# **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 3-1-034-033-000	00
Name of related multiple property listing: N/A	
(Enter "NI/A" if a remember is not next of a resulting a rem	souter linding
(Enter "N/A" if property is not part of a multiple prop	perty listing
2. Location	
Street & number: 3019 Hibiscus Drive	0.6015
	96815 County: <u>Honolulu 003</u>
Not For Publication: Vicinity:	
3. State/Federal Agency Certification	
As the designated authority under the National Histor	ric Preservation Act, as amended,
I hereby certify that this nomination request the documentation standards for registering properties. Places and meets the procedural and professional request.	s in the National Register of Historic
In my opinion, the property meets does not recommend that this property be considered significately level(s) of significance:	
nationalstatewidelocal Applicable National Register Criteria:	I
ABCD	
Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Gove	ernment
In my opinion, the property meets does n	not meet the National Register criteria.
Signature of commenting official:	Date
Title:	State or Federal agency/bureau or Tribal Government

019 Hibiscus Drive	Honolulu, HI		
ame of Property	County and State		
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			
Tublic – Pederal			
Category of Property			
(Check only <b>one</b> box.)			
Building(s)			
District			
Site			
Structure			
Object			

019 Hibiscus Drive		Honolulu, HI
ame of Property		County and State
Number of Resources within	n Property	
(Do not include previously lis		
Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		structures
		objects
1	1	Total
Number of contributing resou	arces previously listed in the Nati	ional Register0
C Francisco de la Companya de la Com		
6. Function or Use Historic Functions		
(Enter categories from instruc	etions)	
(Enter entegories from instruc	210113.)	
Domestic, Single Family Dwe	<u>elling</u>	
<b>Current Functions</b>		
(Enter categories from instruc	etions.)	
	,	
1) <u>Domestic, Single Family</u>	<u>Dwelling</u>	
2) Domostic Coordow Puil	(din a (Chanad again ant)	
2) Domestic, Secondary Buil	ding (Shared carport)	
7. Description		
Architectural Classification		
LATE 19TH AND EARLY 2	OTH CENTURY AMERICAN I	MOVEMENTS
	20-20,0	
_Sub category: Bungalow/Cra	<u>aftsman</u>	

3019 Hibiscus Drive	Honolulu, HI
Name of Property	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. Basemen channel siding and square-patterned lattice work.	t area vertical
Narrative Description	

# **Summary Paragraph**

The house at 3019 Hibiscus Drive, built in 1934, is a good example of the Craftsmanstyle 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 doss 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

#### 3019 Hibiscus Drive

Name of Property

Honolulu, HI

County and State

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 Craftsmen 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<sup>1</sup>. 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-ingroove 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<sup>2</sup>. 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 moretypical 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

<sup>&</sup>lt;sup>1</sup> Actual picture on page 5-19 of the HHF RegGuide.

<sup>&</sup>lt;sup>2</sup> Actual picture on page 5-23 of the HHF RegGuide

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

3019 Hibiscus Drive
Name of Property

3019 Hibiscus Drive	Honolulu, HI			
Name of Property	County and State			
but apart from the tiled bathrooms and kitchen, are still natural	<u> </u>			
Craftsman design. The kitchen includes a breakfast nook—anor	ther Craftsman feature—with a			
modest sea view. Most unusually, this nook has no window at a	all apart from a screen. There was			
once a swinging door between the dining room and kitchen whi				
doors and door fittings are original as are the wooden Venetian				
<u> </u>				
exception to the double hung windows with six 2x3 sliding sasl	if willdows which allow the flouse			
to be cooled with cross-breezes Hawaiian style.				
8. Statement of Significance				
6. Statement of Significance				
Applicable National Register Criteria				
A. Property is associated with events that have made	le a significant contribution to the			
broad patterns of our history.	ic a significant contribution to the			
broad patterns of our instory.				
B. Property is associated with the lives of persons s	significant in our past.			
2. Troperty is associated with the fives of persons s	ngmireant 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 represents a significant and distinguishable er				
individual distinction.	inty whose components lack			
marviduai distinction.				
D. D				
D. Property has yielded, or is likely to yield, inform	nation important in prenistory or			
history.				
Criteria Considerations				
A. Owned by a religious institution or used for religions.	rious nurnosas			
A. Owned by a rengious institution of used for rengions	gious purposes			
B. Removed from its original location				
D. Removed from its original location				
C. A birthplace or grave				
D. A cemetery				
E. A reconstructed building, object, or structure				
F. A commemorative property				
F. A commemorative property				
G. Less than 50 years old or achieving significance	within the past 50 years			
,	1 - 7			

