

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Earl A. and Mary Helen Wakeman Residence

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. LocationStreet & number: 2680 Kaaipu AvenueCity or town: Honolulu State: Hawaii County: HonoluluNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

 X A ___ B X C ___ D

Signature of certifying official/Title:**Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:**Date**

Title :**State or Federal agency/bureau
or Tribal Government**

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Nineteenth/Early Twentieth Century Movements

Minimal Traditional 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 Earl and Mary Wakeman Residence is situated at the corner of Ka`aipu Avenue and Lowrey Street in Manoa valley, a quiet residential neighborhood. The house sits on a flat, 5,979 square foot lot with the lawn extending from the front and side of the house to the streets and featuring a low mock orange hedge. The house is a single story, minimal traditional style cottage with Tudor revival overtones. The composition shingled hipped roof features intersecting flared gable roofs on its *makai* (ocean facing) and *mauka* (mountain facing) sides, and has open, overhanging eaves with exposed rafter tails. The double wall house features cut shingle siding, and sits on a post and pier, lava rock foundation with a horizontal slat apron. The walls flare at the bottom. The 1,360 square foot dwelling is in good condition and very much retains its integrity of design, materials, workmanship, location, setting, feelings and associations.

Narrative Description

The Wakeman residence is a single story dwelling, measuring approximately 28' x 59' with an irregular floor plan. It features a projecting, almost centered, entry porch, which has a skewed gable roof and a round arched opening. A concrete sidewalk runs from Ka`aipu Avenue to the right side of the entry where a quarter turn to the right allows four concrete steps to ascend to a

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concrete landing in front of the entry porch. Four concrete steps descend from the landing on its *makai* side to access the yard. A continuous wrought iron railing services both sets of steps and the landing. The entry porch's gable roof's long side is to the right and a small, four pane, fixed window, reminiscent of a keep window, is below the extension. It illuminates an interior closet.

A round arched "timber" door with a round arched, leaded glass window at its top and an ornate thumb latch, all original, opens on the living room. The living room has an oak floor with a 6" high baseboard. Its walls are masonite and ceiling is of canec, with a modest molding running at the intersection of wall and ceiling. The front wall of the living room has a wide, 4 x 1 double hung sash window flanked on either side by a 6 x 1 double hung sash window. The living room flows into the dining room unimpeded to form an L-shaped space. The front wall jogs back twice at the *makai* end, allowing a 6 x 1 double hung sash window to be in the living room's *makai* wall, and a similar window in the dining room's front wall. A pair of wood framed glass sliding doors in the dining room's *makai* wall open on an open, 305 square foot side lanai, which was constructed in the 1990s and has a shed roof. To the rear of the dining room, a doorway without a door opens on the kitchen. The kitchen has been remodeled, but retains its canec ceiling and original 3 x 1 double hung sash windows in the rear wall. The *makai* wall features a three pane awning window and a back door.

A set of French doors, each with ten panes, is in the *mauka* wall of the living room. It opens on a sitting room with a linoleum floor. The room has a canec ceiling with a modest crown molding, and baseboards similar to the living room. A 6 x 1 double hung ash window is in its front wall, and a 4 x 1 double hung sash window in its *mauka* wall.

In the rear wall of the living room is a doorway without a door which opens on a lateral running hallway, which services the house's two bedrooms. The hall, as well as the bedrooms, has a fir floor and canec ceiling. All the doors in this part of the house are original, single panel and retain their original glass knobs and hardware. In the rear wall of the hallway is a telephone niche, which includes a bench to sit on and a ledge for the telephone. Above the bench are three shelves for storage. The shelves and the wall behind them are of beaded tongue and groove. A sconce illuminates the niche.

The bedrooms are at either end of the hall. The bedroom at the *makai* end of the hall has a pair of 6 x 1 double hung sash windows in its rear wall. In addition to the doorway from the hall, a door also accesses the room from the dining room. The bedroom at the *mauka* end of the hall has a pair of jalousie windows in its rear and *mauka* walls. An original door leading to the front yard is in the front wall, with one concrete step leading down to the lawn.. Between the two bedrooms is a bathroom which has been remodeled. It is accessed from the hallway. In its rear wall is a tall, wood slat jalousie window. A second bathroom is accessed by a non-original door from the *mauka* bedroom. It too has been remodeled and features a jalousie window in its rear wall.

