

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Not For Publication: Vicinity: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

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

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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

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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 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 tom 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

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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 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.

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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 as “simple, high volume with large rusticated wood beams reflecting Arts and Crafts influence,” and “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 to copy the attributes or design of a famous local architect in/for a new house as it 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 relocat-ing 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

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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 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

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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.)

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1928 / 1930's

Significant Dates

1928 / 1938

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

UNKNOWN

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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.)

The “Abel Residence” is significant under Criteria A for its association with development of the “Marigold Acres” Subdivision/Tract that was developed in the late 1920’s – more specifically, 1928. Lot 25 (see attached approved subdivision map dated May 1, 1928) was the first lot that was sold as part of the “Marigold Acres” Subdivision -- the first and only two-acre lot, and sold to Thomas & Eva Abel, who sited their home/residence (Abel Residence) on it.

Percy M. Pond, a farm owner in the Wahiawa, acquired 26.52 acres of the share of land that was owned by Edgar Wood, one of the twelve (12) 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/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, “Marigold Acres,” one of the first residential developments in Wahiawa. Of the seventy-seven (77) dwellings that infilled this area, thirty-four (34) of them are potentially eligible as significant and/or contributing individual properties to the National Register of Historic Places as indicated on the Intensive Level Survey (ILS) prepared/done by the URS / 2014 Wahiawa Historic RLS (Reconnaissance Level Survey) – Survey Report (see attached excerpts from that report – see Sheets 10 & 11 and pg. 32 / Table 2. Recommended ILS Properties / Item 11). Of these 34 properties, thirty (30) were designated as “eligible/Contributing” and four (4) were designated as “Eligible/Significant” -- of which, one was 1699 Walea Street/TMK: 7-5-001: 001 – “Abel Residence”.

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

The first resident settler to colonize Wahiawa was Byron Clark; this was possible due to the Land Act of 1895 which allowed previously leased government (in this case, Territorial) lands to be purchased by homesteaders interested in diversified farming. In 1898, Clark secured 1,300 acres these unsought-after lands, and subsequently established the Tropical Fruit Company in 1902. This land (Wahiawa tract) was formerly leased from the Terri-torial Government by Oahu business/cattleman, James Robinson, but became available under the Land Act. Clark formed a settlement association with other mainland California

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settlers to establish Wahiawa – Leonard G. Kellog, Thomas L. Holloway, William P. Thomas, Alfred W. Eames, Carl Pullman, Harry R. Hanna, Thomas H. Gibson, John W. Welte, Emmit C. Rhodes, W.B. McCormick and Edgar Wood. 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 (12) 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 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 colony had established a post office, store, school, and social organizations. The early maps of Wahiawa showed an agricultural colony or “hamlet” taking shape, but the need for housing would eventually prompt increased density around the commercial core of the colony or 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 Terri-

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tory, and then the State of Hawaii, and had also effectively constrained all future residential development in Wahiawa to its existing geographic boundaries/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; he also, founded the Hawaiian Pineapple Growers Association in 1908. The 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, Jamea and Alan Peterson.

Wahiawa's agricultural development was paralleled by 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/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/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

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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 acreage of that subdivision encompassed 26.52 acres of land – 25.22 acres for lots, 1.30 acres for roads, and twenty-six (26) lots of record – 25 lots and one (1) 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, and filed with the Bureau of Conveyance of the Territory of Hawaii, June 6, 1928 in File No. 305. See the attached certified copy of the original /approved 1928 “Marigold Acres” Subdivision in the Appendix of this Nomination Application Form. The original site is designated as Lot 25, a 2.0 acre lot located at the intersection of Hoomaha Avenue and Walea Avenue, off of the main thoroughfare of California Avenue for Wahiawa, and 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 (5) distinct and different varieties of lots -- two (2) lots that are over one (1) acre – 1.44 acre and 166,838 Sq. Ft.; one (1) 2.0 acre lot; five (5) 1.0 acre lots; twelve (12) lots of less than one acre (from 33,266 Sq. Ft. to .99 acre lots); and five (5) lots that are less than half acre (from 9,815 Sq. Ft. to 20,570 Sq. Ft.) [see attached subdivision map for “Marigold Acres”]. Of the 25 lots for this subdivision, there are only two (2) lots of the original estate lots that are remaining – Lots 24 and 25 – one (1) acre and one two (2) acre lots. Both of these lots still have the original residences/structures on their lots/properties; Lot 24, in fact, is still own by the original family that owned the property – the Higa's. Lot 25, though NOT owned by the original family, is the lot that the “Abel Residence” is situated/located on; and is the ONLY lot that is of a two (2) acre size in the whole and original “Marigold Acres” subdivision.

The subdivision and development of the “Marigold Acres Subdivision/Tract” meets the Criteria “A” of the National /State Register of Community Planning and Development.

Circa 1930, more specifically 1938, 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 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.

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The Thomas & Eva Abel Residence – its 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 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 gives one a slight idea 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 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, Gareden and Tashiro Tracts; and nine (9) plantation camps were also developed during Wahiawa’s history.

The Thomas & Eva Abel Residence was built in 1938 at that 1699 Walea Street location/ site in “marigold Acres” Subdivision.

