

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: Paul F. and Eva Summers 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. Location

Street & number: 2902 Manoa Road

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Not For Publication: Vicinity: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:

___ A ___ B **X** 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>	

Summers 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

Summers Residence Honolulu Hawaii
Name of Property County and State

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> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</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

Summers Residence
Name of Property

Honolulu

Hawaii
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Nineteenth/Early Twentieth Century Movements

Hawaiian Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: shingle walls, composition shingle roof, 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 Paul and Eva Summers Residence is situated at the corner of Manoa Road and Komaia Drive in Manoa valley, a quiet residential neighborhood. The house sits on a sloping 6,936 square foot lot with the lawn extending from the front and side of the house to the streets. The yard slopes downhill to the roadways, with a 3' to 4.5' high, lava rock retaining wall supporting the yard along Manoa Road. A mock orange hedge is above the retaining wall. The house is a single story, Hawaiian style cottage with a composition shingled double pitched hipped roof with open, overhanging eaves with exposed rafter tails. The single wall house features shingle siding, and sits on a lava rock foundation with a basement and garage under the house. The 1,582 square foot dwelling very much retains its integrity of design, materials, workmanship, location, setting, feelings and associations.

Narrative Description

The Summers residence is a single story, 42' x 59' residence with an irregular floor plan. It is three bays wide, with the right, bay projecting 7' from the body of the house and containing a single pane, fixed window flanked by six pane casement windows. The garage is under this bay and features lava rock walls. In 1940 the garage was expanded 7' via a shed roofed addition to

Summers Residence

Honolulu

Hawaii

Name of Property

County and State

its *mauka* side. A large rectangular opening in the lava rock side wall of the garage extension is enclosed with square lattice.

The center bay contains the entry. Nine concrete steps run from the driveway up to a landing where with a quarter turn to the right two steps lead up to another landing. With another quarter turn to the right four steps ascend along the side of the house to the entry porch. The porch has two round arched openings, one allowing access from the steps and the other faces toward the street. The roof of the house extends out, in a *karahafu* roof-like manner to shelter the round archway at the top of the steps. The street facing wall with its round arch is flush with the line of the garage wall. A wrought iron hand rail spans the front facing round arch's opening, and a similar railing runs up the stairs. The latter is new, having replaced in kind the original which had been compromised by rust. An original light is mounted on the wall above the steps leading to the porch. The porch has a concrete floor and 6" wide tongue and groove ceiling.

The left bay contains a bank of three six paned casement windows.

The fifteen lite front door retains its original knob and hardware, as well as its fifteen pane screen door. The door opens on the living room. The living room has an oak floor and 7.5" high baseboards. Its walls were originally wallpaper over muslin, but this deteriorated and was replaced by a veneer. The living room has a set of three six pane casement windows in both its front and side walls. The living room flows into the dining room at its left rear thanks to a floor to ceiling opening. The dining room has a pair of 6 pane casement windows in its rear wall and a 5' x 6' alcove in its *makai* wall. This nook has a 4 x 1 double hung sash window in its Diamond Head and `Ewa walls, and a fifteen pane fixed, round arched window in its *makai* wall. An opening without an door in the dining room's *mauka* wall leads into the kitchen. The kitchen retains its 6" tongue and groove walls and ceiling as well as its original cabinets, including the closet for the built-in ironing board. It has a 6 x 1 double hung window in its *makai* wall and a 4 x 1 double hung sash window in its `Ewa wall.

Off the *mauka* side of the living room, a fifteen lite door, which matches the front door, opens on a study. This door is of recent vintage as originally a round arched opening served this purpose. Like the living and dining rooms, this room has an oak floor with 7.5" high baseboards. The study has a single pane, fixed window flanked by six pane casement windows in its front wall, and a pair of 6 x 1 double hung sash windows in its *mauka* wall. A single panel door with its original glass handle and hardware is in the `Ewa wall and opens on a bedroom. The bedroom has a fir floor and a pair of 6 x 1 double hung sash windows in its *mauka* wall. The room can also be accessed from a hallway which runs front to back from the rear wall of the living room. This door is the same as the one which connects the bedroom to the study.

