

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: Francis J. Smith Apartment Building

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: 2240 Waikolu Way

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Not For Publication: ☐ Vicinity: ☐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:

 X A ___ B X C ___ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u></u>	buildings
<u></u>	<u></u>	sites
<u></u>	<u></u>	structures
<u></u>	<u></u>	objects
<u>1</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.)

Domestic/Multiple Dwelling

Current Functions

(Enter categories from instructions.)

Vacant

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement

Streamline Moderne

Materials: (enter categories from instructions.)

Principal exterior materials of the property: concrete masonry unit walls, built up tar 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 Smith Apartment Building fronts on Waikolu Way, a short lane in the midst of the clamor and glamour of Waikiki. It faces south and sits on a flat, 4,499 square foot lot. It is a three-story, streamline moderne style apartment building that had been previously converted to retail purposes. A 660 square foot penthouse, which is surrounded by deck on three sides, comprises the third story. The apartment building once featured a rounded metal canopy above the second story and its penthouse has a flat, built-up roof with overhanging eaves with rounded corners. The building sits on a poured in place concrete slab foundation, and its plastered walls are of concrete masonry units (cmu). The building has 1,900 square feet on each of the first two floors. The former apartment building retains its integrity of location, design, materials, craftsmanship, feeling and association.

Narrative Description

The Smith Apartment Building currently stands vacant and the owner desires to rehabilitate it in accordance with the Secretary of the Interior's Standards for

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Rehabilitation in order to utilize the federal historic preservation tax credit. At this juncture it is essentially a shell with all its openings boarded over and no original windows or doors intact.

The 30' x 67' building is two bays wide and a scored concrete sidewalk runs down the east side of the property to access the ground floor units and the steps to the second story. Two sets of concrete steps lead to the second story, where cantilevered, reinforced concrete walkways access the former apartments from the front and east sides of the buildings. The steps which access the front apartment are at the southeast corner of the building. Eight steps run from the west side of a scored concrete sidewalk up to a landing, where a right quarter turn is made and another ten steps ascend to the second story. The 40" wide walkway runs across the façade at this level. Originally it accessed two doors with a wide window opening at the west end of the building's wall. The original metal, post and rail handrail remains in place on the south side of this flight of steps from the ground to the landing. It has three rails with the top-most rail curving downward at the base of the steps to form the initial post. Two posts are at the corners of the landing. This is the only segment of intact railing to remain on the building, as rust had compromised the structural integrity of the remaining railings leading to their removal.

The second set of steps is on the east side of the building. It is a curved concrete stairway with eighteen treads, accessed from the south side of the east side sidewalk, as it makes a jog towards the building. Eight steps lead up to the curve and another ten, which gracefully arc on their underside, ascend to the second story's 40" wide walkway which runs down the side of the building, wrapping around the rear corner before terminating at a second story patio with a red clay tile floor, which is one step above the walkway. This 11' x 20' outdoor living area has a 32" solid parapet on its three sides. A doorway goes into the building from the patio. Two doors along the east side of the second story also access the interior of the building, with one of the doorways opening on a straight run of concrete stairs with sixteen steps which leads into the penthouse.

A metal canopy originally ran around the front, sides and rear of the building. The angle iron supports for the canopy still remain in place. Above the canopy a pair of parallel incised lines run around the building.

The first floor of the building has no interior walls. Steel Warren trusses support the concrete ceiling, which is also the second story's floor. Two rows of four 10" wide I beam columns carry similarly sized steel beams which help the walls support the trusses. The I beams bear the stamp "Carnegie USA". The front and rear walls, as well as the east side wall have been modified to accommodate retail functions. There are two large openings in the front wall, and three on the east side wall. The rear has one large opening. All these openings run from the floor to just below the ceiling. In addition on the east wall there is a standard size doorway which has a thin concrete canopy with rounded corners over it. There is also a small opening screened by two

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courses of three cmu blocks laid on their sides so their holes face outward. The west wall has two large floor to near ceiling openings, as well as six window openings.

The second floor is also one large open space with no interior walls remaining. The same truss system is employed; however, two rows of 6" I beam columns support the truss work. The eastern most row has three I beams, and the other two. A hole in the floor on the east side near the rear once accommodated a set of internal wooden stairs from the first floor. The front wall has two door openings as well as a wide window opening on its west end, which most likely held a set of sliding corner windows, as an equally large opening is in the west wall at its front end. Similar openings for corner windows are at the northeast corner of the floor. The rear wall, in addition to the corner window opening as a a standard size window opening and a door opening that leads out to the rear patio. The west wall has seven window openings, as well as a door, which at open point led out to a no longer extant metal set of steps. The east wall has three window openings to the front of the stairway leading to the penthouse, and a door and three window openings after the stairs to the penthouse. The door and the window openings flanking it appear to have been substantially altered as unplastered concrete blocks of modern vintage frame these openings. A closet space, again bereft of doors is under the stair going to the penthouse.

