

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: **Thomas & Eva Abel 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: **1699 Walea Street**

City or town: **Wahiawa** 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Not For Publication: ☐ Vicinity: ☐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 ___local

Applicable National Register Criteria:

___X___A ___B ___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 & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>2</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>4</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0 (NONE)

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic / Single Dwelling

Domestic / Secondary Structure

Landscape / Garden

Current Functions

(Enter categories from instructions.)

DOMESTIC / SINGLE DWELLING

DOMESTIC / SECONDARY STRUCTURE

LANDSCAPE / GARDE

THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER:

Regionalism and Craftsman

Materials:(enter categories from instructions.)

Principal exterior materials of the property:

Foundation - Moss Rock Field Stone; Post-and-Piers; and Slab on Grade.

Walls - Board and Batten; Stucco

Roof - Doubled Pitched Hipped Shake Shingle

Narrative Description

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

Summary Paragraph

The Abel Residence is located on a two acre property on Walea Street in Wahiawa. The lot entrance is located at the end of Ho'omaha Street in a development known as Marigold Acres Subdivision. The Abel Residence is a one story, composite single-walled and double-walled construction frame with a Regional Craftsman style with a dumb-bell shaped floor plan. The roofs are a double pitched-hipped design and the foundation is partially built with concrete and moss rock fieldstone. The roofs of the teahouse which connects to the main house and a separate carriage house are shake shingles. The main house and connected teahouse were reroofed in 2006 with wood shingles and the carriage house 2012 with composite material shingles. The walls were originally finished with board-and-batten, then to wood shingle lap siding, and then finally with a stucco finish. The chimney and porte-cochere pillars are built of concrete moss-rock fieldstone.

The interior of the main house is simple, but elegant in the Regional Craftsman style tradition with solid Ohia wood flooring throughout the house except for bathrooms and kitchen areas. The living room has a vaulted ceiling and the kitchen, living room and bedrooms have canec ceilings.

THOMAS & EVA ABEL RESIDENCE

003 / HI

Name of Property

County and State

The frontal structure of the house has all original floor to ceiling casement windows that are well preserved.

The Abel Residence retains its historic integrity by keeping the original *Marigold Acres* development **location** in its entire property footprint. The main house has retained its doubled-hipped roof, open-beamed ceiling, singled-wall and doubled-walled construction with a dumb-bell shaped floor **design** building structure, **workmanship** and **materials** that were building methods indicative of its time. As you enter the pedestrian gate through the 300 foot long moss-rock wall the *great Hawaiian lawn* fronting the house and the circular driveway, you will enjoy the serenity of the eighty foot Chinese Banyan and a very old Lychee tree that further retains the property **setting** and **feeling** of old Hawaii. With its **association** as the first house built on *Marigold Acres* and its notable individuals that resided there, the Abel Residence and its past had help shape and develop Wahiawa's plantation industry which is extremely important to Hawaii's history.

Please note that the Chinese Banyan and the old Lychee trees were certified by the Arborist Committee and are pending approval for designation by the Exceptional Tree Ordinance Program with the City Council, and the Department of Parks and Recreation (DPR).

Narrative Description

Environment and Setting

Marigold Acres Subdivision Tract was developed by Percy Pond, the original owner of Kemoo Farms in 1928. The Abel Residence is a two acre parcel with ninety percent of the property being flat. The Walea Street side of the property has a six foot high moss rock wall with swing open driveway gate and a pedestrian entrance gate. A fern grotto borders the west side of the property and a five foot high concrete masonry unit (CMU) wall borders the neighboring east side of the property. The back of the property is partially boarder with six foot high chain linked fence starting from the west end of the property to approximately 80 feet inward on the property line. The back end of the property has a fifty foot drop to Schofield Barracks East Range Military Reservation.

The house faces Walea Street with a mixed Hawaiian grass lawn modestly cultivated in the forefront of the existing house, main and circular driveway. The driveway enters through Walea Street and continues through the porte-cochere and circles around to exit the front gate. A motor court coming off the driveway to the northern corner of the existing residence leads to the existing carriage house.

On the property within the naturally formed existing landscaping features an eighty foot Chinese Banyan tree west of the property and fifty foot old Lychee tree in the middle of the property that

THOMAS & EVA ABEL RESIDENCE

003 / HI

Name of Property

County and State

are both about 85 years of age. *Both trees are being considered by the City & County of Honolulu, Department of Park & Recreation (DPR) for the Exceptional Tree Program.*

Residence

The foundation of the main house, teahouse and carriage house are of moss rock field stone building foundation. The teahouse is a wood post-and-piers footings with crawl space, and slab on grade foundation. The exterior walls of the house were originally board-and-batten, redwood single and double walled construction depending on where it was necessary to strengthen the walls for the roof beams, rafters and the windows. The original roof were all wood shingles and was reroofed in 2006 with wooden shake shingles. The double pitched hipped roof lines of the main house is accentuated by a moss rock field stone chimney located at the rear center of the main house and also centered to the covered lanai at the rear center of the house and the dumbbell shaped floor plan layout of the house.

The covered lanai has stained concrete floors with 18" by 18" square grout lines scored by cutting the concrete flooring. The patio foundation and perimeter wall is constructed with moss rock and a concrete stairs leading from the backyard to the patio. In 1954 Dr. deHarne built an aluminum structured light panel roof over the patio, but it had to be replace because of deterioration of age in 2012 with a boxed beam, flat mineral sheeted roof to handle the photovoltaic panels. Four CMU columns were also added to carry the new roof along with two glulam beams painted gray to match the gray stucco finish of the new columns.

The front façade facing West exemplifies and a dumb-bell shaped floor plan layout in the inside of the house and one can see the indented handle of this shape starting with the two step up front porch and double door main entry covered by a double pitched hipped roofed porte-cochere supported by two moss rock fieldstone pier columns and three heavy timber beams in the middle and two floor-to-ceiling double casement windows on each side of the main entry to the living room beyond with spacious open beam ceiling. This living room facing the covered lanai is centered with the existing fireplace and mantle. To the right and left of the fireplace are two large, four foot wide wood sliding glass doors that have an eight feet wide openings. On either side of this main entry are two projecting room spaces reflecting the dining room and kitchen on the left and the bedrooms on the right.

Thus symmetry of the dumb-bell shape is also reflected on the rear façade of the house with the covered lanai filling the entire middle handle portion of this dumb-bell configuration floor plan. The north and south facades are entirely different from one another because the north façade is the dining area to the left and open kitchen and island to the right. As you walk right from the entrance into the south facade hallway the original two bedrooms are on the right and left of the hallway followed by a bathroom on the left. Originally the house dumb-bell shape house ended there and in 1954 Dr. deHarne moved the detached teahouse to connect with the main house. Exiting the end of the south facade, a breezeway connects the teahouse to the main house.

THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

The interiors are reminiscent of that of a *Hart Wood* house, though the architect and builder cannot be determined at this time. The following are excerpts from “Hart Wood: Architectural Regionalism in Hawaii” by Don Hibbard, Glenn Mason & Karen Weitze, Honolulu: University of Hawaii, 2010, describing a *Hart Wood* house as a simple, high volume with large rusticated wood beams reflecting Arts and Crafts influence. The use of stained concrete for the floors and coursed lava rock walls representing distinctly local materials. The steep double pitched-hipped roof with wide overhang eaves and deeply recessed lanai or porte-cochere with mortared rubble columns were other elements previously used by Wood that symbolically tied his buildings to Hawaii. The house has the double door entry directly off of the spacious, baronial living room with open beam ceiling is a feature that Wood frequently used to invoke a sense of comfortable domesticity along with a grand hearth oriented space embellished with the same open beam ceiling, massive fireplace, wrought iron fixtures, and heavy timberwork. The board and batten exterior walls; double pitched roofs; large open-beam living rooms; and lanai extending the length of the rear elevation are a summation of the Hawaiian Style as it had been developed by Wood by 1926, and his sense of the comfortable Hawaiian house. These quotes were noted by Robert Fox, AIA, trustee of the Hart Wood Foundation interviewed January 2015; other members of the Trust were Charles R. Sutton, FAIA, and Vladimir Ossipoff, FAIA, both posthumously. Additional research were also provided by Dr. Don Hibbard, author of the *Hart Wood* book, interviewed February 2015, attesting to the fact that this house was *not* a *Hart Wood* house, but had a lot of attributes of a *Hart Wood* house. Back in those days, it was common to copy the attributes or design of a famous local architect for a new house as it is so common today as evident of the many Ossipoff styled homes that are prevalent, but not designed by Ossipoff personally.

Circa 1954, the existing board-and-batten wood finish on the main and teahouse were removed and replaced with wood shingle lap siding. The exterior finish of the main house and teahouse was again changed to stucco by the third owner of the Abel Residence; however the existing exterior walls of board and batten was left on the carriage house. Other improvements to the existing house included electrical service upgrade from 100 amps to 200 amps; remodeling to the teahouse master bedroom by separating the power room from the master and turning it into a guest bathroom. The third owner replaced the existing wood shingle roof with new wood shake roof in 2006.

The original rusticated beams were painted of a dark color but a new paint scheme of off white color hides the rustication of the beams. The original canec ceilings of both the open beam and soffit ceilings areas; the ceiling covering the formal dining and the kitchen are accessed by a pull down step ladder to that ceiling storage. From this ceiling access the existing roof structure redwood beams, kingposts, and rafters beams noting the unusual roof structural framing for the open beam areas of the house. What is shown below, is actually the lower beam or lower leg of a post and kingpost *vertical leg* and the roof rafter beam *sloping leg*. So instead of an structural

THOMAS & EVA ABEL RESIDENCE

003 / HI

Name of Property

County and State

open beam framing, what is being shown is the lower leg of a roof rafter structure being disguised as the open beam with a canec ceiling around each beam. To our knowledge, that of Messrs. Fox, Hibbard and myself as licensed architects and historic preservationists, this type of structural scheme to show an open beam structure has never been used nor shown to the degree of cleverness from any architect or builder especially for a double pitched, hipped roof structure.

Teahouse

The detached designed teahouse with the same double pitched roof design that was built in circa 1938 by Thomas Abel was later moved by Dr. deHarne at a juxtaposition in circa 1954 to the west end of the main house with a covered breezeway that presently configures the current layout of the existing house.

Carriage House

The carriage house roof is double pitched hipped, open beam and roof rafters with exposed roof tails. The exterior walls are still in its original board-and-batten unpainted, redwood single walled construction. The carriage house entry doors are the originals doors and the back windows are also original. The original barn door is in excellent condition and all barn door hardware is kept, but not in use. The roof was originally wood shingles and was reroofed in 2012 with composite shake shingles. The carriage house function circa 1930 was to keep the carriage protected, in the day when transportation was horse and carriage. A servants quarters to the right and a work shop wash room on the left are at either end of the carriage house. The servants quarters has a bath and toilet.

Integrity Summary

The Abel Residence has retained a high degree of historic integrity by retaining its original two-acre parcel that was part of the original *Marigold Acres Subdivision Tract* development. Since its 1954 deHarne renovation, the property has seen no alterations to its original floor plan design. The Regional Craftsman style home so common of early 1900s is unchanged and its surrounding great Hawaiian lawn and natural fern garden that borders the West side of the property retains its relative historic feel and setting.

The Abel Residence also shares a history of important residents. After the Abel's, the deHarne family were the second and the longest to own the property. Dr. deHarne was born in Hawi, North Kohala in 1902, who's parents arrived in Hawaii in 1877. Dr. deHarne was the medical Director of Wahiawa General Hospital and a member of the Honolulu County Medical Society and the Hawaii Medical Association. His tenure at the Wahiawa General was between 1943 and 1979. As quoted by his daughter Diane Melvin, "for 36 years, my father was an old fashioned family doctor. He delivered hundreds of babies for Schofield Barracks and the Wahiawa community and he cared for his patients from birth to death. In those days there were no such thing as *emergency room* (ER) doctors. The doctors in Wahiawa would rotate being on call at the Wahiawa General Hospital to care for ER patients. He began his practice in Wailua as one of the

THOMAS & EVA ABEL RESIDENCE

003 / HI

Name of Property

County and State

plantation doctors at Wailua Sugar and later appointed as the Plantation Doctor for Del Monte Pineapple."

According to the Reconnaissance Level Survey (RLS) final Report / Hawai'i SHPD Wahiawa Historic RLS Wahiawa, Hawai'i, dated March 2014, prepared for the State of Hawai'i Department of Land and Natural Resources (DLNR) State Historic Preservation Division (SHPD) lists the Abel Residence at 1699 Walea Street as a recommended ILS National registry designation.

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

THOMAS & EVA ABEL RESIDENCE

003 / HI

Name of Property

County and State

☐

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.)

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1928

Significant Dates

1928 / 1945 / 1954

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

UNKNOWN

THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

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 consideration.)

Summary Paragraph

The *Abel Residence* is significant under Criteria A for its association with the development of the *Marigold Acres Subdivision Tract* that was developed in 1928. It possesses and retains all seven aspects of historic integrity and significance. The house and its lot retains the same original location as it was located in 1928. Being noted as the first house built on the Marigold Acres Subdivision Tract development, (*see attached approved subdivision map dated May 1, 1928*) the property is one of two lots that are over two acres in size and one of two lots still is its original development size. The structure has been kept in its original bell shape floor plan and Regional Craftsman style design. With **no** additional structural floor print added since 1954 renovation which Dr. deHarne juxtaposition fitted the teahouse to the main house, the physical characteristics of the property and its landscape create the feeling of old Hawaii.

