

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: Roy and Virginia Collier Residence

Other names/site number: _____

Name of related multiple property listing: _____

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

2. Location

Street & number: 3645 Woodlawn Terrace Place

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Not For Publication: Vicinity: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:

 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

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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>1</u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>1</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

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern

rustic

Materials: (enter categories from instructions.)

Principal exterior materials of the property: tongue and groove wood walls, tar paper roof,

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 Roy and Virginia Collier residence is located on the down slope side of Woodlawn Terrace Place in Manoa valley in a quiet residential neighborhood. Situated in the Woodlawn Terrace Subdivision, its 20,401 square foot lot slopes away from the street. Mature plantings, notably a Bodhi tree (*Ficus religiosa*) and a privet (*Ligustrum sp.*), separate the house from the road, with a short concrete driveway entering the right side of the property near the carport, which is under the main roof of the house. The single story, modern style house has a low pitched, tar paper covered, lateral running gable roof with open overhanging eaves and exposed rafter tails. It is double wall with 8" tongue and groove walls inside and out, with the front wall featuring lava rock below the sill line. It sits partially on a poured in place concrete slab foundation on its right side and a post and pier foundation on the left. A 1972 addition is downhill off the left rear of the house and connected to it by a shed roofed walkway. The 1,054 square foot main house remains in good condition and very much retains its integrity of design, materials, location, setting, feelings and associations.

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Narrative Description

The Collier residence presents a low horizontal profile to the street. It is three bays wide, with the right bay containing a carport. The bay adjoining the carport is a wood wall, and the remaining bay has a bank of nine windows. Originally the windows were all jalousie, but the three right most windows have been converted to single pane sliding. Lava rock constitutes the wall below the window line.

The house is entered through a door in the left wall of the carport. The hinged door is not original and opens on the kitchen. The kitchen has been remodeled and is finished in koa and knotty pine. It has three single pane sliding windows in its front wall and at its rear opens on the living room. The living room runs the length of the house. Its ceiling follows the shallow slope of the roof and is characterized by the exposed, dark stained, 2" x 8" roof rafters and tongue and groove roof sheathing. The walls are of dark stained, rough cut, 8" tongue and groove boards. The rear wall of the living room is five bays long. The two end bays on the right are comprised of shoji-like, sliding doors, each with nine panels of meshed screening and may be completely opened to the outdoors. Originally the end bay had been a lanai inset under the roof of the house. It was incorporated into the living room by the relocation of the floor-to-ceiling sliding door which separated the living room and lanai. The sliding door now forms the living room's right side wall, maintaining its original function. It is of plywood with three fixed screens along its top quarter. The patio adjoining the former lanai area is paved in stone, which replaced the original concrete block pavers.

The next two bays of the living room rear wall are of rough cut tongue and groove boards, and the fifth bay has a sliding door similar to that which comprises the living room's right side wall. The living room's left side wall includes at its rear corner a shoji-like sliding door, similar to the two along the right end of the rear wall.

A framed opening in the front wall of the living room provides access to a short hall and the bath room. Closets, on either side of the hall have their original bi-fold, louvered doors. A sky light has been placed in the ceiling to provide natural light to the hall. The bathroom has its original mahogany pocket door and three, original, obscure glass jalousie windows. Its rear wall is of lava rock. The fixtures and floor in the bathroom are new.

Adjoining the hall and jutting out into the living room is the bedroom. Three steps located next to the hall's entry lead up to the bedroom. The bedroom retains its single panel, mahogany pocket entry door and three, obscure jalousie windows. Its exterior facing walls are of lava rock. The rear wall of the bedroom is three, original, mahogany, single panel, sliding doors, which allow the bedroom to open up on the living room. Below the sliding doors on the living room side is a shelf.

In 1972 an addition was placed down slope of the original house and connected to the house by a shed roofed walkway and steps. This three story addition is built of tongue and groove boards

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and has a flat, tar paper roof. Because of its distance from the main house and its lower elevation, this addition does not impinge on the historic character of the original dwelling.

The sloping back yard is traversed by a meandering, paved walkway which is of recent construction. Near the bottom of the property is a mature banyan (*Ficus bengalisia*) which has a four story tree house constructed within it. This structure is not historic, having been initially started in 1983 and it continues to evolve. A number of other mature trees, planted within the past fifty years, populate the downhill slope of the property and include a bodhi, and two champak (*Michelia champaca*).

