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: 3019 Hibiscus Drive
   Other names/site number: TMK 3-1-034-033-0000
   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: 3019 Hibiscus Drive
   City or town: Honolulu State: Hawaii 96815 County: Honolulu 003

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

   Applicable National Register Criteria:
   ___ A ___ B ___ 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
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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<th>Signature of the Keeper</th>
<th>Date of Action</th>
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5. **Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private: [x]
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only one box.)

- Building(s) [x]
- District
- Site
- Structure
- Object
3019 Hibiscus Drive

Name of Property

Honolulu, HI

County and State

Number of Resources within Property
(Do not include previously listed resources in the count)

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<th>Contributing</th>
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Total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Domestic, Single Family Dwelling

Current Functions
(Enter categories from instructions.)

1) Domestic, Single Family Dwelling

2) Domestic, Secondary Building (Shared carport)

7. Description

Architectural Classification

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS

Sub category: Bungalow/Craftsman
3019 Hibiscus Drive
Name of Property

Honolulu, HI
County and State

Materials:
Principal exterior materials of the property:

Foundation: The front and part of the side of the house: lava rock.

Remainder: concrete block/concrete.

Roof: Asphalt Shingles

Walls: Wood: Weatherboard, teardrop style on main structure. Basement area vertical channel siding and square-patterned lattice work.

Narrative Description

Summary Paragraph

The house at 3019 Hibiscus Drive, built in 1934, is a good example of the Craftsman-style bungalow that was popular in Hawaii at the time. Typical of the style are the low-pitched gable roof, lava-rock foundation, prominent front porch containing columns and glazed doors, multi-paned windows, single dormer windows, and an attention to unique details which enhance the craftsmanship. The interior retains nearly all the features of the original structure including paneled wainscoting, a paneled ceiling, crown molding, and wooden floors. The house is situated on the slopes of Diamond Head and although it appears single-story from the street has a basement apartment in use since the early 1950s. This was effected by enclosing the downstairs basement area and does not affect the historical integrity of the house. The house and lot are part of the “Diamond Head Terrace” subdivision developed in 1921 which today contains many historic homes.

Narrative Description

The house at 3019 Hibiscus Drive, built in 1934 by Lewers & Cooke Ltd., is a well-maintained example of the Craftsman houses of the period and has around 1,600 square feet of living space upstairs. It is built on a sloping 5,500 square foot lot, which has enabled an expansion of the living area over the years and now has nearly an extra 1,200 square feet of
living space, including a shared laundry in the basement. The additional living space has been achieved by enclosing the basement area without in any way affecting the historical integrity of the house. Access to parking space in the rear of the property is afforded by a driveway shared with the neighbor, and a separate car port overlapping both properties was added in 1988. The house faces Diamond Head and is situated in the “Diamond Head Terrace” subdivision developed in 1921. It is one of a number of similar Craftsman houses on the street although the others were built at different times ranging from 1926-1948. The main part of the house has a single-wall construction with weatherboard cladding, a modified rectangular plan, and a cross-hipped gable roof. Prominent features are the front porch including both columns and glazed doors flanked by sidelights, multi-paned windows and hipped dormer windows. The enclosed downstairs area is not visible from the street, has double-wall construction, and employs vertical side cladding and square trellis work.

The roof of the house is a single-pitched in an “L” shape (cross-hipped) and has side gables containing wooden louvered vents. These gables are clipped and are also known as “eyebrow gables with a Dutch hip”. There is an identical gable at the rear. There are two single, hipped dormer windows facing the street enhanced by geometric-shaped ribbon lights. This roof was originally constructed with wooden shingles but these have been replaced by asphalt shingles and have been since at least the late 1950s. A study with a flat roof has been included in the plan and this fills in the greater part of the “L” shape to give the house a nearly rectangular shape. The internal walls of the study differ from the main body of the house being tongue-in-groove to match the kitchen rather than the panels used in the rest of the house.

The front of the house rests on a 4 foot high lava-rock foundation, nearly 2 feet in thickness. Apart from a small patch of lava-rock supporting the back porch for the rest of the house both interior and exterior foundation posts are either 4x6 or 6x6 wooden posts on tofu blocks.

The exterior walls of the main structure are weatherboard in the “teardrop” style (rounded edges) and the basement area has been built in with vertical channel siding and the downstairs laundry still retains most of the original square-patterned lattice work.

The house entrance is a particular feature with a semi-circular porch adorned with a “dental work” pattern on the front overhead face and two Doric (round) columns which are unusual as typically these columns are square-shaped and tapered. The neighbor’s house shares this feature but otherwise it is not seen in the many Craftsman homes in the surrounding districts. The front doors are fully-paned 2x15 windows and are flanked by 2x5 sidelights. Nearly all the windows are 6 over 1 double hung and the original wooden screens have been retained.