Along the hallway, behind the bedroom, is a bathroom, which also has a single panel door with its original glass knob and hardware as do all the bedroom and closet doors. It retains its original 6" tongue and groove walls and ceiling, as well as its original cabinets, tub, and tiled shower. Next to the bathroom door is a hallway, built-in linen cabinet. The cabinet is comprised of four drawers below, each with its original glass knob, and a cabinet above with a pair of four pane

Summers Residence

Honolulu

Hawaii

Name of Property

County and State

glass doors, also with their original glass knobs. Another storage cabinet with a pair of solid doors is high above the linen cabinet.

At the end of the hall a single panel door leads into a second bedroom. This bedroom also has fir floors and tongue and groove walls with a modest crown molding at the ceiling. This room has in its *mauka* wall a pair of 6 x 1 double hung sash windows, and a similar one in its *makai* wall. It has two closets, each with single panel doors, with one of them having a beveled mirror. At the rear of the room a pair of single panel, pocket doors open on another bedroom. It too has fir floors and a modest crown molding. This room was added to the house in 1936 and extends off the rear. It has a 6 x 1 double hung sash window in its *mauka* wall, and a pair of similar windows in its `Ewa wall. A set of pocket doors, each with five horizontal panes of glass, is in the room's *makai* wall and originally looked out upon a lanai, also added in 1936, which has been subsequently enclosed, most likely in 1940.

The 8' x 19' enclosed lanai has an acid stained concrete floor scored in an irregular pattern. Its canec ceiling follows the slope of the lanai's shed roof. It has a sets of three sliding windows in its `Ewa wall, with each window having three horizontal panes. In its *makai* wall is a door leading to the outdoors, which is flanked on either side by a pair of sliding windows, similar in design to those in the `Ewa wall. The lanai's Diamond Head wall features a fixed window with three panes. From the lanai the acid stained concrete floor continues down a passageway to the rear of the kitchen. The passageway is lined with cabinets and the original rear bedroom's double hung sash window looks out into the passageway. At the juncture of the kitchen and passageway a round, inset, art deco light is in the canec ceiling.

The 18' deep garage under the house has a scored concrete floor and no longer has a front door. Originally it had a folding door that operated on a track with rollers. With the passage of time this proved cumbersome and the doors were removed. However, the curved track still remains, as do the guides on the garage floor. A door in the *makai* side wall of the garage leads into the basement under the house. The basement has a concrete floor and lava rock walls. The floor joists serve as the ceiling. It contains a main room and three ancillary rooms and a bathroom all with tongue and groove walls to separate them from the main space. One room is in the *makai*-Diamond Head corner, and has screened openings on its Diamond Head and *makai* sides, which are protected on the exterior by a square lattice apron. The other three rooms are on the *mauka* side of the basement, behind the garage. The bathroom has a 6 x 1 double hung sash window, as does the middle room. The `Ewa most room has a pair of 6 x 1 double hung sash windows. The middle room retains its five panel door, and the `ewa end room has a three panel door with a screened opening on top. A door in the `Ewa wall of the basement leads out to a set of twelve concrete steps that ascend to the side yard..

The Summers residence retains a high degree of integrity, especially on the exterior. The major additions and changes made to the house transpired prior to World War II and have acquired significance in their own right. On the interior the major modification has been the replacement of the peeling and no longer viable wallpaper with a wood veneer. The only other alteration was the provision of the study with a door. Other than these two alterations, the original floors, windows, doors, and ceilings remain intact, as does most of the kitchen and bathroom. When

Summers Residence Honolulu

Hawaii
County and State

considered in the light of the original fabric and elements which remain, these two changes are not sufficient to destroy the historic character of the house.

Summers 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

Summers Residence Honolulu
Name of Property

Hawaii
County and State

Period of Significance

1927-1940

Significant Dates

1927, 1936, 1940

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Ray Morris

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 Summers Residence is significant on the local level under criterion C, as a good example of an early Hawaiian style cottage built in Honolulu during the late 1920s. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1927-1940 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 is noted in the above section, "significant dates", 1927 is the year of construction, and major additions were made in 1936 and 1940..