The Collier residence retains its historic integrity, with the major alterations occurring in the kitchen and the bathroom. Both of these spaces are secondary spaces and their remodeling does not seriously impact the historic character of the house. Also the opening of the rear lanai into the living room does not compromise the historic character of the house, as the two spaces were designed to flow as one.

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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 Sconstruction 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
Community Development

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Period of Significance

1963

Significant Dates

1963

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Harry Seckel

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 Collier Residence is significant on the local level under criterion C, as a good example of a modern style house built in Honolulu during the 1960s. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. In addition, it is the work of a master, architect Harry Seckel, FAIA. The house is also significant at the local level under Criterion A for its associations with the development of Woodlawn Terrace subdivision.

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

Modern architecture has its origins in both changing technology and in the “re-envisioning” of the social role of architecture in the mid 20th century. The foundations of the modernist movement were in Europe, although many of the technical innovations came in fact from the experimentation of North American designers and builders. Some historians see technological improvements as the driving force behind the new architecture: the development of iron and then steel, followed by increased application of reinforced concrete. Other scholars see the aesthetic revolt against the excessive decoration of the late Victorian period as the key to understanding “modernism.” A few emphasize the simple practicalities of the new architecture — a style of building that put emphasis on simplicity and functionality over sentimentality and historical or cultural reference.

The modern style gained popularity as a residential form in Hawaii during the late 1930s. The growing awareness of the style may be noted by an exhibition on modern architecture held at the Honolulu Academy of Arts in August 1937, and a special section of the February 12, 1938 *Honolulu Star-Bulletin* which was devoted to the topic. Connie Conrad provided an article for that section, praising the "elusive quality of clean cut lines and large plain surfaces," usually painted white, and the "free flow of line and mass, instilling restfulness and freedom which is essential to a semi tropical condition." In the same issue Ray Morris persuasively argued for why a low pitched hipped roof with overhangs was more appropriate to meet Hawaii's climatic conditions than the characteristic flat roof of the modern style.

The Collier residence is in many ways typical of mid-century modern style residential architecture in Hawaii and in other ways very atypical. Its unadorned, clean horizontal lines and low profile gable roof with overhanging eaves well bespeak the style, as do the open, flowing, interior spaces. The use of jalousie windows and the strong emphasis on cross ventilation, the large sliding doors that almost completely open the living room to the outdoors, and the opening of the bedroom onto the living room via sliding doors all express a response to Hawaii's climate, as does the house's use of a carport rather than a garage. The house is at variance with the modern movement in its obvious rusticity, as displayed in its use of lava rock walls on the exterior and interior, the use of rough cut tongue and groove boards for its walls and the dark stained interior with its exposed ceiling rafters. These elements all stand in distinct contradiction to the modern movement's emphasis on clean, usually white, smooth surfaces. Thus this house tucked away in the upper reaches of Manoa valley, surrounded by lush vegetation stands as a rather rare example of a rustic modern style applied to a residence in Hawaii.

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The house was designed by architect Harry Seckel (1906-1978). He was born in Tarrytown, New York on May 6, 1906, attended Columbia University, and graduated from the Ecole des Beaux Arts in Paris in 1934. He returned to New York and worked for Vahan Hagopian for three years and in 1937 entered the office of Delano & Aldrich also of New York City. During World War II he worked in the offices of H.K. Ferguson Company of Cleveland, Ohio, where he designed military installations. In 1947 Seckel started his own firm in Manhattan, and in 1950 moved from that island to Oahu. In Hawaii he opened his own office and was active in the local Chapter of the AIA serving as president in 1956. He was an arduous advocate of regionally appropriate design and in 1954 published *Hawaiian Residential Architecture*, a small booklet devoted to modern residential design in Hawaii. To further increase public awareness of architecture he started the annual AIA house tour, and was instrumental in establishing the Hawaii AIA Honor Awards program in 1958. He also was responsible for persuading the chapter to award a Pan-Pacific Architectural Citation for outstanding architectural achievement in the Pacific Rim area. In 1967 he was elected as a Fellow of the American Institute of Architects, the seventh architect from Hawaii to be so recognized. He died in December 1978.

