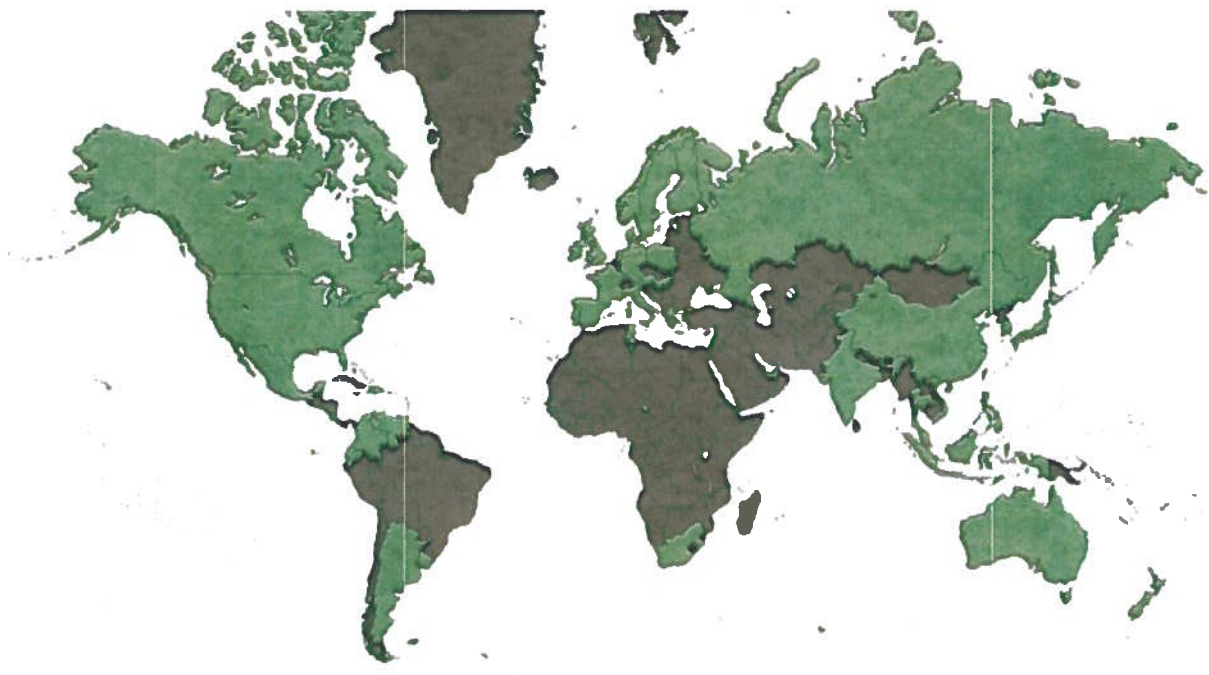
Site Plan



Makai Golf Course at Princeville
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Countries of the World with Robert Trent Jones Jr. Golf Courses Depicted in Green



Makai Golf Course at Princeville
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Fiftieth Anniversary

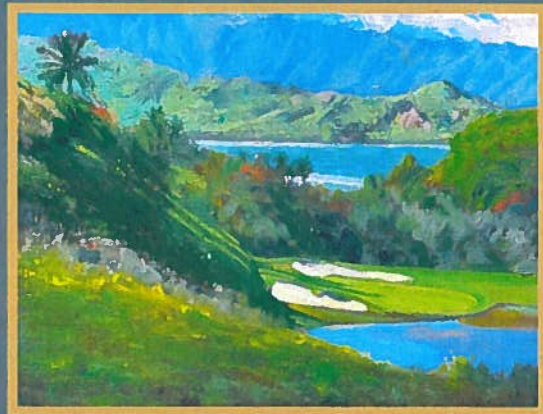
*In celebration of the
50th Anniversary of
Princeville Makai Golf Course
we honor our friend
ROBERT TRENT JONES JR.
the architect of
these beautiful courses.*



Woods Course



Lakes Course



Ocean Course Paintings by Saim Caglayan

Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Ocean second green from the east

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Ocean 3 green from the tee from the east

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Ocean 4's uphill fairway from the back tee, third hole and lake on right from the southwest

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the lava rock steps to the Ocean 4's back tee from the east

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the restroom at the Ocean fifth green from the north

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the drainage culvert emptying onto Ocean 5 fairway from the west

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Ocean 6 middle tee and fairway from the south

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Ocean 6 green from the south

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of Ocean 7's green with saving bunkers with Nene, Mount Makana in background from the east

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Ocean 7 green looking back to the tee, rain shelter on the right, from the southwest

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Woods 1 fairway and green from the northeast

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of a typical rain shelter on Woods 2 from the south

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Woods 4 green across the lake to the right from the north, pump house to the left

13 of 27



Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Woods 6 fairway, silk oak tree to the left and in background from the west

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Woods 8 Zen Bunker from the south

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Lakes 1 from the west, tee in foreground, green far left.

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Lakes 1 green from the south.

17 of 27



Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the tunnel under Ka Haku Road from the southwest

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Makai Golf Course at Princeville

Kauai, Hawaii
County and State

Name of Property

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the drainage swale and Lakes 3 green from the south

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Lakes 3 approach to green from the south

20 of 27



Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Lakes 4 fairway and green with rain shelter on left, from the back tee from the southwest

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View from the Lakes 5 back tee, looking up the coast to the Kilauea Lighthouse from the west.
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Makai Golf Course at Princeville

Kauai, Hawaii
County and State

Name of Property

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Lakes 5 green across a ravine from the rear tee from the northeast