Being considered the first house built on *Marigold Acres Subdivision Tract* lends a high level of importance. In the book *Wahiawa* written by **Lani Nedbelek** in 1984, a circa 1920's aerial photo of Marigold Acres clearly illustrates that the Abel Residence is the only home on the development. Along with Eva Abel's statement that, "*There was nothing when we built. The land was covered with elephant grass. My husband spent his time pulling it up by hand.*", should be considered evidence to its importance.

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

Community Planning and Development

Thomas & Eva Abel purchases a 2.0 acres site at 1699 Walea Street, Wahiawa, Hawaii, for his future home site. The *Abel Residence* was built in circa 1929 and is a product the *Regionalism Craftsman* style of architecture, philosophy and aesthetic in America of that era. Although the architect nor the builder are not known, contextually the *Abel Residence* relates the influence of architects Hart Wood with it vaulted ceiling and fireplace and C.W. Dickie's doubled pitched frame construction.

The *Abel Residence* history starts with Thomas Sunderland Abel, Banker, born May 3, 1890 in Berlin, Wisconsin to John and Elizabeth (Forrest) Abel, both whom were born in Scotland. Like many other adopted sons of Hawaii, Thomas Abel had no intention of remaining here when

THOMAS & EVA ABEL RESIDENCE

003 / HI

Name of Property

County and State

arriving in Honolulu on September 13, 1915 for a vacation and a rest. But he found the islands so much to his liking that he decided to stay. He entered the Army National Bank of Schofield Barracks, and eventually founded a branch of the Bank of Bishop & Company as a manager and continued there until December 1, 1917. He entered the U.S. Army and served two years during World War I. At the end of the war he returned to Hawaii and later resided in Wahiawa in 1920, and back with Bank of Bishop & Company, which again changed to Army National Bank of Schofield Barracks. He left for the Mainland to bring home (Honolulu) a bride and arrived April 21, 1923 in Seattle on the ship "Makura". He left San Francisco February 5, 1927 and arrived in Honolulu February 11, 1927 via ship. His new bride, Eva, arrived from Alabama in 1927; she was born Rome, Georgia in 1905.

The following is taken from the book "Wahiawa" written by Lani Nedbelek and it gives a slight idea of the development of Wahiawa in those days – *"like a frontier town in the wild West , just wooden shacks ... the Abel's can recall that Charlie Hasebe's store ... was a tiny little thing. He sold everything. Japanese obi material, blue and white china, everything. You had to find things. The store was stacked floor to ceiling. You just had to look around. We got our tabis there. They sold cracked seed, too. Mrs. Abel's eyes twinkled as she recalled."* In 1928, the Abel's became the first residents of what would become Wahiawa's most prestigious area, "Marigold Acres" Subdivision/Tract; however, still without a permanent residence. According to Mrs. Abel, *"There was nothing when we built. The land was covered with elephant grass. My husband spent his time pulling it up by hand."*

The development of other subdivisions/tracts such as Wahiawa Heights had also begun along with others, such as Homelani Acres, Grand View Tract, Garden and Tashiro Tracts; and nine (9) plantation camps were also developed during Wahiawa's history. The Thomas & Eva Abel Residence was built in 1930 at 1699 Walea Street location/site in "Marigold Acres" Subdivision.

Percy M. Pond, a developer and farm owner in the Wahiawa, acquired 26.52 acres of the share of land that was owned by Edgar Wood, one of the twelve original landowners that made up the settlement association formed by Bryon Clark, the original resident settler of Wahiawa. Percy Pond, acquired additional lands to become one of major land owner in Wahiawa and established and founded *Kemoo Farms*. He became developer and partner with American-Japanese Investment Co., Ltd. (AJICL) to develop this 26.52 acres of land from Edgar Woods into this subdivision and is one of the first residential developments in Wahiawa.

The first resident settled into Wahiawa was Byron Clark and it was made possible due to the Land Act of 1895 which allowed previously leased territorial lands to be purchased by homesteaders interested in diversified farming. In 1898, Clark secured 1,300 acres that were at that time unsought after lands, and subsequently established the Tropical Fruit Company in 1902. This land later called Wahiawa tract was formerly leased from the Territorial Government by Oahu business cattleman James Robinson, but became available under the Land Act. Clark

THOMAS & EVA ABEL RESIDENCE

003 / HI

Name of Property

County and State

formed a settlement association with other mainland California settlers Leonard G. Kellog, Thomas L. Holloway, William P. Thomas, Alfred W. Eames, Carl Pullman, Harry R. Hanna, Thomas H. Gibson, John W. Welte, Emmet C. Rhodes, W.B. McCormick and Edgar Wood to establish Wahiawa. The last to join this group was James D. Dole, who expressed his interest and created an agricultural cooperative, "Hawaiian Fruit and Plant Company."

Originally, each of the twelve settlers lived on 5 acre parcels within the Wahiawa Town site and farmed on lands allotted in 20 acre parcels per family member in the surrounding fields as in an Euro-American concept of a "village plan". Settlers soon discovered that they would rather live on farmsteads and abandoned this village plan concept altogether. One of the early settlers, James Dole, described the settlement as a park-like stretch of some 1,400 acres of third class pasture land, dotted with shacks of 13 hopeful homesteaders for whom the general sentiment were merely pity. It was agreed upon that Thomas Holloway, one of the 13 land owners, would reside on the 145 acre central lot site of Wahiawa with that land set aside as the central location for many of the public facilities of the Wahiawa Settlement Association and its resident land owners. Within two years, crops and trees began to flourish and produce, and the Settlers had established a post office, store, school, and social organizations. The early maps of Wahiawa showed an agricultural small settlement taking shape, but the need for housing would eventually prompt increased density around the commercial core of the community with many of the surrounding streets named after the original settlers families, Clark, Kellogg, Thomas and Eames Streets. The Territorial legislature quickly recognized that Wahiawa had grown substantially, and through its legislation passed in April 1913, that Wahiawa and Waianae Uka would be administratively separated from Waialua District to form a new Seventh District of Oahu.

A period of intense agricultural development in the pineapple industry after this initial period of residential development ensued. These early agricultural activities significantly modified the landscape in Wahiawa. In 1900, the Wahiawa Water Company was created through an agreement between Waialua Agricultural Company, the Territorial Government, and the stockholders of the Wahiawa agricultural cooperative to ensure water rights in Wahiawa for the next 35 years. Under A.A. Wilson, an engineer, a system of irrigation flumes, ditches and tunnels were constructed to carry water from the northern branch of the Kaukonahua Stream to the existing agricultural tracts. This was followed by the damming of the two forks of the Kaukonahua Stream to develop the Wahiawa Reservoir in 1906; which was also known as Lake Wilson, the largest water impoundment in the Territory, and then the State of Hawaii, and had also effectively constrained all future residential development in Wahiawa to its existing geographic boundaries and perimeter. These irrigation facilities and, more specifically, this reservoir, kept over half of Wahiawa as cultivated lands, specifically pineapple, quickly emerging as Wahiawa's most valuable crop. This brought companies such as, Dole Foods Company, originally Castle and Cooke Trading Company, into the area in 1851. In 1906, Dole brought the Oahu Railway & Land Company rail line from Honolulu to Wahiawa to transport pineapple and he also founded the Hawaiian Pineapple Growers Association in 1908. The

THOMAS & EVA ABEL RESIDENCE

003 / HI

Name of Property

County and State

primary pineapple plantations in Wahiawa were owned by Clark, Eames, Thomas and Dole; most of its workforce was from sugar plantations, which recruited labor from abroad – China, Japan and Korea. These laborers moved their families to Wahiawa from the sugar plantations. Worker housing originally consisted of cluster of crude houses, often scattered in gulches and along streams, The Hongwanji and Japanese Language School was built on California Avenue to teach English to the Japanese children of laborers on the plantations.

