

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: 3157 Hayden Street

Other names/site number: 3-1-019-085-0000

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: 3157 Hayden Street

City or town: Honolulu

State: Hawaii

County: Oahu

Not For Publication: ☐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 local

Applicable National Register Criteria:

 X A B X C D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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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

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

☐

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___ Structure

☐

___ Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

1

Noncontributing

1

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC

Current Functions

(Enter categories from instructions.)

DOMESTIC

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY
20TH CENTURY AMERICAN
MOVEMENTS

Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation wood/post and pier

Roof wood shingles

Walls wood

Other lava rock/concrete

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 Craftsman/Bungalow single-family dwelling at 3157 Hayden Street is located in the Naniloa Tract Subdivision in the Kapahulu neighborhood of Honolulu, Hawaii, on the island of Oahu. The home, constructed in 1942 is 1,007 square feet and sits on a 5,291 square foot lot. It is a single story and sits on post and pier footings, screened by wood lattice skirting. The home is rectangular in plan and has two intersecting gable roofs. Two attached shed roofed additions were constructed in 1959. These unobtrusive additions do not detract or compromise the historic integrity, characteristics, or overall feeling of this Hawaiian bungalow.

The home is rectangular in shape, wooden, with single wall, tongue and groove construction and a single girt encircling the home. The front façade is distinguished by four over two narrow double hung rectangular windows bordering a 10-light glass paneled front door. A French style

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entryway door and wooden screen appear to be original. Windows are all box framed with eared corners. Other significant features include “snowflake” detailing on fascia boards, steeply pitched rake rafters, and lattice ventilation beneath gables. A concrete stairway, bordered by lava rocks and an iron railing leads to the front entryway. One particularly striking feature is the steeply pitched canopy gable over the front door. Sidewalks with a landscaped green strip between the walkway and the curb/road, and a 16” setback from Hayden St. retain the original feeling of modest cottages. The home is located within a strictly residential tract. This distinguishes the street from the mix-used development characterizing the greater Kapahulu neighborhood. 3157 Hayden Street retains a high degree of integrity with only minor alterations undertaken to comply with modern building code or because of safety issues. These alterations or additions are compatible with the overall design and style of the home, while preserving essential character defining features of the Hawaii regional bungalow.

Narrative Description

The 1,007 square foot home is of rectangular shape, featuring protruding and receding bays that add depth and variation to the asymmetrical front façade. Its single story is divided into a living room/kitchen, 4 bedrooms, one bathroom and a bathroom/laundry room. The entrance to the home is via five concrete steps, lined with lava rock with black metal railings on either side. The home is entered through a wooden, 15 sectioned screen door with original door knob. A 10-light windowed original door swings inward to an open floor plan for the living room/kitchen. Bedrooms and bathrooms are accessed to the right and left of this central room. As is common with Hawaiian bungalows, no hallway exists between the living area and the bedrooms. The flooring includes carpet in the living room side and tile in the kitchen. The original hard-wood flooring remains intact beneath. The walls are wood and retain original built-in wooden and glass windowed cabinetry on the makai side of kitchen. The master bedroom is also on the makai side of the main living area. A full bathroom with commode, vanity and shower is between the master bedroom and the second and third bedrooms on the makai (south) side of the home. The fourth bedroom is within one of the 1959 shed additions on the mauka side of the home. Just past this bedroom addition, is a rear entryway, screened by a partition wall. Halfway down the wall supports extend on either side of wooden storage cabinets that sit on a foundation of mortared bricks. Three cement stairs lead to the rear door, which opens directly into the kitchen. Attached to the rear of the home is a combination laundry room and bathroom contained within the second shed addition, added in 1959. Non-contributing windows and concrete, mortared blocks extend up to the windows of this utility room. A doorway opens to ground level from this combination wood and concrete block addition. To the left of this doorway, a transom one over one wooden screen swings outward from a one over one double hung window. This shed addition is attached directly to the back of the rear bedroom on the Makai side of the original home. Here the girt, interrupted by the addition picks up again from the side of a one over one double hung window in a box frame. This girt then wraps around an outside corner post and intersects two four over one double hung windows in boxed frames. Again the girt picks up and leads to two more four over one double hung windows identical to the two on the rear Makai side of the house. Above the continuation of the girt is a small, jalousied window that ventilates the bathroom. The girt wraps around the southwest corner post and meets the beginning of the wall of the front bay of

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the home. At the bottom of the exterior walls, just above the horizontal skirting a board with a raised, rounded piece of molding runs around the bottom of the home, and separates the end of the walls from the post and pier foundation. This bottom board is painted off-white, matching the color historic features such as the fascia boards, boxed window frames, and girt.

This single wall, tongue and groove wooden bungalow features original double hung windows in boxed frames with notched/eared out corners. The intersecting double-hipped, gable roof is covered in wooden shingles. Lattice work covers the ventilation openings at the gable ends. Decorative fascia boards inlaid with snowflake detailing, and notched ends add charm to the façade¹. Exposed, overhanging eaves terminate in a soffit and bargeboard. The front gable features a belt band, above which decorative purlins dot the underside of a horizontal corniced, wooden frieze. The second gable on the front of the home is double hipped with an overhanging eave. Curved, decorative rafters add finished detail under the eaves of this recessed gable. On the overhanging eaves on the sides, rear and front gable of the home, rafter ends are straight and do not feature decorative millwork.²

A prominent feature of the front façade is the steeply pitched canopy above the front door. This wood shingled canopy intersects the hipped overhang of the second gable of the main roof. Decorative fascia follows the steep pitch of the rake and features snowflake detail at the top and the ends. The support brackets for this canopy feature a scalloped millwork pattern. Two wooden support beams extend from the ends of an enclosed wooden overhang beneath the canopy. The front door opens inward and contains 10 lights and appears to be original. A 15-light screen door, with historic doorknob opens out across the cement stoop.

