

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: Maurice and Helen Greenly Residence

Other names/site number: _____

Name of related multiple property listing:

College Hills

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2386 Liloa Rise

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Not For Publication: ☐ Vicinity: ☐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 ___ 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

Maurice and Helen Greenly Residence
Name of Property

Honolulu

Hawaii
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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 ☐

Maurice and Helen Greenly Residence _____ Honolulu
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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
<u>1</u>	_____	structures
_____	_____	objects
<u>2</u>	_____	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.)

Late Nineteenth/Early Twentieth Century

American Movements: Craftsman

Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: clapboard walls, composition shingle roof,
wood post and pier and lava rock 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 Maurice and Helen Greenly Residence is situated on the uphill side of Liloa Drive in Manoa valley in a quiet residential neighborhood. It sits on the second terrace of a terraced, 8,476 square foot lot and has an unimpeded view of Diamond Head. The house is a single story colonial/craftsman style dwelling with a composition shingled, intersecting hip roof with overhanging eaves with exposed rafter tails. It sits on a lava rock post and pier foundation with a diamond pattern lattice apron, and has clapboard walls. It faces east and is characterized by a rear facing U-shaped footprint with a projecting, enclosed front lanai. To the right side of the property at the street level is a lava rock, single car garage built into the hillside. The 12' x 16' garage has a low pitched, gable roof, a scored concrete floor and a new fold up door. The 1,340 square foot house is in good condition and very much retains its integrity of design, materials, craftsmanship, location, setting, feelings and associations.

Narrative Description

An approximately 4'-6" lava rock retaining wall demarcates the Greenly property from the street. The wall is set back approximately 16' from Liloa Rise's lava rock curb and lawned unimproved sidewalk area with its two Royal Poinciana trees (*Delonix regia*). Immediately above the wall is

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planted a hedge of Cup of Gold (*Solandra maxima*). A curving set of thirty eight concrete steps traverse the lushly landscaped first and second terraces up to the front door, with the last eight steps running parallel to the house and having a lava rock shoulder. The terraces are landscaped with wedelia (*Sphagneticola trilobata*), star jasmine (*Jasminum multiflorum*) and other tropical shrubbery. Two coconut palms (*Cocos nucifera*) also rise up from the first terrace. Immediately in front of the steps running parallel to the house is a free-standing, 10 x 10 deck with a recycled plastic floor. The deck has a railing with 2" x 2" balusters and stands approximately 14' above the ground, supported by 4" x 4" posts on concrete piers. A diamond pattern lattice apron conceals the superstructure. The deck replaced and expanded a smaller deck at the top of the steps.

At the top of the steps there are two doors. One hinged door with four horizontal lites leads into the enclosed lanai, and the other, a sliding door, also of four horizontal lites, leads into the living room. A fixed window, similar in design to the sliding door, adjoins the door. The living room has fir floors and 8" high baseboards, both of which are found throughout the house. It has a paneled ceiling with crown molding. The *makai* wall has a 3 x 1 double hung sash window, which is flanked on either side by a 2 x 1 double hung sash window. The upper panes are all vertical. A pair of pocket doors grace the Diamond head wall of the living room and open on an enclosed lanai. Each door has fifteen panes.

The 10' x 18', enclosed lanai has a fir floor and beaded tongue and groove walls and ceiling. A set of three, single-pane, sliding windows is in its *makai* wall, and two similar sets of windows are in its Diamond Head wall. A vinyl, 1 x 1 double hung sash window is in the *mauka* facing wall, have replaced a wood 1 x 1 double hung sash window which had succumbed to the elements.

A 6'-6" x 7' 4" flat arched opening in the living room's 'Ewa wall opens on the dining room. The dining room has a canec ceiling and laminated floors over its original fir floor which was too deteriorated to allow for refinishing. The dining room is naturally illuminated and ventilated by a pair of sliding doors, each of four horizontal panes, which are flanked on either side by a similarly designed pair of fixed windows. These lead out to an open, rear patio which has new tile pavers covering the original brick. A built-in buffet is on the dining room's *makai* wall, as is a three paneled swinging door which accesses the kitchen. The buffet features three open shelves on top and drawers and cabinets below. The drawers and cabinets have wood block pulls, which do not appear to be original and may date from the 1950s.

