

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 PropertyHistoric name: Richard and Alice Edwards 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. LocationStreet & number: 3138 Noela DriveCity or town: Honolulu State: Hawaii County: HonoluluNot 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 X local

Applicable National Register Criteria:

 X A ___ B X C ___ D**Signature of certifying official/Title:****Date**_____
State or Federal agency/bureau or Tribal Government

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

1

Noncontributing

1

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register None

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.)

Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: concrete block walls, Monier tile roof,
concrete slab 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.)

Summary Paragraph

The Richard and Alice Edwards residence is situated in a quiet residential neighborhood at the intersection of Noela Drive and Holei Street, on the western base of Diamond Head, above Kapiolani Park. It sits on the downhill side of Noela Drive on a gently sloping, 13,027 square foot lot. It is a single-story, modern style house with concrete block walls with extruded mortar joints, and a low pitched, monier tiled, intersecting hip-gablet roof. The roof has overhanging eaves with exposed rafter tails. The H shaped house sits on a concrete slab foundation. The house has 2,293 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

Narrative Description

The Edwards residence fronts on Noela Drive, facing east. A curved driveway accesses the property from both Noela Drive and Holei Street, and in both directions leads to a 20' x 20' carport supported on its east side by a concrete block wall similar to that of the house. On the Noela Drive side, a pair of 6' high, 2' x 2' concrete block posts

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with extruded mortar joints, flank the driveway. These are capped by non-historic globe lights. On the Holei Street side the driveway goes uphill to the carport. A concrete block retaining wall with extruded mortar joints lines the west side of the drive and steps up in height from 3'- 6" to 4'- 4".

The house follows an H plan, with a ground level, front brick patio, with the bricks laid in a herringbone pattern, in the 18' x 28' courtyard between the two front bedroom wings. The main body of the house is three bays wide, with a centered entry flanked on either side by two pairs of metal casement windows, each of four panes, with a four pane transom. The double door front entry is one step up from the patio and has a wide, single pane side light to either side, and retains its original knob and hardware.

The front doors open on a lateral running entry hall. The hall has plaster walls, a canec ceiling and a marble tile floor. Two pendant lights with amber globes hang from the ceiling. A wood screen, with a curvilinear pattern serves as a wall between the living room and hall. Two, centered, semicircular steps lead from the hall down to the living room.

The living room has wood paneled side walls, a 9' – 6" high canec ceiling, and a concrete floor which is carpeted. Built-in shelves and cabinets are centered in its north wall. A three quarter length south wall allows the living room to flow into the dining room. A pair of aluminum sliding doors, with fixed panes to either side, are in the concrete block, rear (west) wall and access a rear lanai, which is under the roofline of the house. The lanai has a brick floor laid in a herring bone pattern, and low, concrete block planter boxes, with extruded mortar joints, define the outer periphery of the lanai. Two hanging lights provide illumination for the lanai at night. Four, centered brick steps lead from the lanai down to the back yard and a 480 square foot swimming pool, which dates from 1962. The pool house adjoining the pool is a non-contributing building.

The dining room has plastered walls, a canec ceiling, and a marble tile floor similar to that in the entry hall. It features a picture window in its west wall, a set of aluminum sliding doors in its north wall which lead out to the lanai, and two sets of triple stacked, single pane awning windows in its south wall. A wood paneled niche in its east side has a built-in buffet in its east wall. A recessed square ceiling light provides illumination in the niche.

An opening in the dining room's south wall flows into the kitchen. The kitchen has a red clay tile floor, a canec ceiling, and masonry walls. It remains intact with its original mahogany drawers and cabinets, wood counter tops, and stainless steel double sink. The drawers and cabinets retain their original pulls. A low pass through in its north wall services the dining room's niche. A two sets of triple stacked, single pane awning windows are above the sink in the south wall.

In addition to accessing the living room, the entry hall also provides access to the house's bedrooms. A door at the hall's south end accesses the south front bedroom.

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Its ceiling and floor has been refurbished and a non-historic bay window is in its north wall. A bathroom is in its south east corner, and a door in the south wall opens on two concrete steps which lead down to a walkway and the side yard.

