

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 and 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 / WAHIAWA, HONOLULU 96786**

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Not For Publication: Vicinity: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:

___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

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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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>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>0</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 / GARDEN

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Regionalism and Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: **STONE / WOOD**

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 existing property and the existing primary and secondary structures are, at the least, good. The Abel Residence is a 1-story, composite single- and double-walled construction frame, Regional/Craftsman Style with a “dumb-bell” shaped floor plan, double-pitched hipped/shingled roof, and front porch/porte-cochere constructed circa 1938 by Thomas Abel. The walls were originally finished with board-and-batten finish, and then to wood shingle/lap siding, and finally, to stucco finish, and the roof were originally wood shingled then to composite wood shingles. The foundation, chimney and front porch/porte cochere piers are built of concrete moss-rock (fieldstone). The interior of the house is simple, but elegant in the Regional/Craftsman Style tradition with the existing Ohia wood flooring (which has been overlaid with wood laminated flooring), stained redwood single-walled panels, partial open-beam and canec ceilings, and floor-to-ceiling casement windows and sliding glass doors and screen doors. The residence is the house to be built in the original Marigold Acres Subdivision/Tract developed by Percy Pond, the owner of Kemoo Farms, in 1928. This property is a acre parcel of land with a 6-ft. high moss-rock wall/metal gates fronting Walea street (Ewa) and at the main driveway, and a 6-ft. high chain-link fence along neighboring properties, a 4-ft. high CMU wall on the North (Mauka), facing neighboring properties, and 6-ft. high chain-link fences on the South (Mkai) and partial North facing Schofield Military Reservation. The house faces Walea Street with a “great Hawaiian Lawn” modestly cultivated in the forefront of the existing house which slopes slightly

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toward the street with the main entry/gate, main driveway and circular driveway. The circular driveway terminates at the front of the existing residence and the front porch/porte-cochere with a motor court coming off the driveway to the northern corner of the existing residence to the existing two-car garage and servants' quarters on each side of the garage. There is an existing covered lanai with stained concrete floor with a boxed beam roof construction, flat mineral sheeting roofing with solar voltaic panels at the "handle" of the "dumb-bell" floor plan/layout, which previously was a corrugated, translucent panel roof with metal supports. A locally designed "teahouse" bungalow addition with same double-pitched roof was added at the juxtaposition of the existing house with an attached covered lanai/breezeway; that presently configures the current layout of the existing house. The property is in excellent condition and has some alterations since its construction.

Narrative Description

The foundation of the house, the garage/servants' quarters/storage, and the attached side cottage were of moss-rock (field stone) building foundation perimeter walls, wood post-and-piers ("tofu" footings) with crawl space, and slab-on-grade foundations. 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/doors. However, the present walls stucco finished. The exterior walls of the garage/servants' quarters/storage are still board-and-batten, redwood/single-walled construction. The roofs are double-pitched hipped, open-beam and roof rafters, depending on the interior space functions; but all are open rafters and beamed with all exposed roof tails. The original roofs were all wood shingled; however, the roofs were eventually shingled with wood composite roofing. The double-pitched hipped roof lines of the main house is accentuated by moss-rock (field stone) chimney located at the rear center of the house and also centered to the covered lanai at the rear center of the house and the "dumb-bell" shaped floor plan/layout of the house. That covered lanai has a red-stained, concrete floor with 18" by 18" square "grouting" lines scored by cutting the stained concrete flooring slab and filled with white grout, along with a 6" concrete masonry (CMU) perimeter walls and concrete stairs/walls, which was original to the house; however, the original aluminum structured lanai with corrugated light panel roof was removed and replaced with a boxed beam, flat mineral sheeted roof to handle the photovoltaic panels along with a new moss-rock facing over the existing CMU perimeter walls. Four (4) CMU columns were also added to carry the new roof along with two (2) glu-lam beams painted gray to match the gray stucco finish of the new columns. Along with these improvements, a new 4-ft. high moss-rock perimeter wall, stairs/stair walls and new interior lighting/exterior floodlights were also installed.