The kitchen has been remodeled and has a new floor, cabinets, and countertops, as well as appliances. It retains its original fenestration, with a pair of three pane sliding windows in its 'Ewa wall, above the sink, and a similar pair in its *makai* wall, at the same height. A pair of single pane sliding windows, also at the same height, grace the *mauka* wall. A door is also in this wall and leads out to the patio. It has a central panel of jalousie windows and at some unknown point replaced an earlier door.

At the Diamond Head end of the kitchen is a partition wall which separates off a laundry room. The laundry room has a pair of jalousie windows in its *makai* wall, and a door similar to the

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kitchen's side door on its Diamond Head side. From the door four concrete steps lead to the side yard.

A door sized opening in the living room's *mauka* wall accesses a front-to-rear running hallway that services the bedroom wing. The hallway has canec walls and ceiling, and a 1950s style ceiling light. The bedroom wing includes three bedrooms, one at either end of the hall and one on its *mauka* side, as well as two bathrooms, both on the *makai* side of the hall. All the doors are three panel, except for that to the Diamond Head bathroom, which is a solid, pocket door. Originally the two bathrooms were one, but in 1956, they were made into two separate bathrooms with a pair of fixed, single pane windows with obscure glass crowning the partition wall. Both bathrooms have been remodeled. The `Ewa bathroom has a jalousie window in its `Ewa wall, as well as a small single pane casement window in its shower. The front bedroom has a canec ceiling and a 1 x 1 double hung sash window in both its Diamond Head and *mauka* walls. It has a small single pane casement window, similar to the one in the `Ewa bathroom's shower, to ventilate its closet. The middle bedroom has canec walls and ceiling, and a pair of 1 x 1 double hung sash windows in its *mauka* wall. Adjoining this bedroom is a built-in laundry "closet" with five lower drawers and an upper storage cabinet. The rear bedroom also has canec walls and ceiling. It has a pair of 1 x 1 double hung sash windows in its *mauka* wall, and in its `Ewa wall has two single pane, single hung windows, with a similar single hung window in its *makai* wall. Its closet also has a small casement vent window. Both this closet and the one in the center bedroom have board and batten walls.

The lava rock foundation at the front of the house ranges from 6'-8' in height, allowing for a semi-improved work/storage space under the house. On the *mauka* side this space has a clapboard and lattice wall. A pair of jalousie windows is in the clapboard part of the wall and a modern door and a single pane fixed window break the lattice wall. The space has a scored concrete floor and a 8' high ceiling, comprised of the floor joists and boards of the house. A tongue and groove partition wall separates a former laundry space on the `Ewa side, as well as a toilet, from the remainder of the room. The *makai*, Diamond Head and `Ewa walls are of lava rock, with the interior walls being screened at the top, allowing ventilation from the unimproved basement spaces.

Behind the house are two more terraces which are landscaped and have lava rock retaining walls. The upper wall is approximately 4' high with stone steps on its right side, while the lower wall ranges from 4' to 8' in height with eight concrete steps on its right side.

The Greenly residence retains a high degree of integrity, reflecting its original design, as well as its "modernization." Such changes to the original design as the addition of canec walls and ceilings, the front and rear sliding doors, and the conversion of one bathroom into two all reflect the history of the house, and being over fifty years old have achieved significance in their own right. The only recent remodelings have occurred in such secondary spaces as the kitchen and bathrooms. The original fir floor remains intact, except in the dining room and kitchen, as do its windows, except for one on the rear elevation and another pair on its *makai* side, none of which are visible from the street. The front deck, replaced an earlier deck and is free standing so that it

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can be reversed without damaging the original fabric of the house. Its presence does 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
Community Development

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Period of Significance

1920

Significant Dates

1920, circa 1937

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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

The Maurice and Helen Greenly Residence is significant on the local level under criterion C, as a good example of a colonial/craftsman style house built in Honolulu at the end of World War I, which was modernized in the 1930s. The house is typical of its period in its design, materials, workmanship and methods of construction.

The house is also significant for its associations with the development of College Hills Tract in Manoa Valley, and should be included in the existing multiple property nomination for this area.

The 1920 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"

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

The craftsman style is usually associated with a low horizontal profile, asymmetric massing, gabled roofs with wide, unenclosed eaves, often with decorative supports, battered columns, partially paned entry doors, wide dormers with more than one window, multi-pane windows, and the use of natural materials. On the interior there is an emphasis on openness, built-in furniture and finely crafted, often unpainted, woodwork. The spirit of colonial revival style architecture, with its romantic associations with “pastness”, is also closely associated with certain manifestations of the craftsman style. The Greenly residence entwined these two architectural traditions in a modest manner, and then augmented this statement with modern elements introduced to Hawaii during the 1930s.