The home features varying types of double hung windows. The forward bay of the home contains two large, side-by-side six over one paned double hung windows in a boxed frame. On the makai side of this bay there is a single, four over one double hung window also contained within a box frame. On the mauka side of the front bay the double-hung boxed frame and sash remain, but the panes have been replaced with jalousies. Flanking each side of the front door are rectangular four over one double hung windows in boxed frames. These appear to be original. On the mauka side of the bay containing the front entryway, a bump out frame contains two rectangular four over one double hung windows. These are of a vinyl material. A 1959 shed roofed addition on the mauka side of the home features two four over one, narrow rectangular double hung windows in boxed frames that echo those on either side of the front door. Two wider double hung windows open to the mauka and diamond head side of this single bedroom addition. Two transom one over one screens block dust from entering through the side by side, one over one double hung kitchen windows. Two side by side windows within a partition wall that screens the back entryway face mauka and contain jalousie panes. Wooden slatted ventilation spans horizontally above these two jalousie windows.

¹ *Historic Resources Inventory Sheets*, 3157 Hayden St., Honolulu 96813, October 21, 1978

² Lafayette Sash and Door Factory, *Standard Miniature Millwork Design Book*, p 222, Lafayette, Louisiana, 1928

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The raised home sits on post and beam construction with concrete pier footings. Horizontal wooden skirting wraps around the base of the home, concealing the structural elements of the home and the exposed plumbing beneath it.

3157 Hayden Street is prominently located on the northwest corner of Campbell Avenue and Hayden Street. Diamond Head crater looming 700 feet above less than a mile away, is a formidable part of the setting. Additionally, the Martin House, the first home built in the subdivision, is visible from the property. Characterized by a generous 16' setback from the street, 3157 Hayden Street retains the original intended feeling of the place as a country or suburban cottage with an ample yard in front. The sides of the house vary in setback as there is a projecting shed addition on the mauka side, but is no closer than 10' from the curb or neighbors on all sides. This rectangular home was sensitively built to best use the narrow, long lot while preserving open space around the structure for natural elements. The landscape surrounding the house is a mixture of green space and poured concrete. The front and mauka facing side of the home includes a lawn, and plantings of palm and dracaena or "money" trees that span the width of the front façade. This lawn and plantings then extends the length of the mauka side behind the bathroom/laundry room shed addition on the rear of the home. The plantable area terminates as it meets the makai corner of the home, where the poured concrete begins and wraps around to the front or ewa side of the home. The green space around the home adds to its historic feeling, as many other homes in the subdivision have smaller lots, or have lost their green space through additions or redevelopment.

Additions and Alterations

Wooden support posts were added underneath the gabled canopy above the front door. This was done when foundation work was completed in 2015. These supports were necessary to meet current building codes. Structural assessments indicated that the canopy had become unstable, and a licensed engineer recommended the supports both for safety and to comply with current building codes. These simple, square posts measuring approximately 4" x 4" are now painted in the same off-white colors of the façade, window frames, and girt and do not detract from the historic integrity of the home.

Two-shed additions, built in 1959 are in keeping with the tongue and groove wooden single wall construction of the rest of the home. The addition visible from the front of the home contains like-kind double hung windows that mimic those along the front façade. The rear addition, constructed of cement blocks on the bottom half and wood on the top is not visible from the front or side of the home and does not detract from the overall integrity or feeling of this historic bungalow.

A rectangular two-car garage built in 1959, (according to tax assessor field note drawings) was torn down in 2016. The former garage was constructed of redwood side by side paneling with lattice ventilation along both long sides. The 1959 garage was raised in order to build a new garage and ohana unit behind the home in 2016. This new structure, contains a two bedroom, one bath addition above a two-car garage. It is constructed of wood, with a wooden, exterior staircase allowing access to the upper unit. This detached unit is not visible when standing on

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Hayden Street, looking toward the front façade of the home. Therefore, though this addition does change the original height of buildings on the property, it did not change the original footprint or massing of the self-contained 1937 bungalow on the front half of the rectangular lot.

Interior Alterations

The bump out double hung windows on the entryway bay of the home retain their original boxed frame and sash but due to deterioration of the original have been replaced with vinyl, modern safety glass. This decision was also governed by safety as these windows extend outward from a wooden bench where people sit and could possibly lean backward.

Along the same wall as this bump-out bay window, a wooden cabinet with French glass doors and a wooden cabinet beneath it has been removed. Construction methods and original hardware on these cabinets suggest they were a part of the original built-in cabinetry of the home.

Between the entryway/living room area and the kitchen, a non-weight bearing partition wall has been removed. On the kitchen side this wall supported some storage cabinets that were likely added in the late 1950s or early 1960s, when the shed additions were built.

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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

1942-1959

Significant Dates

1942

1959

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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.)

