

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: James T. and Helene Farr 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: 2356 Makaanani Drive

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Not For Publication: Vicinity: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

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

Thomas and Helene Farr Residence Honolulu
Name of Property

Hawaii
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>	<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

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Thomas and Helene Farr Residence _____ Honolulu
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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Nineteenth/Early Twentieth Century Revivals

Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: clapboard wood walls, composition shingle roof, lava rock 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.)

Summary Paragraph

The Thomas and Helene Farr Residence is situated on the uphill, *mauka* side of Makaanani Drive on Kamehameha Heights in a quiet residential neighborhood situated immediately below Kamehameha School. It sits on a sloping, 6,250 square foot lot with its side yard terraced down to the street, and held in place by lava rock retaining walls. The two-story Colonial Revival style house sits back from and well above the road, on a lava rock foundation and has a garage inset under its right corner. It faces *makai* with unobstructed views of the city and ocean, and has a 25' x 30' rectangular plan. A composition shingle, hip roof with open, overhanging eaves and exposed rafter tails caps the building, and a centered, gable roofed entry provides a focal point. To the right of the house, on the third of four terraces is a free standing, covered, 19' x 21' lanai constructed in 1957. The main house has 1,860 square feet under roof, is in very good condition, and retains its integrity of location, design, materials, setting, craftsmanship, feeling and association.

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Narrative Description

The Farr residence sits above Makaanani Street, with a steep concrete driveway leading up to the house and the single car garage underneath it. To the right of the driveway is the terraced side yard, with its approximately 6'-10" lava rock retaining wall adjoining the public sidewalk. To the left of the driveway is a concrete paved parking area, at the rear of which is an approximately 10' high lava rock retaining wall, which was constructed in 2001. Seventeen concrete steps with a wrought iron handrail ascend to make a quarter turn to the left where another four steps lead to a landing. One step up to the right is a second landing and here the steps make another quarter turn to the right ascending a final eight steps to an entry landing with its scored concrete floor. The entry landing is protected by a composition shingled gable roof carried by modillion supported friezes. A segmental archway adorns the face of the gable roof. To either side of the centered entry is a pair of 6 x 1 double hung sash windows. The second story completes the symmetry of the façade with two 4' wide, 8 x 1 double hung sash windows.

The entry has a non-original fifteen pane door with a new knob. There are hardwood floors throughout the primary rooms of the house, all of which are covered by wall to wall carpet. The living room runs across the front of the house. It has a 9' high paneled ceiling. There are 7" high baseboards around the edges of the floors and crown moldings at the intersection of the walls and ceiling. Two cut glass chandeliers, which date prior to 1977, hang from the living room ceiling. There is a built-in, recessed bookcase in the left corner of the living room's rear wall. It has a pair of single pane doors and three shelves. In addition to the pairs of front windows, the living room is also ventilated and naturally illuminated by a pair of 6 x 1 double hung sash windows in each of its side walls. A 29" high, paneled wainscot runs around the room below the sill line of the windows. The room's rear wall has two openings, the one on the left leads into a stair hall and the one on the right to the dining room. Neither of these standard door sized openings have doors.

The left opening leads into the stair hall. At the end of the hall is a rear study. It has its original single panel door with a glass knob. The room has a paneled ceiling and a 6 x 1 double hung sash window in both its rear and side walls. The rear window is sealed off on its outside by the rear kitchen/storage addition.

A door off the left side of the stair hall, under the stairs, accesses a bathroom, added in 1957. It retains its original design with salmon colored tile floors and walls and a blue sink, toilet and sunken, tile bathtub/shower. In the wall behind the bathtub/shower is a jalousie window with wide panes.

The dogleg stair leads to the second floor. Eight steps lead up to a landing and another eight ascend to the second floor. At the landing is a ten lite round arched window,

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which is presently covered with paper to give the allusion of a stained glass window. A light, similar to those in the living room is suspended from the stairwell's ceiling. The ceiling is paneled and has a lozenge pattern in its middle.

There are three bedrooms and a bath on the second floor. These all retain their original single panel doors and original glass knobs. A front-to-rear running hallway at the top of the stairs accesses the four rooms. There are two front bedrooms, which are accessed from either side of the hall near its terminus. At the hall's front terminus is a double stacked linen closet with two doors, one atop the other. The two front bedrooms each have 4' wide, 8 x 1 double hung windows in their front and side walls. The rooms have crown molding at the edge of their paneled ceilings and 7" high baseboards. In the middle of their ceilings are ceiling fans, but their original painted, ceiling light globes have been retained and are suspended from the bottoms of the fans.