In 1909, Dole deeded 18 acres to James H. Peterson, who was educated in poultry husbandry and dairy farming. He cleared the land of guava trees and lantana, and built chicken coops, raised purebred jerseys, and eventually, had a full blown dairy. Peterson's Upland Farm is the only remaining active agricultural property in Wahiawa, and is still operated through a partnership created in 1959 with James Peterson, and his two sons, James and Alan Peterson.

Wahiawa's agricultural development was paralleled with other urban developments. Residential development spurred to support the pineapple industry. With Oahu Railway rail line already installed from Honolulu to Wahiawa, a new rail station was built in 1909 in Wahiawa. Commerce was concentrated around Cane Street, with Wahiawa's business center focused around the newly constructed rail station, 50-guest hotel, a government school, Japanese language school, stores, markets, shops and a laundry. Modest, western influenced, residential buildings as well as commercial and community buildings were introduced into Wahiawa during this period. Wahiawa Elementary School was substantially expanded with Leilehua High School opened in 1913 but became a Territorial school in 1926, which provided unprecedented opportunity for all children in Wahiawa to earn a high school diploma.

1914 Kemoo Farms is founded and established by Percy Martyn Pond, a farm owner in the Wahiawa as one of the larger farms there. In 1928, Percy M. Pond, now also a real estate developer, developed the Marigold Acres Subdivision Tract as one of the first subdivision and tract in Wahiawa and one of the larger tracts of land subdivided. The land was bought from Edgar Wood, one of the original developers of Wahiawa Town. This subdivision was the joint effort and partnership of Percy M. Pond, the subsequent landowner after Edgar Wood, and the American Japanese Investment Co., Ltd. (AJICL). Mr. Pond's business was located at 312 First National Bank Building in Downtown Honolulu, and AJICL's business was located at 12 North Beretania Street in the outskirts of Downtown Honolulu.

The total *Marigold Acres Subdivision* encompassed 26.52 acres of land, of which 25.22 acres designated for lots and 1.30 acres for roads. Twenty-six (26) lots were developed of which twenty-five (25) were residential lots and one (1) was a roadway access lot. The land for the subdivision was surveyed and plotted out by Wright, Harvey & Wright, surveyors and plans makers, and was approved by the Territory of Hawaii surveyor Walter E. Walls, on June 6, 1928 an filed with the Bureau of Conveyance of the Territory of Hawaii, June 6, 1928 in File No. 305. The original site is designated as Lot 25, a 2.0 acre lot located at the intersection of Ho'omaha

THOMAS & EVA ABEL RESIDENCE

003 / HI

Name of Property

County and State

Street and Walea Street, off of the main thoroughfare of California Avenue, which became the main traffic transportation spine for Wahiawa, directly abutting the United States Military Reservation of Schofield Barracks in the District of Waianae Uka. This subdivision was very unusual as it consisted of five distinct and different varieties of lots which included three (3) lots that were over one acre of which one being the *Abel Residence*.

The property additionally mirrors an historic feel by taking its history in consideration. It's important people that have lived there, the era that it was built and the history of Marigold Acres Subdivision Tract.

See the attached certified copy of the original and approved 1928 "Marigold Acres" Subdivision in the Appendix of this Nomination Application Form.

9. Major Bibliographical References

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

Biography of Hawaii's Historical People., 1930 Census

Statewide County Hawaii Archives

Biographies. University of Hawaii Research Publication

Book: *Hart Wood: Architectural Regionalism in Hawaii* by Hibbard, Dr. Don, Glenn Mason and Karen Weitze.

Book: *Wahiawa* by Lani Nedbaleck

Article: Pond, Percy Martyn February 2, 1870- Statewide County HI Archives Biographies.
<http://files.usgwarchives.net/hi/statewide/bios/pond467bs.txt>

2014 Wahiawa Historic Reconnaissance Level Survey (RLS)- Survey Report. State of Hawaii Department of Land and Natural Resources; State Historic Preservation Division, National Park Service, Honolulu: 2014. Accessed August 30, 2015.

Article: Historic Hawaii Foundation. <http://historichawaii.org/resource-center-2/library/>

1940 U.S. Census Archives

1940 Census Enumeration District Maps, Hawaii, Honolulu County

THOMAS & EVA ABEL RESIDENCE

003 / HI

Name of Property

County and State

U.S. Geological Survey. Honolulu Quadrangle University of Hawaii Manoa. Hauula Quadrangle. Topography compiled 1951 Planimetry 1977. Photo inspected using imagery taken 1992.

Report: City & County of Honolulu, Department of Planning & Permitting. Reconnaissance Level Survey (RLS) report. march 2014.

http://historichawaii.org/wp-content/uploads/2013/11/Wahiawa-RLS-Report-FINAL_03_20_2014.pdf

Article: Maurice deHarne: http://www.mikesclark.com/genealogy/maurice_deharne.html

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 HAWAII FOUNDATION (HHF)**

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 2.0 acres

Use either the UTM system or latitude/longitude coordinates

THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: **21 degree 30' 1.27" North** Longitude: **158 degree 00' 25.27" West**

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 nominated property includes the entire TMK (Tax Map Key) parcel historically associated with the existing site and property with the existing house and residence.

Boundary Justification (Explain why the boundaries were selected.)

TMK parcel showing the parcel 7 – 5 – 001: 001 with four corners staked and four metes-and-bounds.

THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

11. Form Prepared By

name/title: **Benjamin T. Torigoe, A.I.A. & Denny H. Miyasato, current recorded fee owner**
organization: Benjamin T. Torigoe, A.I.A., Architech/Planners, LTD.
street& number: 1750 Kalakaua Avenue, Suite 205
city or town: Honolulu state: HI zip code: 96826
e-mail: jeremh333@aol.com
telephone: (808) 358-6862
date: February 1, 2015 original; revised January 15, 2016; revised March 12, 2016

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.)

