

72 Dowsett Ave
Name of Property

Honolulu, HI
County and State

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: OLUND RESIDENCE

Other names/site number: LOTS 49-B MAP 24 & 48-B MAP 95 LCAPP 198 (TMK: 2-2-044:003)

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: 72 Dowsett Avenue

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Not For Publication: Vicinity: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 local

Applicable National Register Criteria:

A ___ B C ___ D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title : State or Federal agency/bureau or Tribal Government</p>	

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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 (Main House & Cottage)</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</u>	_____	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/ Single Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/ Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS

Mission/Spanish Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Walls: STUCCO, Roof: TERRA COTTA,
Foundation: CONCRETE

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 Olund House is a residence located in Nuuanu built in the Spanish Revival style. The property is one-half acre, and Ninoki au‘wai runs along the rear boundary line. A main house and cottage are located on this property; both are considered contributing resources to the site. The main house is a two-story concrete building, with stucco finish exterior and plaster finish interior. The total area of the house measures 2488 square feet and the two-story structure measures approximately 53’ x 28’. The interior layout is loosely based on an 18th century central passage plan design. On the first floor, three major rooms- the living room, dining room and kitchen, surround the central staircase. A covered porch area extends from the living room. Upstairs are four-bedrooms with two bathrooms and an open balcony. This house retains a high level of integrity of location, design setting, materials, workmanship, feeling, and association. Most of the original exterior and interior structure, including the windows, doors, and hardware are intact.

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Narrative Description

The type of property is residential, and is part of an upper-middle class neighborhood of many historic homes built in the late 1920s and 1930s. The house is situated on Dowsett Avenue, an important loop road that starts and ends on the Pali Highway. Gracious views of the Ko'olau mountain range and Dowsett Highlands are in view. The area is quiet with very little traffic and no congestion.

The Nuuanu property is a level site, just over a half acre large at 23,249 SF. The property is rectangular-shaped, measuring 90' along the front (Dowsett Avenue) and 273' from front to rear. Along the east side of the property is a 10'-wide easement that continues back for 185 feet, which was a later addition to the property. The property is situated such that its length runs almost exactly due north-south. The house is set back 68' from the front property line with a large manicure front lawn. The two-story rectangular-shaped house sits perpendicular to the site; the length of the house is parallel to the front property line. Vehicular entry onto the property is through a 15' wide access gate at the right side of the property and down a 10' wide driveway that runs straight to the back of the property to the cottage that once functioned as a garage. Cars park along the driveway rather than go into a covered or enclosed garage. Hedges surround the property and there is lush landscaping throughout. A large monkey pod tree and a large lychee tree are located in the back yard. The Niniko au'wai (stream) flows along the back property line, which makes for a natural boundary between properties on the other side of the au'wai.

The house is a two-story concrete building, with stucco finish exterior and plaster finish interior. In style, the house can be defined as a Spanish revival style. The elements of the house that are in keeping with the Spanish revival style are the following: terra-cotta roof tiles, distinctive roof chimney, thick stucco walls, windows and doors set within the wall openings, ornamental iron work at balcony, arched openings, wooden doors and windows, and covered porches.

The total area of the house measures 2,488 square feet and the main two story structure measures approximately 53' x 28'. Both floors are equal in square footage, except for the first floor onestory laundry room/rear attached entry. The house is a four-bedroom house with all four bedrooms on the second floor, with two bathrooms and an open balcony. The first floor holds a living room with attached covered porch, dining room, kitchen and entry foyer.

The front façade is embellished with a central projecting entry area on the first floor. This entry has a tiled roof and centered door that calls attention to the entryway. A square bricked surface, one step up from the front lawn, just in front of the door defines the entry in an elegant manner. The front façade is balanced, but not symmetrical. There are three bays of openings in the façade, both on the upper and lower floors. Most of the openings are rectangular, except for the arched opening on the first floor off the living room. The covered porch is located on the west side of the façade, and a large arched opening leads one into the porch. On the second floor, off the southeast corner bedroom, there is a small balcony with a decorative iron railing.

The east side elevation is very simple- with four windows, two on the first floor, and two on the second floor each just above the other. Three of the four windows are identical- a pair of multipane double hung windows. The windows off the dining room are a set of three double hung windows, slightly taller than the rest.

