

**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: Lanikuhonua Water Tower

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: Olani Street and Ali`inui Drive

City or town: Kapolei 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Not For Publication: ☐ Vicinity: ☐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

\_\_\_\_\_

\_\_\_\_\_

buildings

\_\_\_\_\_

\_\_\_\_\_

sites

1

\_\_\_\_\_

structures

\_\_\_\_\_

\_\_\_\_\_

objects

1

0

Total

Number of contributing resources previously listed in the National Register None

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Secondary Structure

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

**Current Functions**

(Enter categories from instructions.)

Work in Progress

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

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Other \_\_\_\_\_  
Water Tower \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Principal exterior materials of the property: metal

### 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 Lanikuhonua water tower is presently dismantled and being stored on a vacant lot at Ko Olina resort. The owners are proposing to re-erect it at the intersection of Ali`inui Drive and Olani Street, between Ali`inui Drive and the railroad tracks. *Mauka* of the railroad tracks is a small commercial shopping center. The water tower is a metal lattice tower approximately 40' high with a 29'-11" metal super structure supporting a cylindrical metal tank sitting upon an octagonal shaped wood deck. The water tower is in fair condition and retains its integrity of design, materials, workmanship, feelings and associations.

### Narrative Description

The Lanikuhonua water tower originally stood on a concrete pad, and when re-erected will again rise from a concrete pad, which will be built at the top of a small mound at the corner of Ali`inui Drive and Olina Street (TMK 9-1-056:024). The free standing tower's four legs are made of 6" x 6" I beams, as are its horizontal bracing members. There are two sets of horizontal bracing, one approximately 9'-11" above the base, and the second spaced approximately 10' above the first set. Cross bracing, consisting of 2" x 2" angle irons, provide further structural stability and are located between the horizontal bracing, as well as above and below the horizontal bracing.

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All members are bolted together. A metal ladder is affixed to the middle of one side of the tower's superstructure.

The structural base of the tower is approximately 31'-6" high. Surmounted on top of this base is an octagonal, wood platform. It is made of 2" x 12" planks and each side of the octagon measures approximately 7'-10". A metal water tank sits atop the platform. It is cylindrical in shape and has a low pitched roof. All seams are bolted together. The tank stands approximately 8'-2" high and is approximately 14' in diameter. It has a low pitched conical roof, and a four rung ladder, welded to the side of the tank, accesses the roof. A hatch located in the roof allows access to the inside of the tank, and a lantern raises from the roof. The lantern's original function was to regulate air pressure inside the tank with the fluctuations in the quantity of water.

Presently the water tower is in two pieces, with the water tank now detached from the legs and platform. The tower very much retains its historic integrity of design, materials, workmanship, feelings and associations. Ko Olina Hawai'i intends to rehabilitate the tower, replacing in kind any structural members deemed impossible to repair, and to re-erect the tower. The City and County of Honolulu will grant a variance to the owner to re-erect the tower, if it is listed in the Hawaii Register of Historic Places.

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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.)

Community Development

Engineering

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**Period of Significance**

circa 1939-circa 1961

**Significant Dates**

circa 1939

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**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 Lanikuhonua water tower is significant on the local level under criterion A, for its associations with Lanikuhonua during the mid-twentieth century prior to the expansion of the City and County of Honolulu's water system to the leeward coast. It is also significant on the local level under criterion C as an example of a metal lattice tower, which is typical of its period in its design, materials, workmanship and methods of construction.

The circa 1939 – circa 1961 period of significance was chosen as this is the approximate years the water tower was in operation.

Criteria Consideration B: The water tower has been removed from its original location. Although the water tower has been removed from its original location, it remains in the

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same general vicinity of its original location, less than 1,000' distant. As such its associations with this area prior to the introduction of City water remains strong. Also, the water tower is the last human made, physical reminder of Lanikuhonua and is also the only domestic water tower to be found on Oahu. It is one of only three water towers to survive on Oahu, and the only other water tower on Oahu to employ a metal lattice form is the Harbor Control/Water Tower at Pearl Harbor Naval Base near the shipyard.

