

**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: C. W. Dickey 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: 2911 Makalei Place

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication:  Vicinity:

## 3. State/Federal Agency Certification

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

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

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

\_\_\_ national **X** statewide \_\_\_ local

Applicable National Register Criteria:

\_\_\_ A \_\_\_ B **X** C \_\_\_ D

<p>_____  <b>Signature of certifying official/Title:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____  <b>Signature of commenting official:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>Title :</b> <span style="float: right;"><b>State or Federal agency/bureau or Tribal Government</b></span></p>	

Dickey Residence \_\_\_\_\_ Honolulu  
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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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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

Dickey Residence Honolulu Hawaii  
Name of Property County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register None

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Other \_\_\_\_\_  
Hawaiian \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: shingle walls, shingle roof, concrete foundation

### Narrative Description

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

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### Summary Paragraph

The Dickey Residence is situated in a quiet residential neighborhood above the intersection of Diamond Head Road and Makalei Place at the western base of Diamond Head. It sits on a level, 10,327 square foot lot with a high terraced masonry retaining wall defining the property's Diamond Head Road frontage. The two-story, Hawaiian style house has shingled walls and a prominent double pitched hipped roof with broad overhanging eaves and exposed rafter tails. It sits on a concrete slab and lava rock foundation. The 4,127 square foot house is in excellent condition and very much retains its integrity of design, materials, location, workmanship, setting, feelings and associations.

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### Narrative Description

The Dickey residence presents its back to Makalei Place, with its front overlooking a lawn and views extending over Diamond Head Road and lower neighbors to encompass the Pacific. The house follows an irregular plan with a single story living

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room wing projecting off the front and left side of the house. The living room is two bays wide, with each bay defined by a pair of four pane pocket doors which lead out to a balcony. The main body of the house is four bays wide with the three right-most bays each defined on the ground level by three, three-pane sliding doors. An inset lanai dominates the intersection of the living room wing and the main body of the house. It runs the width of the living room and encompasses the left most bay of the main body of the house. The lanai has a concrete floor scored in a natural stone pattern. Its ceiling features exposed roof rafters formed to the sweep of the roof. A plastered, lava rock column supports its outer corner.

The house is entered from the lanai in the left most bay of the main body of the residence. The entry retains both its original screen door and door. The screen door has a diamond patterns in its top and bottom panels. This pattern is also incised in the front Dutch door, which is also original and retains its original thumb latch handle and hardware. In the wall behind the entry door is a former telephone niche.

The front door opens on an enclosed lanai which runs across the main body of the house. It has a concrete floor scored in 15" squares and a 10' high, open beam ceiling. The three sets of three sliding doors define the outer wall, with plastered lava rock columns between the three sets of doors. On the exterior the door sills are adorned with ceramic tiles. A concrete walk runs across the front of the façade and follows the scoring pattern of the lanai. At the far end of the lanai is a closet with a pair of doors made of stained tongue and groove, redwood boards of varying widths. The rear wall of the lanai is treated in the same manner as the closets and features deep v-joints..

There are two bedrooms off the lanai. Each has a door with a single panel below and three horizontal panes above. The doors have their original handles and hardware, which is true throughout the house. In addition, each room has a window opening, but rather than a window, it features a pair of louvered pocket shutters. The corner bedroom has a pair of two pane pocket windows and a pair of three pane casement windows in its rear wall. Another pair of three pane pocket windows are in its Koko Head wall. The other bedroom has similar fenestration in its rear wall. The rooms have scored concrete floors and open beam ceilings with the lateral running joists running perpendicular to those of the lanai ceiling. Between the two bedrooms are a pair of bathrooms, each with access to their bedroom and also each other. Single panel doors with their original knobs and hardware remain in place. The bathrooms have been remodeled, but their original two pane casement windows are intact.

Also along the rear wall of the lanai, a straight run stair goes to the second floor. Adjoining the stair is a new half bath.

To the left of the entry, a single panel door with its original knob and hardware, opens on the dining room. It has a scored concrete floor and an open beam ceiling similar to the lanai ceiling with the beams running transversely. The walls have been recently covered in cloth, and non-historic shoji can close off the room from the living room. A

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pair of four pane pocket windows are in the `Ewa wall and open on a balcony. The balcony has a wood floor and a metal, five rail, post and rail railing.

