

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: Robert P. and Eleanor Wayson Sroat Residence

Other names/site number: _____

Name of related multiple property listing: _____

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

2. Location

Street & number: 3663 Alani Drive

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Not For Publication: ☐ Vicinity: ☐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

Robert and Eleanor Sroat Residence _____ Honolulu
Name of Property

Hawaii _____
County and State

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 ☐

Robert and Eleanor Sroat Residence Honolulu
Name of Property

Hawaii
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
	<u>1</u>	structures
		objects
<u>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

Robert and Eleanor Sroat Residence
Name of Property

Honolulu

Hawaii
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Nineteenth/Early Twentieth Century

American Movements: Craftsman

Hawaiian

Materials: (enter categories from instructions.)

Principal exterior materials of the property: horizontal lap walls, composition shingle roof, wood post and pier and lava rock foundation,

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Robert and Eleanor Sroat Residence is situated on the uphill side of Alani Drive in Manoa valley in a quiet residential neighborhood above the Chinese cemetery. It sits on a gently sloping 14,963 square foot lot with a low mock orange hedge between the property's front lawn and the road. The house is a single story Hawaiian/craftsman style dwelling with a composition shingled, double pitched hip roof with overhanging eaves with exposed rafter tails. A lava rock chimney with a round arched cap of the same material rises from the front face of the roof. The house sits on a lava rock post and pier foundation with a square pattern lattice apron. The single wall, double board dwelling has horizontal lap siding on the exterior walls. It faces west and is characterized by a rear facing U-shaped footprint. In 1958 a single story wing was added to the right side of the house. The addition utilizes the same exterior materials. The 1,999 square foot house is in good condition and retains its integrity of design, materials, craftsmanship, location, setting, feelings and associations.

Narrative Description

A low mock orange hedge (*Murraya paniculata*) and a hand stacked lava rock retaining wall demarcate the Sroat property from the street. A break in the wall is approached by twelve stone

Robert and Eleanor Sroat Residence

Honolulu

Hawaii

Name of Property

County and State

steps which go under a bower formed by the hedge, to access the front yard. No sidewalk traverses the lawn to the house.

A set of three, wood steps of recent vintage lead up to a projecting, right-of-center, screened lanai. The lanai is over fifty years old and expanded the original inset front lanai by 8', placing it on line with the left of center bedroom wing resulting in a continuous façade.. The lanai has a shed roof and a 20" high lava rock wall at its base. It is entered through a modern screen door with fifteen panes and has a concrete floor. It flows seamlessly from the original lanai, with four 10" square concrete columns marking the outer limits of the original lanai. The original lanai has a concrete floor scored to give the irregular pattern of a stone floor. The rear wall is characterized by the lava rock back of a fireplace and its chimney with a set of French doors, each with fifteen panes, to either side of it. Three concrete steps lead up to each of the two sets of doors. The doors have their original knobs and hardware.

The doors open on a large space, which runs the length of the lanai and serves as a living-dining room. The room has oak floors, a canec ceiling, and board and batten walls. The floors have 8" high baseboards, which are found throughout the original house. The rear wall of the living room space has a single pane fixed window flanked by a 6 x 1 double hung sash window on either side. The windows overlook a lily pond with koi in it. At the *makai*, south, end of the room are a pair of 6 x 1 double hung sash windows. A lava rock fireplace with a classically styled wood mantle and a scored concrete hearth is in the front wall and mediates the area between the living and dining areas. Sconces, with frosted, etched glass lamps, with a grape pattern, flank the fireplace. Four similar sconces also adorn the rear and *makai* walls.

A doorway, without a door, in the rear wall of the dining area leads into the kitchen wing, which has been remodeled. However, the room retains its canec ceiling. A new sliding door in the north wall opens out onto the lily pond. A doorway in the *makai* wall of the dining area leads into a short hallway which accesses the bedroom wing added in 1958. A solid sliding door in the east wall of the lateral running hall opens on the bathroom. This room retains its original shower, 8" redwood tongue and groove walls, and its built-in shelving and cabinet. In the east wall is a window comprised of a fixed, obscure bottom pane and a pair of aluminum sliding panes above.