A detached, two car garage sits to the left side of the property. It has a gable roof and is of recent vintage, having replaced an earlier garage.

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The Wakeman residence retains a high degree of integrity. The major changes made to the house are the remodeling of the kitchen and bathrooms, but these are secondary spaces. Almost all the original windows remain intact and the few which have been replaced with jalousie windows are not in the front. The lanai which was added in the 1990s is to the side and behind the garage and does not detract from the historic character of the house in a substantive manner.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

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Period of Significance

1927

Significant Dates

1927

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 Wakeman Residence is significant on the local level under criterion C, as a good example of a minimal traditional 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 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.

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

The term “minimal traditional style” appears to have been coined by Virginia and Lee McAlester in the 1980s. This style of dwelling appeared in the mid to late 1920s in the United States and Hawaii and gained in popularity throughout the 1930s and into the immediate post-war period. The style incorporates influences from other revivalist styles such as the colonial revival, Spanish mission revival, Tudor revival, and craftsman/bungalow movement but does so in a stripped down manner with a limited use of ornament. They are generally traditional in form, employing traditional shapes, but typically have little in the way of stylistic details. The homes were often fairly small, single story cottages, and usually utilized only one wall material. During the Great Depression the economy of the style was embraced by the Federal Housing Administration (FHA) and the agency presented such houses as a prototype which provided affordable housing in an aesthetic manner.

The Wakeman residence well exemplifies the style with its simplified Tudor elements, including the use of multiple gables, the projecting front entry porch’s skewed gable roof, the round arched doorway with its “plank” door and thumb latch, and the incorporation of a leaded glass window reminiscent of a keep window. However, the form is stripped down, as the exterior walls are shingled rather than displaying a half timbering. Also, while the door includes a thumb latch it does not go so far as to have strap hinges. In addition, with its hipped roof, the house lacks the verticality frequently associated with Tudor residences. The interior of the house is also restrained and does not include an open beam ceiling in the living room, and the built-in furniture is limited to the modest telephone niche. The use of double hung windows is also typical of minimal traditional houses, although the broad overhanging eaves is an accommodation to Hawaii’s climate, as on the mainland houses in this style usually have little or no eave overhang.

The Wakeman residence is an early example of a minimal traditional cottage in Hawaii, and indeed, in the United States. In large part this most likely is the result of architect Ray Morris’s arrival to the Islands in 1926. Prior to coming to Hawaii, Morris worked in a planing mill in San Francisco, where he had met Frederick E. Lowrey, the president of Lewers & Cooke. Upon landing in the islands Morris initially was employed by C.W. Dickey, and then he convinced Lowrey to establish an architectural department in Lewers & Cooke. Lewers & Cooke was one of the major building supply houses in Honolulu, with the establishment of the company dating back to 1852. During the 1920s, to promote the sale of its materials, the company offered to arrange financing and provide free house plans to customers wanting to build a house. These plans were of exceptionally high quality during the period 1926-1936, when Morris headed the architectural department. During this time thousands of dwellings, no two the same, were designed and built. Morris later recalled, “The only little houses were, at that time [of my arrival], the plantation type t & g shack . . . it was an awful situation; there were

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no decent small houses.” (*Oral Histories*, p. 79) While head of Lewers & Cooke’s architectural department, Morris designed numerous houses in a wide variety of styles, and played a major role in popularizing the Hawaiian style of architecture through a number of Lewers & Cooke cottages using this style. As a result, the company was responsible for designing and supplying the materials for many of the middle class cottages constructed in the first half of the twentieth century which dot Honolulu’s landscape. Approximately a dozen dwellings designed by Morris are listed in the Hawaii Register of Historic Places. .