A flat arched opening in the *makai* wall of the dining room leads into the living room. The living room has an open beam ceiling with two king pin trusses. The floor is mahogany, and a 2" high baseboard runs around its periphery. The redwood walls are similar to those in the main body of the house. The room has two pairs of four pane pocket doors in its *makai* wall, and a single pair of four pane pocket windows in its *mauka* and `Ewa walls. The doors open on balconies, similar to the one off the dining room. On the Koko Head wall four four-pane pocket doors open on the lanai at the intersection of the living room wing and the main house.

A swinging door in the *mauka* wall of the dining room leads into the kitchen. The kitchen has been remodeled, but its three pairs of three-horizontal-pane pocket windows remain intact. In one corner a doorway opens on a stairway which leads down to the basement and garage, which are recessed under the house. Two steps lead down to a landing where a right quarter turn is executed and fourteen steps go down to a storage room. A laundry area is at the base of the stair and it has two masonry grilles with cross shaped openings to allow ventilation. From the storage room, one door leads to the garage, and another leads to a servant's quarters. Both doors are approached by three wood steps. The servant's quarters has been upgraded in recent years, but retains its plastered lava rock walls. A Dutch door in its *makai* wall leads outside to a pergola covered, concrete paved lanai. Fourteen concrete steps lead up from this lanai to the terrace on which the house sits, and also two steps down to a side yard. A door adjoining, and four steps down from, the lanai accesses the garage.

The second floor of the Dickey residence is accessed from the stair in the front lanai. The stair has sixteen wood steps and a simple wrought iron rail, which at the second floor wraps around the stairwell. A wood, decorative screen depicting fish is in the wall next to the stair and helps to ventilate the bedroom on the first floor. The stair opens on a screened lanai. This lanai is cantilevered out beyond the one on the first floor, supported by extended beams, which are carved in a decorative pattern and rounded at their ends. The front wall of the lanai is screened from floor to ceiling, with a 37" high wrought iron railing running along the length of the openings. The lanai has a wood floor and its ceiling is the roof deck and rafters. The roof deck is comprised of tongue and groove boards of varying widths. .

As on the first floor, two bedrooms are off the lanai. Like the first floor bedrooms these have three-pane doors and a shuttered window opening. Again there are two bathrooms between the two rooms with three doors allowing passage between the two bedrooms. The bathrooms have been remodeled, but retain their two pane casement windows. The `Ewa most bedroom was the Master Bedroom, and it contains a built-in *pune`e*. In the rear wall of both bedrooms is a pair of louvered pocket doors which lead out to a wood balcony, which overlooks Makalei Place. The balcony is under the eave of the main roof of the house and has a simple wood balustrade with 2" x2" balusters.

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At the `Ewa end of the second floor is a study. It is accessed through a segmental arch from the master bedroom, or through a pointed arched, hinged door adorned with a chevron pattern from the short corridor at the end of the screened lanai. The room has a coved ceiling. A built-in bookcase graces the short corridor to the study.

The house sits at the rear of its terraced lot and presides over a flat lawn which extends out to the retaining wall which has a shingled parapet with six new wood screens with a chevron pattern. There are a lychee tree and a shower tree in the lawn. At the far corner of the yard is a sunken patio, which is five steps below the level of the lawn. It has a coral rock wall, 22" high which extends around the Koko Head and *mauka* sides of the lawn's perimeter to form planting beds which contain various tropical exotics.

The Dickey residence retains a high degree of integrity. Minimal alterations have transpired, with these occurring in such secondary spaces as the kitchen and bathrooms. The only other alteration was the changing of the finishes in the dining room. Compared to the incredible amount of original design, details, materials and finishes, these changes do not compromise the historic character of the house.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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

### Areas of Significance

(Enter categories from instructions.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**Period of Significance**

1932  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1932  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Charles W. Dickey  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

The Dickey Residence is significant on the state level under criterion C, as a good example of a house built in Honolulu during the 1930s in a Hawaiian style. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. It is also the work of a master having been designed by C. W. Dickey for himself, and possesses high artistic values.

The 1932 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions." As noted above under significant date, 1932 is the year of construction.

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

The Dickey residence is significant as an excellent example of Honolulu architect C. W. Dickey's residential work during the 1930s. The house well exemplifies the Hawaiian style of the period, for which Dickey was a primary proponent.