The end of the hallway opens on a bedroom with an open beam ceiling and a cork floor. Its walls, like the bathroom and hall are of 8" redwood tongue and groove. It has three original aluminum sliding windows in its east wall, and another three in its west wall. The south wall has two pair of more recent sliding windows, which replaced deteriorated windows, and two original awning windows in the gable end. A loft was added in recent years to the north end of the room.

At the north end of the living room two wood steps lead up to a round arched opening, which measures 4' x 7'. The opening accesses a front-to-rear-running hallway that services the bedroom wing with its two bedrooms and one bath. The hallway, as well as the bedrooms, has a fir floor and a 9' high canec ceiling. All doors are single panel and retain their original glass knobs and hardware. The bedrooms are entered from either end of the hall. The front bedroom is now used as a study and features 7' high board and batten walls which terminate in a picture

Robert and Eleanor Sroat Residence

Honolulu

Hawaii

Name of Property

County and State

rail, with 2' high canec walls above. The bedroom has a pair of 6 x 1 double hung sash windows in its front wall and one similar window in its north wall. It has four sconces, following a candle motif, on its walls: two flanking the windows in the front wall and one sconce on the north wall and another on the south wall.

The rear bedroom has is at the other end of the hall and its walls are handled in a manner similar to the front bedroom. It has two 6 x 1 double hung sash windows in its rear wall and one similar window in its north wall. It also has four sconces similar to those in the front bedroom, with two between the windows in the rear wall and two on the south wall. The a door with a beveled mirror in this room's west wall opens on the bathroom, which is situated between the two bedroom. The bathroom may also be accessed from the hallway. The room has been remodeled, but retains the two 4 x 1 double hung sash windows in its north wall and canec ceiling.

Behind the house and uphill from it is a garage which includes a gardener's shed. It is accessed from a driveway that runs along the right side of the property. While the garage retains its original lava rock piers, it has been dramatically altered and does not contribute to the historic character of the property.

The Sroat residence retains a high degree of integrity, reflecting its original design, as well as its compatible 1958 addition and front lanai extension. It retains its original fabric, including its doors and windows, original oak and fir floors, and canec ceilings. The addition and lanai extension are both sufficiently old to have attained significance in their own right. The only other changes are found in the kitchen and original bathroom, both of which are secondary spaces.

Robert and Eleanor Sroat Residence
Name of Property

Honolulu

Hawaii
County and State

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

Robert and Eleanor Sroat Residence Honolulu
Name of Property

Hawaii
County and State

Period of Significance

1930-1958

Significant Dates

1930, 1958

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Armena Louise (Morse) Eller, architect

Dean Lake, 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 Robert and Eleanor Sroat Residence is significant on the local level under criterion C, as a good example of a Hawaiian craftsman style house built in Honolulu in 1930. The house is typical of its period in its design, materials, workmanship and methods of construction. The house is also significant as an example of the work of Armena Louise (Morse) Eller, the earliest known woman to work as an architect in Hawaii.

The 1930-1958 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" The house was completed in 1930 and the addition placed on it in 1958, as noted above under significant dates.

Robert and Eleanor Sroat Residence

Honolulu

Hawaii

Name of Property

County and State

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

The Sroat residence is significant as a good example of a Hawaiian style house with craftsman overtones.

