

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: Prendergast Diamond Head Terrace Duplex

Other names/site number: Residence at 3020/3022 Hibiscus Drive

Name of related multiple property listing: NA

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

2. Location

Street & number: 3020 and 3022 Hibiscus Drive

City or town: Honolulu State: Hawai'i 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Not For Publication: ☐ Vicinity: ☐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 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

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
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 ☐

Category of Property

(Check only **one** box.)

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

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

1

Noncontributing

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register NA

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC

Single Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC

Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & EARLY 20TH

CENTURY REVIVALS

Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD, CONCRETE, STONE

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

Narrative Description

Summary Paragraph

The residence at 3020/3022 Hibiscus Drive is located in the early Waikiki subdivision known as Diamond Head Terrace situated at the western foot of Diamond Head. The residence is a two-story Craftsman-style duplex completed in 1937. The wood-framed board and batten residence has a symmetrical street façade and features a hipped roof with wide overhangs and outset original casement windows. The 2,620 square-foot “L-shaped” house is an approximate 30’ x 40’ rectangle with a projecting 16’ x 23’ bedroom and bath along the northeast (rear) side that is an early addition.¹ The front (southwest) façade is notable for the twin garage doors at the center and concrete steps with a rock base at each end leading to the second level entries located at the sides of the house. Below the north stairs is the entry to an original small ground level “bachelor studio.” The house sits close to Hibiscus Drive and takes up most of the street frontage of its 3,246 square foot parcel while maintaining a good-sized rear yard. The house is in excellent condition and retains a high level of historic integrity on the exterior. The interior is currently undergoing renovations but the original plan and much of the original fabric and detailing remains.

Narrative Description

The house at 3020/3022 Hibiscus Drive is a two-story, multi-family residence, located at the foot of Leahi (Diamond Head) crater in the historic neighborhood of Diamond Head Terrace on the eastern side of the Island of Oahu. The house is within the *ahupua’a* of Waikiki, in the *moku* of Kona.² No original plans or specifications were available for the house. The architect is unknown, but the builder was John I. Nishimoto.³ The house was commissioned by Mary and Eleanor Prendergast and, based on archival research, has always been a rental property.

The rectangular lot has a 65-foot street frontage and extends 100 feet back on a slightly uphill slope. (.1492 acres). To the west and south are neighboring properties, while the north side sits on Alapali Place, a dead-end street. Across Hibiscus Drive are additional house lots. The front yard is dominated by the sloping concrete drive leading to the twin garages. Flanking the drive are matching elongated concrete steps leading from the sidewalk to the stairs that lead to the entries.

The lawn areas at both the northern 3020 unit and the southern 3022 unit have short stacked stone retaining walls along the sidewalk, containing grassy areas approximately 18” above the level of the sidewalk. The northwest lawn for Unit 3020 has a second set of roughly placed stone and concrete pavers along the northern edge of the property along Alapali Place. The steps lead between (and then under) the entry stairs and along a row of tall hedges to the entry to the first-floor bachelor apartment and beyond to a wooden gate leading to the back yard of Unit 3020. Unit 3020’s back yard has a dilapidated trellis structure over a concrete slab and features many small palms at the southeastern corner. At Unit 3022, there is no front lawn and the front area is shielded from the street by a boxwood hedge that sits directly over the stacked stone retaining wall. Rock and concrete

¹ 1949 tax documents show a rectangular floor plan. No subsequent floor plans were available, and no building permits were on file in the planning archives (to 1958, the oldest on file for the vicinity)

² Moku and ahupua’a are Hawaiian terms that refer to land divisions. An ahupua’a is a portion of land that is typically somewhat pie-shaped, and runs from the mountains to the ocean, and a moku is a larger district consisting of multiple *ahupua’a*. OHA - KIPUKA Database. (n.d.). Retrieved August 3, 2018, from <http://kipukadatabase.com/kipuka/TMK.html?ObjectID=75001&b=2#view1>

³ Notice of Completion. Honolulu Advertiser. May 22, 1937, p.11, c.2.

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

steps run parallel to both stair runs of the "L"-shaped entry stair to Unit 3022, turning into a narrow terraced side yard. The three terraces have low rock and concrete retaining walls with concrete pavers in between. The terraces end in a grassy lawn that has a concrete slab near the back fence that may have included an outdoor structure at one time. A wood fence separates the back yards of the two units. The backyards are enclosed by a hodgepodge of fences, including wood, stone, concrete, concrete masonry units (CMU), and wire.

The house is slab on grade at the front half where the garages and studio are located and post and pier at the remainder where the property slopes up the hill. The perimeter foundation wall is CMU with a grouted rock facing in most areas. Along the rear of the 3022 Unit and the southern side of the 3020 "L" extension there is a stone retaining wall set approximately two feet away from the building wall. The top of the wall is flush with the yard and level with the building's floor sill. It extends down creating a trench approximately two feet at its deepest that gradually becomes shallower along its length until it is flush with the yard at the eastern corner of Unit 3020.

The roof is a double-pitched hip roof with asphalt shingles. Symmetrical, shallow hipped extensions cover the outset portions of the front façade and a longer double-pitched hip roof covers the "L" at the rear of Unit 3020, which terminates in a gablet. The overhangs have exposed 2 x 6 rafters at two feet on-center, with tapered ends that terminate at a fascia board. Ogee shaped gutters surround the dwelling roof. Near the exterior kitchen door from Unit 3020 there is a rectangular void in the roof that is centered over the depressed rear studio entrance and there is a double skylight along the northern side of the "L" extension.

The house is wood framed and sheathed in wood board and batten, with three-inch battens at twelve inches on center. At the front façade a decorative exaggerated floor sill extends approximately six inches from the wall face and is supported by quarter-round wood corbels. Along the building sides and rear the sill is a standard angled wood member with flat trim below.

The windows all appear original and are a combination of wood casements at the front with wood double-hung windows at the other elevations. The windows are outset from the building wall with wide flat trim. The windows have their original wood-framed screens.