The rear bedroom is accessed from a door located in the side wall of the hall, opposite the stairwell. It too has a paneled ceiling with crown molding and its fan also retains the globe from the ceiling light originally in the room. This room has a 4' wide, 8 x 1 double hung sash window in its rear wall, and a pair of 6 x 1 double hung sash windows in its side wall.

A door at the rear terminus of the hallway opens on the bathroom. This room retains its historic purple/lavender tub, shower stall, sink and medicine cabinet with its beveled mirror. A 46" high linoleum wainscot runs around the walls of the room, and has a miniature brick-like pattern. The room retains its original ceiling light and has 6 x 1 double hung windows with obscure glass in its side and rear walls. There is a linen closet in the bathroom similar to the one at the front end of the hall, in that it is double stacked. However, this closet has paired doors rather than single doors. These doors retain their glass knobs.

The right opening in the living room's rear wall enters the dining room. This room may also be accessed from the stair hall. It features a built-in buffet on its left side wall and a picture window flanked by jalousie windows on its right side. Both of these features pre-date 1977, and appear to be products of a 1957 remodeling. The jalousie windows have wide-knobbed, crank handles, and the buffet features two shelves above the countertop, with unframed glass sliding doors, and four drawers and two cabinets below, with wood pulls. The wall behind the shelves is of beaded tongue and groove. A tall cabinet with a wood pull stands at the right end of the buffet and a beveled mirror is behind the countertop.

An opening with no door in the rear wall of the dining room leads into the kitchen. The kitchen originally was a diminutive space with a shed roof appended to the rear of the house. In 1978 the original kitchen was replaced with a new shed roofed, single story, 12' x 38' addition to the rear of the house. The new kitchen and a store room were placed in this addition. It has jalousie windows in its rear wall and a sliding aluminum door in its right, or Diamond Head, wall.

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The sliding door leads out to a concrete walkway which runs along the side of the house. At this level, the third terrace, one step down from the walkway is a covered lanai. The lanai has a poured in place concrete floor incised with a biomorphic pattern, and a shallow pitched, metal, gable roof. The roof has a 6" I beam ridge beam and six 2½" I beam rafters. It is supported by three 3" pipe columns on its front and rear sides and two similar columns are at the ends of the ridge beam. The rear wall of the lanai is a retaining wall made of 3 ½" x 15" concrete blocks. A turned balustrade runs across the front of the lanai. It is 26" high and 10" wide at the top.

There is one lawned terrace above the lanai, which is accessed from the walkway up seven concrete steps. In addition to the lanai rear wall, this terrace is held in place by an approximately 58" high lava rock retaining wall, which runs behind the house. A chain link fence runs along the rear and right side property lines. Behind the house are lands belonging to the Kamehameha School campus. The property line on the left side of the property is demarcated by a wood fence.

Four steps down from the lanai is another lawned terrace. The 53" high, concrete face of the lanai's foundation retains the terrace on which the lanai sits, and a 4'-2" lava rock wall retains the terrace below the lanai. The walk along this terrace is inclined. At its lower end six steps lead down to the lowest terrace, which also has a lawn and overlooks the street. The steps to this lowest terrace open on the driveway.

The Farr residence retains a high degree of integrity with its façade and sides virtually unchanged. Equally the interior remains intact, with the only major changes being the result of a 1957 remodeling in the dining room and the conversion of an under the stair storage area into a bathroom. These changes are almost sixty years old and have attained significance in their own right. This is equally true for the addition of the lanai in the side yard in 1957. The only other major alteration to the house was the removal and reconstruction of the kitchen wing in 1977. This alteration is at the rear of the house and not visible from the street, and replicates the shed roofed additive spirit of the original kitchen. The kitchen is a secondary space at the back of the house allowing its more modern appearance to not compromise the historic character of the main body of the house. As such the house retains its integrity of design, materials, workmanship, location, setting, feeling and associations.

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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

Thomas and Helene Farr Residence _____ Honolulu
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Period of Significance

1930, 1957

Significant Dates

1930, 1957

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

architect: unknown

contractor: unknown _____

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 Thomas and Helene Farr Residence is significant on the local level under criterion C, as a good example of a colonial revival style house built in Honolulu during the 1920-1930s, which underwent a limited remodel in the 1950s. 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.)