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3157 Hayden Street qualifies for the State Register of Historic Places under Criteria A and C at the local level of significance. Under Criteria A, it is associated with events that have made a significant contribution to the broad patterns of our history. The 3157 Hayden Street home was constructed as part of the suburban development that extended into Kapahulu during the 1920s, 1930s and 1940s urbanization of greater Honolulu, between Manoa Valley, Waikiki, and Kaimuki. 3157 Hayden Street remains an intact historic home from the heyday of bungalow home construction in Honolulu's suburban tracts. Under Criteria C, it embodies distinctive characteristics of a type, period, or method of construction. It is significant as an example of the Craftsman/Bungalow style embodying "Hawaiian Regional" influences. Its simple, yet distinctive construction includes techniques and designs associated with functional, climate sensitive Bungalows constructed in Hawaii the 1940s.

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

Criteria A

Under Criteria A, 3157 Hayden Street is associated with events that have made a significant contribution to the broad patterns of our history. As part of the development of the Kapahulu neighborhood, 3157 Hayden Street was built in 1942 as the larger area between Manoa Valley, Waikiki Beach, and Kaimuki were reclaimed, subdivided, and eventually urbanized in the 1920s, 1930s and 1940s. This created a number of suburban neighborhoods that were self-contained and characterized by their authentic identities. This period of development was largely a response to the growing demand for affordable housing by the thousands of Chinese and Japanese people dispersed from downtown Honolulu by the Chinatown Fires of 1886 and 1900. 3157 Hayden street is associated with the development of these modest but unique homes that were marketed to a growing middle class.

The Kapahulu neighborhood is also associated with an early community development movement. Residents of Kapahulu were quite vocal and progressive in the infrastructure they requested from the territorial, and later state government. In the 1950s, a large section of Kapahulu was nearly declared a "slum" by the state government as a scheme to condemn the land and redevelop it under new "best-use" urban renewal programs. But, Kapahulu residents formed a unified coalition, fought the condemnation and won. In the latter half of the 20th century issues like parking and zoning kept Kapahulu's residents continuing a tradition of advocating for infrastructure, while preserving their sense of community.

Development of Kapahulu

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After the Mahele of 1848, which allowed land to be bought and sold under a system of private property titles, large parcels were subdivided among the king, chiefs, and government. As part of this subdivision, William Charles Lunalilo was awarded 3,200 acres that extended from Waikiki to Maunalani Heights and encompassed the area that would become Kapahulu. After Kapahulu avenue was constructed in the late 1800s as a route into Kapiolani Park, both residential and commercial development began in the area. Kapahulu was a prime spot for real estate speculators looking to develop suburban tracts. Its convenient location above the east end of Waikiki, directly behind the city's largest park made it attractive to developers.³

Several catalysts contributed to the development of suburban tract lots and modest, bungalow style homes in the Kapahulu neighborhood. The 1886 and 1900 Chinatown Fires displaced thousands of Chinese and Japanese residents who then sought affordable housing outside the crowded conditions in the city. The 1903 extension of the electric streetcar from Waialae Avenue into lower Kaimuki allowed easier access to Kapahulu.⁴ The construction and subsequent infrastructure improvements surrounding Fort Ruger, Oahu's earliest U.S. Army coastal defense fortification between 1909 and 1911 benefitted Kapahulu, made the area more accessible and attractive to prospective home owners.⁵ Additionally, the 1907 passage and subsequent updates to the city charter for Honolulu included measures for ongoing community planning, infrastructure improvements, and representation by community members. These measures empowered Kapahulu community members and impacted the neighborhood and its various subdivisions. Finally, the 1920s reclamation project, culminating in the completion of the Alawai Canal in 1927, drained former wetland and marshy areas, diverting mountain streams and water runoff away from the city's low-lying developments. This enabled the development of roads and infrastructure and ideal home sites in and around Kapahulu.

In 1883 a map of government land around Le'ahi or Diamond Head shows the area that would become Kapahulu as government land, still held by Lunalilo. Although some of the major roads such as Campbell and Alohea appear on this map, within the boundaries of the future Kapahulu Tract, the parcels between Alohea Avenue and Campbell Avenue averaged 30 acres and remained unsubdivided. Lots to the West of Campbell Avenue, between Campbell Avenue and Leahi Avenue were divided into smaller parcels, but much larger than the eventual size of between 3500-5000 square feet.⁶ By 1896, the 10' wide by 50' long "Lots at Kapahulu" were plotted for W.C. Achi & Co. by surveyor M.D. Monsarrat.⁷ The narrow, rectangular lots all

³ Palumbo, Lorraine Minatoishi, Ph.D., AIA. "3405, 3409A, 3409B Wela Street, 3544 Trouseau Street/Yee/Tom Court," National Register of Historic Places Nomination Form, Minatoishi Architects, Inc., Nov 15, 2009

⁴ "Kaimuki a Brief History," Historic Hawaii Foundation, www.historichawaii.org, May 23, 2014, accessed Aug 5, 2016.

⁵ Hibbard, Don and Nathan Napoka, "Fort Ruger Historic District," National Register of Historic Places Nomination Form, Dept. of Land and Natural Resources, Mar 20, 1980

⁶ *Government Land around Leahi, Kapahulu* (Kona, Oahu 1883) It is also of note that in the right hand lower corner of the map there is a note that reads "Lunalilo Estate Lots."

