

**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: Granville Jr and Lorine Abbott. Residence

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

Name of related multiple property listing:  
N/A

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

**2. Location**

Street & number: 4774 Aukai 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Not For Publication:  Vicinity: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:

\_\_\_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>

Abbott Residence  
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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>          </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

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

Principal exterior materials of the property: concrete block and wood tongue and groove walls, composition shingle roof, 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 Abbott Residence is situated on the *mauka* side of Aukai Avenue in Kahala in a quiet residential neighborhood. It is at the end of a dead end street, with the Waialae major storm drain channel serving as its left side boundary. The building faces south (*makai*) and sits on a flat, 21,021 square foot lot and is in excellent condition. It is a, single-story, modern style house with a poured in place concrete slab foundation, which follows a 57' x 80', L-shaped plan. Its walls are of 12" Douglas fir, v-joint, tongue and groove boards. Its composition shingle hip roof has open, overhanging eaves with exposed rafter tails. The house has 2,912 square feet under roof, and retains its historic integrity of design, materials, workmanship, setting, location, feeling and association.

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#### Narrative Description

The Abbott residence is a long, low, asymmetric, modern ranch style house. It is four bays wide with a slightly, 8', recessed, 9' x 24', side lanai added to its left side in 2010. From left to the right the four bays are as follows: a 26' long, servant's quarters and

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garage bay containing a garage opening with a pair of three horizontal pane sliding windows to its left; a 16' long, kitchen bay that has a pair of three-horizontal-pane sliding windows with a similar fixed pane at one end, all framed by shutters, a 24' long, recessed entry bay with a centered doorway flanked on either side by a set of three horizontal pane sliding windows, and a 14' long, bedroom bay with one set of three horizontal pane sliding windows framed by shutters. A concrete driveway leads to the two car garage with its modern door. The house is approached from the street by a set of non-historic concrete pavers set in the front lawn in a zig-zag manner that circumvents a mature pink jatropha tree (*Jatropha hastata*) and its lauae fern (*Microsorium scolopendria*) understory.

The entry bay is recessed 2' from the rest of the façade and is further accentuated by a 5' extension of the main roof, which is supported by four 4" x 4" posts. While most all the walls on the house are 12" vertical tongue and groove, those in the entry are laid horizontal. This horizontal treatment also frames the garage opening. The entry porch is flush with the ground and paved with a coral aggregate concrete, which is not original. The six panel door is original, and retains its thumb latch and original hardware. Like the kitchen and bedroom bays' windows, it too is framed with shutters.

The front door opens on the living room, which is one step up from the entry porch. The living room has a scored concrete floor, which is found throughout the house. The living room's open beam ceiling features three king post trusses. There is a 4 ½" baseboard and gypsum board walls. The living room's gable end walls are tongue and groove above the wall plate.

In the left side wall of the living room a 7' x 7' flat arched opening with no doors accesses the dining room. At the far end of the dining room is a carved wood screen with stylized taro (*Colocasia esculenta*) leaves. A single panel pocket door in the dining room's left (front) wall leads into the kitchen, which was remodeled in 1992, although the sink remains under the pair of sliding windows that look out onto the front lawn and the street.

Two sets of sliding doors respectively open the dining room and living room to the rear enclosed lanai. These sets of doors include a pair of four pane sliding doors, with similarly design flanking fixed windows. The lanai is under roof, but was originally open on its *mauka* side. It was enclosed in 1955, and this enclosure was replaced with a more sensitive one in 1992, when Spencer Leineweber oversaw the rehabilitation of the house. The new enclosing wall is essentially of meshed screens, with three centered, near floor-to-ceiling, fixed panels on a 15" high base, flanked on each side by screen double doors, which in turn, are adjoined on their far sides by a single screen panel, similar in design to the central ones. The ceiling of the lanai is open with the roof's 2" x 6" rafters and tongue and groove roof sheathing visible. At the left side of the lanai there is a built-in set of cabinets, which is new but copies the design of the house's original cabinetry. A hinged door in this wall opens on a short hallway which runs behind the rear of the garage and leads to the former servant's quarters. This area was

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reconfigured, updated, and enlarged in the 1992 and 2010 remodelings, and includes a powder room, bedroom, laundry and storage room. In 2010, in addition to the side lanai, a new laundry room was appended to the rear of the former maid's quarters wing. This was done in a manner sympathetic to the existing design of the house, but uses 12" redwood tongue and groove rather than Douglas fir.

