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. Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

1. Name of Property

Historic name    C. M. V. Forster Residence

Other names/site number    TMK: 2-9-011:006

2. Location

Street & number 2456 Oahu Avenue / 2145 Brown Way

City of town    Honolulu

State Hawaii    Code HI  County Honolulu    Code 003  Zip code 96822

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 ___ local

________________________________________  ___________________________________
Signature of certifying official  Date

Title  State or Federal agency and bureau

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

________________________________________  ___________________________________
Signature of commenting official  Date

Title  State or Federal agency and bureau
4. National Park Service Certification

<table>
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<th>I, hereby, certify that this property is:</th>
<th>Signature of the Keeper</th>
<th>Date of Action</th>
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<td>___ other (explain:)</td>
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5. Classification

Ownership of Property  
(Check as many boxes as apply)  

<table>
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<tr>
<th>Category of Property</th>
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Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple property listing)  

N/A

6. Function or Use

Historic Functions  
(Enter categories from instructions)  

Domestic/single dwelling

Current Functions  
(Enter categories from instructions)  

Domestic/single dwelling

Domestic/secondary dwelling

Domestic/secondary structure: carport

7. Description

Architectural Classification  
(Enter categories from instructions)  

Late 19th and Early 20th Century American

Movements: Bungalow/Craftsman

Materials  
(Enter categories from instructions)  

Foundation: Stone / Wood / Concrete

Walls: Wood

Roof: Composition shingles

Other: Concrete paving and steps
Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary.)

Summary Paragraph

The C. M. V. Forster residence is a one-story Craftsman bungalow built circa 1910, as part of the first wave of suburban development in the College Hills District of Manoa Valley. The building has a modified cross-hipped roofline, double-wall construction, slightly flared shingle-clad walls with a sawtooth design motif, and is supported by a stone, and wood post and concrete pier foundation covered by wood lattice work. The exterior of the house features a deep inset front porch, a seven-sided bay window, wood frame window and door screens, and many of the characteristics typical of a Craftsman style bungalow, including: a low pitch roofline, battered concrete-capped stone piers, wide overhanging eaves with exposed rafters, multi-pane windows above a large single glass pane, and triangular knee braces. The interior of the house features a coffered wood-panel ceiling, built-in cabinetry, much of the original hardware, wide wood window and door surrounds, and wood panel doors, baseboards, and floors. In the 1960s, a small wooden staircase was added and an open deck was added to the left side of the building, kitchen and dining areas were remodeled and relocated, and a set of rear entry steps was repositioned. In the 1980s, the open deck was enclosed, and the former Jack-and-Jill bathroom was partitioned into two bathrooms with separate entrances. Changes to the house have been relatively minor and are primarily located on the interior and rear portions of the house, have limited visibility from the street, and do not significantly affect the historic integrity of the house in terms of location, design, setting, materials, workmanship, feeling, and association. The house is a good example of Craftsman style bungalow built in Honolulu circa 1910.

Narrative Description

The house, approximately 2,008 square-feet in size, is located on the rear portion of a moderately sloping 20,061 square-foot lot that is bordered by Oahu Avenue on the front and Brown Way on the rear. The yard features mature mango trees, lush garden vegetation and large rock outcroppings. A concrete pathway with steps bordered by lava rock provides pedestrian access from Oahu Avenue. At the rear of the house is a carport and a 252 square-foot secondary dwelling that was moved to its present location in the 1960s. The carport and secondary dwelling are not considered contributing features for the purposes of this nomination.