⁷ *Map of Lots at Kapahulu* (Kona, Oahu 1896)

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measured around 5000 square feet. The area bounded by Alohea Avenue to the north, Kanaina Avenue to the south, Castle Street to the west and Hayden Street best encompasses William C. Achi's first subdivision then called Kapahulu Tract.⁸ By 1927, the portion of this tract bounded by Campbell Avenue and Francis Street to the northeast and Monsarrat Road and Kanaina Avenue to the southwest began to appear on maps and plot plans as Naniloa Tract.⁹ Prior to 1927 earlier maps of Achi's subdivision do not designate Naniloa Tract and the area comprising it is labeled Kapahulu Tract or "Achi's Kapahulu Tract. The name Naniloa Tract reflects the current name used in real property tax assessment documents to identify the subdivision."¹⁰¹¹

The Community of Kapahulu

From the beginning of it's development, Kapahulu was a mixture of residences and businesses, rather than other areas of Honolulu that saw a slow and sometimes painful shift from residential neighborhoods to "best-use" commercial development. While areas like Kakaako, Moiliili and Kapiolani experienced the displacement of long time residents, families and the working class during urbanization, Kapahulu fought to preserve its sense of community. The community's mixed-use development was evident as early as 1898, when businesses such as Kapahulu Dairy and the Kapahulu Quarry shared Kapahulu Road addresses with residents such as Guerrero Benito, clerk for PJ Voeller and Co. and residents such as Kalimahana and Keaweiwi listed as "painters."¹² As Kapahulu grew residentially and commercially, issues brought with mixed use development threatened the community. But with the leadership of key residents, a strong contingency of Kapahulu homeowners were empowered to preserve Kapahulu's historic homes and unique character.

At various times, residents advocated for appropriate improvements such as road paving and a community center. As early as 1908, Kapahulu "addition" residents requested a road from the City Board of Supervisors.¹³ And in 1913, the community took a stand against the licensing of a hula dance hall. The Kapahulu Improvement club presented the mayor and board of supervisors with their unanimous resolution recommending against licensing Puahi dance house. Reasons given included the murder of a man Guertler at the Puahi rendezvous, its association with a fatal joyride a year prior, and "the malign influence of such a resort upon young people of the neighborhood."¹⁴ A deputation from the Kapahulu Improvement Club, consisting of President

⁸ *Achi's Kapahulu Tract* Portion of L.C.A. 8559 B, (Register Map 1903)

⁹ *Naniloa Tract* Section A and B Land Court Application 842, Pacific Trust Company Ltd., Applicant, Nov. 4, 1927.

¹⁰ *Naniloa Tract Kapahulu* Section B Land Court Application 842, (Zone 3, Section 1, Plat Map 19)

¹¹
¹² *Directory of Honolulu and Island of Oahu*, "Kalahulu," A-Z entries 1898

¹³ "Supervisors Quiet Night," *Hawaiian Star* (Honolulu, HI), Feb 13, 1908

¹⁴ "Kalahulu Does Not Want Hula Hall Licensed," *Honolulu Star-Bulletin* (Honolulu, HI) Sept. 15, 1913

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C.J. Hummel, Percy M. Pond, R.S. Kelly and D. Logan, secretary impressed upon Police chief, Sheriff Jarrett that as many as 50 Kapahulu residents would come forward in protest against licensing the dance hall. Pond, who was responsible for development of one of the tracts in Kapahulu, testified that "the profits of the resort were mainly derived from practices of positively unlawful character."¹⁵ The club also protested against the superintendent of public works increasing water rates. A committee of men interested in purchasing land adjacent to Esther Street asked for improvements to the street under the frontage tax plan. When supervisors ignored their promise to rebuild Kapahulu road, club members attended the next Board of Supervisors meeting to urge necessary improvements to the important thoroughfare. A 1919 *Star Bulletin* article reported the proposed street plans for the 1000 acres of drained, reclamation land stretching from Kapahulu to Sheridan Street and from King Street to the ocean. These were again promising paved streets with ample storm drains, sewer and water lines.

Further infrastructure improvements to the community included, a Japanese School established on Campbell Street in the 1920s. In the 1940s plans for a Community Center were realized, and the first half of the 1950s saw 357 new homes built in Kapahulu.¹⁶ In 1959, Kapahulu community members were told they needed to clean up the neighborhood in order to receive Federal aid through the Honolulu Development Authority. This urban renewal plan would provide for redevelopment of overcrowded areas of the suburb lacking infrastructure, that had deteriorated to the point where the City could condemn it as a slum. One of the most active leaders of Kapahulu was Thomas K. Maunupau. Maunupau gained valuable knowledge during his 38 years with the Bureau of Conveyances that he used to help lead Kapahulu through some community challenges. The founder of Kapahulu Community Association, Maunupau was the leadership behind many of the civic improvements in Kapahulu. *The Honolulu Advertiser* remembered Maunupau for his devotion to his community and his neighbors, whom he urged to strive for the better things in life. When Kapahulu could have deteriorated and been subject to condemnation, Maunupau rallied residents toward action and service. Under his leadership, Kapahulu became a thriving, progressive section of Honolulu instead of another community to lose its character to "best use" pressures of urban renewal.