The front (western) elevation of the house features four large windows each with four casement sash that stretch across the entire façade. The façade presents as three vertical parts with the center of the building inset approximately two feet. The first-floor inset is totally occupied by two matching wood garage doors. Each is a single lifting door and detailed to appear as three four panel doors with two quarter lights. The interior of the garages each accommodate a single vehicle, have concrete floors, and a combination of CMU and board and batten walls.

The northern outset portion of the first floor has a small window that opens into the bachelor studio and the first run of the stairs up to Unit 3020 runs along its southwest corner. The southern outset portion has a bare board and batten wall with a stone base and the first run of the stairs up to Unit 3022 runs along its southernmost corner. Behind this wall is a garage storage closet and crawlspace.

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

Unit 3020

The northern 3020 unit is on the second floor and is entered via the stairs that wrap the westernmost corner of the building. A large living/dining⁴ room spans the western side of the unit with pairs of wood casement windows along the west wall and a single wood double-hung on the north wall adjacent to the entry door. The windows all have wide flat wood trim with a bead detail. Wood-framed screens attach with hinges at the inside of the casement windows. The entry door is original with a small light and original hardware and there is also an original eight-panel screen door with panels of varying heights. The living and dining rooms are delineated by a ceiling beam and partially cased opening. On the east wall of the space is a large niche in the dining room and a built-in bookcase in the living room. Both rooms have flat plaster ceilings, tall baseboards, and original wood parquet floors with a diagonal pattern at the center and a straight-laid pattern around the perimeter, separated by a narrow dark band. The dining room walls have a vertical bead detail at approximately two feet on center that spans from the double crown with reveal to just above the baseboards. The living room has battens at four feet on center that extend from the baseboard to the single lowered crown. A doorway into the kitchen sits between the niche and entry door, and a hallway door is located between the niche and the bookcase on the living room side of the cased opening.

The kitchen is galley style with an opening on each short end; the cased opening leads into the dining room and there is an exterior door on the east wall. The two-panel back door appears original and the top panel is a removable solid insert that when removed reveals a screen. The hardware on this door has been replaced. At the southeast corner of the room is an original door with original hardware that leads to the bathroom. A pair of original wood double hung windows are along the north wall and a single double hung is located adjacent to the back door. The kitchen has original wood cabinetry, crown molding, and batten walls and ceiling. The floor is currently bare wood.

A door from the living room leads to an open study or bedroom with a built-in closet that backs up against the bookshelf in the adjacent living room. The parquet floors carry through this space and into the adjacent hallway and back bedroom, although in a simpler pattern. On the north side of room is a bath and dressing or desk area. The bath has been remodeled except for the sunken shower with a diamond shaped tiled "window" to allow light to filter into the shower from the small double hung window across the room. The hallway bath door is also original, matching the one that leads into the kitchen.

A cased opening leads to a hallway with windows on the north side and a second rear door that opens onto an elevated deck that is shared by the kitchen's back door and has a concrete stair leading to the side and back yards. The hallway has open transoms high in the south wall to bring light into the second bathroom beyond. The entry to both the second bath and bedroom are at the east end of the hall. At the time of the site visit the bath had been gutted and was under renovation, with only an original double hung window remaining and a likely-original louvered door at the toilet compartment.

The bedroom is at the rear (east) end of the "L" extension and features a large replacement French door with sidelights at the east wall. A large built-in closet occupies the entire south wall of the bedroom. A pair of double hung windows are located at the northwest corner of the room, looking toward the kitchen deck. Smaller double hung windows hug the corners of the north wall. Like the dining room, the bedroom has parquet floors, tall baseboards, battened walls and a dropped crown; the ceiling is flat plaster.

⁴ Either side could be the living or dining rooms; for descriptive purposes it is assumed the western space is the dining area because it is directly adjacent to the kitchen.

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

Unit 3022

The southern 3022 unit is also on the second floor and is entered via an original door (painted white) at the top of the stairs that wrap the southernmost corner of the building. The door has a small view light and original hardware that is different from that on Unit 3020. There is also an original six-panel screen door with panels of varying heights. The nearly square living room has two pairs of wood casement windows along the west wall and a single, wide, wood double-hung on the south wall adjacent to the entry door; both have wide flat wood trim with a bead detail. Wood-framed screens attach with hinges at the inside of the casement windows and with clips on the outside of the double-hung. On the east wall of the space are openings to the kitchen and to the hallway. The room has a flat plaster ceiling, tall baseboards, and new overlaid tongue and groove (T&G) flooring. The walls have a vertical bead detail at approximately two feet on center that spans from the double crown with reveal to just above the baseboards, matching those in the 3020 unit dining room.

The kitchen is galley style with an opening on each short end; a cased opening leads into the living room and there is an exterior door on the east wall. The replacement back door is a solid panel with multiple small lights and the door opening was closed off with plywood at the time of the site visit. An original built-in ironing board cupboard sits between the back door and a narrow wood double hung window. At the northeast corner of the room is an original door with original hardware that leads to the bathroom. A pair of original wood double hung windows are along the south wall in the kitchen. Also on the south wall is a half-height, board and batten wing wall that separates the kitchen cabinetry from the washer and dryer located in the southeast corner of the room. The kitchen has original wood cabinetry, crown molding, and batten walls and ceiling. Decorative cutout hinged doors sit below the sink. The floor is new T&G like that in the living room.

Off the living room is a short L-shaped hall that has batten walls and ceiling and provides access to two bedrooms and a second door to the bath. Like the door from the kitchen, this door and the doors to the bedrooms are original solid single-panel doors with original hardware. The bath has an original wall mounted lavatory, deeply sunken shower, medicine cabinet, and linen cabinet.

The western bedroom has two paired casements windows at the west wall. A large walk-in closet occupies the east wall of the bedroom, adjacent to the entry door. Like the east bedroom room of Unit 3020, this bedroom has tall baseboards, battened walls and a dropped crown; the ceiling is flat plaster. The floor in this bedroom has original (painted) wood T&G flooring.

The eastern bedroom has two wood double hung windows that face into the rear yard. The entry door is on the western wall and a small closet is tucked behind it in the south wall. Like the other bedrooms, this bedroom has tall baseboards, battened walls and a dropped crown; the ceiling is flat plaster. The floor in this bedroom also has original (painted) wood T&G flooring.