23 of 27



Makai Golf Course at Princeville

Name of Property

Kauai, Hawaii

County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

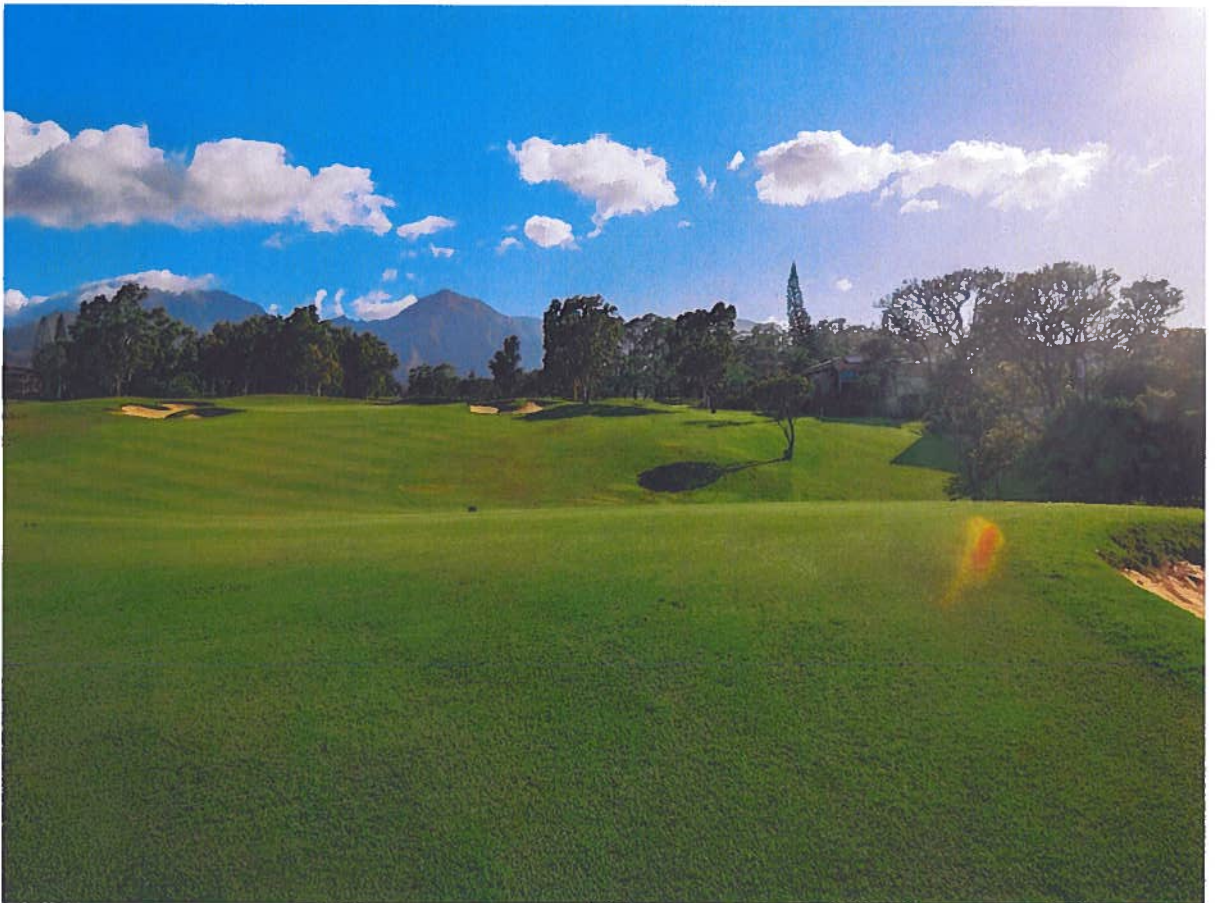
State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Lakes 6 fairway and green, Mounts Mamalahoa and Namolokawa in background, tee shot landing area bunkers in mid-ground from the north.

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Makai Golf Course at Princeville

Kauai, Hawaii
County and State

Name of Property

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the par 3 Lakes 7 green from the northeast, Mount Mamalahoa in the background

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Lakes 8 green on the far side of the lake from the fairway from the west

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Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

Photo Log

Name of Property: Makai Golf Course at Princeville

City or Vicinity: Princeville

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 25, 2023

View of the Lakes 9 middle tee with fairway and landing area on far side of the middle lake from the southeast

27 of 27



Makai Golf Course at Princeville
Name of Property

Kauai, Hawaii
County and State

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.

DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

**Kaua'i County Historic Preservation Review Commission
(KHPRC)**

DIRECTOR'S REPORT

I. SUMMARY

Action Required by KHPRC:

A recommendation to the Hawai'i Historic Places Review Board concerning the consideration of a golf course for nomination to the Hawai'i Register of Historic Places.

KHPRC action may include the following:

- Support for the nomination;
- Opposition to the nomination;
- Deferred action on the nomination; or
- Receival for the record with no comment

II. PROJECT INFORMATION

Permit Numbers	HPRC-2024-1		
Parcel Location:	4080 Lei O Papa Road Princeville, Kaua'i		
Tax Map Key(s):	(4) 5-4-005:022; (4) 5-4-005:049; (4) 5-4-005:054; (4) 5-4-006:003; (4) 5-4-006:005; (4) 5-4-006:006; (4) 5-4-012:001; and (4) 5-4-012:006	Area:	260.5 acres (according to the nomination form)
LAND USE DESIGNATIONS & VALUES			
Zoning:	See Table 1 Below		
State Land Use District:	See Table 1 Below		

H.I.A
OCT 19 2023

General Plan Designation:	See Table 1 Below
Owner(s)/ Applicant:	SOF-XI Kauai PV Golf L P/ Princeville Development LLC

Table 1. Zoning Information by Parcel

TMK	County Zoning	State Land Use District	General Plan Designation
(4) 5-4-005:022	Open, VDA, and SPA- North Shore	Urban	Golf Course
(4) 5-4-005:049	Open, VDA, and SPA- North Shore	Urban	Golf Course
(4) 5-4-005:054	Open, VDA, and SPA- North Shore	Urban	Natural
(4) 5-4-006:003	Open, VDA, and SPA- North Shore	Urban	Golf Course
(4) 5-4-006:005	Open/ ST-P, VDA, and SPA- North Shore	Urban	Golf Course
(4) 5-4-006:006	C-G/ ST-P, VDA, and SPA-North Shore	Urban	Golf Course
(4) 5-4-012:001	Open, VDA, and SPA-North Shore	Urban	Golf Course
(4) 5-4-012:006	Open, VDA, and SPA-North Shore	Urban	Golf Course

III. PROJECT DESCRIPTION

The Petitioner, the Albatross Alliance, has nominated the Makai Golf Course at Princeville for listing onto the State Historic Register of Places. The nomination area includes all properties that are privately owned by SOF-XI Kauai PV Golf LP and further identified in the tax map key parcels listed above.

It should be noted that the private landowner, SOF-XI Kauai PV Golf LP, opposes the petition for nomination and intends to submit testimony in opposition. In addition, the landowner will have an opportunity to present their opposition to the petition at the Hawai'i Historic Places Review Board meeting in November.

As represented, the Petitioner is nominating the golf course as a historic site that would be eligible for listing based on Criteria A and Criteria C. The Makai Golf Course at Princeville is a 27-hole course broken down into three, 9-hole courses

and is a focal point of Princeville's planned resort community. Also included in the nominated area is a parking lot which functions as an overflow parking site and a drainage area. Within the area, several resources are identified including 6 contributing buildings, 5 non-contributing buildings, 1 contributing site, and 19 contributing structures. The buildings and structures discussed in the nomination are primarily accessory structures (i.e. golf pro shop, snack shop, rain shelters, restrooms, cart barns, bridges, etc.) that add to the overall historic character of the golf course site.

IV. TRIGGER FOR KHPRC REVIEW

The Makai Golf Course site was constructed in 1971 and by age is considered as a historic property. It should also be noted that none of the TMK parcels within the nomination area are included on the KHPRC inventory list.

KHPRC can provide comments on the nomination for transmittal to the Hawai'i Historic Places Review Board. At its meeting on November 17, 2023, the board will undergo the formal hearing (that may include a contested case) to make the official determination on whether the property is eligible for listing.

V. CRITERIA FOR NOMINATIONS TO THE HAWAII REGISTER OF HISTORIC PLACES

Pursuant to HAR Section 13-198-8, in deciding whether a property should be entered and ordered into the Hawai'i register, the review board shall evaluate whether the property meets or possesses, individually or in combination, the following criteria or characteristics:

- (1) The quality of significance in Hawaiian history, architecture, archeology, and culture, which is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

(A) That are associated with events that have made a significant contribution to broad patterns of our American or Hawaiian history.

