

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: Marie Heilman Beach Cottage

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: 4935 Kalanianaʻole Highway

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Not For Publication: ☐ Vicinity: ☐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

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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>2</u>	<u></u>	buildings
<u></u>	<u></u>	sites
<u></u>	<u></u>	structures
<u></u>	<u></u>	objects
<u>2</u>	<u></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.)

Other _____

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood tongue and groove walls, composition shingle roof, wood post and pier 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 Mrs. Marie Heilman beach cottage is situated on the ocean on the Honolulu side of Aina Haina, set back from the Kalaniana'ole Highway on a large, flat, 23,939 square foot lot. The house is surrounded by a level lawn with a *naupaka* (*Scaevola sericea*) hedge separating the house and its grounds from the beach. The single story house is of single wall construction with tongue and groove walls and a 6" wide girt 65" above the sill plate. The house is capped by a composition shingle, hip-gablet roof with overhanging eaves and exposed rafter tails. It sits on a post and pier foundation with a horizontal slat apron. The house has 2,128 square feet under roof, remains in excellent condition and retains its historic integrity of design, materials, workmanship, place, setting, feelings and association.

Narrative Description

Plumeria (*Plumeria sp.*) and Bird of Paradise (*Strelitzia reginae*), planted along the inside of a low chain link fence, separates the property from the six lane Kalaniana'ole Highway. A macadam driveway runs down the right side of the property from the

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highway to the house with a similarly paved drive running off to the left perpendicular to the driveway to access the carport and former caretaker's cottage. A mature mango tree (*Mangifera indica*) stands just to the *mauka* (towards the mountain) side of the carport drive. A volcanic cinder brick sidewalk, laid in a flat basket weave pattern, runs from the carport drive to the front entry. A mature plumeria (*Plumeria acuminata*) is to the right of the sidewalk. The house faces *mauka*, and three concrete steps lead up to a single story, flat roofed portico. This 69" x 96" porch's flat roof is supported on its outer corners by three wood posts with a diamond pattern running between them. The sides of the porch are enclosed by a simple balustrade with 2" x 2" balusters. The flat roof has a simple cornice with a scallop pattern at its lower edge, and the ceiling of the porch is canec. To either side of the entry is a pair of two pane sliding windows with a scalloped bottom edge.

A non-historic front door opens on a 12' long hallway which leads to the living room. The living room has a 10' high, canec ceiling and fir floors. The walls are also of canec. To the right (Honolulu side) the living room flows into a dining area. The dining room area is demarcated by a flat arched opening which runs the width of the living and dining rooms, and by a change in elevation of the dining room ceiling, which drops to 7'-6". The dining room ceiling and walls are also of canec. Both the dining room and the living room on their *makai* side open onto the enclosed rear lanai. The former has a pair of single pane, floor to ceiling, sliding windows which open onto the lanai and the latter's rear wall is composed of two, single pane, fixed glass windows which frame a flat arched opening.

The enclosed lanai is lower than the main part of the house and is accessed from the living room by four concrete steps. Its approximately 10' high ceiling is of canec and it features a scored concrete floor with a 12" square pattern. The ceiling follows the slope of the shed roof that covers the lanai. The lanai's rear wall is completely enclosed by screens, with a total of eight panels. The second and third panels from the left are sliding screen doors. Above the eight panels are screened transoms. On the right side of the lanai a set of four wood steps leads up to an eight panel sliding door which opens on the master bedroom. The bedroom is a modern addition constructed in 2015. It replaced a carport which stood on that side of the dwelling. It is set back from the rear wall of the lanai, and a hinged screen door exits the lanai from this right side. Like the rear wall, this corner of the lanai also has only screening for a wall. The left wall of the lanai has a pair of single pane fixed windows. Beyond the lanai is the back yard, beach, and ocean. The rear yard is landscaped with five coconut palms (*Cocos nucifera*), a date palm (*Phoenix dactylifera*), a beach heliotrope (*Messeeschmidia argentea*) and a hala (*Pandanus odoratissimus*).

