

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: Cooper Apartments

Other names/site number: Seaside Apartments

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: 413 Seaside Avenue

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide **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> | |

Cooper Apartment Building
Name of Property

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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 None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

Current Functions

(Enter categories from instructions.)

Vacant

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement

Hawaii Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: concrete masonry unit walls, tile roof, concrete slab 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 Cooper Apartments front on Seaside Avenue in Waikiki, between Kuhio Avenue and the Ala Wai. It faces west and sits on a flat, 4,144 square foot lot, and surrounded by a variety of low and high rise buildings. It is a two-story, L-shaped building featuring an enclosed courtyard at its northwest corner. The building is constructed of 4" x 16" cmu block, sits on a concrete slab foundation, and has a hipped roof with closed, overhanging eaves. The roof retains its original, flat, concrete tile cladding. The former ten unit apartment building is currently vacant, but is in the process of being rehabilitated for restaurant use. During the past thirty years it had been converted to retail purposes. The building has 1,746 square feet on each of its two floors. It remains in good condition and retains its integrity of location, design, materials, craftsmanship, feeling and association.

Narrative Description

The Cooper Apartment Building is currently undergoing rehabilitation with the owner intending to utilize the federal historic preservation tax credit.

The L-shaped building is comprised of two, 24'-6" wide, wings, with the longer running perpendicular to Seaside Avenue and the shorter parallel. The property, and in turn the building, is

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entered from Seaside Avenue, via a moongate with a metal gate. The moongate is 7'-10" in diameter, and 4'-9" wide at its base. The moongate opens on an enclosed courtyard. The rectangular, approximately 22'-9" x 46'-9", courtyard retains its original, irregularly shaped, cast concrete pavers and is enclosed by a 5' high concrete block wall. The paving pattern was conceived prior to installation and each paver is numbered to facilitate correct placement. The *mauka* (mountain facing) wall of the courtyard features a fireplace for outdoor cooking. This is incorporated in the wall and at its base measures 36.5" x 74.5" and stands approximately 8' high, terminating with a stepped chimney and its round arched chimney cap. On the Seaside Avenue side the courtyard wall steps upward, in a scalloped manner, towards the building. It follows the ascent of a straight-run set of seventeen steps which provides access to the building's second story from the courtyard. The moongate is under the steps, as are two closets, one on either side of the moongate. The larger, *mauka* closet has a door made of 2" x 2" vertical slats, while the other has a single panel door. A mature coconut palm stands in the *mauka*-Seaside Avenue corner of the courtyard.

The building follows the same footprint on both the first and second stories. The sides fronting on the courtyard are distinguished by first and second story, walkway/lanai which overlook the courtyard. These are 5'-9" wide with concrete floors and ceilings. The longer side runs 53'-2" to the intersection of the other, which runs 16'-2". The latter terminates on its *mauka* end with a set of concrete steps that leads down to the courtyard. The concrete dogleg steps descend eleven steps to a landing and then another five to the courtyard. At ground level the steps are enclosed on the *mauka* and courtyard sides by a concrete block wall, with the blocks laid in a perforated pattern to form masonry screens. Five, rectangular concrete block columns with reinforcing rebar running inside, plus the structure of the vertical circulation help support the second floor lanai/walkway. On the second floor a decorative, 2'-8" high, wrought iron railing, adorned by art deco swags, runs between 21" wide wrought iron columns whose foliate pattern entwines towards the ceiling. The railing also encircles the *mauka* stairwell.

Originally there were five studio apartments on each floor of the building, but all the original interior walls and ceilings have been removed. The original scored concrete floor on the first floor still remains. It features an 18" x 20" rectangular scoring pattern. Much of the original wood second floor and its structural bracing and joists will remain as well, although some deteriorated sections were replaced with plywood. The roof structure on the second floor with its king post truss structure also remains intact and most likely will remain exposed upon completion of the renovation.

The original fenestration with its canted concrete block sills, remains intact, although some of the window openings, on secondary elevations, have been in-filled with modern cmu or glass block. The walls fronting on the walkway/lanai retain most all their historic wood windows and several of their doors. On the first story two sets of three sliding windows, each with three panes, are in the long wall, as well as one 1 x 1 double hung sash window with obscure glass. The latter served as a bathroom window. Originally three doors were in this wall, but now there are only two, neither of which hold their original door. In the short wall an original door with its fretwork top panel, which was originally simply enclosed with screening, remains, and there is an opening for a set of sliding windows, but presently nothing fills the space.. An original 1 x 1 double hung sash window with obscure glass still remains in the rear wall, and a set of four sliding windows, each with three panes is still extant in the *makai* wall. On the second story, the long wall facing the lanai/walkway is similar to downstairs, except the third doorway still remains, and contains its original door. In addition, on

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the Seaside Avenue wall a set of three sliding windows, each with three panes, overlooks the street, while a set of four similarly designed sliding windows is in the *makai* wall, as is a 1 x 1 double hung sash window with obscure glass. In the short wall a doorway, bereft of its original door, remains, as does a 1 x 1 double hung sash window with obscure glass in both the front and rear walls. The *mauka* end of the *mauka-makai* running wing has been fitted with restrooms on both floors. On the ground floor, the Seaside Avenue apartment's street facing wall had previously been modified for retail reasons by the inclusion of a hinged door adjoining an opening enclosed by bi-fold doors. These still remain.