Most frequently the craftsman movement in Hawaii is closely associated with the extremely popular bungalow forms. However, the Greenly residence does not follow this route, but instead follows a more eclectic approach, utilizing such craftsman hallmarks as the asymmetric massing, the low profile, the use of vertical panes in the living room window, and its raised lava rock foundation, while at the same time modestly echoing the colonial traditions with its clapboard walls and low pitched hipped roof, as well as its outset front lanai. In addition, on the interior, the flowing living room- dining room space, the built-in buffet and hall linen closet, and three panel doors all stem from the craftsman tradition. Also the board and batten walls in the closets may hint at the original interior wall finishes before canec was later applied to them. Likewise the multi-paned pocket doors to the enclosed lanai and the living and dining rooms’ paneled ceilings hint at a colonial spirit.

Very few examples of this craftsman-colonial hybrid style have been placed in the Hawaii Register of Historic Places, with only the Dr. Archibald Sinclair residence on Hillside Avenue and the Edward B. Loomis residence on Sonoma Street in Manoa coming immediately to mind. Both of these residences utilize more recognizable colonial revival signifiers, while at the same time adopting the craftsman spirit. The Greenly residence stands as a more modest, but well handled, example of the melding of the craftsman and colonial spirits.

The house is also architecturally significant for the updating of the interior, which most likely took place in the 1930s. At this time the walls were sheathed in canec, as were the bedroom and hall ceilings. The dining room sliding doors with their horizontal panes also date from this time as does the hinged door to the lanai and the front entry. Although relatively modest changes, they were sufficient to provide the house with a more up-to-date look, with which its horizontal profile was most compatible.

Two other houses from the 1910s and 1920s, which were modernized in the 1930s or immediate post-World War II period are listed in the Hawaii register: the bungalow style William H. Hoogs Jr. residence on Sonoma Street and the late Queen Anne revival style Harold B. and Julia Damon Giffard residence in Nuuanu. Both these remodeling reflected a desire for a more modern appearance, either as a statement on cultural currency or for improved market value. The motivation for the remodeling of the Greenly residence is uncertain.

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The house was built in 1920 for Maurice and Helen Greenly. Mr. Greenly was a teacher at McKinley High School. They acquired this vacant lot in the College Hills Tract in November 1919 from John Bento and proceeded to have this house built. . They resided here until 1922, when they sold it to James Collins, a clerk in the U.S. Navy. From the late 1920s through the Depression the house changed hands three times, with Walter Feldwisch acquiring it in 1937. It remained in the Feldwisch family's hands until 1950, when Clarence Glick, a University of Hawaii professor in sociology, acquired it. Glick wrote *Sojourners and Settlers*, a history of Chinese migrants in Hawaii. The house remained in his hands until 1986, and most of the landscaping is a reflection of his enjoyment of botany.

The Greenly residence, which is located on Lot 14, Block 9, of the College Hills Tract, is also significant for its associations with the development of Manoa valley, and more specifically the College Hills Tract (see Multiple Property Documentation Form for the College Hills Tract). The College Hills Tract opened in 1901, offering 240 lots for sale. By 1912 all but thirty three lots were sold, and Trent Trust Company purchased these remaining parcels. The Greenly residence was one of the later dwellings erected in the tract, with its sloping lot most likely being partially responsible for it remaining vacant so long.

9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1918-1950.

City and County Tax Office records.

State Bureau of Conveyances, book 539, page 392; book 666, page 308; Book 804, page 449; book 1305, page 309; book 1368, page 442; book 2333, page 232, and book 19418, page 483

Building Permit number 129065, September 11, 1956.

"Realty Transactions," *Star Bulletin*, December 10, 1919, page 12

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register

Maurice and Helen Greenly Residence _____ Honolulu
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_____ 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): _____

10. Geographical Data

Acreage 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: 21.306742

Longitude: 157.819639

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:

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

The property being nominated includes all the property owned by the Germaine Uehara and Dan Hesslinga in 2017 as described by Tax Map Key 2-9-006-007.

Boundary Justification (Explain why the boundaries were selected.)