The dining room has a new door in its right (town side) wall, which also accesses the master bedroom. On its rear (*mauka*) wall is a fixed, fifteen pane shoji and a set of louvered double doors. The doors open on the kitchen. The L-shaped kitchen retains its original beaded tongue and groove walls and ceilings, and its historic cabinetry. A pair of two pane, sliding windows look out on the front yard. Adjoining the sliding

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windows is a single pane fixed window. On its town side, the kitchen is recessed from the line of the front wall of the house. This part of the kitchen has a pair of single pane fixed windows in its *mauka* and town side walls.

A set of louvered, double doors in the living room's left (Koko Head) wall leads into the hallway which services the bedroom wing. Three doors in the hall's Koko Head wall lead into a front and rear bedroom and a central bathroom. All three rooms have been enlarged approximately by 10' in the Koko Head direction, as a result of a 1967 addition. The additional space is readily noticeable by the decreased, 7'- 8" ceiling heights as compared to the original room's 10' high ceilings.

The front bedroom has canec walls and ceiling, and its addition primarily was utilized for a new bathroom at the Koko Head end of the room. Two jalousie windows are in the bathroom. The bedroom itself features a pair of double pane sliding windows which look out on the front yard.

The rear bedroom also has canec walls and ceiling. The additional space from the 1967 construction expanded the bedroom in the Koko Head direction. The addition has four wood slat jalousies in its Koko Head wall and two single pane fixed windows in its *makai* wall, with three jalousie windows below. The addition is recessed from the line of the rear wall of the original house. The original part of this bedroom has a picture window in its *makai* wall with a pair of wood slat jalousie windows below. A single panel sliding door in the *mauka* wall of the bedroom accesses the central bathroom. This door accompanied the addition.

The bathroom was also extended at its Koko Head end, and a jalousie window, as well as a door with a jalousie window to the outside was placed in the new Koko Head wall. The door provides easy access to the shower from the beach. This bathroom has been completely remodeled.

In addition to the main house there is a T-shaped building which contains a car port/laundry room, caretaker's dwelling, and gardener's shed. The three functions are each contained in a separate wing of the building. The 12' x 46' head of the T contains the dwelling unit and the gardener's shed, while the 14' x 21' carport and laundry room projects out from the main body on the town side of the building. On the *makai* end, the main body of the building has tongue and groove walls and sits on a post and pier foundation. It is sheltered by a shallow pitched, lateral running, gable roof. The built-up, pitch and gravel roof has overhanging eaves with exposed rafter tails. This is the dwelling unit and is entered from the town side through a pair of four pane sliding doors, with similar fixed paned windows to either side. The doors open on a living area with a 7'- 6" high canec ceiling. It retains its original Douglas fir floor. The *makai* wall of the living area has a pair of sliding windows, each with three horizontal panes, flanked on either side by a fixed window of a similar design. The Koko Head wall has two pairs of jalousie windows. A valance encircles the room on three sides. A food preparation area is also incorporated into the living space and a screened opening, with an exterior,

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wood screen rendered in an Asian motif is over the sink. A flat arched opening with no door in the *mauka* wall of the living area leads into a bedroom space. It has a 6'-6" high canec ceiling and a pair of jalousie windows in its Koko Head wall. Most of the partition wall between the sleeping and living area is comprised of a screen with an Asian motif.

A single panel door, with its original metal knob and hardware, in the sleeping area's town side wall, opens on a bathroom. This room is one concrete step down from the bedroom. It has a concrete floor and canec ceiling. Its *makai* wall contains a jalousie window as well as a historic door frame with a more recent door, which opens on the outdoors.