Bachelor Studio

Beneath Unit 3020 (north unit) is an original Bachelor Studio. Access to the main door of the studio is under the stairs that lead to the unit, which is currently under renovation. The main room has white tile floors, board and batten walls, and a flat plaster ceiling. The southwest corner of the room appears to have held a small kitchenette or laundry that has been removed. In the south wall is a wood door that leads to the north garage. A hallway leads from the southeast side of the room, up a step that continues along the length of the east wall and is currently all tiled. Off the north side of the hall is a bath currently under renovation. At the end of the hallway is an exterior door that opens to a flight of concrete stairs that lead up to the side yard. To the south of the door is a small alcove that holds a washer and dryer. A large sliding window is in the east wall adjacent to the appliances that opens out to the crawlspace under the Unit 3020 bedroom wing.

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

Integrity Assessment

The Prendergast Diamond Head Terrace Duplex retains a high level of historic integrity. It is in its original location and retains integrity of location. While the setting of the property and its associated neighborhood have changed somewhat, the surrounding residential built environment is mostly retained. Diamond Head Terrace is the location of many historic residences and its layout of streets remain as originally conceived.

The design, materials, and workmanship of the duplex are retained. There have been few alterations of the exterior. The rear bedroom addition is believed to have been added between 1949 and 1958 so it has achieved the 50-year benchmark. The interior was nearing completion of a renovation at the time of the nomination. The baths and kitchens were the locations of most of the changes, but original floor plans, cabinetry, windows, and wall and ceiling details were being retained throughout providing a high level of historic integrity at the interior.

The feeling and association of the property are retained. The home still expresses the historic sense of place and time of its construction and is an asset to the historic neighborhood. It also retains in its original use as a rental property with three units.

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

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

URBAN DEVELOPMENT

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

Period of Significance

1937

Significant Dates

NA

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

JOHN NISHIMOTO, Builder

Statement of Significance Summary Paragraph

The residence at 3020/3022 Hibiscus Drive is of local significance under Criterion A for its association with early subdivision development in Honolulu: as a part of the historic Diamond Head Terrace neighborhood. It is also significant under Criterion C as an excellent example of a 1930s Craftsman duplex residence. The period of significance is 1937, coinciding with the home's construction date.

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

CRITERION A

Hibiscus Drive is part of the Diamond Head Terrace Tract, developed in 1921, by the Henry Waterhouse Trust Company, Ltd. Situated between the lower slopes of Diamond Head and the shore of the Pacific Ocean, and adjacent to Kapiolani Park, this exclusive neighborhood is roughly sixteen acres in size, and is bisected by the busy Diamond Head Road corridor. Kalakaua Avenue was extended and connected to Diamond Head Road as part of the development. The portion of the neighborhood inland of Diamond Head Road has a sloping topography, whereas its seaward portion is predominantly flat.

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

The initial subdivision proposal included plans to demolish “the former George Beckley home at Diamond Head which is said to have cost nearly \$100,000,” and run through the ‘old Campbell’ property.⁵ The subdivision included plans for concrete roads and lots arranged in a grid pattern, bounded by Kalakaua Avenue to the west, Poni Moi Road (originally called Carnation Avenue) to the north, Hibiscus Drive to the east, and Coconut Avenue to the south.

Consisting of 73 lots, the neighborhood developed relatively slowly, with lots undeveloped into the 1930s. Prices in the neighborhood reflect the upscale nature of the tract, with some lots selling for nearly \$10,000 in 1926. In a 1921 advertisement for the home sites, Diamond Head Terrace was touted as a “splendid investment” with wide streets, near the beach and car line, and a desirable “remoteness from the congested districts.”⁶ The purchase of a lot, until 1941, came with certain restrictions, which included: “no apartment, hotel, tenement, poi factory, barber shop, candy shop, charitable institution or liquor store could be placed on the lots.”⁷

The neighborhood's lots were typically developed independently by individual owners and their architects. This resulted in various architectural styles, and a 1926 Honolulu Advertiser article noted, “builders seem to have gone out of their way to design homes with personality” within Diamond Head Terrace.⁸ Early on, four speculative cottages designed by Hart Wood⁹ and commissioned by and listed for sale by Waterhouse Trust Company set this precedent. According to a 1922 article, Wood preferred to call the subdivision “Honeymoon Village” and designed four unique bungalows that would be “lovely and inexpensive.”¹⁰ Advertisements began running in early 1923 for the bungalows. Each ad was different and extolled various features of each bungalow and the subdivision.

By April of 1924, the Pacific Trust Co., had taken over the sale of lots in the neighborhood.¹¹ Individual house sites were then advertised for as low as \$3,200.¹² The newspaper article asserted, “The tract will be exclusive, that is no apartment houses of any kind will be erected on it.” It was also lauded for being “the only beach tract in Honolulu in which lots are being sold to homebuilders that is a streetcar ride from town.” The newspaper advertisement also explained the lots provided, “exceptional land values on the slope of Diamond Head sure to increase in value and offers a good investment as well as one of the finest home locations that can be had in the city.” By August 1924, 48 lots remained unsold and seven homes had been built, and Pacific Trust was offering rebates to those finishing new homes by December of that year, as well as aid in financing the purchase, which they called “The Home-Builder’s Plan.”^{13,14} By April of 1926, advertisements by Pacific Trust Company were saying there were only a few lots left for purchase and by June all lot advertisements in the newspaper ceased, with only homes for sales listed thereafter.

⁵ “\$100,000 Home Will Be Razed to Make New Building Tract,” *Honolulu Advertiser*, April 6, 1921. p. 1.

⁶ Dr. Alexander Diamond Head Home Finished. *Honolulu Advertiser*, August 3, 1924, p.14.

⁷ “Diamond Head.” *Honolulu Star-Bulletin*, May 22, 1965, p.13, c.1.

⁸ “Diamond Head Terrace Has New Houses.” *Honolulu Advertiser*, March 21, 1926. p. 12.