The rear elevation has an attached screened-in porch (5'-6" x 17'-4") with a lean-to roof. The concrete walls of the screened in porch have wide openings with rounded corners and are infilled with wood-framed walls and screens. It leads to the kitchen entry and provides much-needed protection from daily rains and winds of the Nuuanu area. A large brick paved area with two steps leading to the rear lawn fronts the porch on the west side of the house. Off the west elevation is the one-story covered porch (28' x 9'-3") and upper balcony for the roof of the porch below. The chimney is centered on this wall and projects distinctly from its roof. The porch is framed with concrete walls having three equally sized and spaced arches on the west elevation. The parapet walls at the edge of the balcony are tiled to gracefully cap the wall edge. The parapet wall extends approximately 2'-0" above the top of the balcony floor and is gracefully molded to follow the top curve of the tile edge. The porch faces west and helps to shield the afternoon sun from striking directly into the living room. It also makes for a good party room in the early evenings, as there is direct access to both the front and rear yards.

The roof is a simple hipped roof with a 3:12 slope. It is tiled with terra-cotta roof tiles. Its exposed eaves project approximately 3'-0" beyond the exterior walls, supported by sculpted rafters at 2'-0" on center. The eaves are lined with copper gutters, which lead to round downspouts. Three feet below the eave, the downspout pours into a decorative copper leader head which then continues down as a round copper downspout.

All the windows are inset, wood-framed into the openings formed in the concrete wall. The windows are mostly multi-lite double-hung windows. The sills on the exterior are red brick. A few window types were built as part of the original house and though some windows on the first floor were rebuilt during the renovation, the windows were done sensitively, using the same details, to fit the concrete opening.

The foundation is concrete, slab-on-grade. It appears that the slab was poured thick and that the soil was graded such that it sits several inches above the surrounding landscape. This was an intentional design to deal with heavy rainfall and prevent the interior from flooding.

The interior layout is loosely based on an *18th century central passage plan* design.¹ Three major rooms surround the central staircase. The entry foyer with a switchback staircase is centered along the length of the footprint. To the left side of the entry foyer is a large living room space (26'-3" x 15'-9") that spans the depth of the house, with an adjacent covered porch. Access to the porch is via two flanking French doors on the west wall. A brick fireplace is centered between the French doors. To the right side of the entry, one enters the dining room through a wide arched opening and into a formal dining room (14'-10" x 14'-

¹ "Central-passage House," Wikipedia, accessed June 15, 2015, https://en.wikipedia.org/wiki/Central-passage_house.

11"). Off the dining room through a double-swinging door is the kitchen (11' x 14'-11"). Behind the staircase is a breakfast nook and bathroom. One may access the central staircase from this area through a small arched opening. Off the rear wall of the kitchen is the rear entry porch which is screened in and used as a laundry room. The ceilings at the first floor are 12'-0" high, with a picture rail in both the dining room and living room that runs about a foot below the ceiling. The floors throughout the first floor are finished in one inch wide native species Ohia boards.

The second floor layout has a central open hallway edged with decorative balustrade that opens to the central staircase. Off the hallway are the doorways to four bedrooms, a bathroom, and hallway closet. Each bedroom is situated at each corner of the house. An uncovered balcony, which is the roof of the porch below, is accessed from the French doors off the master bedroom and northwest bedroom. Two bathrooms, located along the length of the house, are between the flanking bedrooms. The bathroom located on the south side of the house is a jack-and-jill bathroom that is connected to the master bedroom and the southeast bedroom.

Integrity

This house retains a high level of integrity of location, design setting, materials, workmanship, feeling, and association. The setting of the property has seen little change since its original construction. The design of the house has also seen very few changes. The setting is also intact – very little of the neighborhood has changed and the natural Niniko au’wai is also intact and unchanged. The materials and workmanship, too, are high. It is significant that most of the original exterior and interior structure, including the windows, doors, and hardware are intact. The feeling and association of the place- the quiet residential atmosphere is similar to its original design, and it is significant that the neighbors and the present owners understand the significance this house had as one of the first concrete residential structure in the islands.

Its previous owners used considerable resources to renovate the house. They completely renewed the structure- from replacing plumbing and electrical, to rectifying structural damage, and refinishing the entire house. They refinished the interior floors, and reconditioned the interior walls and other surfaces. Its new owners were mindful of the important architectural features. They preserved and restored the interior and exterior siding, finishes, windows, and details. Today, the house is in good condition and has high integrity.