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

After living a number of years in San Francisco, in 1939 Kamokila Campbell (1884-1971), the daughter of James and Abigail Kuaihelani Maipinipini Campbell, built a house on family lands along the shore in the area now known as Ko Olina, amidst `Ewa Plantation's sugar cane fields. She named her property "Lanikuhonua," and with the advent of World War II, Mrs. Campbell allowed the military to utilize the property for recreational purposes. Following the war, by at least 1948, she had established permanent residency at this house. The water tower, which is the subject of this nomination was built in support of her residence. The tower stored water obtained from artesian wells and provided water pressure to operate running water in the house and on the grounds.

The water tower continued in operation until the early 1960s, when it was supplanted by the City and County's city water system. Although no longer utilized, the water tower remained standing at Lanikuhonua until around 2010, when concerns for its structural stability led to its being removed from the property. Ko Olina Hawai'i has kept the tower in storage until the present, and now plans to re-erect it at Ali`inui Drive and Olani Street, approximately 1,000' from its original location.

The water tower has strong associations with Lanikuhonua and with the Ko Olina area during the mid-twentieth century. It is a significant reminder of that period in west Oahu's history when water was a not readily available commodity. Prior to May 1961, when the `Ewa-Waianae Water Distribution System was formally opened, the west side of Oahu regularly suffered from water shortages. With the opening of the City & County's system, which included the Hō`ae`ae Pumping Station, a four million gallon reservoir at Barber's Point, and a seven mile 24" pipeline from the reservoir to Hakimo Road in Nanakuli, "a whole new era was unfolded for the continued progress and growth of Leeward Oahu in particular, and also for the entire State economy as well. For the first time in modern history, the residents of Leeward Oahu could say they have an ample water supply to meet their present and future needs." (*Board of Water Supply Annual Report* 1961, page 4) The Lanikuhonua water tower remains as a reminder of that earlier time, when numerous private residences along the Leeward coast relied upon water tanks, catchment, and trucked in water to maintain adequate water supplies.



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The water tower is the only tangible structure to remain from Kamokila Campbell's homesite, as her house and the cottage which stood on the grounds are no longer extant. It is a small reminder of when the area now occupied by Ko Olina resort was a remote, rural landscape dominated by sugar cane fields and an arid shoreline.

In addition to its associations with the history of Lanikuhonua and its remote and dry location, the water tower is also significant as a rare example of a water tower on Oahu. With its metal legs, and horizontal and cross bracing, it is typical of its period in its design, materials, workmanship and methods of construction, and stands as a good example of a mid-twentieth century, metal lattice tower in Hawaii. Its scale is appropriate for its function, as a tower's height was determined by the size of an area it served and its tank determined by the amount of water needed to service the area. Metal lattice towers have their origins in the mid-nineteenth century, with the Eiffel Tower being the largest and most prominent early metal lattice tower. The form derived from earlier wood towers, and continues in use today, being most commonly employed to broadcast telecommunications and for electrical transmission lines.

Very few water towers remain on Oahu, with only the masonry tower at Hickam Air Base and the metal lattice Harbor Control/Water tower near the naval shipyard at Pearl Harbor Naval Base, coming readily to mind. The Lanikuhonua water tower is of a much smaller scale having been built for residential use, and is the only example of a residential water tower known to remain on Oahu.

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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, 1935-1960.

City and County Tax Office records.

*Honolulu Board of Water Supply Annual Report for 1961*

*Honolulu Star Bulletin*, "\$1.5 Million to Spur Waianae Water Plans," January 28, 1959

Peterson, Barbara Bennett, *Notable Women of Hawaii*, Honolulu: University of Hawaii Press, 1984.

Conversation with Nettie Tiffany, kahu of Lanikuhonua on April 6, 2017.

Conversation with Oswald Stender, former CEO for Campbell Estate, on April 10, 2017.

Becher, Bernd and Hilla, *Water Towers*, Cambridge, Massachusetts: MIT Press, 1988.

Erwin Heinle and Fritz Leonhardt, *Towers, A Historical Survey*, New York: Rizzoli, 1989.

### 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: 21.342310

Longitude: 158.122600

1. Latitude:

Longitude:

2. Latitude:

Longitude:

3. Latitude:

Longitude:

**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.)

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The property being nominated includes all the property owned by Ko Olina Hawai'i in 2017 as described by Tax Map Key 9-1-056:024.

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

This is 16,030 square foot parcel of land. which runs between Ali'inui Drive and the railroad tracks. It is of sufficient size to accommodate the 298 square foot print of the base of the water tower, and allow for 40' setbacks from the two roads it adjoins and a 15' setback from the railroad tracks.