Other buildings in Hawaii designed by Harry Seckel include: Manoa Recreation Center (1959), the Boulevard Bel-Air Apartments (1961) at 2015 Ala Wai Boulevard, and the Pacific Club (1961). The latter was done in association with Vladimir Ossipoff and Merrill, Sims & Roehrig.

In addition, Seckel was responsible for the development of the Woodlawn Terrace subdivision and the design of many of its houses. As such, the Collier residence is also significant for its associations with the development of this residential tract.

In December 1952 Shunshin Higa and Robert Senich obtained approval of their subdivision request for Woodlawn Terrace, which was laid out by the engineering firm of Park & Park. By August 1953 the sewer system for the subdivision was approved, and in late 1953, Harry Seckel and his wife Margaret (Copley Thaw) purchased the land on which the subdivision now sits. The talented architect designed and built two model homes on Woodlawn Drive and in 1954 commenced selling lots for which he would custom design the houses. In all the subdivision includes 56 residences, all of which sit on lots with a minimum 10,000 square foot size. He proceeded to design and complete two to four houses a year between 1954 and 1964, with the Collier residence, with its steep lot, being one of the subdivision's last properties sold and built upon. In all Seckel designed 49 of the 56 houses standing in Woodlawn Terrace, as well as the two model homes on Woodlawn Drive. Three of the Woodlawn Terrace houses he designed have already been demolished.

In his book *Hawaiian Residential Architecture*, Seckel introduced readers to the idea of "Environmental Living," and its accompanying and enabling "Environmental Home."

These homes are a departure from the concept of an enclosed house as an entity separate from its surroundings. Instead, the entire site is considered as the dwelling. Some parts of it are

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completely open to the elements and others have the various degrees of protection required. Outdoor and indoor spaces are unified rather than separated. . . . Trees and shrubbery are incorporated into the dwelling as an integral part of it. The occupants live among foliage. These homes are carefully arranged to avoid the sight of neighboring houses and to take full advantage of open views. Even in congested districts they have often achieved an excellent sense of privacy and even of remoteness. As the whole of the site is incorporated into the living area, outdoor furniture is used extensively. Most of the time the occupants are out of doors or in areas that are partially out of doors. As one architect facetiously remarked, "It is like living in Hawaii." [page 11]

The architecture encouraged a certain style of life and in turn the style of life fostered the architecture. Seckel in his book recognized that "partially environmental homes" had already appeared in the Islands and included images of houses with large lanai designed by Vladimir Ossipoff, Richard Dennis, Frank Slavsky, Alfred Preis, Johnson & Perkins, Lemmon, Freeth & Haines, Richard Windisch, Haydn Philips, Ives & Hogan, Phillip Fisk, and himself. While appreciative of the progress made in this direction, the author realized to truly achieve his vision of environmental living a number of concerns would have to be addressed, including the mosquito, client concerns for privacy and security, household cleanliness, and maintenance of furniture, as well as overcoming people's traditional images of appropriate housing.

With the development of Woodlawn Terrace, Seckel hoped to advance his idea of environmental living and environmental homes, at least a small step forward. The subdivision, with its curving road was laid out in conformance with the topography rather than in a cookie-cutter mainland pattern, and the typical overhead utilities were placed underground, two planning considerations advocated in *Hawaiian Residential Architecture*. In addition, residences were sited to best take advantage of the views and wind patterns afforded by their lots and with privacy via landscaping in mind. The houses in the subdivision were characterized by Hawaii modern design precepts and usually embodied horizontal building forms; flat or low-pitched gable roofs, projecting eaves, lanai, and wood or glass jalousie windows, as well as sliding wall panels which opened up the rears of the houses, showcasing the architect's preference of treating the entire lot as the dwelling. The Collier residence was no exception to the above considerations and as such well exemplifies Seckel's approach towards achieving an environmental home. The further opening of the living room by incorporating the lanai into it, a move easily facilitated by Seckel's original design, further advanced the ideas Seckel presented in 1954 on the environmental house.

Presently no houses in the Woodlawn Terrace subdivision, nor any buildings designed by Harry Seckel, are listed in the Hawaii or National Registers of Historic Places.

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At the time this house was built Roy Collier was an instructor at the University of Hawaii. He was one of several young faculty members at the University to build a house in Woodlawn Terrace. In 1967, Collier won a Fulbright scholarship to study in Greece. At that time the house was sold to Robert Durant, and in 1984 the current owner acquired the property.