William C. Achi

Born in Kohala, Hawai'i in 1858, William C. Achi, who became the primary developer behind the subdivision of Kapahulu, was of Hawaiian and Chinese descent. His lineage made him a great great grandson of Puou, a warrior of King Kamehameha I. He was educated at Hilo Boarding School Seminary and then at Oahu College in Honolulu. In 1882 he married Mary Kelii and had one son, William Charles Jr. In 1887, after studying law under William R. Castle,

¹⁵ "Sheriff Will Delay in Hula Dance Permit," *Honolulu Star-Bulletin* (Honolulu, HI) Oct. 8, 1913

¹⁶ "From Nowhere to Self-Contained Area Growing Kapahulu Has Gone Places in 50 Years," *Honolulu Advertiser* Oct. 16, 1955.

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Achi was admitted to the courts. In 1897, he was elected representative to the Legislature of the Republic of Hawaii and began a 30-year political career while continuing to develop real estate. As of 1897, he was still listed as the owner of the Kapahulu Dairy, a fully operational dairy farm that offered delivery from his Kapahulu land. In 1898, Achi sold his Kapahulu Dairy lands, the December 21st edition of the *Pacific Commercial Advertiser* reporting that Achi moved his dairy establishment into Manoa valley. Achi's public service continued in 1898, after the annexation of Hawaii to the United States, when he was elected Councilor of State at the Legislature session. Elected one of the first senators at the Territorial New Legislature session of 1900, Achi was reelected in 1902. In 1916 he served as a delegate to the Municipal Charter Convention strongly advocating for a modern city charter for Honolulu. Later that year he he was elected as an alternate to the Republican National Convention in Chicago.

Achi, who in 1897 was responsible for "the exploitation of the property back of Kapiolani Park," should be credited with developing the first densely plotted subdivision in Kapahulu. Sometime in 1896, Achi, who had already been in the business of real estate for 15 years, bought 140 acres in the area from Jno. Colburn who was the assignee of the Henry F. Poor estate. Achi paid \$150 an acre. At this time, the land Achi bought was "entirely covered with lantana and stone."¹⁷ After Achi cleared and improved the land, he began selling "choice building lots" for \$50 each¹⁸. Archival maps document that most of the lots in Achi's tract were around 5000 sq ft. By 1899, Achi had sold all of the land, some for as much as four hundred and fifty percent more than he bought it for. Also by this time, "a number of cottages" had been erected in the tract. After Achi's "Kapahulu Tract" was sold at a staggering profit to other investors, the *Pacific Commercial Advertiser* reported he was developing a tract of land in Nuuanu Valley. And by 1901, he'd began yet another subdivision; the *Pacific Commercial Advertiser* ran an advertisement for "1200 Lots in Kapiolani Tract" adjacent to Kapiolani Park, listing W.C. Achi & Co. as the real estate broker. Achi continued along this vein, undertaking other development projects. In 1925, the *Honolulu Star Bulletin* ran an advertisement for twelve lots in the Kapahulu tract each selling for \$1250 each. These twelve lots included a slightly larger lot that would undergo some transformations before it became the location of the present dwelling at 3157 Hayden Street.

Other developers of early Kapahulu included the Gear, Lansing Company, Bruce Waring, and Percy Pond, and Ben Hollinger. Below the Hollinger Tract, lesser known names appear, Lakimau Tract and Chun Kim Sut Tract.

The Hawaiian Bungalow and the Middle Class

The types of cottages that were built in the Kapahulu Tracts were designed and marketed to middle class families. An advertisement taken out in the *Honolulu Star Bulletin* in 1925 makes an appeal with a portion of the Kapahulu Tract map, "For the Man of Moderate Means." This

¹⁷ "Opening Up a New Residence District Near the Park," *Pacific Commercial Advertiser* (Honolulu, HI), Feb. 15, 1899

¹⁸ "Choice Building Lots at Kapahulu," *Pacific Commercial Advertiser* (Honolulu, HI), Sept 9, 1897

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advertisement and others of its kind highlighted the area's proximity to Kapiolani Park and Diamond Head. Appealing to the logistical needs of a working class, largely without automobiles, these ads pointed out the street car line and the beach were only a short walk. They promised the neighborhood was an excellent one in which to live. In 1925, lots in the Kapahulu Tract (now Naniloa Tract) sold for \$1250 each for a 5000 square foot lot. This particular offer by the Union Trust Company Ltd., further appealed to the middle class income level with an attractive payment plan of 25% down with the remainder of the balance to be paid in monthly installments.¹⁹

Criteria C

3157 Hayden Street is eligible for listing under Criteria C, as it embodies distinctive characteristics of a type, period, or method of construction. It is significant as an example of the Craftsman/Bungalow style embodying "Hawaiian Regional" influences. Character defining features of the Craftsman/Bungalow include "low horizontal profiles, 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."²⁰ 3157 Hayden Street is itself a unique representation of the simple, yet distinctive construction techniques and designs in functional, climate sensitive bungalows constructed in the Kapahulu neighborhood in the 1920s, 1930s and 1940s.²¹

3157 Hayden Street was built in 1942. The original dwelling was modified by two, attached shed additions in 1959. Therefore, the period of significance is bounded by the date of original construction, 1942 and ends with the 1959 additions. The original floor plan represented a typical 3-bedroom single-wall, Craftsman/Bungalow style home. There were hundreds of these single-family, fee-simple homes built in Honolulu during a boom period from the 1920s-1940s. Many of these homes were features as kit homes in the Sears Home and Lewers and Cooke Catalogs. However, both Kapahulu and 3157 Hayden Street differed from many of the neighborhoods and homes surrounding them. Kapahulu was distinguished by the diverse architectural styles represented in the neighborhood's homes. An architectural inventory survey of Kapahulu, conducted in the late 1970s by David Cox and Rolland Reeve of the State Historic Preservation Division, indicates the majority of homes could be categorized as either the Hawaiian regionally influenced plantation cottage and later the more sophisticated Bungalow style. But, also documented were styles as diverse as Art Deco & Moderne, Tudor and Mission or Arts and Crafts style buildings alongside the cottages and bungalows. Kapahulu still contains many of these architecturally diverse homes.