The Cooper Apartment Building retains much of its character defining features and thus its integrity. This includes its original exterior fabric from foundation to roof, its original fenestration and most of its historic windows as well two of its doors. Such important design features as the moongate, second floor railing and metal posts, and the enclosed courtyard with its original paving, also remain intact, further conveying the historic design and feel of the building. Thus, although the interior no longer retains its original apartment use or configuration, and several window openings not facing the street or courtyard have been in-filled, sufficient overall integrity remains to allow the historic character of the building to be readily recognizable.

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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

1938

Significant Dates

1938

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

architect: Dahl & Conrad
builder: Francis Cooper

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 Cooper Apartment Building is significant on the local level under criterion C, as a good example of a masonry apartment building constructed in Waikiki in the 1930s in a tropical modern style. The building is typical of its period in its design, materials, workmanship and methods of construction.

As is noted in the above section, “significant dates,” 1938 is the year of construction.

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

Modern style architecture emerged in the United States during the 1930s. Rejecting traditional ornamentation, it looked to the modern machine age and industrial design for inspiration. In part, it reflected the austere economic climate by removing much unnecessary ornament, focusing on simple lines and a very clean look, smooth wall surfaces, an emphasis on horizontality, flat roofs, horizontal bands of windows often set flush with wall surfaces, and the use of new materials, such as glass block, chrome, vitrolite or Carrera glass, stainless steel, and neon signage. It embodied a sense of the new technological age and a hope for a better future.

In Hawaii, the modern style gained popularity during the late 1930s. The growing awareness of the style may be noted by an exhibition on modern architecture held at the Honolulu Academy of Arts in August 1937, and a special section of the February 12, 1938 *Honolulu Star-Bulletin* which was devoted to the topic. Connie Conrad of Dahl & Conrad provided an article for that section, praising the "elusive quality of clean cut lines and large plain surfaces," usually painted white, and the "free flow of line and mass, instilling restfulness and freedom which is essential to a semi tropical condition." In the same issue Ray Morris persuasively argued for why a low pitched hipped roof with overhangs was more appropriate to meet Hawaii's climatic conditions than the characteristic flat roof of the modern style.

The Cooper Apartment Building is a good example of the modern style applied to an apartment building in Waikiki during the late 1930s. Its white masonry walls, low pitched hipped roof with overhanging eaves, large sliding windows with horizontal panes, and modest art deco-Asian decorative elements well bespeak the style, as does its stepped scalloped front wall and the courtyard fireplace's chimney and chimney cap. The presence of open air living spaces as presented by the paved courtyard and the first and second story lanai/walkway, emphasize the pleasure of living in Hawaii's climate, and the large window openings would have allowed for trade winds to circulate within the original dwelling units. The presence of the moongate and the fretwork in the apartment doors remind people of Hawaii's multi-cultural society, which the Pan-Pacific Movement celebrated by proclaiming the Islands to be the "Crossroads of the Pacific," where East and West met in harmony.

The Cooper Apartment Building, in addition to its style, is significant as a good example of a typical apartment building constructed in Waikiki during the 1930s. During the 1930s apartments were primarily located in Waikiki, where they accommodated budget-conscious visitors as well as the more transient residential population. These walk-up apartments were frequently of masonry construction, although frame structures also were built, and most were two stories in height, with some going to a third story. Dahl & Conrad, as well as Claude Stiehl, designed many of these apartments, although others, most notably Roy Kelley, also received such commissions. Less than two dozen such apartments now remain in Waikiki, and only one, the Smith Apartments is listed in either the Hawaii or National Registers of Historic Places. The Cooper Apartments has been considered the best surviving example of a pre-war garden court apartment in Waikiki.¹

¹ Don Hibbard, *Buildings of Hawaii* (Charlottesville, Virginia: University of Virginia Press, 2011), 161.

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The building was designed by the Honolulu architectural firm of Dahl & Conrad. The firm's senior partner, Bjarne Dahl, was a graduate in 1918 of the Chicago Technical School, and worked for California architect Julia Morgan for five years. He came to Hawaii in 1926 as the supervising architect for her YWCA on Richards Street. Upon completion of the job, Dahl turned down a partnership with Morgan and decided to make Hawaii his home. After working for two years with C. W. Dickey and then for the Territorial Department of Public Works for seven years, designing many of the buildings at Kalaupapa, he opened an office in 1935. In 1936 he formed a partnership with Conrad "Connie" Conrad. Born in Minnesota and graduating in architecture from the University of Southern California, Conrad had arrived in Hawaii in 1934. On December 31, 1941, following the bombing of Pearl Harbor, the firm dissolved. Dahl joined the U.S. Army Corps of Engineers and then returned to California in 1944. Conrad went to work at Security Diamond, which his father had founded in 1937. He operated and expanded this family business, which he sold in 1979. Over the course of their five year partnership, Dahl and Conrad worked almost exclusively in a regional offshoot of modernism, designing a number of apartments and residences as well as commercial buildings. They were the most prolific, pre-war modern design firm in the Islands and handled many of the walk-up apartment projects constructed in Waikiki prior to World War II. The firm's Topping residence (1938) garnered much critical acclaim.