Summers Residence
Name of Property

Honolulu

Hawaii
County and State

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

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 foundations and piers, 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 Summer residence with its prominent double pitched hipped roof, single wall construction, and use of lava rock in the foundation, 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 large expanses of windows. The character of the house derives from its simple massing with its dominant roof, rather than applied ornamentation. Furthermore, the use of vertical tongue and groove boards for the walls and ceilings and the presence of a rear lanai were typical of the 1920s-1930s time period. The house is one of a number of Hawaiian style cottages constructed in the islands between 1926 and 1941. However, less than ten private residences rendered in this popular and appropriate style for the islands presently are listed in the Hawaii Register of Historic Places.

The residence is one of a large number of residences designed by the architect Ray Morris. He arrived in Hawaii in 1926, after having worked in a planing mill in San Francisco, where he had met Frederick E. Lowrey, the president of Lewers & Cooke. He was initially employed by C.W. Dickey, and then he convinced Lowrey to establish an architectural department in Lewers & Cooke. "The only little houses were, at that time, the plantation type t & g shack . . . it was an awful situation; there were no decent small houses." (*Oral Histories*, p. 79) During the period 1926-1936 Morris headed Lewers & Cooke's architectural department. In this position he played a major role in popularizing the Hawaiian style of architecture through the design of a number of cottages using this style. Only four Hawaiian style Lewers & Cooke dwellings designed by Morris are listed in the Hawaii Register of Historic Places: the Dyer residence (1929 Kakela Drive), Scott residence (3104 Oahu Avenue), Yanagihara residence (941-A 8th Avenue), and Boyen beach cottage in Lanikai. Another Hawaiian style house on the

Summers Residence

Honolulu

Hawaii

Name of Property

County and State

Hawaii Register, the Wax residence (2453 Manoa Road), was designed by Ray Morris after he opened his own office.

The Summers residence is part of the nineteen lot Komaia subdivision, which was platted in May 1927 by the Hawaiian Trust Company, acting on behalf of the United States Investment Company, a real estate development firm operated by Royal A. Vitousek and David Livingston Crawford. Within days of the opening of the new subdivision the Summers purchased this corner lot and erected their home upon it. Paul F. Summers (1896-1985) was born in New Martinsville, West Virginia and relocated from Akron, Ohio to Hawaii in 1921, arriving on the *S. S. Wilhelmina* on July 12 of that year. He opened and taught music at the Hawaiian School of Music in the Moana Hotel, and married Eva Murtz (1903-1997), a native of Ohio. In 1927 with the opening of the Royal Hawaiian Hotel, Mr. Summers established a music shop and studio in the hotel, selling musical instruments as well as sheet music, and providing lessons on the ukulele and steel guitar. In anticipation of their second child, Dorothy, the Summers built the rear bedroom and lanai onto their house in September 1936, as well as making a basement under the front of the house. S. Nekamoto was hired to construct the garage and enclose the lanai in 1940. Mr. Summers operated his store and studio until World War II, when the Summers sold their business and home in Manoa and moved to Florida. Their home was purchased by James and Jessie Brown, who lived here until 1968 when the present owners acquired the house.

Summers Residence
Name of Property

Honolulu

Hawaii
County and State

9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1927-1941.

City and County Tax Office records.

State Bureau of Conveyances, book 911, p. 411; book 1723, p. 413; book 6352, p. 240.

File Plan 270, Komaia Tract

Original blue prints by Ray Morris of Lewers & Cooke, dated July 1936

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

Advertisement and photo for Paul Summers' Royal Hawaiian Hotel Music Shop and Studio, *Honolulu Advertiser*, February 1, 1927, Section III, p. 18.

Oral Histories of 1930's Architects, Honolulu: Hawaii Society/American Institute of Architects, 1982.

Federal census for 1930 and 1940

Passenger and crew manifests for Honolulu arrivals and departures

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: _____

Summers Residence Honolulu
Name of Property

Hawaii
County and State

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: 21.313355

Longitude: 157.814392

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:

Summers Residence Honolulu
Name of Property

Hawaii
County and State

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

The property being nominated includes all the property owned by Donald and Mae Harris in 2016 as described by Tax Map Key 2-9-017-002.