The interior has wainscoting in the main room and pilasters which revert to the more-typical square tapered columns and the paneled ceilings are embellished with ornate moldings throughout the bedrooms and the main living areas. The floors have been upgraded throughout

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1 Actual picture on page 5-19 of the HHF RegGuide.  
2 Actual picture on page 5-23 of the HHF RegGuide
but apart from the tiled bathrooms and kitchen, are still natural wood as per the original Craftsman design. The kitchen includes a breakfast nook—another Craftsman feature—with a modest sea view. Most unusually, this nook has no window at all apart from a screen. There was once a swinging door between the dining room and kitchen which has now been removed. The doors and door fittings are original as are the wooden Venetian blinds. The study at rear is an exception to the double hung windows with six 2x3 sliding sash windows which allow the house to be cooled with cross-breezes Hawaiian style.

8. Statement of Significance

Applicable National Register Criteria

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

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

Architecture

Community planning & development

Period of Significance

1934

Significant Dates

1934

Significant Person

Cultural Affiliation

Architect/Builder

Ray Morris/Lewers & Cooke
3019 Hibiscus Drive

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.)

Built in 1934, the residence at 3019 Hibiscus Drive is very significant as an intact example of the “Craftsman” bungalow, with great attention to detail, indicative of the work of Lewers and Cooke Ltd. Features found in this house typical of this style are the low pitched gabled roof, front porch, entrance columns, paned doors, single dormer windows, stone foundations, natural flooring, and breakfast nook. The area also has considerable historical significance. The house is part of the Diamond Head Terrace development originated in 1921 by Henry Waterhouse Trust Co. Limited adjacent to the Walter Dillingham property which has since become La Pietra Girls School. There are many historic homes remaining on the development representing many different building styles prevalent in the 1920s and 1930s including what was then the weekend home of the well-known local architect, Charles Dickey, who was primarily responsible for the development of the “Hawaiian style” of architecture.

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

Built in 1934, the residence at 3019 Hibiscus Drive is significant as an incredibly intact example of the “Craftsman” bungalow, with great attention to detail, indicative of the work of Lewers and Cooke Ltd. Features found in this house typical of this style are the low pitched gabled roof, front porch, entrance columns, paned doors, single dormer windows, stone foundations, natural flooring, and breakfast nook.

The 1920s and 30s architects in Hawaii were interested in developing a regional style which reflected Hawaii’s climate, multi-ethnic traditions, and casual lifestyle. This style is often referred to today as the “Golden Age of Architecture in Hawaii”. The style was promoted by Lewers and Cooke, Ltd. a building supply company with long experience in the islands. Starting in 1852 they supplied materials for, and designed, many of the smaller homes in Hawaii. The deal was that they would provide the designs for free as long as the builder purchased materials from them, and in many cases they also provided financing. They essentially emulated what Sears Roebuck was doing on the mainland and it has been suggested that many of the designs may have started from Sears Roebuck plans. The Building Department at Lewers and Cooke Ltd. was headed by Raymond Morris from the late 1920s to 1936 and he designed some 3,000 houses with a focus on style and affordability.

No two houses used the same plan but that didn’t stop them being very similar. This house and the neighbor on the Kapiolani Park side have exactly the same floor plan and the only significant differences are the front porches and dormer windows. The neighboring house was built in 1926 and in 1925 the lot owner was granted right-of-way over part of the 3019 Hibiscus lot to provide access to parking at the rear. Essentially the plan they had chosen was a little too large for the lot. When 3019 Hibiscus Drive was built some years later in 1934 the builder took
advantage of the same right-of-way and built a nearly-identical house that was also a little oversize for a lot with a 55 foot frontage also in need of parking space at the rear.

The house is on the Diamond Head Terrace development originated in 1921 by Henry Waterhouse Trust Co. Ltd. Adjacent to the Walter Dillingham property which has since become La Pietra Girls School, the development was advertised as “An exclusive tract on the beach above the Elks’ Club…….This subdivision fronts 746 feet of ocean and is surrounded by some of Honolulu’s finest homes.” The advertisement was placed by Pacific Trust Co., Ltd. who had completed the purchase of a large number of lots from Henry Waterhouse the week before. There were only 6 houses completed on the tract at that time and the Pacific Trust lots included 4 houses designed by Hart Wood. In the light of subsequent events in the late 50’s and early 60’s when six high-rises were built on the tract it is significant and a little sad to note that the advertisement goes on to say “The tract will be exclusive, that is no apartment houses of any kind will be erected on it”. Also “One lot, with beach frontage, has been reserved for the use of owners of lots in the tract.” In 1928 this “reserve lot” was sold to the “Diamond Head Terrace Improvement Club” a group headed by Charles Dickey acting as trustees for all owners, but only on the condition that the lot was used “solely for park purposes”. It must have created a problem as the owners would have needed to share in paying the property taxes on the land. It was eventually sold in 1942 by the then-owners Bishop Trust Co., Ltd. and today contains two apartments although public access to the beach at the side of the property still remains.

