

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: Robert S. C. Ho 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: 3030 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	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>1</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.)

Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: redwood tongue and groove walls, metal shingle 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 Ho residence is situated in a quiet residential neighborhood at the corner of Noela Drive and Nikolo Street, on the western base of Diamond Head, above Kapiolani Park. It sits on a relatively flat, 7,324 square foot lot with its gently sloping front lawn held in place at street level by a low, approximately 2'-3.5' high lava rock retaining wall. It is a single-story, modern style house with vertical, red wood, tongue and groove walls, and a low pitched, intersecting metal shingle, hipped roof. The roof has overhanging eaves with exposed rafter tails. The single wall building sits on a post and pier foundation with a horizontal slat apron. The house has 2,200 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 Ho residence fronts on Noela Drive, facing south. A low mock orange hedge sits above the lava rock retaining wall and separates the house and its yard from the street. A driveway enters the property at its south eastern corner and runs to a modern, shed

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roofed carport attached to the east side of the dwelling. At the north western corner of the property is the original garage. It fronts on Nikolo Street and is dug into the hillside. It has a concrete slab foundation, concrete walls and a front facing, gable roof sheathed in interlocking metal shingles. Along the right side of the garage a set of six concrete steps lead up to a landing and an additional six concrete steps ascend to the side yard.

On the Noela Street front, a set of three concrete steps, secured by an original, decorative, wrought iron gate, breaks the flow of the lava rock retaining wall, and provides access to the front of the house. At the top of the steps a concrete sidewalk traverses the front lawn and upon reaching the house makes a quarter turn to the right to a set of five concrete steps which ascend to the entry porch. The steps and porch retain their original wrought iron railing, which features a zig-zag pattern, and is painted red. A vertical, wood slat sunscreen surmounts the porch railing and provides privacy as well as protection from the sun. The porch sits at the intersection of a jog in the front wall. The front door is centered in the north wall of the porch and is flanked on either side by glass block windows. Each window contains forty, obscure, glass blocks.

The front door is not original, although the original screen door still remains. The door opens on the living room, which runs across the west side of the house, flowing into the dining area. The room has an 8'- 6" high, paneled, canec ceiling and carpeted floors with a 4" high baseboard. A flat arch demarcates the dining and living areas, with a rounded set of five shelves at the north terminus of the archway. A picture window, flanked by a pair of 1 x 1 double hung sash windows on either side, is in the front wall, spanning both the living and dining areas. In the west wall a set of three 1 x 1 double hung sash windows illuminates the dining area and provides ventilation. A counter separates the dining area and the kitchen.

The kitchen is to the north of the dining area. Although its counters have been remodeled, it retains its original canec ceiling, tongue and groove walls, and cabinets. A set of three 1 x 1 double hung sash windows is in its west wall, above the sink. A half bath is in the northwest corner of the kitchen. This room has a jalousie window. A door sized opening, without a door is in the kitchen's north wall. It leads to an enclosed back porch, which serves as a laundry room. There is a set of 1 x 1 double hung sash windows in its west wall, and a single 1 x 1 double hung sash window in its north and east walls. A door in its north wall opens on a concrete landing and a set of steps. Three concrete steps descend from the west side of the landing to a second landing, where they split to the left and right, with one step leading to a paved, rear patio, and two steps leading to the side yard. The steps and landings feature an original decorative wrought iron railing painted red.

The rear wall of the living room has openings for two double hung sash windows, which once overlooked an inset lanai. The lanai was extended and enclosed in 1964. At the dining area end of the living area a set of seven wooden steps descend to the lanai. It has a wrought iron railing which has been encased in wood. The original lanai area has a canec ceiling and the ceiling of the extension follows the slope of its shed roof. The

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walls of the extension are tongue and groove, similar to the remainder of the house. Two pairs of jalousie windows are in its north wall and one pair of jalousies is in its east wall. A rear glass door with five horizontal panes leads from the enclosed lanai to the outdoor patio behind the house.

A pocket door with five obscure glass panes is in the east wall of the living room. This door opens on a lateral running hall which services the bedroom wing with its four bedrooms and two baths. The hall and all the rooms have their original canec ceilings, tongue and groove walls, fir floors, and single panel doors with original glass knobs and hardware. Moving down the hallway, to the right is a pair of single panel sliding doors which access the hall closet. To the left a door opens into the first bedroom. This room has a pair of 1 x 1 double hung sash windows in its north wall and high on its west wall is a wood screen with an Asian motif, which overlooks the now enclosed lanai. Originally an insect screen was behind this opening, but it has been removed as no longer required.