A door at the north end of the hall opens on the north front bedroom. This room remains intact with its masonry walls and canec ceiling. It features two sets of quadruple stacked, single pane awning windows in its north wall and a 7' wide historic bay window in its east wall. The canted casement window has three, four pane, metal casement windows in its front face with three transoms above and fixed windows to either side. A sliding door in its west wall opens on a bathroom which is two concrete steps below the doorway. The bathroom retains its original fixtures, including its sink, shower, built-in chest of drawers, and built-in vanity. A door in the bathroom's north wall leads to the side yard, and a door in the south wall opens on an east-west running hallway which intersects with the entry hall at its east end. This hall has paneled walls and a canec ceiling with a recessed square ceiling light. Three sets of double doors along the south wall of the hall open on closets.

At the end of the hall a door opens on the master bedroom. A short passageway leads into the bedroom, and a door on the north side of the passageway accesses the master bathroom. The bathroom remains intact with its original walk-in shower, enclosed toilet, his and her sinks, and built-in vanity. The lavender sinks are set in a grey tile counter, and the vanity has a rectangular box light above it with a plastic grille. The bathroom also retains its original faux-tesserae flooring. Two jalousie windows are in the bathroom's north wall.

The master bedroom has two sets of quadruple stacked, single pane awning windows in its north wall. Its south wall is dominated by built-in chests of drawers, and closets with sliding doors with perforated tops for ventilation. The drawers all retain their original pulls. Above the largest set of drawers is a 1 x 1 double hung sash window with a diamond paned screen, which looks out on the rear lanai. The north and east walls of the room are finished in a silver wall paper with Mughal inspired scenes as focal points. The west wall has an original single sliding aluminum door with a single paned fixed window to either side. This door leads out to the swimming pool deck.

The Edwards residence retains its historic integrity. Other than the reroofing of the house in non-original materials, the only other alteration to the house is the remodeling of the south bedroom, which is a secondary space. The public spaces remain very much intact, as do the kitchen, bathrooms, and north bedroom wing. The house retains its original canec ceilings, wood and masonry walls, and original windows and doors.

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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

1962

Significant Dates

1962

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Herbert P. Beyer

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 Edwards residence is significant on the local level under criterion C, as a good example of a house built in Honolulu during the 1960s in a modern style. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1962 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 dates, 1962 is the date of construction.

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

The Edwards residence is significant as a good example of a modern style residence constructed in Hawaii in the 1960 period.

Modern architecture has its origins in both changing technology and in the “re-envisioning” of the social role of architecture in the 20th century. The foundations of the modernist movement were in Europe, although many of the technical innovations came in fact from the experimentation of North American designers and builders. Some historians see technological improvements as the driving force behind the new architecture: the development of iron and then steel, followed by increased application of reinforced concrete. Other scholars see the aesthetic revolt against the excessive decoration of the late Victorian period as the key to understanding “modernism.” A few emphasize the simple practicalities of the new architecture — a style of building that put emphasis on simplicity and functionality over sentimentality and historical or cultural reference.

The modern style gained popularity as a residential form in Hawaii during the late 1930s. The growing awareness of the style may be noted by an exhibition on modern architecture held at the Honolulu Academy of Arts in August 1937, and a special section of the February 12, 1938 *Honolulu Star-Bulletin* which was devoted to the topic. Connie Conrad provided an article for that section, praising the “elusive quality of clean cut lines and large plain surfaces,” usually painted white, and the “free flow of line and mass, instilling restfulness and freedom which is essential to a semi tropical condition.” In the same issue Ray Morris persuasively argued for why a low pitched hipped roof with overhangs was more appropriate to meet Hawaii’s climatic conditions than the characteristic flat roof of the modern style.

Following the lead of the late 1930s, the modern style became the predominant post-war style for domestic design in Hawaii. During the 1950s and 1960s a number of architect designed houses well exhibited a high sensitivity to the Island environment as well as the precepts of the modern movement, with their clean lines, emphasis on indoor-outdoor relationships, and attention to detail. The Edwards residence is such a house, with its low profile, unadorned, clean horizontal lines, and open, flowing floor plan. With its aligned front double doors and living room sliding doors to the patio, the house essentially could function as a pavilion with the cooling trades flowing through the principal living spaces. Sliding doors in the dining room and master bedroom further enhanced the house’s relationship to the outdoors. Its use of concrete block walls with extruded mortar joints, steel casement and awning windows, a H-plan to enhance cross ventilation, and aluminum sliding doors are all typical materials and approaches for modern style houses of the period in Hawaii. The sunken living room, the kitchen to dining room pass through, the use of built in shelving in the living room, the his and her bathroom sinks, walk-in shower, enclosed toilet, and the screen wall between the living

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room and entry hall, further attest to the use of new, "modern" innovations in residential design of the post-World War II period. The master bedroom closet doors further attest to the architect's use of distinctive design solutions to better address the house's Island situation.

