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: _Vesta Hawk Residence_____
Other names/site number: _TMK: 2-9-005:001
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: _2317 Armstrong Street_____
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Not For Publication: ☐ Vicinity: ☐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** **_✔__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**

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 ☐

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use
Historic Functions
(Enter categories from instructions.)

DOMESTIC/ Single Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/ Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS_
Bungalow/Craftsman__

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Walls: WOOD/weatherboard, Roof: ASPHALT, Foundation: WOOD and STONE

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 Vesta Hawk Residence is a 1 and ½ story, frame, Craftsman style bungalow with a rectangular plan, and intersecting gable roof, and a front porch. The roof is finished with asphalt shingle, and the walls with shiplap siding. The foundation is post and pier, and the porch piers are built of rubble rock. The interior of the house reflects the craftsman style in the tongue and groove walls, cove moldings, and simple plan layout. The house is located in Manoa, a middle-class subdivision with tree-lined streets and grassy public front yards instead of concrete sidewalks. This somewhat hilly area is an early suburban development near the University of Hawaii Manoa campus. The house fronts Armstrong Street and is set behind a modest wooden fence and lawn which slopes slightly towards the rear. At the rear half of the house, a basement level is set into the slope, which serves as the garage and storage area. This is accessed via Hoo‘maha Way at the side of the house. The property is in excellent condition. In 2014, the house was renovated and enlarged. A total of 1,208 square feet of interior space was added and interior spaces were modified. Efforts were taken to keep as much of the exterior historic material as possible and to keep in accordance to the Secretary of Interior’s Standards for the Treatment of Historic Properties, for Rehabilitation.

Narrative Description

The Vesta Hawk Residence is a single-family dwelling located in a residential neighborhood in Honolulu, Hawaii. Manoa is a valley community, and from the early 1900s, this area of Manoa was developed as middle class residential area, with tree-lined streets and grassy public front yards instead of concrete sidewalks. This somewhat hilly area near Punahou School is organically laid out to correspond to the topography.

The site is a corner lot, 6,065 square feet total, measuring 60 feet across, along Armstrong Street, and 101 feet deep along Hoo‘maha Way. The house faces north, fronting Armstrong Avenue and is set behind a modest wooden fence which wraps the street corner of the property. The main pedestrian entry is through a small picket fence gate and a small flight of red brick steps centered on the property off of Armstrong Street. A green front lawn is relatively level, but the land starts sloping slightly towards the rear at the edge of the house. At the rear half of the house, a basement level is set into the slope, which serves as the garage and storage area. The two-car tandem parking garage is accessed via Hoo‘maha Way at the side of the house.

The lot adjacent along Armstrong Street was once part of the original property, and the original house still stands. It was originally built as a rear smaller house of a larger property that was divided in 1947. Thus, the house was relatively small and the house was enlarged and modified over time. A small brick stair, no longer used, still connects the two properties. The Hawk residence was probably once the servant’s quarters to the upper house of the adjacent property before it was subdivided in 1947. The larger house on the adjacent property was built in 1913. A personal memoir published in Manoa, The Story of a Valley recalls that the servant’s residences in the backyard had no kitchens, as the servants ate in the kitchen of the main house. The servant’s house had access from the back alley. Such was the case for the Hawk Residence, located off of Hoo‘maha Way, which was originally an unnamed service road. Before the 2014 renovation, the house had a small makeshift kitchen in a corner of the living room that was probably installed after the property was subdivided.

The house was built in 1926 in a Craftsman bungalow style. The house was not built to be an extravagant display of wealth or stature as some of the other homes in the area. It is set back from the road and has a simple bungalow feel. The house is basically rectangular in plan, with a front porch etched out of the corner of the rectangle. The house area totals 2,221 square feet of interior area of the main level. It has three bedrooms, two bathrooms, kitchen, living, and front porch. The spaces are organized in a very straight-forward manner. There is a demarcating wall runs north-south separating the public from the private spaces. The main entry off the front porch leads directly into the living room and dining with a large kitchen beyond at the rear of the house. The elevator lands at a transition space between the dining and kitchen. The private half of the house holds a hallway with three bedrooms and two bathrooms.