019 Hibiscus Drive	Honolulu, HI
me of Property	County and State
Areas of Significance	
Architecture	
Community planning & development	
Period of Significance	
<u>1934</u>	
Significant Dates	
1934	
Significant Person	
Cultural Affiliation	
A 1.24 4/TD 1.1	
Architect/Builder	
Ray Morris/Lewers & Cooke	

United States Department of the Interior	•
National Park Service / National Registe	er of Historic Places Registration Form
NPS Form 10-900	OMB No. 1024-0018

3019 Hibiscus Drive	Honolulu, HI
Name of Property	County and State

**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

3019 Hibiscus Drive

Honolulu, HI

Name of Property

County and State

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<sup>3</sup> 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

<sup>&</sup>lt;sup>3</sup> Honolulu Advertiser April 13, 1924

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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<sup>4</sup>. 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.

<sup>&</sup>lt;sup>4</sup> 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.

United States Department of the Interior National Park Service / National Register of Historic Places Registration Form NPS Form 10-900 Honolulu, HI 3019 Hibiscus Drive Name of Property County and State 9. Major Bibliographical References **Bibliography:** "The Friend" June 1934 "The Honolulu Advertiser", April 13, 1924 Office of Hawaiian Affairs. Papakila database. www.Ulukau.org. City and County of Honolulu, State Bureau of Conveyances. Hart Wood: Architectural Regionalism in Hawaii. Hibbard, Mason and Weitze. University of Hawaii Press 2010. Court Case: Brown vs Bishop Trust Co. August 16 1960. Kapiolani Park a history. Robert R. Wyeneth. Kapiolani Park Preservation Society 2002. **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

10. Geographical Data

\_\_\_\_ University
Other

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned):

3019 Hibiscus Drive			Honolulu, HI	
Name of Property	County and State			
Acreage of Property _	0.1263 ac	eres_		
Use either the UTM syst  Latitude/Longitude Co  Datum if other than WG	ordinates (dec	-		
(enter coordinates to 6 do 1. Latitude: 21.259805	ecimal places)	Longitude: 157.817472		
2. Latitude:		Longitude:		
3. Latitude:	ide: Longitude:			
4. Latitude:		Longitude:		
Or UTM References Datum (indicated on US  NAD 1927 or	GS map):	983		
1. Zone:	Easting:	Northing:		
2. Zone:	Easting:	Northing:		
3. Zone:	Easting:	Northing:		
4. Zone:	Easting:	Northing:		

19 Hibiscus Drive	Honolulu, H	I
ne of Property	County and Sta	ate
Verbal Boundary Description (Describe the boundaries o	f the property.)	
Doundamy Justification (Evaluin why the houndaries were	(colonted)	
<b>Boundary Justification</b> (Explain why the boundaries were	selected.)	
11 Form Drongrad Ry		
11. Form Prepared By		
•		
name/title: Russel Freeman, Mr.		
name/title:Russel Freeman, Mr. organization:		
name/title:Russel Freeman, Mr. organization: street & number:3019 Hibiscus Drive		
name/title: Russel Freeman, Mr.  organization:  street & number:3019 Hibiscus Drive city or town: Honolulu state:H		
name/title:Russel Freeman, Mr.  organization: street & number:3019 Hibiscus Drive city or town:Honolulu state:H e-mailrussel.freeman@gmail.com		
name/title: Russel Freeman, Mr.  organization: - street & number: 3019 Hibiscus Drive city or town: Honolulu state: H e-mail_russel.freeman@gmail.com telephone: (808) 7213788		
name/title:Russel Freeman, Mr.  organization: street & number:3019 Hibiscus Drive city or town:Honolulu state:H e-mailrussel.freeman@gmail.com		
name/title: Russel Freeman, Mr. organization: - street & number: 3019 Hibiscus Drive city or town: Honolulu state: H e-mail_russel.freeman@gmail.com telephone: (808) 7213788		

#### **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.)

3019 Hibiscus Drive	Honolulu, HI
Name of Property	County and State

# **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.