THOMAS & EVA ABEL RESIDENCE
Name of Property

003 / HI
County and State

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

THOMAS & EVA ABEL RESIDENCE

003 / HI
County and State

Name of Property
 University

Other
Name of repository: **HISTORIC HAWAII FOUNDATION (HHF)**

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege 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:

THOMAS & EVA ABEL RESIDENCE
Name of Property

003 / HI
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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 house/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.

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: **jeremh333@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.)

THOMAS & EVA ABEL RESIDENCE

Name of 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: **THOMAS & EVA ABEL RESIDENCE**

City or Vicinity: **WAHIAWA**

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

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

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)**

46 of 46 (see attached CD files)

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,

THOMAS & EVA ABEL RESIDENCE

Name of Property
1849 C. Street, NW, Washington, DC.

003 / HI
County and State

THOMAS & EVA ABEL RESIDENCE

Name of Property

003 / HI

County and State

PHOTO LOG:

[information listed below applies to ALL photos]

NAME of PROPERTY: Thomas & Eva Abel Residence
NAME of CITY/STATE: Wahiawa, Oahu, Hawaii
NAME of PHOTOGRAPHER: Benjamin T. Torigoe, AIA
DATE of PHOTOGRAPH: February 2015
LOCATION of ORIGINAL NEGATIVE: CD files at the offices of Mr.
Benjamin T. Torigoe AIA /
1750 Kalakaua Ave./Hon., HI
96826

- PHOTO 1:** Chinese Banyan tree (Exceptional Tree designated by the City & County)--85 yrs. looking Makai (south)
- PHOTO 2:** Front elevation of the existing residence looking East (Schofield) at the front entry/porte-cochere
- PHOTO 3:** Front elevation of the existing residence looking Mauka (north) from the "Great Hawaiian Lawn"
- PHOTO 4:** Partial front elevation looking to end of the existing residence and the "great Hawaiian Lawn" looking Makai (south) and East (Schofield)
- PHOTO 5:** End of front elevation of the existing residence with the front elevation of the existing garage/servants' quarters/storage looking Mauka (north)
- PHOTO 6:** Side elevation of the existing residence looking East (Schofield)
- PHOTO 7:** Partial front elevation of the existing garage and the abutting existing lanai of the existing residence looking East (Schofield)
- PHOTO 8:** Remaining front elevation of the existing garage/ser-

THOMAS & EVA ABEL RESIDENCE

Name of Property

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- PHOTO 8:** (continued) vants quarters/storage looking Mauka (north) and East (Schofield)
- PHOTO 9:** Existing original dismantled rolling/sliding garage door in the existing garage looking Ewa (west)
- PHOTO 10:** Side elevation of the existing garage/servants' quarters/storage looking Ewa (west)/note the original board-and-batten finish of the existing garage
- PHOTO 11:** Rear elevation of the existing residence looking Makai (south)
- PHOTO 12:** Interior view of the hallway of the attached addition to the original dwelling looking East (Schofield)
- PHOTO 13:** Rear elevation of the existing residence showing the attached addition to that dwelling looking Mauka (north)
- PHOTO 14:** Rear elevation of the existing Lanai looking Makai (south) and Ewa (west)
- PHOTO 15:** Partial rear elevation of the existing Lanai looking East (Schofield) and Makai (south)
- PHOTO 16:** Remaining partial rear elevation of the existing Lanai looking Makai (south)
- PHOTO 17:** View of the rear elevation of the existing Lanai looking East (Schofield)
- PHOTO 18:** Interior view in the existing Lanai looking out towards East (Schofield) and the partial rear elevation of the existing residence
- PHOTO 19:** Partial interior view of the existing Lanai looking towards the interior of the existing residence
- PHOTO 20:** Partial interior view of the existing Lanai looking at the rear elevation of the existing fireplace and the

THOMAS & EVA ABEL RESIDENCE

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- PHOTO 20:** (continued) existing Living Room of the existing residence
- PHOTO 21:** Interior view of the original/existing stained concrete Floor of the existing Lanai
- PHOTO 22:** Partial interior view in the existing Lanai looking to the existing Living Room of the existing residence thru the existing wooden sliding Lanai screens/doors
- PHOTO 23:** View of the existing Kitchen from the existing Lanai looking Ewa (west)
- PHOTO 24:** Partial rear elevation of the existing Kitchen of the existing residence looking Ewa (east)
- PHOTO 25:** Interior view of the hallway of the existing residence looking Ewa (east) thru the house towards the existing Kitchen and existing Dining Room
- PHOTO 26:** Interior view of the Foyer and the Living Room of the existing residence looking towards the existing Formal Dining Room and the existing Kitchen
- PHOTO 27:** Interior view of the existing Living Room looking towards the existing Formal Dining Room and existing open beam ceiling and skylights
- PHOTO 28:** Interior view looking East (Schofield) from the existing Living Room thru the existing wooden sliding screens/doors to the existing Lanai to the backyard
- PHOTO 29:** Photo of the existing original light sconce on the existing Living Room to the hallway
- PHOTO 30:** Photo of the original rusticated open beams as part of the existing ceiling that was originally painted dark brown than that of the white that is painted
- PHOTO 31:** View looking Makai (south) of the "great Hawaiian

