

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sanborn Beach House, Hanalei, Kauai

other names/site number Princeville Ranch Manager's Residence, TMK: 5-5-002:094

2. Location

street & number 5174 Weke Road not for publication

city or town Hanalei vicinity

state Hawaii code HI county Kauai code 007 zip code 96714

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official _____ Date _____

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register
 See continuation sheet.

determined eligible for the
National Register
 See continuation sheet.

determined not eligible for the
National Register

removed from the National
Register

other (explain): _____

Signature of Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Name of related multiple property listing

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

N/A

Number of Resources within Property

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

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: single dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

 LATE 19TH C. EARLY 20TH C.
 AMERICAN MOVEMENTS
 Craftsman/Plantation Style

Materials

(Enter categories from instructions)

foundation wood posts on concrete

 blocks
roof wood shingles
walls wood—board and batten
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

AGRICULTURE

Period of Significance

1910-1950

Significant Dates

1910, 1947

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Builder: Walter Sanborn

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

10. Geographical Data

Acreege of Property less than 2 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone Easting	Northing	Zone Easting	Northing
1	_____	_____	3	_____
2	_____	_____	4	_____

____ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Ronald Bonaguidi, Trustor

organization _____ date April 20, 2000

street & number 5174 Weke Road telephone (808)826-9324

city or town Hanalei state Hawaii zip code 96714

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Ronald M. Bonaguidi Irrevocable Insurance Trust

street & number same as above telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing 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 Act amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1 Sanborn Beach House Hawaii County, Hawaii
name of property county and State

Description:

The old Sanborn residence is a two-story wood, plantation-style home situated on more than one acre of beachfront property on historic Hanalei Bay, Kauai, Hawaii. The house has panoramic views encompassing not only scenic Hanalei Bay to the north, but also the Hanalei mountains, including Namolokama, to the west, the Napali Coast to the northwest, and the Princeville Resort and surrounding areas to the east.

The house is built with a hip and valley roof with cedar shingles and open, overhanging eaves, typical of the plantation style that proliferated this time period. It is designed around large "great" rooms, typical of the genre of this era, with single wall, board and batten construction. The ground floor houses the dining room, which is separated from the attached "great" room (now the living room) by a half-wall of built-in bookcases. The built-in features three shelves and the original lead pane doors with six small panes over the large square pane on the bottom and the original old glass knobs. The interior walls in the downstairs rooms have board and batten wood paneling and trim of natural color contrasting against planes of walls painted white. The ceilings in all the downstairs rooms repeat the board and batten pattern with more elaborate trim on the great room and dining room ceilings, typical of the early Craftsman style.

The great room opens via 12 pane French doors onto a lanai that spans three sides of the house and steps down into the yard towards the ocean. There is also a guest suite with private bath, the kitchen and breakfast room that also opens onto the lanai via 12-pane French doors, and finally a small room used now as an office. Upstairs finds the master bedroom sporting cathedral ceilings and two sets of French doors that open onto a private lanai offering panoramic views of Hanalei Bay, the Hanalei mountains, and the Princeville Resort. There is also a large bathroom complete with a claw-footed bath and vaulted ceilings. There is another bedroom across from the master, which overlooks Weke Road and has a private 1/2 bath. Finally there is an extra storage room at the top of the stairs that is now used as a laundry room.

The windows in all the downstairs rooms, except the breakfast room, are comprised of either 3-pane awning types or 3 over 2-pane, double hung windows. The breakfast room windows are 2-pane awning along the side and casement windows in the front. The master bedroom upstairs has all 3 over 2-pane, double hung windows while those in the master bath are 2-pane awning. Finally, the extra bedroom upstairs has three windows total each with 6 small panes over 3 large rectangle-pane awnings.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2 Sanborn Beach House Kauai County, Hawaii
name of property county and State

There have been some changes and needed improvements made to the house over the years. In 1972 Mr. Allen Sanborn, architect and previous owner of the Sanborn residence, reports that the original property was divided into three parts. At that time there existed another wing off of the kitchen to the west, this wing was relocated across Weke Road and made into a full house itself, apparently due to the division of the property for the Sanborn family. Also during that remodel, the breakfast room was then added in place of the removed wing. Mr. Sanborn also reports that the upstairs was originally a sleeping porch for the children and a large playroom. Also in 1972, the sleeping porch was walled in for a master bedroom, the bathroom plumbed and built, and the playroom was converted into an extra bedroom along with the attached 1/2 bath. In 1989 Mr. Bonaguidi added the windows in the master bath, as there were none, for ventilation. And, finally, after the hurricane, Iniki, in September of 1992 he added the French doors in the breakfast room, the great room and upstairs in the master bedroom, along with the added lanai off of the master bedroom.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 1

Sanborn Beach House
name of property

Kauai County, Hawaii
county and State

Statement of Significance

The Sanborn Beach House is significant for its association with the history and development of the small town called Hanalei on Kauai's north shore the picturesque site of films such as South Pacific, Blue Hawaii, Jurassic Park, Raiders of the Lost Ark, and Outbreak. The Sanborn residence was the first house on the beach in Hanalei. Most of the beach houses built between 1910 to 1935 were used as vacation homes by the Faye, Sloggett and Baldwin families to name a few of the prominent families who have influenced the development of Kauai. This is one of approximately a dozen surviving beach houses to be constructed during this period; it has managed to prevail throughout time, development, and Mother Nature. It is further significant for its association with Walter Sanborn, the former manager of Princeville Ranch and a leader in the community.