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9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1962-1973.

City and County Tax Office records.

State Bureau of Conveyances, document number 304694 and 418582

Building Permit Number 212985 dated August 28, 1963

Original architectural plans

American Architects Dictionary, New York: R. R. Bowker LLC, 1962

http://public.aia.org/sites/hdoaa/wiki/American%20Architects%20Directories/1962%20American%20Architects%20Directory/Bowker_1962_S.pdf

"Architecture in Hawaii: Honolulu Home Perched on Steep Slope," *Paradise of the Pacific*, February 1959.

Seckel, Harry W., *Hawaiian Residential Architecture*, Honolulu: Bishop Museum Press, 1954.

<http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/R-S/HawaiianResidentialArchitecture.pdf>

"Woodlawn Homes for Sale." *Honolulu Advertiser*, January 17, 1954, p. C-13.

Radwanski, Lauren, *Woodlawn Terrace Subdivision Historical Reconnaissance Level Survey*, paper prepared at the University of Oregon, June 2013

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

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___ University

___ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 21.305202

Longitude: 157.819129

1.

2. Latitude:

Longitude:

3. Latitude:

Longitude:

4. 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:

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4. Zone:

Easting :

Northing:

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

The property being nominated includes all the property owned by the Daniel Susott Trust in 2015 as described by Tax Map Key 2-9-059: 062.

Boundary Justification (Explain why the boundaries were selected.)

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

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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: June 7, 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:** sketch of floor plan, parcel map

- **Owner:** Danny Susott
3645 Woodlawn Terrace Place
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.

TMK Map



Elevation

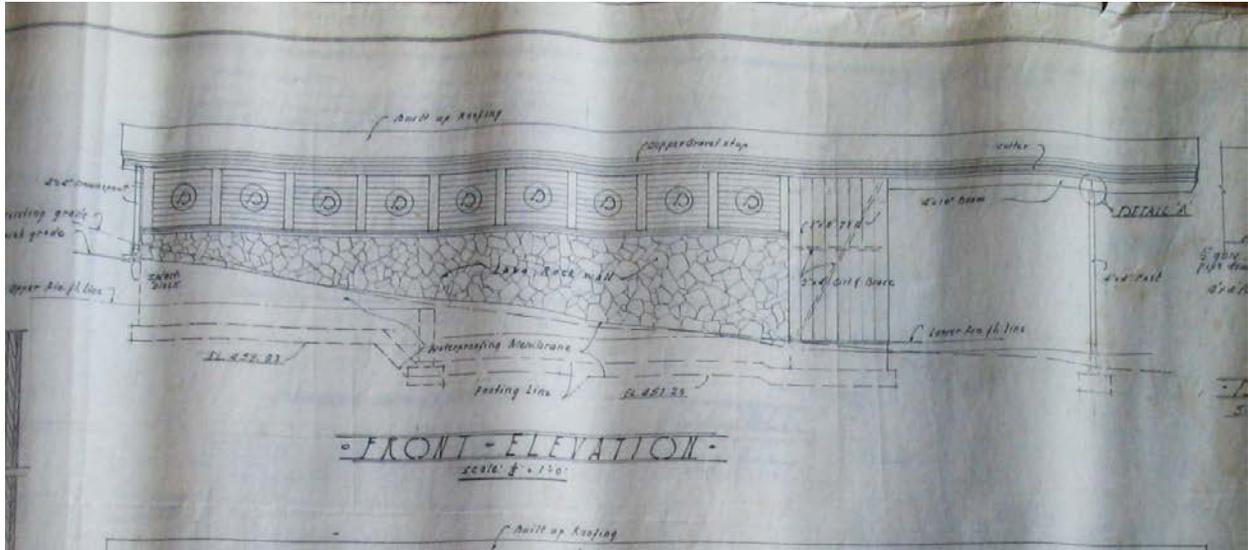


Photo Log

Name of Property: Collier Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 2, 2015

View of the façade from the east

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Name of Property: Collier Residence

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County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 2, 2015

View of the rear from the southwest

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Name of Property: Collier Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 2, 2015

View of the living room from the east

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Photo Log

Name of Property: Collier Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 2, 2015

View of the living room from the west

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Name of Property: Collier Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 2, 2015

View of the bedroom from the southwest from the living room

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Name of Property: Collier Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 2, 2015

View of the bedroom from the southwest

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