At its eastern end the hall branches into a T. At this juncture is a set of four rounded shelves, reminiscent of those between the living and dining areas. At the north end of the T, a door accesses a rear bedroom. This room has a pair of 1 x 1 double hung sash windows in its north and east walls. A single panel sliding door in its west wall opens on a bathroom. The bathroom has been remodeled, but retains its original shower and has a jalousie window in its north wall. A bedroom closet has a mirrored, single panel door with its original knob and hardware.

At the south end of the hall is three doors. One leads into a bathroom, while the other two access front bedrooms. The bathroom has a jalousie window and retains its original tub. The eastern most bedroom has a pair of 1 x 1 double hung sash windows in its east and south walls, and the other bedroom has a pair of similar windows in its front wall.

The Ho residence retains a high degree of integrity. Minimal alterations have transpired, with the major one, the enclosure and addition to the rear lanai having achieved significance in its own right. The only other alterations have occurred in the such secondary spaces kitchen and bathrooms. The roof, with its interlocking metal shingles, is not original, having replaced a composition shingle roof. It 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

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Period of Significance

1948

Significant Dates

1948

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

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 Ho residence is significant on the local level under criterion C, as a good example of a house built in Honolulu during the 1940s in a modern style, which expanded its living area in the 1960s by enclosing the rear lanai. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1948 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, 1948 is the date of construction.

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

The Ho residence is significant as a good example of a modern style residence constructed in Hawaii in the immediate post-war period. Modern architecture has its origins in both changing technology and in the "re-envision-ing" 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.

The Ho residence is typical of modern residential architecture in Hawaii from the late 1930s through the early 1950s. Its unadorned, clean horizontal lines, the house's low profile and use of glass block windows as well as a picture window all bespeak the style. The use of double hung windows was typical of the late 1940s, early 1950s period, prior to the popularization of jalousie windows in Hawaii. The open flowing spaces are also typical of the modern style, and the extending and enclosing of the lanai is a typical means of the period for expanding the house's living space by developing a family room, an emerging concept in domestic living. The employment of an Asian wood screen, as well as the design of the wrought iron railings, further attest to the house's Island situation and the Chinese ancestry of the owner.

In June 1947, Robert and Sybil Ho purchased this vacant lot at the corner of Noela and Nikolo. In February 1948 they obtained a building permit for the construction of the house, hiring Park Contractors to build it. The Ho's were the first family of Asian descent to acquire land in the subdivision. In order for the sale to go through, a Caucasian friend of Mr. Ho's who worked in a bank, had to write a letter of sponsorship,

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attesting to the character of the family. At the time the house was constructed Mr. Ho worked in sales for B. Y. Wong & Company. He subsequently worked for the Territorial Highways Department and then for the City and County of Honolulu as a land appraiser. Mr. Ho designed the house himself. The original property was originally 12,574 square feet, but in 1985 the present property to the north of the Ho residence, on Nikolo Street, was subdivided from this property to provide a separate lot and house for the Ho's son. The house remains in the ownership of the Ho family, with Robert and Sybil's granddaughter now residing here.

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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, book 2053 page 102

Polk's City Directories for Honolulu

Building Permit 69320, dated February 27, 1948, Building Permit 194834 dated June 20, 1964

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

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: 21.264436

Longitude: 157.816000

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 Barbara Ho and Noel Tucker trusts in 2017 as described by Tax Map Key 3-1-028: 020.

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 5, 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:** Barbara Ho and Noel Tucker
3030 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



Ho Residence

TMK Map



Floor Plan



Photo Log

Name of Property: Ho Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 18, 2017

View of the facade from the west

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Photo Log

Name of Property: Ho Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 18, 2017

View of the entry from the south

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Photo Log

Name of Property: Ho Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 18, 2017

View of the entry into living room from the north

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Photo Log

Name of Property: Ho Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 18, 2017

View of the living-dining room from the northeast

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Photo Log

Name of Property: Ho Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 18, 2017

View of the living room from the southwest

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Photo Log

Name of Property: Ho Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 18, 2017

View of the hall from the west

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Photo Log

Name of Property: Ho Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 18, 2017

View of the enclosed lanai from the southwest

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