⁹ Hart Wood (1880-1957) was one of Hawaii’s foremost architects known for melding classic western architectural styles with Asian and Hawaiian traditions. His Hawaiian regionalist design aesthetic had an enduring influence on architecture in Hawaii that includes both commercial buildings and private residences. Among his most prominent works are the First Church of Christ Scientist (1923), the Gump Building (1929), the First Chinese Church of Christ (1929), the Alexander and Baldwin Building (1929), the Beretania Board of Water Supply Building (1949) and various iconic pumping stations (1933-1957).

¹⁰ “Two Houses from “Honeymoon Village.” *Honolulu Advertiser*, November 22, 1922. p. 12.

¹¹ “Diamond Head Terrace, an exclusive tract...,” *Honolulu Advertiser*, April 13, 1924. p. 14.

¹² *Ibid.*

¹³ “You Can Have Your Beach Home Now.” *Honolulu Advertiser*, May 8, 1921, p.6.

¹⁴ Advertisement: For the Attention of Those Who intend to Build. *Honolulu Star Bulletin*, April 19, 1924, p.5.

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

Hibiscus Drive is located at the northern end of the original Diamond Head Terrace, in Section B of the development. The 3020/3022 Hibiscus Avenue lot is number 3 on an early subdivision map published in the newspaper, which notably did not include Alapali Place.¹⁵ On a 1947 map, once Alapali was added, it was Lot 4 (the Alapali right of way became 3). It was also referred to as Lot "G" on a 1950 map. Most lots in the tract were of similar dimensions and were often advertised for sale with the note that it was possible to divide the lot.

Houses in Diamond Head Terrace have been designed in a variety of architectural styles. In addition to the Craftsman style of 3020/3022 Hibiscus Drive, historic styles represented include Spanish Colonial/Spanish Mission Revival, Monterey, Mediterranean Revival, Tudor/French Norman Cottages, Colonial Revival, Hawaiian Style (with double-pitched dominant roof), and Cotswald Cottage.¹⁶ At least twenty-three houses in these various styles in the neighborhood are on the Hawaii Register of Historic Places.^{17, 18}

Houses that had been constructed were often advertised as rentals, with relatively high rents for the time, as was the case for the 3020/3022 Hibiscus Drive house, which has been a rental since its construction. The first published rental notice was in April 1937 which said:

Brand new duplex on Diamond Head Terrace overlooking ocean.
Each apartment has 2 bdrms., private bath, hrdw. Floors,
Electrolux, elec range and heater. Garage etc. 3020 Hibiscus
Drive, Ph. 89195.¹⁹

In September of the same year a notice for the rental of a "Bachelor Apartment" appeared in the newspaper.²⁰ In 1938 another rental ad for 3020 Hibiscus Drive included the two bedroom apartment plus a servant's quarters, which appears to mean the upstairs unit and downstairs studio were rented together at that time. Throughout the years many rental advertisements were placed and a review of newspaper archives for the address showed that quite often the units were rented to University of Hawai'i students. In 1940 the house was placed on the market for sale for \$30,000 but a sale never occurred since the original owners retained the property until their deaths in 1984/1985. In the sales ad the house was described as: "In fine quiet neighborhood, apartment consisting of two 2-bedroom units and a studio, with good monthly income (all rented)."

The neighborhood currently remains comprised single family homes, with the exception of an apartment complex on the corner of Kiele and Coconut Avenues. The beachfront lots on which the most easterly high-rise apartment buildings along Kalakaua Avenue are located, now part the "The Gold Coast," were originally part of the Diamond Head Terrace development. One beach lot (between Lots 69 and 70 and measuring 5,959 square feet) was originally reserved for the use

¹⁵ "You Can Have Your Beach Home Now." *Honolulu Advertiser*, May 8, 1921, p.6.

¹⁶ Historic Hawaii Foundation. Historic Homes in Waikiki, Walking Tour Map, no date.

¹⁷ Don Hibbard. *National Register of Historic Places Registration Form for the Daniel and Gertrude Balch Residence* (3031 Diamond Head Road). February 14, 2014.

¹⁸ The other residences on the Hawaii Register include: Two houses on Coconut Avenue and six on Kalakaua Avenue, which are part of the English Tudor/French Norman Cottages thematic nomination, three houses on Hibiscus Place, the Balch residence, the Botley residence, the Dickey residence, two Egholm houses, the Harrison rental, the Haynes residence, the Ketchum residence, the Montgomery residence, the Morgan duplex, the Plum residence, and the Watamull House.

¹⁹ Advertisement: Furnished Apartments for Rent. *Honolulu Star-Bulletin*. April 3, 1937, p 18, c.3.

²⁰ Advertisement: Furnished Apartments for Rent. *Honolulu Star-Bulletin*. September 9, 1937, p 21, c.1.

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

of the neighborhood and a beach access lane (extant) ran down the middle of subdivision to meet it. This lot appears to have been developed in 1949, first as a single-family residence and later as low-rise apartments; no records were found regarding the change from a neighborhood amenity, however there remains an eight-foot wide ocean access easement along the western portion of this beach lot. A central shared neighborhood access runs from across Hibiscus Drive from the duplex to this beach access.

CRITERION C

3020/3022 Hibiscus Drive is architecturally significant as a good example of a 20th Century Craftsman style duplex residence, a style popular in Hawaii and the mainland United States from the 1910s through the 1940s. The style knows no regional bounds, having come into popularity across the continental United States nearly simultaneously. Historical proponents of the style include Gustav Stickley on the east coast and Charles and Henry Greene on the west coast. The style was further popularized by house pattern books and popular periodicals of the period.

Craftsman houses are generally symmetrical and are characterized by low-pitched roofs, wide overhangs with exposed rafters, and hand-crafted stone or woodwork. A covered front porch with tapered columns is a signature element. At the interior they are known for their simple plans and smaller spaces. They generally have no entry area, with the entry directly into the living room. Living and dining areas are usually connected via large openings and kitchens are smaller than in other home styles. Built-ins and unique custom features, such as display shelves and window seats are common. Servants quarters are usually absent as well, reflecting a cultural shift in home ownership.

The Hibiscus Drive duplex exhibits most of these defining characteristics with its symmetrical façade, hipped roof, open rafters, decorative corbels, and combination of wood, concrete, and stone. The double-hipped roof, board and batten exterior walls, lava rock base and accents, and large expanses of windows demonstrate regional adaptations of the style that were very popular in the 1930s when the home was built.