The lanai's two sets of double doors open on the back yard and a curving, poured in place, scored concrete patio. The backyard extends quite deep and is characterized by an undulating edge, the result of a 1992 landscape plan by Randy Fujimoto, which also included the patio. A number of historic trees were retained including two mango (*Mangifera indica*), an octopus or umbrella tree (*Brassaia actinophylla*), several traveler palms (*Ravenala madagascariensis*) and a plumeria tree (*Plumeria sp.*).

The right side of the house is the bedroom wing, which runs from the front of the house and projects 26' beyond the rear wall of the enclosed lanai. It is 28' wide at its rear extremity. The wing contains three bedrooms and two baths, with all the bedrooms having 9' ceilings with a corbelled edge, the latter the result of the 1992 remodeling. A single panel pocket door in the living room's right side wall opens on a front to rear running hallway. Almost immediately opposite the pocket door is a linen closet. It has an inset counter with a pair of drawers and a two door cabinet below and a two door cabinet above. It retains its metal pulls, similar to those on the built-in on the lanai.

The short hallway terminates at either end with a single panel, hinged door, both of which access a bedroom. These doors both have their original metal knobs and hardware. In addition to the living room pocket door, the hall can also be entered from the lanai through an original, hinged, louvered door. The front bedroom has a pair of three horizontal pane sliding windows in both its front and side walls. The middle bedroom has three 1 x 1 double hung sash windows in its exterior wall, and the wall that looks out on the now enclosed lanai has a pair of three pane horizontal sliding windows. Between the two bedrooms is a bathroom and dressing room, which can be accessed from either bedroom. The L-shaped bathroom has been remodeled, but retains its two 1 x 1 double hung sash windows with obscure glass panes. The dressing room is accessed from the bathroom by a single panel, hinged door, and from the middle bedroom by a pocket door. The dressing room has a built-in chest of drawers, and a small pair of single pane sliding windows, situated high on its wall, which open on the hallway.

A second hallway extends off the rear of the lanai along the side of the bedroom wing and provides access to the third bedroom. Like the lanai, this was originally open and now enclosed, following the design of the 1992 enclosure with two screened panels and an adjoining, hinged, single screened door at the far end of the hall. The rear bedroom retains its single panel door and its original knob and hardware. The room has a pair of three horizontal pane sliding windows in its rear and left side walls, and a pair of single pane sliding windows up high on its right side wall. A pocket door in its front wall leads into a dressing room. The dressing room has a pair of single pane sliding windows

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similar to the other dressing room, which open on the lanai corridor. In the dressing room are an original built-in vanity, closets and drawers on its front and rear walls. A hinged door leads into the bathroom, which has been remodeled, although it retains its two 1 x 1 double hung sash windows with obscure glass panes.

The Abbott residence retains its integrity, thanks to a sensitive and restrained remodeling by Spencer Leineweber in 1992. The house retains its original doors and sliding windows, as well as roof and walls. The original enclosure of the rear lanai with its primarily solid wall, was reworked to give the lanai a more open and airy atmosphere, allowing this space to retain much of its original feeling allowing the outside in. The only major alterations to the main house have transpired in the remodeling of the kitchen, bathrooms, and maids quarters. These are all secondary spaces, and in the process of the remodeling the exterior of the house remained intact. The only other changes were the addition of a shallow side lanai and a rear laundry room. These do not compromise the historic character of the house, with the former being set back from the façade to reduce its presence and the latter being on the rear. Compared to the overall integrity of the house, the changes made over time do not detract from the historic character of the house in any significant manner.

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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

#### Areas of Significance

(Enter categories from instructions.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**Period of Significance**

1941  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1941  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Theo Davies Building Department  
contractor: Yaichi Sato  
\_\_\_\_\_

**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 Granville Abbott Jr. residence is significant on the local level under criterion C, as a good example of a house built in Honolulu in the pre-World War II period in a tropical modern style. The house includes a number of distinctive features and is typical of its periods in its design, materials, workmanship and methods of construction.

