

**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: Kalama Beach Clubhouse

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

N/A

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

**2. Location**Street & number: 280 North Kalaheo AvenueCity or town: Kailua 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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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>1</u>	<u>                    </u>	structures
<u>                    </u>	<u>                    </u>	objects
<u>2</u>	<u>                    </u>	Total

Number of contributing resources previously listed in the National Register None

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Social  
Clubhouse  
                      
                      
                      
                      
                    

**Current Functions**

(Enter categories from instructions.)

Social  
Clubhouse

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Other \_\_\_\_\_

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: composition shingle roof, tongue and groove wood walls, 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 Kalama Beach Clubhouse is situated in a quiet residential neighborhood in Kailua between the ocean and North Kalaheo Avenue. The clubhouse sits on a flat, 70,349 square foot lot with a large front lawn separating the building from the road. It is a single-story, single wall building with a composition shingled hip roof with open, overhanging eaves with exposed rafter tails. The 40' x 56' structure sits on a poured in place concrete slab foundation and its walls are of tongue and groove. Behind the clubhouse is a 9' x 16' gable roofed fire pit, which was added in the 1980s, as well as an approximately 36' x 64' hau (*Hibiscus tiliaceus*) covered lanai with a sand floor. A chain link fenced public right of way runs down the Aikahi (north) side of the property. The clubhouse, which is in very good condition, has 2,240 square feet under roof, and retains its integrity of location, design, materials, setting, craftsmanship, feeling and association.

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## Narrative Description

The Kalama Beach Clubhouse sits back from North Kalaheo Avenue with a broad expanse of lawn separating the building from the street. A new post and rail fence separates the property from the road. A wood gate, mounted on a pair of square concrete gateposts which have pyramidal caps, opens on the property. An unpaved driveway runs down to the clubhouse, and parking is accommodated by the front lawn. A stand of mature iron wood trees (*Casuarina equisetifolia*) runs along the property's south border and a row of four iron wood trees runs laterally across the property, seemingly demarcating the clubhouse's front yard from the remainder of the broad lawn. The north border of the property features an approximately 6' high chain link fence which has tropical shrubs planted sporadically along its length.

The clubhouse follows a rectangular floor plan with an asymmetric façade, which is three bays wide. A shed extension of the main hip roof extends down to protect the center bay. It is supported by a pair of 4" x 4" posts. In this bay two jalousie windows flank a modern door whose top has a jalousie window. To the right of the south flanking window is a pair of sliding windows concealed by a wood slat screen. A ground level, scored concrete pad runs across this part of the façade. It is scored into 2' x 2' squares. The two end bays contain the men's and ladies changing rooms, with the men to the north and the ladies to the south. Their facades are a solid tongue and groove wall with a clerestory band, approximately 6' above the ground. The clerestory's 28" x 44" openings have no glazing but are simply screened by wood slats. On the women's side there are three such openings as also on the men's side. The men's side also includes a window air conditioning unit which adjoins the clerestory band on the south side. The air conditioner has been boxed with a slat screen to not intrude upon the façade in a significant manner.

The front door opens on a meeting room, which has a concrete floor and tongue and groove walls and ceiling. Two high, jalousie windows in the rear wall open out on the building's rear lanai. The front wall of this room, in addition to the entry door has its two flanking jalousie windows, the window air conditioner, and one of the wood slat screened clerestory openings. A door in the north wall of the meeting room leads to a rest room with new appointments. A door in the south wall of the meeting room leads into a small storage area, which derives light and air from the pair of modern sliding windows. To the east of this storage area a door sized opening leads to a kitchen. The kitchen has its original cabinets and tongue and groove walls and ceiling. It has new counter tops and a slate paved floor. A rear door, similar to the front entry door, opens on a rear lanai.

The centered, rear lanai is inset and has a concrete floor scored in a 12" square pattern and a tongue and groove ceiling. A solid door in its north and south sides accesses the two changing rooms. The men's changing room has a tongue and groove ceiling, a new tile floor, toilets, showers, a sink and urinals. A clerestory runs along its side and

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rear walls. As in the front these have no glazing, with the side clerestory screened by a diamond pattern lattice and the rear by wood slats. A square, diamond patterned lattice covered vent is in the ceiling. T-111 has been placed over the original tongue and groove walls in the men's changing room in order to hide the plumbing. The women's changing room has a new tile floor, toilets, showers and a sink. The middle of the room is dominated by four private changing cubicles. These are elevated approximately 18" above the floor on pipe framing and are open on top and bottom. They have approximately 6' high tongue and groove walls and pastel colored, louvered doors. The toilet cubicles along the south wall have similar doors. An unglazed, diamond lattice screened clerestory runs along its side wall, but the rear wall has no openings. The walls and ceiling are similar to the men's changing room, with a similar vent in the ceiling as well.