Petitioner's Position:

The Petitioner asserts that the golf course is eligible under Criteria A for the following reasons:

- 1) its association with golf in Hawai'i; and
- 2) its association with the development of Princeville at Hanalei

Department's Evaluation:

According to the National Register Bulletin, a property needs to be associated with at least one or more events within the historic context and must be considered as having an important link to that event. Under Criteria A, "events" can be classified into two general categories: 1) a specific event important in history; or 2) a pattern or trend of events that contribute to the broad development of an area.¹ Therefore, it is not enough for a historic property to be associated with such an event, but it must convey its own significance in relation to that event. As a reference, some examples of properties that have a significant association with events include:

- The site of a battle.
- The building in which an important invention was developed.
- A factory district where a significant strike occurred.
- An archeological site at which a major new aspect of prehistory was discovered.
- A site where an important facet of European exploration occurred.
- A downtown district representing a town's growth as the commercial focus of the surrounding agricultural area.²

Criteria A, Assertion 1: Association with Golf in Hawai'i

In the Department's review of the nomination form and the research presented, **the Department finds that the golf course site may not be significantly associated with the establishment of Golf in Hawai'i.**

As represented in the petition, golf in Hawai'i emerges during the 1890s and gained popularity on Oahu before spreading to other islands at the start of the 1900s. Early golf courses were relatively small as a 9-hole course, with later golf course developments featuring 18-holes by the 1920s. Around this time, golf courses were starting to become synonymous with hotels as a recreational amenity and a way to lure visitors. By the 1960s and the 1970s, the number of golf courses in Hawai'i started to proliferate and became commonly associated with resorts and/ or planned developments. The Petitioner asserts that the Princeville Makai course is representative of the 1970 golf course developments, and that the course is significant in being one of the largest and premier golf courses within that period. While Princeville golf course may be representative of other courses constructed during the 1970s (Criteria C), the size and premier status of the golf course

¹ National Register Bulletin: How to Apply the National Register Criteria for Evaluation (https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf)

² National Register Bulletin: How to Apply the National Register Criteria for Evaluation (https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf)

alone may not be enough to establish its significant and direct contribution towards establishing golf in Hawai'i.

Criteria A, Assertion 2: Associations with the Development of Princeville at Hanalei

In the Department's review of the nomination form, the golf course site may be eligible under Criteria A because the development of Princeville at Hanalei may qualify as an event that is significant within a local context and the golf course was associated with the development of Princeville.

The golf course, constructed between 1971-1977, was part of the original plans for Princeville's resort community following the State Land Use Commission approval in the late 1960s that reclassified former ranch lands for urban use.³ According to the 1962 General Plan for the Hanalei area, the North Shore's economic industry was transitioning away from agriculture and towards a visitor destination area and retirement community.⁴ The golf course was part of the amenities included to attract high class visitors and residents to the area.

While the golf course has a direct association to the development of Princeville, the Department is unsure if the development of Princeville can qualify as an event that is significant within a local context. On one hand, the development of Princeville was established as the island's first resort planned community and the golf course was a key part of Princeville's development into a resort community. However, this is an area that could be further flushed out with more discussion.

(B) That are associated with the lives of persons significant in our past;

Petitioner's Position:

The Petitioner did not identify Criteria B as a point of eligibility.

Department's Evaluation:

The Department concurs with the Petitioner's position on Criteria B.

(C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and

³ Harrington, Daniel. Hanalei : a Kaua'i River Town. Mutual Pub., 2008.

⁴ County of Kauai and State of Hawaii. General Plans for Hanalei Area. 1962.

distinguishable entity whose components may lack individual distinction.

Petitioner's Position:

As represented in the nomination form, the Petitioner asserts that the subject property qualifies under Criteria C as representing the work of a master, Robert Trent Jones Jr.

Department's Evaluation:

According to the National Register Bulletin #15 on "How to Apply the National Register Criteria for Evaluation," the following applies:

- To be eligible under Criteria C, a property must meet **at least one** of the following requirements: 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.⁵
- "A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. ***The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea of theme in his or her craft.*** A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect."⁶

The Department finds the following:

- As represented, Robert Trench Jones Jr. is considered a master in his field as a world-renowned golf course architect that designed courses in over fifty countries. Over the years, his golf course designs have won numerous awards and are widely recognized amongst the golf community. As an architect, he has been inducted into the California Golf Hall of Fame and has been the recipient of other distinguished awards. His signature style is

⁵ National Register Bulletin: How to Apply the National Register Criteria for Evaluation (https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf)

⁶ National Register Bulletin: How to Apply the National Register Criteria for Evaluation (https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), p. 20

to design with nature in a way that respects the natural beauty, topography, and views of the area.

- As represented, the Princeville golf course site was one of the first sites that Robert Trench Jones Jr. designed on his own as a young architect, but that represents his style of a natural-setting golf course with signature holes.

Therefore, the Department finds that the subject property may qualify under Criteria C for representing the work of a master.

(D) That have yielded, or may be likely to yield, information important in prehistory or history.

Petitioner's Position:

The Petitioner did not identify Criteria D as a point of eligibility.

Department's Evaluation:

The Department concurs with the Petitioner's position on Criteria D.

(2) Environmental impact, i.e., whether the preservation of the building, site, structure, district, or object significantly enhances the environmental quality of the State.

The preservation of the site **will continue** to enhance the environmental quality of the State.

(3) The social, cultural, educational, and recreational value of the building, site, structure, district, or object, when preserved, presented, or interpreted, contributes significantly to the understanding and enjoyment of the history and culture of Hawai'i, the pacific area, or the nation.

The subject property **is unlikely** to contribute significantly to the understanding and enjoyment of the history and culture of Hawai'i, the pacific area, or the nation.

VI. EVALUATION OF HISTORIC SIGNIFICANCE

According to the National Register Bulletin: How to Apply the National Register Criteria for Evaluation, a property is eligible for listing if the nomination can demonstrate 1) the historical significance and; 2) the integrity of a property to

convey that significance.⁷ To verify the historic significance, the historic property should be evaluated within the appropriate historic context and that the property meets one of National Register criteria.⁸

As represented, the Petitioner asserts that the golf course site fits in within a local context and is significant in the field of landscape architecture, community planning, conservation, recreation. The period of significance is 1971- the year that the golf course was constructed.

a. Evaluating Golf Courses as a Designed Historical Landscape

Golf courses are recognized as a type of historic landscape that can be listed for nomination to the National or State Historic Register. Although there are currently no golf courses in Hawai'i that are listed on the State or National Register, there are golf courses in other states that are listed on the National Register of Historic Places. According to the National Register Database and Research website, a query search for keywords "Golf" and "Golf Courses" reveals a handful of golf course sites that span across several states.

Furthermore, a golf course site, which is a type of designed historical landscape, can be evaluated against specific guidelines set forth in the National Register Bulletin 18A. By definition, a designed historical landscape is:

"a landscape that has significance as a design or work of art; was consciously designed and laid out by a master gardener, landscape architect, architect, or horticulturalist to a design principle, or an owner or other amateur using a recognized style or tradition in response or reaction to a recognized style or tradition; has a historical association with a significant person, trend, event, etc. in landscape gardening or landscape architecture; or a significant relationship to the theory or practice of landscape architecture."⁹

In keeping with the evaluation of historic properties, the historic significance of a landscape will be eligible for listing if it meets the criteria for the National Register and if it retains aspects of historic integrity. The National Register Bulletin 18A provides a general framework for determining if designed

⁷ National Register Bulletin: How to Apply the National Register Criteria for Evaluation (https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf)

⁸ National Register Bulletin: How to Apply the National Register Criteria for Evaluation (https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf)

⁹National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes. p. 2 [National Register Bulletin 18 \(nps.gov\)](https://www.nps.gov/subjects/nationalregister/upload/NRB-18_web508.pdf)

landscapes are historically significant and can be broken down into the following steps listed below.

