

**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: Martin J. and Mary Condon Residence

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

Name of related multiple property listing: \_\_\_\_\_

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

## 2. Location

Street & number: 3011 Vista Place

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Not For Publication: ☐ Vicinity: ☐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

Martin and Mary Condon Residence \_\_\_\_\_ Honolulu  
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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>1</u>                    | structures |
| <u>                    </u> | <u>                    </u> | objects    |
| <u>1</u>                    | <u>1</u>                    | Total      |

Number of contributing resources previously listed in the National Register None

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

**Current Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late Nineteenth/Early Twentieth Century

American Movements: Craftsman

Bungalow

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Principal exterior materials of the property: wood, horizontal lap, walls, composition  
shingle roof, wood post and pier and lava rock 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 Martin J. and Mary Condon Residence is situated in a quiet residential neighborhood on a short, dead end street, Vista Place, in Manoa valley. It sits on a small, level, 4,654 square foot lot with a lawn on all four sides. The single story, bungalow style dwelling's lateral running composition shingled, clipped gable roof runs perpendicular to the street, and features brackets, overhanging eaves and exposed rafter tails. The house is distinguished by a pair of projecting porches on its front, southwest facing, side. Both porches have clipped gable roofs. The single wall, double board house sits on a lava rock and post and pier foundation with a square pattern lattice apron, and has horizontal lap sided walls. The 1,200 square foot house is in good condition and very much retains its integrity of design, materials, workmanship, location, setting, feelings and associations.

### Narrative Description

A poorly maintained, and in certain areas over-grown, concrete driveway runs down the southwest side of the property past the house to the vestigial remains of a former carport, which does not contribute to the historic character of the property. A straight, short concrete sidewalk

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leads from the driveway to the front, west corner of the house. Here three concrete steps access the northwest, street, side of the front porch. The 8' x 18' porch has no balustrade but Tuscan columns support its two outside corners. The porch is 27" above the ground and has a tongue and groove floor and ceiling. The floor boards run front to back, while the ceiling boards run laterally. The rear wall of the porch has a pair of entry doors to the left and a pair of 1 x 1 double hung sash windows to the right. The screen and entry doors are both intact. Each of the entry doors has ten lites and both retain their original glass knobs and hardware.

The entry doors lead into an L shaped living-dining room. The living room space runs the entire length of the northwest side of the house, while the dining area runs partially across the front of the house. The two spaces have a 9' high canec ceiling and oak floors with 9" high baseboards. The room has paneled walls which terminate with a simple crown molding. A band with a 1" x 1.5" rail runs around the room, 38" from the floor, providing the wall with a wainscoted appearance. The northwest facing wall has a set of four 1 x 1 double hung sash windows facing the street, and a pair of similar double hung sash windows is in the northeast wall. A scone composed of a cartouche supporting a pair of candles graces the wall on either side of the bank of four windows. Another pair of 1 x 1 double hung sash windows is in the front wall of the dining space.

Two doorways in the southeast wall of the dining space lead into a kitchen and hallway. The opening into the kitchen has no door, while the hallway's opening has a single panel door with its original glass knob. All interior doors and their hardware are of this design, unless otherwise noted. The kitchen, which runs along the front of the house, has been remodeled. However, it retains its beaded tongue and groove walls and ceilings. The two windows in the front wall over the sink have been replaced with jalousie windows. A doorway with no door, in the kitchen's southwest wall, opens on the second projecting porch. This serves as a back porch and laundry room, despite its location on the front of the house. The porch is enclosed with tongue and groove walls, and also has a tongue and groove ceiling. Large, rectangular, mesh screened openings are in its southwest and northwest walls. These openings have square pattern lattice covering them. The southwest wall also contains a 1 x 1 double hung sash window.