A flat roofed lanai runs across the rear of the building, having replaced an original outset lanai. The military made this alteration during World War II. It is supported by five 8" x 8" posts which carry 2" x 8" beams and 2' x 4' rafters that support the tongue and groove ceiling and a built up roof. At the south end of the lanai a bar runs along the rear wall of the women's changing room. This too was added by the military and has subsequently been remodeled. The lanai has a concrete floor similar to the inset part of the lanai with a 12" square scoring pattern. The area is illuminated in the evening by opaque glass globe, pendant lights. The concrete pad extends out beyond the lanai approximately 30'. On the north side of the open patio is a 9' x 16' fireplace with a gable roof. It was constructed in the 1980s and has a brick and concrete base approximately 31" high and its composition shingled gable roof has a monitor.

Beyond the patio is a lanai. The lanai was constructed in two episodes with the original 24' x 26' hau tree embowered pergola section followed by a 24' x 38' flat roofed section. Each section is two bays long and two bays deep. Approximately 12" square cmu block columns rise 7' and carry the pergola and flat roof. The floor is sand. At the rear, ocean side, of the lanai is a plank fence which has Dutch doors which may be opened to allow the sea breeze to pass through the lanai. A gate in the fence opens on a dune planted with naupaka and sea grape, beyond the low dune is the beach and ocean.

The Kalama Beach Clubhouse retains its historic integrity. Although it no longer retains its historic windows, the fenestration remains intact. The four windows are a small, and not character defining feature of the original design. The screened clerestory bands in the men's and women's changing rooms better convey the primary intent of the building. The original attached, rear lanai is no longer intact, but its replacement is over fifty years old and significant in its own right. Similarly although the detached lanai has had its columns replaced with cmu posts, these posts are not the character defining feature of this structure which places its emphasis on its openness, sandy floor and hau tree covered pergola. The clubhouse's interiors retain their original walls and ceilings, and the remodeled meeting room and kitchen are secondary spaces, with the clubhouse's emphasis on outdoor recreation. The modifications to these rooms improve the functionality of the building.

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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  
Community Development

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**Period of Significance**

1928

**Significant Dates**

1928

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Guy Rothwell

**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 Kalama Beach Clubhouse is significant on the local level under criterion A for its associations with the development of the Kalama subdivision. It is also significant on the local level under criterion C as a good example of a 1920s single wall building used for ocean recreation purposes.

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

The Kalama subdivision was platted by Harold Castle with the Hawaiian Trust Company's Real Estate Department placing the 187 residential lots on sale in November 1925. It was one of three major tracts opened in Kailua following the completion of the Kailua road from the base of the Pali. The other residential tracts were Lanikai and the Banning property. The new subdivision featured an acre and a half of beach front property, and most of the house lots were covered in an iron wood forest. One beach front lot in the subdivision was set aside for a clubhouse, which would serve not only as a social center for the new community, but also provide the residents with access to the beach, as at that time the beaches were still considered to be private property. In addition to the clubhouse lot, four other private rights of way led to the beach.

A December 5, 1925 newspaper advertisement praised the new subdivision,

Kalama---with beautiful surrounding country and scenery---where the bathing is superb and the beach a real beach of wonderful white sand---where every lot has a private right of way to the ocean---where there is soon to be a beach club organized among those who own property, which will be an asset in the social life of the entire district.

There are still a few very choice and desirable lots to be had. And now that water from Luluku is assured, many people will be thinking about their next summer's vacation. The lots are large. Many homes are contemplated for the near future, some are being built now, and prices must soon advance.

Drive over this week and see Kalama yourself. Signs will direct you along the road from the pali. [*Honolulu Advertiser*, December 5, 1925, page 15]

By February 1926 70 lots had been sold, and several of the new land owners took advantage of the iron wood trees on their properties to erect log cabins. Also by this time, the ground for the beach front clubhouse was being leveled. However, it would not be until March 1927 that Honolulu architect Guy Rothwell presented tentative plans for the clubhouse building at a meeting of the Kalama Club. The Hawaiian Trust Company announced it would donate \$5,000 for the erection of a clubhouse. Club members discussed at the meeting that lot owners would pay dues of one dollar a month into an account at Hawaiian Trust Company to be used to pay taxes and for the maintenance of the property. A committee of Alton J. Cohn, S. Lillian Schrodell and Mrs. Sue Mackintosh were to canvas the property owners and secure their consent to pay

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the dues. At this time period prior to the advent of community associations with membership and requisite assessments incorporated in owners' deeds, the *Honolulu Advertiser* found, "The proposed Kalama club house is a unique venture in beach subdivision development and has been one of the large factors in the increasing demand for Kalama property." [*Honolulu Advertiser*, March 20, 1927, page 7]

