

**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: Sannojo and Tazu Tanabe Residence

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

College Hills Tract

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

## 2. Location

Street & number: 2343 Oahu Avenue

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Not For Publication:  Vicinity: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

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

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

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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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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**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>0</u>	Total

Number of contributing resources previously listed in the National Register None

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**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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: tongue and groove wood walls, composition shingle roof, concrete block and concrete slab foundation,

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

The Sannojo and Tazu Tanabe residence is situated on the east (Diamond Head) side of Oahu Avenue in Manoa valley in a quiet residential neighborhood. Situated in the College Hills Tract, its 5,000 square foot lot slopes away from the street with the lawn extending from the street to the house with a concrete driveway running down the right side of the property to the carport, which is under the house. A mature Madagascar Palm is to the left side of the driveway in the middle of the front lawn. The single story, modern style house has a low pitched, composition shingle, hip roof with open overhanging eaves and exposed rafter tails. It is single wall with 7" redwood tongue and groove walls and no girt, and sits on a raised concrete block foundation. The 2,152 square foot house very much retains its integrity of design, materials, location, setting, feelings and associations.

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#### Narrative Description

The Tanabe residence is two bays wide, with the right bay characterized by a below grade carport with the front entry and living room, with its picture window, above it. The left bay is the master bedroom wing. It projects out from the house and terminates with a lanai.

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The carport is for two cars and is open on the front and its *makai* side is enclosed by a concrete block wall with a pair of wood screens, each measuring approximately 4' x 6'. The screens are comprised of twenty 14 ½ " squares constructed of 1" x 4". The concrete blocks measure 3 ½ " x 15 ½ ", and are used throughout the foundation of the house. The carport's rear and left side walls are of this block as well. A door in the left side of the carport leads into a remodeled, basement space which has three rooms, a bathroom and a wet bar area. The left rear corner of the carport is dedicated to laundry use and a doorway size opening with a chain link gate leads out of the carport to the narrow back yard.

The house is accessed from the driveway via a set of concrete steps. The steps are placed part-way up the driveway and a stepped, concrete block planter box runs from the steps down to the carport, where it gently curves inward. Three steps lead up from the driveway to a landing/walkway which is at a right angle to the three steps. At the end of the walk an additional six steps take one up to the inset entry landing, where the front door of the house is to the right. A wrought iron hand railing with a stylized post and rail design runs along the walkway and six steps.

The front door is original and features a wide slot window in the center. The door opens on the living room. The living room has fir floors, which run throughout the house, and an 8' high canec ceiling. There is a 1" x 4" baseboard with a quarter round molding at its base. The west, front wall has a picture window, which is flanked on either side by a jalousie window. The south wall has a set of four, three-horizontal-pane sliding windows. Indirect lighting runs around the west and south sides of the living room above the window line. The north wall of the living room has a set of built-in shelves recessed into the wall 3' above the floor. This shelving unit has four shelves and its wall is cantilevered 3" at the base. The east wall of the living room is dominated by a built-in set of shelves with cabinets below. The shelving has a distinctive design with a pair of rectangular boxes with mirrored backs forming a focal point about which the other shelves are arranged.

Beyond the south (*makai*) end of the east wall, the living room flows into the dining room. The dining room has similar floor, wall and ceiling treatments as the living room, including the indirect lighting running around its south and east walls. The dining room on its south side is cantilevered and projects 2' out from the line of the living room wall. A solid wood pocket door in the dining room's north wall opens on the kitchen. The kitchen retains its original 7" tongue and groove walls, 7' high canec ceiling, and its original cabinetry and porcelain sink and drain board. Just inside the room next to the pocket door is a narrow, 11" wide, broom closet. Over the sink, in the east wall, is a pair of 1 x 1 double hung sash windows. Also in the east wall is a door whose upper panel is a screen, which leads out to a rear lanai, which is centered on the rear elevation.

The lanai appears to have been originally open with a 30" high hand rail in a post and rail pattern, which has been enclosed with plywood. A metal shed roof is supported by 4" x 4" posts, and the openings between the posts have been screened. The entire lanai is supported by three 4"

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x 4" posts sitting on concrete tofu blocks. Twelve wood steps run down the side of the house from the *makai* end of the lanai.