The house is also noteworthy as an example of Honolulu architect Herbert Beyer's residential work. Beyer was born in 1904 in Philadelphia, and went to Drexel Institute and Temple University. He worked as a draftsman in several Philadelphia architectural firms, including Ralph B. Bencker, Ritter & Shay, and Verus T. Ritter. During World War II, Beyer served in the 1st Marine Force, Pacific as the Officer in Charge of Construction for Maintenance Division. It was most likely during the war that Beyer became familiar with Hawaii, and in 1953 he opened his own architectural practice in Honolulu. Some of his major works include: the Sunset Memorial Park Administration building in Pearl City, the Kaneohe Congregational Church, Kaneohe Bay View Memorial Park Chapel, and Haiku Elementary School on Maui. He designed a number of houses and apartments, including the Diamond Head Ambassador Apartment in Waikiki. Currently no buildings designed by Beyer are listed in the Hawaii or National Registers of Historic Places.

In May 1962 Richard and Alice Edwards acquired the parcel of land on which this house stands, and a month later obtained a building permit to construct their new \$30,000 home. At the time Richard Edwards was manager of the Breakers Hotel on Beachwalk in Waikiki. The young couple lived in the house for two years and in May 1964 sold it to Teiko Saimo, whose family still owns the 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.

State Bureau of Conveyances, document 290103

Polk's City Directories for Honolulu 1955-1966

Building Permit 195525, dated June 19, 1962

Honolulu Advertiser, September 5, 1937, page 8

Honolulu Star Bulletin, February 12, 1938, special section, "Grow with Honolulu, Invest in a Home"

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

Acres 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: 21.264922

Longitude: 157.814486

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 the Teiko Saimo Trust in 2017 as described by Tax Map Key 3-1-027: 012.

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: April 15, 2017

Additional Documentation

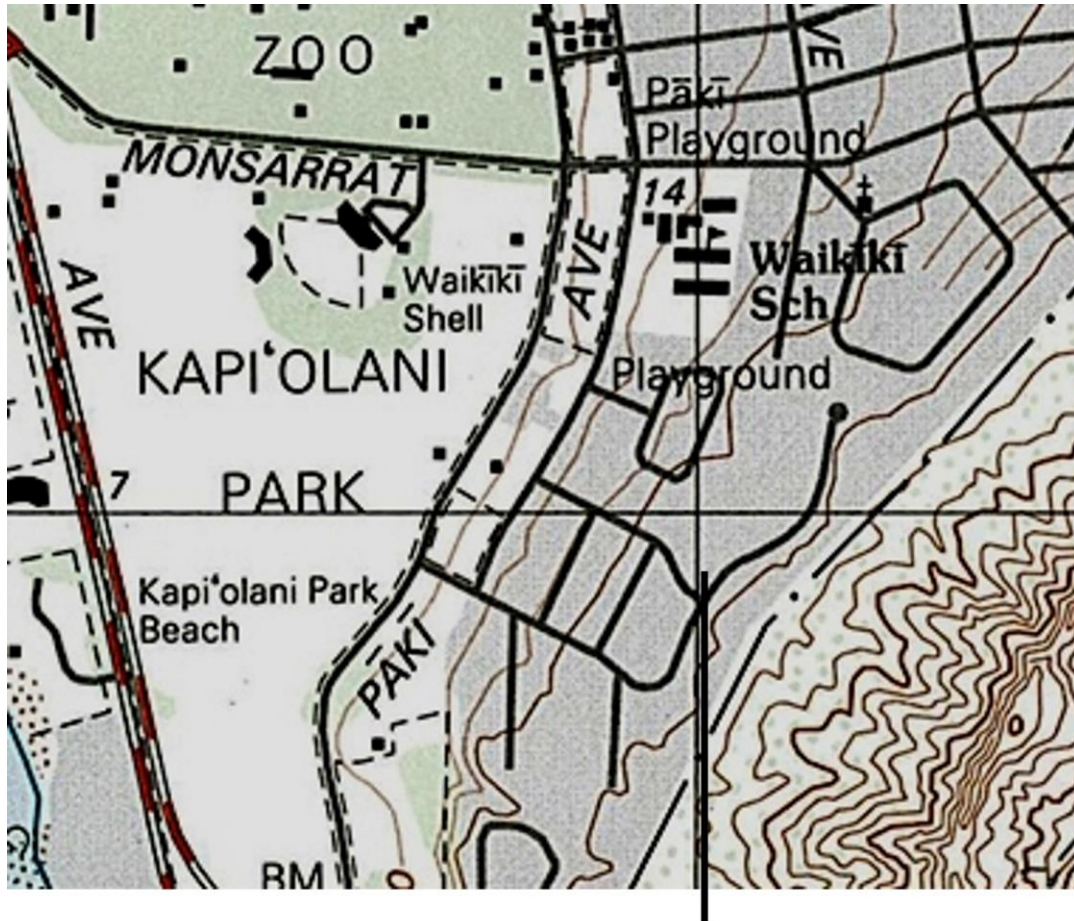
Submit the following items with the completed form:

- **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:** Teiko Saimo Trust
c/o Richard Parmon
3138 Noela Drive
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.

USGS Map



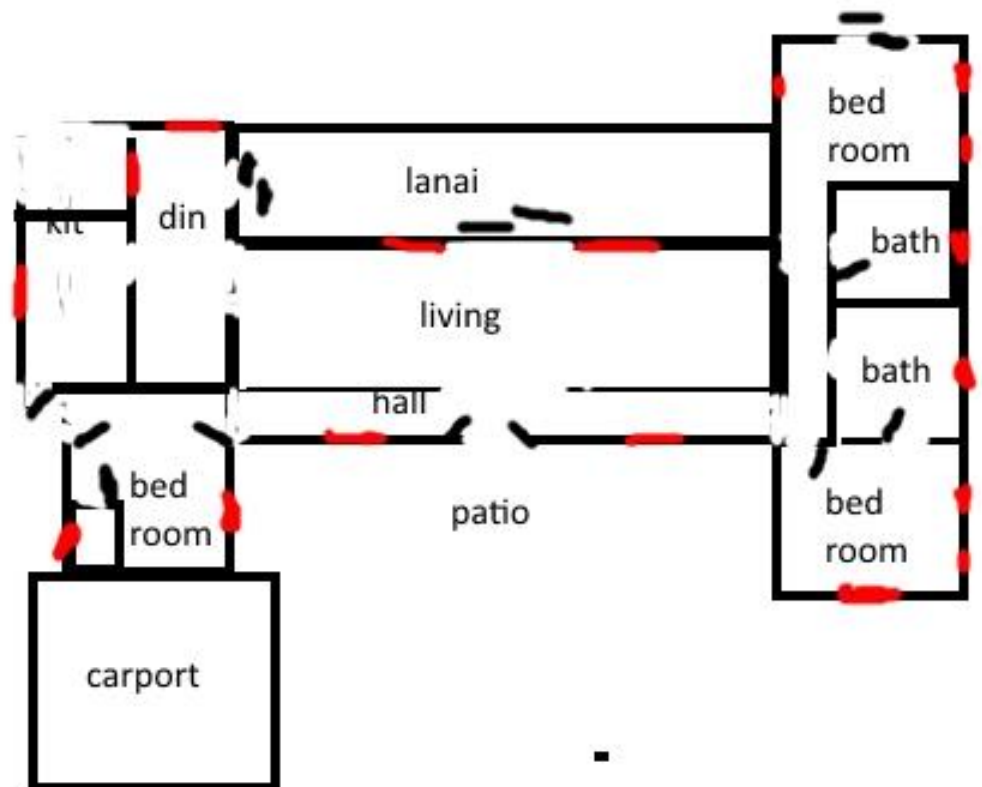
Edwards Residence


TMK Map



Floor Plan

Edwards Residence



 = windows

not to scale

Photo Log

Name of Property: Richard and Alice Edwards Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: March 2, 2017

View of the facade from the east

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Photo Log

Name of Property: Richard and Alice Edwards Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: March 2, 2017

View of the north wing from the northeast

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Photo Log

Photo Log

Name of Property: Richard and Alice Edwards Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: March 2, 2017

View of the sunken living room and entry hall from the west

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Photo Log

Name of Property: Richard and Alice Edwards Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: March 2, 2017

View of the living room built in shelving and cabinets from the south

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Photo Log

Name of Property: Richard and Alice Edwards Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: March 2, 2017

View of the living room and dining room from the northeast

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Photo Log

Photo Log

Name of Property: Richard and Alice Edwards Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: March 2, 2017

View of the lanai from the northwest

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Photo Log

Name of Property: Richard and Alice Edwards Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: March 2, 2017

View from the lanai through the house from the west

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Photo Log

Name of Property: Richard and Alice Edwards Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: March 2, 2017