¹⁹ "For the Man of Moderate Means," Real Estate Advertisement, *Honolulu Star Bulletin* Apr. 17, 1925.

²⁰ Minatoishi, Lorraine.. "Franklin H. Dexter Residence." National Register of Historic Places Nomination Form. Dept. of Land and Natural Resources, May 5, 2015.

²¹ "From Nowhere to Self-Contained Area Growing Kapahulu Has Gone Places in 50 Years," *Honolulu Advertiser* Oct. 16, 1955.

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The simple construction and functional design of 3157 Hayden Street reflects the Bungalow style, yet it also contains stylistic elements incorporated for purely aesthetic purposes. These include the “snowflake” millwork detail in the fascia boards, decorative purlins beneath the gable on the forward bay and scalloped rafter boards and support braces under the front door canopy. These decorative elements evoke an earlier architectural era of fine craftsmanship and the “purely for pleasure” aesthetic of the Arts and Crafts movement.

As an example of a Hawaiian Bungalow, 3157 Hayden Street embodies Hawaiian regional influences. These include vernacular adaptations due to its isolated geographic location. The warm, breezy, and wet climate has influenced elements of the Hawaiian Bungalow, many of which are recognizable in 3157 Hayden Street. The homes, constructed to fulfill the needs of a local population seeking affordable housing beyond the crowded city were simple, yet functional. Having addressed the social requirements of home owners with their functional design, these bungalows were influenced by various vernacular styles both creative and utilitarian. These are evident in the post and pier footings, the use of lava rock for the entryway, and later the shed-roofed additions at 3157 Hayden Street.

3157 Hayden Street represents a significant example of a unique, even “one of a kind” Hawaiian Bungalow. The home embodies the distinctive characteristics of the Bungalow style, the mid-20th century period of construction and the straightforward, simple and functional methods of Craftsman/Bungalow construction. 3157 Hayden Street possesses character defining features that convey the decorative aesthetic of the Arts and Crafts Architectural Movement of the mid 19th and very early 20th century. Represented in features like the millwork snowflake designs in the fascia boards and the decorative rafters and support braces, 3157 Hayden Street evokes the feelings and values of an aesthetic that celebrated individual craftsmanship encouraged the pure enjoyment of the products of that craft.

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Development history/additional historic context information (if appropriate)

Research conducted to trace the ownership and developmental history of the property revealed the following chain of title/deed transfers of the parcel.

- The parcel was originally called lot 49-in section A, one of 144 lots in the Naniloa Tract subdivision of Kapahulu, Honolulu, Oahu.
- A 1927 Land Court Application with Pacific Trust Co., Applicant shows that the original lot size was 5602 square feet. A portion of Royal Patent 8165 B, LCA 8559 Apana 32 to William C. Lunalilo
- In 1936, A Field Book Land Sheet Description of Lot 49, Naniloa Tract lists Yoshiko Kurata as owner.
- On 8/25/37 Lot 49 remained at 5602 square feet and Yoshiko Kurata & husband transferred title to Kunikazu Jo & wife Fusako Jo for a sum of \$10.00.
- When Fusako Jo died on December 15, 1942, Lot 49 was transferred to her husband Kunikazu Jo. At the time of transfer, the parcel still measured 5602 square feet.
- On 7/3/67, 311 square feet of lot 49-A was deeded to HRA, which I understand to be Honolulu Road Authority, for the purpose of widening the street.
- When Kunikazu Jo died on 7/28/76 the property, now measuring 5291 square feet was held by the Kunikazu Jo Estate, until probate transferred $\frac{1}{4}$ interests in the parcel to Barry Y Jo, Wilfred T Jo, Jane S Yahata and Kathryn T Tarutani.
- On 10/27/87 the $\frac{1}{4}$ interest belonging to Barry Y Jo was transferred to Barry Yukio and Mitori Jo Trust. With the rest of the interest remaining the same as the 7/28/76 transfer
- On 7/25/2015 a transfer of Deed to Derek George and Erin K Kaauwai-George for the sum of \$910,000

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9. Major Bibliographical References

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

Achi's Kapahulu Tract. Portion of L.C.A. 8559 B, Register Map 1903

Bureau of Conveyances. History Sheet from 1937-1987 for TMK 311985 Honolulu, HI.

Directory of Honolulu and Island of Oahu, "Kapahulu," A-Z entries 1898.

Government Land around Leahi, Kapahulu. Kona, Oahu, 1883

Hawaii State Historic Preservation Office. "Historic Resources Inventory Form, 3157 Hayden Street." October 21, 1978.

Hibbard, Don and Nathan Napokal. "Fort Ruger Historic District." National Register of Historic Places Nomination Form. Dept. of Land and Natural Resources, Mar 20, 1980.

"Kaimuki a Brief History." Historic Hawaii Foundation. www.historichawaii.org, May 23, 2014. accessed Aug 5, 2016.