A 7' high flat arched opening in the north wall of the living room accesses a short, front-to-back running hallway. It has a masonite ceiling with a new ceiling light and tongue and groove walls. This hall has two bedrooms at its east end and the master bedroom on its west end. A door off the north wall of the hall opens on the bathroom, which sits between the bedrooms on either side, but cannot be accessed from them. At the east end of the hallway, solid pocket doors on either side wall open on the two bedrooms. The south (*makai*) bedroom has two 1 x 1 double hung sash windows in its east wall, and a hinged door leading out to the rear lanai. The *mauka* bedroom has a pair of 1 x 1 double hung sash windows in both its east and north walls. On its west wall there is a built-in desk. Both rooms have canec ceilings and tongue and groove walls.

The bathroom has a solid sliding door. It has been remodeled, but does retain its canec ceiling and its 1 x 1 double hung sash window. The bathroom projects from the house's north side wall. The master bedroom has an 8' high canec ceiling. It has a pair of 1 x 1 double hung sash windows in its north wall, and an opening in that wall accesses a half bath. Like the bathroom, the half bath projects from the side wall and has a 1 x 1 double hung sash window. Just outside the opening to the half bath, in the east wall, is a recessed, built-in vanity, which has a new granite top. Set high in the bedroom's south wall are a pair of sliding windows, these are made of plain glass with vertical indentations for fingers and without any frames. The west end of the master bedroom features a pair of single pane, sliding glass doors and their screen doors. This opening leads out to the bedroom's front lanai. The 5' x 10' lanai has a tongue and groove floor and a 2" x 4" railing running around its three sides. The railing is made of three 4" x 4" posts with pyramidal caps and 2" x 4" rails. A two brackets support the cantilevered lanai. In recent times this lanai has been covered by a metal shed roof, similar to the one placed on the rear lanai.

The Tanabe residence retains a high degree of integrity, with the major alterations occurring in the basement space off the carport, and in the bathroom. Both of these spaces are secondary spaces and their remodeling do not compromise the historic character of the house. Also the enclosed rear lanai is a secondary space not visible from the street. Its enclosure is easily read and the original character apparent. In addition, the placement of the metal canopy-like roof over the front lanai is readily perceived as a non-historic element, and does not detract from the over-all integrity of the house.

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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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Period of Significance**

1952

**Significant Dates**

1952

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

builder/designer: K. Takeuchi & Son

**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 Tanemoto Residence is significant on the local level under criterion C, as a good example of a modern style house built in Honolulu during the 1950s. The house includes a number of distinctive carpentry features and is typical of its period in its design, materials, workmanship and methods of construction.

It is also significant at the local level under criterion A for its associations with the development of the College Hills Tract.



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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-envision-ing” of the social role of architecture in the mid 20<sup>th</sup> 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 Tanabe residence is typical of 1950s modern style residential architecture in Hawaii as applied to tract housing. Its unadorned, clean horizontal lines, picture window, and low profile hip roof with overhanging eaves well bespeak the style. The open, flowing, interior spaces are also typical, as are the use of built-in shelving and furniture, the indirect lighting, and the extensive use of sliding doors and windows. The redwood tongue and groove walls, the wrought iron railing, and the foundation's concrete blocks are all typical materials of the period. The strong emphasis on cross ventilation and the opening of the master bedroom onto a small lanai via sliding doors express a response to Hawaii's climate, as does the house's use of single wall construction and use of a carport rather than a garage. The single wall construction comes out of Hawaii's plantation architecture tradition, while the carport is another post-World War II innovation associated with the modern movement. The placement of the carport under the house, is a variance from the typical attachment of the carport to either the side or front of the house; however, this well comports with the topography of the site.

While a number of high end, architect designed modern houses have been listed in either the Hawaii or National Registers of Historic Places, to date no more modest, single wall, 1950s, tract-type houses have been placed in either register. This residential form was the prevalent type of single family housing constructed in Hawaii during the years following World War II, and can be readily found in the numerous residential subdivisions which were developed in this

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period, including various housing tracts from Waipahu to Niu Valley, as well as in Kaneohe and Kailua. In addition, in Honolulu itself, this type of dwelling may be found in the backs of Palolo, Manoa and Kalihi valleys, as well as the upper reaches of Alewa and St. Louis, Heights.

The Tanabe residence is also significant for its associations with the College Hills Tract. For more information on the development of this tract, please see the Multiple Property nomination form prepared for this Manoa subdivision. The Tanabe residence is one of the later residences to be constructed in the College Hills Tract, the result of it being incorporated into a larger parcel, which was subdivided by Ralph and Romania Woolley. With over a one acre estate, the Woolleys in 1950 subdivided the yard around their residence into five lots, selling the largest to Robert and Thomas Takeuchi. They, in turn subdivided their newly acquired parcel into three lots, including the subject property. was purchased by Koichi and Tsuyu Takeuchi, and in September 1951 K. Takeuchi & Son received a building permit to construct this dwelling. Upon its completion the house was sold to Sannojo and Tazu Tanabe on February 29, 1952. The Tanabes lived in this house until Mr. Tanabe's death in July 1972.