Front Facade (makai)

The front facade faces Oahu Avenue and is comprised of three bays. On the left is a recessed front entry porch with massive battered concrete-capped stone porch supports, board-and-batten ceiling, painted tongue-and-groove wood floor, and wide trim surrounding each doorway. The main entryway opens onto the living room and features a set of folding wood screen doors on the exterior and folding double-Dutch doors on the interior. Each double-Dutch door has a small multi-paned window (2/2 lights) above a recessed wood panel. A secondary entrance opens onto a small hallway that was originally the kitchen pantry. This secondary entrance has a set of simple wood-frame screen doors on the exterior and a set of French doors with glass panes (3/5 lights) on the interior. The central bay of the main facade features triangular knee braces below the eaves and a seven-sided bay window that was originally designed as a fernery. Each of the seven windows has an upper-level transom window (3/2 lights) above a large single glass pane casingement window. The right-hand side of this facade has a rectangular-shaped louvered vent with horizontal slats beneath the gable and a set of tri-parte casement windows. Each casingement window has a multi-pane sash (3/2 lights) above a large single glass pane.

Facade on the Right-Hand Side of the Building (toward Diamond Head)

This fenestration on this facade includes a double-hung window with multiple panes (3/2 lights) above a large single glass pane located on each side of a tri-parte window. Each tri-parte window has two horizontal panes (1/1 light) above a large single glass pane. The rear portion of this facade extends outward by approximately four feet. On the side and front-facing portions of the extension, there is a single double-hung window with multi-paned sash (3/2 lights) above a single glass pane.

Rear Facade (mauka)

The rear facade is comprised of three bays. On the far left-hand-side, there is a double-hung window with multi-pane sash (3/2 lights) above a single glass pane and two smaller double-hung windows with multi-pane sash (3/2 lights) above a single glass pane. The central bay of this façade extends outward by approximately six feet and contains double-hung windows with a multi-pane sash (3/2 lights) above a single glass pane and a partially enclosed staircase that leads to the kitchen. Near the top of the staircase is a large tri-parte horizontal slider window. Each window has 2/2 lights above a single glass pane. To the right-hand side of this facade is an enclosed porch with glass jalousie windows.

Facade on the Left-Hand Side of the Building (toward Ewa)
The rear portion of this facade is comprised of an enclosed porch set above a raised post and pier foundation that is covered with horizontal wood slats. The Ewa-side of the porch has ribbons of screened windows and walls clad in painted metal siding. A partially enclosed wood staircase leads to a simple wood door that provides access to the enclosed porch from the front of the building. A set of paired single glass pane casement windows is located to the right of the staircase. The porch area contains a window with a multi-pane sash window (3/2 lights) above a single glass pane on the left and a large window opening set between the edges of massive battered stone porch supports.

Interior
The house contains an entry hallway, two bedrooms, two bathrooms, living and dining rooms, a kitchen, and an enclosed screened porch. The living room features a coffered wood-panel ceiling, decorative wood paneling on the walls, and a seven-sided window bay with bench seating that was originally designed as fernery. A wooden pocket door with a multi-pane sash (4/2 lights) set above a wood panel provides access between the living room and a bedroom that was originally designed as a den. The former den contains an upper level wall shelf along the perimeter of the room. The entry hallway, originally designed as a kitchen panty, features some of the original built-in cabinetry with shelves, drawers, and cabinet hardware. There are wood panel doors, and wood floors, baseboards, and window and door surrounds throughout. A set of pocket doors comprised of four glass panes (3/5 lights) provides access between the dining room and the enclosed screened porch. A set of single glass pane casement windows is also located on the interior wall between the kitchen and the enclosed screened porch.

Alterations to the house

Original drawings for the house indicate that very few changes have occurred to the house over time. Changes have included remodeling in the 1960s, that relocated the kitchen to a screened rear lanai, remodeling of the original kitchen into a dining room, and the realignment of the rear staircase. A side porch was enclosed in the 1980s and the bathroom was divided and partitioned into two smaller bathrooms with a single access point from one of the bedrooms. Although changes to the property have occurred over time, the Forster residence retains a strong sense of the design aesthetic of an early twentieth-century Craftsman style home. Most alterations to the house are located on the interior of the building or are on secondary facades that have limited visibility from the street. The house is in good condition, exhibits a strong sense of its historic character, and reflects the style and design of a Craftsman style bungalow built in the upper middle class College Hills residential tract in the Ma'ono valley district of Honolulu circa 1910.