THOMAS & EVA ABEL RESIDENCE

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- PHOTO 31:** (continued) Lawn” thru the existing original floor-to-ceiling double casement windows looking Makai (south)
- PHOTO 32:** Interior view looking Ewa (west) thru the existing original double-hung windows (four in a row) looking towards Walea Street and Ewa (east) at the existing estate perimeter moss-rock walls
- PHOTO 33:** Interior view of the existing original Formal Dining Room looking Ewa (east) thru the existing original double-hung and fixed windows looking Makai (south) over the “Great Hawaiian Lawn”
- PHOTO 34:** Interior view of the existing original Kitchen towards the rear of the property Mauka (north)
- PHOTO 35:** Interior view of the existing Kitchen showing the existing pull-down step ladder to the existing attic; notice that the existing step ladder comes down on the existing bar counter in the Kitchen
- PHOTO 36:** View of the existing pull-down step ladder to the attic, and the existing roof structural members
- PHOTO 37:** Interior view of the attic above the existing soffit ceiling of the existing redwood beams, posts and king-posts; note the existing electrical wiring
- PHOTO 38:** Interior view of the existing redwood structural roof members
- PHOTO 39:** Interior view of the existing redwood structural roof members
- PHOTO 40:** Interior view of the existing attic and soffit ceiling that is used for storage; note the plywood for this attic

THOMAS & EVA ABEL RESIDENCE

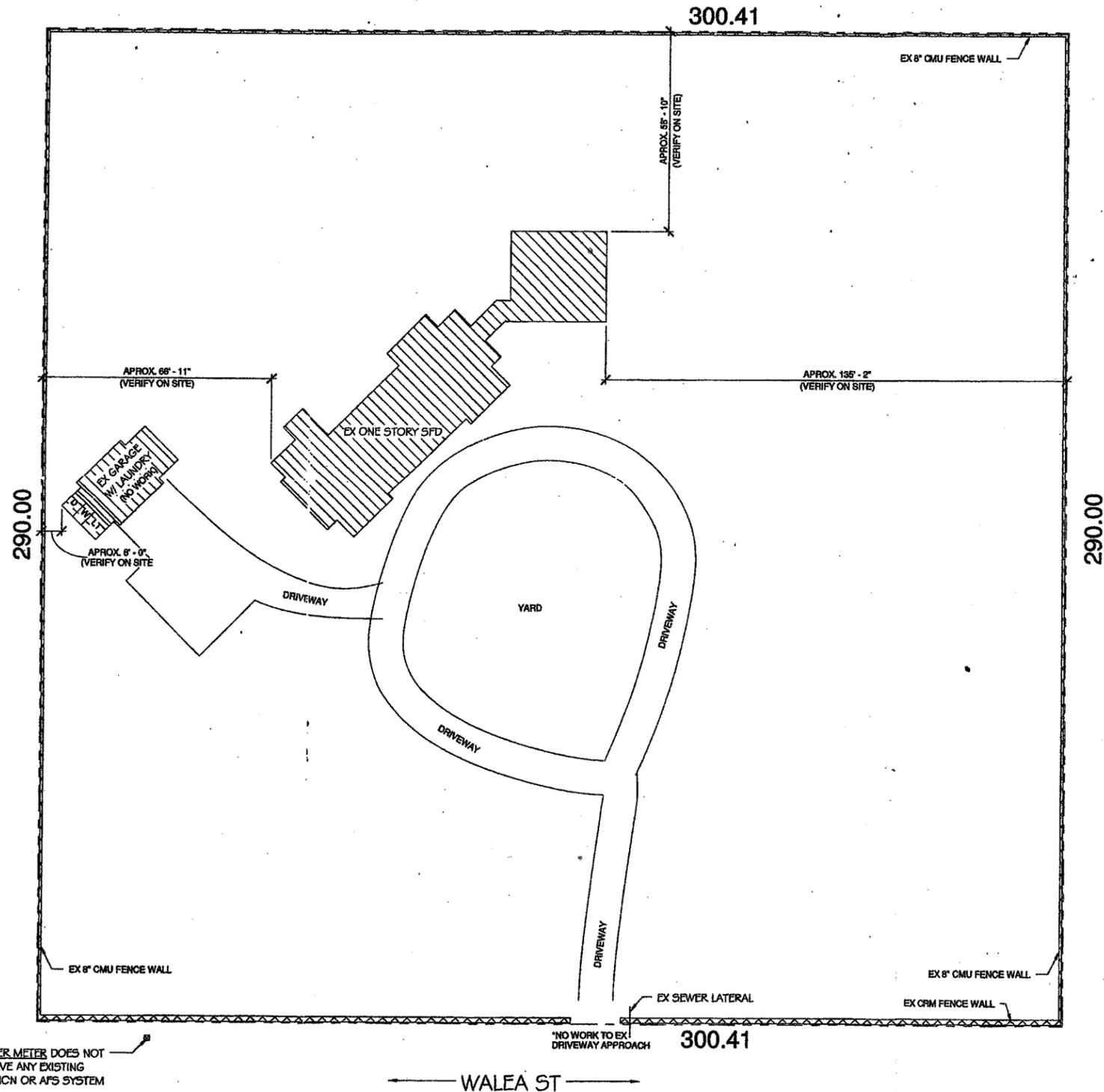
Name of Property

003 / HI

County and State

- PHOTO 41:** 1954 photo of the renovation/alteration to the existing residence where the existing original board-and-batten siding was removed and replaced with wood shingle siding
- PHOTO 42:** 1954 photo of the renovation/alteration to the existing Living Room with the replacement with new 8-foot wooden sliding screens/sliding doors of the existing casement windows
- PHOTO 43:** 1954 photo of the second owner of the “Abel Residence” – Dr. Maurice de Harne
- PHOTO 44:** 1954 photo of the existing Lanai and the new corrugated translucent panels roof
- PHOTO 45:** Color photo (date unknown, but a photo that was taken after 1954) note the “new” aluminum structural framework
- PHOTO 46:** Picture of the cover of the book, “Wahiawa” by Lani Nedbalek
- PHOTO 47:** Aerial photo of the existing original “Marigold Acres” Subdivision (circa 1930); note the top two-acre lot with the existing perimeter moss-rock walls and existing original house built by Thomas & Eva Abel