The carport has a scored concrete floor and a shallow built-up, pitch and gravel, butterfly roof. Its side walls are of 12" planks at the lower level and open on the top. The opening in the *mauka* wall is screened by 1' x 2" vertical slats, while on the *makai* side a square lattice is employed. To the rear of the carport is a store room, accessed by a single panel door with a screened top. The Koko Head wall of the store room has a rectangular screened opening, rather than a window. The laundry room and previously mentioned bathroom are on the *makai* side of the carport wing. The laundry room also has 12" wide board walls with square lattice above and a concrete floor.

The gardener's shed is to the *mauka* end of the building. It has a built-up, shallow pitched shed roof, which slopes down in the Koko Head direction. It has board and batten walls and an enclosed work area with a brick floor at its *mauka* end. Two single pane sliding windows are in the *mauka* wall looking out on the work area.

The Heilman beach cottage retains a high degree of integrity. It retains its original walls, floors and ceilings and its original front windows, as well as its historic kitchen. The only major alterations to the house have been the 1967 addition on the Koko Head side and the master bedroom placed on the town side of the house. The master bedroom addition replaced a non-historic carport and is recessed on both the *mauka* and *makai* sides, diminishing its visual impact. The 1967 addition was done in a compatible manner to the original house, utilizing the same construction methods of the 1930s dwelling. It too is recessed on the *makai* side. The overall historic integrity of the main house, as well as the caretaker's cottage, coupled with the intact character of the parcel, running from Kalaniana'ole Highway to the ocean, more than offsets any detrimental effects of the two additions on the historic character of the property.

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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

c. 1932

Significant Dates

c. 1932

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 Mrs. Marie Heilman beach cottage is significant on the local level under criterion C as a good example of a beach cottage designed during the 1930s in Hawaii which incorporates a single wall, plantation type of construction. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The circa 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." According to City and County of Honolulu tax records, the house appears to have been

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placed into use in 1933.

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

The Heilman beach cottage is significant at the local level as a good example of a modest beach cottage constructed in Hawaii during the pre-World War II era. Beach cottages constructed during this period were developed as second homes which allowed families a retreat from urban living and provided ocean recreation opportunities. Such cottages are rather rare on Oahu, with the Wrenn beach cottage and Boyen beach cottage in Lanikai, Alfred Hocking beach cottage in Waimanalo, the Mendonca beach cottage at Mokulēia, and Trentino in Kahuku, being the only such dwellings on Oahu listed in either the Hawaii or National Registers of Historic Places. Of these cottages only the Mendonca beach cottage retains its original, spacious, beach front grounds. Other ocean front houses listed in the Hawaii or National Registers, such as the Boettcher Estate and the Harold Castle Beach Home, both in Kailua, the Beyer Estate at Aina Haina, and the Coral House past Kualoa, functioned as primary residences for their owners and were more substantial in character.

When compared to the beach cottages listed in the Hawaii Register of Historic Places, the Heilman cottage is significant as it is representative of a more modest type of beach cottage, employing single wall, post and pier construction methods deriving from the plantation tradition in a straight-forward manner without architectural pretensions. As such it is a very good, and rare example of a pre-World War II beach cottage constructed on Oahu in a vernacular idiom. The house is typical of its period, not only with the use of tongue and groove walls, but also for the use of canec, a material developed between 1926-1930 on the island of Hawaii by the Hawaiian Cellulous Company, and produced by Hawaii Cane Products in Hilo from 1932 to 1963. As such this house is also important as an early example of the use of this termite resistant material in Hawaii.

The cottage is of further importance in that it still stands on its original, unsubdivided parcel, retaining the ambiance of its broad lawn and mature trees.

Also noteworthy is not only the retention of the caretaker's cottage on the property, but also the cottage's high degree of integrity, with its historic interior still very much intact. Examples of intact servants' quarters are rare, as most have been upgraded. Examples of free standing servants' housing with accompanying gardener's shed and carport are even rarer.