Mr. Tanabe was born in Hiroshima-ken on April 5, 1882. It is uncertain when he migrated to Hawaii, but draft registration card #4026, dated October 26, 1918 shows he was a teacher at the Makawao Japanese Language School. During the 1920s he held a similar position and then was principal at the Kahului Japanese Language School, and during the 1930s he was the principal of the Central Kona Japanese Language School on the island of Hawaii. On Oahu, following the war, he operated the Tanabe Japanese Language School, and on several occasions taught at the Manoa Japanese Language School.

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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, 1915-1973.

City and County Tax Office records.

State Bureau of Conveyances, book 2450, page 40, book 2494, page 22, book 2556, page 216, book, 2562, page 438.

Building Permit Number 95177, dated September 12, 1951

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### 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** less than one acre

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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:

4. Zone: Easting : Northing:

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

The property being nominated includes all the property owned by Susanne Spiessberger and Guenter Randolph in 2014 as described by Tax Map Key 2-9-005: 054.

**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: November 25, 2014

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### 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:** Susanne Spiessberger and Guenter Randolf  
2343 Oahu Avenue  
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.

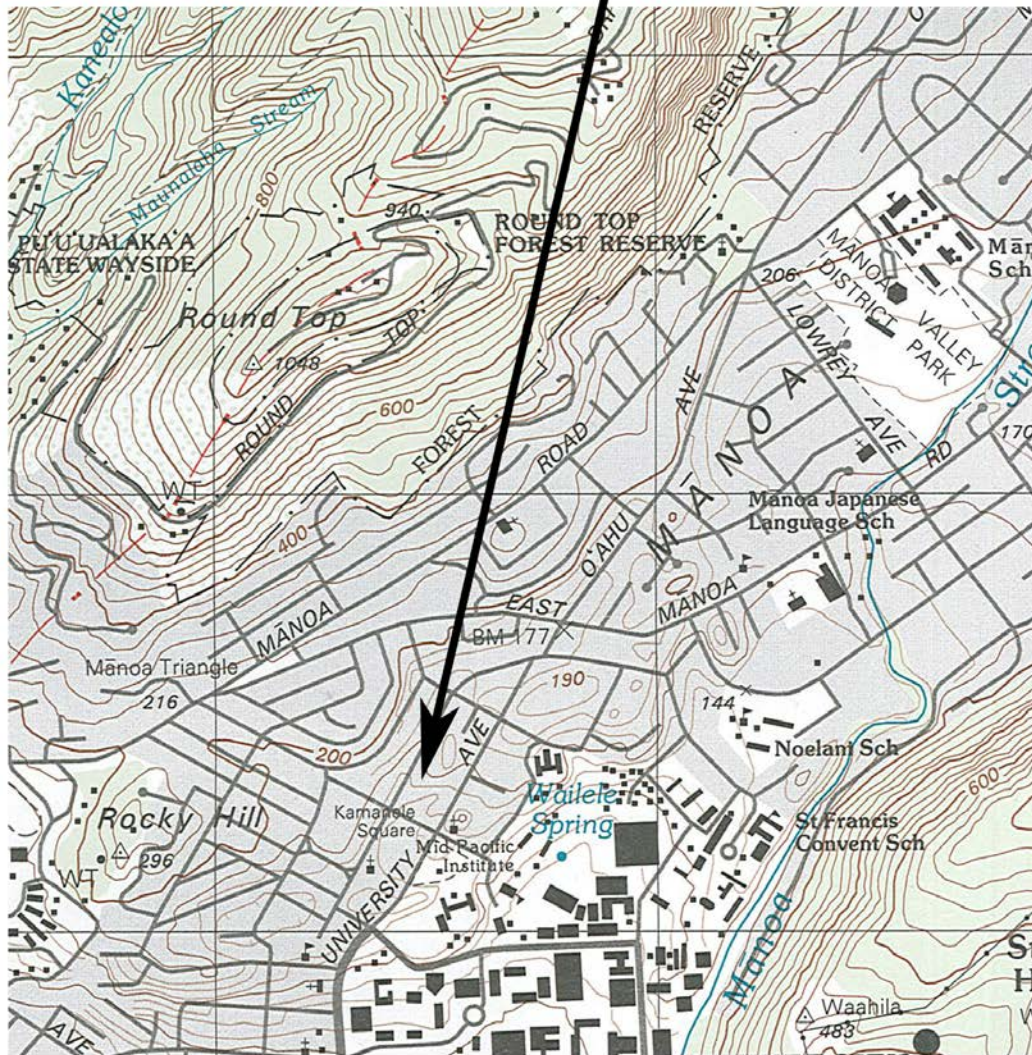
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## USGS Map