Steps:

1. Obtain baseline information about the landscape (i.e. history of the property, general description,
2. Identify the appropriate landscape type (golf course)
3. Analyze characteristic features that the landscape should possess to be a good representative of its landscape type.
4. Evaluate the significance of the historic landscape using National Register criteria.
5. Evaluate the integrity of each landscape characteristic and list the features that the landscape should retain to possess integrity.
6. Determine if any aspect of the landscape's history or present condition might place it in a category of properties generally considered ineligible for the National Register, and therefore requiring special justification.¹⁰

Another point to consider is whether the original intent of the landscape was designed to be complimentary to the surrounding built environment. If the landscape is associated with other buildings or a planned development, then the interrelationship between the built and natural environment should be explained.¹¹

- b. Summary of Other Golf Courses on the National Register in other States**
The Department has reviewed some of the nomination forms for golf courses that are listed on the National Register and that resembled similarities to the nomination site (see table below for a list of courses reviewed). In particular, the courses selected focused on properties that were categorized as "sites" and where the area of significance focused on the areas of landscape architecture, community planning, conservation, and recreation. A "district" nomination form was also reviewed to compare between courses that identified as "sites" versus "districts."

¹⁰ National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes. [National Register Bulletin 18 \(nps.gov\)](#)

¹¹ National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes. [National Register Bulletin 18 \(nps.gov\)](#)

Golf Course Name	State	Area of Significance	Category of Property
Temple Terrace Golf Course	Florida	Entertainment/ recreation; community planning and development; landscape architecture	Site
Winter Park Country Club and Golf Course	Florida	Architecture; community planning and development; entertainment/ recreation	Site
Longue Vue Club and Golf Course	Pennsylvania	Architecture; entertainment/ recreation; landscape architecture	District

Upon further review, there were several similarities that emerged in reviewing the three golf course sites.

First, **the golf courses retained high levels of integrity.** Even though there may have been minor modifications or routine maintenance done to the course, the course itself has not really changed. Over time, club and ball technology has changed the game of golf and some courses have had to undergo renovation to lengthen the course to make it more challenging for players. For these historic courses, the course has stayed mostly original with little to no major renovation or redesign.

Second, **the golf courses were primarily significant under Criteria A and/ or Criteria C and identified as either a site or as part of a district.** In some of the examples, the golf courses were significant in a local context and were associated with the development of recreation in the community or as complementary to a historic clubhouse. Criteria C was relevant if the focus of the nomination was on the architectural significance of the club house buildings.

One point of difficulty was trying to identify common character defining features that would help to inform an assessment of a golf course. Some character defining features of the golf course site that were mentioned in the nominations included commanding views, descriptions of fairways, descriptions of trees, and descriptions of grass types.

c. Aspects of Historic Integrity

The Petitioner asserts that the Princeville golf course has retained its historic character and that its original layout and design are intact. Between 2009-

2010, 2 of the 3 nine-hole courses were renovated with minor beautification improvements that did not change the original design or layout of the course. As represented, the Princeville Golf Course continues to maintain the following character defining features: golf cart paths, grassy plains and rolling hills, many tree lined fairways, and mountain and ocean vistas.

- d. The Department acknowledges that the evaluation of a historical landscape is a more difficult task than the evaluation of a building or object that have tangible features and more accessible information for evaluation. Therefore, the Department provides this report to provide a more robust framework for evaluating whether the golf course site may be eligible for listing to the National Register. The Department is also cognizant that part of the evaluation may involve a broader comparative analysis of other historical landscapes and/ or golf courses to determine if this nomination is in keeping with other sites. Finally, this nomination is not landowner-initiated and thus may be subject to objections by the landowner who may intervene in the process before the Hawai'i Historic Places Review Board.

VII. RECOMMENDATION

The Planning Department provides this Director's Report as a resource and foundation for the Commission's discussion and analysis regarding whether the subject property is eligible for listing.

The Commission is further advised that this report does not represent the Planning Department's final recommendation in view of the forthcoming public hearing process whereby the entire record should be considered prior to decision making. The entire record includes but is not limited to:

- a. Government agency comments;
- b. Testimony from the general public and interested others; and
- c. The land owner's response.

Kaua'i Historic Preservation Review Commission (KHPRC)
October 19, 2023 Meeting
The Makai Golf Course at Princeville
Nomination to the Hawai'i Register of Historic Places
Princeville, Kaua'i
TMK: Multiple TMKS
HPRC-2024-1
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By Marisa Valenciano
MARISA VALENCIANO
Planner

Approved & Recommended to Commission:

By Jodi Higuchi Sayegusa
JODI A. HIGUCHI SAYAGUSA
Deputy Director of Planning

Date: 10-11-2023

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

DAWN H.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCE
COMMISSION ON WATER RESOURCE MANAGEMEN

LAURA H.E. KAAKUA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMEN
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMEN
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSIO
LAND
STATE PARKS

September 18, 2023

LOG: 2023PR01037
DOC: 0923CH103

Derek Kawakami
Office of the Mayor
4444 Rice Street
Lihue, Hawaii 96766

SUBJECT:
Sakuichi and Chieko Matsumoto Residence
2257 Kuai Road
Poipu, Hawaii 96756
TMK: (4) 2-8-018:031

Aloha Mayor Kawakami,

The above mentioned property will be presented to the Hawaii Historic Places Review Board (HHPRB) for consideration to the Hawaii Register of Historic Places and recommendation for the National Register of Historic Places. The nominations will be heard at the following HHPRB meeting:

Date: Friday November 17, 2023

Time: 9:30AM-4:00PM

Location: In Person Kalanimoku Building

Department of Land and Natural Resources (Board Room)

1151 Punchbowl Street, RM #132

Honolulu, Hawaii 96813

Interested persons can submit written testimony in advance of each meeting that will be distributed to Board Members prior to the meeting. Submit written testimony via postal mail or by email below. Written testimony that is received later than 24-hours prior to the meeting will be retained as part of the record and distributed to Board Members as soon as practicable, but we cannot ensure that Board Members will receive it with sufficient time for review prior to decision-making.

H.2.
OCT 19 2023

Emailed Comments: Mailed Comments:
DLNR.Intake.SHPD@hawaii.gov

~~Emailed Comments: DLNR.Intake.SHPD@hawaii.gov~~

~~Mailed Comments: State Historic Preservation Division
ATTN: Register Program
601 Kamokila Boulevard
Kapolei, Hawaii 96707~~

Mahalo,



Alan S. Downer PhD.
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

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: Sakuichi and Chieko Matsumoto Residence

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 2257 Kuai Road

City or town: Poipu State: Hawaii 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 X 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	

Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

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

Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

1

structures

objects

2

Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

bungalow

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood tongue and groove walls, corrugated metal 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

The Sakuichi and Chieko Matsumoto residence is located in a quiet, residential neighborhood at the end of Kuai Road in Poipu, a block from the beach. The building faces east, sits on a flat, 15,676 square foot lot and is in excellent condition. It is a single-story, single wall, bungalow, which follows an irregular, zig-zag footprint, with a 220 square foot, single car, attached garage and laundry room. It sits on a post and pier foundation and its walls are of 7" tongue and groove boards and have an exterior girt. A lattice apron with a square pattern runs around the foundation. The house's corrugated metal hip roof has open, overhanging eaves with exposed rafter tails. The three bedroom, one bath house, 980 square feet of living space under roof, and retains its historic integrity of design, materials, workmanship, setting, location, feeling and association.

