

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: Gordon and Hilda Hayes Residence

Other names/site number: Constance Barnes Residence

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: 1921 Komaia Drive

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: Vicinity: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:

___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 |

Gordon and Hilda Hayes Residence Honolulu
Name of Property

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

Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

| 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>0</u> | 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

Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Nineteenth/Early Twentieth Century Movements

Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood horizontal lap walls, composition shingle roof, lava rock and 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 Gordon and Hilda Hayes Residence is situated on Komaia Drive in Manoa valley, a quiet residential street which runs uphill from Manoa Road. The house sits on a sloping 8,003 square foot lot with the lawn extending from the front of the house to the street. The yard slopes downhill from right to left, with a lava rock retaining wall supporting the yard above the driveway near the house. The house is a single story craftsman cottage with certain colonial details. It has a front facing composition shingled gable roof with open, overhanging eaves with exposed rafter tails and purlins. A 6 x 1 double hung sash window, adorned with shutters, is in the gable end. The two wall house features horizontal lap siding, and sits on a lava rock and post and pier foundation with a square lattice apron. The 1,220 square foot dwelling very much retains its integrity of design, materials, location, setting, feelings and associations.

Narrative Description

The Hayes residence is a single story, 32' x 44' residence with a front facing gable. It is two bays wide, with the right, projecting bay having a skewed gable roof similar in design to that of the house itself. The right bay contains the entry porch at its left corner and a pair of double

Gordon and Hilda Hayes Residence _____ Honolulu
Name of Property

Hawaii _____
County and State

hung sash windows sheltered by a pent roofed hood to the right of the entry. The left bay features a garage below the grade of the house and picture window above the garage. A concrete driveway runs from the street to the garage, with the left side yard sloping down from the driveway, and the right side front lawn nearest the road sloping down to the driveway, while the yard closest to the house is supported by a lava rock retaining wall. To the right of the driveway a concrete walk runs from the street to the house. A set of nine concrete steps lead up to this walk from the driveway at the end of the 8' high retaining wall.

A quarter turn to the left at the end of the walk four concrete steps lead up to the entry porch. These steps have a wrought iron handrail, as do the steps running between the driveway and the walk. The 4' x 9' entry porch is recessed and under the skew of the gable roof. It sits on a lava rock foundation and a set of three 4" x 4" columns with flat capitals are at the northeast corner. A small, metal light in a craftsman style hangs from the ceiling, which follows the slope of the roof. The front door retains its original thumb latch and lock.

The front door opens on the living room. The room has a 9' high ceiling with crown molding and an oak floor with a 7" high baseboard. The living room and dining walls are covered by quarter inch plywood. A 5' x 10' niche is in the front, north (*mauka*) facing wall of the living room, which appears to have been enclosed in the 1950s or 1960s. This space has a picture window in its front wall flanked by a pair of awning windows on each side. A similar awning window is in the Diamond Head side, and a built-in bookcase is in the Ewa wall. The awning windows all have pocket screens. On the exterior, two panels are below the front wall windows.

The Diamond Head wall of the living room has built-in, floor-to-ceiling bookcases in its two corners and a pair of 4' wide, 6 x 1 double hung sash windows. A 6' high, 7' wide flat arched opening in the living room's south (*makai*) wall leads to the dining room. The dining room's floors, walls and ceiling are the same as those in the living room. It has a pair of 4' 6 x 1 double hung sash windows in its Diamond Head wall, and a swinging door in its *makai* wall opens on the kitchen.

The kitchen has tongue and groove walls and ceiling. And retains its original cabinetry and porcelain sink and drain board. A pair of 1 x 1 double hung sash windows are above the sink on the Diamond head side of the room, and a tile backsplash is behind the sink. The upper, hung cabinets have glass doors and the counter top is of formica. A rear door, with a glass upper window, leads to a set of wood steps that descend along the side of the house to the back yard. There are five steps with a railing made of 4" x 4" posts. At the landing the railing has 2" x 2" balusters, while the railing going down the steps is of 2" x 4" in a post and rail design. The rear elevation of the house has two projecting, skewed gable roofed elements. The kitchen projects out 6', and has a 1 x 1 double hung sash window in its Ewa wall. The kitchen projects out from a bedroom, which projects 4' out from the main house.