Historic Background

The history of this house and lot date back as far as the 1800's, though it was yet to be built or even imagined. The missionaries were among the first white people to settle the Hawaiian Islands. In 1846 Abner and Lucy Wilcox arrived from Oahu along with their four small sons and settled in Hanalei Valley establishing the Waioli mission. The Protestant American Board of Commissioners for Foreign Missions (A.B.C.F.M.) that had been founded in Boston as a voluntary, interdenominational association to support evangelicalism in Asia, India, Ceylon, China and the Pacific Islands funded the Waioli mission and subsequent schools for the native Hawaiians. Indeed, Mr. Wilcox began and taught at the Select School for Hawaiian Boys, a school unheard of during this time period, educating the gifted Hawaiian boys from Niihau and all along the north shore of Kauai.

Mr. and Mrs. Wilcox settled in the Hanalei valley permanently after the A.B.C.F.M. discontinued funding of missions and schools in Hawaii, raising their family, now eight sons, and continuing to teach and minister. The Wilcox boys considered Kauai their home and most returned after further education at Punahou School on Oahu and on the mainland. The fourth son, Albert S. Wilcox (A.S. Wilcox) became a successful sugar planter in Lihue and eventually purchased the Princeville Plantation and other properties in and around Hanalei.

Previous to A.S. Wilcox's ownership of the Princeville Plantation, many crops were raised, such as sugar cane (though with little success), taro, and even rice along with cattle. After his purchase of the plantation, Mr. Wilcox decided to raise cattle exclusively, and the Princeville Plantation became known as the Princeville Ranch.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

Sanborn Beach House
name of property

Kauai County, Hawaii
county and State

Another pioneer to move to Hawaii in the early 1900's was Walter Foss Sanborn. Mr. Sanborn had originally thought to play professional baseball, but his family convinced him to pursue a more traditional career. Mr. Sanborn moved to Kauai in 1901, though not for missionary reasons, but as the U.S. District Commissioner for Kauai and Federal Court Representative. Here in Hanalei, he settled and married Lena Deverill, who had been raised on Kauai, and became involved in the growing community.

A.S. Wilcox asked Walter Sanborn to manage the extensive cattle ranching operations of the Princeville Ranch, which he accepted. In 1916 the Lihue Plantation Company bought the ranch from A.S. Wilcox, and Mr. Sanborn retained the management position until he retired in 1927. As with many people during this era, Mr. Sanborn contributed to the community in many ways, from acting as the tax assessor and collector for the north shore of Kauai to building and operating the poi factory in Hanalei.

The management position of the Princeville Ranch offered many benefits to the Sanborn family, one of which was the use of the Princeville Plantation Ranch House. Helen Sanborn David Hibbard was born in 1907, the first child and only daughter of Walter and Lena Sanborn, and she grew up with her three brothers in the Plantation House. The family called the residence "Mauka House," for they also built the first house on the beach side of Weke Road in Hanalei in 1910.

Mr. Sanborn bought the lot for the beach house from A.S. Wilcox, the owner of the Princeville Ranch, and built this house for his family. The Sanborn family used the beach house as their primary residence during the early 1900's and Helen Hibbard has many wonderful memories of growing up in Hanalei during this era. She recalls riding all over the ranch lands from Kalihiwai into Hanalei and into Lumahai, which was leased to the Princeville Ranch by the Bishop Estate. The children rode with the cowboys, drove cattle, and watched the roping and branding.

She even recalled the tidal wave of 1958 that originated in Chili and set the house back a good 10 feet from the original foundation. She credits the avocado tree in the front yard for stopping any further movement of the house. There was very little structural damage done to the house, says Mrs. Hibbard, "My father built a very strong house. They simply re-posted the house and basically left it in this new location."

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9,10 Page 1 Sanborn Beach House
name of property

Kauai County, Hawaii
county and State

Bibliography

Interviews with: Helen Sanborn David Hibbard, daughter of Walter Foss Sanborn, the Princeville Ranch Manager, and original builder/owner of the Sanborn Residence, Mr. Michael Sheehan, husband of Patsy (Wilcox) Sheehan, and Hanalei resident.

Blaich, Beryl, *Hanalei Yesterday*, Hanalei, Hawaii, 1000 Friends of Kauai, 1997

Riznik, Barnes, *Waioli Mission House Hanalei, Kauai*; Lihue, Hawaii, Grove Farm Homestead and Waioli Mission House, 1987.

Schleck, Robert J., *The Wilcox Quilts in Hawaii*; Lihue, Hawaii, Grove Farm Homestead and Waioli Mission House, 1986.

Boundary description

All of the property located at tax map key number 5-5-002:094 in November, 2000.

Boundary justification

The boundaries include all of the land that was historically associated with the Sanborn Beach House.