View of the dining room from the east

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Photo Log

Photo Log

Name of Property: Richard and Alice Edwards Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: March 2, 2017

View of the kitchen from the north

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Photo Log

Name of Property: Richard and Alice Edwards Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: March 2, 2017

View of the master bedroom closets from the northwest

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Photo Log

Name of Property: Richard and Alice Edwards Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: March 2, 2017

View of the master bedroom east wall from the west

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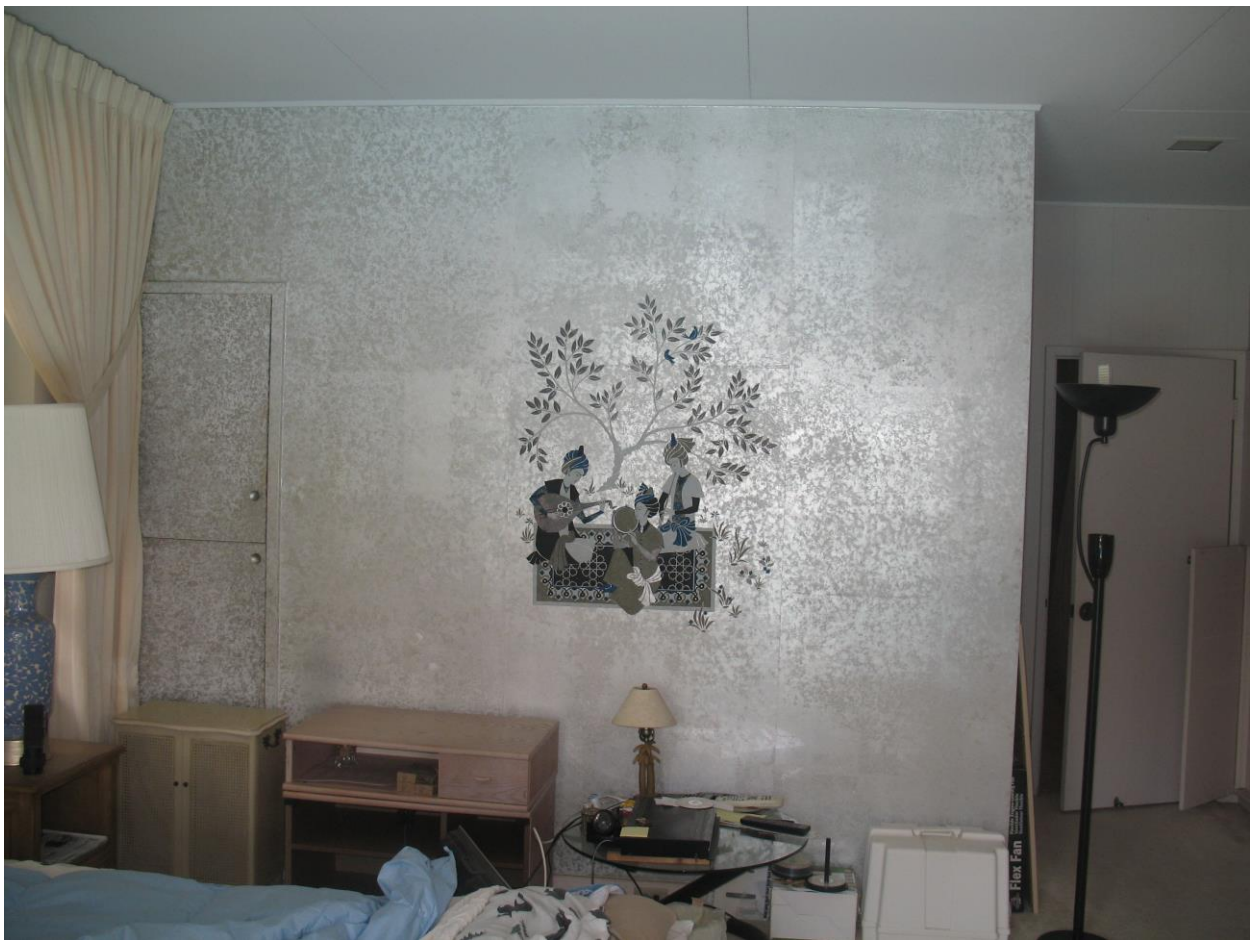


Photo Log

Photo Log

Name of Property: Richard and Alice Edwards Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: March 2, 2017

View of the master bathroom's his and her sinks from the south, note faux terrarae floor

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