The original floor plan and much of the original detailing remains throughout the interior of the home, which is simple, elegant, and reflective of its time. Original cabinetry and built-ins remain throughout both units. The original windows and doors, wood floors, and wall details further contribute to the integrity of the home.

It is unknown if the 3020/3022 house was designed by an architect, or by the builder, John I. Nishimoto.²¹ Nishimoto (1903-1980) was a general contractor who built numerous houses on O'ahu from the 1930s through the 1970s, first for others and later for speculation. He was an avid community volunteer, heavily involved in the Honolulu Young Buddhists Association (YBA) and the Honpa Hongwanji Betuin.

²¹ Public Notices, Notice of Completion *Honolulu Advertiser*, May 29, 1937, p.11. c.4.

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

Additional Information

3020/3022 Hibiscus Avenue Ownership

In 1926 Mary and Eleanor Prendergast bought the vacant lot at the corner of Hibiscus Drive and Alapali Place from Pacific Trust Company for \$4544.00. It wasn't until 1937 that they built the current duplex on the property. The Prendergast sisters owned and rented the residence until Mary's death in 1984 when the property was put up for public auction. In 1985 the property was purchased by Joan M. Phillips and Pauline S. Becker. These ladies were Diamond Head Terrace residents but also rented, rather than lived in, the 3020/3022 Hibiscus Drive house. Phillips worked as an interior designer for J.C. Penney's and Becker was a well-known Honolulu accountant to small businesses. In 1986 Phillips and Becker undertook a condominium conversion for the property and gave it the name Diamond Point Villas. The house was once again sold at auction upon Becker's death in 2003. In 2013 the property was purchased by Kahualii Properties, LLC. and continues to be a rental property. The current owner is a longtime Diamond Head Terrace resident.

Mary and Eleanor Prendergast

Sisters Mary Nanipunaikēahiākekua Prendergast (1896-1984) and Eleanor Kekoāhiwakalani Prendergast (1897-1985) commissioned the duplex at 3020/3022 Hibiscus Drive and were the owners for nearly 60 years. The women were from an old kama'āina family. Their grandfather, Colonel Henry P. Prendergast (1815-1875), was chamberlain to King Kamehameha V, and their father, John Prendergast was a Territorial legislator. But it was their mother, Ellen Kekoāhiwakalani Wright Prendergast (1865-1902), who is best known today. Ellen was one of Queen Lili'uokalani's²² ladies in waiting and is recognized today as a "hale mele," poet of many songs. Her most famous song is Kaulana Na Pua which she wrote in 1893 as a symbol of resistance to the provisional government that had overthrown the Hawaiian monarchy.

The sisters lived together in a grand Victorian house located on King Street in Honolulu. That Kalihi residence was home to a significant collection of Hawaiian artifacts and heirlooms.²³ They were members of the Hawaiian Civic Club and were frequent guests at Honolulu social events; being single women they were often listed in the newspaper as "assistants to the hostess."

²² Queen Lili'uokalani (1838-1917) was the last sovereign monarch of the Kingdom of Hawai'i. She was overthrown, imprisoned, and forced to abdicate her throne, thus bringing in the Republic of Hawai'i and the eventual annexation by the United States. As King Kalākaua's Regent she was responsible for squelching the smallpox epidemic of 1881, she made Father Damien a knight of the Royal Order of Kalakaua for his work at Kalaupapa Settlement, founded a bank for women, and numerous educational endeavors. As Queen she proposed a new constitution that would regain powers for the monarchy and voting rights to Hawaiians and Asians. After she was released from her imprisonment, she successfully lobbied against annexation in Washington DC but was eventually defeated. She set up trusts that benefited orphans and poor children in Hawai'i. In addition to all of this she is also known as a prolific author and songwriter, the most famous of which is the song Aloha 'Oe.

²³ Items in their collection included calabash bowls pre-dating Captain Cook's discovery of the islands, a spear belonging to Kamehameha the Great, monarchy daguerreotypes and a collection of very rare feather leis. (Prendergast Collection Includes Priceless Hawaiian Treasures, *Honolulu Star-Bulletin*, October 22, 1953, Section C)

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

Mary Prendergast worked as a stenographer for the Harbor Board (1918-1929), for the Public Works department (1929-1947) and in 1947 became the administrator for the Hawai'i Aeronautical Commission. Eleanor Prendergast became the secretary to Territorial Governor Pinkham in 1917 and stayed in that position through the terms of five successive governors. In 1952 Governor Stainback, as his first official act as governor, appointed Eleanor the Chief Passport Officer for the Territory. By the time she retired in 1964, Eleanor had worked for eleven governors and been in the governors' office for over 46 years.

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

9. Major Bibliographical References

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

Calloway, S. G., & Editor, S. C. (1991). The Elements of Style. New York: Simon & Schuster.

City and County of Honolulu, Real Property Assessment Division. Residential Property Appraisal Card, History for Parcel (1) 3-1-034:015.

City and County of Honolulu, Bureau of Conveyances. History for Parcel (1) 3-1-034:015.

Hibbard, Don. National Register of Historic Places Registration Form for the Daniel and Gertrude Balch Residence (3031 Diamond Head Road). National Park Service. U.S. Department of the Interior, 2014.

Hibbard, Don. National Register of Historic Places, Nomination of Honolulu Tudor/French Norman Cottages Thematic Group. National Park Service. U.S. Department of the Interior, 1986.

Hibbard, D., Mason, G. E., and Weitze, K. J. (2010). Hart Wood: Architectural regionalism in Hawaii. Honolulu, HI: Univ. of Hawaii Press.

Historic Hawaii Foundation. Historic Homes in Waikiki, Walking Tour Map. No date

Honolulu Advertiser

"\$100,000 Home Will Be Razed To Make New Building Tract." April 6, 1921. p. 1.

"Diamond Head Terrace, an exclusive tract..." April 13, 1924. p. 14.

"Diamond Head Terrace Has New Houses." March 21, 1926. p. 12.

