

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: 2927 Hibiscus Place 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: 2927 Hibiscus Place

City or town: Honolulu State: HI 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Not For Publication: Vicinity: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** ___ **local**

Applicable National Register Criteria:

___ **A** ___ **B** ___ **C** ___ **D**

Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

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

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Dwelling/Single Family

Current Functions

(Enter categories from instructions.)

Dwelling/Single Family

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation - Concrete;

Walls - Stucco;

Roof- Asphalt Shingle.

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 2927 Hibiscus Place Residence is located on a sloping, 5,130 square foot lot situated on the corner of Hibiscus Drive and Hibiscus Lane. The lot is located along the outer rim of Diamond Head in an area known as Diamond Head Terrace. The residence consists of a split-level main floor, plus an occupied basement. The yard is enclosed with a stucco wall along Hibiscus Lane, and with a low lava rock retaining wall and a panax hedge along Hibiscus Drive. The small residence is modest in size and design, with an asymmetrical façade largely characterized by a complex gable roof. In keeping with several other historic residences in Diamond Head Terrace, it exhibits Spanish and Mediterranean influences, although by no means does it project a strictly Spanish or Mediterranean Style. These details include textured stucco walls, a flat roof (parapet) section, several approximately 12"-thick interior wall sections, metal exterior hand rails, decorative cast iron foundation screen vents, and carved rafter tails. The interior finishes exhibit a formal design hierarchy typical of the period, with greater detailing and richer materials used in the public spaces (entry area, living and dining rooms) and more common materials found in the private areas (kitchen, bedrooms, and bathroom). The residence retains its historic integrity, particularly with respect to the intact architectural details.

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Narrative Description

Environment and Setting

The Diamond Head Terrace neighborhood is located in Honolulu, and situated between the lower slopes of Diamond Head and the shore of the Pacific Ocean, adjacent to Kapiolani Park. This exclusive neighborhood is roughly 16 acres in size, and is bisected by the busy Diamond Head Road corridor. The portion of the neighborhood inland of Diamond Head Road has a sloping topography, whereas its seaward portion is predominantly flat.

The neighborhood is largely characterized by single family homes, both one and two stories, in a variety of architectural styles. Historic styles represented include Spanish Colonial/Spanish Mission Revival, Mediterranean Revival, Tudor/French Norman Cottages, Colonial Revival, Hawaiian Style (double-pitched roof), Cotswald Cottage, and Craftsman Style Bungalow.¹ At least twenty two houses in these various styles in the neighborhood are on the Hawaii Register of Historic Places.^{2 3} In addition to single family homes, the neighborhood also has several exclusive, multi-story residential apartment buildings. Most of these are situated on or near the waterfront, mainly on Kalakaua and Coconut Avenues.

Residence

The 2927 Hibiscus Place Residence is modest in size and design, with an asymmetrical facade. It has a complex gable roof with overhanging eaves on the non-gable end, with decorative rafter tails, and a smaller roof section at the rear that is flat with a parapet. At one of the rear parapet walls is a narrow visor roof supported by a knee brace, which provides shelter over the kitchen door and windows. Its concrete foundation includes a crawl space that is punctuated by decorative, cast iron screen vents. The entrance to the home is roughly centered within the façade, demarcated by a slightly curving acid-stained concrete stair with metal handrail, and a low, slighting curved stucco retaining wall to the right, which separates a planting area from the basement entrance area. Most of the residence is original, with the exception of a relatively small two-story sun room addition on the west side. Despite some Spanish and Mediterranean details, the 2927 Hibiscus Place Residence does not project a strictly Spanish or Mediterranean appearance. In fact, the residence is quite modest from the exterior, and more reflective of bungalow architecture.

Within the house are two units. The larger, upstairs unit (referred to as the "upper unit" throughout the description) is split-level, and consists of two bedrooms, one bathroom, a living room, dining room, and a sun room. The floor plan is arranged with the private spaces

¹ Historic Hawaii Foundation. Historic Homes in Waikiki, Walking Tour Map, no date.

² Hibbard, Don. National Register of Historic Places Registration Form for the Daniel and Gertrude Balch Residence (3031 Diamond Head Road). February 14, 2014.

³ The other residences on the Hawaii Register include: Two houses on Coconut Avenue and six on Kalakaua Avenue, which are part of the English Tudor/French Norman Cottages thematic nomination, and; 2954 & 2956 Hibiscus Place, the Balch residence, the Botley residence, the Dickey residence, two Egholm houses, the Harrison rental, the Haynes residence, the Ketchum residence, the Montgomery residence, the Morgan duplex, the Plum residence, and the Watamull House.

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(bedrooms, hall, and bathroom) on the upper portion of the split level, which is on the east side of the entry foyer. The hall connects all three of the rooms in the upper portion. The two bedrooms are roughly equal in size and are separated by a bathroom. The public spaces (living room, sun room, dining room, and kitchen) are situated on the lower portion of the split level, to the west and south of the entry foyer. The living area is toward the front of the house, the sun room is off the living area to the west, and the dining room and kitchen are located at the rear of the house.