MR. / MRS. FRANCIS CHANDLER III INTERIOR ALTERATION



SCOPE OF WORK:
 EX MASTER BATH: REMOVE EX TUB RELOCATE W.C.
 EX POWDER ROOM: ADD NEW SHOWER CONVERT TO BATH
 UPGRADE ELECTRICAL PANEL TO 200 AMP SERVICE

Drawing List	
Sheet #	Sheet Name
1	SITE PLAN
2	FLOOR PLAN

**STOP
DO NOT ALTER
THESE PLANS**
 Revisions must be
 submitted separately

JOB SITE COPY *2007*

DEPARTMENT OF PLANNING AND PERMITTING BUILDING DIVISION CITY AND COUNTY OF HONOLULU		DATE
ACCEPTANCE:	<i>[Signature]</i>	<i>4/15/07</i>
ZONING:	<i>RTS</i>	
ZONING CODE:		
ELECTRICAL:		
PLUMBING:	<i>[Signature]</i>	<i>4/15/07</i>
BUILDING:		
PREPARED BY:	<i>F. Chandler</i>	
TMK:	<i>1-5-001:001</i>	PERMIT <i>100332</i>

2007-04-0257

**APPROVED
DPP**

SITE PLAN

CLIENT: MR. / MRS. FRANCIS CHANDLER III
 TMK: 1-5-001:001
 LOCATION: 1699 WALEA ST,
 WAHIAWA, 96786

EX WATER METER DOES NOT
SERVE ANY EXISTING
IRRIGATION OR AFS SYSTEM

① Site Plan
1" = 20'-0"

LAND COURT
APPLICATION No 466

MARIGOLD ACRES

BEING LAND SITUATED ON THE SOUTH SIDE OF CALIFORNIA AVENUE,
AT WAHIAWA, WAIALUA, OAHU, T. H.
Being a portion of Grant 4621 to Edger Wood.

Scale: 1 in. = 100 ft.

P. M. POND and AMERICAN JAPANESE INVESTMENT CO., LTD. - owners
Business Address - 312 First National Bank Building Honolulu Business Address - 12 N. Beretania Street Honolulu

Beginning at a concrete post marked "4" at the West corner of this tract of land and on the South side of California Avenue, the co-ordinates of said point of beginning referred to Government Survey Triangulation Station "KOKOLOEA" being 5,090.8 feet North and 10,382.8 feet East, and running by true azimuths from the above described initial point: -

- 1 - 280° 00' 160.41 feet along the South side of California Avenue to a pipe;
- 2 - 241° 15' 928.50 feet along the South side of California Avenue;
- 3 - 343° 18' 310.44 feet along the middle of Wahiawa Ditch Right-of-Way (8 feet wide);
Thence along the middle of Wahiawa Ditch Right-of-Way (8 feet wide) on a curve to the left with a radius of 100.0 feet, the direct azimuth and distance being: -
- 4 - 293° 26' 30" 152.89 feet;
- 5 - 243° 35' 119.85 feet along the middle of Wahiawa Ditch Right-of-Way (8 feet wide);
- 6 - 336° 43' 573.70 feet to a pipe;
- 7 - 67° 01' 58" 1281.42 feet along the Land of Waianae-Uka, a United States Military Reservation, to a pipe;
- 8 - 156° 43' 1076.62 feet to the point of beginning and containing an area of 26.52 Acres.