"Dr. Alexander Diamond Head Home Finished." August 3, 1924, p.14

"Mayor Grants Application for New District." May 21, 1926, p.4.1

"Two Houses from "Honeymoon Village." November 22, 1922. p. 12.

"You Can Have Your Beach Home Now." May 8, 1921, p.6

Honolulu Star Bulletin

Classifieds: Furnished Apartments for Rent, April 3, 1937, p.18, c.3.

Classifieds: Furnished Apartments for Rent, September 9, 1937, p.21, c.1.

"Diamond Head." May 22, 1965, p. B-1.

"Eleanor Prendergast 25 Years in Service of T.H." August 1, 1942, p.12, c.6.

"For the Attention of Those Who Intend to Build" (Advertisement). April 19, 1924, p.5

Legal Notices: Owners Notice of Completion of Contract, May 22, 1937, p.11., c.2.

"Miss Prendergast Begins 22nd Year." August 1, 1938, p.2., c.2.

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

"Miss Prendergast Retains Post in Governor's Office." March 3, 1953, p.19, c.1.

"New Governor Makes Changes; Machado Out." August 24, 1942, p.1. c.6.

"Obituaries: E.K. Prendergast – worked on staffs of 10 governors." February 13, 1985, p.A-16, c.2.

"Prendergast Collection Includes Priceless Hawaiian Treasures." October 22, 1953, p.C-1, c.3.

McAlester, V., McAlester, L., (1992). A Field Guide to American Houses. New York: Alfred A. Knopf.

Office of Hawaiian Affairs - KIPUKA Database. (n.d.).

[Http://kipukadatabase.com/kipuka/TMK.html?ObjectID=75001&b=2#view1](http://kipukadatabase.com/kipuka/TMK.html?ObjectID=75001&b=2#view1)

U.S. Geological Survey. Honolulu Quadrangle, 1:27,000, 1998.

Website: <https://www.kitv.com/story/40954430/hawaiiis-remarkable-women-ellen-prendergast>

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): 50-80-14-08864

10. Geographical Data

Acreage of Property .0745

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

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)

1. Latitude: 21.259883 Longitude: -157.817046

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐

AD 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 boundaries correspond to TMK (1) 3-1-034:014, a rectangular lot on the northeasterly side of Hibiscus Drive, Honolulu, City and County of Honolulu, State of Hawai'i. Lot 7 of the Diamond Head Terrace subdivision. The parcel measures 100' along its east and west sides and 65' to the north and south. Driveway access is along the southern edge of the property.

Boundary Justification

This boundary was selected because it represents the legal boundary of the property and encompasses the historic house, drive, and yard.

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

11. Form Prepared By

name/title: Angie Westfall, Architectural Historian
organization: Mason Architects, Inc.
street & number: 119 Merchant Street
city or town: Honolulu state: Hawai'i zip code: 96813
e-mail aw@masonarch.com
telephone: 808.536.0556
date: March, 2020

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State



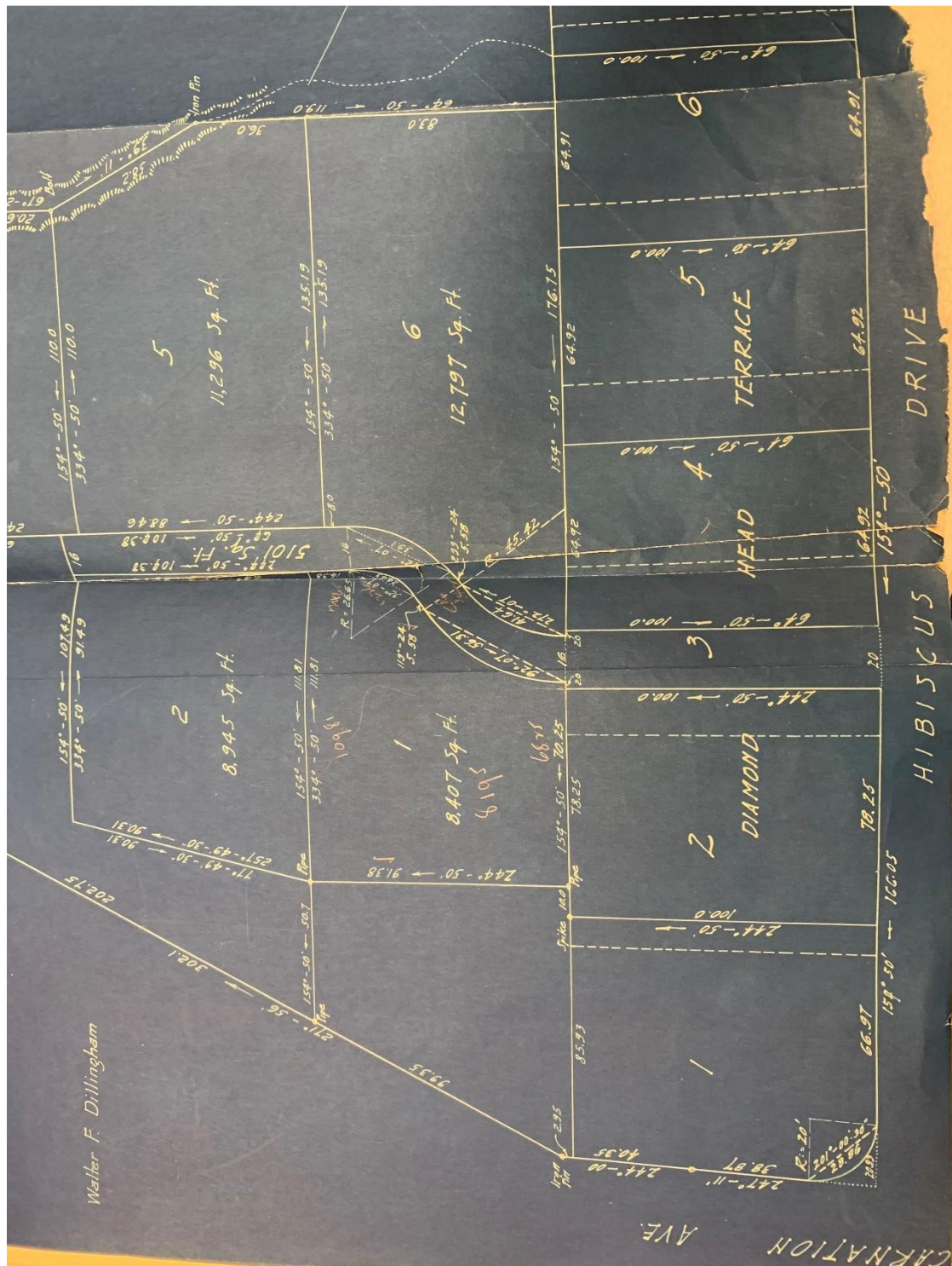
PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

