

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: Henry and Eva Frandsen 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: 1921 Makiki Street

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide 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

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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:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
_____	_____	buildings
1		
_____	_____	sites

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_____	_____	structures
_____	_____	objects
<u>1</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

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Nineteenth/Early Twentieth

Century Revival

Mediterranean Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: stuccoed concrete walls, composition shingle roof, concrete 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 Frandsen Residence is situated on Makiki Street across from Hanahaoli School. It faces west and sits on a gently sloping, 7,017 square foot lot with a recent metal fence and gardenia (*Gardenia jasminoides*) hedge separating the house's level front lawn from the street. It is a 26' x 37', two-story, Mediterranean revival style house which features a wrap-around front porch and a composition shingle, hipped roof with overhanging, closed eaves. The house sits on a raised concrete and post and pier foundation. Its walls are stucco on lathe, and its original pink color was impregnated in the stucco. However, the house has been painted in recent years. Quoins accent the façade's two corners. The house, which is in excellent condition, has 2,522 square feet under roof, and retains its integrity of location, design, materials, setting, craftsmanship, feeling and association.

Narrative Description

The Frandsen residence sits on a lot which slopes away from the street toward the channeled Makiki Stream, the middle of which serves as the property's rear boundary.

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From the street, a lane to a neighboring flag lot house defines its left boundary and a terraced side yard is to the right of the house.

The house is asymmetrical and is distinguished by its flat roofed front porch which runs from 9' left of center across the façade and wraps around the right side of the house. A scored concrete walkway leads from the street to two concrete steps which ascend up to the porch. The porch is 8' wide and has a red clay tile floor and wood ceiling. The porch's flat roof serves as a second story deck and is carried by four segmental arches along the front and two along the side. The arches spring from Tuscan columns, and a new wrought iron railing runs between the columns. The deck features a 3' high turned balustrade. Originally urns adorned the balustrade's posts, but these were removed as they leaked, serving as a conduit allowing water to compromise the structure of the porch and deck. The masonry urns have been retained and are used in the house's landscape.

A centered set of French doors, each with ten panes, serves as the main entry to the house. This doorway is flanked on either side by a single door with twelve lites. All the doors retain their original knobs and hardware. The doors are set in round arched frames and have fan lights. A series of connected, round arched drip stones add further definition to the doorways.

The front doorways enter on the living room. The living room, as well as the remainder of the house, has new flooring. There is a 6 ½" baseboard, and the 10' high, plaster ceiling is divided into two panels and features a broad crown molding. The living room has on its left (*mauka*) wall a centered faux fireplace, which is flanked by eight lite casement windows. These two windows retain their original wrought iron curtain rods. The fireplace has a corbelled frame and an entablature-like mantle. The wall opposite the fireplace contains three, eight-paned casement windows. A stair runs partially along this wall and accesses the second floor. The stair has a 4" x 4" newel post and a handrail supported by 2" x 2" balusters.

The rear wall of the living room has two openings. A 32" wide flat arched opening leads into a short hall with a built-in buffet. The hall's round arched terminus opens into the kitchen. The second opening in the living room's rear wall measures 4' x 6'-7", and has a flat arch and a pair of pocket doors, each with ten panes. It opens into the dining room with its non-original crystal chandelier. The dining room's floor and ceiling treatments are similar to those of the living room. Three six pane casement windows grace its *mauka* wall, while its *makai* wall features a built-in buffet. The buffet has five drawers and two cabinets with single panel doors on its bottom, a centered, mirrored back above its counter top, and four cabinets with glass doors above. All the drawers and doors have glass knobs. To the right of the buffet is a set of shelves with a twelve pane, round arched glass door. To the left is a built in, drop leaf desk with a round arched bookcase above, with a six lite door.

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In the rear wall of the dining room a doorway with no door opens on the kitchen. To the left of the doorway, at the *mauka* end of the kitchen, is a breakfast nook defined by a 5'-3" wide round arched opening. The nook has two six paned casement windows in its *mauka* wall and a pair of six pane casements in its rear wall. The kitchen has been remodeled and has a new floor. It retains its three, four-pane casement windows in its rear wall and at its *makai* end a round arched opening leads out to a laundry room which has a six pane casement window in its *makai* wall, as well as a door which opens on the porch. A bathroom is off the laundry room. It has a single panel door with its original glass knob and a small rectangular vent near its top. The bathroom has a six pane casement window glazed with obscure glass.

On the *makai* side of the house the original porch with its segmental arches and Tuscan columns runs 12' down the side of the house. In 1940 the porch was extended to run the length of the house. The newer portion of the porch is not covered and has a scored concrete floor. Off the rear of the porch is a set of steps. From the porch seen steps lead down to a landing where a quarter turn to the left is made and another seven steps lead to the ground. A second set of six concrete steps lead down to the side yard from the last bay of the original porch. The side lot slopes down toward Makiki stream, and is terraced. A 44" high cmu retaining wall supports the upper terrace and is penetrated by four concrete steps. A 16" high concrete wall with six cmu steps separate the middle and lowest terraces. On the lowest terrace is a cmu barbecue fire place. Underneath the newer section of the side porch is a semi-enclosed space with an approximately 4'-6" high masonry counter/bar. A new metal fence runs the length of the back yard, protecting against people falling into the Makiki stream.