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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 10, 2017

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**Additional Documentation**

Submit the following items with the completed form:

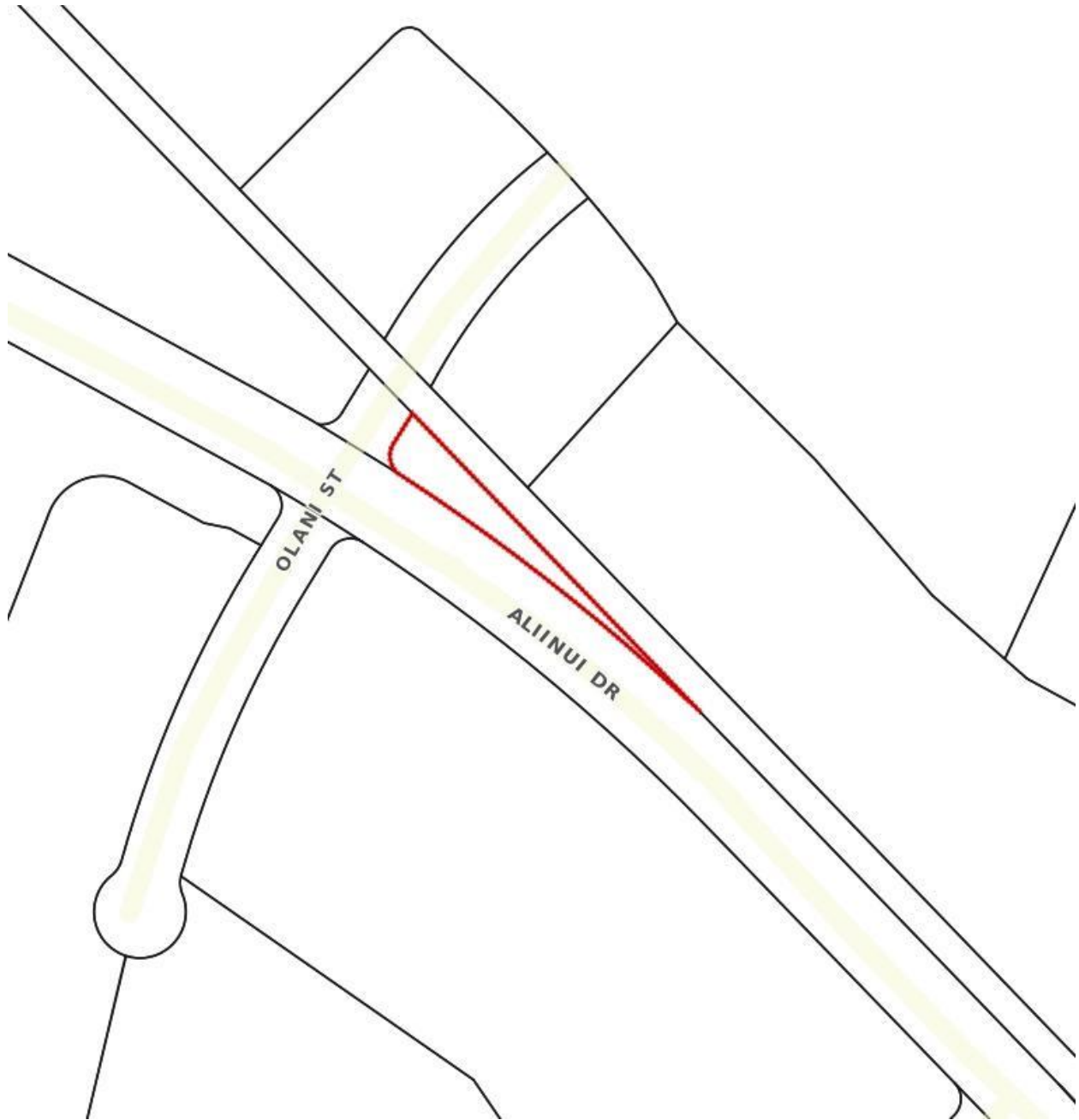
- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** sketch of floor plan
- **Owner:** Ko Olina Hawai'i  
c/o Burkley Showe  
92-1480 Ali'inui Drive  
Kapolei, Hawaii 96707