The basement (referred to as the "lower unit" throughout the description), contains an open recreation room, bathroom, wet bar and a sun room. The L-shaped recreation room is immediately accessible upon entry through the front door. It comprises the area between the sunroom (located to the west), and a wet bar/bath area, which is situated to the east of the entrance. Just past the wet bar/bath area, the L-shaped recreation room turns at ninety degrees towards the west, and terminates at the rear wall of the lower unit.

Upper Unit

The interior of the upper unit retains its historic integrity, including its original windows and doors, floors, ceilings, molding, and wall finishes. Extant windows include original wood double-hung windows throughout, which are one-over-one lite, with lugs on the top sash. Only two windows in the upper unit have been replaced; a jalousie window in the bathroom, and a metal awning in the dining room. The windows have exterior wood-frame screens.

Most of the original doors of the upper unit are extant as well. These include a flush front entry door with a vision panel, a glazed 15-lite entry door in the kitchen, and several single-panel wood passage and closet doors, which include their original ball-tipped hinges. The front door hardware includes a white metal knob and an escutcheon that is adorned with Spanish medieval clavos. Most interior doors include historic glass knobs with a deco-styled escutcheon.

A significant amount of the flooring material in the upper unit is intact, which includes two types of wood floors. Those in the public spaces (entry foyer, stair landing, living and dining rooms) are hardwood (relatively narrow oak strips, approximately 2 ¼"-wide) and installed in a pattern that frames and defines each room, with a woven detail at the corners. The upstairs hall has Douglas fir boards in a standard width, approximately 3 ¼"-wide, installed in a standard pattern. Non historic floor materials include ceramic tile in the bathroom and sun room, and vinyl tile in the kitchen. The bedrooms are carpeted.

The original ceiling material in the upper unit is intact and is of two main types. The ceilings of the public spaces (entry foyer, stair landing, living and dining rooms) are nicely detailed, unfinished tongue-and-groove boards. In the living room, the ceiling is gabled. In the entry foyer, stair landing, and dining rooms, they are flat. In the dining room, the boards have mitered corners, a detail that provides a formal appearance to the space. The private areas such as the bedrooms and bathroom, as well as the sun room, have canec ceiling panels.

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Interior walls within the more formal or public spaces, including the entry foyer, living room, and dining room are approximately 8" thick with a stucco finish. The walls in the private spaces (bedrooms, hall, kitchen) are canec panels with decorative battens.

The upper unit retains original baseboards and ceiling molding in most rooms. The baseboards in the more formal rooms are painted wood, approximately 4" high and topped by an ogee detail approximately 2"; at the base is an unpainted shoe molding. In the bathroom the baseboards are a simple painted board, approximately 4" high, with an eased edge. The bedrooms have the same type of baseboard, but it is topped with a decorative wall batten. The ceiling molding in the formal dining and living room areas is unpainted wood with a decorative detail, integrated as part of the wood ceiling. The painted ceiling molding in the bedrooms are more elaborate, comprised of a series of decorative profiles.

The upper unit retains historic, built-in cabinets in both the kitchen and the bathroom. Hardware in both rooms includes original hinges and latches. However, the glass knobs on kitchen drawers, while period appropriate, are likely replacements. In the bathroom there is a small original panel with a timer switch, which likely operated a fan or a heater for the room.

Lower Unit

The lower unit has received many alterations over time and few historic doors or windows remain. Further, it contains no historic built-in cabinets or historic flooring materials of note, and the exterior metal awning at the front is an addition. The historic features worth noting in this portion of the residence are as follows; the main entry door facing the driveway consists of three vertical lites above a single panel; sliding windows located to the left of the entry door are also original, whereas most other windows in this unit are jalousies. (See also sun room section below for additional historic materials.)

The two-story sun room is an addition of an unknown date. Attached to the west side of the residence, it is distinctly unlike the main, original portion of the house in its materials and lack of detail; its exterior walls are plywood, and its rafter tails are straight cut. The first floor portion of it does appear, however, to exhibit some historic fabric that may have been in place as part of an original outdoor terrace; two large wood timber beams with decorative ends puncture the basement wall into the sun room. The beams are notched to accommodate smaller beams that support the second story above. Also in the lower unit, at the two outer corners, are Doric wood columns, which may also have been part of an earlier terrace.