On the interior, the stair leading to the second floor has twelve steps up to a landing, where a quarter turn is made to the left and another six steps ascend to the second floor. At the landing are two, six-pane casement windows. At the top of the stair is a front to rear running hallway. There are three bedrooms, all of which have picture rails. All doors are original, single panel with their original glass knobs and hardware. There are two rear bedrooms. The one in the *mauka*-rear corner has two pairs of six pane casement windows in its *mauka* wall and another two pairs in its rear wall. The one in the *makai* corner has three pairs of six pane casements in its rear wall and another two in the *makai* side wall.

Two bathrooms are both off the *mauka* side of the hallway. The one has been remodeled and the other is new, having been partitioned off from the front bedroom's original space. The remodeled bathroom has a pair of four pane casement windows, while the new bathroom has a pair of six pane casement windows.

The front bedroom runs the length of the front of the house. It has two pairs of six pane casement windows in its *makai* wall and one pair in its *mauka* wall. In the front wall is a centered set of French doors each of ten lites. On either side of this doorway is a single ten pane door. All these doors have their original knobs and hardware. The doorways

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are all flat arched and have a continuous drip stone, reminiscent of the first story doorways.

Taking advantage of the slope of the land, a garage and an office were placed underneath the house at the rear. A short driveway off the lane along the right side of the house terminates at the house. The original garage opening has been in-filled and a door accesses the interior. The former garage remains a recognizable space and retains its poured concrete floor. A four pane casement window is in its *makai* wall, and a pair of four pane casements are in its rear wall. The office space is to the side of the garage space and has a pair of three pane casement windows in its *makai* wall and a pair of four pane casement in its *mauka* wall. Beyond the office the house is supported by a post and pier foundation and is unimproved.

The Frandsen residence retains a high degree of integrity. The major alterations involve the two bathrooms, former garage, and the kitchen, none of which are primary spaces. The addition of the railings on the porch is a code safety requirement. The repair of the floors was necessitated by their poor condition, and the new floors are sympathetic to the character of the house. The extension of the side porch is over fifty years old and significant in its own right. As such the Frandsen residence retains its historic integrity.

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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

1931

Significant Dates

1931

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Builder: Henry Frandsen

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 Frandsen Residence is significant on the local level under criterion C, as a good example of a Mediterranean revival style house built in Honolulu in the 1930s. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

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

The Mediterranean revival was introduced in the United States in the late nineteenth century. It often incorporates references from Spanish Mission, Spanish Colonial revival, Beaux-Arts, Italian Renaissance revival, and/or Venetian Gothic revival styles.

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Peaking in popularity in the 1920s and 1930s, the movement drew heavily on the style of palaces and seaside villas, and applied them to a variety of building types, including hotels, apartment buildings, commercial structures and dwellings. .

Structures are typically based on a rectangular floor plan, and feature massive, frequently symmetrical façades. Stucco walls, red tile roofs, windows in the shape of arches or circles, one or two stories, wood or wrought iron balconies with window grilles, and articulated door surrounds are characteristic. Dripstones and keystones were occasionally employed. Ornamentation may be simple or dramatic.

The earliest Mediterranean influenced residences known to have been built in Hawaii date from the late 1890s when C.W. Dickey adapted the form for houses designed for Henry Cooper and William Irwin (no longer extant). The former was constructed of blue stone and featured an interior courtyard, while the latter was described by the *Pacific Commercial Advertiser* of October 4, 1899 as, "of the California Mission order, which is simply a modification of the architectural designs of all civilized southern countries. The influence of Byzantine, Italian renaissance, Moorish and Spanish renaissance, may all be traced to what is known today as 'California Mission architecture.' For eight centuries this general style has held sway as the beau ideal of southern climates, and it is certainly most appropriate for Honolulu."

The annexation of Hawaii as a territory of the United States led to a surge of colonial revival style houses, and it was not until after the Panama California Exposition in San Diego in 1915-1916 that the style gained popularity in Hawaii. Hart Wood designed a pair houses in this style in the early 1920s for Herman Von Holt and Francis I'i Brown, and later in the decade for Georges Canavarro (Hawaii Register). Other architects, most notably Robert Miller and Louis Davis, designed a number of Spanish influenced houses throughout the 1920s and into the early 1930s. Three Robert Miller designed Spanish Mission revival houses have been listed in the Hawaii Register: the J. P. Mendonca, Riley Allen, and Richard M. Botley residences. Louis Davis' Spanish style Eric Moir residence is also on the register, as is the Robert M. Purvis residence designed by C.W. Dickey, and the Donald Hayselden II residence by Thomas Gill. On Maui another Dickey designed Mediterranean revival house, the residence of Harry and Ethel Baldwin, also is listed in the Hawaii Register. The style, which Bertram Goodhue in 1917 strongly advocated as highly appropriate for Hawaii, was the style of choice for public buildings during the 1920s. The popularity of the style is well-reflected in such registered buildings as the Honolulu Post Office, Hawaiian Electric Building, Richards Street YWCA, Armed Forces YMCA, Honolulu Hale, McKinley High School, Waialua Elementary School, the Police Station and District Courthouse on Bethel Street, and various fire stations throughout the city.