A door in the west (Ewa) wall of the living room leads to a front-to-back running hall. The hall has a pine floor and tongue and groove walls, as do the three bedrooms off the hall. All these spaces also have 7" high baseboards. The bedrooms are located at either end of the hall, with

Gordon and Hilda Hayes Residence _____ Honolulu
Name of Property

Hawaii _____
County and State

one in the front and two at the rear. A bathroom is between the front and rear bedroom and is accessed solely from the hall.

The front bedroom is entered via a door at the end of the hallway. The room has a pair of 4' wide, 6 x 1 double hung sash windows in its front (*mauka*) wall, and one in its Ewa wall. It has two closets, one of which has a beveled mirror in its door. A crown molding adorns the ceiling. Its walls are wall paper over linen affixed to rough tongue and groove boards. This wall treatment also appears in the other two bedrooms.

The bathroom retains its original sink, tub, and shower. It has a 4'-10" high, faux tile wainscot and medicine cabinets over both the sink and toilet. A 1 x 1 double hung sash window is in its Ewa wall. The bathroom projects 3' beyond the line of the exterior's side wall. The two rear bedrooms are accessed by doors at the end of the hall and off the right side of the hall, respectively. Each of these rooms have a 4' wide, 6 x 1 double hung sash window in its south and west walls. Each of these rooms have their original ceiling lights with globes adorned with a painted floral pattern.

The garage is under the left side of the house, and its entrance is inset. A set of three 3" x 4" posts are to the left of the entrance and a single 4" x 4" column, similar to those at the entry porch is to the right. The garage has a new door and a scored concrete floor. It has lava rock retaining walls on each side and its ceiling is characterized by the 2" x 8" floor joists of the house. On the Diamond Head side three lava rock columns extend upward from the low wall and support the house's sill beam. The openings between the three columns are filled by square lattice. The back portion of the garage is a laundry area which includes sinks, a closet with a five panel door and a fold out ironing board. The last two items are on the Ewa side, while the sinks are on the Diamond Head side. In the rear, latticed wall, a hinged door opens on the back yard.

On the Ewa side of the garage, at the back is an improved space, while the remainder of the crawl space under the house is unimproved. The improved space is now used as storage and has a concrete floor and walls, and a tongue and groove ceiling. It is accessed via a door with a glass window in its top panel, and is comprised of a front room with a pair of jalousie windows and a bathroom with a five panel door with its original glass knob.

The Hayes residence retains a high degree of integrity, with the only modification having transpired in the living and dining rooms. The wallpaper on linen in these two rooms peels from the walls and had to be replaced. The use of quarter inch plywood was a practical and sensitive solution. The front niche's picture window was installed at some point in the history of the house, but it is sufficiently old to have acquired significance in its own right. All the major rooms remain intact, and while some modifications have been made in the bathroom and kitchen, these are secondary spaces.

Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

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

Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

Period of Significance

1931

Significant Dates

1931

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 Hayes Residence is significant on the local level under criterion C, as a good example of a craftsman style cottage with colonial undertones built in Honolulu during the late 1920s and early 1930s. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

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 decorative supports, battered columns, partially paned entry doors, wide dormers with more than one window, multi-pane windows, 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. The earliest bungalows known to have been built in Honolulu 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.