### Tanabe Residence



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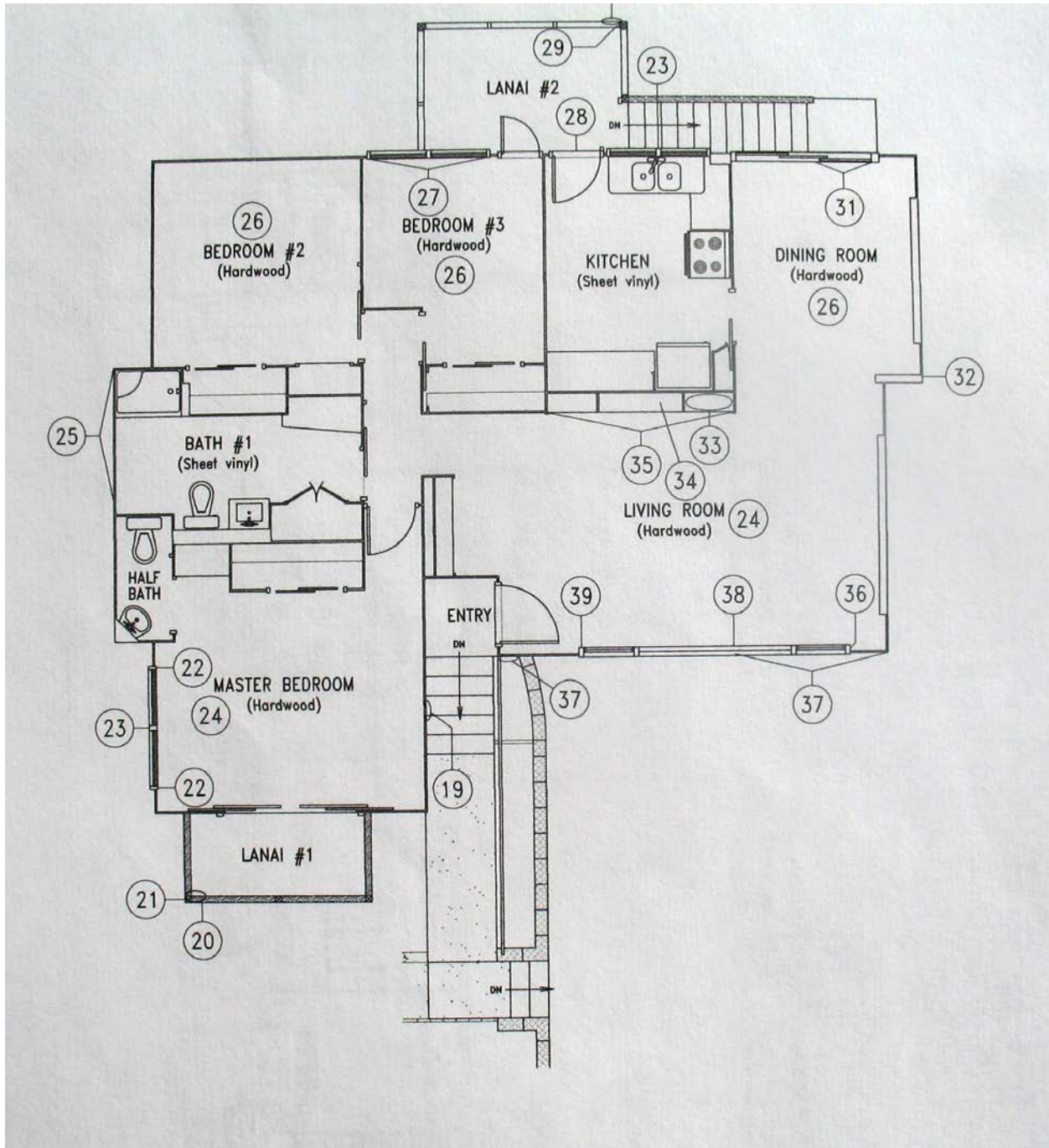
## Tax Map



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## Floor Plan





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## Photo Log

Name of Property: Tanabe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: November 14, 2014