LOT AREA = 25.22 Acres
ROAD = 1.30
TOTAL = 26.52 Acres

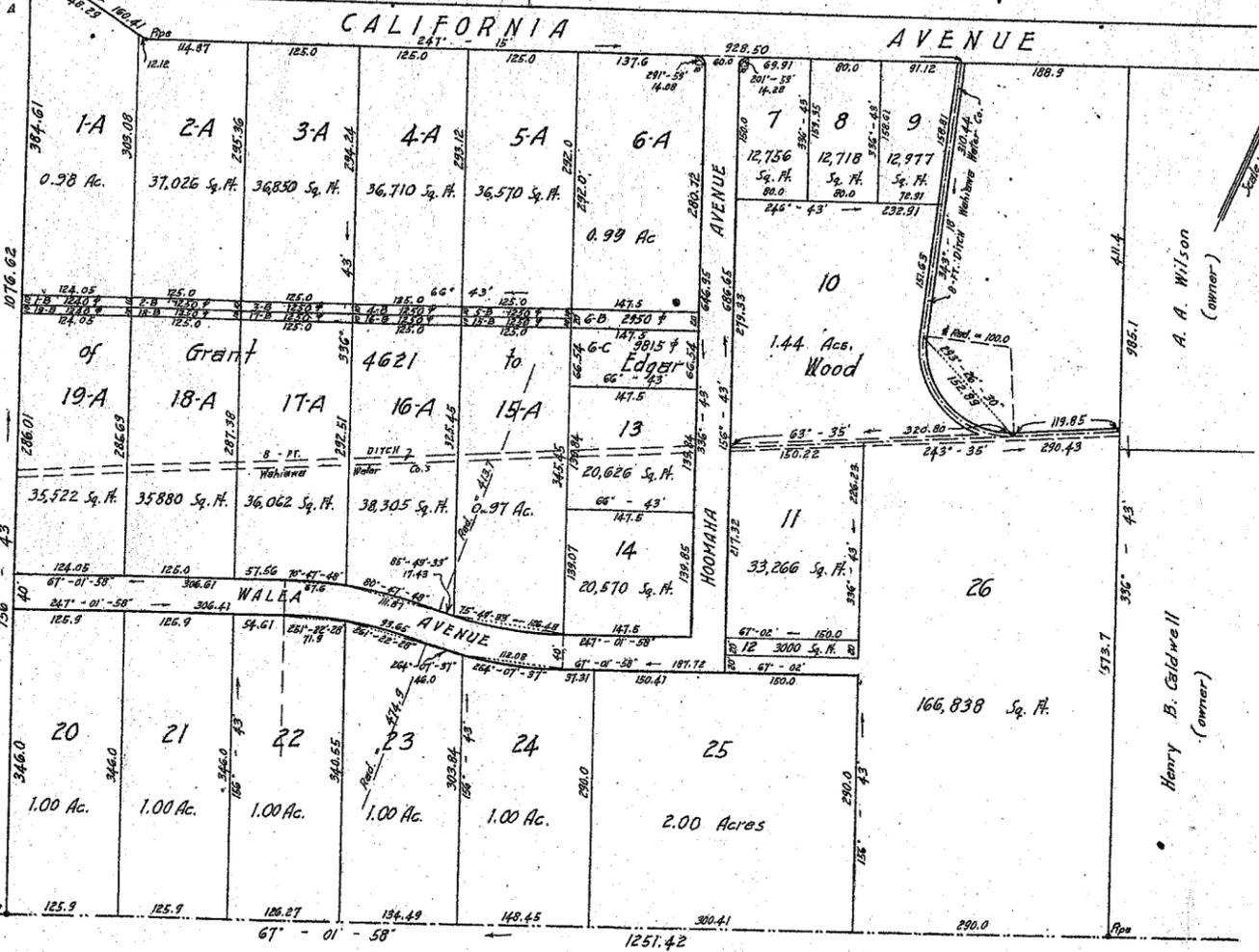
HONOLULU, T. H.
May 1, 1928

WRIGHT, HARVEY & WRIGHT
By *Harvey Wright*
Surveyor & Maker of Plans
419 S. M. DeWain Bldg.

Conc. Post mktd #
5,090.8 ft. North
10,382.8 ft. East
ref. to KOKOLOEA A

Portion of Grant 4621 to Edger Wood

P. M. Pond & American Japanese Investment Co., Ltd. (owners)



WAIANA E - UKA
UNITED STATES MILITARY RESERVATION

CERTIFICATION
I hereby certify that the foregoing document is a true and correct copy of the document on file in the Survey Division, Department of Accounting and General Services, State of Hawaii.
Dated: Honolulu, Hawaii, this 16th day of November 2015
Walter Hall
STATE LAND SURVEYOR
STATE OF HAWAII

Approved in accordance with Act 68, Session Laws of 1915.
Walter Hall
Surveyor, Territory of Hawaii.
Honolulu, T. H.
June 6, 1928.

Territory of Hawaii
Office of Bureau of Conveyances
Received for filing this 6th day of June A. D. 1928 at 2:26 P.M. and filed in file No. 305
Walter Hall
Registrar of Conveyances.

LAND COURT
APPLICATION No 466

MARIGOLD ACRES
BEING LAND SITUATED ON THE SOUTH SIDE OF CALIFORNIA AVENUE,
AT WAHIAWA, WAIALUA, OAHU, T. H.
Being a portion of Grant 4621 to Edger Wood.

Scale: 1 in. = 100 ft.

P. M. POND and AMERICAN JAPANESE INVESTMENT CO., LTD. - owners
Business Address - 312 First National Bank Building Honolulu Business Address - 12 N. Beretania Street Honolulu

Beginning at a concrete post marked "F" at the West corner of this tract of land and on the South side of California Avenue, the co-ordinates of said point of beginning referred to Government Survey Triangulation Station "KOKOLOEA" being 5,090.8 feet North and 10,382.8 feet East, and running by true azimuths from the above described initial point: -

1 - 280° 00'	160.41 feet along the South side of California Avenue to a pipe;
2 - 241° 15'	928.50 feet along the South side of California Avenue;
3 - 343° 18'	310.44 feet along the middle of Wahiawa Ditch Right-of-Way (8 feet wide);
	Thence along the middle of Wahiawa Ditch Right-of-Way (8 feet wide) on a curve to the left with a radius of 100.0 feet, the direct azimuth and distance being: -
4 - 293° 26' 30"	152.89 feet;
5 - 243° 35'	119.85 feet along the middle of Wahiawa Ditch Right-of-Way (8 feet wide);
6 - 336° 43'	573.70 feet to a pipe;
7 - 67° 01' 58"	1251.42 feet along the Land of Weianae-Uka, a United States Military Reservation, to a pipe;
8 - 156° 43'	1076.62 feet to the point of beginning and containing an area of 26.52 Acres.