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)
significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

X 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)

Property is:

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


Period of Significance
1910


Significant Dates
1910, year of construction


Significant Person
(Complete only if Criterion B is marked above)

Cultural Affiliation


Architect/Builder

Thomas Gill, architect
The C. M. V. Forster residence is significant at the local level as an example of a Craftsman style bungalow designed by Honolulu architect Thomas Gill. The exterior of the building features the low pitch roofline, wide overhanging eaves, exposed rafters, triangular knee braces, and battered stone porch supports associated with a Craftsman style bungalow. Other features reflecting the original period of design and construction include the slightly flared shingle clad exterior walls, multi-paned windows above a single glass pane, wood walls, floors, coffered wood panel ceiling, built-in cabinetry and benches, and wood door and window surrounds. The home, built circa 1910, relates to the influence that the Arts and Crafts philosophy and design aesthetic had on architects and home building and design in Honolulu, Hawaii. The house retains historic integrity in terms of location, design, setting, materials, workmanship, feeling, and association and meets National Register Criterion C in the area of Architecture as an example of a Craftsman style house built in Honolulu and as the work of master architect Thomas Gill. Secondarily, the house relates to early 20th-Century planning and development in Honolulu and is associated with the transformation of the Manoa Valley district from a rural agricultural community to an upper-middle class residential district.

The C. M. V. Forster residence is an example of a Craftsman style bungalow designed by Honolulu architect Thomas Gill and constructed circa 1910, in the upper-middle class College Hills Residential Tract. The Craftsman bungalow style reflected the influence that the Arts and Crafts Movement had on architectural designs through an emphasis on exposed structural members, wood joinery, and the use of natural materials. The Craftsman bungalow as a stylist form originated in southern California and was the dominant influence for small house construction throughout the U.S. from 1905 until the early 1920s. The style spread quickly via the distribution of pattern books and popular magazines. In the late 19th century, the Manoa Valley district was essentially a rural community with farming and agricultural-based land uses. The Forster residence was constructed during an early phase of development in one of Honolulu’s first planned suburban residential tracts: College Hills. Planning and design of the tract began in approximately 1899, and included plans for the provision of “dirt roads, an artesian water supply, and extension of the Honolulu Rapid Transit Company’s trolley line from Punahou Street and Wilder Avenue to mid-Manoa.” Lots in the tract were advertised and sold as part of a “Magnificent Residential Suburb” (sic) platted on land associated with the nearby Oahu College (now known as Punahou school). Plans included relatively wide, curvilinear streets; uniform building setbacks; and deed restrictions regarding building placement, size, uses permitted, and even a minimum cost of construction. Newspaper advertisements aimed at potential buyers for lots in the tract cited “cool breezes, pleasant environment” and a map of the names and locations of a rather exclusive list of owners and their residences. The restrictive construction and design standards imposed along with the extension of roads and a horse-drawn transit line fostered the development of a popular and highly desirable residential suburb.

In the late 19th century, the Manoa Valley district was essentially a rural community with farming and agricultural-based land uses. The Forster residence was constructed during an early phase of development in one of Honolulu’s first planned suburban residential tracts: College Hills. Planning and design of the tract began in approximately 1899, and included plans for the provision of “dirt roads, an artesian water supply, and extension of the Honolulu Rapid Transit Company’s trolley line from Punahou Street and Wilder Avenue to mid-Manoa.” Lots in the tract were advertised and sold as part of a “Magnificent Residential Suburb” (sic) platted on land associated with the nearby Oahu College (now known as Punahou school). Plans included relatively wide, curvilinear streets; uniform building setbacks; and deed restrictions regarding building placement, size, uses permitted, and even a minimum cost of construction. Newspaper advertisements aimed at potential buyers for lots in the tract cited “cool breezes, pleasant environment” and a map of the names and locations of a rather exclusive list of owners and their residences. The restrictive construction and design standards imposed along with the extension of roads and a horse-drawn transit line fostered the development of a popular and highly desirable residential suburb.