Narrative Description

The Sakuichi and Chieko Matsumoto Residence sits on a spacious lot, surrounded by a lawn which runs to the road. A low, 7" high, lava rock curb separates the property from the street and an opening in the curb near its south end provides vehicular access to the property, with vehicles

Sakuichi and Chieko Matsumoto Residence

Kauai Hawaii

Name of Property

County and State

driving over the lawn to reach the garage. Lava rock walls, approximately 56" high define the side boundaries, and an approximately 41" high lava rock wall, reputedly a pre-contact ahupuaa wall, runs across the rear of the property.

A bedroom wing, with a pair of 2 x 2 double hung sash windows, projects from the front of the house on its north end, and a lava rock porch sits in the intersection of the wing and the main body of the house. The porch runs parallel to the front of the house and six concrete steps run up to it from the south. The steps have a lava rock cheek wall, which runs across the front of the porch. The cheek wall has a 4" high, 16" wide concrete cap. At the top of the steps is a segmental arch which is echoed on the front of the porch. The arches are supported by short, battered, wood columns which rise from battered lava rock columns, with the two end columns attached to the walls of the house. The porch has a concrete floor and a 7' – 11" high, canec ceiling with a recessed square light. The entry to the house is in the porch's west wall, and features a set of ten pane, double doors with five pane side lights. Matching, original screen doors allow the front doors to be open without worry of insects entering. All the doors have their original knobs and hardware.

The entry opens directly on the living room. The room has a pine floor with a 4" base board, both of which are found throughout the house, unless otherwise noted. The 8'-10" high ceiling is of gypsum board, which replaced the original canec ceiling after Hurricane Iniki blew the roof off the house. The ceiling is the same throughout the house and has a simple crown molding. Two pairs of original 2 x 2 double hung sash windows are in the living room's south wall, and an opening, without a door, is on the north side of its rear, west wall. This opening leads into the kitchen, while a single panel door, with its original art deco knob and hardware is centered in the living room's north wall and opens on a front-to-rear running hallway. All interior doors are similar to this living room one, unless otherwise noted.

The kitchen has a pair of 2 x 2 double hung sash windows in its south wall. It features its original cabinets and drawers on its east, south and north walls, and a stainless steel sink and drain boards below its windows. The drawers and cabinets retain their original handles and pulls. At the west end of the cabinets on the south wall is a tall cabinet which features an original metal Lazy Susan shelving unit which rotates around a central pole. Adjacent to the Lazy Susan cabinet at the south end of the west wall, a door exits the kitchen into the laundry room. This door has a screened upper opening which can be secured by a sliding wood panel. Another distinctive feature of the kitchen is its center island which is on wheels. Originally it could be stored in a niche which projects from the kitchen's west wall, but a stove and counter space now occupies this space. Above the stove is a lozenge shaped, screened opening which exhausts into the laundry room. Mounted on the north side of the north wall, which helps define the niche, is a plastic, dial phone. Beyond this wall, to the north a door opens onto a sewing room.

The sewing room has a pair of original 2 x 2 double hung sash windows in its west wall, and a similar single window in its north wall. The northwest corner of the room features a triangular shelf. A 1" x 4" interior girt, with rounded edges, is on the east and south walls. A single panel

Sakuichi and Chieko Matsumoto Residence

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door in its south wall opens on a closet, while an original, single panel sliding door in its east wall opens on the rear bedroom.

The rear bedroom has in its north wall a pair of new, wood, 2 x 2 double hung sash windows. These replaced jalousie windows which supplanted the original double hung windows. Two doors in the room's south wall open on a closet and the front-to rear-hallway. Above the closet door a pair of hinged cabinet doors with original metal handles open on a storage cabinet. The south wall has an internal girt similar to those in the sewing room. The other bedrooms and hall also have similar interior girts.

The front-to-rear hall has an internal girt running down its south wall. The run of this wall is interrupted by the door leading into the living room. At the west end of the hall are five built-in drawers surmounted by a cabinet with two doors. This serves instead of a linen closet. The north wall of the hall has four doors, which open on each of the three bedrooms and the bathroom.

Adjacent to the rear bedroom is the middle bedroom. The door to this bedroom originally had a transom, but this window is gone, although its frame and hardware remain. The room has in its north wall a pair of double hung sash windows similar to the rear bedroom, and a closet in its east wall. Internal girts are on its east, west and south walls.

Between the middle bedroom and bathroom doors is a *butsudan* (shrine for ancestors) built into the hall's north wall. It has two shelves and a lower drawer, and a pair of doors. The bathroom is between the middle bedroom and front bedroom. It has been partially remodeled with a new vinyl floor and a tile wainscot. However, it retains its original sink and tub, as well as a projecting, tongue and groove cabinet with drawers and a vented hamper. Its 2 x 2 wood double hung sash window is new, having replaced jalousies, which replaced the original double hung sash windows.

The front bedroom has a pair of 2 x 2 double hung sash windows in its front, east, wall and a similar single window in its north wall. Like the other bedrooms, these are of recent vintage and replaced jalousies which supplanted the original double hung sash windows. The south wall of the room has a centered closet, with the door to the room on its west side, and a niche for a dressing table on its east side. The niche is adorned with a small segmental arch motif and has a storage cabinet with two hinged doors above it. An interior girt runs along the room's west wall.

The attached garage is located on the south side of the house, and has a lower, corrugated hipped roof. It retains on its east side its original sliding door which is mounted on a curvilinear metal track and has three tongue and groove panels. The single car garage has a pad of concrete pavers outside its entrance, and has a concrete floor with an approximately 8" high curb, which decreases in height from east to west, following the slope of the land. The garage has tongue and groove walls and an 8'- 4" high ceiling. A pair of original, six pane sliding windows are in its south and west walls. There is an interior girt on its north and south walls.

Sakuichi and Chieko Matsumoto Residence

Kauai Hawaii

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A 9'-6" wide and 9'-7" high opening in the garage's north wall flows into the laundry room. The concrete floor of the garage continues into the laundry room and the ceiling rises to a height of 12'-7" being a hip extension off the roof of the main body of the house. The room has a pair of sliding windows similar to those in the garage in its west wall. A pair of concrete sinks are below the windows as also are a washer and dryer. On the laundry room's east side a set of wood steps ascend to the kitchen's back door. Two steps lead to a landing where a quarter turn to the right is made allowing four steps to parallel the back wall and ascend to a landing outside the door. A 2" x 4" railing has 2" x 2" balusters. At the far end of the laundry room, in the north wall, a three panel door with its original knob and hardware leads to the outdoors. The door is accessed from a short "hallway" with a shower on its west side and a toilet on its east side. Both the shower and toilet are separated from the main room by a tongue and groove wall which is 6'-8" high. The shower has a tongue and groove door with its original knob, while the toilet has an abbreviated door with openings above and below.

The door to the outside opens on a concrete and lava rock patio which is partially protected from the elements by the eave of the house. To the north of the patio and running towards the rear of the property, in front of the north side boundary wall, is a raised terrace with an approximately 20" high lava rock retaining wall. Two sets of two steps access the terrace. Built on top of the terrace is a shade house, which contributes to the historic character of the property and is noted in section five of this nomination as a contributing structure. It has a corrugated metal shed roof which is supported by eight, paired 2" x 4" posts. It is open on its north, south and west sides, while the east end is enclosed by vertical tongue and groove and corrugated plastic walls on three sides, with the west side open. The east end is elevated off the earthen floor by a wood slat floor and is used to store potting supplies. A wood food safe is located along its back wall and is also used for horticultural supply storage. Vertical, 1" x 4" slats form a clerestory on the shade house's south and west sides.