By May 1928, the clubhouse was well under construction, with its walls up and roof on. On June 29, 1928 the clubhouse was formally opened with both Governor Farrington and Harold Castle addressing the crowd of approximately one hundred. Following the speeches, "a hookilau was pulled off, and quite a few fish were caught." [scrapbook entry for June 29, 1928]

Thus the Kalama Beach clubhouse is closely associated with the inception and development of the Kalama neighborhood in Kailua. It is also important as an example of an innovative, early antecedent to the community associations found in certain planned communities today, in which membership is mandatory. To this day the Kalama Beach Club's membership, while restricted to residents of the Kalama subdivision, is strictly voluntary. There is only one building in the Kalama subdivision presently listed in the Hawaii Register of Historic Places, the Boettcher Estate, which is now administered by the City and County of Honolulu as Kalama Beach Park.

In addition to its associations with the development of the Kalama subdivision, the Kalama Beach clubhouse is also architecturally significant as a good example of a single wall building erected in Kailua during the 1920s. It is typical of its period in its design, materials, craftsmanship, and methods of construction.

Single wall, or box construction, buildings are constructed with walls a single board in thickness, which serve as both the interior as well as exterior wall. Instead of using more conventional balloon or platform frames with 2 x 4 studs separating interior and exterior walls, the single wall method of construction employed no studs. The walls functioned as the sole or primary structural component of a building, using either 12 inch boards with battens, or tongue and groove boards. For the latter, the only thing giving the walls rigidity was a single horizontal 2" x 3" piece, called a girt, nailed about waist high along all exterior walls. This girt became common in later buildings but was sometimes absent in earlier structures. Wall studs were used only where a window or door made it a necessity and occasionally as an intermediate piece, assembling a "nailing" member. The structure usually was elevated off the ground on a post and pier foundation, although later the buildings were placed on concrete slab foundations. Before the 1910s in Hawaii, the board and batten wall system was most common, but during the opening decades of the twentieth century tongue and groove board walls supplanted it, as the tongue and groove wall was easier to assemble and had greater lateral strength due to the inherent inter-connecting form. This type of construction was associated with plantation buildings, but by the 1920 had become common for all manner of private buildings in the Islands. Single wall was the most economical type of construction, and beyond its cost savings, the single wall's light type of construction

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proved ideal for Hawaii's mild climate and fair trade winds. As a result, single wall construction is very common on all islands of Hawaii and many buildings in good condition, ranging from residences to commercial and religious buildings, can still be seen to the present day.

Although single wall buildings can be found throughout Hawaii, the Kalama Beach clubhouse is a good, and rare, example of single wall construction dating from the 1920s in Kailua. Its walls do not have an exterior girt, but the board below the clerestory frames helps to serve as a stiffening agent. Also, the use of a concrete slab foundation during this period for single wall buildings was fairly uncommon and usually reserved for commercial buildings. Most of Kailua was developed after World War II and many of those vestiges dating from the earlier decades of the twentieth century have been supplanted by newer structures. The board and batten Clarence Cooke beach house and the tongue and groove Boyen beach cottage, both in Lanikai, are the only two known pre-World War II, single wall buildings in Kailua to be listed in the Hawaii Register of Historic Places.

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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.

Scrapbook owned by Kalama Beach Club with historic photographs and an undated newspaper clipping of the architect's rendering of the clubhouse.

"Hawaiian Trust Launches New Lots at Kalama," *Honolulu Advertiser*, November 29, 1925, p. 4

Advertisement, "A New Beach Subdivision in the Heart of Kailua," *Honolulu Advertiser*, November 29, 1925, p. 2

W. A. S., "Picturesque Log Cabins to be Built in the Heart of Kalama's Ironwood Forest," *Honolulu Advertiser*, February 28, 1926, p. 12

Advertisement: "Kalama the Land of Enchantment," *Honolulu Advertiser*, December 5, 1926, p. 15

"Plans Presented for New Kalama Tract Clubhouse," *Honolulu Advertiser*, March 20, 1927, p. 7

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**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**

**Acreage of Property** 1.6 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

Latitude: 21.405399

Longitude: 157.740181

**Or**

**UTM References**

Datum (indicated on USGS map):



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- |          |           |           |
|----------|-----------|-----------|
| 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 the Kalama Community Trust in 2015 as described by Tax Map Key 4-3-016: 006.

**Boundary Justification** (Explain why the boundaries were selected.)

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

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## 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: March 22, 2015

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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), as well as a tax map 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:** floor plan
- **Owner:** Kalama Community Trust  
c/o Nik Butterbaugh  
137 Kapaa Street #A  
Kailua, Hawaii 96734

**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

## Kalama Beach Club House



## TMK Map



Floor Plan