The exterior walls are built of wood framing with 4” shiplap siding with a rounded edge. The interior of the house reflects the craftsman style in the tongue and groove walls, cove moldings, and simple plan layout.

The house is elevated off the ground on wood post and pier, and the porch piers along the front are slightly splayed built of rubble rock. Wood lattice painted its original green color spans between the foundation piers. Towards the rear of the house, the garage is built into the earth, which serves as the garage and storage area. There is also an elevator that takes one to the main level of the house.

The roof is a wood-framed, intersecting gable roof, with bracketed eaves. The gable ends are decorated with wood louvers for cross ventilation within the attic space, shiplap siding, and dentils. The roof is sheathed in asphalt shingle.

The front façade is divided into three bays by splayed rubble rock porch piers. Two of the bays are dominated by a large inset porch. The center bay is the main entry via a step and two flanking concrete topped curbs leading to the porch. A center double-door leads one into the house off of the porch. At the east side of the front façade is a corner bedroom with its private porch. The original designer seemed cognoscente of the early morning gentle sunlight that enters into the bedrooms on the east side of the house. The front porch is a corner inset porch, with a low wooden railing and decorative balustrade commonly seen in this era of typical bungalow homes.

The west side elevation has double hung windows along its side. Towards the rear of the house is the garage level that is at ground level at its entry along Hoomala Way. This garage protrudes slightly from the main body of the house and has a gable end roof which mimics the gable end of the main roof.

The east elevation has a porch at the front corner, and a balcony towards the rear, off of the master bedroom. It is lined with windows of the bedrooms and bathrooms along its length.

The south elevation is just off the rear property line, and, given its close proximity to the neighbors, the window openings along this backside of the house were kept to a minimum for privacy.

A significant interior feature are the 10’-0” high ceilings throughout, giving a spacious open feeling.

The door and window trims and cases are also important decorative features. The windows interior and exterior casings are five inches wide. The original double-hung windows were framed on the exterior side of the single wall structure, meaning that they over-hang the exterior wall by four inches. The sills and other elements of the window frame and casing are well made.

Because the original house footprint measures almost a perfect square, the roof works as an intersecting gable form and all four elevations of the house have a gable face. The decorative features of these curved gable faces with their corresponding curved bargeboard and bracketed eaves give this bungalow house a particular charm. The roof ridge is typical of others, but this ridge line is softened as it reaches the gable faces; at the wall line, the ridge forms a V-arch in plan and the bargeboard forms a gentle arched ridge. The sharp point of the ridge is completely concealed from view.

Modifications over time:

- After the 1947 subdivision of the property, a small kitchen was added at the rear right hand corner of the original house. Repairs were made to the kitchen in 1965. However, because this kitchen as built after the period of significance, it would not have been considered a character-defining feature of the house.

- In 1973, the house was hooked up to the sewer line.

- In 1995 and 1997, three additions to the original house at both the front and rear of the original house. A rear addition with a deck, a bathroom and porch addition on the main level and a one-car garage on the basement level was built. In 1997, a family room was added above the garage. Also, the open-air uncovered front porch area was enclosed and roofed over with lean-to type roofs that attached to an original center gable end that covered the entry stairs.

- In 2014, the house was rehabilitated and enlarged in keeping Secretary of Interior's Standards for the Treatment of Historic Properties for Rehabilitation.

2014 Rehabilitation

The present owners purchased the house in 2007. The house had not been well-maintained for many years and repair was critical to maintaining the integrity of the structure. Moreover, the owners desired to have more space as well as modern amenities, a larger kitchen, and allowed for a private bedroom and bathroom where visiting family could stay. With the addition, came a change of roof form that modified the original simple gable with a small gabled entry portico to a full intersecting gable form.