Map of Lots at Kapahulu. Kona, Oahu 1896

Minatoishi, Lorraine.. "Franklin H. Dexter Residence." National Register of Historic Places Nomination Form. Minatoishi Architects, Inc., May 5, 2015.

Nanihoa Tract Kapahulu. Section B Land Court Application 842, Zone 3, Section 1, Plat Map 19

"Opening Up a New Residence District Near the Park." *Pacific Commercial Advertiser* (Honolulu, HI), Feb. 15, 1899.

Palumbo, Lorraine Minatoishi, Ph.D., AIA. "3405, 3409A, 3409B Wela Street, 3544 Trouseau Street/Yee/Tom Court." National Register of Historic Places Nomination Form. Minatoishi Architects, Inc., November 15, 2009.

Real Property Assessment Information. TMK 310190850000. Department of Budget and Fiscal Services. Honolulu, August, 2016.

Siddall, John W., Ed, "Achi, William Charles," *Men of Hawaii: A Biographical Reference Library Complete and Authentic of the Men of Note and Substantial Achievement in Hawaiian Islands*. Vol. II, Honolulu Star Bulletin, Ltd., Territory of Hawaii, 1921.

Soderquist, Dawn. "Diamond Head- Special District Design Guidelines." Hawaii Life May 28, 2015.

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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 5291 SF, .1215 acres

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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: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐

NAD 1927

or

☐

NAD 1983

1. Zone: 4 Easting: 623255.25 Northing: 2352731.68

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

The boundary for the property located at 3157 Hayden Street include all the property defined by TMK: 3-1-019:0850000, owned by Derek George and Erin George-Kaauwai, in August 2016.

Boundary Justification (Explain why the boundaries were selected.)

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The boundary was selected because it is the legal property boundary defined in the TMK Parcel information sheet obtained at the City and County of Honolulu Real Property Assessment Division for lot 49-A, Map 22, LCA App 842.

11. Form Prepared By

name/title: Kai E. White
organization: _____
street & number: 1473 Ainakoa Ave.
city or town: Honolulu state: HI zip code: 96821
e-mail kaielizabethwhite@gmail.com
telephone: (808) 721-6879
date: August 11, 2016

12. Owner Information

name Derek George and Erin George-Kaauwai
street & number 3010 S. Hill St. city or town Arlington, VA zip code 22202
e-mail erinkaauwai@gmail.com

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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Detail of Kapahulu, Naniloa Tract red arrow showing location of property



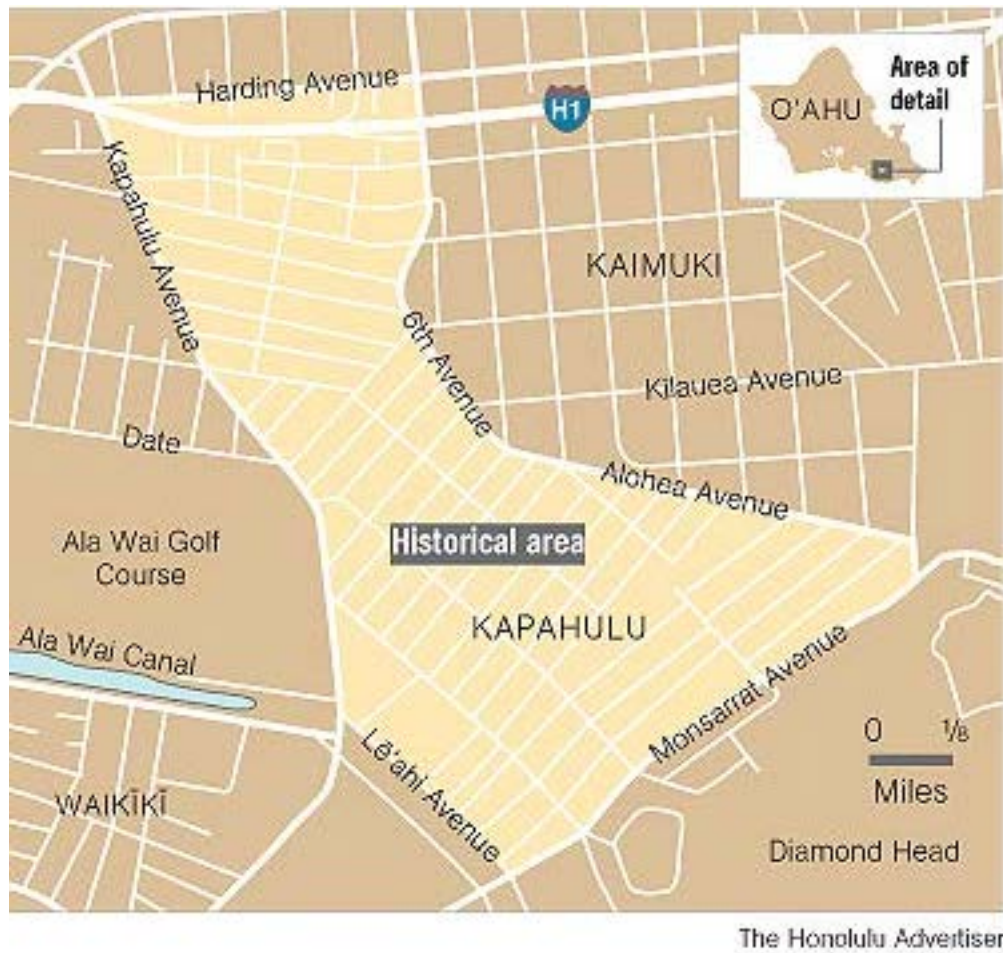
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Fig 1. Illustration showing boundary of historic Kapahulu



