

AG Schnack Residence
Name of Property

Honolulu, HI
County and State

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
<u>1</u>	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</u>	_____	Total

Number of contributing resources previously listed in the National Register 0

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.)

LATE 19th EARLY 20th CENT. AMERICAN MOVEMENT
CRAFTSMAN/STORYBOOK

Materials: (enter categories from instructions.)

Principal exterior materials of the property: FOUNDATION: post/pier, WALLS: Wood shingle, ROOF: aluminum shingle

Narrative Description

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

Summary Paragraph

The Schnack Residence is located on Alika Avenue, just off Dowsett Avenue in Nuuanu Valley. Built in 1927, the residence is located far from the street with a large, carefully designed front lawn and koi pond, constructed on the slightly elevated flat portion of the property. The rear of the house aligns with the stream edge abutting the Niniko Stream. The lot is 14,033 square feet. The footprint of the main house is 1,544 square feet, the second floor is 1,008 square feet, the garage is 289 square feet, and the porte cochere is 289 square feet. This one and two story Craftsman Storybook style house has a post and pier foundation, transite shingle siding and steep pitch gable roof with exposed eaves and rounded ridge detail. The main features of this structure include prominent rounded arch theme throughout, arched trellis on the front of the porte-cochere structure, and window lattice details. This house has high integrity and is in excellent condition.

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Narrative Description

The type of property is residential, and is one of the several upscale historic homes in this area of Nuuanu Valley. The property the residence stands on is L-shaped with the leg of the L leading to the road (occupied by the driveway). The home has an expansive front yard with a koi pond and two large trees. The front of the property faces Alikā Avenue and is separated from the road by a tall hedge. A long concrete driveway extends from the sidewalk to the main house, continuing under the carport. The front yard of the residence is large with two very old trees providing a shaded environment for the koi pond and rest area (accessed by well placed stepping stones). The deeply set Niniko Stream separates the residence from the rear neighbors and either side of the property is lined with hedges and landscaping for privacy. Overall, this home has a very private and intimate feel.

The home has a basic hierarchy of scale with the main living section in the center, being the most prominent with two stories, and the flanking garage, porte-cochere, and sunroom sections being single story and smaller in scale. These single story portions have alternating rooflines to give the house a village feel. The exterior of the residence is wood shingle siding on all exterior surfaces of each elevation. The general exterior features of the home are the wood framed multi-lite windows, wood framed doors, and steeply sloping roof. The roof promotes the overall village feel to the home with 4 separate 12:12 slope rooflines all with curved eaves.

This residence carries many elements of the Storybook style giving it a picturesque appearance. The elements of the Storybook style prominent in this home are the exaggerated sloping roofs with widely curved ridge forms, the hand cut staggered wall shingles, true half circle arched entryways, and a chimney complete with a false flue. Storybook style focuses on the fantastic, whimsical design features that go beyond practicality to create a sense of wonder and mystic while keeping the home approachable and friendly to the eye.

The main façade of the home faces east towards Alikā Avenue. Facing the home, the arch of the porte-cochere frames the arch of the entry doors to form a perfect perspective view. The extruding porte-cochere has a front gabled roof and arched opening in the front elevation sheltering the main entry door. The main entry into the home from the porte-cochere is a dramatic rounded arch with double doors elevated on a thick concrete pad with three steps ascending from the covered driveway. The arch of the porte-cochere is framed with a decorative wood trellis attached to the wall. Originally the trellis extended to the ground, framing the entire archway. Above the trellis on the porte-cochere is a diamond shaped lattice window. The main façade contains two large picture windows, one arched lattice window on the garage, and one rounded arched pocket window within the front courtyard. The second floor has three standard size double hung windows.

Between the main living space and the garage is a secondary entry hall accessed by a quaint green space with a stone pathway. This landscaped space is original to the house and adds to the whimsical cottage feel with the small arched wooden door, small rounded pocket window and

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stone pathway flanked with greenery. This space also serves a practical function allowing for covered protection access from the main home to the garage and a secondary service entrance.