The programmatic requirements of the rehabilitation included the following:

- Modify the existing bedroom to function as a master bedroom suite with walk-in closet.
- Create an exterior deck for entertaining.
- Enlarge the basement garage to allow for tandem parking and wide stall, with storage and a handicap accessible elevator to the main floor.
- Remodel master bathroom and master closet
- New guest bedroom
- New laundry space

The following describes how each aspect of historic integrity was retained during the renovation of the house:

1. 4" ROUNDED EDGE DROP SIDING. The 4" drop siding on the exterior was retained to the greatest extent possible and the additions are clad in the 4" drop siding to match the existing. The contractor removed two pieces of the original drop siding and sent it to Oregon to be milled to the exact dimensions of the original.
2. WINDOW FRAME DETAILS. The window framing details of the new windows along the front and Hoo'maha side of the house mimic the original so that the character of the house is retained.
3. ROOF FORM. The roof form with the eased gable face and barge board was mimicked on the new gable faces of the roof. Precision accuracy of the decorative gable dentils make this in important element of the house.
4. SCALE OF REAR ADDITION. The size and scale of the rear addition was controlled so as to not dominate the original house form and character. The tandem garage on the lower floor is tucked under the house, and a small projecting gable overhang in keeping with the design of the main roof gable, was placed so as to scale down the two story wall form.
5. PHOTOVOLTAICS. The photovoltaics on the roof were designed to have a thin profile that sits close to the roof surface, and was placed so as to not be visible from the roadways or entryway. High efficiency panels were selected so that the number of panels necessary to power the house was cut in half, so that only a few sections of roof (with its numerous hips and ridges) needed to be covered in panels.
6. WOOD FLOOR. The interior floor was resheathed in a wood floor, similar to the original.
7. WALL MOLDING. The walls and base molding were retained.
8. INTERIOR SPACE LAYOUT. The interior bedroom hallway was retained. Private bedrooms were kept to one side of the house along the bedroom hallway while the public spaces of the living room, dining room, and kitchen were kept on the other side of the hallway dividing wall.
9. CLEAR DISTINCTIONS BETWEEN ORIGINAL AND NEW AREAS. The new elevator was placed at the rear of the house, behind the demarcating line of the end of the original house footprint and a 7'-0" wide vestibule with a large case open between the old and new portions of the house was added to make a clear distinction between the old and new sections of the house.

10. NEW KITCHEN. The new kitchen was placed at the rear of the house, behind the elevator vestibule.
11. NEW MASTER BEDROOM. The new master bedroom suite was also placed at the rear of the house, behind the demarcating line of the end of the original house footprint, with the bedroom entry off the elevator entry vestibule.
12. HISTORIC LANDSCAPING FEATURES. The original bricks from the exterior walkways were retained and reused in the new walkways of the yard in much the same locations and layout, retaining the character of the place. The bricks were brought from the Primo Brewery Plant in Kakaako in the 1940s by Judge Tavares via taxi, the first judge of Portuguese descent in America.

Preservation Guideline #1 and #2. "1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."[1]

Solution: The original exterior materials such as the 4" drop siding with rounded edges was rehabilitated or replaced in kind throughout the exterior. The double hung and casement windows were retained and reused on the front façade and west façade facing Hoo'maha Avenue, and the distinctive gable features were retained or rebuilt in kind. The distinctive wood lattice along the foundation and the exterior color of the structure was also retained.

On the interior, the very small kitchen at the rear corner of the house was removed and relocated to the rear addition; however, though the spaces were rearranged, the historic character of the spaces was retained.

Preservation Guideline #9. "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." [2]

Solution. The rehabilitation project added on 1,208 square foot of interior space. The non-contributing rear addition was removed and rebuilt. The front of the house was also modified- the front porch and its non-contributing lean-to roof overhangs were removed and in its place, a deeper porch was created that extends two thirds of the façade and a bedroom was placed at the east side of the façade. These additions were done in keeping with the historic materials, features, size, scale, and proportion to protect the integrity of the property.

The essential square form of the structure measuring 27' x 31'was kept intact and its original interior dividing wall separating the public from the private spaces was also retained. The bedrooms and bathrooms still align along this private hallway and the original bay window in the master bathroom is intact. The rear addition is demarcated by a case opening between the dining area and the elevator. The front addition did not intrude upon the original house form, as it extends out twelve feet from the façade. The original front entry door opening was kept intact.

Integrity

The design, materials and workmanship of the 1926 period of significance has high integrity.

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[1] United States. National Park Service, "The Secretary of the Interior's Standards for Rehabilitation," National Parks Service, section goes here, accessed October 9, 2015, http://www.nps.gov/tps/standards/four-treatments/standguide/rehab/rehab_standards.htm.
[2] Ibid.