The 24' x 26' penthouse is also devoid of any interior walls. It has a flat roof with overhanging eaves and rounded corners. The eaves extend approximately 3' from the walls and are supported by metal brackets. Warren trusses, carried by the walls, support the roof. The penthouse has two large window openings in its rear wall, which most likely accommodated sets of sliding window, as well as an equally large window opening in the east wall near its rear, providing a corner window sensibility. The front wall is characterized by a 3" x 12" projecting bay whose walls have been removed. To the west of the projecting bay is a window opening. The west wall has three window openings, with the rear most one being similar to the rear wall's opening, and again would have provided a corner window sensibility. On the east wall, a doorway adjoined the large window opening, and opened on the roof deck. The deck has a 21' solid parapet and is paved with 9" floor tile, over which a waterproof membrane had been laid. A concrete box, 27" high projects from the deck on the east side and accommodates the interior stairs' headroom.

The Smith Apartments retain sufficient integrity to allow the historic character of the building to be recognizable. Missing features will be replaced in accordance with the Secretary of the Interior's Standards for Rehabilitation, and this work will be reviewed by both the State Historic Preservation Office and the National Park Service.

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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

designer: Roy Kelley

builder: Francis Smith

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 Smith 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 streamline moderne style. The building is typical of its periods in its design, materials, workmanship and methods of construction.

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

Streamline 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 all unnecessary ornament, focusing on streamlined forms, such as smooth walls, rounded edges, and circular windows. The style was heavily influenced by the shapes of modern transportation: automobiles, airplanes, trains, and ocean liners. It embodied a sense of the new technological age and a hope for a better future. The style was characterized by an emphasis on simple lines and a very clean look, aerodynamic curves and flowing forms, smooth wall surfaces, an emphasis on horizontality, flat roofs with ledge coping, cantilevered awnings, 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.

The Smith Apartment Building is a modest example of the moderne style applied to an apartment building in Waikiki during the 1930s. Its smooth masonry walls, flat roof, and rounded elements well bespeak the style, as does its incised banding running around the top of the building's second story. Its presumed sliding corner windows also would have well bespoke the style and its period. The presence of open air living spaces on the second story as well as around the penthouse 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 Smith 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 Waikiki 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. Perhaps the Seaside Apartments (1939) designed by Dahl & Conrad and standing at 413 Seaside Avenue, although now used for commercial purposes, may be the best extant example of a pre-war Waikiki garden court apartment.

No moderne style apartments in Hawaii are listed in either the Hawaii or National Registers of Historic Places. Only one streamline moderne building, the Emerald Building, designed by Alfred Preis in 1941, is listed in the Hawaii Register of Historic Places.

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The architect for the building, Roy Kelley, graduated from the University of Southern California with a degree in architecture. He worked briefly in an architect's office in Los Angeles, before he and his wife Estelle, relocated to Honolulu, arriving on the *City of Los Angeles* on September 13, 1929, a month before the stock market crashed. Kelley had a job waiting for him in Honolulu's major architectural office, that of C.W. Dickey, while Estelle landed a position as secretary to Territorial Supreme Court Justice James Coke. By 1936 the young couple owned several houses in Waikiki, as well as the six unit Monterey Apartments and the twenty unit Town House Apartments, all of which they had built in the vicinity of Kuhio and Seaside avenues. In 1938 Roy opened his own architectural office and designed several apartment buildings for people in Waikiki, as well as the Fong Inn building that would be used for many years as the headquarters for the Hawaii Visitors' Bureau.

All was going well, and then Pearl Harbor Day burst into everyone's lives. Estelle and the three small Kelley children, as well as fellow architect Vladimir Ossipoff's small child, boarded a Pan American Clipper headed to California, where they would safely live during the opening years of the war. Roy went to volunteer his services to the Navy, only to learn, at the conclusion of his physical, that he had an eye problem and would be blind in six months. He placed his apartments under the management of one of his tenants, and departed by ship to join his family in California. Here he went totally blind, but fortunately was accepted at the Mayo Clinic in Rochester, New York for eye surgery. The doctors were able to restore only partial vision to his right eye. For all intents and purposes this ended Kelley's architectural career, and following the war he and his wife would concentrate full time on developing and managing apartments and then hotels, establishing the Outrigger Hotel chain, the largest locally owned and operated hotel chain in Hawaii.