The Frandsen residence stands as a distinctive example of the style in Honolulu. Although it does not have a tile roof, its stucco walls, use of quoins, its balustraded second story deck, red tile floors on the porch, use of dripstones, and round and segmental archways, all bespeak the style, as do the remaining original wrought iron

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curtain rods on the interior. The use of casement windows was also typically associated with Mediterranean style buildings. The house differs from many of the Mediterranean influenced houses in Hawaii by deriving not so much from a Spanish tradition, so common in California, but rather a more Italian or Portuguese antecedent.

The house was designed and built by Henry and Eva Frandsen, who acquired the property from A. S. Shingle in 1931. They took out a building permit for the house on June 9, 1931, and immediately proceeded with its construction. Henry Frandsen (1886-1956) was a native of Denmark, who came to Hawaii in 1909 with the first Marine Battalion to be permanently stationed in the Islands. Here he married Eva Gonsalves (1884-1972), the daughter of Joaquin and Matilda Gonsalves. Mr. Gonsalves (1855-1931) was a well known Honolulu photographer, who had migrated from Madeira to Hawaii. He frequently traveled with King Kalakaua as the monarch's official photographer. Henry Frandsen was a plastering contractor, and his work includes the interiors of such buildings as Central Union Church, the Mission Memorial Building, and the Church of the Latter Day Saints Temple at Laie. Eva Frandsen worked for thirty years with the Order of Rainbow for Girls. In addition he served as a volunteer with the Armed Services YMCA, Honolulu Community Theater, and the Red Cross. In all likelihood the design of the house was influenced by Mrs. Frandsen's Portuguese heritage.

Following the death of Mr. Frandsen, the house was bequeathed to his daughter, Sophie Frandsen. The house remained in the family's possession until recent times when it was acquired by the present owner.

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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, 1928-1939.

City and County Tax Office records.

State Bureau of Conveyances, book 1117, page 54; book 1299, page 144; book 3203, page 103

Conversation with Fred and Trish Frandsen on April 25, 2015.

"H.M. Frandsen Dies," *Honolulu Advertiser*, November 25, 1956, p. A4

"Eva Frandsen," *Honolulu Star Bulletin*, October 31, 1972, p. D 11

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 # _____

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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

Acreeage 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: 21.307145

Longitude: 157.831300

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 Daniel and Lorna Auyoung in 2015 as described by Tax Map Key 2-5-001: 013.

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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.

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: March 20, 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

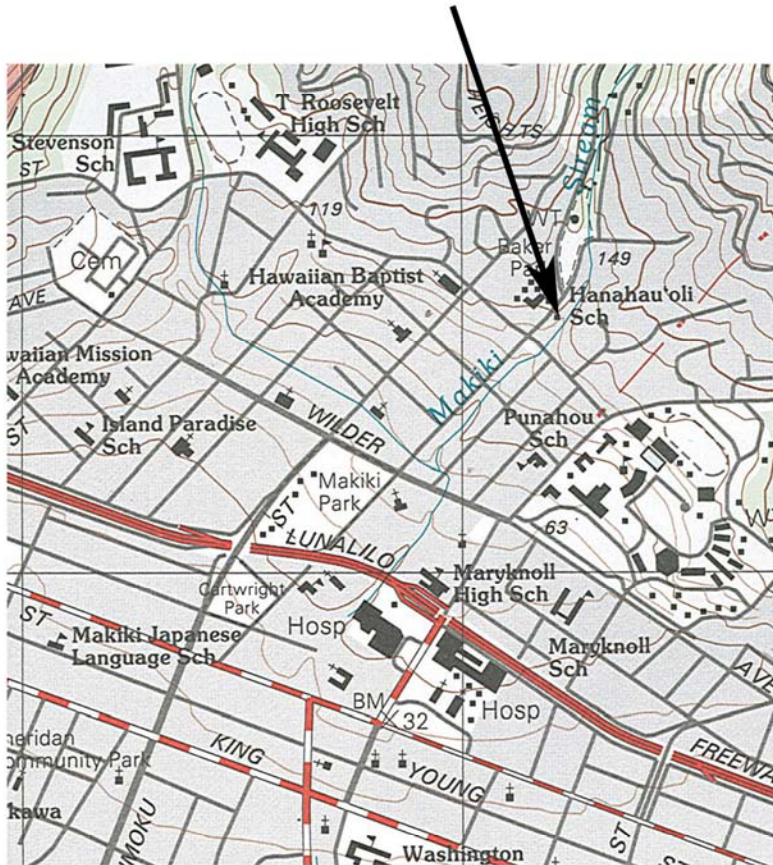
- **Owner:** Daniel and Lorna Auyoung
1921 Makiki Street
Honolulu, Hawaii 96822

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.

USGS Map

Frandsen Residence



TMK Map



Floor Plan