The building was owned and constructed by Francis Cooper. Cooper was the owner of Hawaiian Transportation & Rock Products Company, the firm which manufactured the 4" x 16" hollow concrete blocks used in the construction of the building. The blocks were made with crushed lava rock aggregate. In addition, the company produced the water proof concrete tile roof.

Cooper Apartment Building
Name of Property

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9. Major Bibliographical References

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

City and County Tax Office records.

Hibbard, Don. *Buildings of Hawaii*. Charlottesville, Virginia: University of Virginia Press, 2011.

Honolulu Advertiser, September 5, 1937, page 8.

Honolulu Advertiser, June 5, 1938, page 11.

Honolulu Star Bulletin, February 12, 1938, special section, "Grow with Honolulu, Invest in a Home."

Polk's City Directories for Honolulu, 1937-1940.

Sakamoto, Dean, with Karla Britton and Diana Murphy. *Hawaiian Modern, the Architecture of Vladimir Ossipoff*. New Haven: Honolulu Academy of Arts in association with Yale University Press, 2007.

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

Acreege 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: 21.280500

Longitude: -157.826575

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 Cooper enterprises Inc in 2017 as described by Tax Map Key 2-6-021: 056.

Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Fung Associates

organization: _____

street & number: 1833 Kalakaua Avenue, Suite 1008

city or town: Honolulu state: Hawaii zip code: 96815

e-mail: projects@funghawaii.com

telephone: (808)-941-3000

date: October 31, 2016

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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:** Cooper Enterprises Inc
Attn. Mark Smith
300 Wai Nani Way, #2002
Honolulu, HI 96815

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Cooper Apartments

City or Vicinity: Honolulu – Waikiki Area

County: Honolulu **State:** Hawaii

Photographers: Don Hibbard, Alison Chiu

Date Photographed: 10/25/2016

Description of Photograph(s) and number:

- 1 of 12. View of the building from parking lot across street; view facing south.
- 2 of 12. View of the façade; view facing northeast.
- 3 of 12. View of the moongate, facing northwest.
- 4 of 12. View of east end of plan north elevation with second floor lanai/walkway; viewed from neighboring apartments that adjoin the property, facing west.
- 5 of 12. View of west end of plan north elevation with entry configuration and second floor lanai/walkway; viewed from neighboring apartments that adjoin the property, facing west.
- 6 of 12. View of courtyard plan east elevation with second floor lanai/walkway; view facing southeast.
- 7 of 12. View of the second story lanai/walkway, facing northwest.

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- 8 of 12. View of the sliding windows fronting the second floor lanai/walkway, facing southeast.
- 9 of 12. Original door, viewed at second floor, facing northwest.
- 10 of 12. East courtyard stairway, viewed from the second floor facing northeast.
- 11 of 12. View of the rear elevation, facing west.
- 12 of 12. Overview of courtyard with original cooking pit at plan north perimeter wall; view facing north.

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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Maps:

Oahu Island map courtesy of Google Maps (October 28, 2016)