Alterations or Changes to the Property:

By the late 1990s, the house had fallen into a state of disrepair. In 1998, the previous owners hired an architect and remodeled the interior. They spent four years completing the remodel and extensive repairs to the then 73 year old structure.²

Here is the list of modifications:³

The downstairs interior laundry room located next to the kitchen was removed was replaced with a built-in breakfast nook.

The upstairs bathroom on the north side was enlarged, removing the adjacent storage closet.

The upstairs bathroom on the south side was enlarged, removing some closet space from the adjoining bedrooms closets.

The electrical was upgraded and ceiling lights were installed throughout.

The cottage (30’ x 35’) at the rear of the property was originally a two-car garage and storage for the main house. However, early on, perhaps during the War World II, the house was converted to a cottage. According to the deed of 1971 between the Jenny Lind Kling and Mr. and Mrs. Walters, the Walters were already living on the property- likely in this cottage. In 1998, when the main house was undergoing a renovation, the previous owners were living in the cottage. The present owners invested considerable resources in renovating the cottage which was in very poor

² Alison Bhattacharyya, "History of the House," interview by author, May 2015.

³ Building Permit No. 422156, September 14, 1998, raw data, City and County of Honolulu Department of Planning & Permitting, Honolulu.

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condition. They rebuilt the roof, the interior kitchen and bathroom. A front projecting entry was also added. The exterior walls and most of the windows and doors are original to the house. It is considered a contributing resource to the house and property

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 PLANNING AND DEVELOPMENT

Period of Significance

Significant Dates

1925 (Date of Construction)

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 Olund House is significant under Criteria A for its association with the development of the Dowsett Tract that developed through the 1920s. In the early 1900s, Pali Road was completed and officially connected the windward side of the island with downtown Honolulu. There was a trolley that traveled from Waikiki into Manoa Valley along Oahu Avenue, and another that traveled along Nuuanu Avenue from town into the Nuuanu Valley. The development of the Pali Road allowed for greater accessibility into the valley, and made the subdivision of the Dowsett Tract possible. At that time, there were already two reservoirs in place in Nuuanu Valley, and a third one was under construction. With the area's water system development, it further supported the lifestyles of those living in the valley area. This area was one of the first on Oahu to be developed as a residential subdivision. The Dowsett Tract was 273 acres of land in Nuuanu Valley.

The Olund House is significant under Criteria C for architectural significance. Architecturally, this house is of high artistic value and was the first or one of the first concrete slab-on-grade residential buildings built in Hawaii. Moreover, it holds distinctive characteristics of a type, period, and method of construction of Spanish revival style.

1925 Period of Significance

The Olund House is significant for its association with the development of the Dowsett Tract that developed through the 1920s.⁴ By the end of the 19th century, the Honolulu area was densely populated. Overcrowding and unsanitary living conditions were of great concern. In 1899, there was an outbreak of the bubonic plague, which quickly took the lives of Honolulu residents. In part because of the 1900 plague and the Chinatown fire, residents began moving away from the city and into the surrounding valleys, wanting to escape from the overcrowded city into the quiet and serene rural areas.

It was easier for residents to travel in and out of the city due to the development of new technologies and transportation. With the introduction of the railway, trolley system, and the construction of new roads into the Honolulu area, transportation and accessibility into the city was made easier, thus affording residents with an easier commute. There was a trolley that traveled from Waikiki into Manoa Valley along Oahu Avenue, and another that traveled along Nuuanu Avenue from town into the Nuuanu Valley. The introduction of automobiles, and construction of finished roadways also made travel easier.

Before the construction of the Pali Road, residence living on the windward side of Oahu would travel over the Koolau Mountains by foot, along a treacherous path, to reach Honolulu. In 1876, improvements were made to the trail to allow horses access to the trail as well. Regardless of these improvements, the trail was still quite dangerous, and took time to travel. In 1897, plans for the construction of Pali Road were initiated. Engineered by Johnny Wilson and Lou Whitehouse, after its completion, it was considered one of Oahu's major roadways.⁵ Pali Road, connecting with Nuuanu Avenue (the present Pali Highway), officially connected the windward side of the island with downtown Honolulu. Thus, making transportation into the valley easier for both residents and visitors alike. The development of this road allowed for greater accessibility into the valley, and made the subdivision of the Dowsett Tract possible.