Not much is known about Mrs. Marie Heilman. She was born in Bemedji, Minnesota on August 5, 1901, and died in Honolulu on April 29, 1998. When and how she arrived in Hawaii is unknown, and she does not appear in the Honolulu City Directories until 1937. She is in neither the 1930 nor 1940 federal censuses for Hawaii. However, in 1924 she obtained a thirty year lease for this property from Bishop Estate, and according to records in the tax office constructed the current house on the property in 1933. From 1937 up until World War II she resided in Waikiki and worked for Frank Nichols Ltd.

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Presumably this cottage was a second, recreational dwelling. Following World War II she worked in real estate and made this property her primary residence until 1952, when she assigned her lease to Charles and Mary Gregory. The property remained in the hands of the Gregorys and their descendants until it was recently purchased by the current owners.

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9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1920-1955.

City and County Tax Office records.

State Bureau of Conveyances, book 2304. page. 66; book 2808, page 112; and book 5188, page 274

Obituary for Marie Heilman, *Honolulu Advertiser*, May 8, 1998, page B-2

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): _____

10. Geographical Data

Acreage of Property less than one acre

Heilman Beach Cottage _____ Honolulu
Name of Property

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 21.275456

Longitude: 157.764288

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 Aloha Hawaiian Properties Trust LP in 2016 as described by Tax Map Key 3-5-022: 014.

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: August 10, 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:** sketch of floor plan
- **Owner:**

Aloha Hawaiian Properties Trust
c/o Blake and Beth Horio
104 Midwest Club Parkway
Oakbrook, Illinois 60523.