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: April 10, 2016

Additional Documentation

Submit the following items with the completed form:

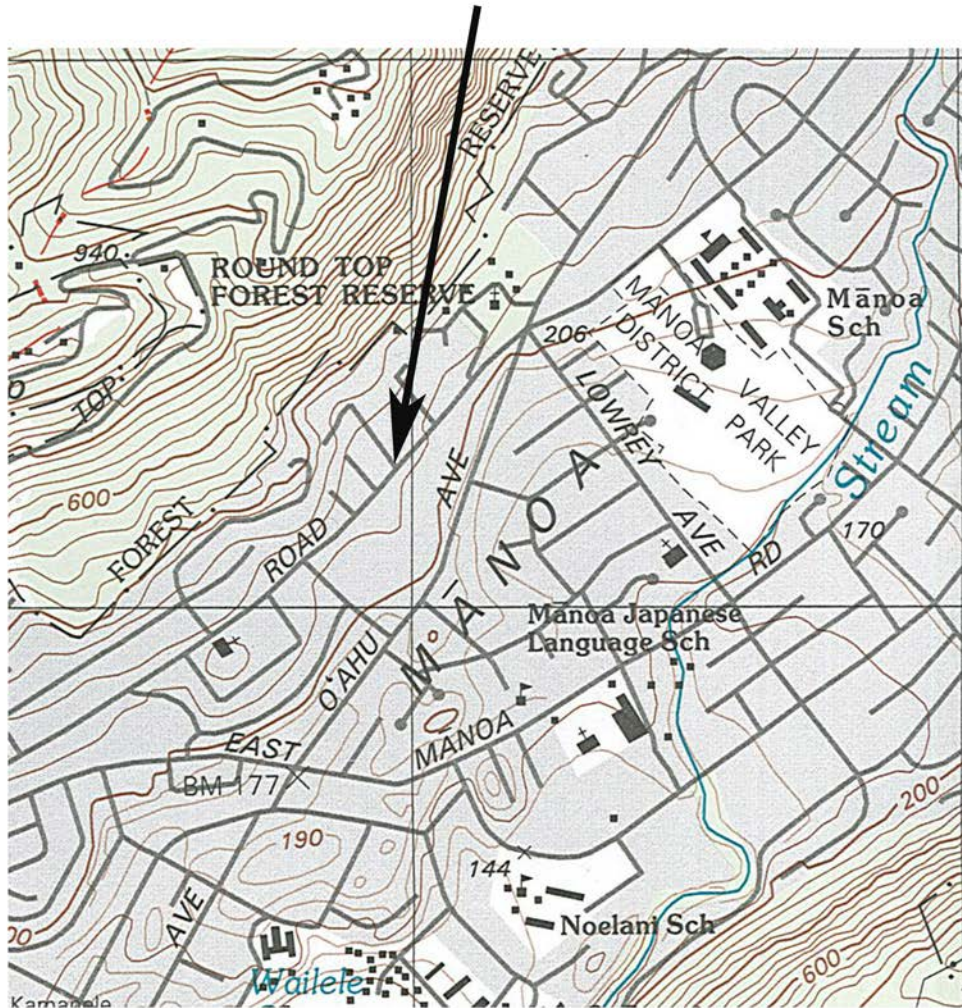
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** sketch of floor plan
- **Owner:** Donald and Mae Harris
2902 Manoa Road
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.