LOT AREA = 25.22 Acres
ROAD " = 1.30
TOTAL " = 26.52 Acres

HONOLULU, T. H.
May 1, 1928

WRIGHT, HARVEY E. WRIGHT
By *Harvey E. Wright*
Surveyor & Member of Plein
419 S. M. DeLeon Bldg.

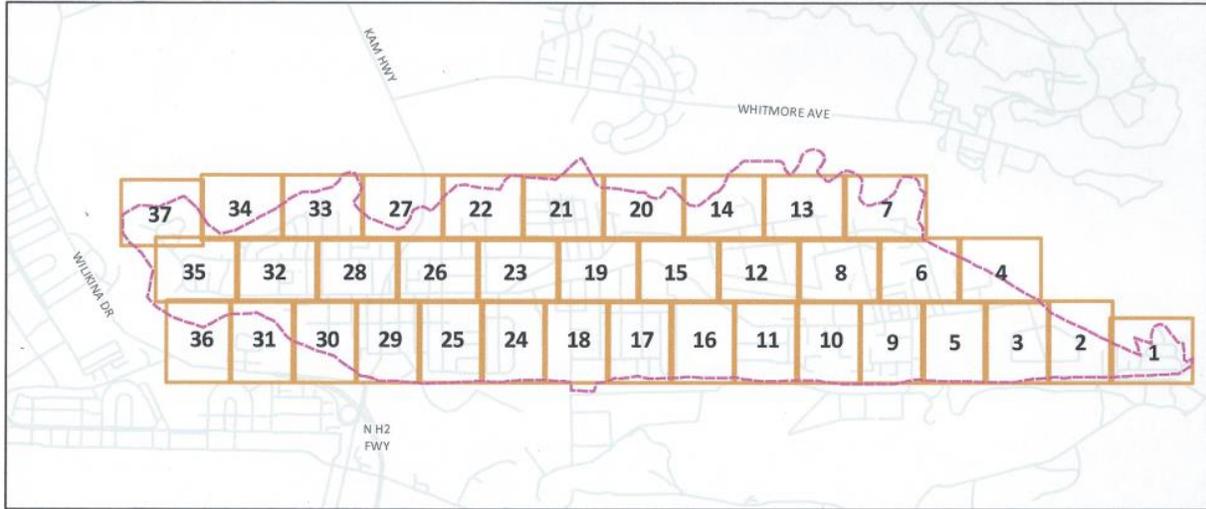
Approved in accordance with
Act 68, Session Laws of 1915.
Walter M. Hall
Surveyor, Territory of Hawaii.
Honolulu, T. H.
June 6, 1928.

Territory of Hawaii
Office of
Bureau of Conveyances
Received for filing this 6th day of June
A. D. 1928 at 2:26 P.M. and filed in file No 305
Carl H. H. H.
Registrar of Conveyances.

CERTIFICATION
I hereby certify that the foregoing document is a true and correct copy of the document on file in the Survey Division, Department of Accounting and General Services, State of Hawaii.
Dated: Honolulu, Hawaii, this 16th day of November 2015
W. F. H.
STATE LAND SURVEYOR
STATE OF HAWAII