The Forster residence is located in the College Thematic District and numerous homes in the tract are listed on the Hawaii State or National Register of Historic Places. Many of the homes listed reflect the influence of the Craftsman style on home building design. The Forster residence, constructed circa 1910, represents an early Craftsman style bungalow designed by Honolulu architect Thomas Gill. The house, set on the uppermost portion of the lot, features large stone piers, an exterior sawtooth design motif, and interior woodwork that reflect an attention to design detail not commonly found in homes constructed in later periods. Gill, a native of Brooklyn, New York, attended Brooklyn Polytechnic Institute and Pratt Institute. He began his architectural career with the
firm of Walbridge & Walbridge of Brooklyn in 1892, and then practiced in Bellingham, Washington. Gill established his architectural practice in Honolulu in 1898, and retired in 1941.8 Throughout his career he designed numerous buildings on Oahu including the no longer extant Oahu Country Club (1908) and a number of residential buildings including the F. A. and Mary Bechert residence (1929) in Manoa Valley that is listed on the Hawaii State Register.

The house occupies what was historically a doublewide lot (lots 14 and 15) that ran between Oahu Avenue and Brown Way. In 1964, a carport was installed at the rear of the lot near Brown Way. In 1974, lots 14 and 15 were re-subdivided to create an additional lot (lot 42) with primary access via Brown Way. At the time of the lot re-subdivision, a one-story, 252 square-foot dwelling was relocated from the rear of lot 14 to the rear of lot 15 (now lot 6). City tax assessor records list 2145 Brown Avenue as the address of record for the lot. However, the Brown Avenue address reflects the address for the secondary dwelling and 2456 Oahu Avenue remains the historic as well a current postal address for the Charles M. V. Forster residence.

Mary Josephine Forster bought the property from the Trustees of Oahu College in June 1909 and the house was under construction by August 1909.9 Forster and her husband, Charles M. V. Forster resided in the house at the time of the 1910 federal census. Thereafter, society columns in the local newspaper reported on occasions when the couple entertained guests in their “artistic bungalow in Manoa Valley.”10 City directories indicate that Charles Forster was treasurer for the California Feed Company11 and later worked for the Waterhouse Company Ltd.12 The Forster family sold the house to Arthur and Lora Keller in 1920. Arthur Keller served as the first Dean of the College of Applied Science at the University of Hawaii. Keller Hall on the University of Hawai‘i Manoa campus was named in his honor.13 Members of the J. C. Wang family have owned or resided in the house from 1964 to the present.

The Forster residence is a very good example of a Craftsman style bungalow built in Honolulu circa 1910, and its architectural style, design, and workmanship reflect the influence of the Arts and Craft design aesthetic on architects and home building in Hawaii. The house is one of an increasingly rare number of Craftsman style bungalows and the architectural design of the house continues to exemplify the work of Honolulu architect Thomas Gill. Most of the alterations to the house are located on the interior of the building or are on secondary facades that have limited visibility from the street. While the enclosed deck/porch is a later addition to the building, those portions that are visible from the street are compatible with the materials, scale, and design of the principal facade. Alterations to the building do not appear to have significantly impacted the historic integrity of the house in terms of location, design, materials, workmanship, feeling, or association. The architectural style and design of the house exhibit a strong sense of the type of residential property developed in accord with suburban planning and development in the Manoa Valley district of Honolulu during the early part of the twentieth century.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

City and County of Honolulu, Real Property Tax Records, Field books, unpublished, 1407-1411.