USGS Map

Summers Residence



TMK Map



Floor Plan

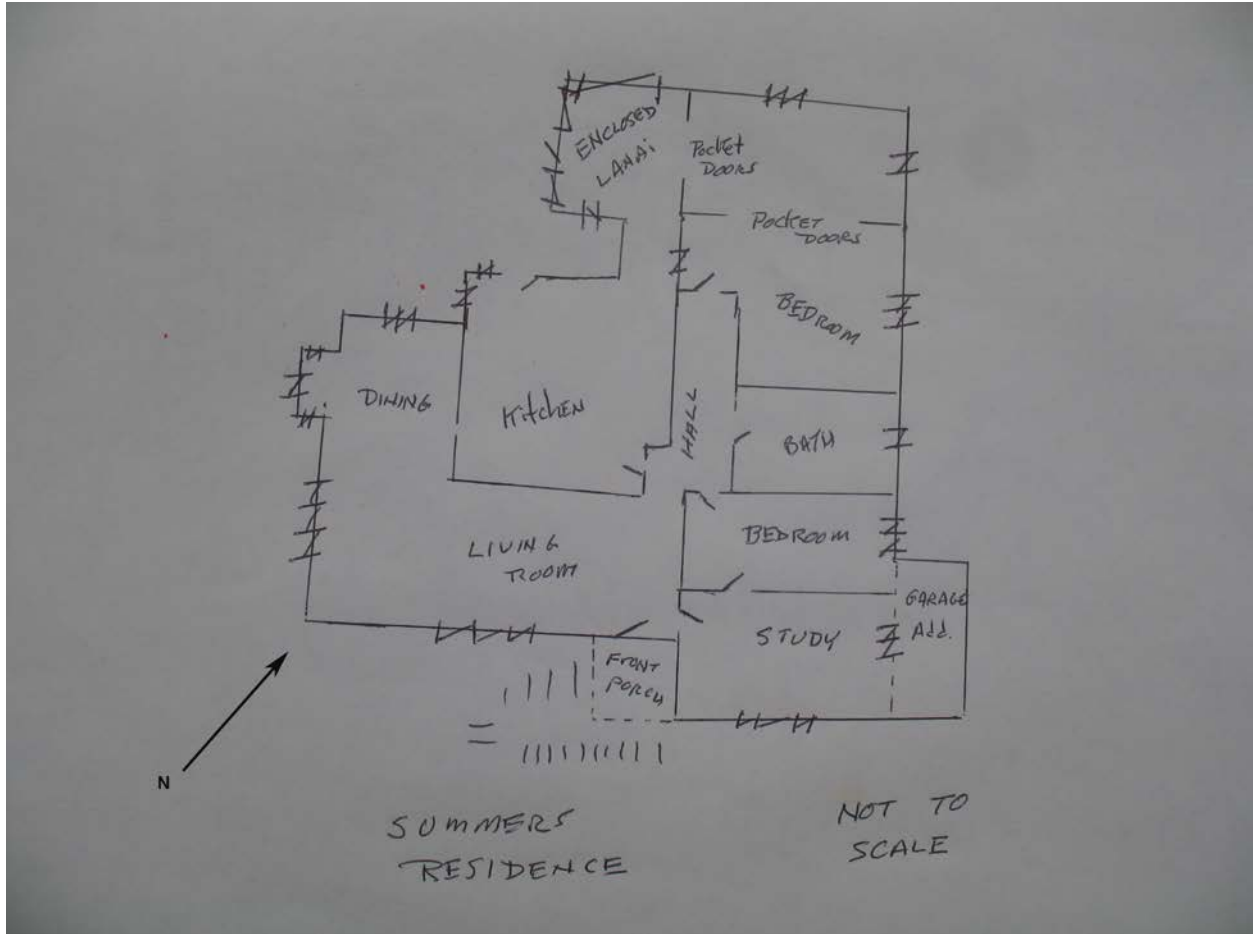


Photo Log

Name of Property: Paul F. and Eva Summers Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 5, 2016

View of the facade from the east

1 of 9



Photo Log

Name of Property: Paul F. and Eva Summers Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 5, 2016

View of the facade from the south

2 of 9



Photo Log

Name of Property: Paul F. and Eva Summers Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 5, 2016

View of the living room from the west

3 of 9



Photo Log

Name of Property: Paul F. and Eva Summers Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 5, 2016

View of the dining room from the living room from southeast

4 of 9



Photo Log

Name of Property: Paul F. and Eva Summers Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 5, 2016

View of the dining room nook from the northeast

5 of 9



Photo Log

Name of Property: Paul F. and Eva Summers Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 5, 2016

View of the kitchen from the north

6 of 9



Photo Log

Name of Property: Paul F. and Eva Summers Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 5, 2016

View of the acid stained floor in lanai from the southeast

7 of 9



Photo Log

Name of Property: Paul F. and Eva Summers Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 5, 2016

View of the bathroom from the southwest

8 of 9



Photo Log

Name of Property: Paul F. and Eva Summers Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 5, 2016

View of the side of house from the southwest

9 of 9