WAIANA E - U K A
UNITED STATES MILITARY RESERVATION

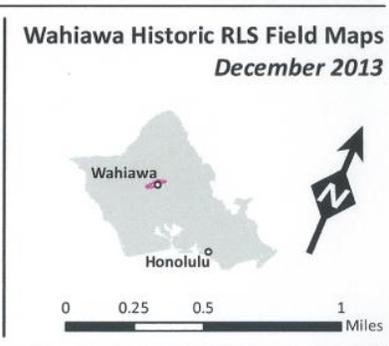


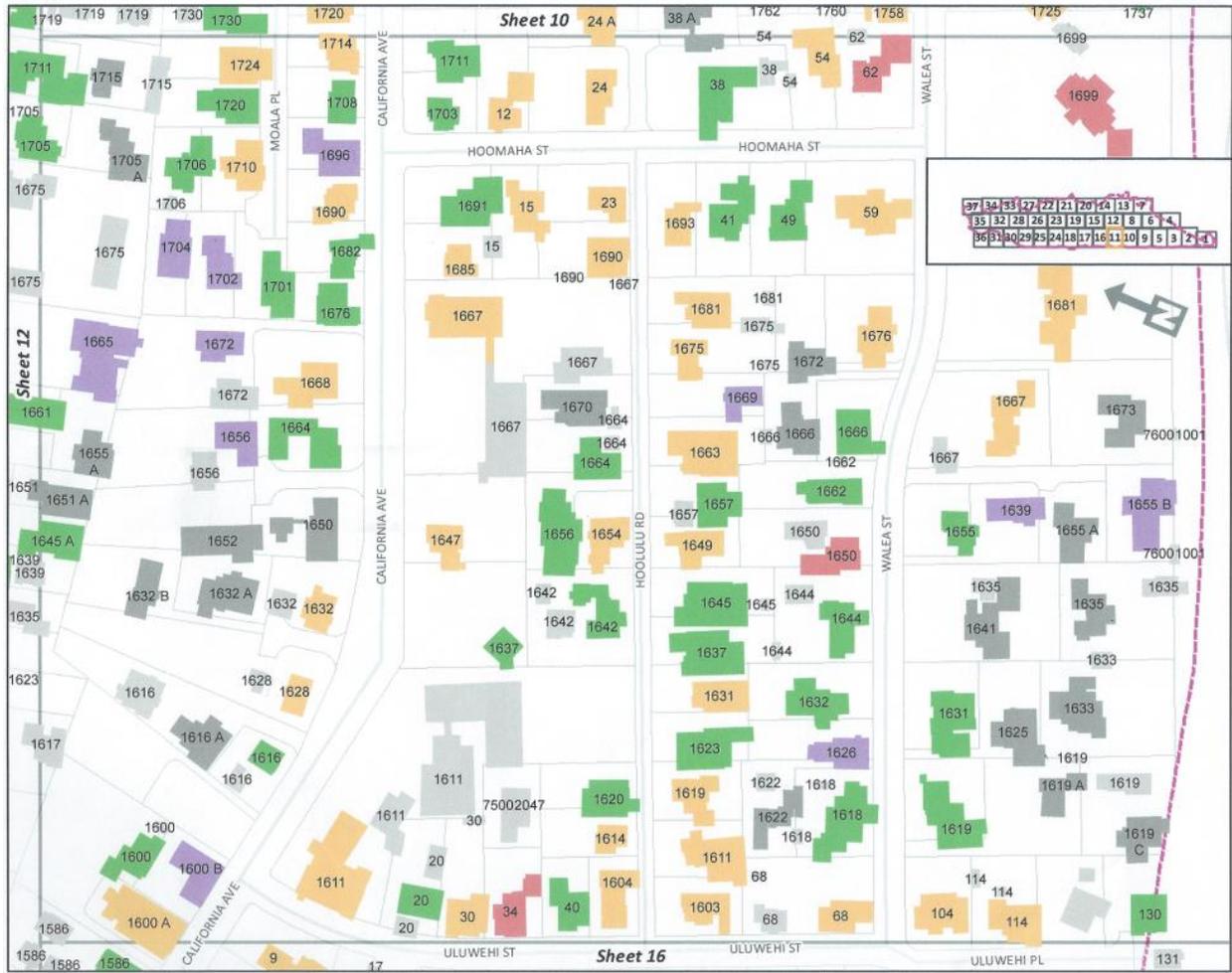
Resource Eligibility

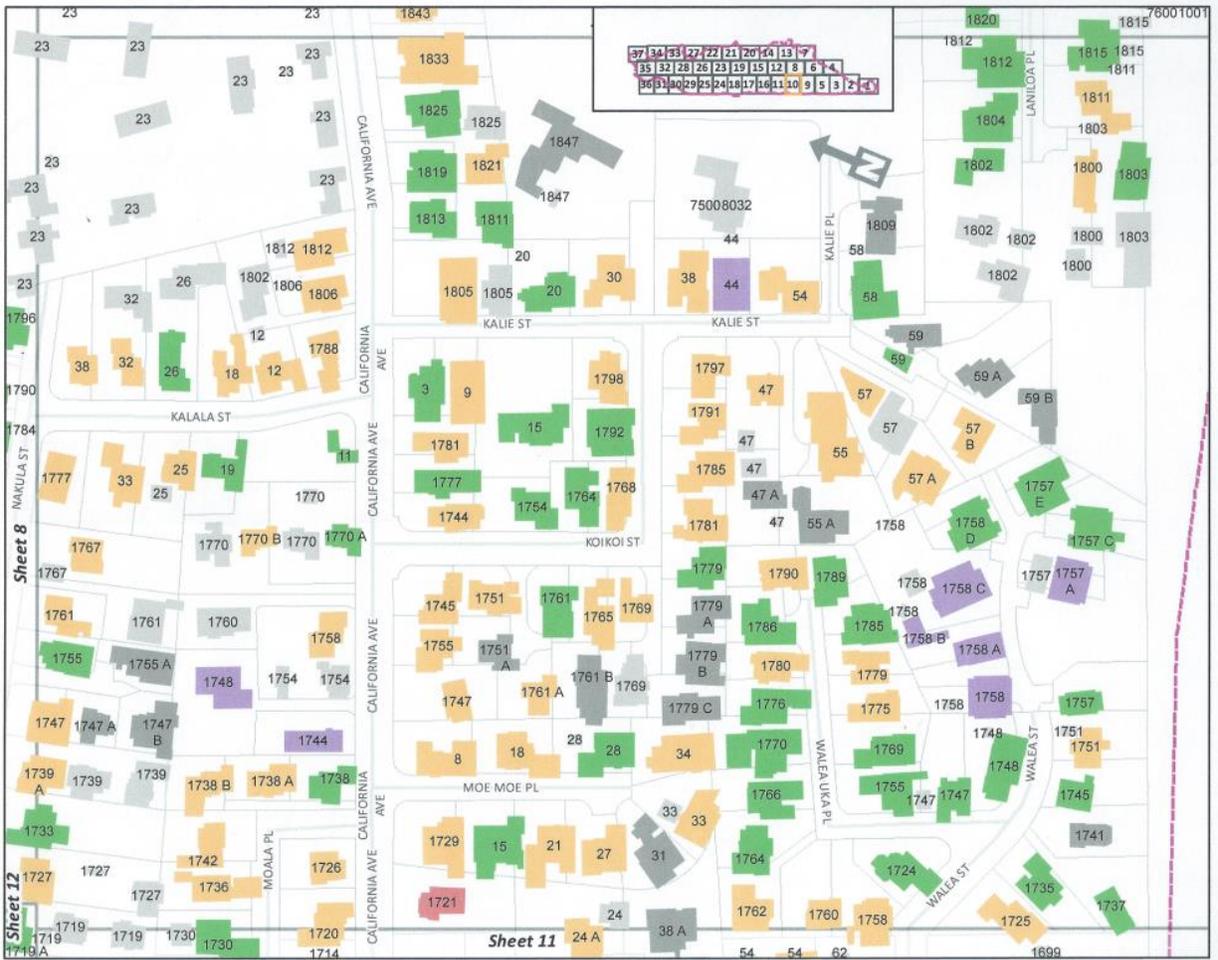
	Eligible/Contributing
	Eligible/Significant
	Not Eligible/Not Contributing
	Out of Period
	Unevaluated
	Demolished
	No Data