Earl Wakeman (1888-1970) worked as a general clerk for Lewers & Cooke. He was born in Pennsylvania and came to Hawaii during the early 1920s with the U.S. Army Quartermaster Corps, where he served as a clerk. Upon his discharge he remained in the Islands, securing a position with Lewers & Cooke. Mary Helen Wakeman (1893-1980) was born in Kansas and worked as a stenographer and assistant credit manager with Liberty House. The Wakeman’s acquired the parcel on which the house stands in September 1927. The couple took out an \$8,900 mortgage from Lewers & Cooke and had this house erected. They lived here until January 1940, when they sold the house to Albert and Ruth Cushnie, and moved to Kailua on the windward side of Oahu.

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9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1920-1941.

City and County Tax Office records.

State Bureau of Conveyances, Documents 51152, and 83556, and Transfer Certificates of Title 6325, 6336, and 8991,

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

Federal census for 1930 and 1940

McAlester, Virginia, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2013

"Minimal Traditional Architecture," *Antique Home*, 2010, viewed on February 1, 2017 at: <http://www.antiquehome.org/Architectural-Style/minimal-traditional.htm>

Hernandez-Navarro, Hansel, "Mid-Century Modern: 1945-1970," *Circa*, viewed on February 1, 2017 at: <http://circaoldhouses.com/mid-century-modern-1945-1970/>

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreeage 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: 21.313441

Longitude: -157.810877

1. Latitude:

Longitude:

2. Latitude:

Longitude:

3. Latitude:

Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐

NAD 1927

or

☐

NAD 1983

1. Zone:

Easting:

Northing:

2. Zone:

Easting:

Northing:

3. Zone:

Easting:

Northing:

4. Zone:

Easting :

Northing:

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

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The property being nominated includes all the property owned by the Frances C. Lum Trust in 2017 as described by Tax Map Key 2-9-030: 030.

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: January 10, 2017

Additional Documentation

Submit the following items with the completed form:

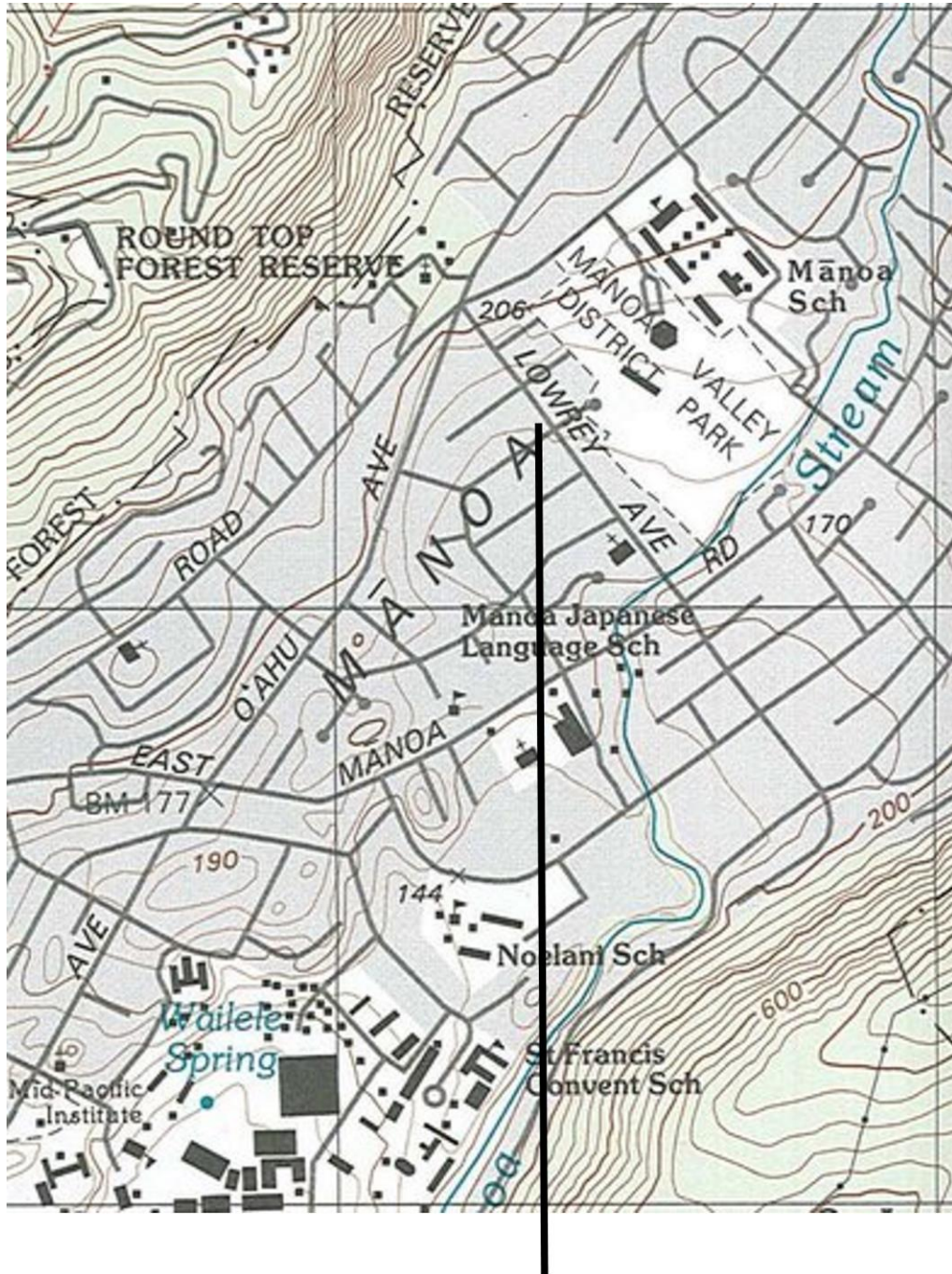
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** sketch of floor plan