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

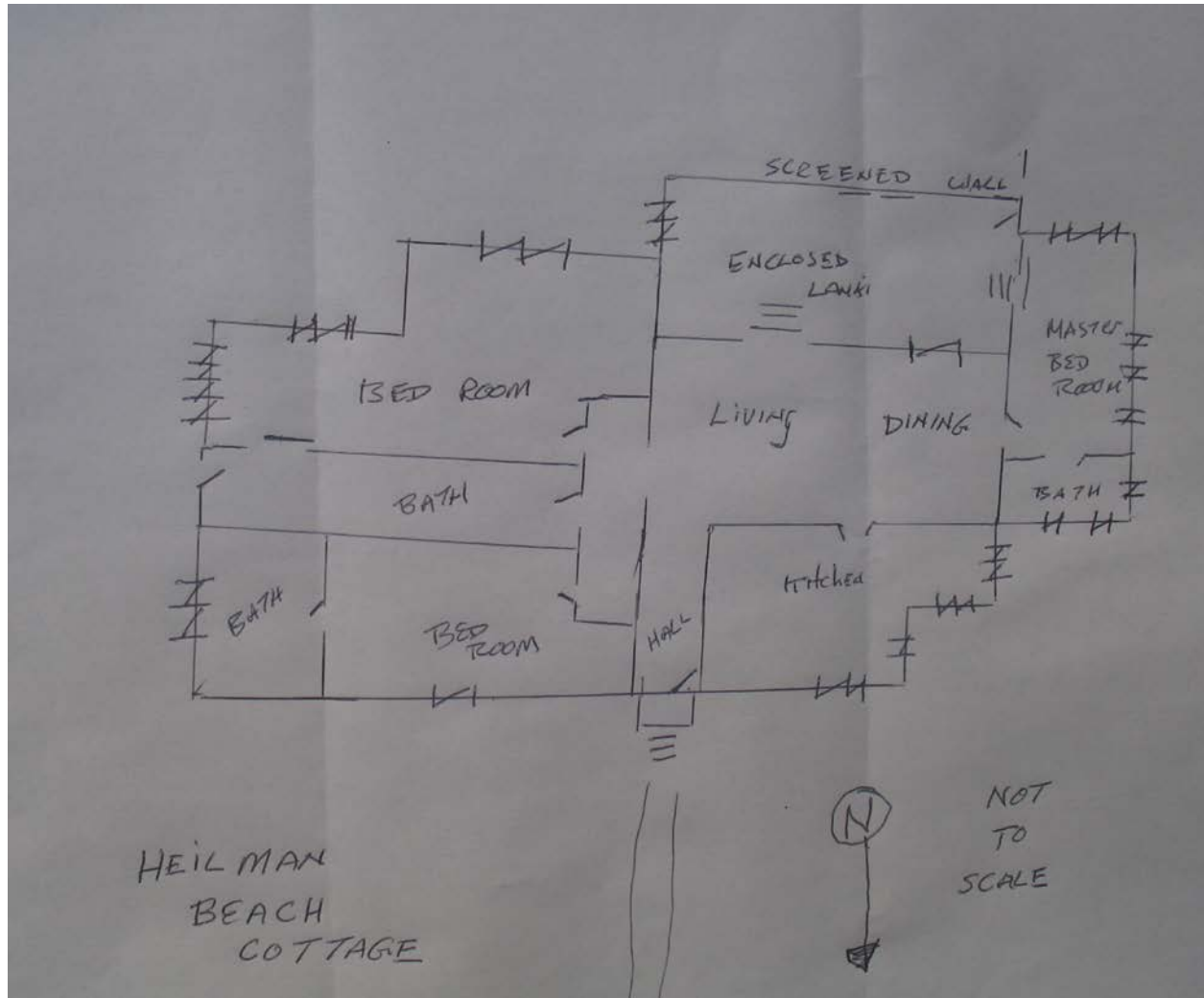
Heilman Beach Cottage



TMK Map

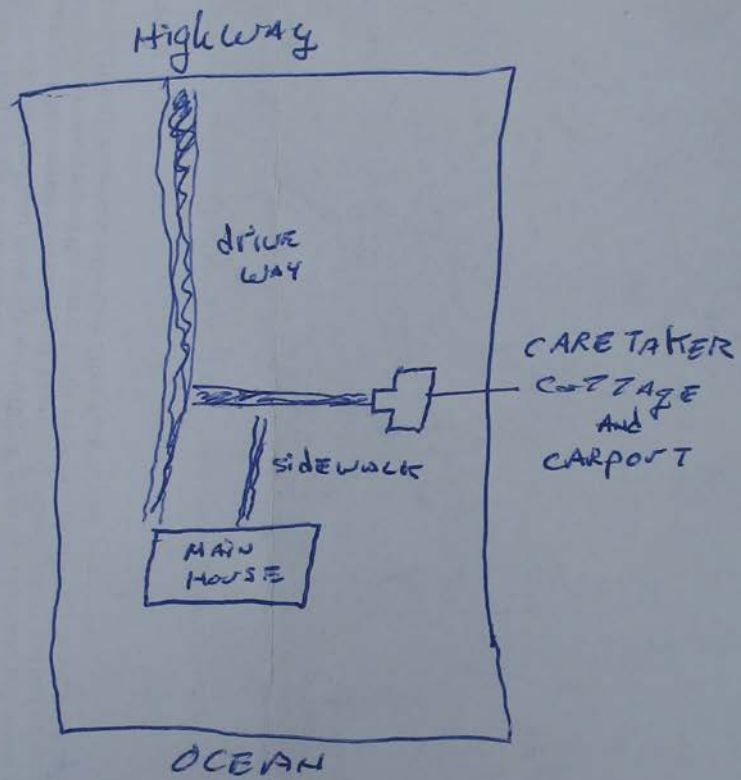


Floor Plan



Plot Plan

HEILMAN BEACH Cottage



NOT TO SCALE

Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of house from the north

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Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of entry from the northeast

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Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

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County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of caretaker's cottage/carport/gardener's shed from the west

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Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of rear of the house from the south

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Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of living room from the dining room from the west

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Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of dining room from living room from the east

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Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of enclosed lanai from the east

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Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of lanai, looking into the living room from the southwest

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Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of kitchen from the southwest

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Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of cottage living room looking into bedroom from the south

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Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of cottage entry from the southwest

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Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of cottage living room from the north

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