In order to support the growing populations in dense areas in Honolulu, reservoirs and sophisticated systems were developed to collect and transport water to these areas. By 1890, there were already two reservoirs in place in Nuuanu Valley, and a third one was under construction. Plans for a fourth reservoir was underway after the 1891 drought, and construction on this reservoir began in 1905.⁶ With the area's water system development, it supported the lifestyles of those living in the valley area. This area was one of the first on Oahu to be developed as a residential subdivision. It was called the Dowsett Tract.

The Dowsett Tract was named after the family that once owned the land. In July of 1828, the pioneer, Captain Samuel James Dowsett, came to Hawaii to settle with his wife and children. Together, he and his wife, Mary, had four children; his eldest son, James Isaac Dowsett, was the first non-missionary, white child to be born in Hawaii. In 1834, Samuel Dowsett set out on a pearl fishing expedition never to return.⁷

⁴ "Dwg No.1290, Tax Map Dowsett Highland, Honolulu," map (Honolulu: Tax Maps Bureau Survey Department), accessed June 5, 2015, http://gisftp.hicentral.com/Taxmaps_pdf/Zone2/images/O22044.PDF.

⁵ Bob Krauss, *Johnny Wilson: First Hawaiian Democrat* (Honolulu: University of Hawaii Press, 1994), 56-59.

⁶ Ross Wayland, Stephenson, *The Importance of Planning to Waikiki: A History and Analysis*, Master's thesis, University of Hawaii at Manoa, 2008, 233-234.

⁷ George F. Nellist, *The Story of Hawaii and Its Builders* (Honolulu: Honolulu Star-bulletin, 1925).

James Isaac Dowsett was born on December 15, 1829. Being the oldest male of the Dowsett family, and with his father's disappearance, James Dowsett started working from the young age of twelve, and had a strong work ethic that would help him become a successful businessman. He was active in the whaling and lumber industry, owned a fleet of boats that operated between the islands, and had extensive ranching investments. In his youth, Dowsett was a playmate of Kamehameha IV, Kamehameha V and Lunalilo. Dowsett married Annie Green Ragsdale of Honolulu, and together they had thirteen children.⁸

After his death in 1899, James Dowsett's heirs formed The Dowsett Company, Ltd. to help manage his extensive Hawaii property, including Dowsett Tract. The Dowsett Tract was 273 acres of land in Nuuanu Valley and part of Land Court Application 198. On October 4, 1912, the Dowsett Company subdivided the property into two lots (A and B). Lot A was subdivided first. In June of 1916, Lot 1 was developed. In September 1916, the remaining portion of the Lot A was subdivided into Lots 2-57.⁹ Included in this development were the roads of Lot A, including Dowsett Avenue, Edward Street, and Alika Avenue. The Niniko a'u wae runs through the Lot A development, providing fresh drinking water for virtually every land parcel contained within the triangular portion of land bounded by Nuuanu Avenue, Dowsett Avenue, and Alika Avenue. These lots were larger than the others in the subdivision, perhaps because they each had their own water source.¹⁰

Dowsett went through some land division changes over time, of which affected this parcel located at 72 Dowsett. Most of the land of this parcel was part of the original Lot 49. In 1924, Lot 49 was subdivided into two lots- 49A and 49B.¹¹ On the same Subdivision Map 24, Lots 50, 51, and 52 were also split into two pieces each. Lot 49A had a square footage of 11,096 SF. 49B had a square footage of 21,410 SF. Lot 49B became 72 Dowsett.¹²

Property ownership of the newly subdivided properties starts with Mrs. Erma Irene Olund purchasing the property on March 16, 1925, Document # 7248.¹³ The house was built soon after in 1925.¹⁴ (City and County records show the house built in 1924 but it seems unlikely.) Mrs. Erma Olund and Mr. Alfred Olund (listed second on the transfer deed) kept the property until 1948 when they sold it to Mr. Fridolf Carl Kling (born in Minnesota in 1905) and Mrs. Jenny Lind Kling (born in Alaska in 1905) for the sum of \$10.00.¹⁵ In 1961, Fridolf Carl Kling deeded three-fourth ownership of the property to Jenny Lind Kling, whereby she accepted three-fourths of the mortgage on the property which is \$23,411.¹⁶ In 1962, Mr. Fridolf Carl Kling deeded the entire property to Mrs. Jenny Lind Kling, whereby she accepted the mortgage in total.¹⁷ In 1971,

⁸ George F. Nellist, *The Story of Hawaii and Its Builders* (Honolulu: Honolulu Star-bulletin, 1925).