The Hawaiian style of architecture was developed in the mid-1920s at a time when members of Hawaii's society were seeking a style of architecture appropriate for the Islands. Honolulu architect C.W. Dickey introduced the style in 1926 in the Halekulani cottages (no longer extant). These buildings had enclosed lanai, lava rock post and pier foundations, lava rock columns, casement windows, and gracefully sloping, double pitched hipped roofs which became known as the "Hawaiian" or "Dickey" roof. Concerning the Halekulani cottages, the March 14, 1926 *Honolulu Advertiser* quoted Dickey as saying, "I believe I have achieved a distinctive Hawaiian type of architecture." The new Hawaiian style, as promulgated by C. W. Dickey, is characterized by its double pitched hipped roof, use of casement or sliding windows, the presence of lanai, the use of local materials, and an emphasis on cross ventilation and indoor-outdoor relationships. The character of these houses derives from their simple massing and dominant roof, rather than applied ornamentation.

The craftsman style is usually associated with a low horizontal profile, asymmetric massing, gabled roofs with wide, unenclosed eaves, often with decorative supports, battered columns, partially paned entry doors, wide dormers with more than one window, multi-pane windows, and the use of natural materials. On the interior there is an emphasis on openness, board and batten walls, built-in furniture and finely crafted, often unpainted, woodwork. Many of these aspects of the craftsman style can blend harmoniously with Hawaiian style domestic designs, as is well witnessed in the Sroat residence.

The Sroat residence with its prominent double pitched hipped roof, single wall construction, prominent front lanai, its U-shaped plan, and emphasis on cross ventilation, as well as its use of lava rock in the foundation and fireplace and chimney, well captures the Hawaiian style of architecture. It reflects the popular adaptation of the forms initially set forth by Dickey and conveys the basic premises Dickey laid out with the Halekulani cottages. These include the double pitched hipped roof, a strong sense of cross ventilation, and the use of the lanai. The character of the house derives from its simple massing with its dominant roof, rather than applied ornamentation. The house is one of a number of Hawaiian style cottages constructed in the islands between 1926 and 1941. However, less than twelve private residences rendered in this popular and appropriate style for the islands presently are listed in the Hawaii Register of Historic Places.

In addition the house intermingles the spirit and forms of the Hawaiian style with such craftsman elements as an asymmetric façade, the interior use of board and batten walls, the presence of a fireplace, and the use of lava rock. As such the house seamlessly integrates two of the most popular residential styles of the period into one dwelling.

Robert and Eleanor Sroat Residence

Honolulu

Hawaii

Name of Property

County and State

The 1958 addition to the house is also significant in that it was achieved in a very sympathetic manner, utilizing the same horizontal lap siding as the original. Its interior is typical of the 1950s with its use of red wood tongue and groove walls, a cork floor and by the quality of its bathroom cabinets and shelving.

The Sroat residence is also significant as a good example of a "Dean Lake Home." Dean Lake was born in 1894 in Saxton's River, Vermont. He came to Hawaii in 1913 to be the athletic instructor at the Honolulu Military Academy. He resigned from the Academy in 1914 and joined the staff of Bishop Museum, where he worked until 1917 when he joined the Army Air Service's photographic branch. With the conclusion of World War I, he returned to Hawaii and worked for Percy Pond, first with his automobile dealership and then with Pond's realty company. From Pond, Lake learned residential development and construction, and in 1929 he started his own firm, Lake Building Corporation. Like his mentor, Dean Lake became a prominent housing developer in Honolulu, buying properties, designing and overseeing the construction of houses, and selling the houses. His first house was built in Manoa at McKinley and Haena streets, and in September 1929 it was sold to Paul Sanders, a McKinley high school teacher. Lake went on to build houses throughout Honolulu, including in Waikiki, Black Point, Nuuanu, Makiki, and Manoa. An apparent victim of the Great Depression, Dean Lake departed Honolulu in 1934-1935. To date only one Dean Lake Home, the Skorpen residence on Maunalani Heights, is listed in the Hawaii Register of Historic Places.