The back and south side yards are characterized by the low lava rock walls which formed the foundations for other shade and hot houses. The remnants of a small, former water feature are also still extant. A mature plumeria and two mango trees provide shade to the back yard.

The Matsumoto residence retains a high level of integrity. The house retains its original walls and doors, and its windows are either original or replaced in kind. The only alterations have been some modifications to the kitchen and bathroom, as well as the rewiring of the house and replacement of the roof and ceilings following their loss during Hurricane Iniki. It and one other house are the only two from over a dozen houses on the street to survive Hurricane Iniki. The roof was replaced in kind and the canec ceilings with gypsum board. Compared to the overall integrity of the house, these alterations, most of which were in-kind, do not detract from the historic character of the house in any significant manner.

Sakuichi and Chieko Matsumoto Residence
Name of Property

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
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Period of Significance

1949

Significant Dates

1949

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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

The Sakuichi and Chieko Matsumoto residence is significant on the local level under criterion C, as a good, late example of a single wall bungalow built on Kauai in the immediate post-World War II period. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1949 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions." As noted above under significant date, 1949 was when the house was completed.

Sakuichi and Chieko Matsumoto Residence
Name of Property

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

The craftsman/bungalow style is an American architectural style and philosophy that began in the last years of the 19th century. As a comprehensive design and art movement it remained popular into the 1930s. The American craftsman style has its origins from the British arts and crafts movement which began as a philosophy and artistic style founded by William Morris in the 1860s. The British movement was a reaction to the industrial revolution with its perceived devaluation of the individual worker and the dignity of human labor. Seeking to ennoble the craftsman once again, the movement emphasized the hand-made over the mass-produced and urged social reform. The American arts and crafts movement shared the philosophy of the British reform movement and encouraged originality, simplicity of form, local natural materials, and the presence of hand craftsmanship. It was concerned with ennobling the modest homes of the rapidly expanding American middle class, a concern embodied by the craftsman bungalow style. The movement's name came from the magazine, *The Craftsman*, founded in 1901 by designer, furniture maker, and editor Gustav Stickley, and was popularized through such national periodicals as *House Beautiful* and *Ladies' Home Journal*.

The style is usually associated with a low horizontal profile, gabled roofs with wide, unenclosed eaves, often with figure four brackets, battered columns, partially paned entry doors, wide dormers with more than one window, and the use of natural materials. On the interior there is an emphasis on openness, built-in furniture and finely crafted, unpainted woodwork. Few pure craftsman style residences were constructed in Hawaii, and even fewer remain standing, with the Krauss and Burningham residences being two of the best examples. Both of these adhere to the bungalow aspect of the tradition and are listed in the Hawaii Register of Historic Places.

The earliest bungalows known to have been built in Hawaii date from 1909. The style became a popular domestic architectural form in Hawaii from 1913 through the 1920s. Hawaii's earlier bungalows, built during the teens are characterized by hip or hip-gable roofs, while those from the 1920s primarily feature gable roofs. Despite the popularity of the style and the fact that a fair number of these residences still stand in Honolulu, only a relatively few have been placed in the Hawaii or national registers of historic places. Eight examples of bungalows constructed on Oahu during the 1920s are presently listed in the Hawaii Register: the Noble, Peterson, Horn, Grimshaw, Hoogs, Condon and Newcombe residences in Manoa, and the Clark and Stephens residences in Nuuanu. These all have gabled roofs.

The Matsumoto residence is a good example of a very late bungalow built on Kauai in the late 1940s. It differs from the typical, 1920s-1930s bungalows by its use of a hipped roof and in its being combined with the single wall tradition of the plantation. However, the dwelling's use of local lava rock on the porch and the presence of battered columns are typical of the bungalow style, and elevate the house's appearance above that of the normal plantation style cottage. Similarly the roof's open, overhanging eaves with exposed rafter tails is a common feature of both the bungalow and plantation styles in Hawaii, providing the house with a lower profile. In

Sakuichi and Chieko Matsumoto Residence

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addition, on the interior, the flowing living-dining room space is also associated with the bungalow style in Hawaii, as is the use of such built-ins as the hall linen "closet" and dressing table niche in the front bedroom. As such the house serves as a very good example of the final years of the bungalow style in Hawaii, and on Kauai.

Very few residences on Kauai have been placed in the Hawaii Register of Historic Places. Of them, the only bungalow style house is the Mabel Wilcox beach cottage in Hanalei which is a less modest example of the style and dates from a much earlier period than the Matsumoto residence having been built in 1914.

The house was built for Sakuichi and Chieko Matsumoto. Chieko was a nisei, while her husband was issei. She worked as a housekeeper and nanny for many of the upper echelon families on Kauai including the Wilcox, Alexander, and Baldwin families, while Mr. Matsumoto worked as a yardman. Among the houses she worked at was the no longer extant Baldwin beach house which was located on Poipu Beach at the foot of Kuai Road. Mrs. Matsumoto had the house built to her design and specifications, which may partially explain the late appearance of some of the bungalow elements.

Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

9. Major Bibliographical References

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

Polk's City Directories for Hawaii, 1949-1955.

County of Kauai Tax Office records.

Hawaii State Bureau of Conveyances, book 2130, page 264

Conversations with Wendy Chun and Sylvia Griswold, granddaughters of Sakuichi and Chieko Matsumoto

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property less than one acre

Sakuichi and Chieko Matsumoto Residence
Name of Property

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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=21.874973%7E-159.451871&lvl=16.7]

(enter coordinates to 6 decimal places)

Latitude: 21.874968

Longitude: 159.451868

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 the Matthew T. Chun Trust and the Griswold Sylvia M. Trust in 2023 as described by Tax Map Key (4)-2-8-018: 031.

Boundary Justification (Explain why the boundaries were selected.)

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

Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail _____
telephone: (808)-542-6230
date: July 16, 2023