HONOLULU, HAWAII

Name of Property

County and State

Plat Map for TMK (1) 3-5-004:013. (Location box added)



1947 Survey Map. 3020/3022 Hibiscus: Lot 4

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

PAID 10c THE HONOLULU ADVERTISER, MONDAY, MAY 8, 1921

You Can Have Your Beach Home Now

73 Homesites in Diamond Head Terrace Awaits Your Choice

Splendid Investment

This beautiful Property offers home-seekers who have been desirous of making their homes at the Beach, remarkable opportunities for purchasing the most desirable Beach locations that have been offered to the public in years.

Near Car Line

Diamond Head Terrace, better known as the Beckley and Shingle properties, and located at the foot of Diamond Head Road at the end of the Waikiki Car line, has recently been subdivided. Contracts for the putting in of streets, water, sewer and gas connections have already been let and improvement work is now under way.

Wide Streets

Streets will be wide and of reinforced concrete, with 4ft concrete sidewalks.

Access To Swimming

Nine lots front on the beach and located on either side of a 50 ft reserve which will give access to the beach and swimming to all owners of lots in the tract.

Select Neighborhood

The location of the property and its remoteness from the congested districts make it even more desirable.

Applications Already Received

We have already received several applications for these lots, so if you are desirous of securing one of them we would advise you to make a cash deposit now. The 25% cash payment can be made at the time the improvements are completed.



Call At Our Office for Map and information Regarding Prices

Lots May Be Purchased for 25% Cash

Balance On Time At 7% Interest

See Us Immediately

Henry Waterhouse Trust Co., Ltd.