⁹ "Map No. 4 Application 198, Land Court Territory of Hawaii, Nuuanu Valley, Honolulu," map (Honolulu, 1916), accessed June 5, 2015, <http://ags.hawaii.gov/survey/map-search/>.

¹⁰ Ibid.

¹¹ "Map No. 24 Application 198, Land Court Territory of Hawaii," map (Honolulu, 1924), accessed June 5, 2015, <http://ags.hawaii.gov/survey/map-search/>.

¹² Ibid.

¹³ Land court document No.534253, April 19, 1971, raw data, Bureau of Conveyances, Honolulu.

¹⁴ "City and County of Honolulu Public Access," Real Property Assessment and Tax Billing Information, accessed June 15, 2015, <http://www.qpublic.net/hi/honolulu/>.

¹⁵ Land court document No.105131, October 22, 1948, raw data, Bureau of Conveyances, Honolulu.

¹⁶ Land court document No.282918, December 8, 1961, raw data, Bureau of Conveyances, Honolulu.

¹⁷ Land court document No.294300, August 9, 1962, raw data, Bureau of Conveyances, Honolulu.

she deeded the property to Mr. Jess Hoyt Walters and Mrs. Charlotte Stebbins Walters for a sum of \$10.00.¹⁸

In 1936, 72 Dowsett was enlarged slightly when the adjacent parcel, Lot 48 was subdivided into two parcels, 48A and 48B. 48B was a thin slice of land, only 10.39 feet wide, that followed the length of the property such that the area of the property measured only 1839SF.¹⁹ This land area purchased from George Henry Dyer by Erma Irene Olund for the amount of \$10.00. This piece of land, 48B, was combined with 49B to form the present lot of 72 Dowsett.²⁰

¹⁸ Land court document No.534253, April 19, 1971, raw data, Bureau of Conveyances, Honolulu.

¹⁹ "Map No. 95 Application 198, Land Court Territory of Hawaii," map (Honolulu, 1939), accessed June 22, 2015, <http://ags.hawaii.gov/survey/map-search>.

²⁰ Land court document No.47494, March 29, 1939, raw data, Bureau of Conveyances, Honolulu.

Criterion C

Architectural Significance

Architecturally, this house is of high artistic value and was the first or one of the first concrete slab-on-grade residential buildings built in Hawaii. Moreover, it holds distinctive characteristics of a type, period, and method of construction of Spanish revival style.

The original designer/owner of the house, Olund, was an engineer and co-owner of the construction company Walker & Olund Limited. This company was producing several Spanish revival style buildings during this time, and specialized in large dock construction and reservoir projects. Thus, concrete was a familiar and the preferred building material. Olund's house was the presumably the first to incorporate concrete in a residential form. The entire house is built in concrete, including the slab-on-grade foundation.²¹ According to Caroline Walters who lived in the house for 38 years, while many of the surrounding houses required their wood post and pier foundation to be rebuilt over the years, this house never required it because it had a strong thick concrete slab. Reinforced concrete construction was new to Hawaii in the early 1900s, where up to that time, aside from wood construction, stone and brick construction was the norm.²² In 1909, with the building of Pearl Harbor's first dry-docks reinforced concrete construction was first realized in Hawaii.²³

In the mid-1920s, concrete construction was reserved for more substantial commercial structures and plantation warehouse buildings. Residential construction was either wood or cut stone or brick and mortar. Few people had the resource to hire a firm to create a reinforced concrete house, much less, the knowledge of how to construct it. Olund, as President of Walker & Olund Limited, had the resources and knowledge of reinforced concrete construction.

The company of Walker & Olund Limited, built the Olund house in 1925. The company found in 1900 is now called Walker-Moody Construction Co., and is still in business after more than 100 years since its original establishment. This business specialized in cut stone, concrete and cement sidewalks.²⁴

In 1922, Alfred W. Olund, an engineer with 20 years of construction experience, became a partner in the firm. The company was incorporated under the name Walker & Olund Ltd. in 1924. In 1926, the company began construction of several Spanish Revival Style buildings- the Territorial Mental Hospital in Kaneohe, the Bank of Hawaii building, and Honolulu Hale, one of the city's most notable structures. The Olund house was also built in the Spanish Revival Style, reflecting the kinds of buildings the company was constructing during this period.²⁵

This house was built in the Spanish Revival style. The earliest Spanish Revival style residences known to have been built in Hawaii date from the late 1890s when C.W. Dickey adapted the form for houses designed for Henry Cooper and William Irwin (no longer extant). The former was constructed of blue stone and featured an interior courtyard, while the latter was described

²¹ Caroline Walters, "Olund Residence, First Concrete House on Oahu," interview by Alison Bhattacharyya, 2006.