Integrity Summary

The residence has a high degree of historic integrity. In particular, the overall design of the residence is intact (except for the sun room addition), as are its materials and workmanship. Its intact Spanish and Mediterranean materials and workmanship are expressed in the exterior

stucco walls with a textured adobe-like finish, a flat roof / parapet section with an integrated drain, some thick stucco interior walls, metal hand rails, decorative, cast iron foundation screen vents, decorative rafter tails, and Spanish medieval front door hardware. Other retained

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materials include the hardwood floors, wood windows and doors, and wood ceilings, all which are intact, presumably due to their being old growth wood. The aspects of setting, feeling and association of the residence are largely retained as well. The property itself is largely unchanged (including retained stucco garden walls), and its immediate surroundings are relatively historic in feel. While Hibiscus Place and the surrounding Diamond Terrace neighborhood do have some new homes, many historic homes remain from the historic period of development, including several designed with Spanish and Mediterranean characteristics, such as the Richard M. Botley Residence at 3040 Hibiscus Place, 2954 & 2956 Hibiscus Place, the Adolph Egholm Kiele Avenue House at 3023 Kiele Avenue.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

Period of Significance

1931

Significant Dates

1931

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Charles Ingvorsen, Builder

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 2927 Hibiscus Place Residence is significant at the local level under Criterion A as one of the plots developed in the 1920s as part of a subdivision called Diamond Head Terrace. The house is also significant at the local level under Criterion C, for its distinctive architecture as a modest, well-designed residence (bungalow) of its period, with Spanish or Mediterranean influences. These influences were in keeping with the many Spanish and Mediterranean-styled residences of historic Diamond Head Terrace, throughout Honolulu, as well as in Territorial-era architecture. The residence retains its location, design, materials, and workmanship. The period of significance is 1931, which begins and ends in the year of construction.

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

Community Planning and Development

The 2927 Hibiscus Place Residence is significant at the local level under Criterion A as one of the plots in Diamond Head Terrace, a tract developed in the 1920s.

In 1921, the Henry Waterhouse Trust Co. developed plans for a new neighborhood in Diamond Head. The proposal included plans to demolish “the former George Beckley home at Diamond Head which is said to have cost nearly \$100,000,” and run through the 'old Campbell' property.⁴ The subdivision included plans for concrete roads, and about 75 lots arranged in a grid pattern. The Diamond Terrace tract extends from the slopes of Diamond Head to the Pacific Ocean shore, bounded by Kalakaua Avenue to the west, Poni Moi Road (originally called Carnation Avenue) to the north, Hibiscus Drive to the east, and Coconut Avenue to the south. The subdivision sits adjacent to Kapiolani Park, and is bisected by Diamond Head Road.

By April of 1924, the Pacific Trust Co., had taken over development of the neighborhood, and announced that lots were for sale.⁵ Individual house sites were advertised for as low as \$3,200.⁶ A newspaper article asserted, “The tract will be exclusive, that is no apartment houses of any kind will be erected on it.”⁷ It was also lauded for being “the only beach tract in Honolulu in which lots are being sold to homebuilders that is street car ride from town.”⁸ A newspaper advertisement explained the lots provided, “exceptional land values on the slope of Diamond Head [that is] sure to increase in value and offers a good investment as well as one of the finest home locations that can be had in the city.”⁹

Apart from four cottages designed by Hart Wood and listed for sale by Pacific Trust Co., in 1924, the neighborhood's lots were typically developed independently by individual owners and their architects. This resulted in various architectural styles, and a 1926 Honolulu Advertiser article noted, “builders seem to have gone out of their way to design homes with personality” within Diamond Head Terrace.¹⁰ The “choice” upper slopes of Diamond Head Terrace, where 2927 Hibiscus Place is located, was more typically home to upper income residents, while the remaining areas were more typically home for middle class residents.¹¹ The architectural style within the upper portion of the tract seems to have been heavily influenced by the Mediterranean styles that were popular at that time in the Territory. A former resident of Hibiscus Place recalled, “The whole of Hibiscus Place was once a series of Spanish-styled homes, tile roofs, wrought iron trim, and terraced yards.”¹² The 2927 Hibiscus Place Residence, while modest in design and size, reflected some of the Mediterranean influences in the area, but did not adhere to them strictly.

⁴ “\$100,000 Home Will Be Razed to Make New Building Tract,” *Honolulu Advertiser*, April 6, 1921. p. 1.

⁵ “Diamond Head Terrace, an exclusive tract...,” *Honolulu Advertiser*, April 13, 1924. p. 14.

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ “Diamond Head Terrace Has New Houses,” *Honolulu Advertiser*, March 21, 1926. p. 12.

¹¹ Cooper, George and Gavan Daws, *Land and Power in Hawaii: The Democratic Years* (Honolulu, HI: University of Hawaii Press) 1985. p. 145.

¹² Carol Eriksson York was a resident of Hibiscus Place from 1957 until 1964. Her experiences were documented in the National Register Nomination form for Hibiscus Place, written by M. Robert Chaffee, Jr. See bibliography.

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In 1926, with many lots still unsold, the Pacific Trust Co. offered a discount to potential buyers who would develop their lands within six months of purchase. Contractor Charles Ingvorsen purchased the 2927 Hibiscus Place lot, along with at least two other lots within Diamond Head Terrace, and may have benefited by this enticement.