In addition to being significant as a Dean Lake Home, the house is also significant as one designed by Armena Louise (Morse) Eller, the earliest known woman to work in the field of architecture in Hawaii. She was born on September 5, 1895, in Santa Ana, California, the daughter of Thomas Oliver Morse, a carpenter, and Leila Allen (Daws) Morse. In 1917 she received a BA in Architecture and Art from the University of California at Berkeley, and upon graduation married Willard Henry Eller (1892-1974), who graduated from Berkeley in 1914. The young couple then lived in Moscow, Idaho and next Seattle, Washington where Mr. Eller worked as an instructor at the University of Idaho and then the University of Washington, receiving his MA in Physics at the latter institution in 1925. Returning to California, Mr. Eller obtained a Ph.D. in Physics at the University of California at Berkeley in 1928, and the couple moved to Hawaii, where Dr. Eller was offered a position in the Physics Department at the University of Hawaii. He chaired the Physics Department from 1931-1958. While her husband was working on his Ph.D., Armena Eller worked as a scientific illustrator at the University of California. Upon arrival in Hawaii, she found a similar position at the Pineapple Research Institute. She worked part-time with the Institute until 1959. In addition to working for the Pineapple Research Institute Mrs. Eller also worked as an architect at the Dean Lake Building Company from 1928-1935. She also taught art at Roosevelt High School for ten years, and additionally worked as a free lance designer for Gumps, designing tableware, jewelry, silverware, upholstery, and household wares. Following Dr. Eller's retirement from the University of Hawaii in 1958 the couple moved back to California, where Mrs. Eller died in 1996 at the age of 100. The rendering of the Sroat residence which appeared in the newspapers is signed by Eller.

Robert and Eleanor Sroat Residence

Honolulu

Hawaii

Name of Property

County and State

In 1925 Eleanor Hodgins Wayson acquired the property on which this house stands from the Woodlawn D & S Company, reputedly a gift from her parents. Upon her marriage to Robert P. Sroat, the young couple commissioned Dean Lake Homes to design and build their home. Mr Sroat (1907-1955) had come to Hawaii from California with his parents, attended Punahou School and then the University of Oregon. At the time the house was built, he was employed by Dillingham Company in their insurance division. In 1947, he was named the acting Territorial Director of Labor and Industrial Relations, and a year later was made an assistant in charge of labor law enforcement. He was later named wage and hour administrator at the Department of Labor, where he led the fight to raise the minimum wage in Hawaii.

9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1925-1955.

City and County Tax Office records.

State Bureau of Conveyances, document 7778, transfer of title certificate 12,871

Honolulu Advertiser, "Calls This 'Hawaiian Architecture'", March 14, 1926, p. 16

Honolulu Advertiser, January 19, 1930, page 12, Dean Lake advertisement

Honolulu Advertiser, "Robert Sroat, T. H. Labor Official, Dies," December 12, 1955, page 1

Honolulu Star Bulletin, "House is Started in Woodlawn Tract," January 4, 1930, page 11

Honolulu Star Bulletin February 15, 1930, page 11

Personal correspondence with Inge Horton, author of *Early Women Architects of the San Francisco Bay Area*

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 # _____

Robert and Eleanor Sroat Residence _____ Honolulu
Name of Property

Hawaii _____
County and State

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 21.32024

Longitude: 157.798600

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 Sheila Conant and David P. McCauley in 2017 as described by Tax Map Key 2-9-047-031.

Robert and Eleanor Sroat Residence Honolulu
Name of Property

Hawaii
County and State

Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail:
telephone: (808)-542-6230
date: February 14, 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.
- **Tax Map portion**
- **Additional items:** floor plan
- **Owner:** Sheila Conant Trust and David McCauley Trust
3663 Alani Drive
Honolulu, Hawaii 96822

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.