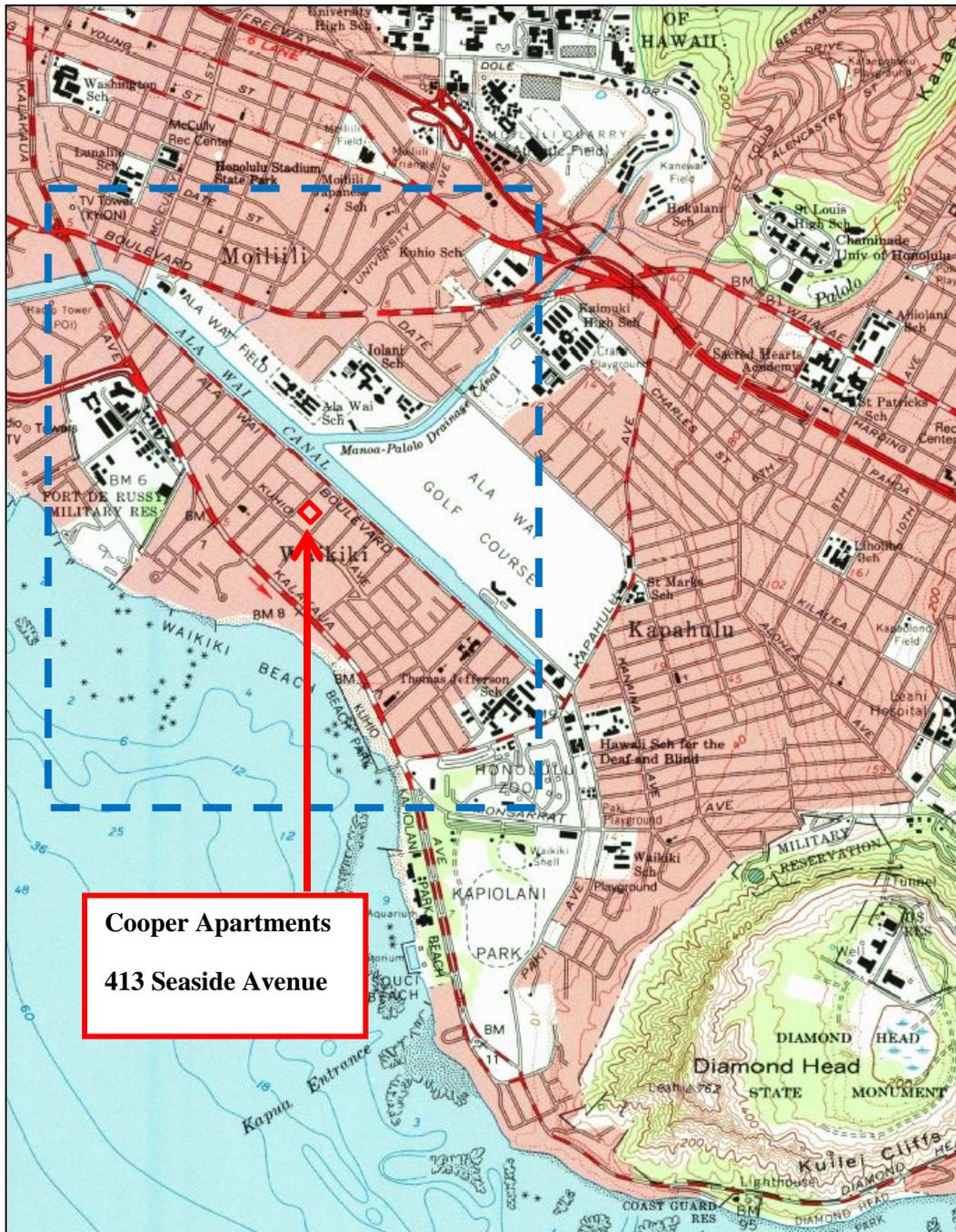
Cooper Apartments
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Maps:

Waikiki-Ala Wai area map courtesy of USGS Maps (October 28, 2016)

Note: See following page for enlarged map of the area shown with blue dotted line



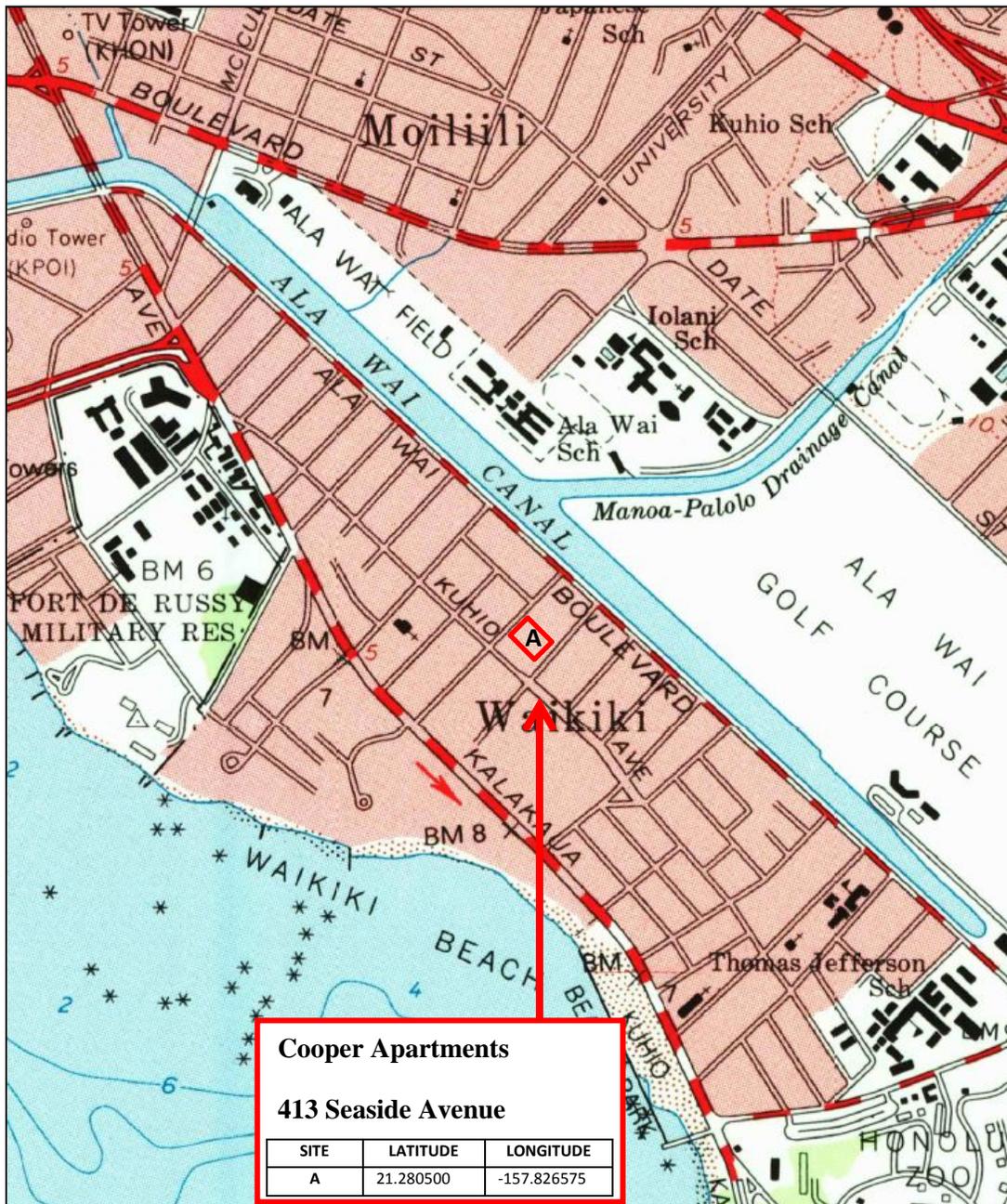
Cooper Apartments
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Maps:

Enlarged map courtesy of USGS Maps (October 28, 2016)

Note: Tax Map Key (TMK) boundaries of property are outlined in red



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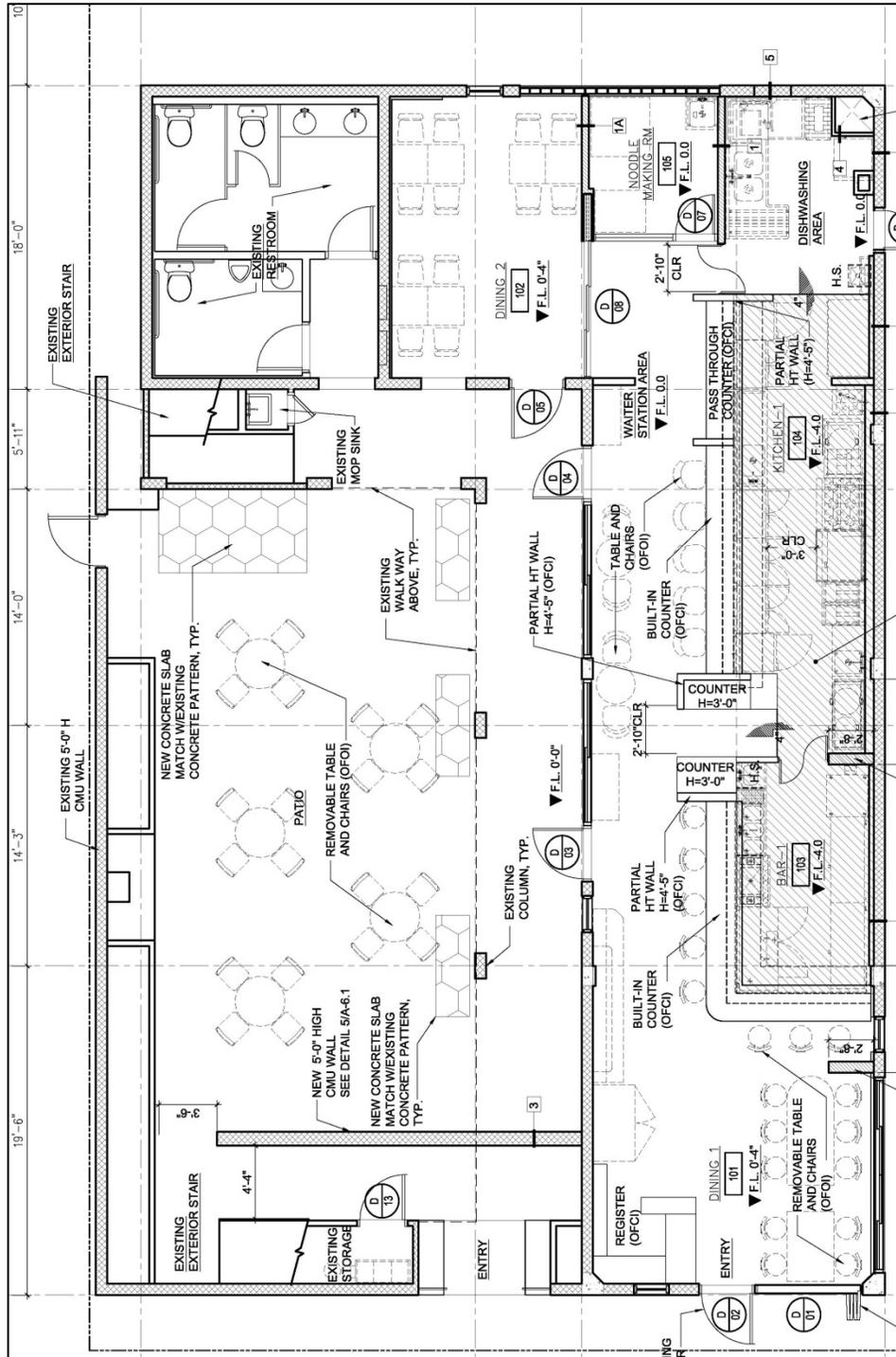
Maps:
Aerial street map courtesy of Google Maps (October 28, 2016)