The Hayes residence is a late manifestation of the style and has been stripped of many of the bungalow style's signifiers, such as its battered columns, figure four brackets, and prominent front porch. However, certain craftsman bungalow characteristics remain, such as the use of lava rock in the foundation and driveway retaining wall, the front facing gable and asymmetric façade, and the flowing living room-dining room interior space with its built-in bookcases. Also the front entry's light fixture and the treatment of the purlins under the eaves further reflect the crafts tradition. While maintaining various craftsman aspects, the cottage deviates in other ways through the introduction of elements more frequently associated with the colonial revival style.

Gordon and Hilda Hayes Residence Honolulu

Hawaii
County and State

These include the use of horizontal lap siding, paneling below the windows over the garage, the shutters ornamenting the window in the gable end, and the manner in which the columns are handled, although their simplicity of form follows a more craftsman than colonial spirit. As such, the cottage stands as a reflection of the craftsman style's melding with the colonial revival style to make a coherent architectural statement at the onset of the Great Depression.

In addition the house aptly demonstrates its adaptation of the two styles to Hawaii's semi-tropical climate. The wider than usual double hung windows in the living room, dining room and bedrooms enhance air flow, and the projecting of the kitchen and two bedrooms at the rear of the house allows for greater cross ventilation of these rooms. The use of pocket screens in the living room's niche is also noteworthy and uncommon, and the hood over the front windows of the front bedroom wing responds to the need to protect the windows from the rains which sweep down Manoa valley.

The house is part of the Komaia subdivision, which was platted in May 1927 by the Hawaiian Trust Company, acting on behalf of the United States Investment Company, a real estate development firm operated by Royal A. Vitousek and David Livingston Crawford. Vitousek and Crawford commissioned Lewers & Cooke to construct two houses in this nineteen lot subdivision in July 1929. In all likelihood this house was also built to be sold. A building permit was taken out in September 1930, and in May 1931 Gordon and Hilda Hayes purchased it for \$8,150. Mr. Hayes worked as an agricultural technician for Pacific Guano and Fertilizer Company, and he and his family resided here until they sold the property in December 1935 to Constance Barnes for \$6,250. Miss Barnes (1897-1956) was a social worker who was born in Philadelphia. She came to Hawaii in 1922 and held various positions over her life with the YWCA in their Public Welfare Department, with Queen's Hospital as a medical social worker, and with the Hawaii Housing Authority. She resided here until her death. Following her death Eleanor Robinson of the Niihau Robinsons acquired the property, and subsequently upon her death the present owners purchased the property.

The Depression was not kind to the United States Investment Company, and in August 1932 the company dissolved under duress.

Gordon and Hilda Hayes Residence Honolulu
Name of Property

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 Honolulu, 1927-1956.

City and County Tax Office records.

State Bureau of Conveyances, book 889, p. 4; book 1174, p. 163; book 1243, p. 51; book 1310, p. 40, book 3175, p. 113.

File Plan 270, Komaia Tract

Honolulu Advertiser, "Two Houses to Be Set Up in Komaia Tract," July 21, 1929, p. 13

Honolulu Star-Bulletin, "Constance Barnes," May 29, 1956, p. 5

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

Acreege of Property less than one acre

Gordon and Hilda Hayes Residence _____ Honolulu
Name of Property

Hawaii _____
County and State

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 21.313403 Longitude: 157.814913

- 1. Latitude: Longitude:
- 2. Latitude: Longitude:
- 3. Latitude: Longitude:

Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- 1. Zone: Easting: Northing:
- 2. Zone: Easting: Northing:
- 3. Zone: Easting: Northing:
- 4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by the Leslie and Catherine Yoshino Trusts in 2014 as described by Tax Map Key 2-9-017-017.

Boundary Justification (Explain why the boundaries were selected.)

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

Gordon and Hilda Hayes Residence Honolulu
Name of Property

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: November 28, 2014

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

- **Owner:**

Leslie and Catherine Yoshino
1921 Komaia Drive
Honolulu, Hawaii 96822

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.).