Mapset Notes:

- Most buildings are labeled with street address numbers.
- Buildings with an eight-digit number are labeled with TMK value.







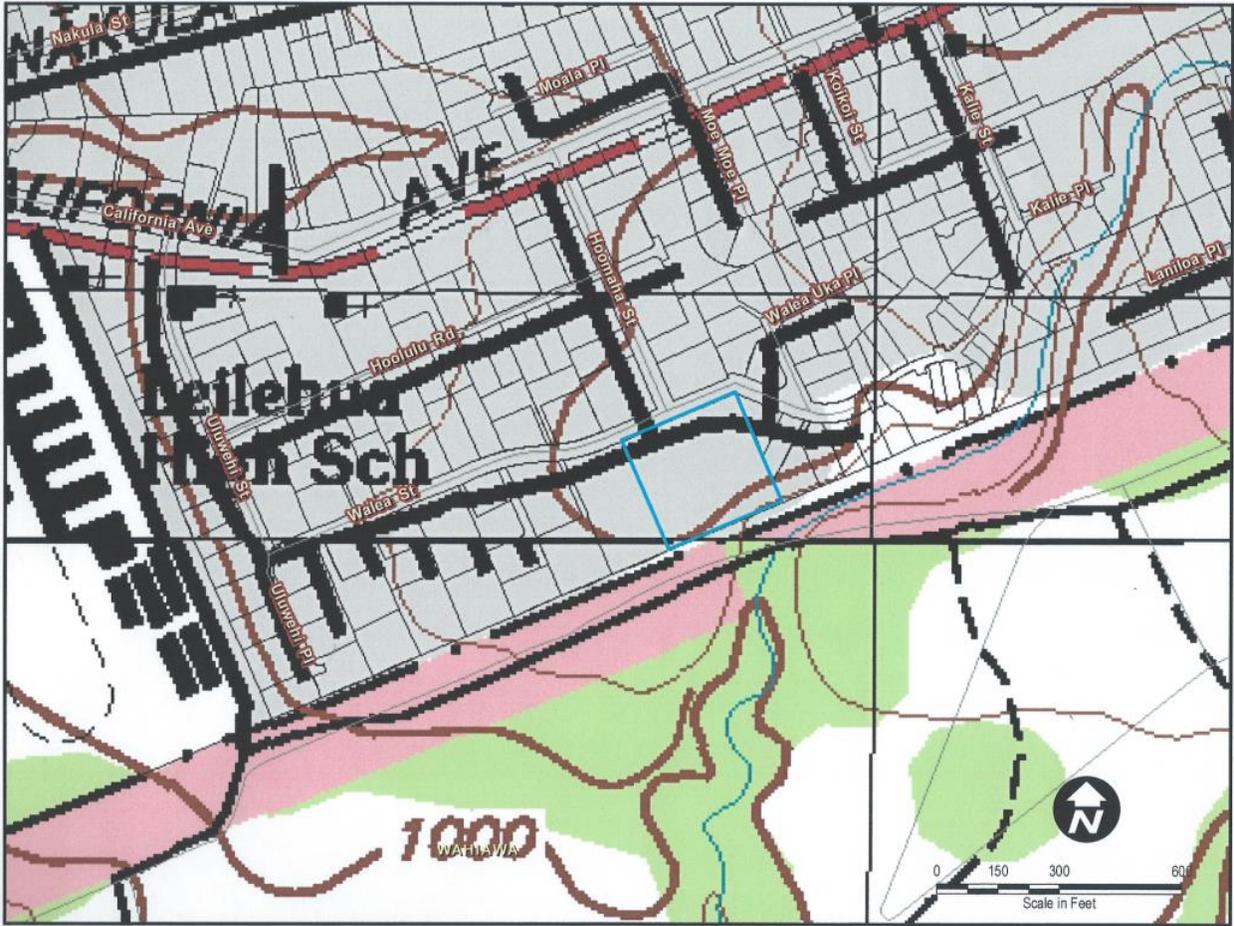




Table 2. Recommended ILS Properties

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