The Colonial Revival style was a nationalistic design movement in the United States. It sought to revive elements of architectural and interior design from America's colonial past. The Philadelphia Centennial Exhibition of 1876 reawakened Americans to their heritage, and generated an interest in colonial design. This movement gained momentum in the 1890s, especially after the 1893 Columbian Exposition in Chicago and its popularity accelerated in the early 20th century. Colonial Revival sought to follow the architecture of the Revolutionary War period which drew strongly upon Georgian architecture of Great Britain, but did not generally produce exact replicas of early buildings. The revival style houses were usually of a larger size than those they sought to emulate. They are stately and distinguished, formal rather than cute or romantic.

Structures are typically two stories with a lateral running gable roof, have a symmetrical front facade with an accented, centered entry, and evenly spaced windows on either side of it. Features borrowed from colonial period houses include elaborate entries, often with decorative fanlights, and sidelights, symmetrical, multi-pane, sash windows flanking the front entrance, pilasters and classical columns, dentil trim under the eaves, and Palladian windows.

The Farr residence is a good example of a colonial revival house which has been adapted to Hawaii. Its symmetric, two-story façade, accented, centered entry, 8 x 1 and 6 x 1 double hung sash windows, and white clapboard siding all being signifiers of the style. The use of friezes and modillions in the entry porch, although not academically correct, are readily associated with the classical spirit of the colonial revival, as are the living room's paneled wainscot and paneled ceiling with crown molding. Also, the use of the round arched window above the stair landing serves as another colonial motif. However, the house is not a strict interpretation of the colonial revival style, having been splendidly adapted to its Hawaii situation. The use of a hip, rather than gable roof is not uncommon in colonial revival houses, but the use of a broad overhanging eave that is open with exposed rafter tails, is an adaptation to Hawaii's climate and building techniques of the period. In addition the typical colonial central hall floor plan has given way to one more suited to Hawaii's climate with the living room extending the entire length of the front of the house providing a large, well ventilated space. In addition, the upstairs windows, with their 4' widths, are larger than usual and again reflect the desire to increase air circulation throughout the residence.

The colonial revival style was a popular domestic architectural form in Hawaii from the late 1890s through the 1930s, and was frequently associated with houses of a more imposing scale. Although a fair number of these two story residences still stand, few have been placed in the Hawaii or National Registers of Historic Places. The Hind Residence in Manoa, Jennings residence on Alewa Heights, Sinclair residence in

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Manoa valley, designed by Emory & Webb, the Carr residence in Manoa designed by Arthur Reynolds, and certain of the houses designed by Clinton Briggs Ripley for his family in Nuuanu, as well as the addition he designed for the main house at Grove Farm on Kauai, are all that come immediately to mind. The Farr residence stands as a very good example of the style and its adaptations to Hawaii.

The 1950s alterations to the house are also architecturally significant and reflect a desire on the part of the then-owners to adjust their domicile to post-war life ways. The alterations are very good examples of the design, workmanship, materials, and construction methods of the post-World War II period. The bathroom located under the stairway is a concise and splendidly intact example of a 1950s bath in its color schemes and extensive use of tile. The sunken tub with its shower also reflects the sensibilities of the period, as well as the constraints of the space. The bathroom also solved the problem of no downstairs bathroom in the house.

The alterations to the dining room also reflect the more modern oriented design proclivities of the post-war period. The buffet is stripped of any ornament and employs the unframed glass sliding cabinet doors which came into vogue in the 1950s. Also the wood pulls with their concealed handholds were another feature emulating a modern spirit. The picture window placed in the dining room, also became a popular feature in the 1950s and 1960s housing in Hawaii. Usually utilized in the living room, the placement of this window on the side of the house, sensitively preserved the colonial character of the façade, while opening the dining room to a Diamond Head view. The jalousie windows, on either side of the picture window, allowed air to enter the room and their use was a common way to handle picture windows of the time in the Islands. The jalousie window was introduced into Hawaii in 1948/49, and these windows represent an early version of the jalousie, utilizing crank opening mechanisms rather than the later lever handles.

The detached, covered lanai, constructed on the side of the house is appropriate for Hawaii and part of the outdoor life style of the Islands. Frequently lanai are incorporated in the design of the house and placed under roof. Also, in the post war period, in the absence of a lanai, the car port would serve as an outdoor entertainment space. The construction of this lanai on the side lot sensitively solved the lack of both an integrated lanai and carport. Its use of such materials as the concrete block rear, retaining wall, the pipe columns and the metal roof are all typical of its period. The turned balustrade is distinctive, although the reason for its use is open to conjecture.