The interior and exterior modifications made in 2014 followed the type of materials and workmanship original to the structure. The house was in disrepair when the new owners took over the property. All of these improvements were done with careful consideration to its historical value.

The immediate surroundings of the houses surrounding this property are still intact and have not been altered over the years. The neighborhood setting also continues to be similar to the early 1920s era.

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.)

- [x] 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.
- [x] 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
COMMUNITY, PLANNING, AND DEVELOPMENT

Period of Significance

Significant Dates
_1926 (Date of Construction)
_1947 (Property divided)

Significant Person
(Complete only if Criterion B is marked above.)
_N/A

Cultural Affiliation
_N/A

Architect/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 Vesta Hawk House meets the Historic Register Criteria A and C. The Hawk House has contributed to the broad patterns of development in the history of Hawaii; as it was built during a time of tremendous growth of the outlying neighborhoods of Honolulu in the early 1920s and is part of the development of the residential development called College Hills Tracts, as part of the property of Punahou School. Architecturally, this house is of high artistic value and is one of the few remaining examples of the many homes built with a high level of craftsmanship that existed in this area. It holds distinctive characteristics of a type, period, and method of construction.

Today, the house is in good condition and has high integrity. The house was sold to the present owners in 2007. Its new owners have renovated the house, being mindful of the important architectural features, preserving and restoring the exterior shiplap siding, finishes, windows, and details.

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

Criteria A

The history of the Hawk House reflects the patterns of settlement and chronicles the saga of the development of Honolulu. The Hawk residence, which is located on portions of Lot #17 and #18 of Block 16 of the College Hills Tract, is significant for its associations with the development of Manoa Valley, and more specifically the College Hills Tract (see Multiple Property Documentation Form for the College Hills Tract, 80-14-9839). The College Hills Tract was a "major housing subdivision which was initiated in 1899 by Punahou School," and was the first development of its kind in the valley, offering 240 lots for sale.[3]

The development of the College Hills Tract signaled a new era for Manoa Valley. College Hills Tract was a major housing subdivision which was initiated in 1899 near Punahou School, or, as it was then known, Oahu College. In 1849, the school had acquired 98.18 acres of pastureland located to the northeast of the campus at a cost of $1 an acre. By the end of the century, the school was in great need of money for scholarships, facility repairs, and the construction of a library a gymnasium, and a manual arts center. Consequently, this "upper" pasture was prepared for subdividing, with dirt roads, an artesian water supply, and an extension of the Honolulu Rapid Transit Company's trolley line from Punahou to mid-Manoa.[4] With these basic amenities put into place by the developers, fee simple lots in the College Hills Tract were offered for sale in 1899. By 1901, 113 lots had been sold for $155,000 netting over $70,000. In 1912, the 33 College Hills lots which remained on the market were sold en bloc to Trent Trust Company for $32,000. By 1925, the popularity of College Hills was a residential district led to lots being halved or quartered so as to offer more space for housing. Soon the alleys became streets, acquiring names such as Linohau, Mohala Way, and Ho'omaha. Areas once used as servant's quarters were now developed as house sites. [5]

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[3] Charles Bouslog, *Mānoa: The Story of a Valley* (Honolulu: Mutual Pub., 1994), 52.

[4] Ibid.

[5] Ibid, 67-68.

In 1912, Amos A. Ebersole, an attorney with the Trent Trust Company, purchased Lot #18 measuring 100' x 150', 15,000 SF in size. They built a craftsman-style house with shake siding on the property in 1913, and the house is still intact today. He must have passed away shortly thereafter, as his wife Bertha A. Ebersole, named the owner, sold it to Vesta Inez Hawk (wife of William P.S. Hawk) on August 24, 1916 for the sum of $5,250.00. The Hawk family owned the property for many years, as it was passed down from Vesta Inez Hawk, widow, to Dorothy Hawk Bush in 1939 for the sum of $10.00. On September 27, 1947, the property was divided by Dorothy Hawk Bush. The property having the larger house at the front having a lot size of 9051 SF and the smaller one of 6065 SF, here being described.[6] This smaller property was sold to Cyrus Nils Tavares and wife in 1948 and was kept in the family until 1995 when Catherine Conrad purchased the property.