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

Primary location of additional data:
State Historic Preservation Office
Other State agency: Bureau of Conveyances
Federal agency
Local government: City & Co. Property Tax Assessor
University
Other: property owner

10. Geographical Data

Acreage of Property  Less than 1 acre  
(Do not include previously listed resource acreage)

UTM References  
(Place additional UTM references on a continuation sheet)

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Decimal Location: 21.307262, -157.817252

Verbal Boundary Description (describe the boundaries of the property)

The nomination includes all the property owned by JC Wang, Inc. in August 2016 and identified as Tax Map Key Number: 2-9-011-006.

Boundary Justification (explain why the boundaries were selected)

The boundary includes a portion of the property historically associated with the house.

11. Form Prepared By

Name/title  Joan Harper, PhD., AICP, Preservation Planner

Organization  Historic Preservation Research

Street & number  55 S. Kukui St. Apt. D2412

City or town  Honolulu

State  HI

Zip code  96813

E-mail  harper@lava.net

Additional Documentation

Submit the following items with the completed form:

- Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

- Additional items: (Check with the SHPO or FPO for any additional items)

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 18 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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Photographs:

Submit clear and descriptive black and white 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.

Photographic Sketch Map attached.
Name of Property: C. M. V. Forster Residence
City or Vicinity: Honolulu    County: Honolulu  State: Hawaii
Photographer: J. Harper      Date Photographed: May 2016
Description of Photograph: Front Facade Porch Detail   Photo 2 of 15
Name of Property: C. M. V. Forster Residence
Date Photographed: May 2016
Description of Photograph: Front Facade, Right-Hand Side
Photo 3 of 15

Name of Property: C. M. V. Forster Residence
City or Vicinity: Honolulu
County: Honolulu
State: Hawaii
Photographer: J. Harper
Date Photographed: May 2016
Description of Photograph: Front and Side Facade - Right-Hand Side
Photo 4 of 15
City or Vicinity: Honolulu  County: Honolulu  State: Hawaii
Description of Photograph: Side Facade: Right-Hand Side  Photo 5 of 15

Name of Property: C. M. V. Forster Residence
City or Vicinity: Honolulu  County: Honolulu  State: Hawaii
Photographer: J. Harper  Date Photographed: May 2016
Description of Photograph: Rear Facade  Photo 6 of 15
Name of Property: C. M. V. Forster Residence
City or Vicinity: Honolulu County: Honolulu
Photographer: J. Harper
Date Photographed: April 2016
State: Hawaii
Description of Photograph: Interior - Living Room: Main Entry Door
Photo 8 of 15
Name of Property: C. M. V. Forster Residence  
City or Vicinity: Honolulu  
County: Honolulu  
State: Hawaii  
Photographer: J. Harper  
Date Photographed: May 2016  
Description of Photograph: Interior Hallway with Original Pantry Cabinets and Drawers  
Photo 10 of 15
Name of Property: C. M. V. Forster Residence
City or Vicinity: Honolulu  County: Honolulu  State: Hawaii
Photographer: J. Harper  Date Photographed: May 2016
Description of Photograph: Interior - Screened Porch  Photo 12 of 15
Name of Property: C. M. V. Forster Residence
City or Vicinity: Honolulu
County: Honolulu
Photographer: J. Harper
Description of Photograph: Interior - Kitchen
State: Hawaii
Date Photographed: April 2016
Photo 14 of 15
Maps: USGS map (portion 7.5 minute series) indicating the property's location.
2456 Oahu Ave, Honolulu, HI 96822, United States

C. M. V. Forster Residence

Decimal Location: 21.307252, -157.817252

Tax Map Key: 2-9-011:006
Front Elevation

Elevation on Right-Hand Side

C. M. V. Forster Residence
Original Line Drawings
Rear Elevation

Elevation on Left-Hand Side

C. M. V. Forster Residence
Original Line Drawings
Framing and Foundation Plan

Interior Details

C. M. V. Forster Residence
Original Line Drawings
Floor Plan - Original Line Drawing

Current Floor Plan
(Base: Original Line Drawing)