

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: Malama Manor
 Other names/site number: Herbert and Lois Dunn Residence, TMK (1) 2-9-012:008
 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: 2501 Malama Place
 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 Not For Publication: Vicinity: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

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>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</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

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and Early 20th Century American Movements

Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____

Foundation: Stone

Walls: Wood

Roof: Metal, Aluminum; Wood, Shingle

Other: Lava Rock, Clapboard,

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

Malama Manor is located in Manoa Valley on the mauka (mountain side) of the Mid-Pacific Institute preparatory school and the University of Hawaii main campus within a residential neighborhood developed during the early twentieth century. The neighborhood has lost its integrity as a district due to new development during the mid to late-twentieth century and early twenty first century. Built in 1927, this single family dwelling is an exceptional example of American Craftsman architecture and maintains much of its integrity. It is a two-story wood-frame, side-gabled roof home constructed on top of a lava rock foundation. Throughout the interior and exterior of the home original details are prevalent, and include: six-over-one double hung windows and ten-light casement windows, prominent front dormer window with triangular knee braces and exposed rafter tails, maple floors, doors and glass door knobs. The fusion of American Craftsman architectural style with local Hawaiian materials has fused to create a unique early twentieth-century Hawaiian Craftsman architectural style.

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Narrative Description

Malama Manor is located within the Manoa Valley in a residential neighborhood on the mauka side (mountain side) of the Mid-Pacific Institute, one of Hawaii's oldest college preparatory private schools, and the University of Hawaii at Manoa. Many of the area's original residents were linked closely to the surrounding schools and the intellectual culture of Hawaii.

Malama Manor is a two-story, wood frame, single family dwelling with an attic, basement, and single-story side wing on its northwest side. It was designed in the American Craftsman style using native Hawaiian building materials, such as lava rock, found throughout local vernacular forms of architecture. The house was constructed in 1927. It sits on a 4, 932 square foot parcel of land, on the southeast corner of Parker and Malama Place (previously Malama Way). The eastern most property line is emphasized by a four foot tall lava rock wall. The parcel slopes along the southern edge of the property and allows for unobstructed views of Manoa Valley and the Honolulu city skyline.

The home's exterior elevations employ classic American Craftsman features such as simple 4" wide window and door trim, clapboard or board and batten siding, and a wood shingled roof. The front façade (northeast elevation) features a centrally located gabled dormer on the second floor. The dormer features: two pairs of six-over-one double hung wood windows; a rectangular vent within the eave; exposed rafter tails; clapboard siding; and three triangular knee braces (brackets), one located on either end of the dormer's roofline and one within its peak. The knee braces feature simple molding details and pyramid-shaped end caps. The first floor front façade is composed of a centrally located front entryway, which is emphasized by a barrel vaulted portico supported by two Tuscan columns. The portico is not original to the house. It was added in 1941 during a rehabilitation project that included the construction of the carport on the northeast side. The entry is flanked by a series of three windows composed of a six-over-one wooden double-hung window with a ten-light casement window on either side. The single-story wing on the northwest side of the house also features three ten-light casement windows.

The northwest elevation also has brackets that match those within the dormer on the front elevation. The brackets are located on either end of the roofline and at the roof's peak. The bracket at the peak is flanked on either side by rectangular vents. Additionally, the northwest elevation features a symmetrical fenestration pattern. The second floor consists of two six-light casement windows that flank the one-story side wing below as well as a pair of 18-light french doors that open on to a lanai located on the roof of the side wing. The french doors and lanai are not original to the house. They were added during a 2007 rehabilitation project. The french doors replaced two original six-over-one double hung windows. The first floor consists of three pairs of ten-light double casement windows centered along the northwest façade of the side wing and two six-over-one double hung windows, flanking either side of the side wing.

The southwest (rear) elevation features a centrally located shed dormer on the second floor with an elliptical half moon window above two pairs of six-light double casement windows. The moon window and double casement windows are flanked by ten-light double casement windows.