When the property was subdivided in 1947, the original property of Lot 18 encroached upon the adjacent property by just over one foot, onto Lot 17. It is unclear why this happened. However, due to this circumstance, when the property was subdivided, the deed resolved this conflict by combining the sliver of property together this the main property to form a single defined piece. The deed states that the property owners of the Trent Trust Company, Limited, dated January 19, 1912 and recorded in the Bureau of Conveyances in Liber 358 on Pages 192-195 (owner of Lot #17); and by Amos A. Ebersole dated January 19, 1909 and recorded in the Bureau of Conveyances in Liber 315 on pages 173-175 (owner of lot 18) agree to the sale and subdivision. And the original language of the deed transferred to the new owners, to wit:[7]

When these lots were sold, the owners purchased them under the agreement that "…for a period of twenty years, no structure or building could be built on the property that was not set back at least 25 feet from any street adjoining the property (excluding alleys not over twenty feet wide). If a structure were to be built, excluding out houses, the value of the structure must cost at least $2000. It was also agreed upon that the premises would not be used as a hotel, tavern, tenement house, hospital, etc., with the exception that a store of any kind may exist so long as consent is obtained from all owners and occupiers of lots immediately adjoining or opposite, and three-fourths of all owners of lots within 600 feet from where the store will be….That no salt, vinous, spirituous or intoxicated liquors of any kind shall ever be sold or exposed for sale or manufactured on the granted premises or any part thereof."[8]

The H-1 Freeway was constructed in 1960, and Vancouver Highway received a name change to University Avenue, as it became an exit pathway for the new highway leading to the University of Hawaii. The name of the exit is called University Avenue exit.

This area is still referred to as College Hills Tract due to its affluent owners and relatively stable neighborhood composition. As it was when it was developed in early 1900s, the streets are wide and well-designed, the green grassy lawns are distinctive features of the neighborhoods, and the large trees shading the pathways make this area a very respected and sought-after neighborhood.

Criteria C

Under Criterion C, the house embodies the distinctive characteristics of a type, period, or method of construction. It is significant as a well-preserved Late 19th and Early 20th Century American Movement Craftsman/Bungalow style cottage.

The craftsman/bungalow style is an American architectural style and philosophy that began in the last

[6] Land court document No. 2126, April 23, 1948, raw data, Bureau of Conveyances, Honolulu.

[7] Ibid

[8] Deed Document, Liber Book No. 315, Pages 173-175, January 19, 1909, raw data, Bureau of Conveyances, Territory of Hawaii, Honolulu.

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, open 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.

The Hawk residence is a typical 1920s bungalow constructed in Hawaii. The Craftsman/Bungalow home was most likely built as a servant quarters, yet had craftsman detailing in the gable faces and entry ways that show the high level of ability and workmanship the early carpenters had in the early 20th century. The bungalow homes with its small garden lots, front porchs, lava rock lined steps, and double-hung windows, became popular enough in Honolulu's residential neighborhoods in the 1920s and 1930s to become identified as a "Hawaiian Style" of architecture.

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 following is the list of those that have been placed on the register as part of the Multiple Property Documentation Form for the College Hills Tract, 80-14-9839):[9]

2318	Beckwith Street/ Miller Residence	
2330	Beckwith Street/ Steere Residence	Craftsman/Bungalow Style
2111	Brown Way/ Perry Residence	Craftsman/Bungalow Style
2361	East Manoa Road/ Winant Residence	
2208	Hyde Street/ Potter Residence	
2234	Kamehameha Avenue/ Frank C. Atherton House	
2225	Kamehameha Avenue/ Reed Residence	
2107	Lanihuli Drive/ Abel Residence	Craftsman/Bungalow Style
2121	Lanihuli Drive/ Glazier Residence	
2056	Lanihuli Drive/ Hottel/Botts Residence	Craftsman/Bungalow Style
2311	Liloa Rise/ Jane Pell Residence	Craftsman/Bungalow Style
2346	Liloa Rise/ Arthur L. Andrews Residence	Craftsman/Bungalow Style
2542	Malama Place/ Bredhoff Residence	
2139	McKinley Street/ Thompson Residence	Craftsman/Bungalow Style
2141	Mohala Way (& 2312 Liloa Rise)/ Marques Residence	Craftsman/Bungalow Style
2243	Mohala Way/ Ida Macdonald Residence	Craftsman/Bungalow Style

[9] "Oahu Historic Properties," Historic Hawaii Foundation, section goes here, accessed October 18, 2015, http://historichawaii.org/.