Charles Ingvorsen, originally from Denmark, was responsible for the construction of many prominent buildings in Honolulu. He built the Central Union Church (designed by Cram and Ferguson of Boston, with associate architects Emory and Webb of Honolulu), Queen's Hospital (designed by C. W. Dickey), the Hale Alii Flag Officer residences at Pearl Harbor Naval Base, and the Fernhurst YWCA residence (designed by Julia Morgan, and no longer extant). He also constructed at least one other residence in the Diamond Head Terrace subdivision, a residence at 2954 & 2956 Hibiscus Place, where he lived with his wife, Mary. It is not known if he ever resided in the 2927 Hibiscus Place Residence.

Architecture

The 2927 Hibiscus Place Residence is significant at the local level under Criterion C, for its distinctive architecture as a modest, well-designed and nicely detailed bungalow of its period, with Spanish Mediterranean influences. These influences were in keeping with the many Spanish and Mediterranean-styled residences in the historic Diamond Head Terrace neighborhood, throughout Honolulu, as well as in Territorial-era architecture.

Spanish Mission Revival styles distinctly marked Territorial architecture from the late-1910s through the early 1930s. During this time many prominent mainland architects came to Honolulu and brought with them distinct Mediterranean forms. Such architects included York & Sawyer, who designed the U.S. Post Office, Customhouse and Courthouse in 1918 (built in 1921-22), and later the Hawaiian Electric Company Building (built in 1927), both in Honolulu. Another architect was Bertram Grosvenor Goodhue, who in the mid-1920s designed the iconic Honolulu Academy of Arts, which has since been recognized as an example of Hawaii's distinct regional style. California architect Julia Morgan designed the Mediterranean-styled YWCA building on Richards Street in Honolulu (built in 1927).

The Territory of Hawaii experienced a great period of growth, in terms of both population and buildings, in the 1920s. The Mediterranean forms brought by mainland architects during this busy period were eventually adapted by local architects into a regional residential style for Hawaii, as explained in *Architecture in Hawaii*:

By the 1920s ... the Spanish Colonial or Mission Revival idiom was becoming accepted as appropriate to our climate, especially in residential architecture. Adapted from the Mediterranean villa (a mixture of Italian, Spanish, and French elements), this style already was popular in sun-drenched areas of the United States from the Gulf Coast to California, and throughout the Caribbean and Mexico. From the Mission style, Hawaii architects – most notably Dickey and Wood – developed a valid design approach for architecture that is distinctively "Hawaiian".¹³

The 2927 Hibiscus Place Residence certainly reflects these influences, but does not commit to them. The residence is more appropriately described as a bungalow with some Mediterranean design influences.

¹³ Rob Sandler, Julie Mehta, and Frank Haines, Editor, *Architecture in Hawaii: A Chronological Survey* (Honolulu, HI: Mutual Publishing) 1993. p. 36.

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9. Major Bibliographical References

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

Atkinson, Rebecca. Sketch Floor Plans. April, 2015.

Chaffee, M. Robert Jr. National Register of Historic Places Registration Form for Hibiscus Place (2954 & 2956 Hibiscus Place). May 31, 2007.

City and County of Honolulu Real Property Assessment Division.

Cooper, George and Gavan Daws. *Land and Power in Hawaii: The Democratic Years*. Honolulu, HI: University of Hawaii Press. 1985.

Fontana, Rose. National Register of Historic Places Registration Form for the Richard M. Botley Residence (3040 Hibiscus Place). May 10, 1991.

Hibbard, Don. National Register of Historic Places Registration Form for the Daniel and Gertrude Balch Residence (3031 Diamond Head Road). February 14, 2014.

Historic Hawaii Foundation. Historic Homes in Waikiki, Walking Tour Map. No date.

Honolulu Advertiser.

"\$100,000 Home Will Be Razed To Make New Building Tract." April 6, 1921. p. 1.

"New Residences for Diamond Head Terrace." October 24, 1926. p. 4.

"Diamond Head Terrace, an exclusive tract..." April 13, 1924. p. 14.

"Here is an Opportunity For You..." May 11, 1924. p.15.

"Beach Land is Sold By Pacific Co." February 1, 1925. p.16.

"Diamond Head Terrace Has New Houses." March 21, 1926. p.12.

U.S. Geological Survey. Honolulu Quadrangle, 1:27,000, 1998.

Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67) has been requested

___ previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark

___ recorded by Historic American Buildings Survey # _____

___ recorded by Historic American Engineering Record # _____

___ recorded by Historic American Landscape Survey # _____

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Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property .117 acres (5,130 square feet)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

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

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 4Q | Easting: 622768 | Northing: 2351291 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The property includes the land owned by Robert and Ellen Klapper in 2015 as described by Tax Map Key 3-1-033:007.

Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Polly Tice
organization: Mason Architects, Inc.
street & number: 119 Merchant Street
city or town: Honolulu state: HI zip code: 96813
e-mail pt@masonarch.com
telephone: 808-536-0556
date: April 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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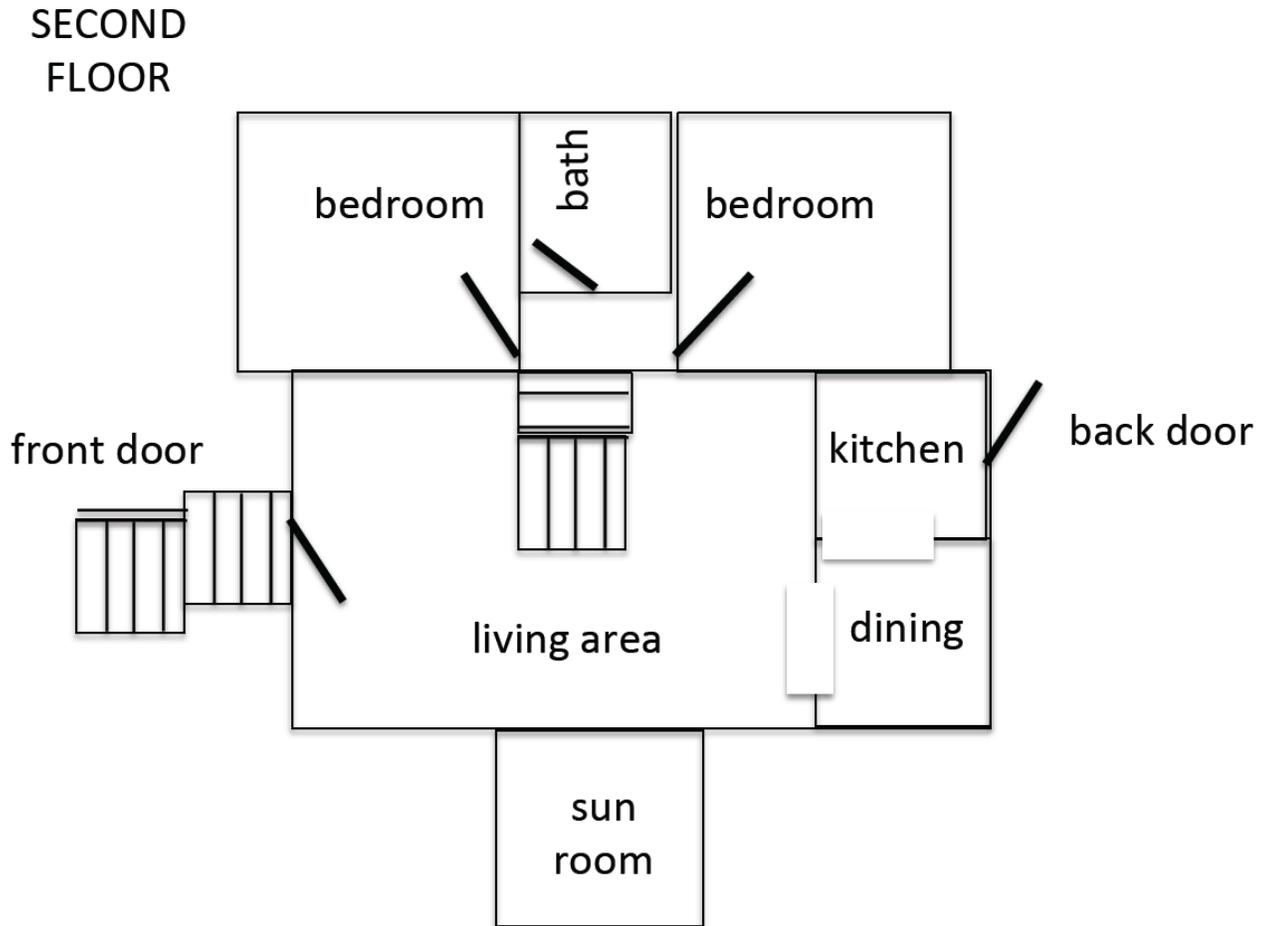
Portion of USGS Honolulu Quadrangle Map showing location of 2927 Hibiscus Place Residence (arrow added).