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9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1937-1939.

City and County Tax Office records.

State Bureau of Conveyances, documents 37938, 63516, 72060.

Building permits number 13524, dated June 30, 938

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): _____

10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

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Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 21.280277

Longitude: 157.827763

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 Waikolu Property LLC in 2015 as described by Tax Map Key 2-6-019: 005.

Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail: _____
telephone: (808)-542-6230
date: March 21, 2015

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Additional Documentation

Submit the following items with the completed form:

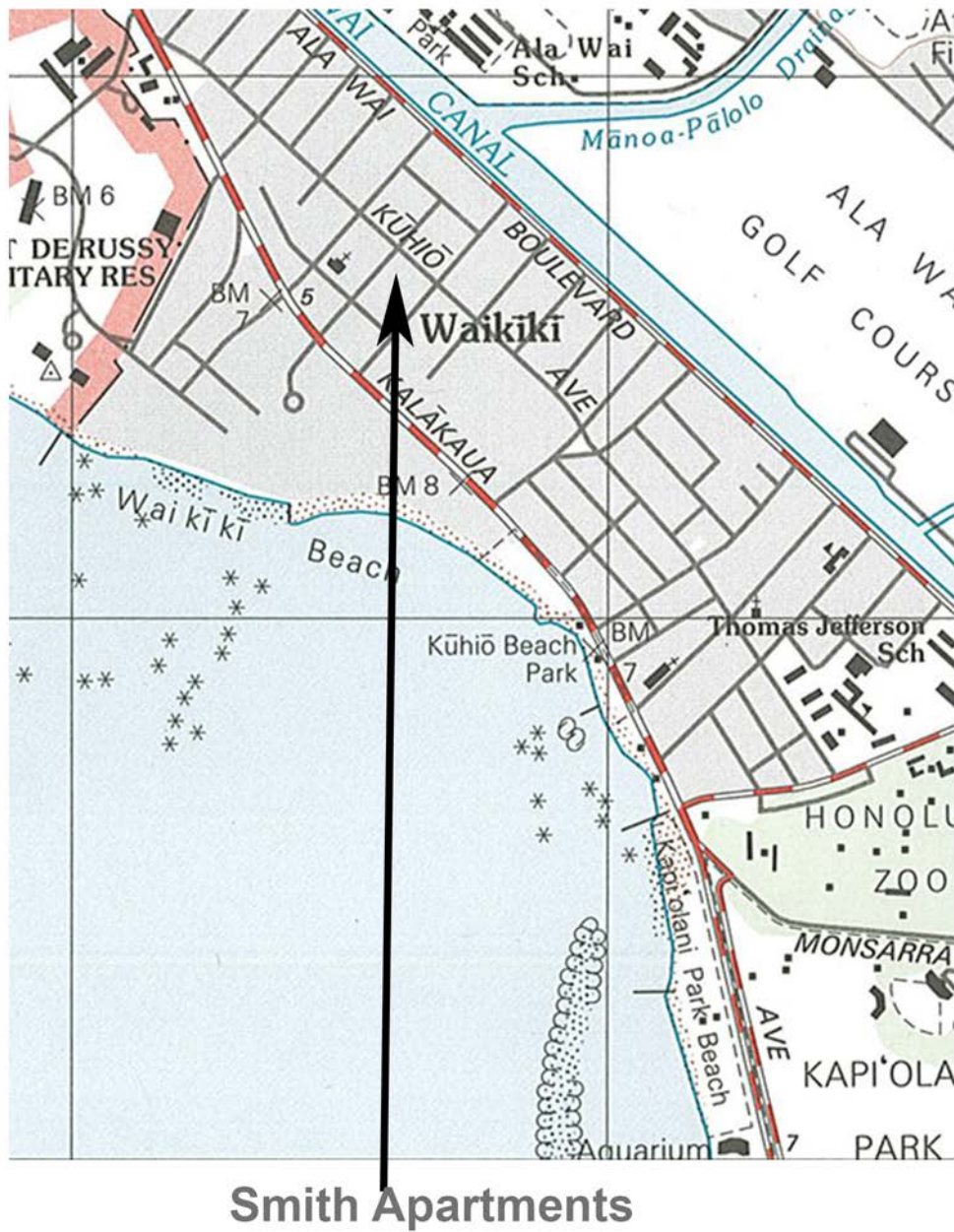
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** sketch of floor plan
- **Owner:**

Waikolu Property LLC
Attn: Kevin Aoki
47-395 Ahaolelo Road
Kaneohe, Hawaii 96744

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



TMK Map



Floor Plan