Thomas Farr (1897-1976) was born in Honolulu, the son of George W and Sarah Kalai Farr, and worked as a mechanic and foreman at the Municipal Garage. He and his wife, Helene, acquired a 5,000 square foot lot in the McInerny Park Tract in May 1930, from the Kamehameha Heights Land Company. Makanani Street, on which this house is situated, is a Hawaiaanized version of McInerny. The couple received a building permit for the house on August 12, 1930 and on September 6, 1930 finalized a mortgage loan from Lewers & Cooke to finance the construction of the house. While Lewers & Cooke most assuredly provided the materials for the house, it is unknown as

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to whether the company's home building department provided the plans for the house, although this is highly likely. The house was constructed on the narrow lot, but in 1945 the Farris were able to acquire an additional 1,250 square feet of land from the neighboring lot owned by the Leongs. In 1948 the property was sold to Fermin and Sarah Del Rosario, who were responsible for the construction of the lanai on the land acquired from the Leongs, and also for the interior remodeling. The present owner purchased this property from the Del Rosarios in 1977.

Thomas and Helene Farr Residence _____ Honolulu
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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, 1929-1941.

City and County Tax Office records.

State Bureau of Conveyances land court documents 67773, 78606, and 113216, and transfer certificates of title 9709 and 9378.

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 less than one acre

Thomas and Helene Farr Residence _____ Honolulu
Name of Property

Hawaii _____
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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: | Longitude: |
| 1. 21.336459 | 157.862219 |
| 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 the Paul and Margaret Miguel Trust in 2015 as described by Tax Map Key 1-6-018: 048.

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 15, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** sketch of floor plan
- **Owner:** Paul and Margaret Miguel Trust
2356 Makanani Drive
Honolulu, Hawaii 96817

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

Photo Log

Name of Property: James and Helene Farr Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May, 4, 2015

View of the façade from the south

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Photo Log

Name of Property: James and Helene Farr Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May, 4, 2015

View of the façade and side from the southeast

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Photo Log

Name of Property: James and Helene Farr Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May, 4, 2015

View of the living room from the west

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Photo Log

Name of Property: James and Helene Farr Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May, 4, 2015

View of the dining room from the north

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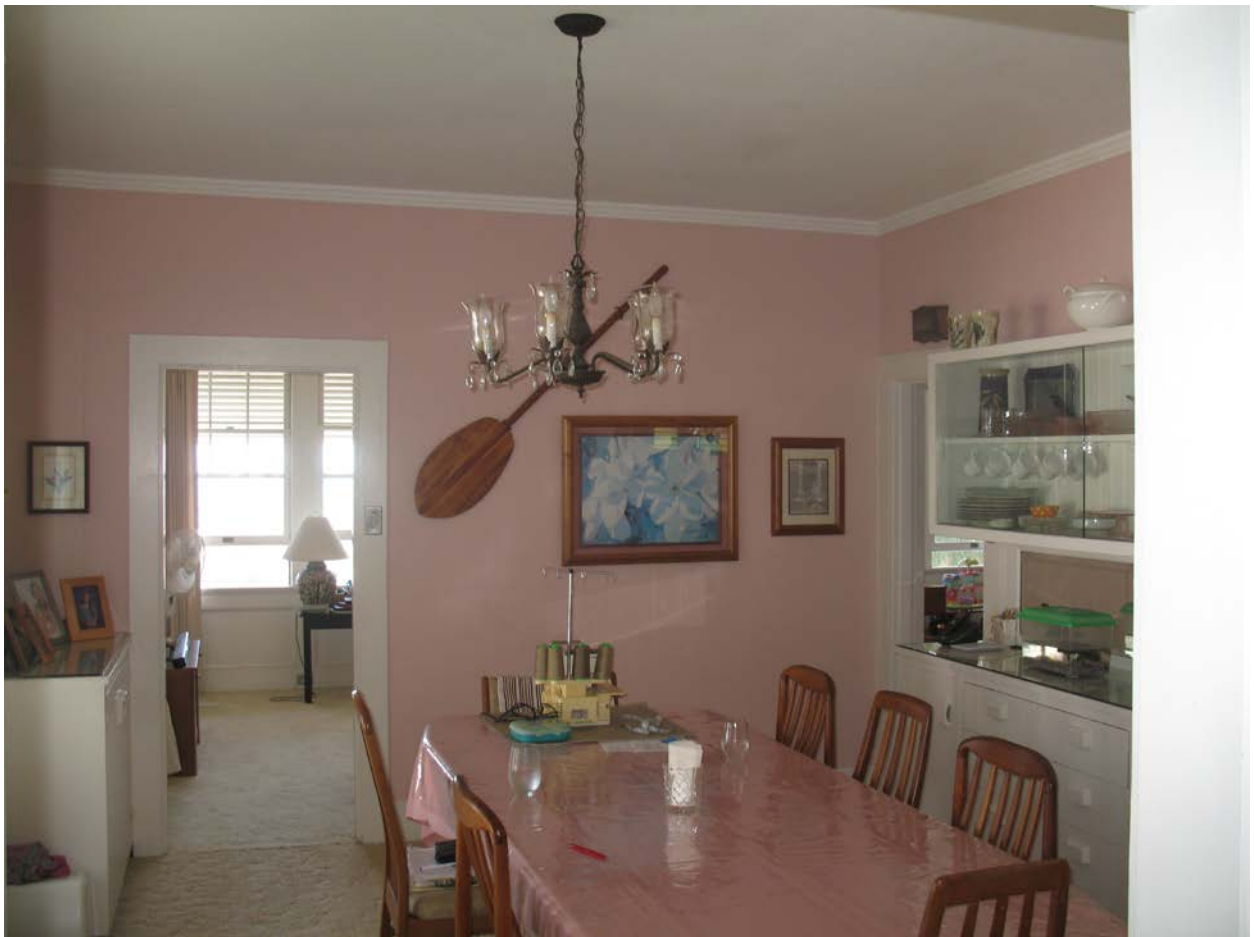