The Hawaiian style as promulgated by C. W. Dickey is characterized by its double pitched hip roof, use of casement or sliding windows, the presence of lanai, the use of local materials, and an emphasis on cross ventilation and indoor-outdoor relationships. The character of these houses derives from their simple massing and dominant roof, rather than applied ornamentation.

C.W. Dickey was born to a *kama`aina* family, and raised on the island of Maui. His mother was a descendent of the Alexander family, who came to the islands as missionaries. Dickey received his education at Oakland High School and Massachusetts Institute of Technology. He practiced architecture in Honolulu from 1895 until 1904, when he moved to Oakland, California. He returned to Hawaii in late 1925 and resided in the islands until his death in 1942. Among his first commissions, upon his return, were the Halekulani cottages (no longer extant) and the Girls' Industrial Reform School (Hawaii Register). With these buildings he introduced a gracefully sloping, double pitched hipped roof, which became known as the "Hawaiian" or "Dickey" roof. Concerning the Halekulani cottages, the March 14, 1926 *Honolulu Advertiser* quoted Dickey as saying, "I believe I have achieved a distinctive Hawaiian type of architecture." For the remainder of his career Dickey was a strong proponent for appropriate regional architectural design in Hawaii. His other buildings include: the Alexander & Baldwin Building (Hawaii and National Register), U.S. Immigration Station (National Register), the Public Library and Territorial Office buildings in Wailuku (Hawaii and National Register), Mabel Smyth Memorial Building at Queens Hospital (Hawaii and National Register), Central Fire Station (Hawaii and National Register), Farrington High School (Hawaii Register), Kamehameha School, and Makawao Union Church (Hawaii and National Register) and Kula Sanitarium (Hawaii Register) both on Maui, as well as a number of private residences. Several Dickey designed residences are listed in the Hawaii Register: the C.W. Dickey residence on Kalakaua Avenue, the Judson-Eyman residence on Woodlawn Drive in Manoa, the Flora Lidgate residence in Manoa, the Masao Kubo residence in Hilo, the Frank Baldwin residence on Maui, and the Robert M. Purvis residence and Judge James Coke residence, both in Nuanu.

This residence which Dickey designed for himself and his family is an excellent example of the Hawaiian style. The residence displays Dickey's high attention to detail, and conveys the basic premises Dickey laid out with the Halekulani cottages. These include the double pitched hipped roof, a strong sense of cross ventilation, and the use of lanai, large expanses of windows and sliding doors. The character of the house derives from

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its simple massing with its dominant roof, rather than applied ornamentation. The only Dickey designed, Hawaiian style houses comparable to it, within the state of Hawaii, are the Caleb Burns and R. G. Bell residences on Kauai, the Wailuku Sugar Plantation Manager's home on Maui, and the Alexander residences on Oahu, none of which are registered. To date approximately a dozen houses rendered in a Hawaiian style have been placed in the Hawaii Register of Historic Places. All of these are of a more modest scale than the subject property.

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## 9. Major Bibliographical References

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

City and County Tax Office records.

Polk's City Directories for Honolulu

"Calls This 'Hawaiian Architecture'", *Honolulu Advertiser*, March 14, 1926, p. 16

Neil, J.M., "The Architecture of C.W. Dickey in Hawaii," *Hawaiian Journal of History*, v. 9, 1975

Jay, Robert. *The Architecture of C. W. Dickey*, Honolulu: University of Hawaii Press, 1992

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### Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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### 10. Geographical Data

**Acreeage of Property** less than one acre

Use either the UTM system or latitude/longitude coordinates

#### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

Latitude: 21.258165

Longitude: 157.816823

**Or**

#### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The property being nominated includes all the property owned by Allene H. Wong in 2016 as described by Tax Map Key 3-1-035: 010.

#### Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

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### 11. Form Prepared By

name/title: Don Hibbard  
organization: self  
street & number: 45-287 Kokokahi Place  
city or town: Kaneohe state: Hawaii zip code: 96744  
e-mail: \_\_\_\_\_  
telephone: (808)-542-6230  
date: October 22, 2015

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** sketch of floor plan
- **Owner:** Ms. Allene H. Wong  
2969 Kalakaua Avenue, # 1101  
Honolulu, Hawaii 96815

**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.