View of the façade from the west

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## Photo Log

Name of Property: Tanabe Residence

City or Vicinity: Honolulu

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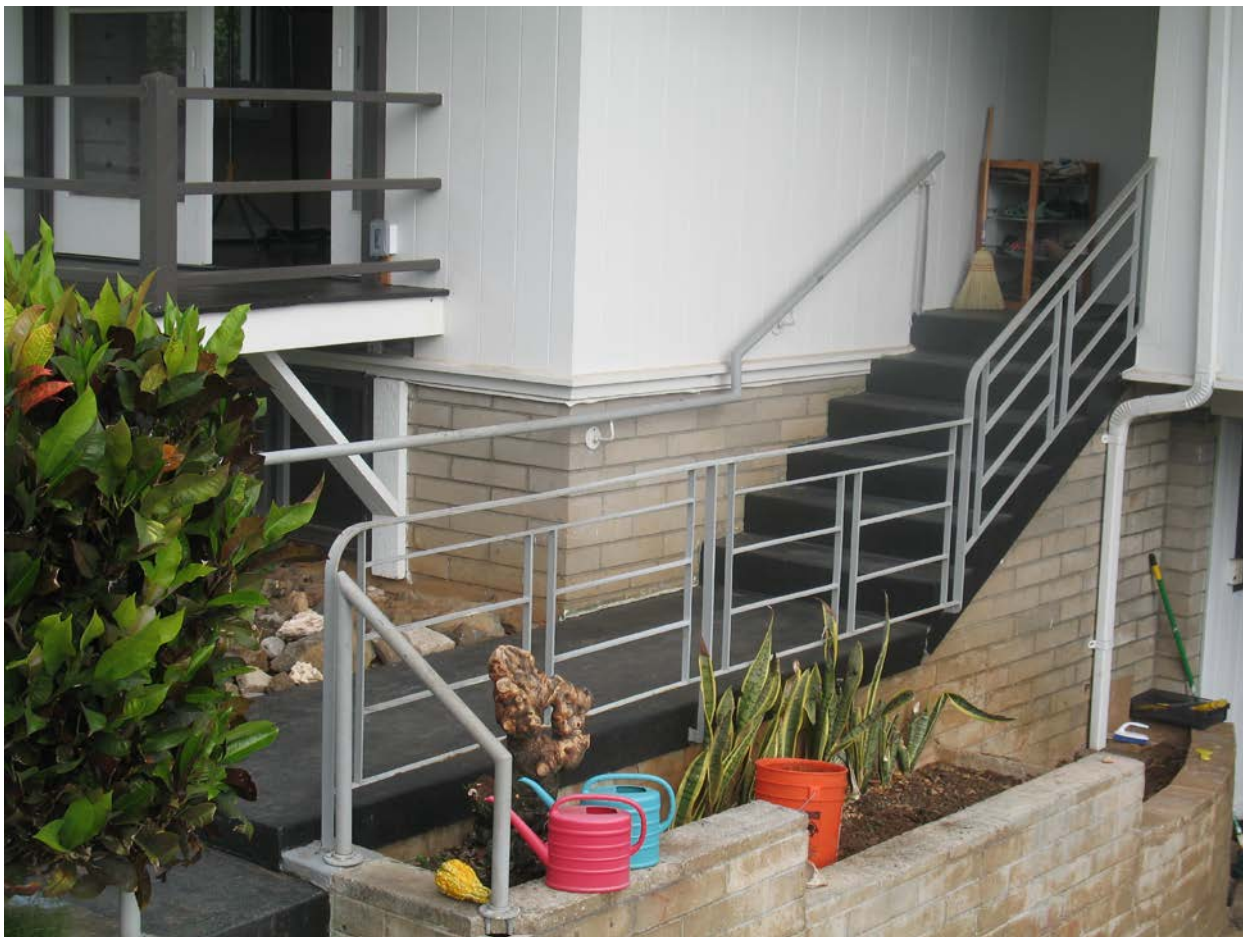
State: Hawaii

Photographer: Don Hibbard

Date Photographed: November 14, 2014

View of the steps and planter box from the south

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### Photo Log

Name of Property: Tanabe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: November 14, 2014

View of the living room from the northeast

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### Photo Log

Name of Property: Tanabe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: November 14, 2014

View of the living room from the northwest

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### Photo Log

Name of Property: Tanabe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: November 14, 2014

View of the dining room from the west

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### Photo Log

Name of Property: Tanabe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: November 14, 2014

View of the kitchen from the northwest

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### Photo Log

Name of Property: Tanabe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: November 14, 2014

View of the master bedroom room from the southeast

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