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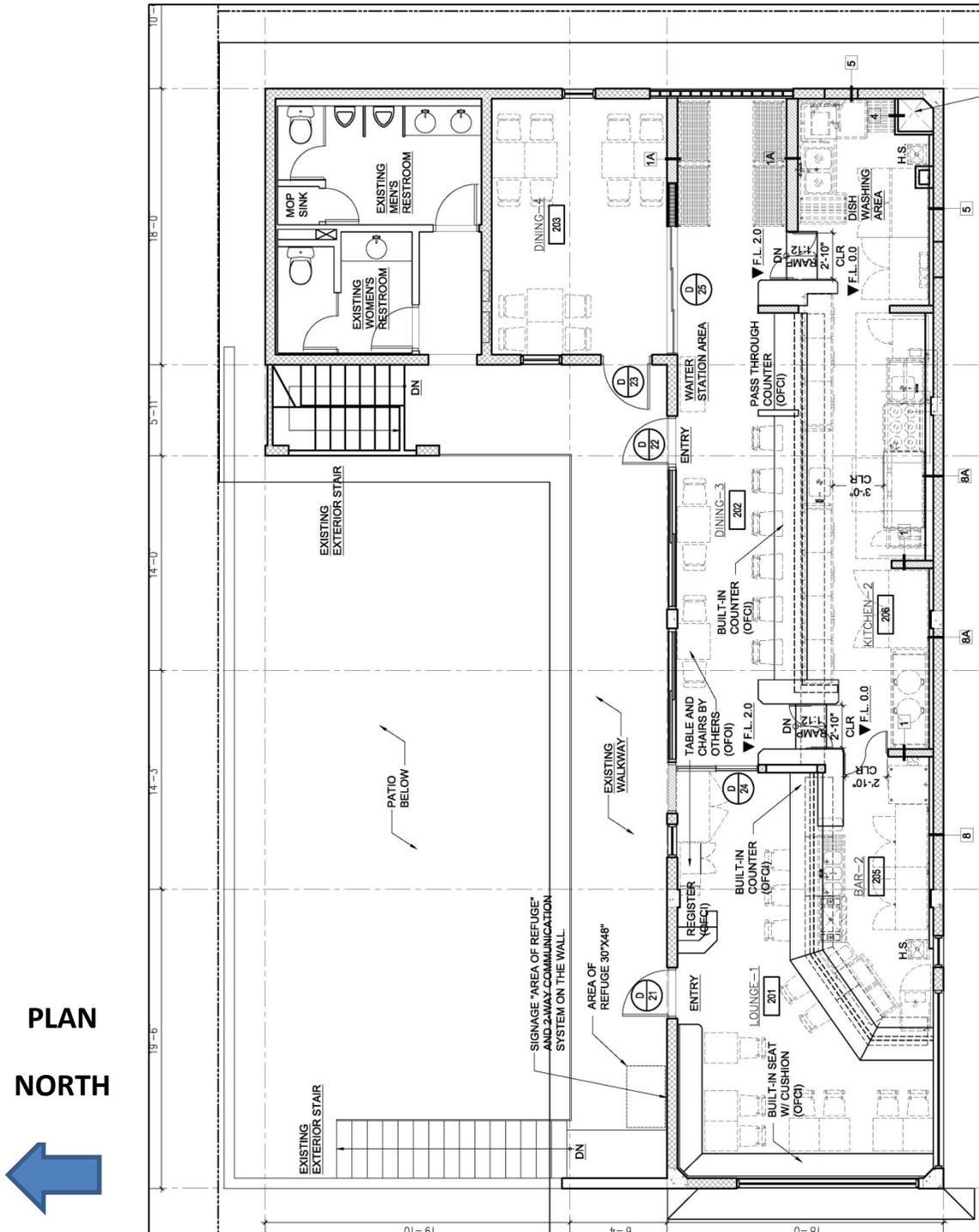
Maps:
First Floor Site Map courtesy of owner (October 28, 2016)