Photo Log

Name of Property: James and Helene Farr Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May, 4, 2015

View of the stairway from the east looking down at landing and window

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Photo Log

Name of Property: James and Helene Farr Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

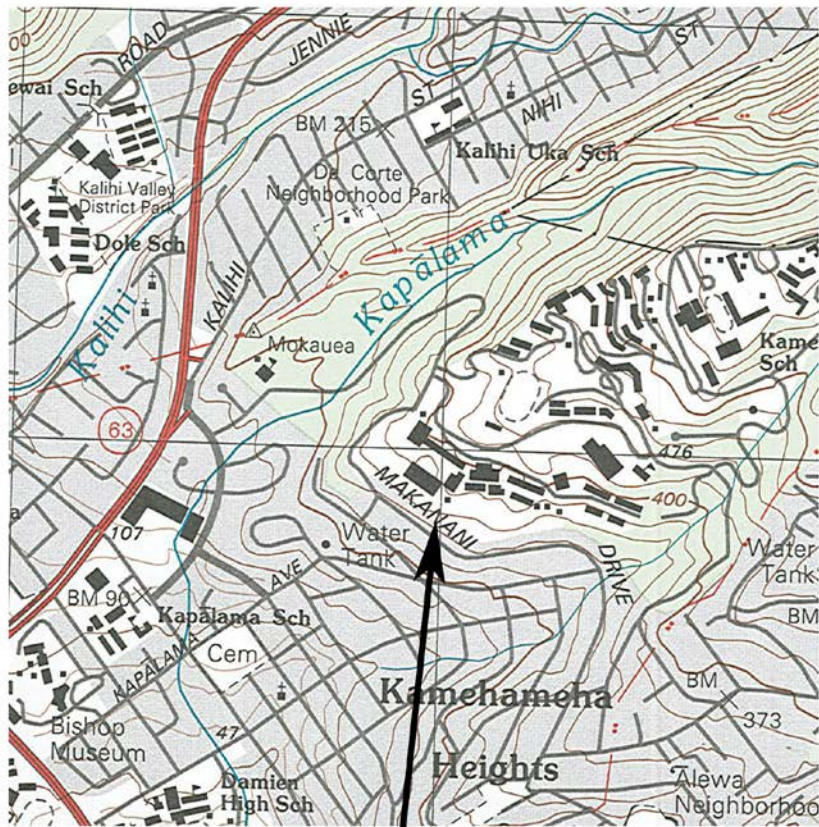
Date Photographed: May, 4, 2015

View of bathroom under stair from the east

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USGS Map



Farr Residence

TMK Map



Floor Plan