²² Don J. Hibbard, *Buildings of Hawaii* (Charlottesville and London: University of Virginia Press, 2011), 13.

²³ "Naval Station Pearl Harbor," Wikipedia, accessed June 22, 2015, https://en.wikipedia.org/wiki/Naval_Station_Pearl_Harbor.

²⁴ "The Walker-Moody Legacy Celebrating a Century of Construction," Walker-Moody Construction Company, Ltd, accessed June 15, 2015, <http%3A%2F%2Fwww.walker-moody.com%2Fconstruction%2Fcompany-profile%2F>.

²⁵ Ibid.

by the Pacific Commercial Advertiser of October 4, 1899 as, “of the California Mission order, which is simply a modification of the architectural designs of all civilized southern countries. The influence of Byzantine, Italian renaissance, Moorish and Spanish renaissance, may all be traced to what is known today as ‘California Mission architecture.’ For eight centuries this general style has held sway as the beau ideal of southern climates, and it is certainly most appropriate for Honolulu.” The annexation of Hawaii as a territory of the United States led to a surge of colonial revival style houses, and it was not until the 1920s that Spanish architectural forms emerged in large numbers on the streets of Honolulu. Hart Wood designed a pair houses in this style in the early 1920s for Herman Von Holt and Francis I’i Brown, and later in the decade for Georges Canavarro (Hawaii Register).

Other architects, most notably Robert Miller and Louis Davis, designed a number of houses in this style throughout the 1920s and into the early 1930s. Three Robert Miller designed Spanish Mission revival houses have been listed in the Hawaii Register: the J. P. Mendonca, Riley Allen, and Richard M. Botley residences. Louis Davis’ Spanish style Eric Moir residence is also on the register, as is the Robert M. Purvis residence designed by C.W. Dickey, and the Donald Hayselden II residence by Thomas Gill. On Maui another Dickey designed Mediterranean revival house, the residence of Harry and Ethel Baldwin, also is listed in the Hawaii Register. The style, which Bertram Goodhue in 1917 strongly advocated as highly appropriate for Hawaii, was the style of choice for public buildings during the 1920s. The popularity of the style is well-reflected in such registered buildings as the Honolulu Post Office (Walker & Olund Limited), Hawaiian Electric Building, Richards Street YWCA, Armed Forces YMCA, Honolulu Hale (Walker & Olund Limited), McKinley High School (Walker & Olund Limited), Waialua Elementary School, the Police Station and District Courthouse on Bethel Street (Walker & Olund Limited), and various fire stations throughout the city. The Olund residence stands as a good example of the style being applied.²⁶

²⁶ Don J. Hibbard, "Spanish Revival Style in Hawaii," interview by author, June 20, 2015.

Major Bibliographical References

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

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Building Permit No. 77257. February 8, 1949. Raw data. City and County of Honolulu Department of Planning & Permitting, Honolulu.

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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): _____

Geographical Data

Acreage of Property 0.53

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 21.337328

Longitude: -157.835438

Latitude:

Longitude:

Latitude:

Longitude:

Latitude:

Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Zone: 4

Easting: 620763.68

Northing: 2359928.00

Zone: Easting:

Northing:

Zone: Easting:

Northing:

Zone: Easting :

Northing:

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

The property is bounded by Dowsett Avenue at the front, Niniko Stream at the back, and adjacent residential properties on its sides.

Lots: 49-B, area 21,410.0 square feet, as shown on Map 24, Subdivision of Lot 49, Land Court Application 198 of the Dowsett Company, Limited and
48-B, area 1,839.0 square feet as shown on Map 95, Subdivision of Lot 48, Land Court Application 198 of the Dowsett Company, Limited

Total Land Area: 23,249 square feet

Boundary Justification (Explain why the boundaries were selected.)

Legal boundaries of the property

Form Prepared By

name/title: Lorraine Minatoishi, Ph.D., AIA
organization: Minatoishi Architects, Inc.
street & number: 1132 Bishop Street, Suite 1511
city or town: Honolulu state: HI zip code: 96813
e-mail lm@mahawaii.com
telephone: (808)942-74-74
date: 06/30/2015

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: (Check with the SHPO, TPO, or FPO for any additional items.)