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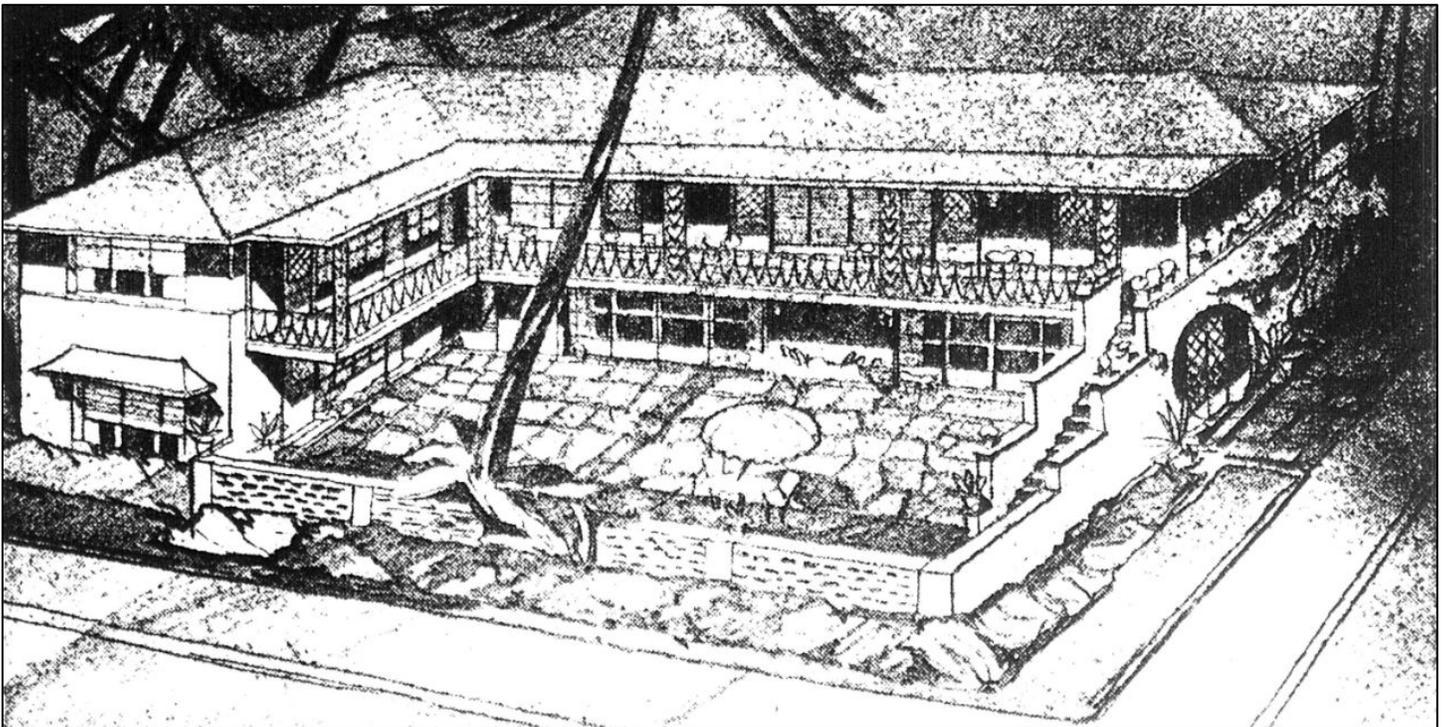
Maps:
Second Floor Site Map courtesy of owner (October 28, 2016)



Cooper Apartments
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Images:
Original Rendering courtesy of Honolulu Star-Advertiser (September 05, 1937)



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Photographs:

Name of Property: Cooper Apartments

City or Vicinity: Honolulu - Waikiki

County: Oahu **State:** Hawaii

Photographer: Don Hibbard

Date Photographed: October 25, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: View of the building from parking lot across street; view facing south.

1 of 12.



Cooper Apartments
Name of Property

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Name of Property: Cooper Apartments

City or Vicinity: Honolulu - Waikiki

County: Oahu **State:** Hawaii

Photographer: Don Hibbard

Date Photographed: October 25, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: View of the façade, view facing northeast.

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Cooper Apartments
Name of Property

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Name of Property: Cooper Apartments

City or Vicinity: Honolulu - Waikiki

County: Oahu **State:** Hawaii

Photographer: Don Hibbard

Date Photographed: October 25, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: View of the moongate, facing northwest.

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Cooper Apartments

Name of Property

Honolulu, Oahu, Hawaii

County and State

Name of Property: Cooper Apartments

City or Vicinity: Honolulu - Waikiki

County: Oahu

State: Hawaii

Photographer: Alison Chiu

Date Photographed: October 25, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: View of east end of plan north elevation with second floor lanai/walkway; viewed from neighboring apartments that adjoin the property, facing west.

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Cooper Apartments

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Name of Property: Cooper Apartments

City or Vicinity: Honolulu - Waikiki

County: Oahu

State: Hawaii

Photographer: Alison Chiu

Date Photographed: October 25, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: View of west end of plan north elevation with entry configuration and second floor lanai/walkway; viewed from neighboring apartments that adjoin the property, facing west.