The chimney is located on the mauka (north) elevation and adds a Storybook quality to the home with its width decreasing towards the top, smooth plaster exterior, rounded top and false flue. Though the false flue is not necessary, the chimney was designed to have it so the look of the home remained picturesque and balanced. This side elevation also has two large picture windows and two small standard rectangular windows. The second floor of the mauka elevation has two standard size double hung windows on either side of the chimney. The one story sunroom faces north, and its large windows allow for breezes and cool air to enter the room.

Although the rear elevation abuts the stream so that there is no backyard to enjoy, there is one exit off of the sunroom, which is inset, from the wall of the main house. The rear elevation also has one large picture window, two small central arched windows, three standard sized double hung windows, one small double hung window, and two newer single light windows (part of the enclosed original shed on the rear of the secondary entry hall). There are 3 standard sized double hung windows evenly spaced across the top of the second floor.

The makai (south) elevation is made up mainly of the attached garage. The garage doors do not face the road, so that the garage looks like a room of the house from the street. The garage has a large sliding wood door that folds along the top rail that bends ninety degrees along the front wall of the garage. Next to it, a standard wooden entry door with ascending stone stairs access the adjacent large maids quarters. The second floor of the main part of the residence contains three small double hung windows with wooden awnings that are partially blocked by the gabled roof of the garage from this viewpoint, but are visible from the courtyard.

Interior

The residence has a main floor area of 1,544 square feet, a garage of 289 square feet, a carport of 289 square feet, and a second story area of 1,008 square feet. The main floor consists of a living room, sunroom, dining room, kitchen, walk in pantry, storeroom, washroom, garage, an area originally used for servants quarters. Natural light is prominent in this home due to the numerous windows and open plan design.

The living room is the largest space on the first floor and accessed through the arched main entryway on the porch under the porte-cochere. The flooring is hardwood and all 5 doorways in the space are arched following the theme from the exterior. A brick fireplace is centered between the two doorways to the adjoining sunroom. Beyond the living room is the sunroom, and ornate stairway that leads to the bedrooms on the second floor. All doorways in the living room are rounded archways.

The sunroom, located just off the living room, has wood floors and a rectangular double door entryway leading to the back yard, a faux fireplace, and two sets of large windows with views to the side and front yards of the property. The fireplace is back to back with the living room fireplace, an interesting design element for this time period.

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The dining room, accessed through the main living room through a large rounded arch entryway, has wood flooring and two sets of large windows with views of the front yard and courtyard

entry. Rather than standard baseboards, this room has wanescot wood paneling wrapping around the entire space.

The kitchen is located in the back of the house and is directly connected to the secondary entry hall and walk in pantry through rectangular doorways, deliberately different from the arched doorways in the public spaces. The kitchen also maintains the original historic design and small scale with one window located above the sink overlooking the back of the property, and cupboards/counter space along the corner wall. There is a walk-in pantry connected to the kitchen that serves as a transition space into the dining room and still has the original built-in cupboards and single window. The floors of the pantry and kitchen were designed originally with linoleum floor but has since been replaced with more updated tile. Appliances and countertops have been updated over the years but placement has stayed the same.

The secondary entrance space, washroom and second washroom (originally servants quarters) are all similar in materials and features. The doorways in this space are rectangular instead of arched and the floors are the same tile used in the kitchen. The washroom that was in the space originally is no longer present.

Second Floor

The enclosed staircase leading to the second floor is located between the kitchen and living room. The wooden banister is located on the left hand side and extends from the beginning of the staircase into second floor newel and handrail, complete with simple rectangular spindles. The core of the second floor is the hallway that surrounds the staircase opening and offers access to every room on this floor (central passage floor plan). The master bedroom is located on the north side of the structure and has three windows, a full private bathroom with original tub, one standard closet, and one walk in closet. The secondary bedroom located across the hall, front south corner, is smaller with two windows, one closet and a shared bathroom space. The third bedroom is located on the back south corner of the house, shares a bathroom with the previously mentioned bedroom, and has two windows and a corner closet.