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:** sketch of floor plan

- **Owners:**

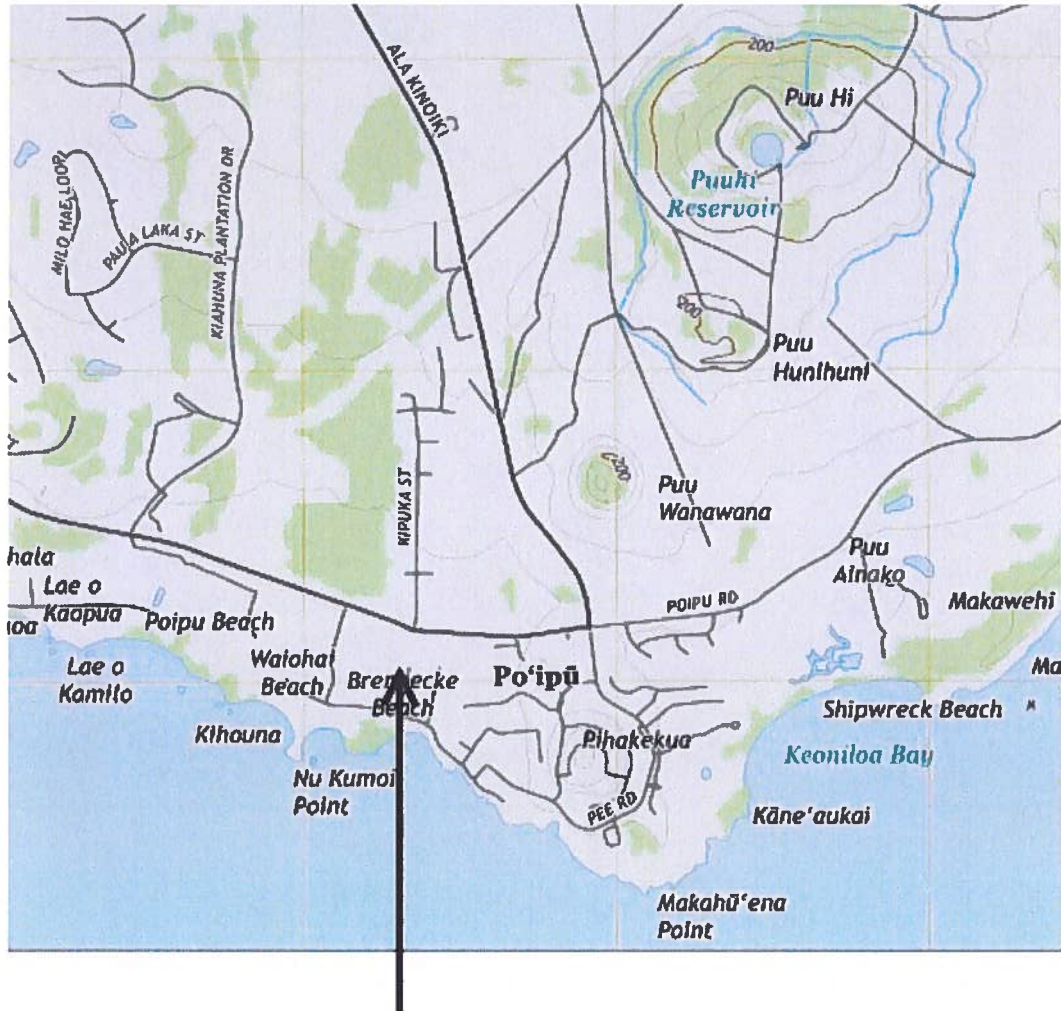
Matthew T. Chun Trust
C/O Westley and Wendy Chun
3035 Kamuela Place
Honolulu, Hawaii 96817

Griswold Sylvia M. Trust
C/O Sylvia Griswold
1027 Austin Avenue
Pacific Grove, California 93950

Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
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USGS



Matsumoto Residence

Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

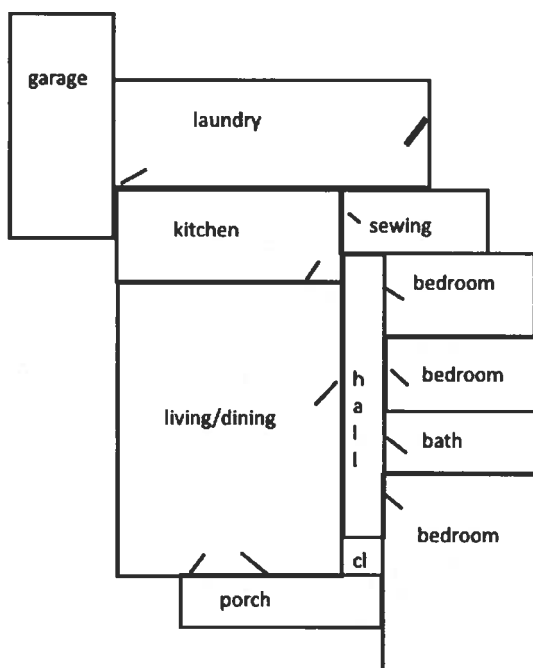
Tax Map



Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Floor Plan



N

Matsumoto Residence

not to scale

Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

Drone view of the front of the house from the southeast

1 of 13



Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

View of the front porch from the south

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Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

View of the living room from the southwest

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Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

View of the living room from the east

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Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

View of the front of the house from the southeast

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Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

View of the Lazy Susan in kitchen closet, from the north

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Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

View of the sewing room from the kitchen from the southeast

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Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

View of the *butsudan* from the southwest

8 of 13



Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

View of the garage door from the west

9 of 13



Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

View of the laundry room from the east

10 of 12



Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

View of the rear of the house from the northeast, shade house to the left

11 of 13



Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

View of the foundations of former shade and hot houses from the northeast

12 of 13



Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

Photo Log

Name of Property: Matsumoto Residence

City or Vicinity: Poipu

County: Kauai

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 5, 2023

View of the rear, ahupuaa wall from the north

13 of 13



Sakuichi and Chieko Matsumoto Residence
Name of Property

Kauai Hawaii
County and State

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.





DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR
JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

**Kaua'i County Historic Preservation Review Commission
(KHPRC)**

DIRECTOR'S REPORT

I. SUMMARY

Action Required by KHPRC:

A recommendation to the Hawai'i Historic Places Review Board concerning the consideration of a single-family residence for nomination to the Hawai'i Register of Historic Places.

KHPRC action may include the following:

- Support for the nomination;
- Opposition to the nomination;
- Deferred action on the nomination; or
- Receival for the record and with no comment

II. PROJECT INFORMATION

Permit Numbers	HPRC-2024-2		
Parcel Location:	2257 Kuai Road Po'ipū, Kaua'i		
Tax Map Key(s):	(4) 2-8-018:031	Area:	15,676 sq. ft./ 0.3599 acres
LAND USE DESIGNATIONS & VALUES			
Zoning:	R-4, Special Management Area (SMA), and Visitor Destination Area (VDA)		
State Land Use District:	Urban		
General Plan Designation:	Resort		
Owner(s)/ Applicant:	Matthew Chun Trust Sylvia Griswold Trust		

III. PROJECT DESCRIPTION

The Applicants, Matthew Chun and Sylvia Griswold, are the owners of the subject property and have initiated the process to nominate their single-family residence

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for listing onto the Hawai'i Register of Historic Places. As represented, the Applicants have identified 1 contributing building, the single-family residence, and 1 contributing structure, a detached shade house, as part of the resources within the property. The Applicants assert that the contributing buildings are eligible for listing based on Criteria C and have retained its integrity.

The subject property is located within a residential subdivision near Po'ipū Beach Park and borders the Kāneiolouma heiau complex at the rear property line. The single-family residence, constructed in 1950, is a one-story, 3 bedroom and 1 bathroom house with a living area of approximately 980 square feet. The bungalow style design also includes an attached garage and laundry room as well as access to the detached shade house.

In addition to the buildings, the subject property has lava rock walls that border the side and front property lines; lava rock foundations in the back of the property for a former shade house and hot house that have since been removed; and a lava rock wall, that may be an ahupua'a wall that traverses through the rear of the property. In conversations with the Applicants' representative, it has been clarified that the lava rock feature, which may have pre-contact significance, is not included in the nomination and that the contributing buildings are the focus of this review.

The Department will evaluate the contributing buildings in keeping with the Applicants' nomination form but acknowledges that further research may be needed to determine the historical significance of the pre-contact feature. In addition, the property owner, in coordination with other neighboring properties owners, may want to pursue a separate nomination form.

IV. TRIGGER FOR KHPRC REVIEW

Hawai'i Revised Statutes (HRS) §6E-2 defines "Historic property" as "any building, structure, object, district, area, or site, including heiau and underwater site, which is over fifty years old."

Hawai'i Administrative Rules Title 13 defines "Significant Historic Property" as "any historic property that meets the criteria" for listing on the Hawai'i Register of Historic Places under HAR 275-6(b) or HAR 2846(b).