Robert and Eleanor Sroat Residence Honolulu
Name of Property

Hawaii
County and State

USGS Map



Sroat Residence

TMK Map



Floor Plan

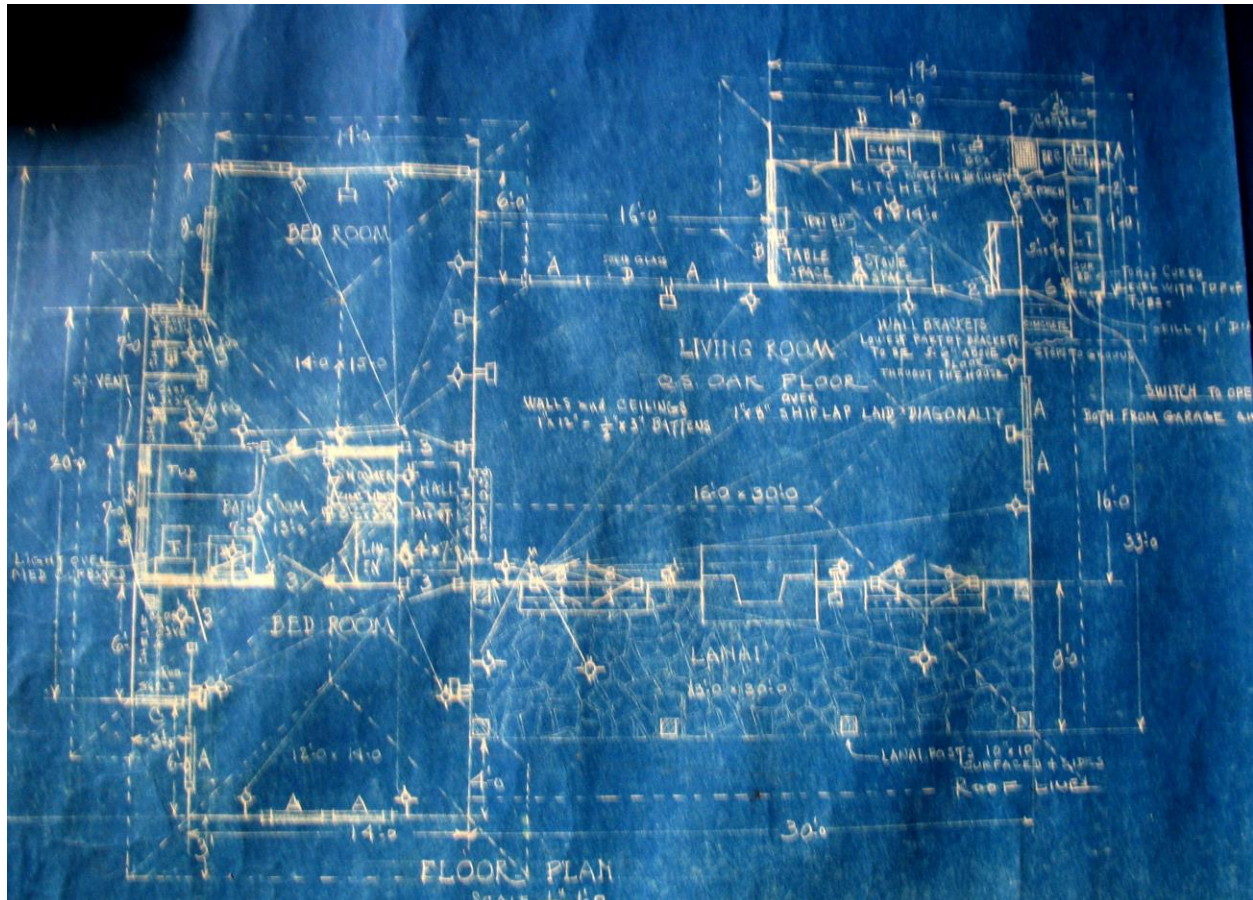


Photo Log

Name of Property: Robert P. and Eleanor Wayson Sroat Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 24, 2017

View of the facade from the northwest

1 of 9



Photo Log

Name of Property: Robert P. and Eleanor Wayson Sroat Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 24, 2017