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The fenestration pattern along the first floor includes two six-over-one double hung windows on either side of the façade with two single light casement windows within the center. All six windows are evenly spaced across the elevation. A single light door is located at the southeastern most corner of the elevation, off of the kitchen, which leads onto a lanai added to the house in 2007. An exterior stair leads from the lanai down to the basement level and backyard. Because of the southern slope to the parcel, the basement level of the house is accessible from the southwest and southeast elevations. The northeast and northwest basement walls are lava rock masonry while the southeast and southwest walls are board and batten. The southwest basement elevation consists of an irregular fenestration pattern of a two-light sliding window and a single light door that leads out onto the backyard.

The second floor of the southeast elevation mirrors the second floor of the northwest elevation. The roof peak and the ends of each side of the roof are emphasized by brackets. Two rectangular vents flank the bracket at the roof's peak. The second floor fenestration pattern is symmetrical and consists of two six light casement windows, one on either side of two centrally located six-over-one double hung windows. The first floor has an irregular fenestration pattern. A pair of six-over-one double hung windows are located slightly off the center of the elevation followed by a second pair of six-over-one double hung windows located at the southeast/northwest corner. The lanai, added in 2007, wraps around to the middle of the southeast elevation and doubles as the roof to the carport below. The basement level elevation also has an irregular fenestration pattern consisting of a two-light sliding window and two solid wood doors that lead into the basement. There are four square columns that support the lanai addition above.

The first floor of the home's interior consists of a living room, dining room, sun room, music room, and kitchen. Maple hardwood floors are located throughout each space. Built-in book cases frame the entryway to the music room. Decorative archways lead off of the main entry into the dining room and off of the living room into the hallway. The kitchen showcases a built-in china cabinet with original wood counter top. Simple four inch wide molding around the ceilings, doorways, windows, and baseboards carry the Craftsman style details throughout the interior of the home. A chandelier in the living room and a ceiling lamp in the hallway, both original light fixtures, give prominence to the two main entryways into the main living areas of the house. Canec ceiling are found throughout all of the first floor interior spaces.

The second floor includes a master bedroom, guest bedroom, study, two full bathrooms, and three walk-in closets. Painted wood paneled bead-board along the walls and ceilings bring natural warmth to the second floor rooms. The bead-board continues into all three of the walk-in closets. At the head of the stairs and the entrance to the main bedroom are original light fixtures that tie in the American Craftsman theme throughout the house

The basement consists of a finished ohana unit (in-law sweet/bedroom and bath), and unfinished laundry room and storage area. The finished portions of the basement have tong and groove wood paneling. The unfinished portions of the basement leave the laval rock foundation and poured concrete piers exposed.

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The home is in exceptional condition. The property's owners have consistently rehabilitated the house in 1941 and 2005 while making complimentary additions in 2007. The home maintains its integrity of design, location, setting, materials, workmanship, feeling, and association.

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7. 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

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1927-1941

Significant Dates

1927

1941

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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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.)

Malama Manor is significant under Criterion C, for architecture. The design of the house is emblematic of the early 20th century, American Craftsman style. The use of local materials such as lava rock and canec ceilings give the Craftsman style home a distinctively unique Hawaiian design.

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

Craftsman Style

The American Craftsman style was the predominant style for smaller houses built between 1905 and the early 1920's (McAlester pg. 454). The style developed its roots in southern California, but quickly spread throughout the country by pattern books and magazines. On the main land (the continental United States), the style began to lose popularity by the middle of the 1920's. However, in Hawaii, the style was still going strong until the early 1930's.

The Craftsman style was inspired by two Californian brothers, Charles Summer Greene and Henry Mather Greene. They practiced architecture in Pasadena from 1893-1914 (McAlester pg. 454). They developed the Craftsman style bungalow by 1903. The homes were influenced by the English Arts and Crafts movement and were inspired by oriental wooden architecture. Typical Craftsman style details include low-pitched gabled roofs, with wide overhangs, exposed roof rafters, decorative false beams and porches.