**Other Historical Background**

The Diamond Head Terrace tract was developed on land was previously part of a grant to James Campbell and traditional Hawaiian land. Under the original plan, Hibiscus Drive continued at a right angle to Diamond Head Road. Kalakaua Avenue similarly continued at 90 degrees to Diamond Head road but both these portions have now been renamed as Coconut Avenue. What is now Kiele Avenue was originally to have been called Croton Avenue. The development did not seem to go too well for Henry Waterhouse Trust as they made only 12 sales in the first 3 years. In 1924 they sold all remaining lots in a bulk transaction to the Pacific Trust Co., Ltd. who immediately advertised them for sale. The advertisement at the time also mentioned 4 homes by Hart Wood “now owned by the Pacific Trust” so there were 6 homes on the tract at that time. There were 73 lots in the Diamond Head Terrace development and the current records suggest that probably only around 25 were built on by 1931 some 10 years after the development was started. There were only 4 or 5 houses on Hibiscus Drive—who would want to live so far from town on the “wrong side” of the Waikiki rice paddies and swamps? The Waikiki wetlands were in existence until the Ala Wai canal was created in 1928 and transformed the Waikiki area. There is anecdotal evidence that one of the home owners raised goats on the empty lots in the street at this time. In 1931 the world wide depression was being felt in the islands, 1932 was bad and by 1933 the value of building permits issued had dropped to $1.4 million from $7 million in 1929. Henry Waterhouse Trust Co Ltd were in financial straits by the end of 1931 and merged with Bishop Trust Co. Ltd. on Dec 30, 1933. Bishop Trust still owns all of the 5ft pathways that still exist between many of the Diamond Head Terrace lots and provide public access to and from the

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3 Honolulu Advertiser April 13, 1924
3019 Hibiscus Drive Honolulu, HI
Name of Property County and State

ocean and over which the City and County of Honolulu has an easement to allow access to sewerage infrastructure.

The residence at 3019 Hibiscus Drive is on lot 19 which was originally purchased by Augustus Henry Hanna and his wife Augusta Beatrice Hanna in 1925. The seller, Pacific Trust Co., Ltd., granted them right-of-way over part of the neighboring lot 20 at the time of purchase so they must have had plans to build at the time. However, these did not work out as they sold to Honolulu Building and Loan Co. Ltd. at a considerable loss, in 1931. Edward and Annie Perlstein entered into an agreement to purchase the lot later in 1931 but again this did not work out as the agreement was cancelled in 1934, the same year the house was constructed. Honolulu Building and Loan sold to William Male and Eileen Male in May 1935 but remained joint owners rather than simply placing a lien of the property as they might today. William and Eileen were the first occupants and lived in the house until 1939 until it was sold to Joseph and Hannah Alicata. They, in turn, sold to Robert and Barbara Clopton at the end of 1942. The Cloptons lived in the house for nearly 17 years and sold to John and Ruth Farmer in 1959. John and Ruth arrived in Hawaii in 1947 from New York with a strong desire to escape cold weather and because they had fallen in love with Hawaii. John was a mechanical engineer who worked for Dole Pineapple, Honolulu Ironworks, and eventually set up his own business designing and installing pineapple and sugar processing machinery in many parts of the world as the pineapple and sugar industries declined in Hawaii. The house has remained in the Farmer family since that time and is currently owned by their daughter Ellen and her husband Russel.

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4 As Honolulu Building and Loan Co., Ltd. were the financing arm of Lewers & Cooke this shows that they were involved in the building of the house. Ray Morris was also the architect and builder in renovation work done on the house in 1948 after he had left Lewers & Cooke and set up in business on his own.
9. Major Bibliographical References

Bibliography:
“The Friend” June 1934
“The Honolulu Advertiser”, April 13, 1924
City and County of Honolulu, State Bureau of Conveyances.

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
3019 Hibiscus Drive
Name of Property

Honolulu, HI
County and State

Acreage of Property 0.1263 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**
Datum if other than WGS84:__________
(enter coordinates to 6 decimal places)
2. Latitude:                    Longitude:
3. Latitude:                    Longitude:
4. Latitude:                    Longitude:

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:
3019 Hibiscus Drive

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

Boundary Justification (Explain why the boundaries were selected.)

11. Form Prepared By

name/title: _Russel Freeman, Mr._
organization: _______________________________
street & number: __3019 Hibiscus Drive___________________________
city or town: ___Honolulu______________ state: _____HI_____ zip code: __96815__
e-mail _russel.freeman@gmail.com__
telephone: ___(808) 7213788_______
date: _______12/11/2017_____________

Additional Documentation

Submit the following items with the completed form:

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

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

Photo Log

Name of Property: 3019 Hibiscus Drive
City or Vicinity: Honolulu, Diamond Head
County: Honolulu 003  State: Hawaii
Photographer: Jen Tema.
Date Photographed: 12/8/2017
Description of Photograph:
1 of _1: Front view of house from street.
3019 Hibiscus Drive Honolulu, HI
Name of Property County and State

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.