**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.).

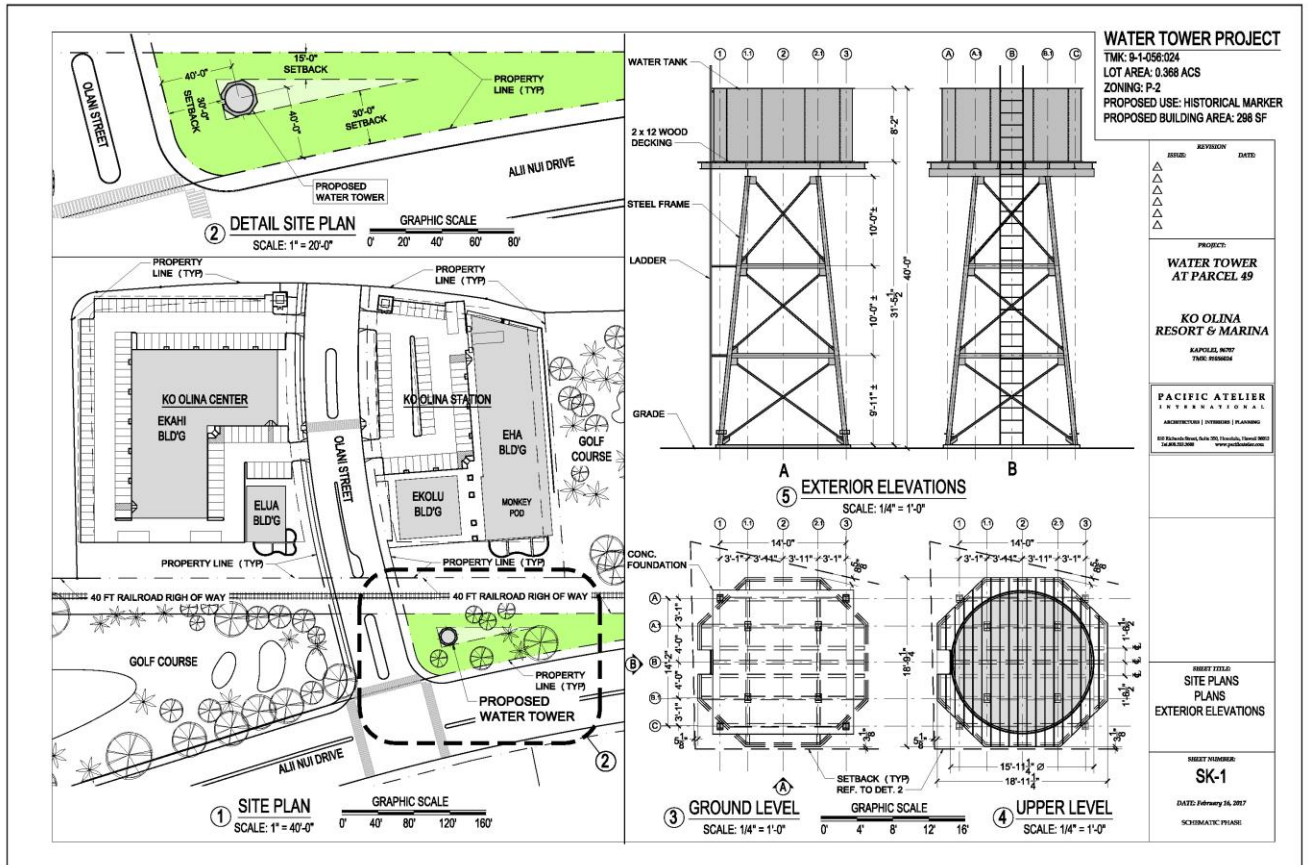
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

## **USGS Map**

## TMK Map



# Proposed Site Plan and Elevations



## Photo Log

Name of Property: Lanikuhonua Water Tower

City or Vicinity: Kapolei

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 6, 2017

Tank and tower from the northeast

1 of 4





## Photo Log

Name of Property: Lanikuhonua Water Tower

City or Vicinity: Kapolei

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 6, 2017

Tank from the east

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## Photo Log

Name of Property: Lanikuhonua Water Tower

City or Vicinity: Kapolei

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 6, 2017

Tower from the east

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## Photo Log

Name of Property: Lanikuhonua Water Tower

City or Vicinity: Kapolei

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 6, 2017

Platform from the northwest

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