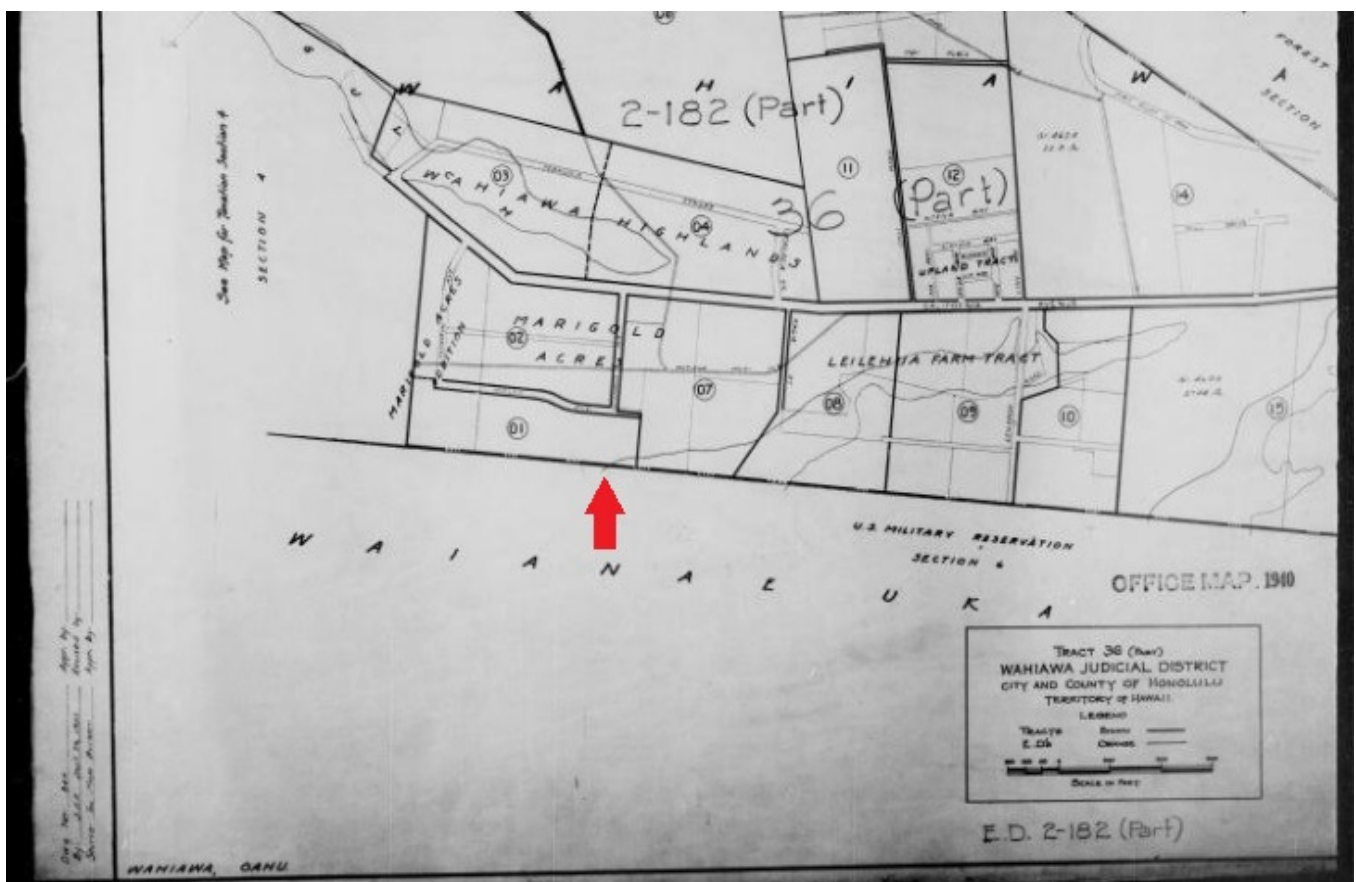
THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

1940 Census Enumeration District Maps, Hawaii, Honolulu County, Wahiawa ED 2-180, ED 2-182, ED 2-183, ED & 2-184. Marigold Acres development and above California Avenue adjacent development, Wahiawa Highlands and its new development, Wahiawa Homestead. The red arrow points to the Abel Residence at the end of Ho'omaha Street coming off of California Avenue.



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

RECONNAISSANCE LEVEL SURVEY REPORT, Hawai'i SHPD Wahiawa Historic RLS Wahiawa, Hawai'i FINAL. Prepared March 2014 for: State of Hawai'i Department of Land and Natural Resources State Historic Preservation Division 601 Kamokila Boulevard, Suite 555 Kapolei, Hawai'i 96707



Table 2. Recommended ILS Properties

Map	TMK	Address	Name (if known)	Year Built	Style	Criteria
1	75025048	2608 CALIFORNIA AVE	house	1964	Contemporary	C
1	75025065	2661 PUNINONI ST	house	1965	Contemporary	C
1	varies	GRAND VIEW TRACT	Potential Historic District	varies	Mid-Century Modern/Contemporary	A; C
2	75016074	2206 CALIFORNIA AVE D3	house	ca. 1930	Craftsman	C
2	75026034	235 KARSTEN DR	house	1936	Craftsman	C
3, 4	75024003	2184 CALIFORNIA AVE	plantation camp	1951	Plantation Camp	A; C
5	75010003	1987 ALAI PL A	house	1950	Plantation	C
5	75027010	2069 CALIFORNIA AVE	Hidden Valley Estates; Hopper House	ca. 1906	Craftsman Plantation	A; C
8, 10	75011001	1895 EAMES ST	Peterson's Upland Farm (Peterson Farmstead)	ca. 1909	Craftsman	A
10	75007005	1721 CALIFORNIA AVE	house	1929	Plantation	C
11	75001001	1699 WALEA ST	house	1938	Regional Modern	C
11	75002030	34 ULUWEHI PL WAHIAWĀ	house	1939	Craftsman	C
11	75002043	1650 WALEA ST	house	1929	Tudor Revival	
11	75007087	62 HOOMAHA ST WAHIAWĀ	house	1925	Mediterranean Revival	
12	75003028	1627 EAMES ST	house	1926	Craftsman Plantation	A; C
14	75017027	1621 GLEN AVE	Iglesia Ni Cristo	1949	Mid-Century Modern	A, C
14	75021006	1610 GLEN AVE	water tower	1960	Utilitarian	A, C
15	74018001	1515 CALIFORNIA AVE	Leilehua High School	ca. 1950	Mid-Century Modern	A
15	74018031	1445 CALIFORNIA AVE	Wahiawā United Methodist Church	1960	Mid-Century Modern	A



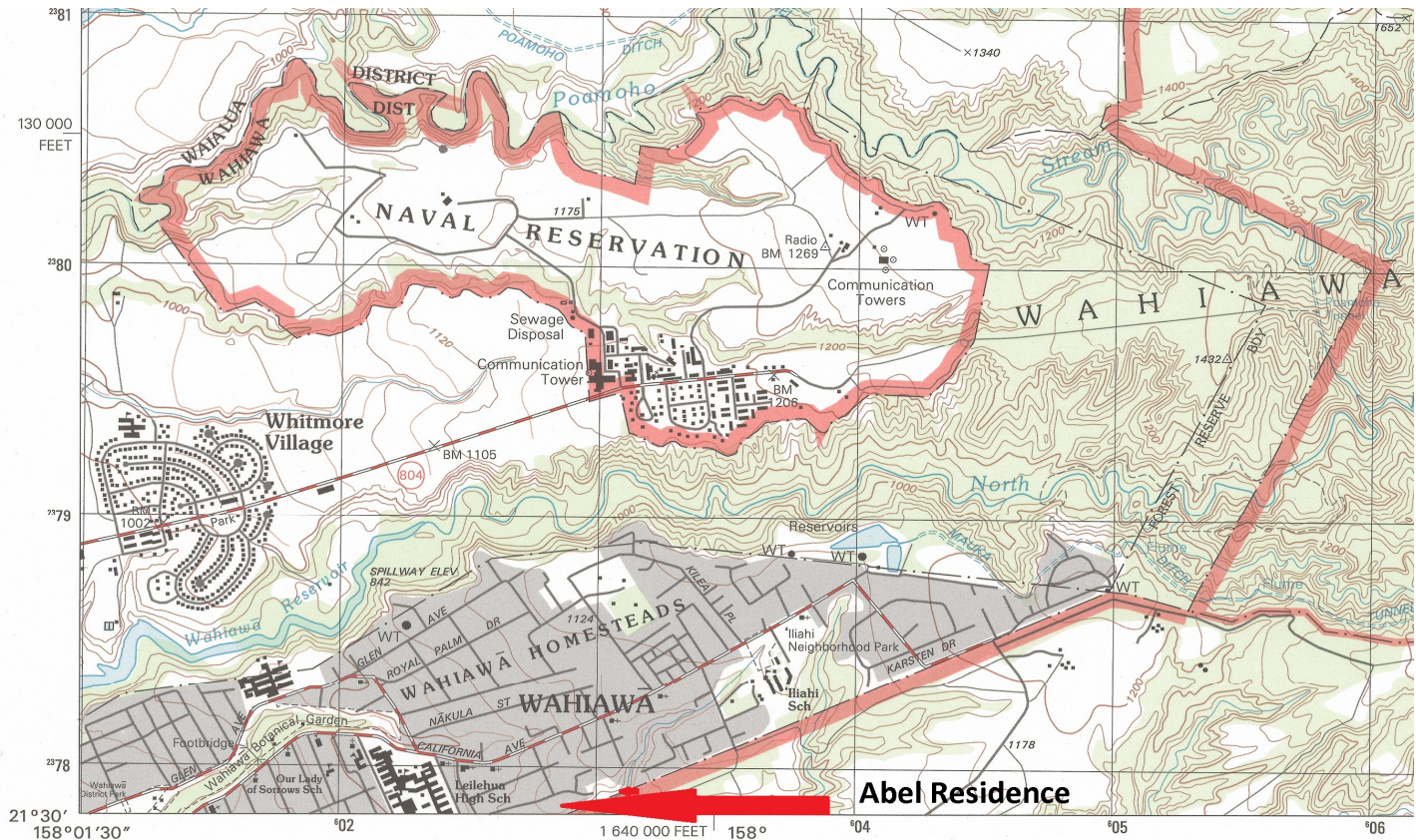
THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Recent portion of USGS Honolulu Quadrangle Map showing location of Marigold Acres.



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

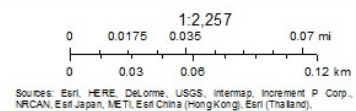
County and State

Aerial map of the Abel Residence Parcel TMK: 7-5-001:001. Source is taken from City & County of Honolulu, Department of Planning & Permitting. Dark border show the Abel Residence in Marigold Acres and across California Avenue the current development of Wahiawa Homestead. The two acre lots are now subdivided into average size lots of 8,000 square feet. The Abel Residence and the acre lot west of the property are the last remaining property that have not been subdivided.

Marigold Acres



March 12, 2016



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Source taken from Google maps showing an aerial view of 1697 Walea Street, Wahiawa which is Google Map's address. The USPS address recognizes 1699 Walea Street as its address.



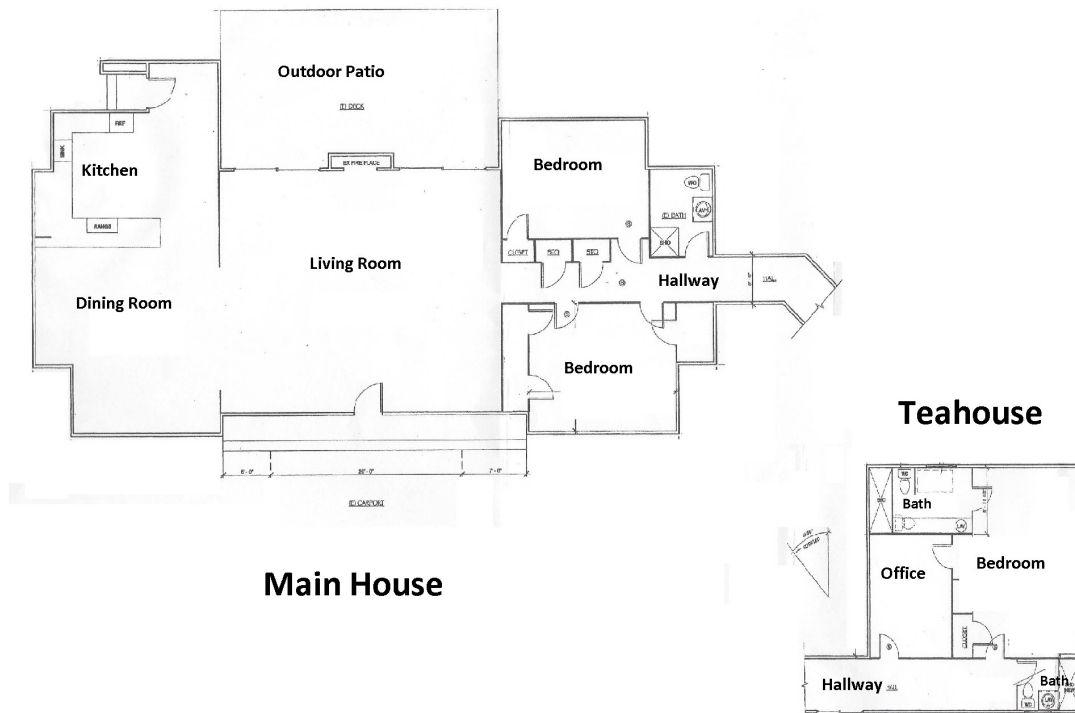
THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Property *main house & teahouse* floor plan January 2016.