SELLING AGENTS

Corner Fort and Merchant Streets

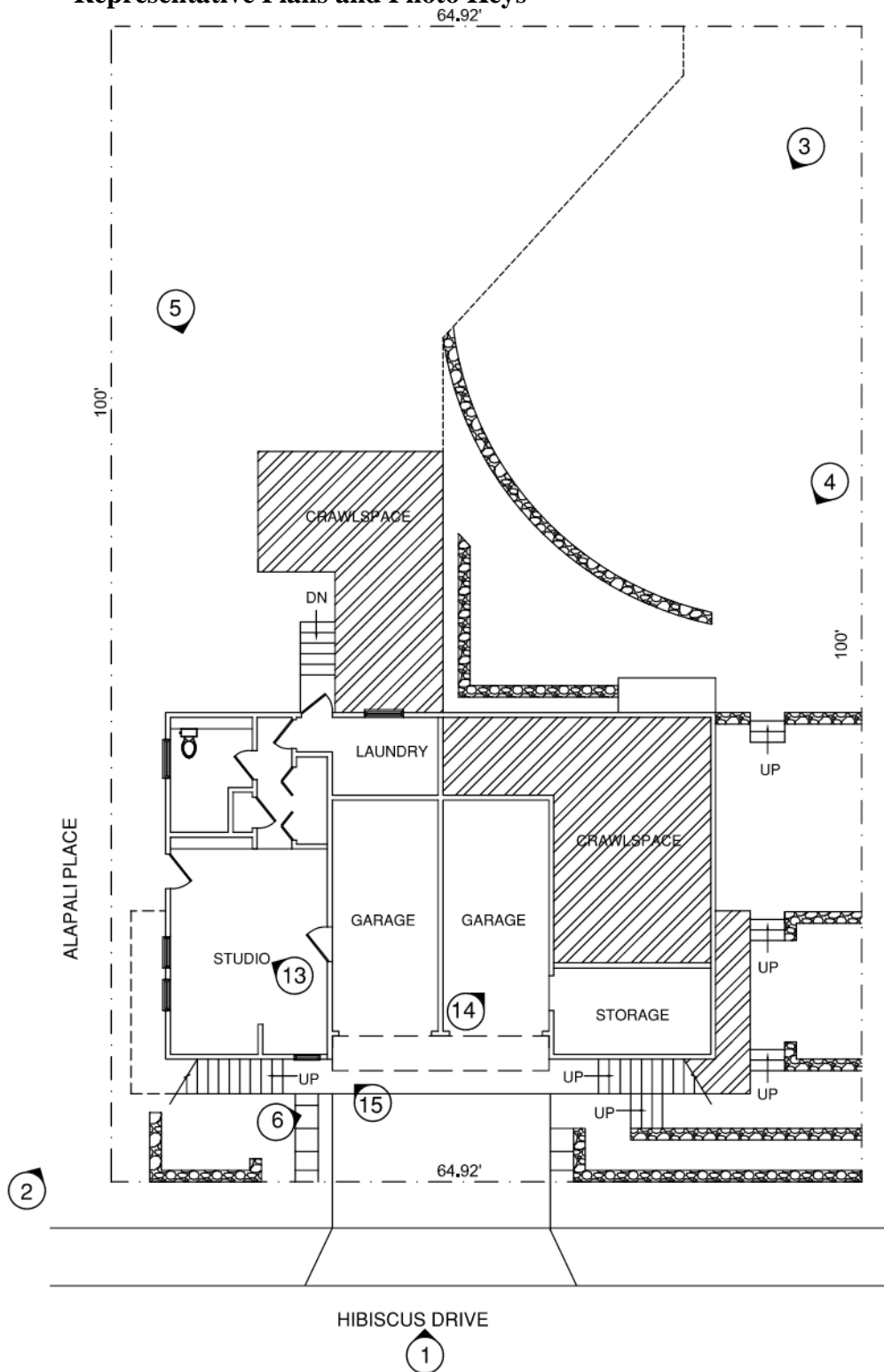
Telephone 5701

1921 Newspaper Advertisement for New Subdivision (Honolulu Advertiser, May 8, 1921)

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

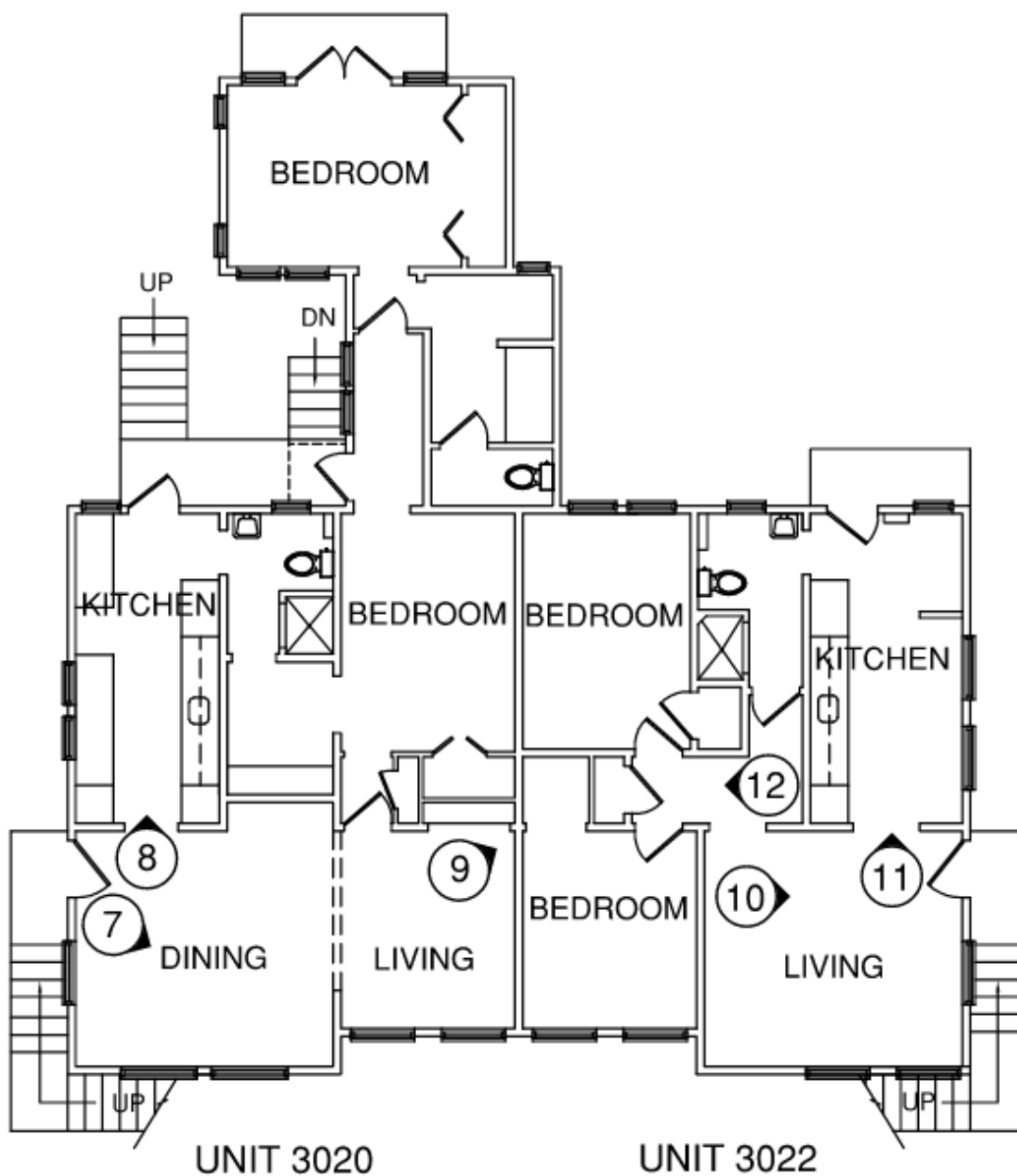
• Representative Plans and Photo Keys



Ground Floor Plan (No scale)

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State



Upper Floor Plan (No scale)



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
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: Prendergast Diamond Head Terrace Duplex

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Angie Westfall (except as noted)

Date Photographed: February 2020 (except as noted)

PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex _0001. Front (south) facade.
Camera facing north.

1 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex _0002. West facade. Camera facing northeast.

2 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex_0003. North facade. Camera facing southwest.

3 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex_0004. Partial North and East facade. Camera facing south. Note terraced side yard with rock walls.

4 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex_0005. North Façade of Unit 3020. Camera facing southeast. Note back stairs to kitchen.

5 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex_0006. View of Front Façade
Features: Garage Doors, Outset Windows, Corbels at Second Floor, and Tapered Rafters at
Overhangs. Camera facing East.

6 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex _0007. Unit 3020 Living and Dining. Camera Facing Southeast.

7 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex _0008. Unit 3020 Kitchen.
Camera facing north.

8 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex_0009. Unit 3020 Parquet
Floor Detail. Camera facing east.

9 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex_0010. Unit 3020 Living Room and Entry Door. Camera facing east. Note vertical bead wall detail.

10 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex_0011. Unit 3022 Kitchen.
Camera facing north.

11 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex_00012. Unit 3022 Hallway.
Camera facing west. Note wall and ceiling detailing and typical original door.

12 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex_00013. Bachelor Studio.
Camera facing west.

13 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX
Name of Property

HONOLULU, HAWAII
County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex _00014. Garage Interior.
Camera facing northeast.

14 of 15.



PRENDERGAST DIAMOND HEAD TERRACE DUPLEX

Name of Property

HONOLULU, HAWAII

County and State

HI_Honolulu_Prendergast_Diamond_Head_Terrace_Duplex_00015. Façade Detail. Note board and batten, corbels, wood window with wood screen. (Bubbling paint is the result of terrible fire that recently destroyed multiple historic Diamond Head Terrace homes across the street.) Camera facing north.

15 of 15.



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.