The lateral running hallway terminates in a T at its southeast end. Doors open on each of the three bedrooms, the bathroom and the kitchen. The hall has an oak floor, beaded tongue and groove walls and a 5" tongue and groove ceiling. A simple crown molding, similar to that in the living-dining room, mediates the wall-ceiling transition. There are two doors in the northeast wall of the hallway. The one furthest from the living-dining room has an original metal knob and opens on the hall linen closet. The door closest to the living room opens on a bedroom. This room has fir floors, as do all the bedrooms. Also, it has beaded tongue and groove walls and ceiling, and features a picture rail running around the four walls of the room. The other two bedrooms also share these same features. The room's closet door has its original metal knob. A pair of 1 x 1 double hung sash windows are in its northeast wall.

At the head of the hallway's T there are four doors. The two in the hall's southeast wall open on the other two bedrooms. The walls, ceilings and floors are the same as in the first bedroom described. The bedroom in the east corner of the house has a pair of 1 x 1 double hung sash

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windows in both its northeast and southeast walls. Its closet door has a beveled mirror mounted in its single panel. The bedroom in the south corner of the house has a pair of 1 x 1 double hung sash windows in its southeast wall and a door in its southwest wall which opens on a bathroom, which has been remodeled. The bathroom has a jalousie window in its southwest wall.

A door in the northeast wall of the T leads into a bathroom. This room has been remodeled, but retains its beaded tongue and groove walls and ceiling. A jalousie window is in its northeast wall. A door in the T's northwest wall opens on the kitchen.

The Condon residence retains a high degree of integrity, reflecting its original design. The only major changes have occurred in such secondary spaces as the bathrooms and kitchen. It retains almost all its original windows and doors, and the few windows that have been replaced with jalousies are in openings not visible to the street.

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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**

1928

**Significant Dates**

1928

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Alvin Shadinger

**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 Martin J. and Mary Condon Residence is significant on the local level under criterion C, as a good example of a bungalow style house built in Honolulu during the late 1920s. The house is typical of its period in its design, materials, workmanship and methods of construction.

The 1928 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions" The date 1928 reflects the year the house was constructed.

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

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The craftsman/bungalow style is an American architectural style and philosophy that began in the last years of the 19th century. As a comprehensive design and art movement it remained popular into the 1930s. The American craftsman style has its origins from the British arts and crafts movement which began as a philosophy and artistic style founded by William Morris in the 1860s. The British movement was a reaction to the industrial revolution with its perceived devaluation of the individual worker and the dignity of human labor. Seeking to ennoble the craftsman once again, the movement emphasized the hand-made over the mass-produced and urged social reform. The American arts and crafts movement shared the philosophy of the British reform movement and encouraged originality, simplicity of form, local natural materials, and the presence of hand craftsmanship. It was concerned with ennobling the modest homes of the rapidly expanding American middle class, a concern embodied by the craftsman bungalow style. The movement's name came from the magazine, *The Craftsman*, founded in 1901 by designer, furniture maker, and editor Gustav Stickley, and was popularized through such national periodicals as *House Beautiful* and *Ladies' Home Journal*.

The style is usually associated with a low horizontal profile, gabled roofs with wide, unenclosed eaves, often with figure four brackets, battered columns, partially paned entry doors, wide dormers with more than one window, and the use of natural materials. On the interior there is an emphasis on openness, built-in furniture and finely crafted, unpainted woodwork.

Few pure craftsman style residences were constructed in Hawaii, and even fewer remain standing, with the Krauss and Burningham residences being two of the best examples. Both of these adhere to the bungalow aspect of the tradition. The earliest bungalows known to have been built in Honolulu date from 1909. The style became a popular domestic architectural form in Hawaii from 1913 through the 1920s. Hawaii's earlier bungalows, built during the teens are characterized by hip or hip-gablet roofs, while those from the 1920s primarily feature gable roofs. Despite the popularity of the style and the fact that a fair number of these residences still stand in Honolulu, only a relatively few have been placed in the Hawaii or national registers of historic places.