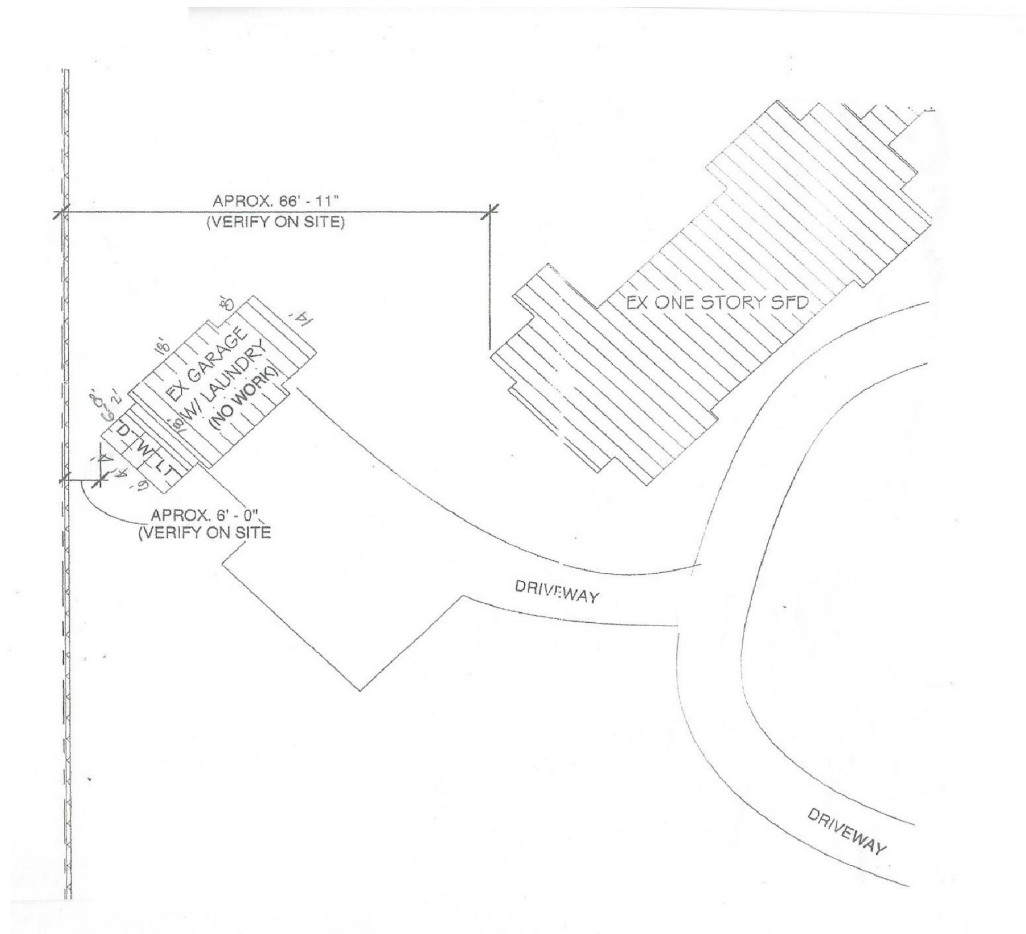
THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Property *carriage house* dimensions



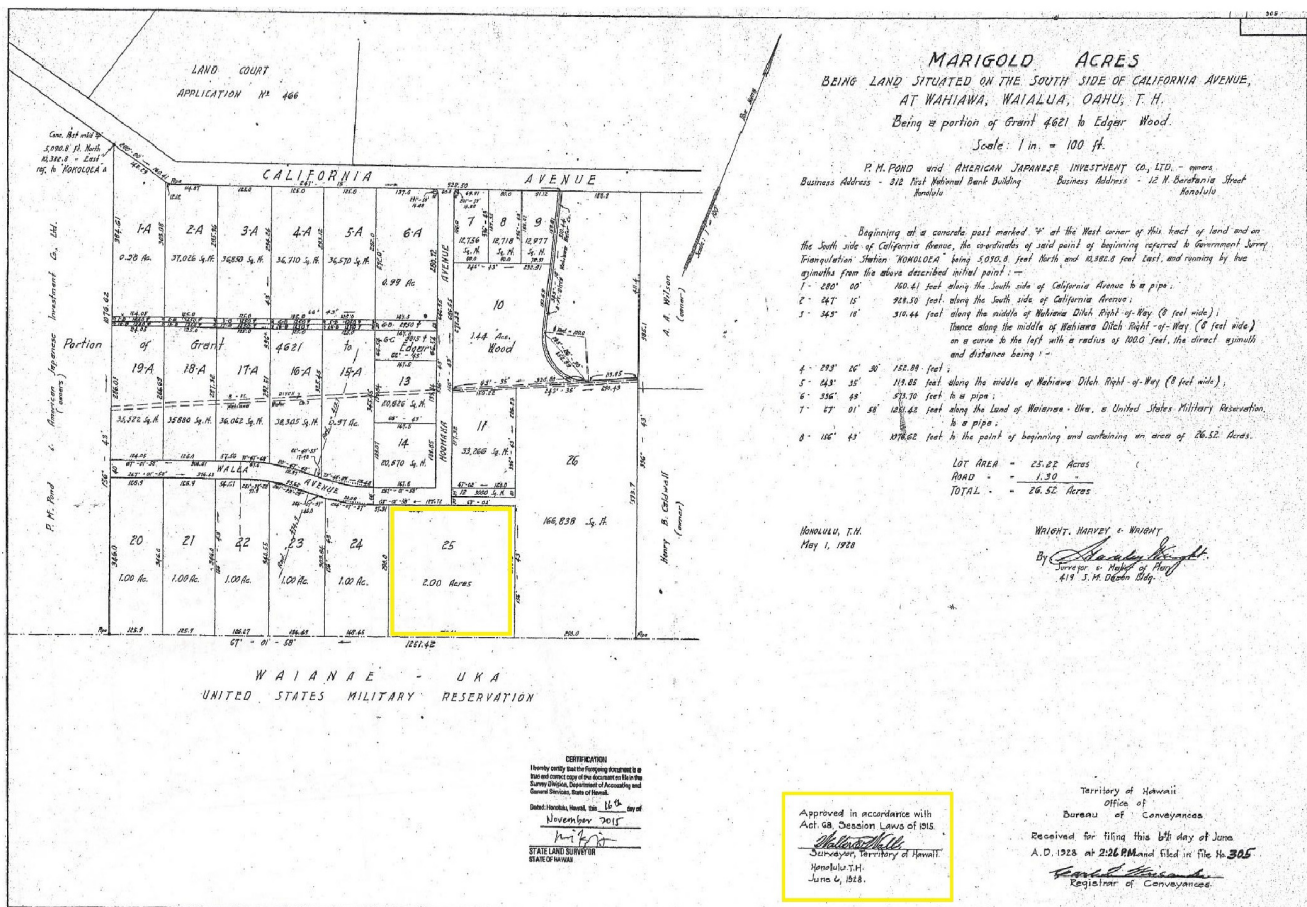
THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

The *Marigold Acres* subdivision was very unusual as it consisted of five distinct and different varieties of lots which included three lots that were over one acre. A 1.44 acre; a 3.82 acre lot; and the *Abel Residence* 2.0 acre lot. The rest were broken up into smaller 10,000 to 20,000 average size lots. Of the twenty-five lots in this subdivision there are only two lots of the original estate lot size that remain, Lot 24 and 25. The *Abel Residence* is Lot 25.