The front façade facing Ewa (West) exemplifies and exhibits the "dumb-bell" shaped floor plan/layout in the inside of the house; 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 (2) moss-rock (field stone) pier columns and three (3) heavy timber beams in the middle and two (2) floor-to-ceiling double casement

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windows on each side of the main entry to the “Great Room” (living room) beyond with spacious open-beam ceiling. This Great Room facing the covered lanai is centered with the existing fireplace/mantle, and two (2) large, four (4) ft. wide wood sliding glass doors with wood screen doors and eight (8) ft. wide door openings. On either side of this main entry are two (2) projecting room/space – reflecting the dining room on the left and the bedrooms on the right – with a window assembly consisting of a double-hung window, a fixed glass window and a double-hung window. Thus symmetry of the “dumb-bell” shape is also reflected on the rear façade of the house with the covered lanai infilling the entire middle/”handle” portion of this “dumb-bell” configuration /floor plan/layout. These projections are also reflected on this rear façade facing Schofield (West) – reflecting the kitchen on the right and the bedroom and bathroom on the left; these spaces/functions are reflected in the window assembly in the façade – sliders on the right, and double-hung windows both sides with fixed glass windows in the center and double-hung windows on the left. The side façade facing Mauka (North) and Makai (South) are entirely different from all other façade; the Mauka façade is most unique of all the façade with two (2) casement windows on either sides of the four (4) double-hung windows which faces interiorly the formal dining (which is presently being used as the piano room), and informal counter/bar and kitchen. The Makai façade is entirely different from all of the other façades as it is connected at this point to the “teahouse” addition by a breezeway; this are exited by two (2) double-doors on either side, and three (3) double-hung windows (front) and two (2) double-hung windows (rear & side). This “teahouse” has one (1) bedroom, Master Bedroom and Master Bathroom, powder room and assorted closets.

The interiors are reminiscent of that of a “Hart Wood” house, though the architect and builder can not be documented /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 “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 or uses of 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, 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/grand 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 though days, it was common copy the attributes or design of a famous local architect in/for a new house as it

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is so common today as evident of the many Ossipoff-styled homes/houses that are prevalent, but not designed by Ossipoff personally.

The kitchen/informal dining counter/bar and formal dining room are to the left of this grand living room, which portrays the center portion of the “dumb-bell” shaped floor plan/layout, with the two (2) bedrooms, hallway and bathroom on the right leading to the enclosed breezeway/lanai and relocated “teahouse” (that was moved from the back yard to its present location attached to the existing house in 1954 by Dr. Maurice DeHarne, MD, the second owner of the Abel Residence. At the same time, the existing board-and-batten wood finish were removed and replaced with wood shingle, lap siding. The exterior finish of the existing house was changed to the final finish of stucco by the third owner of the Abel Residence; however the existing exterior finish of board-and-batten was left on the garage/servants’ quarters/storage. Other improvements to the existing house included electrical service upgrade from 100 amps to 200 amps, new wood laminate over the existing Ohia flooring, and renovation/remodeling to the “teahouse” of the Master Bedroom by relocating the existing toilet and tub-shower and converting the existing powder room to full bath with tub-shower. The present owner replaced the existing wood shingle roof with new wood composite shingle roof, and the existing lanai with a new boxed beam roof construction/flat mineral sheeting roof and four (4) new CMU columns faced with stucco finish and new photovoltaic installation on that roof.

The interior paint/color scheme were changed from the original dark color (like dark brown/brown) accentuate the beams, posts, framing around windows/doors, and demarcations of the surrounding walls with 1x’s and 2x’s on white walls/ceilings and background to all white, including all beams, posts and ceilings, except for the framing around the windows/doors. The original rusticated beams were painted this dark color as previously mentioned but with this new paint scheme of white/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 is accessed by a pull-down step-ladder to that ceiling storage. From this ceiling access, the existing roof structure – redwood beams, kingposts, rafters, purlins and ridge beams – can be seen and observed; noting the unusual roof structural framing for the open beam areas of the house. What is shown, or seen below, is actually the lower “beam” (lower leg) of a post and kingpost (vertical leg), and the roof rafter/beam (sloping leg); so instead of an actually structural 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/or 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 and/or builder, especially for a double-pitched, hipped roof structure.