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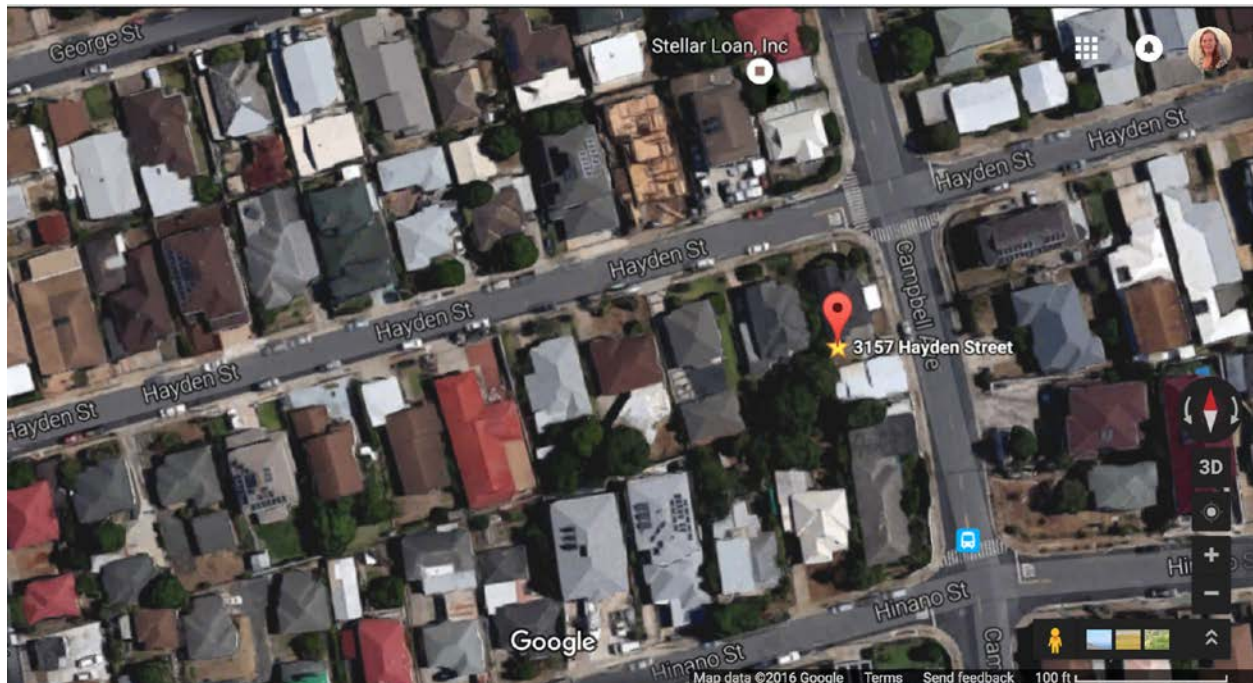
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SATELLITE VIEW OF 3157 HAYDEN STREET

Downloaded from Google Maps, August 2016

Red Google locator indicates property



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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: 3157 Hayden Street

City or Vicinity: Honolulu

County: Oahu

State: HI

Photographer: Kai E. White

Date Photographed: July 19, 2016

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

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1 of 18. Front façade of 3157 Hayden Street, showing complexity and asymmetry of typical Hawaiian bungalow. Note that the first home built in Kapahulu in 1889, the Martin House's square, pyramidal roofed tower is visible just above the shed addition on the left side of the photo. Diamondhead Crater provides a formidable backdrop. Camera pointing south.



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2 of 18. Showing the location of the historic home is on front of property, at the corner of Hayden and Campbell Streets. NOTE: Plastered CMU wall replaced a chain link fence in 2016 for safety. A car once lost control and slammed into the east addition of the house. Camera pointing southeast.



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3 of 18. Contextual view looking east up Hayden Street, Campbell Avenue running north/south



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4 of 18. Contextual view looking west toward Kanaina Avenue



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5 of 18. Front façade of property, camera facing south



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6 of 18. Detail of front entryway with prominent steeply pitched shingled canopy above door. Also visible is the “snowflake” detailing in the fascia boards, the narrow double hung windows that border the front door, and the lava rock lined stairway. Camera pointing south



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7 of 18. Photo illustrates the steep pitch of the shingled roof on the forward bay, the complexity of the double hipped roof on the rear bay. Other contributing details include the the bump out window and the box framed double hung windows and landscaping. Camera facing southwest.



8 of 18. Southeast corner of home, showing rear shed roofed addition from 1959. Plastic storage shed is detached and sits on the east side of the home, just behind the shed roofed addition also

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from 1959.

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9 of 18. Rear of home. Depicts the shed roofed bathroom/laundry room 1959 addition. Note the transom window screen on the addition. The double hipped roof and lattice gable intersects the

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shingled rear bay of the home. Double hung, boxed window sills and the continuation of the girt contribute to the bungalow's character defining features. Camera pointing northeast.



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10 of 18. Projecting, front bay of the home screened by money trees. The gable is defined by the snowflake fascia detail and protruding purlins below the lattice vent. Four over one and six over one double hung boxed sill windows have been preserved. Horizontal wooden skirting obscures the post and pier foundation.



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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.