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Name of Property: Cooper Apartments

City or Vicinity: Honolulu - Waikiki

County: Oahu **State:** Hawaii

Photographer: Alison Chiu

Date Photographed: October 25, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: View of courtyard plan east elevation with second floor lanai/walkway; view facing southeast.

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Name of Property: Cooper Apartments

City or Vicinity: Honolulu - Waikiki

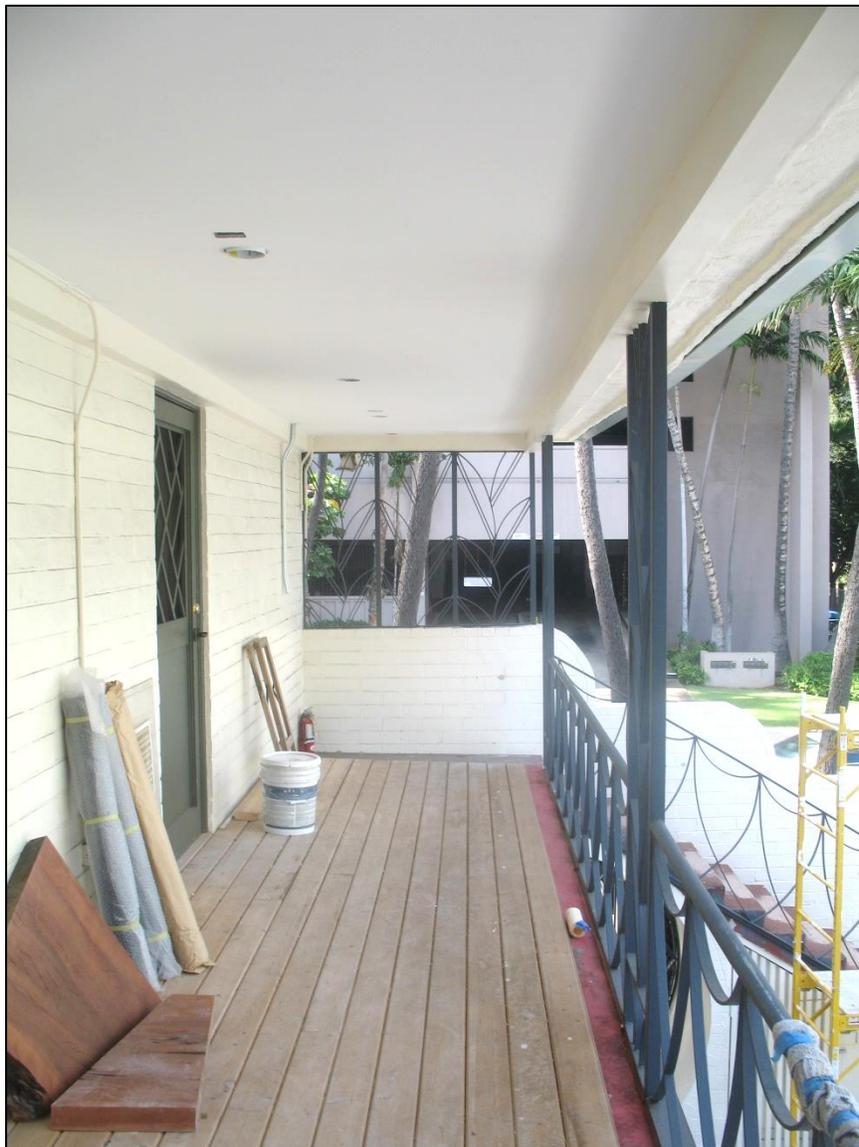
County: Oahu **State:** Hawaii

Photographer: Don Hibbard

Date Photographed: October 25, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: View of the second story lanai/walkway, facing northwest.

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Cooper Apartments
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Name of Property: Cooper Apartments

City or Vicinity: Honolulu - Waikiki

County: Oahu **State:** Hawaii

Photographer: Don Hibbard

Date Photographed: October 25, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: View of the sliding windows fronting the second floor lanai/walkway, facing southeast.

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Name of Property: Cooper Apartments

City or Vicinity: Honolulu - Waikiki

County: Oahu

State: Hawaii

Photographer: Alison Chiu

Date Photographed: October 25, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: Original door, viewed at second floor, facing northwest.

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Cooper Apartments
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Name of Property: Cooper Apartments

City or Vicinity: Honolulu - Waikiki

County: Oahu **State:** Hawaii

Photographer: Alison Chiu

Date Photographed: October 25, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: East courtyard stairway, viewed from the second floor facing northeast.

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Cooper Apartments
Name of Property

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Name of Property: Cooper Apartments

City or Vicinity: Honolulu - Waikiki

County: Oahu **State:** Hawaii

Photographer: Don Hibbard

Date Photographed: October 25, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: View of the rear elevation, facing west.

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Cooper Apartments
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Name of Property: Cooper Apartments

City or Vicinity: Honolulu - Waikiki

County: Oahu **State:** Hawaii

Photographer: Alison Chiu

Date Photographed: October 25, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera: Overview of courtyard with original cooking pit at plan north perimeter wall; view facing north.

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