View of the living room and dining room from the north

2 of 9



Photo Log

Name of Property: Robert P. and Eleanor Wayson Sroat Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 24, 2017

View of the living room from the south

3 of 9



Photo Log

Name of Property: Robert P. and Eleanor Wayson Sroat Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 24, 2017

View of the fireplace from the east

4 of 9



Photo Log

Name of Property: Robert P. and Eleanor Wayson Sroat Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 24, 2017

View of the dining room from the east

5 of 9



Photo Log

Name of Property: Robert P. and Eleanor Wayson Sroat Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 24, 2017

View of a sconce from the northeast

6 of 9



Photo Log

Name of Property: Robert P. and Eleanor Wayson Sroat Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 24, 2017

View of the rear bedroom from the west

7 of 9



Photo Log

Name of Property: Robert P. and Eleanor Wayson Sroat Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 24, 2017

View of the rear lily pond from the south

8 of 9



Photo Log

Name of Property: Robert P. and Eleanor Wayson Sroat Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 24, 2017

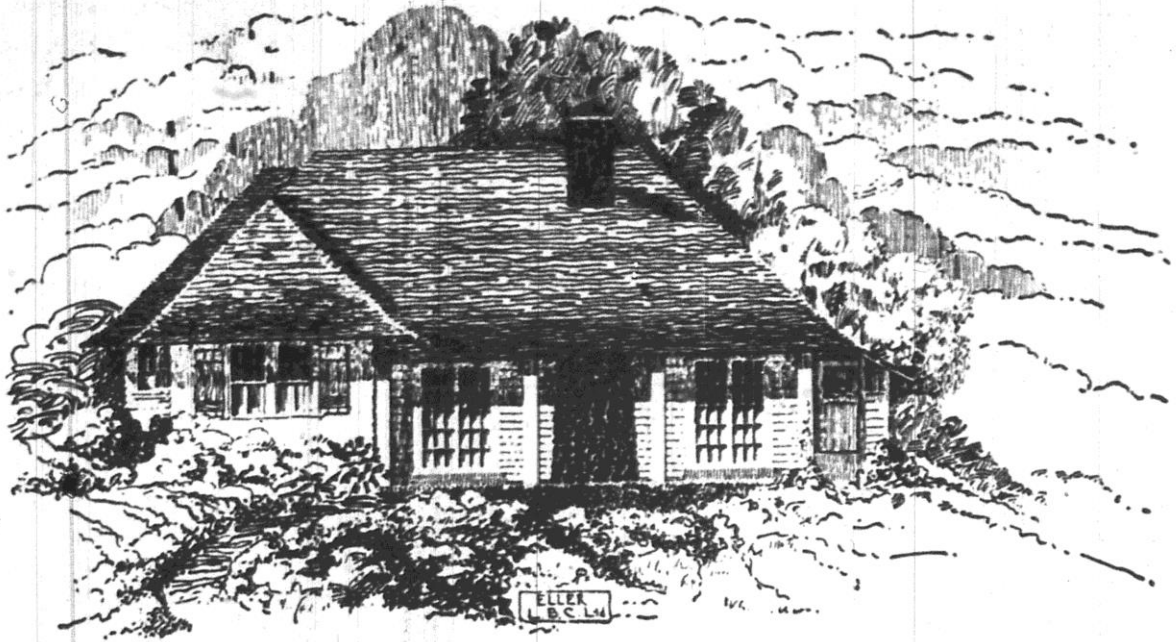
View of the 1958 bedroom addition from the north

1 of 9



Rendering of Sroat Residence from January 4, 1930 Star Bulletin

HOUSE IS STARTED IN WOODLAWN TRACT



Work has been started recently by the Lake Building Corp., Ltd., on this house on Alani Drive, Woodlawn, for Robert P. Sroat. The house, of semi-Hawaiian type, will have a large open lanai, living room with fireplace, separate dining room, kitchen, two bedrooms and bath.