Integrity

The design, workmanship, feeling and materials of the late 1920s period of significance has high integrity. It is significant that virtually all of the general design features that are noted in the original drawing plans are still a part of the house today. Looking at the drawings compared to new images of the house – there is very little difference visible between the two. The materials used on the house are typical of materials used for the architectural style classification and time period. The overall feeling of the house and property is only somewhat different from what it would have been originally because of the change in driveway orientation. Other than the slight differences and upgrades that have been made to this home, it stands as an extremely well designed tribute to the Craftsman Storybook architectural style classification and is a well preserved remembrance of those to designed, built, and lived in the home over the last 90 years.

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The interior of the home has been altered slightly over the years, but the original layout and intent are intact today

Changes and alterations

- The lot of the property originally extended to the opposite side of the stream and to the street. Currently, the front yard is split into two separate lots, and the rear of the property ends at the stream.
 - The driveway was originally on the north side of the property. The new driveway, on the south side of the property, was installed in December 2016.
 - The room directly behind the hallway of the secondary entrance space was originally a shed, but was enclosed as a washroom soon after the home was completed.
 - The roof has suffered multiple repair projects over the years and is currently being replaced with aluminum shingle that is sensitive to the design and overall historic appearance of the home.
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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1927

Significant Dates

1927(Date of Construction)

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

S. Uyeoka

Possible Architect: Robert Gaylor Miller (Not Proven)

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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 Dr. A.G. Schnack House meets National Register Criterion C. This residence meets Criterion C for its distinctive artistic characteristics and representation of the Craftsman and Storybook architectural styles. It holds distinctive characteristics of a type, period and method of construction. This house is significant on the local level for the period of 1927 when the home was constructed.

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

Criterion C – Architecture

This Residence is significant under Criterion C, the house embodies the distinctive characteristics of a type, period, or method of construction. It is significant as an example of the Craftsman/Storybook style. The Craftsman style was popular in southern California in the late 1800s and early 1900s before making its way to Hawaii.

The Craftsman style is an American architectural style and philosophy that began in the last years of the 19th century. As a comprehensive design and art movement it remained popular into the 1930s. The American Craftsman style has its origins from the British arts and crafts movement which began as a philosophy and artistic style founded by William Morris in the 1860s. The British movement was a reaction to the industrial revolution with its perceived devaluation of the individual worker and the dignity of human labor. Seeking to ennoble the Craftsman once again, the movement emphasized the hand-made over the mass-produced and urged social reform.

The American arts and crafts movement shared the philosophy of the British reform movement and encouraged originality, simplicity of form, local natural materials, and the presence of hand Craftsmanship. It was concerned with ennobling the modest homes of the rapidly expanding American middle class, a concern embodied by the Craftsman bungalow style. The movement's name came from the magazine, *The Craftsman*, founded in 1901 by designer, furniture maker, and editor Gustav Stickley, and was popularized through such national periodicals as *House Beautiful* and *Ladies' Home Journal*.

The style is usually associated with 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 “Storybook style” has been termed relatively recently and appears in the 2002 publication *Storybook Style: American’s Whimsical Homes of the Twenties* by Arrol Gellner and Douglas Keister. This style can be seen in the dramatic round arched entryway doors, the repeated lattice design, small arched wood pocket door, and stain glass style windows. The AG Schnack Residence carries many elements of the Storybook style giving it a picturesque appearance. Storybook style focuses on the fantastic, whimsical design features that go beyond practicality to create a sense of wonder and mystic while keeping the home approachable and friendly to the eye.

The many elements of the historic AG Schnack Residence work together to create an architectural masterpiece that deserves recognition. Above all, the high quality craftsmanship ties all the elements together and has kept this house in such remarkable condition since it was built in 1927. The following lists its character defining features:

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- Steeply sloping alternating rooflines give the house a village feel
- Hand cut wood shingle siding on all exterior surfaces of each elevation
- Wood framed multi-lite windows
- Wood framed doors
- Fireplaces laid with brick
- Arched doors and doorways on interior and exterior
- Chimney complete with false flue – included for aesthetic purposes

Given the location and characteristics of this residents, it may be possible that Architect Robert Gaylor Miller, designer of neighboring Mulvehill Residence, was the designer of this home as well. The Mulvehill Residence is on Hawaii's Historic Register.