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Aerial picture of the original house taken by unknown photographer, circa 1930. As illustrated below, the main house and the carriage house is in view. The teahouse had not been built yet and no trees were on the property. We acquired this picture in a book that can be borrowed from the Wahiawa State Library. The book is called "Wahiawa" by Lani Nedbelek, *From Dream to Community* published in 1984. In the chapter 7, *Coming of Age*, the author writes:

Eva Abel arrived in Hawaii from Alabama In 1927, the new bride of Thomas Abel, manager of the Army National Bank of Schofield Barracks. She recalls that Wahiawa in those days "was like a frontier town in the west. just wooden shacks....I remember Charlie Hasebe's store. It was a tiny little thing. He sold everything. Japanese obi material, blue and white china, everything. You had to find things. The store was stacked from floor to ceiling. You just had to look around. We got our tabis there. They sold cracked seed, too." Her eyes twinkle as she recalls, "The first Christmas I sent little bedroom slippers back to my nieces in Alabama. The slippers had a little pig face on the toe and a squeak in the heel."

In 1929 the Abel's became the first residents of what would become Wahiawa's most prestigious area, Marigold Acres subdivision. "There was nothing when we built. The land was covered with elephant grass. My husband spent his time pulling it up by hand."



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred at 300 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: **Thomas & Eva Abel Residence**

City or Vicinity: **Wahiawa**

County: **Honolulu** State: **Hawaii**

Photographer: **Denny H. Miyasato**

Date Photographed: **March 2016**

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

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.

THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Front view of the main house and attached teahouse facing South to Schofield Barracks East Range. The picture shows the front entrance and porte-cochere.

1 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Picture of Hart Wood-like 20' vaulted ceiling taken from inside of the house. Photo of the original rusticated open beams as part of the existing ceiling that was originally painted dark brown and currently painted white

2 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Teahouse picture taken from the front of the property facing south. The teahouse was built in 1938 by Thomas Abel and later moved by Dr. deHarne in 1945 to attached it to the main house at the its west end in a juxtaposition forming its present layout.

The teahouse was originally built with a large bedroom and en suite; a small bedroom and a private makeup room that was attached to opposite side of the en suite of the large bedroom. In 2006, the Chandler's turned the unusable makeup room to a guest bathroom.

3 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Teahouse picture taken from the back side of the house facing north. On the left is the window to the master bedroom and to the right the en suite.

4 or 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

This picture is looking into the living room through its wooden sliding doors renovated in 1945 by Dr. deHarne. Picture taken from the outside covered lanai shows the existing stained and cut concrete flooring and the back side of the fireplace.

5 or 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Original back door leading to the lanai patio. Picture taken from inside the house kitchen.

6 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Main house original moss rock fieldstone foundation and lattice vents. Picture taken from the back of the property facing north east.

7 of 25



THOMAS & EVA ABEL RESIDENCE
Name of Property

003 / HI
County and State

Main house double pitched roof framing. Picture taken from above kitchen ceiling.

8 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Main house with attached teahouse taken from the front of the house facing east.

9 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Main house and teahouse taken from the back of the house facing west. The stairs leads to the hallway entrance that was built to connect the teahouse to the main house in the 1954 renovation by Dr. deHarne. Originally the teahouse was detached from original house about 30 feet away from the main house. The teahouse was built circa 1938 by Thomas Abel.

10 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Hallway view inside house that connects the teahouse to the main house.

11 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

The first bedroom on the right walking down the hallway on the south end of the facade. This picture is taking inside looking out into the front lawn and Banyan tree. The windows are the original 1929 windows that uses a crank tool to open. The original area for lighting were kept in four areas of the bedroom.

12 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

The second of two bedrooms that formed the *dumb bell* shape of the house is at the south end of the facade. Picture of the right window looking out into the back yard from inside the house is an original antique double hung window. The larger window was renovated in 1954 and replaced with jalousies to the right and left.

13 of 25



THOMAS & EVA ABEL RESIDENCE
Name of Property

003 / HI
County and State

Close up view of antique double hung window system in guest bedroom.

14 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Front porch taken from the porte cochere. Notice the moss rock fieldstone pillars and cut stone slab porch floor. Moss rock foundation and lattice vent can be seen by water bucket. Windows are of the original crank out windows that's seen from the outside and a close up shot of the moss rock *field stone* pillar design so prevalent to *Hard Wood* era.

15 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Front entrance showing the crank out original windows taken from inside the main house. A crank tool was used to open windows, but we are unable to find anywhere online so a big flat screwdriver is used as a poor substitute.

16 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Main house fireplace and sliding doors to patio lanai. Sliding doors and patio were renovated in 1954 renovation by Dr. deHorne.

17 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Side view of the carriage house taken facing north. This side of the house circa 1930 was used as the servants quarters, but currently used now as storage. Notice the original unpainted board and batten walls and concrete foundation with lattice vent.

18 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

Front view of entire *carriage house* with servants quarters on the right with camera facing south. Focus on the original board and batten wall construction and original doors. The right door is the entrance to the servants quarters. Back in the day before vehicles were common, carriage houses were built to store the main carriage that were pulled by horses. Servants lived in the small room on the right side of *carriage house* which included a bath, toilet and sleeping area.

19 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

The *carriage house* double pitched roof construction seen standing in the middle of the *carriage house* floor which is now used as a garage. Being that the house was built in 1929 and in those days they would cut trees that were hundreds of years old. One must think that the wood used here must be 300 to 500 years in age.

20 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

The *carriage house* eave construction seen from the exterior of the house facing south.

21 of 25



THOMAS & EVA ABEL RESIDENCE
Name of Property

003 / HI
County and State

The original door and screen door of servants quarters facing south.

22 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

This is the original board and batten wall is see on the *carriage house*.

23 of 25



THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

The Chinese Banyan tree located on the south west side of the property is listed with Hawaii Exceptional Tree designated by the City & County. The banyan is 85 years old and stands about 80-90 feet tall and its width being as wide as it is tall.

24 of 25



THOMAS & EVA ABEL RESIDENCE

003 / HI

Name of Property

County and State

Old Lychee tree listed with Hawaii Exceptional Tree designated by the City & County of Honolulu which is located in the middle of property. The Lychee tree is very old with its bark growing over a sign posted on the tree that reads, "do not climb tree". Lychee tree stands approximately 35-40 feet high that still bear fruit every other year.

25 of 25