Hawaiian Craftsman Architecture

The Craftsman style was thought to be well-suited for Hawaii because of its emphasis on natural materials, compatibility with nature, and harmony with the landscape. Some of the most intact examples of Craftsman homes in Hawaii were built by Portuguese immigrants along Punchbowl, on Oahu. The Machado Homestead is comprised of three Craftsman style homes, constructed by Joseph and Virginia Machado from 1922-1930. The homes are built on partial or full lava rock foundations, tongue and groove vertical board, paired one-over-one double-hung windows and combination hipped and gabled roofs (Machado Residence NRN).

Malama Manor

The College Hills tract, on which Malama Manor lies, was named after Oahu College (now Punahou School), on the west side of Manoa Valley. This tract was first offered for sale in 1899. Soon after, in 1927, Malama Manor was built on the eastern side of the valley. While the oldest deed shows that the first owner of Malama Manor was Herbert Dunn, records from the

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University of Hawaii Quarterly Bulletin reveal that the house was rented to the University of Hawaii personnel through the course of Dunn's ownership. Herbert Dunn moved to Hawaii as a high school teacher in Hilo in 1927. He then became a certified public accountant and tax specialist at Cameron & Johnstone in 1929. In 1946 he was elected president of the Hawaii Chapter of the Aloha Shriners Association. He passed away in 1986 at the Arcadia Retirement Residence at 1434 Puahou Street on the east side of Manoa Valley.

During the course of Dunn's ownership of Malama Manor from 1927 to 1941, he rented the property out to several personnel at the University of Hawaii at Manoa (established in 1907). From 1930-1931, Walter Carter, a scholar of Entomology resided in Malama Manor while working at the university. Carter had received his Bachelor of Science from the University of Montana and Master of Science in 1923 from the University of Minnesota. He completed his PhD in 1928 at the University of Minnesota before moving to Hawaii.

In 1941, Dunn sold the house to John E. Lewis and his wife, Gloria May. Eleven years later in 1952, Lewis sold the property to Crockett Bonham Broderick and his wife, Edith Foulds. Broderick, also known as "Speed", was a World War II veteran, and had four children. He was a transportation corps officer and in 1951 became the manager in the tractor department of Honolulu. Edith Foulds was a registered nurse for Queen's Hospital and Palama Settlement. She was born in Mount Sorrel Leistershire, England and passed away at the age of 91 in 1997.

During the period of Broderick ownership, it is speculated that the "Malama Manor" moniker came into prominence. A wooden sign with "Malama Manor" inscribed currently hangs above the front door of the house and presumably has been there for several decades. When selling the house, Edith Broderick elicited a promise from the next owners to keep the sign in place.

The Edith Foulds Broderick Trust sold the property to internationally acclaimed Japanese author Haruki Murakami and wife, Yoko (HAL Hawaii Inc) in 2005. Haruki and Yoko restored Malama Manor soon after purchasing it, keeping with the Hawaiian Craftsman style. During his time at Malama Manor, Haruki Murakami was a visiting professor at the University of Hawaii's Department of East Asian Languages and Literatures. He also received an honorary doctorate from the university in 2012. Additionally, two of Murakami's latest novels were published during this time, 1Q84, in 2009, and Colorless Tsukuru Tazaki and His Years of Pilgrimage, in 2013. HAL Hawaii Inc sold Malama Manor to the current owners, Eamon H. Jordan and Dr, Sarah E. Hutchinson, in 2014.

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8. Major Bibliographical References

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

Bouslog, Charles, et al. (1993), Manoa, The Story of a Valley, Honolu: Mutual Publishing Co.

McAlester, V. & McAlester, A.L. (1984). A Field Guide to American Houses. New York: Knopf.

Harris, Cyril M. (1983). Illustrated Dictionary of Historic Architecture. New York:McGraw-Hill.