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

Modern architecture has its origins in both changing technology and in the “re-envisioning” of the social role of architecture in the mid 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 Abbott residence is typical of pre-World War II modern residential architecture in Hawaii. Its unadorned, clean horizontal lines, low profile, horizontal paned windows and doors, and low pitched hipped roof all characterize the style as it appeared in Hawaii during the late 1930s and early 1940s. The open flowing interior spaces are also typical and the extensive use of sliding doors and windows, the dining room’s wood screen and the small ventilating windows in the dressing rooms, as well as the L-shaped plan and rear lanai all further address the Island situation in a modern manner. Similarly the house’s scored concrete floors, and 12” tongue and groove siding are typical materials of the time. The use of shutters on the front windows and door, and the open beam ceiling in the living room soften the “austerity” of the modern movement and disclose the house to be one built on the cusp of the modern era in Hawaii, in which certain owners still desired some traditional signifiers of domesticity in their home.

The materials and plans for the house were provided by Theo Davies’ lumber department. This British owned company was one of the “Big Five” sugar factors whose directors not only controlled Hawaii through the sugar industry, but also dominated the

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cultural and political life of the Islands. In addition to their sugar interests, Theo Davies also owned Honolulu Iron Works, was a major distributor of general merchandise ranging from home appliances to food goods, and served as agent for a multitude of insurance companies. The firm also operated a lumber department, and although it was not as large as Lewers & Cooke, did considerable business. The company had entered the lumber business in the early 1900s when it acquired the Hilo Mercantile Company, a fairly large lumber company. However, it was not until 1930, with the acquisition of Allen & Robinson, one of Hawaii's oldest lumber concerns, that this area became sufficiently large to warrant its own department within Theo Davies. Allen & Robinson over the years had offered architectural plans to its customers, but these were off-the-shelf plans prepared on the mainland. Theo Davies decided to follow Lewers & Cooke's lead and offer custom made plans to its clients. From 1932-1935, Vladimir Ossipoff headed the design branch of Theo Davies' lumber department. It is unknown who had design responsibilities in 1940.

The Granville Abbott Jr. family primarily lived in California outside San Francisco in Piedmont and Alameda. They appear to have first come to Hawaii in 1938 as visitors. They commissioned this house designed by Theo Davies' lumber department in 1941, and the only time they are listed in the Polk's City Directory for Honolulu is for the year 1941-1942. Granville Abbott Jr. was active in the insurance industry, but is best known in Hawaii as a co-founder and owner of Trader Vic's Restaurant in Honolulu. Victor Jules Bergeron opened the original Trader Vic's restaurant in Oakland, California in the mid-1930s, and among other drinks, invented the mai tai. By 1940 he also operated a second branch of the restaurant in Seattle, and at that time Matson Navigation Company invited him to Hawaii to open a Honolulu branch which they would build and own and he would lease and operate. While in negotiations with Matson, he ran into Granville Abbott Jr., who he knew from California and who indicated he intended to relocate to Hawaii. Bergeron thought it might be better to enter into an independent partnership with Abbott rather than a corporate one with Matson, and the two became partners, with Abbott providing the financing and Bergeron the know-how. The pair built Trader Vic's at the corner of King and Ward. Within six months the two men had a falling out and Abbott acquired the restaurant and its name. Bergeron went on to start eighteen Trader Vic's restaurants, including one in Munich, and the Honolulu one was the only one he did not own. In 1964 the Abbotts divested themselves of Trader Vic's and it 1966 it was sold to Spencecliff and relocated from Ward & King to International Market Place in Waikiki, where Don Ho became the headline show.

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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, 1939-1952.

City and County Tax Office records.

State Bureau of Conveyances, book 2299, page 302, and Book 2486, page 337

Original drawings

Building Permit 30633, April 28, 1941.

*Honolulu Advertiser*, "Trader Vic's Marks 15<sup>th</sup> Anniversary," December 12, 1955, p. B7

*Honolulu Advertiser*, "Only in Hawaii is Trader Vic's Not Trader Vic's," July 27, 1971, p. A-2

*Honolulu Star-Bulletin*, "Who's News with Colby Black, Eat, Drink and Be Merry," June 26, 1956, p. 11.