The following major existing landscaping and natural features consist of: 1) Chinese Banyan tree (1-85 yrs.), 2) Lychee trees (1-85 yrs./3 specimen), 3) Rainbow Eucalyptus (1-85 yrs.), Geometry tree (1-61 yrs.), and 5) the Great Hawaiian Lawn; all of the existing trees and natural features are in the front yard. Of the five (5) trees submitted to the City

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Department of Park & Recreation (DPR) for the Exceptional Tree Ordinance, two (2) trees were accepted as "Exceptional Trees" – 1) Chinese Banyan and 2) Lychee tree (closest to the driveway). The other salient man-made features are the circular driveway and the estate perimeter moss-rock walls along Walea Street.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

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**COMMUNITY PLANNING & DEVELOPMENT
ARCHITECTURE**

**Period of Significance
1930's**

**Significant Dates
1938**

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

**Architect/Builder
UNKNOWN**

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

1914 Kemoo Farms is founded/established by Percy Martyn Pond, a farm owner in the Wahiawa as one of the larger farms there; circa 1930, Percy Pond, now as a real estate developer, developed the Marigold Acres Subdivision/Tract as one of the first subdivision/tract in Wahiawa and one of the larger tracts of land subdivided. Circa 1930 Thomas Abel purchases a 2.0 acres site at 1699 Walea Street / TMK: 7-5-001:001, Waialua, Wahiawa, Honolulu, Oahu, Hawaii for his future home site. The development of the Marigold Acres Subdivision/Tract meets the Criteria "A" of the National /State Register

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Of Community Planning and Development.

The Thomas & Eva Abel Residence, built in 1938, is a product the “Regionalism/Craftsman” Style of architecture, philosophy and aesthetic in Hawaii and in America, and is a reasonably good example of that style and craftsmanship prominent in the region and that era, even though, the architect nor the builder are not known. Contextually, it relates the influence of the Regionalism and American Crafts movement in the nation and in Hawaii.

The house meets the National / State Register Criterion “C” in the area of Architecture as a relative fine example of Regionalism and Crafts Style of architecture in Hawaii.

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

The Thomas & Eva Abel Residence – its history starts with Thomas Sunderland Abel, Banker, born May 3, 1890 in Berlin , Wisconsin to Joh 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 arrived 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 Honolulu and resided in Wahiawa in 1920, and back with Bank of Bishop& Company, and then 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 would give one of the development of Wahiawa in those days – “like a frontier town in the wild West , just wooden shacks ... the Abels 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 1929, the Abel’s became the first residents of what would become become Wahiawa’s most prestigious area, Marigold Acres Subdivision/ Tract. 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, such as Wahiawa Heights had also begun. The Thomas & Eva Abel Residence was built in 1938 at that 1699 Walea Street location.

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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 Arcives Biographies. University of Hawaii Research Publication.

Hibbard, Dr. Don , Glenn Mason and Karen Weitze. Hart Wood: Architectural Regional in Hawaii. Honolulu: University of Hawaii , 2010.

Nedbaleck, Lani. Wahiawa. Mililani, Hawaii: Wonder View Press, 1984.

Pond, Percy Martyn, Wahiawa and Kemoo Farms. <http://www.GENRI.com/people/Percy-Pond/6000000000409401802> (accessed September 4, 2015).

2014 Wahiawa Historic Reconnaissance Level Survey (RLS) – Survey Report. State of Hawaii Department of Land and Natural Resources (DLNR)/ State Historic Preservation Division (SHPD), National Park Service (NPS), Honolulu: 2014. Accessed August 30, 2015. Historic Hawaii Foundation. <http://www.historicalhawaii.org/resource-center-2/library/>.

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): _____

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10. Geographical Data

Acreage of Property 2.0 acres

Use either the UTM system or latitude/longitude coordinates

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/property and the existing hpuse/residence.

Boundary Justification (Explain why the boundaries were selected.)

Tax Map Key (TMK) parcel showing the TMK parcel 7 – 5 – 001: 001 with four (4) corners staked and four (4) metes-and-bounds.

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11. Form Prepared By

name/title: **BENJAMIN T. TORIGOE, A.I.A.**

organization: **BENJAMIN T. TORIGOE, AIA, ARCHITECTS/PLANNERS, LTD.**

street & number: **1750 KALAKAUA AVE., SUITE 205**

city or town: **HONOLULU** state: **HI** zip code: **96826**

e-mail; **jerehm333@aol.com**

telephone: **(808) 358-6862**

date: **February 1, 2015 (original) / September 2, 2015 (revised)**

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.)

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: **THOMAS & EVA ABEL RESIDENCE**

City or Vicinity: **WAHIAWA**

County: **HONOLULU** State: **HAWAII**

Photographer: **BENJAMIN T. TORIGOE, A.I.A.**

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Date Photographed: **JANUARY / FEBRUARY 2015**

Description of Photograph(s) and number, include description of view indicating direction of camera: **(SEE ATTACHED CD FILES for PHOTOGRAPHS)**

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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.