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

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: November 1, 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** floor plan
- **Owner:** Germaine Uehara and Dan Hesslinga
2386 Liloa Rise
Honolulu, Hawaii 96822

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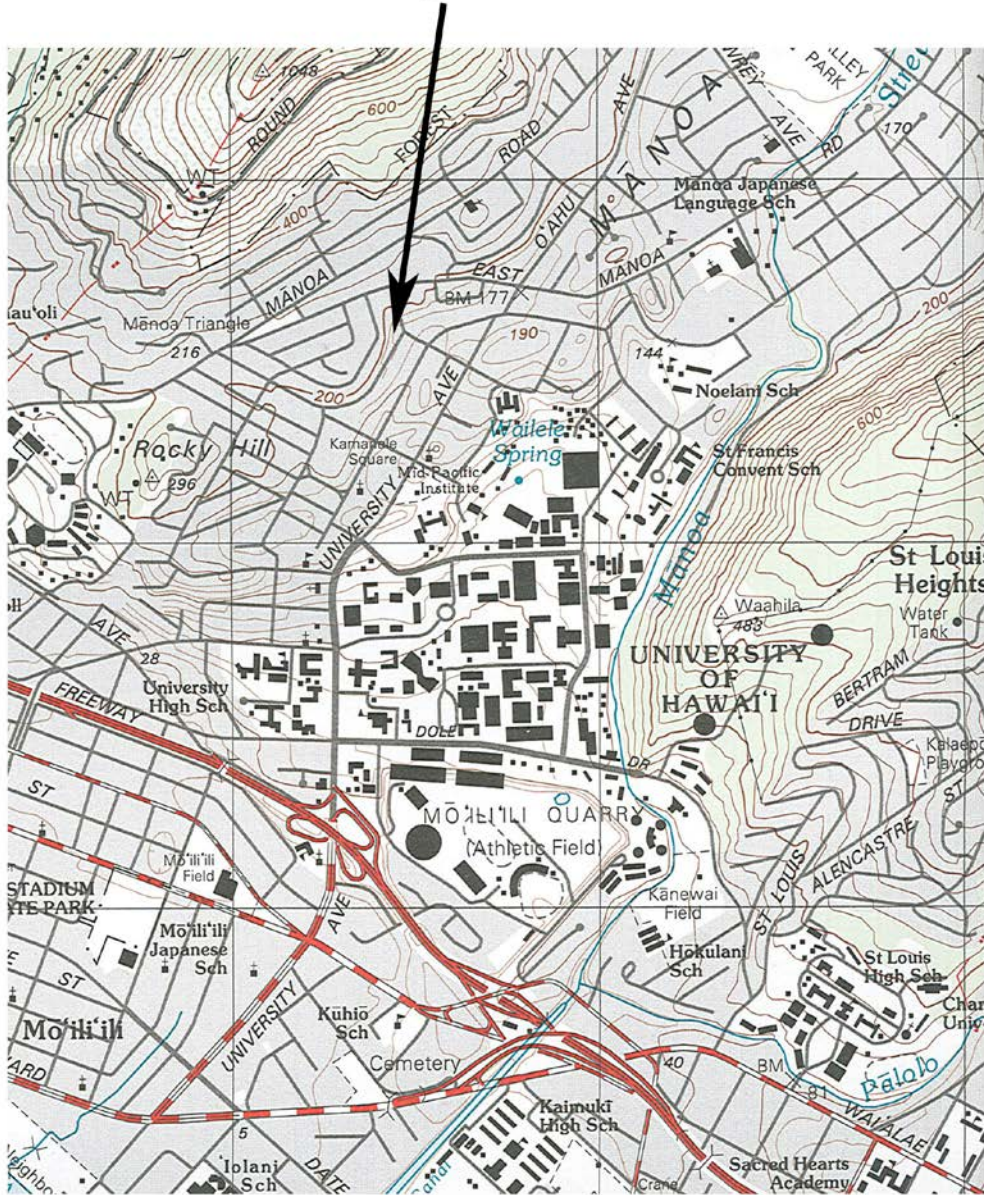
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