- **Owner:** Frances C. Lum Trust
5404 Papai Street
Honolulu, Hawaii 96821

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

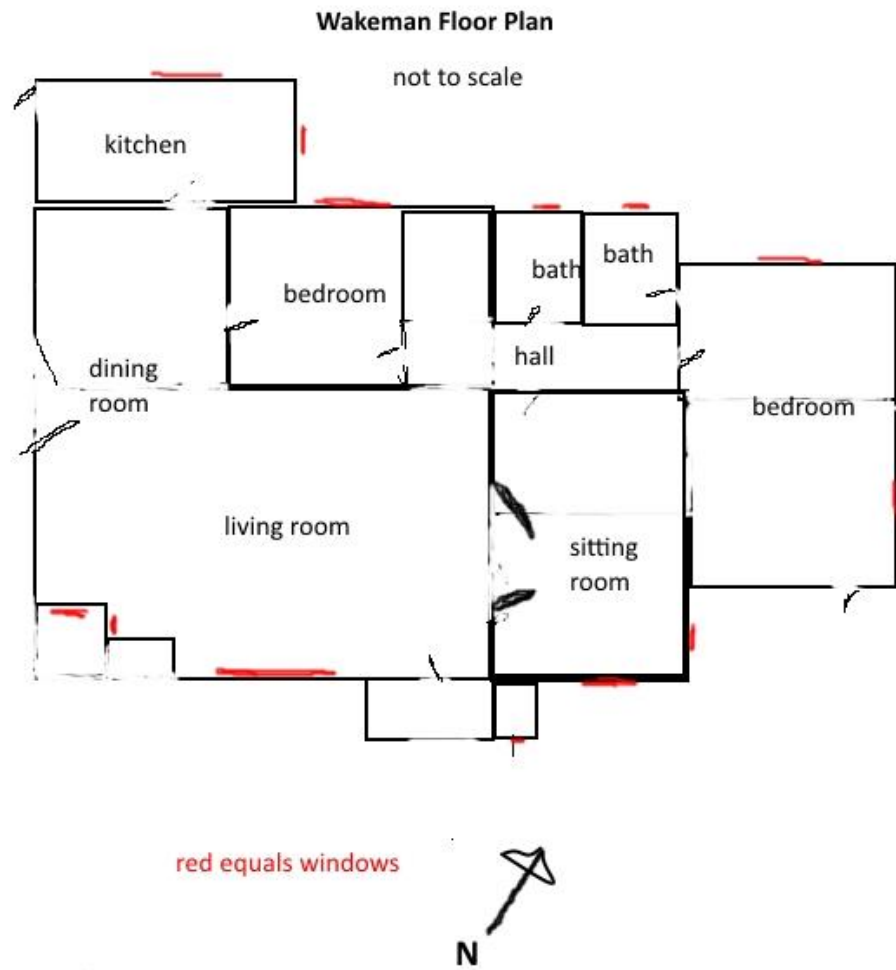


Wakeman Residence

TMK Map



Floor Plan



Plot Plan

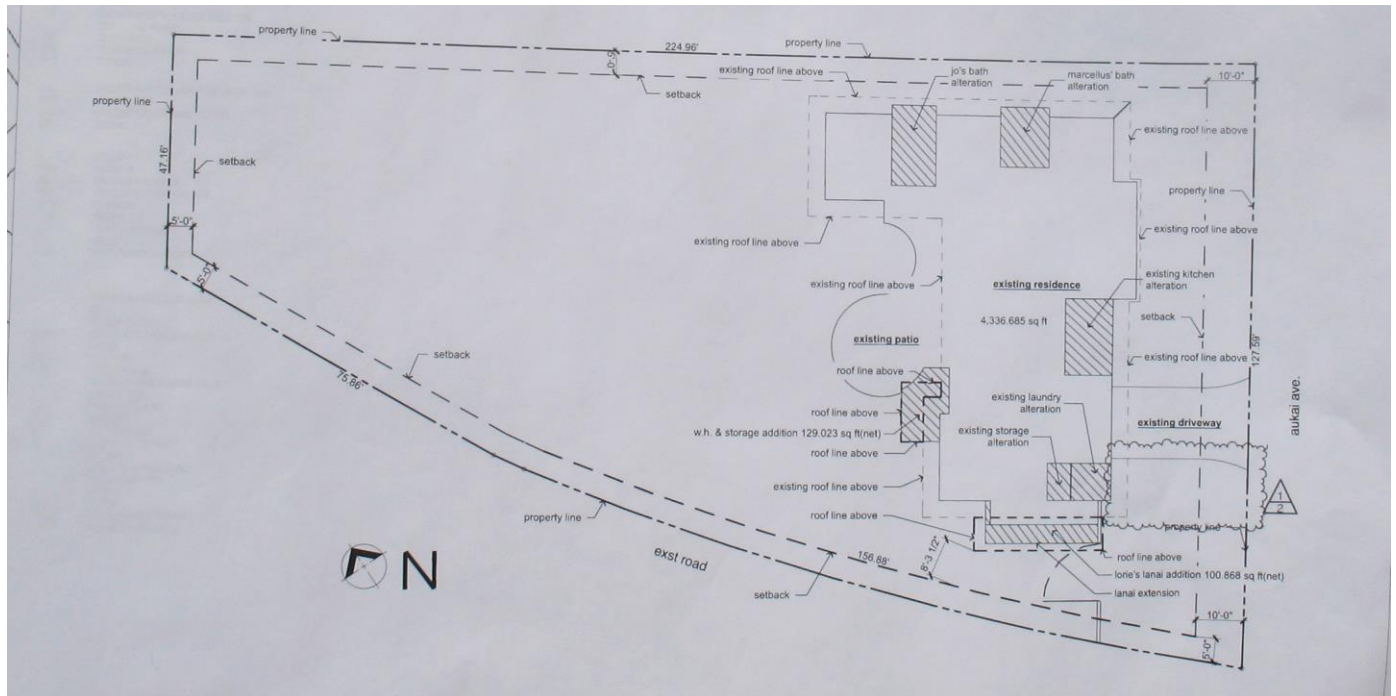


Photo Log

Name of Property: Earl and Mary Helen Wakeman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 1, 2016

View of house from the northeast

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Name of Property: Earl and Mary Helen Wakeman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 1, 2016

View of entry from the east

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Name of Property: Earl and Mary Helen Wakeman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 1, 2016

View of living room from the south

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Photo Log

Name of Property: Earl and Mary Helen Wakeman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 1, 2016

View of living room from sitting room from the north

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Name of Property: Earl and Mary Helen Wakeman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 1, 2016

View of entry door from the south

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Name of Property: Earl and Mary Helen Wakeman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 1, 2016

View of telephone niche from the east

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