Architectural Landscaping

The landscaping and front lawn has been significant to the residence since its construction in 1927. Historic photographs (estimated by a film developer to be dated back to the 1940s) were discovered in the home and provide a glimpse into the historic past of this house and the site that was designed for it. The photographs show parts of the home as well as the front yard, which has remained virtually unchanged other than the repaving of the driveway in recent years and the exponential growth in the trees. The Koi pond, stone pathways and stone bridge that are seen in the historic photographs are still present today. These lawn and landscaping features were designed with the home to create an all encompassing experience and establish a distinct sense of place. (Figure 12 and 13)

Owner History

This home was designed as part of the Dowsett Tract where many significant people to Hawaii's history lived. This house was designed specifically for Dr. Adolf George Schnack, a prominent doctor at Queens Hospital for 30 – 40 years. The house was designed and built for the family in March of 1927. Dr. Schnack was born in Honolulu on September 22, 1887. His parents were John Henry and Doris Brandt Schnack. A.G. Schnack attended many impressive universities while pursuing his medical degree including Oahu College, Stanford University, Yale University and Johns Hopkins Medical College.

After completing his studies, Schnack married Adele Field Sherman and the couple had one son named Theodore. Dr. Schnack then joined the Medical Corps of the United States Army in 1918 where he remained for 2 years. In 1920, the family returned to Honolulu, Hawaii. Upon his return, Schnack joined Queen's Hospital where he specialized as a physician and roentgenologist. Dr. A.G. Schnack died in February 1964.¹

¹ Statewide County HI Archives Biographies-Schnack, The Story of Hawaii and Its Builders, Honolulu Star Bulletin, 1925

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9. Major Bibliographical References

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

Budnick, Rich. Hawaiian Street Names. Honolulu: Aloha Press, 1989, p. 25.
“Dowsett Family Wants Land Worth \$18-24 Million Back.” Honolulu Advertiser. January 23, 1964, p. 1-2.

“G. Robert Miller, Architect, Dies.” Honolulu Advertiser. March 14, 1953, p. 11.

“Gaylor Miller, 63, Noted Architect, Dies at Hospital.” Honolulu Star Bulletin. March 13, 1953, p. 13.

Gellner, Arrol and Douglas Keister. Storybook Style: America’s Whimsical Homes of the Twenties. New York: Viking Studio, Penguin Books Ltd., 2001.

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

Land Court Application 198, Original Certificate Title 322.

Miranda, George. Honolulu Street Names. Collection of Articles from the Honolulu Star Bulletin, 1980.

“Proposed Nuuanu Home of James Mulvehill.” Honolulu Star Bulletin. July 25, 1924, p. 9.

“Nuuanu Hills the Background of this Home.” Honolulu Advertiser. March 28, 1926, p. 14, col. 3-4.

Polk City Directories, City and County of Honolulu, Oahu: 1922-1932.

Pukui, Mary, Samuel H. Elbert and Esther T. Mookini. Place Names of Hawaii. Honolulu: University of Hawaii Press, 1974, p. 11.

Sanborn Fire Maps: (1927) vol. 1, sheet 199c, (1927 – republished 1950 vol. 1, sheet 199c).

Lorraine Minatoishi. Heim Nomination (Mulvehil Residence) Hawaii State Historic Nomination, section 8.

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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): _____

10. Geographical Data

Acreage of Property .3222

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: 21.339082 Longitude: -157.834216

2. Latitude: Longitude:

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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 the property owned by Travis and Melissa Lau in 2016 as described by Tax Map Key 2-2-45:83.

Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Lorraine Minatoishi PhD., AIA and Natalie Besl

organization: Minatoishi Architects, Inc.

street & number: 1132 Bishop Street, Suite 1511

city or town: Honolulu state: HI zip code: 96813

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telephone: (808)942-7474

date: 06/25/2017

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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:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

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

Photo Log

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of ____.

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.