2207	Mohala Way/ Morris Residence	Craftsman/Bungalow Style
2239	Mohala Way/ Yoder Residence	Craftsman/Bungalow Style
2418	O‘ahu Avenue/ Snyder Residence	
2376	Oahu Avenue/ Hitchcock House	

9. Major Bibliographical References

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

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"College Hill Tract, Manoa, Honolulu, File Plan No. 6,." Map. Accessed October 6, 2015. Honolulu Land Information System, Department of Planning and Permitting.

Deed Document, Liber Book No. 315, Pages 173-175. January 19, 1909. Raw data. Bureau of Conveyances, Territory of Hawaii, Honolulu.

Deed Document, Liber Book No. 358, Pages 192-195. January 19, 1912. Raw data. Bureau of Conveyances, Territory of Hawaii, Honolulu.

Deed Document No. 455, Pages 296-298. August 24, 1916. Raw data. Bureau of Conveyances, Territory of Hawaii, Honolulu.

Hibbard, Don. *Buildings of Hawaii*. Charlottesville: University of Virginia Press, 2011.

Land court document No. 1525. October 2, 1939. Raw data. Bureau of Conveyances, Honolulu.

Land court document No. 2126. April 23, 1948. Raw data. Bureau of Conveyances, Honolulu.

"Oahu Historic Properties." Historic Hawaii Foundation. Accessed October 18, 2015. http://historichawaii.org/.

United States. National Park Service. "The Secretary of the Interior's Standards for Rehabilitation." National Parks Service. Accessed October 9, 2015. http://www.nps.gov/tps/standards/four-treatments/standguide/rehab/rehab_standards.htm.

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): _____

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10. Geographical Data

Acreage of Property _____0.1392_____

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: 21.306344 Longitude: -157.818063

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: 4	Easting: 622591.36	Northing: 2356511.67
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

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

The boundaries are those listed as the TMK. The front of the property is bounded by Armstrong Street and the west side bounded by Hoo‘maha Avenue.

The boundary was described as follows in the 1948 deed:
All of that certain parcel of land altitude at Manoa Valley, Honolulu, City and County of Honolulu, Territory of Hawaii, being a portion of Grant 175 to Punahou School, and being portion of Lots 17 and 18, Block 16 of the College Hills Tract, and more particularly bounded and described as follow: Beginning at a pipe at the North Corner of this parcel of land, being also the North corner of Lot 19, Block 16 of the College Hills Tract (File Plan 6) and the South corner of Armstrong Street and Hoo‘maha Way, the true azimuth and distance from the West corner of University Avenue and Armstrong Street being 119° 21’ 150.00 feet and thence running by azimuths measured clockwise from True South:
1. 299° 21’ 60.00 feet along the Southwest side of Armstrong Street to a pipe;
2. 29° 21’ 100.88 feet along the remainders of Lots 18 and 17, Block 16 of the College Hills Tract (File Plan 6) to a pipe;
3. 118° 57’ 60.00 feet along the remainder of Lot 17, Block 16 of the College Hills Tract (File Plan 6) to a pipe;
4. 209° 21’ 101.30 feet along the Southeast side of Hoo‘maha Way to the point of beginning and containing an area of 6065 square feet.

Boundary Justification (Explain why the boundaries were selected.)

Legal boundaries of the property

11. Form Prepared By

name/title: _Lorraine Minatoishi, Ph.D., AIA_____
organization: __Minatoishi Architects, Inc.___
street & number: __1132 Bishop Street_
city or town:__Honolulu_____ state: _Hawaii_____ zip code:_96813__
e-mail__lm@mahawaii/com_____
telephone:__(808) 942-7474_____
date:__10/21/2015_____

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.)