USGS Map

Greenly Residence



TMK Map



Floor Plan

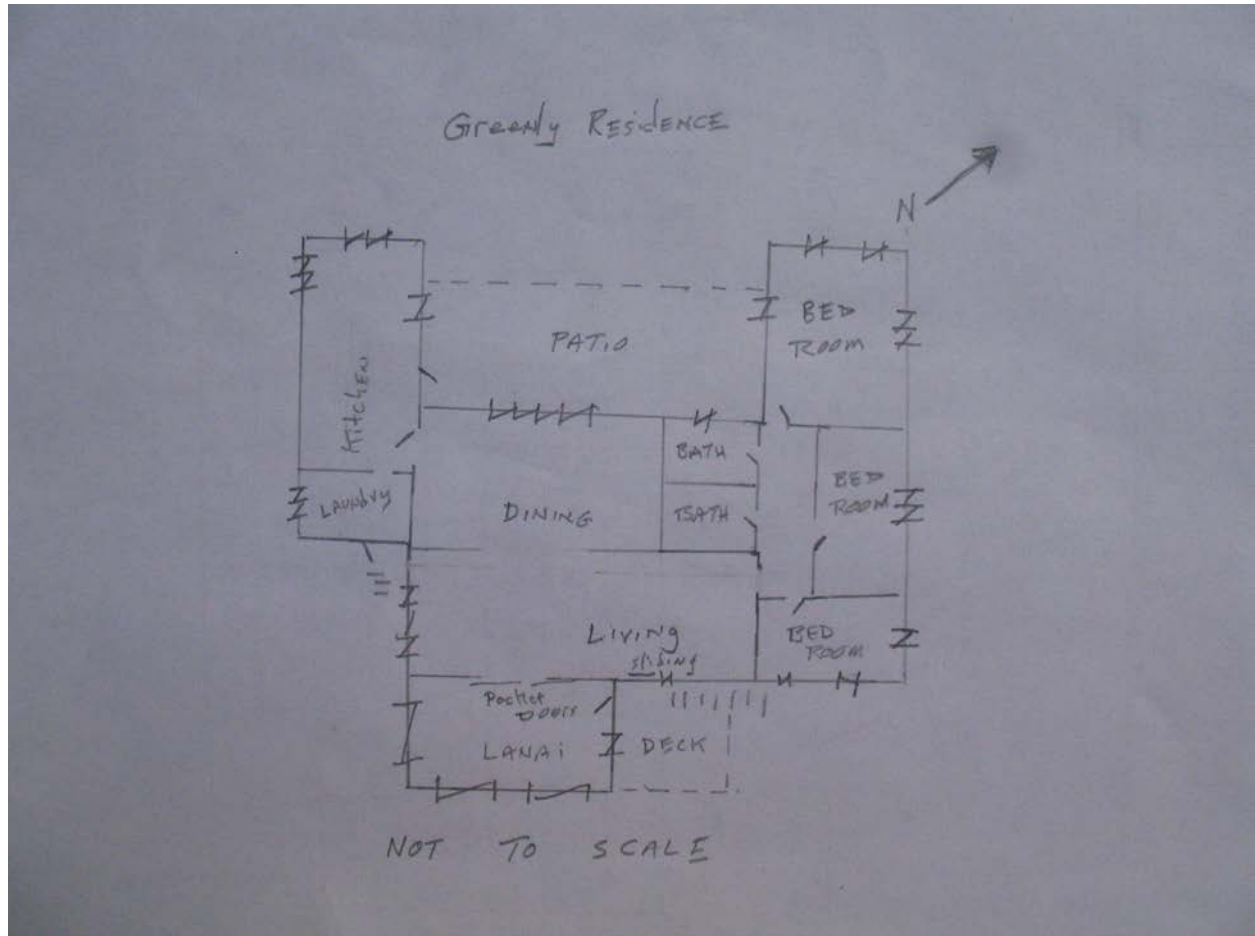


Photo Log

Name of Property: Maurice and Helen Greenly Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 10, 2016

View of the building from the street from the east

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Name of Property: Maurice and Helen Greenly Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 10, 2016

View of the *mauka* side of the house from the east

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Name of Property: Maurice and Helen Greenly Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 10, 2016

View of the rear of the house from the north

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Photo Log

Name of Property: Maurice and Helen Greenly Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 10, 2016

View of the front door from the street from the southeast

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Name of Property: Maurice and Helen Greenly Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 10, 2016

View of the enclosed lanai from the northeast

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Name of Property: Maurice and Helen Greenly Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 10, 2016

View of the lanai's pocket doors from the street from the east

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Photo Log

Name of Property: Maurice and Helen Greenly Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 10, 2016

View of the living room from the northeast

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Name of Property: Maurice and Helen Greenly Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 10, 2016

View of the dining room from the northeast

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Name of Property: Maurice and Helen Greenly Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 10, 2016

View of the hall from the southeast

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