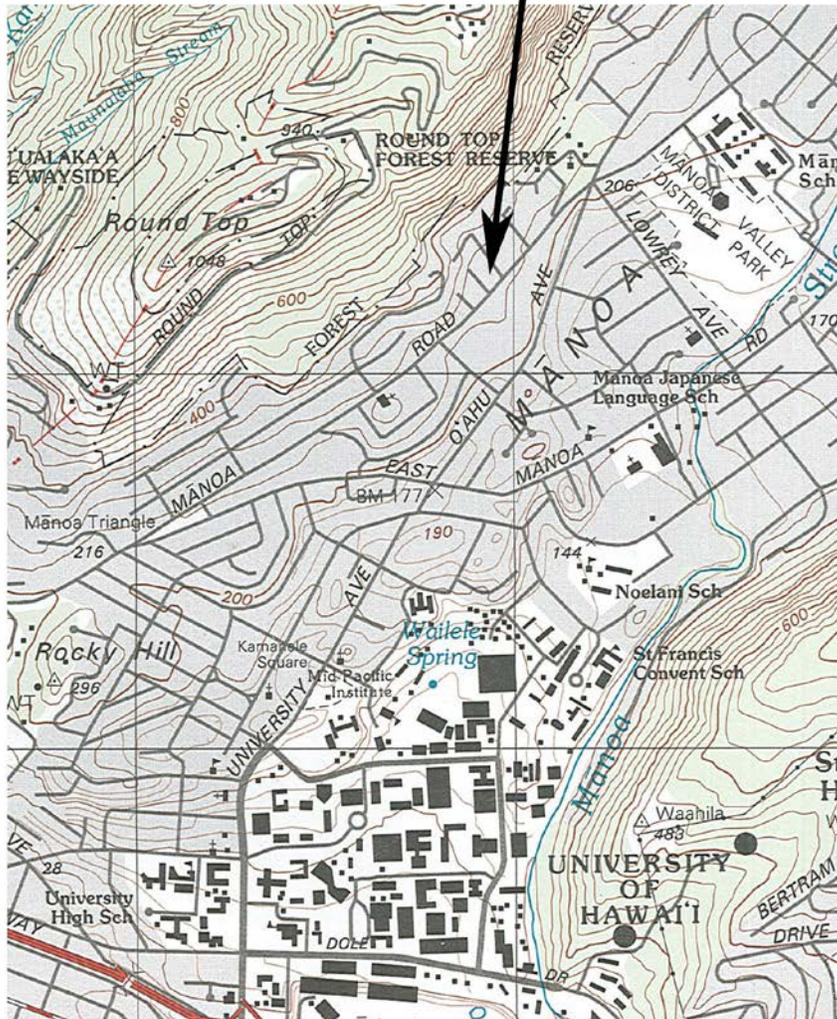
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