- a. The single-family residence is at least 50 years old and is by law defined as a "historic property." There are no records to verify the exact age of the detached shade house so it is unknown whether the structure is considered historic.**

b. The subject property IS included on the KHPRC Inventory List.

c. As part of the nomination process, KHPRC can provide comments on the nomination for transmittal to the Hawai'i Historic Places Review Board. The board at its meeting on November 17, 2023 will make the official determination on whether the property is eligible for listing.

V. CRITERIA FOR NOMINATIONS TO THE HAWAII'I REGISTER OF HISTORIC PLACES

Pursuant to HAR Section 13-198-8, in deciding whether a property should be entered and ordered into the Hawai'i register, the review board shall evaluate whether the property meets or possesses, individually or in combination, the following criteria or characteristics.

(1) The quality of significance in Hawaiian history, architecture, archeology, and culture, which is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

(A) That are associated with events that have made a significant contribution to broad patterns of our American or Hawaiian history.

Applicants' Position:

The Applicants did not identify Criteria A as a point of eligibility.

Department's Evaluation:

The Department concurs with the Applicants' position on Criteria A.

(B) That are associated with the lives of persons significant in our past.

Applicants' Position:

The Applicants did not identify Criteria B as a point of eligibility.

Department's Evaluation:

The Department concurs with the Applicants' position on Criteria B.

(C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Applicants' Position:

As represented in the nomination form, the Applicants assert that the subject property is historically significant in a local context under Criteria C-**embodying the distinctive characteristics of a type, period, or method of construction.** The single-family residence, which is architecturally significant, is a late example of a bungalow constructed on Kauai during the post WWII period.

Department's Evaluation:

According to the National Register Bulletin #15 on "How to Apply the National Register Criteria for Evaluation," to be eligible under Criteria C, a property must meet **at least one** of the following requirements:

- 1) embody distinctive characteristics of a type, period, or method of construction;
- 2) represent the work of a master;
- 3) possess high artistic value; or
- 4) represent a significant and distinguishable entity whose components may lack individual distinction.

As provided in the Historic Hawaii Foundation's, "Guidelines for Maintaining Hawaii's Traditional Houses" (2023)¹, the Matsumoto residence has character defining features that are consistent with the plantation style homes constructed around the 1940s (see Table 1 below). Although the Applicants assert that this is a bungalow style home, the dwelling appears to be a bungalow home with plantation-style features such as the single wall construction, corrugated iron roof, lava rock materials, exterior girts, and original double hung windows. In addition to the exterior, the dwelling also retains character defining features in the interior such as the original cabinetry and fixtures as well as the interior girt as structural support. Even though the dwelling was constructed in the post WWII era, it may still be representative of homes that were built around this time.

Therefore, the Department finds that the subject property is likely to qualify under Criteria C as embodying the distinctive characteristics of a type, period, or method of construction.

¹ Historic Hawaii Foundation. "Guidelines for Maintaining Hawaii's Traditional Houses." 2023. [hhf_vintage-home-maintenance-brochure-2023.web?r.fnl.pdf](https://www.hhf.org/vintage-home-maintenance-brochure-2023.web?r.fnl.pdf) (kauai.gov)

Table 1. Comparison of Character Defining Features

Character Defining Feature	Historic Hawaii Foundation Single Family Dwelling, c. 1940 Building Type	Matsumoto Residence (1950)
Roof Type	Hipped Roof	Hipped Roof
Roof Material	Wood Shingles or Corrugated Metal	Corrugated Metal
Roof Eaves	Open eaves with fascia or closed eaves with screened ventilation ports	Open, overhanging eaves with exposed rafter tails.
Exterior Siding Material	Single wall construction of 1x10 or 1x12 tongue and groove boards reinforced with one or two courses of 1x3 wood girts mid-height	Single wall construction with 7" tongue and groove boards with an exterior girt
Lanai	Open lanai with exposed 4x4 wood post, 2x3 wood framed railing and decking of 1x12 spaced boards	No Lanai. The back of the house is an attached single-car garage and a laundry room.
Frontage	Concrete steps with lava rock knee (aka pony) wall or concrete block with stone cap	Lava rock porch with concrete steps
Doors	Flush or single-panel exterior doors with flat wood casing	Single panel screen doors and single panel doors
Windows	Boxed wood double-hung, sliding or casement windows with flat wood casing, often paired	Wooden double hung sash windows and six-pane sliding windows.
Foundation	Wood post and knee braced foundation resting on stone or concrete footings (aka tofu blocks); foundation screened by 1x1 lath skirting, horizontal or vertical	Lattice approach runs around the foundation.

(D) That have yielded, or may be likely to yield, information important in prehistory or history.

Applicants' Position:

The Applicants did not identify Criteria D as a point of eligibility.

Department's Evaluation:

The Department concurs with the Applicants' position on Criteria D.

(2) Environmental impact, i.e., whether the preservation of the building, site, structure, district, or object significantly enhances the environmental quality of the State.

The preservation of the buildings will continue to enhance the environmental quality of the State.

(3) The social, cultural, educational, and recreational value of the building, site, structure, district, or object, when preserved, presented, or interpreted, contributes significantly to the understanding and enjoyment of the history and culture of Hawai'i, the pacific area, or the nation.

The contributing buildings may contribute significantly to the understanding and enjoyment of the history and culture of Hawai'i, the pacific area, or the nation.

VI. PROJECT HISTORY AND BACKGROUND

a. Zoning Permit History

The Department does not maintain any zoning permits or construction plans for the subject property.

VII. EVALUATION OF HISTORIC INTEGRITY

a. Aspects of Historic Integrity

Integrity is defined as the ability of a property to convey its significance. The Applicants assert that the buildings are in excellent condition and have retained its historic integrity in terms of its location, setting, design, materials, workmanship, feeling, and association. In 1973, the County of Kaua'i Real Property tax assessment records show that the dwelling maintained the following character defining features: T&G exterior wall, corrugated iron metal roof, hip roof design, canec ceilings, and pine flooring. Although there are no zoning permits on record to verify the construction and alteration of each structure, the Applicants have stated that minor modifications were done after Hurricane Iniki to rewire the house and to replace the ceiling and roof with in-

kind materials. The Applicants have also replaced jalousie windows with wooden, double hung windows to restore what would have been original to the home. Finally, the nomination form states that some interior renovations were done to the kitchen and the bathrooms. Despite some of these minor modifications, the structures appear to retain their integrity with much of the original design and materials intact. The overall integrity continues to be recognizable and representative of a bungalow home, with plantation style elements and materials.

VIII. RECOMMENDATION

Based on the foregoing evaluation, the Planning Department recommends that the Kaua'i Historic Preservation Review Commission **SUPPORT** the proposed nomination for the single family residence and the shade house to be listed onto the Hawai'i Register of Historic Places. In addition, the Department **encourages** the Applicant, in coordination with other neighboring property owners, to explore pursuing a separate nomination of the ahupua'a wall, and other pre-contact features in the proximity, that may be eligible for listing to the National or State Historic Register of Places.

The Commission is further advised that this report does not represent the Planning Department's final recommendation in view of the forthcoming public hearing process whereby the entire record should be considered prior to decision making. The entire record includes but is not limited to:

- a. Government agency comments;
- b. Testimony from the general public and interested others; and
- c. The land owner's response.

By Marisa Valenciano
MARISA VALENCIANO
Planner

Approved & Recommended to Commission:

By Jodi Higuchi Sayegusa
JODI A. HIGUCHI SAYAGUSA
Deputy Director of Planning

Date: 10-11-2023