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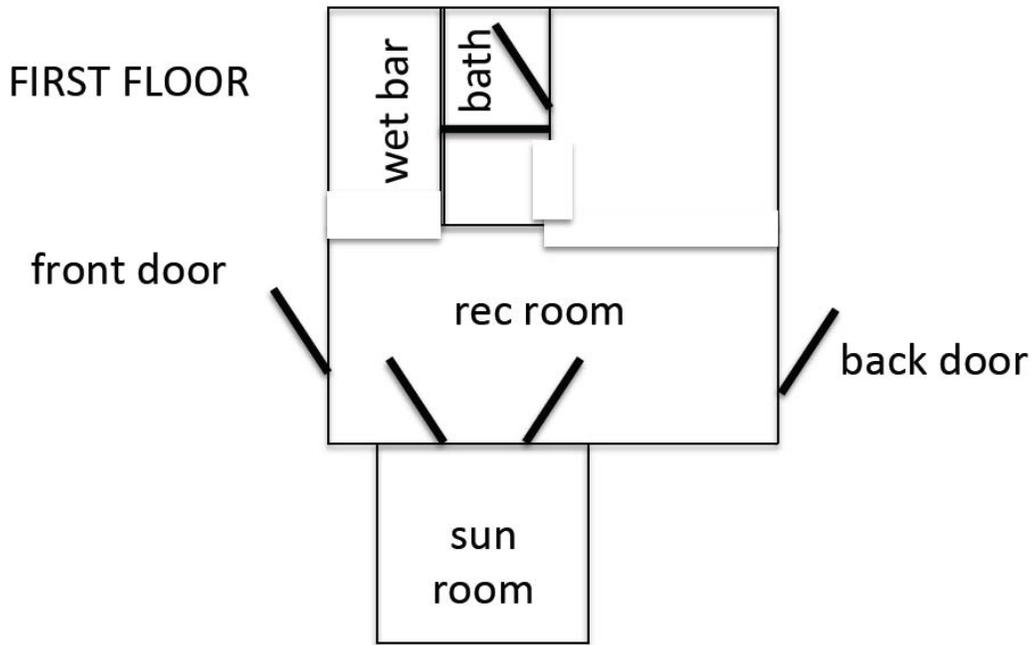
Upper Unit Sketch Plan. April, 2015. Source: Rebecca Atkinson



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Lower Unit Sketch Plan. April, 2015. Source: Rebecca Atkinson



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Plat Map of Diamond Head Terrace "By the Sea". Source: Honolulu Advertiser, May 11, 1924, p. 15.

Diamond Head TERRACE "BY-THE-SEA"

The map displays a grid of lots along several streets. The streets shown are Hibiscus Drive, Diamond Head Road, Croton Avenue, Kalakaua Avenue, Caravon Avenue, and Coconut Avenue. A beach is indicated at the bottom. Many lots are marked with the word "SOLD".