Hawaii State Bureau of Conveyances

Hawaii State Tax Map Office

National Register of Historic Places, Machado Residence, Honolulu, Honolulu, Hawaii, SHPD Historic # 80-14-9797

University of Hawaii Manoa Archives, Hamilton Library

Previous documentation on file (NPS):

N/A preliminary determination of individual listing (36 CFR 67) has been requested

N/A previously listed in the National Register

N/A previously determined eligible by the National Register

N/A designated a National Historic Landmark

N/A recorded by Historic American Buildings Survey # _____

N/A recorded by Historic American Engineering Record # _____

N/A 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): N/A

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9. Geographical Data

Acreage of Property .1132

TMK (1) 2-9-012:008
Zone 2, Section 9, Plat 12, Lot 8

College Hills Tract Lot 1-H-1

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

- | | |
|---------------------------|--------------------------|
| 1. Latitude: 21°18'19.97" | Longitude: 157°48'55.88" |
| 2. Latitude: N/A | Longitude: N/A |
| 3. Latitude: N/A | Longitude: N/A |
| 4. Latitude: N/A | Longitude: N/A |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|--------------|---------------|
| 1. Zone: N/A | Easting: N/A | Northing: N/A |
| 2. Zone: N/A | Easting: N/A | Northing: N/A |
| 3. Zone: N/A | Easting: N/A | Northing: N/A |
| Zone: N/A | Easting: N/A | Northing: N/A |

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

The site boundary is 1-H-1 of lot 8 in plat 12 of College Hills tract is on the southeast corner of Malama Place and Parker Place.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the historic site is the legal property boundary of the parcel.

10. Form Prepared By

name/title: Eamon H. Jordan
organization: N/A
street & number: 2501 Malama Place
city or town: Honolulu state: Hawaii zip code: 96822
e-mail: eamon.jordan@resurgo.net
telephone: 808-381-0960
date: 13, November, 2014

name/title: Jessica Puff
organization: Hawaii State Historic Preservation Division
street & number: 601 Kamokila Blvd.
city or town: Kapolei state: Hawaii zip code: 96707
e-mail: Jessica.l.puff@hawaii.gov
telephone: 808-692-8023
date: June 1, 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.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Malama Manor

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Eamon Jordan

Date Photographed: 11, November, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 7. Intersection of Parker and Malama Place. Looking southeast at the northeast and northwest facades. HI_Honolulu_Malama Manor_0001.tif

2 of 7. Northeast and southeast elevations. Looking northwest. HI_Honolulu_Malama Manor_0002.tif

3 of 7. Northeast elevation (front façade). Looking northwest. HI_Honolulu_Malama Manor_0003.tif

4 of 7. Northeast and southeast elevations. Looking northwest. HI_Honolulu_Malama Manor_0004.tif

5 of 7. Interior entryway. Looking south. HI_Honolulu_Malama Manor_0005.tif

6 of 7. Second floor rear dormer. Looking south. HI_Honolulu_Malama Manor_0006.tif

7 of 7. First floor, kitchen. Looking south. HI_Honolulu_Malama Manor_0007.tif

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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.

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1 of 7. Intersection of Parker and Malama Place. Looking southeast at the northeast and northwest facades. HI_Honolulu_Malama Manor_0001.tif

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2 of 7. Northeast and southeast elevations. Looking northwest. HI_Honolulu_Malama Manor_0002.tif

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3 of 7. Northeast elevation (front façade). Looking northwest. HI_Honolulu_Malama Manor_0003.tif

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4 of 7. Northeast and southeast elevations. Looking northwest. HI_Honolulu_Malama Manor_0004.tif

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5 of 7. Interior entryway. Looking south. HI_Honolulu_Malama Manor_0005.tif

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6 of 7. Second floor rear dormer. Looking south. HI_Honolulu_Malama Manor_0006.tif

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7 of 7. First floor, kitchen. Looking south. HI_Honolulu_Malama Manor_0007.tif