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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

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

Latitude: 21.268704

Longitude: 157.781122

**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 Marcellus and Edwina Jo Snow in 2015 as described by Tax Map Key 3-5-034: 014 .

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**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: May 11, 2015

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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
- **Owner:** Marcellus and Edwina Snow  
4774 Aukai Avenue  
Honolulu, Hawaii 96816

**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.

## Photo Log

Name of Property: Granville Abbott Jr. Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May, 4, 2015

View of the facade from the southeast

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## Photo Log

Name of Property: Granville Abbott Jr. Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May, 4, 2015

View of the rear from the north

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## Photo Log

Name of Property: Granville Abbott Jr. Residence

City or Vicinity: Honolulu

County: Honolulu                      State: Hawaii

Photographer: Don Hibbard

Date Photographed: May, 4, 2015

View of living room from the west

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## Photo Log

Name of Property: Granville Abbott Jr. Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May, 4, 2015

View of the living room from the east with dining room in background and lanai to right.

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## Photo Log

Name of Property: Granville Abbott Jr. Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May, 4, 2015

View of the dining room from the east

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## Photo Log

Name of Property: Granville Abbott Jr. Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May, 4, 2015

View of the lanai from the east.

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**Photo Log**

Name of Property: Granville Abbott Jr. Residence

City or Vicinity: Honolulu

County: Honolulu                      State: Hawaii

Photographer: Don Hibbard

Date Photographed: May, 4, 2015

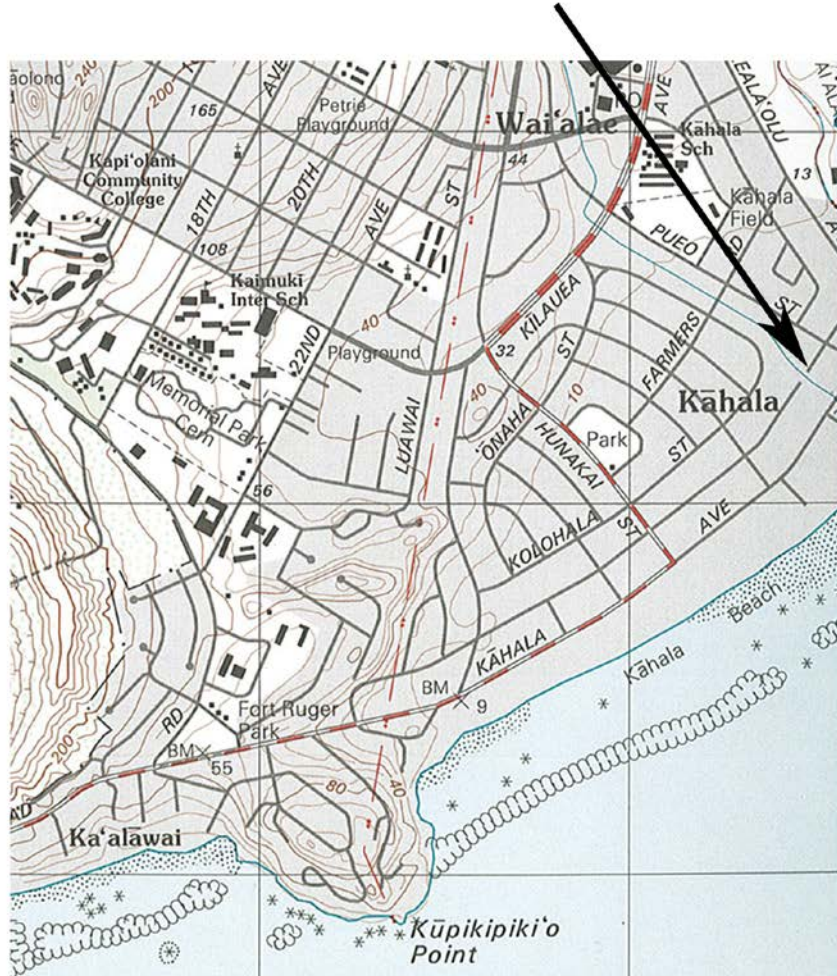
View of the lanai from the west

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# USGS Map

## Abbott Residence

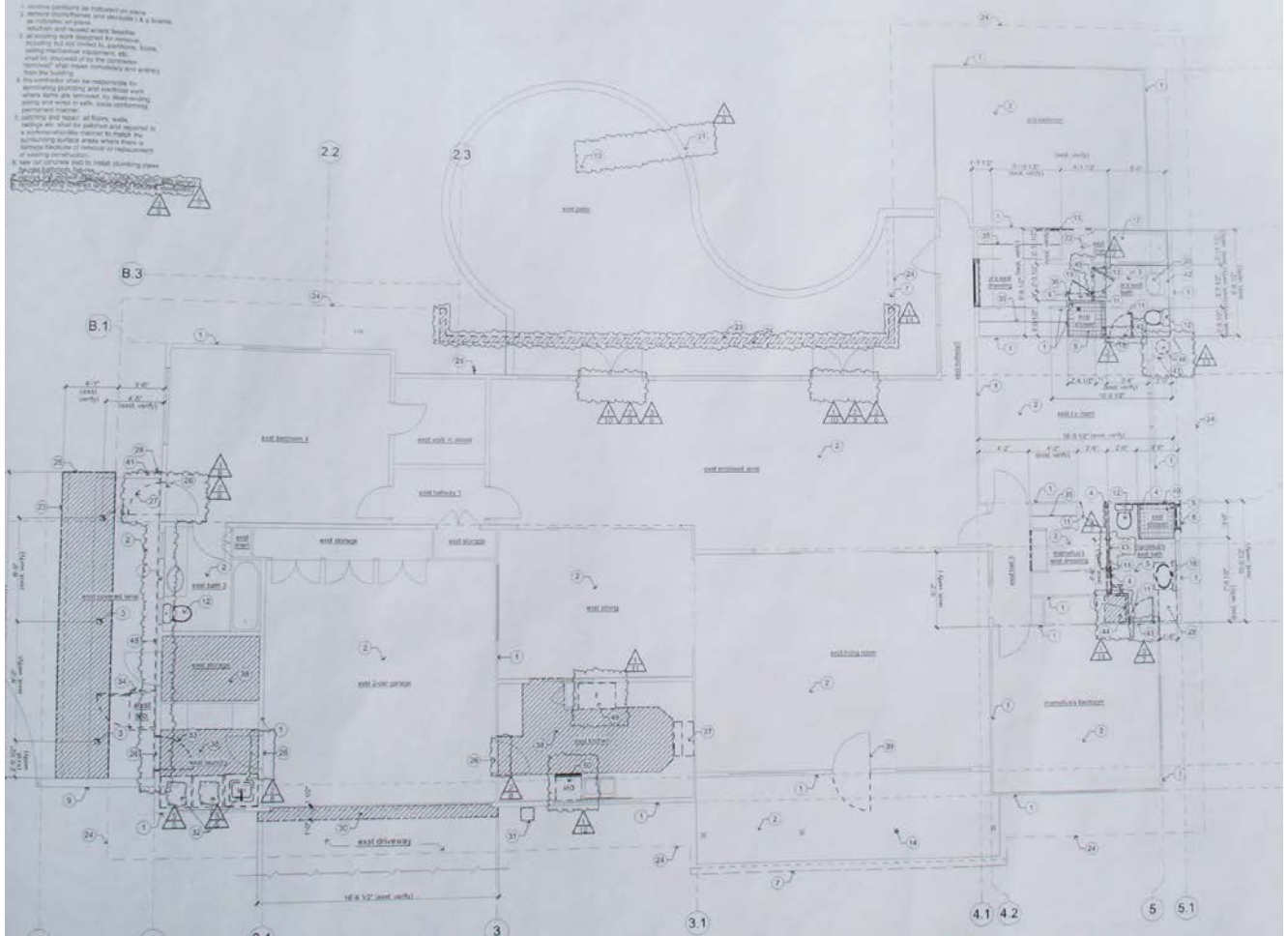


# TMK Map





# Floor Plan





# Plot Plan