USGS Map

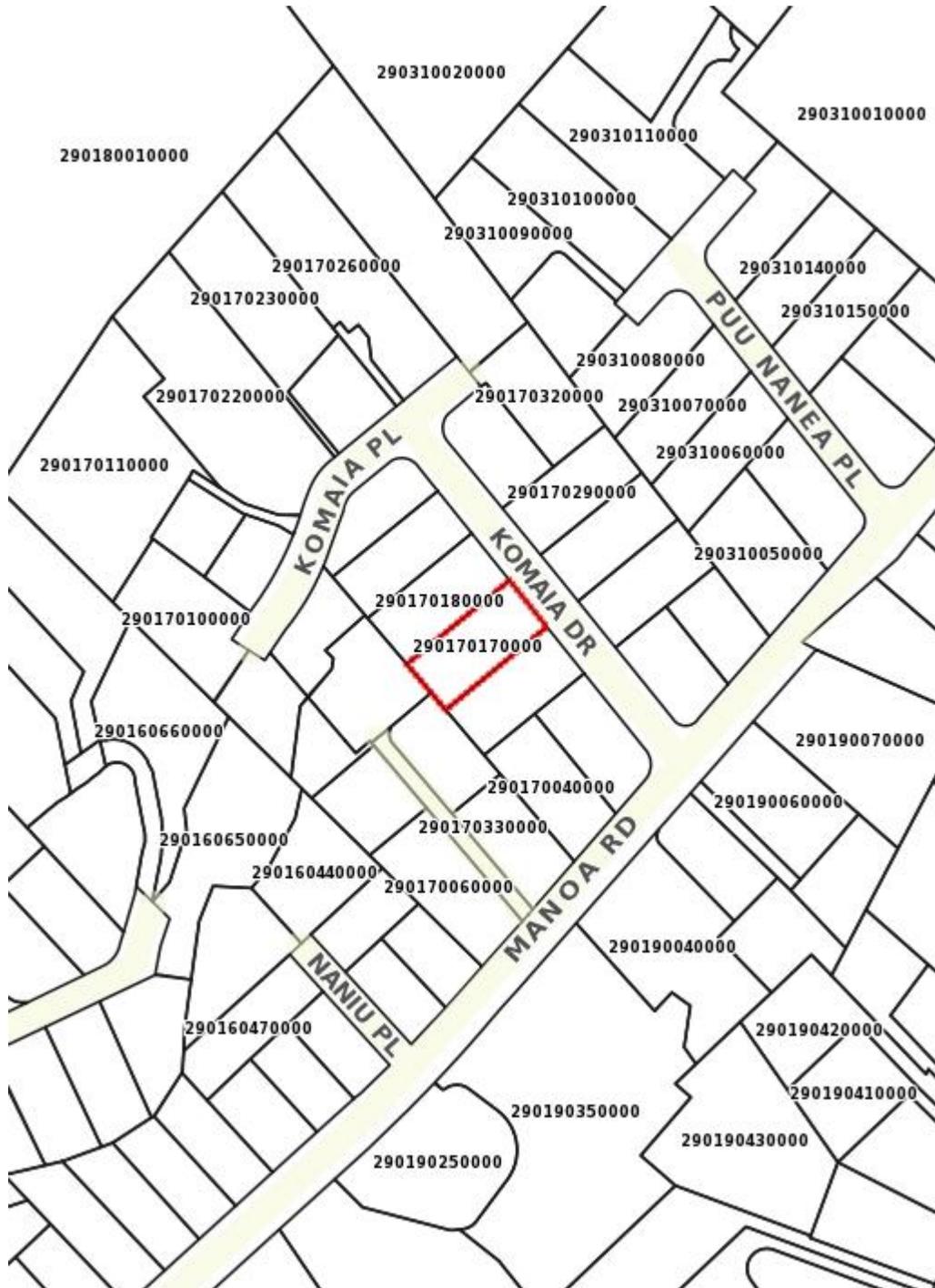
Hayes Residence



Gordon and Hilda Hayes Residence _____ Honolulu
Name of Property

Hawaii _____
County and State

TMK Map



Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

Photo Log

Name of Property: Hayes Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 30, 2014

View of the façade from the north

1 of 8



Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

Photo Log

Name of Property: Hayes Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 30, 2014

View of the rear elevation from the south

2 of 8



Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

Photo Log

Name of Property: Hayes Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 30, 2014

View of the entry with light from the south

3 of 8



Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

Photo Log

Name of Property: Hayes Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 30, 2014

View of the living room from the southwest

4 of 8



Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

Photo Log

Name of Property: Hayes Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 30, 2014

View of the dining room from the north

5 of 8



Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

Photo Log

Name of Property: Hayes Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 30, 2014

View of the kitchen from the west

6 of 8



Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

Photo Log

Name of Property: Hayes Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 30, 2014

View of the bedroom light from the north

7 of 8



Gordon and Hilda Hayes Residence Honolulu
Name of Property

Hawaii
County and State

Photo Log

Name of Property: Hayes Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 30, 2014

View of the garage from the south

8 of 8