Seven examples of bungalows constructed on Oahu during the 1920s are presently listed in the Hawaii Register: the Noble, Peterson, Horn, Grimshaw, Hoogs and Newcombe residences in Manoa, and the Clark and Stephens residences in Nuuanu. These all have gabled roofs.

The Condon residence is a good example of a bungalow from the 1920s built in Honolulu. It differs from the typical bungalow of the period by its use of clipped gable roofs, both on the main body of the house and also its two projecting porches. The orientation of the house, with its façade facing the side of the lot rather than the street is also distinctive and not very commonly seen in Honolulu. Another unusual feature of the house is the placement of the "front" and "rear" porches adjacent to each other. Also the use of Tuscan columns elevates the house above the typical bungalow form, which often employed battered or paneled columns. However, the dwelling's projecting porches with their front facing clipped gable roofs and figure four brackets, as well as the use of local lava rock in the foundation are all typical of the bungalow style, and readily convey the style to the passerby. Similarly the roof's open,

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overhanging eaves with exposed rafter tails is a common bungalow feature in Hawaii, providing the house with a lower profile. In addition, on the interior, the flowing living-dining room space is also associated with the bungalow style in Hawaii.

There appears to be less than thirty clipped gable bungalows in Honolulu, and none are listed in either the Hawaii or national registers of historic places. In Kaimuki, a quick windshield survey in the area bounded by Third and Twenty Second avenues and Harding and Kilauea avenues discovered twelve clipped gable roofed bungalows, the majority of which no longer retained their historic integrity. Similarly in Manoa valley, a windshield survey of the area between Lowrey Street and the University of Hawaii found only five clipped gable roofed bungalows. In comparison to the other examples in Kaimuki and Manoa, the Condon residence handles the clipped gable form in a very distinctive manner. With its three very pronounced clipped gables visible from the street, it presents one of the most dramatic uses of this bungalow roof type so far found in the city.

Martin and Mary Condon purchased this property from architect J. Alvin Shadinger and his wife Edith May Shadinger on December 5, 1927, after the Shadingers acquired the parcel earlier in the day from the Security Investment Company. Shadinger came to Hawaii in 1914, and throughout the 1920s worked with developers to design houses on newly opened subdivisions, such as Hillside Avenue in Manoa in 1925 and the Bush Tract, which Villa Lane adjoins, in 1928. In addition, he also assumed the role of developer on a number of single lots on which he designed and had built speculative houses that he sold. As Shadinger designed other houses also on Vista place, including one for his daughter, Vivian Smith, it is assumed Shadinger designed this house.

Mr. and Mrs. Condon resided in this house until Mrs. Condon's death in 1940. Mr. Condon continued to live here until his death in 1957 at the age of 96; however he had sold the house to their daughter, Marguerite A. Kollars, in 1950. Mr. Condon was born in Kilkenny, Ireland in 1861 and came to Hawaii in 1899. He was employed as a molder by Honolulu Iron Works until his retirement in 1937.

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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, 1925-1957.

City and County Tax Office records.

State Bureau of Conveyances, TCT 6553 dated December 1, 1927 and TCT 5961 dated April 14, 1927.

*Honolulu Advertiser*, June 22, 1930, page 18, advertisement by Lewers & Cooke depicting the Shadinger designed Smith residence at 3020 Vista Place.

*Star Bulletin*, "New Homes on Hillside Avenue," January 30, 1925, page 8

*Star Bulletin*, "A. W. Smiths to Build in Manoa," August 10, 1929, page 11

Honolulu Advertiser, "M. J. Condon Dies; Was 96," May 24, 1957, page 8

### 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: \_\_\_\_\_

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Historic Resources Survey Number (if assigned): \_\_\_\_\_

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## 10. Geographical Data

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: BING MAPS  
(enter coordinates to 6 decimal places)

Latitude: 21.314850

Longitude: 157.811085

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 the Jing Xu and Kristi Kawahara-Xu in 2020 as described by Tax Map Key 2-9-030-017.