Street	Lot	Status
Hibiscus Drive	1-13	SOLD
Hibiscus Drive	14-15	SOLD
Hibiscus Drive	16-17	SOLD
Hibiscus Drive	18-19	SOLD
Hibiscus Drive	20-21	SOLD
Hibiscus Drive	22-23	SOLD
Hibiscus Drive	24-25	SOLD
Hibiscus Drive	26-27	SOLD
Hibiscus Drive	28-29	SOLD
Hibiscus Drive	30-31	SOLD
Hibiscus Drive	32-33	SOLD
Hibiscus Drive	34-35	SOLD
Hibiscus Drive	36-37	SOLD
Hibiscus Drive	38-39	SOLD
Hibiscus Drive	40-41	SOLD
Hibiscus Drive	42-43	SOLD
Hibiscus Drive	44-45	SOLD
Hibiscus Drive	46-47	SOLD
Hibiscus Drive	48-49	SOLD
Hibiscus Drive	50-51	SOLD
Hibiscus Drive	52-53	SOLD
Hibiscus Drive	54-55	SOLD
Hibiscus Drive	56-57	SOLD
Hibiscus Drive	58-59	SOLD
Hibiscus Drive	60-61	SOLD
Hibiscus Drive	62-63	SOLD
Hibiscus Drive	64-65	SOLD
Hibiscus Drive	66-67	SOLD
Hibiscus Drive	68-69	SOLD
Hibiscus Drive	70-71	SOLD
Hibiscus Drive	72-73	SOLD
Diamond Head Road	1-2	SOLD
Diamond Head Road	3-4	SOLD
Diamond Head Road	5-6	SOLD
Diamond Head Road	7-8	SOLD
Diamond Head Road	9-10	SOLD
Diamond Head Road	11-12	SOLD
Diamond Head Road	13-14	SOLD
Diamond Head Road	15-16	SOLD
Diamond Head Road	17-18	SOLD
Diamond Head Road	19-20	SOLD
Diamond Head Road	21-22	SOLD
Diamond Head Road	23-24	SOLD
Diamond Head Road	25-26	SOLD
Diamond Head Road	27-28	SOLD
Diamond Head Road	29-30	SOLD
Diamond Head Road	31-32	SOLD
Diamond Head Road	33-34	SOLD
Diamond Head Road	35-36	SOLD
Diamond Head Road	37-38	SOLD
Diamond Head Road	39-40	SOLD
Diamond Head Road	41-42	SOLD
Diamond Head Road	43-44	SOLD
Diamond Head Road	45-46	SOLD
Diamond Head Road	47-48	SOLD
Diamond Head Road	49-50	SOLD
Diamond Head Road	51-52	SOLD
Diamond Head Road	53-54	SOLD
Diamond Head Road	55-56	SOLD
Diamond Head Road	57-58	SOLD
Diamond Head Road	59-60	SOLD
Diamond Head Road	61-62	SOLD
Diamond Head Road	63-64	SOLD
Diamond Head Road	65-66	SOLD
Diamond Head Road	67-68	SOLD
Diamond Head Road	69-70	SOLD
Diamond Head Road	71-72	SOLD
Diamond Head Road	73-74	SOLD
Croton Avenue	1-2	SOLD
Croton Avenue	3-4	SOLD
Croton Avenue	5-6	SOLD
Croton Avenue	7-8	SOLD
Croton Avenue	9-10	SOLD
Croton Avenue	11-12	SOLD
Croton Avenue	13-14	SOLD
Croton Avenue	15-16	SOLD
Croton Avenue	17-18	SOLD
Croton Avenue	19-20	SOLD
Croton Avenue	21-22	SOLD
Croton Avenue	23-24	SOLD
Croton Avenue	25-26	SOLD
Croton Avenue	27-28	SOLD
Croton Avenue	29-30	SOLD
Croton Avenue	31-32	SOLD
Croton Avenue	33-34	SOLD
Croton Avenue	35-36	SOLD
Croton Avenue	37-38	SOLD
Croton Avenue	39-40	SOLD
Croton Avenue	41-42	SOLD
Croton Avenue	43-44	SOLD
Croton Avenue	45-46	SOLD
Croton Avenue	47-48	SOLD
Croton Avenue	49-50	SOLD
Croton Avenue	51-52	SOLD
Croton Avenue	53-54	SOLD
Croton Avenue	55-56	SOLD
Croton Avenue	57-58	SOLD
Croton Avenue	59-60	SOLD
Croton Avenue	61-62	SOLD
Croton Avenue	63-64	SOLD
Croton Avenue	65-66	SOLD
Croton Avenue	67-68	SOLD
Croton Avenue	69-70	SOLD
Croton Avenue	71-72	SOLD
Croton Avenue	73-74	SOLD
Kalakaua Avenue	1-2	SOLD
Kalakaua Avenue	3-4	SOLD
Kalakaua Avenue	5-6	SOLD
Kalakaua Avenue	7-8	SOLD
Kalakaua Avenue	9-10	SOLD
Kalakaua Avenue	11-12	SOLD
Kalakaua Avenue	13-14	SOLD
Kalakaua Avenue	15-16	SOLD
Kalakaua Avenue	17-18	SOLD
Kalakaua Avenue	19-20	SOLD
Kalakaua Avenue	21-22	SOLD
Kalakaua Avenue	23-24	SOLD
Kalakaua Avenue	25-26	SOLD
Kalakaua Avenue	27-28	SOLD
Kalakaua Avenue	29-30	SOLD
Kalakaua Avenue	31-32	SOLD
Kalakaua Avenue	33-34	SOLD
Kalakaua Avenue	35-36	SOLD
Kalakaua Avenue	37-38	SOLD
Kalakaua Avenue	39-40	SOLD
Kalakaua Avenue	41-42	SOLD
Kalakaua Avenue	43-44	SOLD
Kalakaua Avenue	45-46	SOLD
Kalakaua Avenue	47-48	SOLD
Kalakaua Avenue	49-50	SOLD
Kalakaua Avenue	51-52	SOLD
Kalakaua Avenue	53-54	SOLD
Kalakaua Avenue	55-56	SOLD
Kalakaua Avenue	57-58	SOLD
Kalakaua Avenue	59-60	SOLD
Kalakaua Avenue	61-62	SOLD
Kalakaua Avenue	63-64	SOLD
Kalakaua Avenue	65-66	SOLD
Kalakaua Avenue	67-68	SOLD
Kalakaua Avenue	69-70	SOLD
Kalakaua Avenue	71-72	SOLD
Kalakaua Avenue	73-74	SOLD

**An Exceptional Location at a —
LOW PRICE**

2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

Photographs

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

Photo Log

Name of Property: 2927 Hibiscus Place Residence

City or Vicinity: Diamond Head

County: Honolulu

State: Hawaii

Photographer: Polly Tice

Date Photographed: February 25, 2015.

2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_01. Hibiscus Place-facing side of house showing front stair, typical double-hung windows, entrance to basement unit, and two-story sun porch addition recessed at far right. Camera facing south.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_02. Oblique view of northeast corner of house showing upper level of main unit, and typical double-hung windows. Camera facing southwest.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_03. Rear of house showing door to kitchen, and double-hung windows in kitchen. Parapet roof sections, and rear visor roof supported by knee brace are also shown. Camera facing west.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_04. Rear of house showing parapet roof section with integrated roof drain. Camera facing north.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_05. South side of sun room. Camera facing north.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_06. Detail of decorative cast iron foundation screen vent and textured adobe-like wall finish on front (north-facing) façade. Camera facing southwest.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_05. View of east side overhanging eave with decorative rafter tails. Camera facing south.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_08. View of acid-stained concrete stair at front entrance.
Camera facing south.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_09. View of living room and entry foyer. Camera facing east.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_10. Detail of living room ceiling. Camera facing east.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_11. Detail of front door hardware, showing Spanish clavos detailing. Camera facing east.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_12. View of stair adjacent to entry foyer. Camera facing south.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_13. View of wood handrail supported by metal post.
Camera facing northeast.

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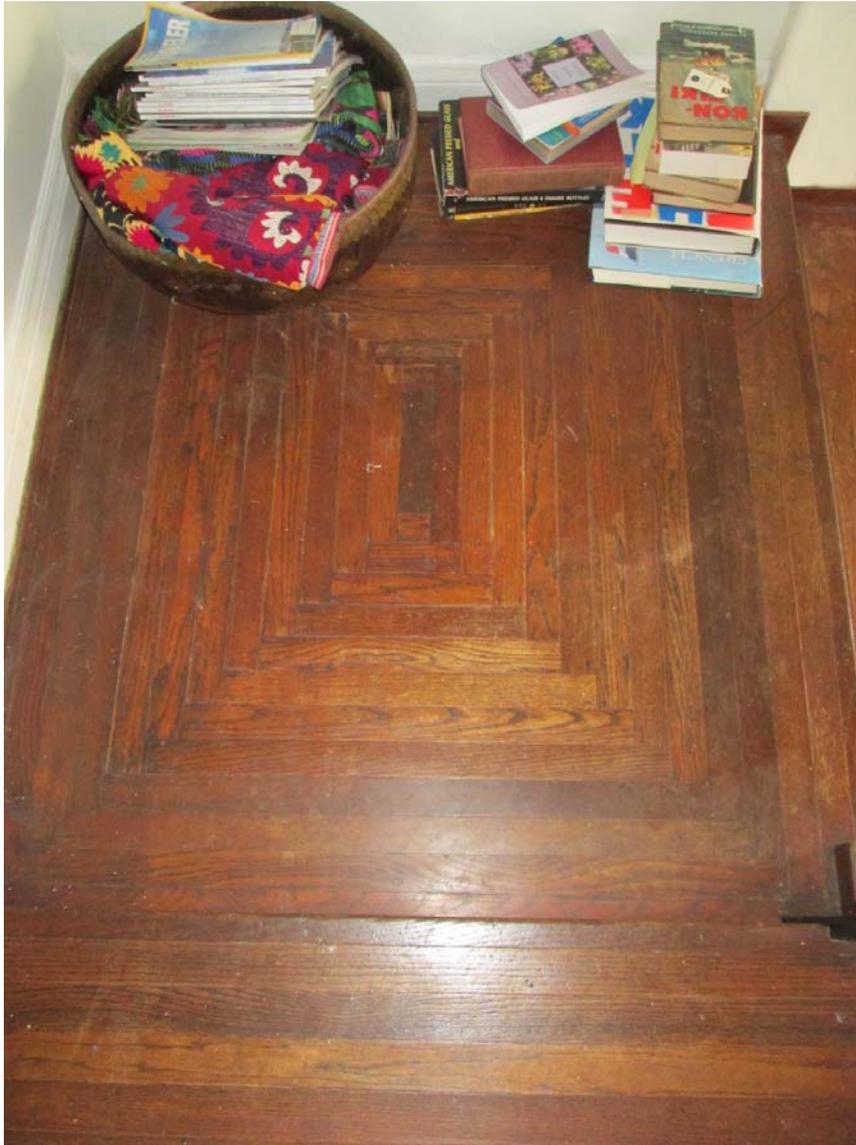


2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_14. Detail of wood floor on stair landing (mid-level).
Camera facing west.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_15. View of dining room from living room. Camera facing south.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_16. Detail of dining room ceiling. Camera facing southeast.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_17. Detail of typical double-hung window with lugs on top sash (in dining room). Camera facing south.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_18. View of upper built-in kitchen cabinets. Camera facing east.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_19. View of lower built-in kitchen cabinets and drawers.
Camera facing east.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_20. View into bathroom from hallway, showing bathroom closet door with typical hardware. Camera facing east.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_21. Detail of original timer switch (likely for a heater or fan) in bathroom. Camera facing north.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_22. View of built-in cabinets in bathroom. Camera facing northwest.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_23. View of rear bedroom. Camera facing southeast.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_24. Detail of typical bedrooms ceiling molding (rear bedroom). Camera facing southwest.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_25. View of entry door into lower unit. Camera facing west.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_26. View of sun room (lower unit) showing one of the two outer corner columns. Camera facing northwest.

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2927 Hibiscus Place Residence
Name of Property

Honolulu, HI
County and State

2927_Hibiscus_Place_Residence_27. Detail of ceiling beams and historic lighting fixture in sun room (lower unit). Camera facing west.

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2927 Hibiscus Place Residence

Name of Property

Honolulu, HI

County and State

2927_Hibiscus_Place_Residence_28. Detail of decorative, carved ceiling beams in sun room (lower unit). Camera facing south.

28 of 28.



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.