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

This is the parcel of land associated with this residence 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: February 19, 2020

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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:** floor plan
- **Owner:** Jing Xu and Kristi Kawahara-Xu  
3011 Vista Place  
Honolulu, Hawaii 96822

**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.

## Photo Log

Name of Property: Condon Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 16, 2019

View of the house from the west

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## Photo Log

Name of Property: Condon Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 16, 2019

View of the front porch from the west

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## Photo Log

Name of Property: Condon Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 16, 2019

View of the living room from the southwest

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## Photo Log

Name of Property: Condon Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 16, 2019

View of the front door and dining area from the northwest

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## Photo Log

Name of Property: Condon Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 16, 2019

View of the hall from the northwest

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## Photo Log

Name of Property: Condon Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 16, 2019

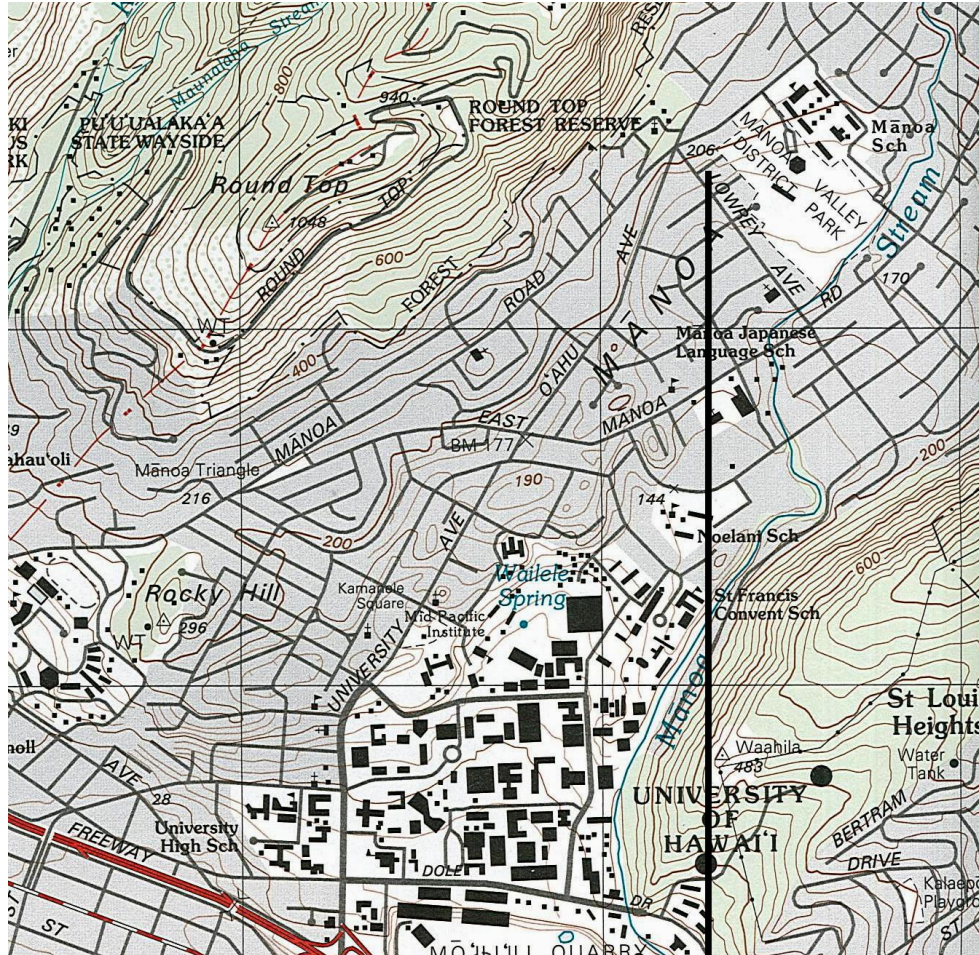
View of the master bedroom from the east

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## USGS Map



Condon Residence

## Floor Plan:

