

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: Frank L. James Investment Property

Other names/site number: William I. Stearns Residence

Name of related multiple property listing:

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

2. Location

Street & number: 3738 B Manini Way

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B X C D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>_____ State or Federal agency/bureau or Tribal Government</p>

F. L. James Investment Property _____ 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>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>2</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

Hawaiian

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood, beveled board 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 Residence is situated in a quiet residential neighborhood on Manini Way, a one block long street, located about half way up Wilhelmina Rise above Kaimuki. It sits on a sloping, 7,760 square foot flag lot with a lawn on all four sides. The single story, Hawaiian style dwelling has an H-shaped floor plan capped by a composition shingled, double pitched, hipped roof with overhanging eaves and exposed rafter tails. The single wall, double board house sits on a lava rock and post and pier foundation with a vertical slat apron. It has double lap rustic beveled siding for its exterior walls, which are flared at their base. The house's 6 x 1 double hung sash windows remain intact. The 780 square foot house is in very good condition and very much retains its historic integrity of design, materials, workmanship, location, setting, feelings and associations.

Narrative Description

A fairly steep, concrete driveway, which is not a part of this property, runs from the street up to a garage and the property. The garage was originally a single car structure, but has been expanded into a two car garage and does not contribute to the historic character of the property. The

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garage is dug into the hillside and its masonry walls present a variety of materials from rubble stone and concrete to cmu to poured in place concrete. Its flat roof has a tongue and groove deck and a painted, metal roof. There are no doors or windows.

A rubble lava rock and concrete retaining wall separates the property from the driveway with a set of seven, curving, concrete steps at the corner of the garage leading up to the front yard and the house. A scored concrete sidewalk stained a reddish brown color, runs diagonally across the front lawn to the house. The house faces south, and is accessed by a set of fifteen concrete steps with lava rock shoulders which runs from the sidewalk to the southwest corner of the entry landing. The entry landing runs across most of the façade of the main body of the house and has two levels separated by three concrete steps. The projecting landing is sheltered by the roof's overhang and has a concrete floor. A 2' high lava rock parapet terminates a lava rock wall, which in total rises approximately 8' – 5" from the ground.

A set of ten pane double doors, which retain their original glass knobs and hardware, open on the living room. The doors are framed by ten pane sidelights, and flanked by a 6 x 1 double hung sash window. The living room has fir floors, which can be found throughout the house, and a 9' high canec ceiling. The room features an 8' high baseboard and a 56" high board and batten wainscot encircles the room. The rear wall of the living room features a 4' wide, 3 x 1 double hung sash window framed on either side by a 6 x 1 double hung sash window, providing the room with cross-ventilation.

To the west of the living room is the dining room which is entered through a 51" x 78" flat arched opening. This room is appointed in a manner similar to the living room and has a pair of 6 x 1 double hung sash windows in its front (south) and west walls, in addition there is a single 6 x 1 double hung sash window in its east wall. The room is graced by corner cabinets in its two front corners. The cabinets have a single pane upper door, a scalloped shelf below the upper door, and a single panel door below the shelf.

A doorway, without a door in the north, rear, wall of the dining room opens on the kitchen. Also in the north wall is a pass-through to the kitchen. This is not original, but because of its scale, measuring only 46" x 53", does not detract from the historic character of the house in any significant manner.

The kitchen retains its board and batten walls and ceiling. Two 6 x 1 double hung sash windows are in the west wall of the kitchen, one above the stove and the other above the stainless steel Elkay Lustertone single basin sink with its flanking stainless steel counters and backsplash. It has a new floor and the cabinets appear to date to the 1950s. A door in the rear wall opens on a back porch laundry room. The door is original with three panels below and a screened opening above. It retains its original glass knob and hardware.

The rear porch has a shed roof, wood floor, and board and batten walls with the upper portions open and screened with square lattice. A door way in its west wall, which has no door, opens on two wood steps that lead down to a concrete sidewalk and the side yard.

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To the east of the living room is the bedroom wing. A doorway, with no door, opens on a short, front-to-rear running hallway. Four single panel doors, one at each end and two in the east wall, access the house's two bedrooms, a bathroom and a closet. The hall closet is between the bathroom and the front bedroom. All the doors retain their original glass knobs and hardware. Both bedrooms have canec walls and ceilings and have closets with single panel doors with their original glass knobs and hardware. The front bedroom has a pair of 6 x 1 double hung sash windows in its south wall, and a single, similar window in its east wall. The rear bedroom has a pair of 6 x 1 double hung sash windows in both its north and east walls.

The bathroom has a board and batten ceiling and walls. It retains its original tub, sink and medicine cabinet above the sink. A 54" high linoleum wainscot with an embossed mini-brick pattern traverses the west and south walls. The bathroom's east wall extends an extra 2' beyond the wall line on the exterior of the house, and its window has been replaced at some point by a jalousie window.

To the west of the house is a servant's quarters, which contributes to the historic character of the property. According to the County tax records it was built in 1939, and retains its historic integrity, with the only major change being the addition of a modern wood deck to its south side. The cottage has a composition shingled hipped roof with open, over hanging eaves and exposed rafter tails. It sits on a post and pier foundation with a vertical slat apron and has rustic double beveled siding. The single wall building's exterior walls are flared. The cottage is accessed from its east side.

The concrete sidewalk that runs down the west side of the main house to the laundry room also accesses the servant's quarters. In its uphill course the sidewalk thrice makes one step up. Above the third step the sidewalk takes a quarter turn to the left and elevates one more step before reaching five wood steps that lead to the entry to the servant's cottage. The entry door has two panels at the bottom and a screened opening on top. It retains its original metal knob and hardware.

The entry door opens on the kitchen which retains its porcelain sink and metal cabinets, which have a moderne style with their rounded edges and glass pulls. A 1 x 1 double hung sash window is in its north wall over the sink. The kitchen's interior walls are vertical tongue and groove and its 8' high ceiling is of canec, as are the ceilings throughout the cottage. The floor is fir.

A doorway in the kitchen's south wall does not have a door and opens on the living room. The living room has a set of double doors, each with ten panes, which opens on the modern deck. To the east of the double doors is a 1 x 1 double hung sash window. A pair of similar windows is in its east wall. A single panel door, which has a new knob, in the north wall of the living room opens on the bathroom. It has a 1 x 1 double hung sash window in its west wall. The bathroom has been remodeled.

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The residence retains an exceptionally high degree of integrity, reflecting its original design. The only major changes have occurred in such secondary spaces as the kitchen, which appears to have been remodeled in the 1950s and has achieved significance in its own right. . It retains almost all its original windows and doors, and the one window that has been replaced with a jalousie is not visible to the front yard. Likewise the servant's quarters remains almost completely intact, with only the remodeling of the bathroom and the new deck being its only alterations. While the deck is visible, it does not significantly detract from the historic character of this modest building, with its overall historic integrity being much greater than most buildings of its type.

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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

unknown

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 F. L. James Investment Property is significant on the local level under criterion C, as a good example of a Hawaiian style house built in Honolulu during the 1920s. The house is typical of its period in its design, materials, craftsmanship 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 Hawaiian style of architecture was developed in the mid-1920s at a time when members of Hawaii's society were seeking a style of architecture appropriate for the Islands. Honolulu architect C.W. Dickey introduced the style in 1926 in the Halekulani cottages (no longer extant). These buildings had enclosed lanai, lava rock foundations and piers, casement windows, and gracefully sloping, double pitched hipped roofs which became known as the "Hawaiian" or "Dickey" roof. Concerning the Halekulani cottages, the March 14, 1926 *Honolulu Advertiser* quoted Dickey as saying, "I believe I have achieved a distinctive Hawaiian type of architecture." The new Hawaiian style as promulgated by C. W. Dickey is characterized by its double pitched hipped roof, use of casement or sliding windows, the presence of lanai, the use of local materials, and an emphasis on cross ventilation and indoor-outdoor relationships. The character of these houses derives from their simple massing and dominant roof, rather than applied ornamentation.

The F. L. James Investment Property with its double pitched hipped roof, single wall construction, and use of lava rock in the foundation, well captures the Hawaiian style of architecture. It reflects the popular adaptation of the forms initially set forth by Dickey and conveys the basic premises Dickey laid out with the Halekulani cottages. These include the double pitched hipped roof, a strong sense of cross ventilation, and the use of large expanses of windows. The H shaped plan provides all rooms, except the bathroom, with cross ventilation and the double hung sash windows are placed in pairs, or as in the case of the rear living room windows in a set of three with a wider than normal middle window, to enhance the flow of air through the house. Similarly the use of lattice on the rear porch and the use of double doors further promote a cooling air circulation. The character of the house derives from its simple massing with its dominant roof, rather than applied ornamentation. The double lap rustic beveled siding is typical of its period and the flared base of the wall is also a feature found on a number of houses of the period. The house is one of a number of Hawaiian style cottages constructed in the islands between 1926 and 1941. However, less than twelve private residences rendered in this popular and appropriate style for the islands presently are listed in the Hawaii Register of Historic Places.

The residence is part of the three lot complex on Manini Way, which was developed by Frank James in 1928. He acquired and built three houses on lots 427 and 430 of the Palolo Hills Tract, with two of the houses costing \$3,200 and the third costing \$2,850. In addition he constructed three garages for the houses, each at a cost of \$200. James was a real estate developer in Honolulu and built these houses as rental properties.

He came to Hawaii in 1904 with his parents at the age of sixteen and finished his education in Honolulu. He developed and became vice president and manager of Pan Pacific Traders, before joining the real estate firm of King & James, where he worked on developing a number of subdivisions. His partner at that time was Samuel Wilder King, who later served as governor of the Territory of Hawaii between 1953-1957. In 1928 he opened his own office, and informed the newspapers that he planned, "to devote most of his time to the development of new tracts and to home building." [*Advertiser*, April 8, 1928, page 14] This project on Manini Way appears to be among his new company's first projects, as he pulled building permits for the three houses at the end of April 1928. In addition, in April he also advertised for sale twelve new home lots in the F. L. James Tract. With the coming of the Great Depression, James fell on hard times, dissolved his company and went to work for Bishop Trust Company. His Manini Way houses were sold at

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auction, with William I. Stearns and his wife acquiring it in 1931. The Stearns' lived here until April 1940.

As a side note, Manini Way originally was named Mikahala Road; however its name was changed to Manini Way in 1929, as part of a Planning Commission street naming reform. They established a system of street naming at that time as follows:

“Place” was to be applied to all dead end roads

“Way” was to be applied to all roads which did not exceed two blocks in length

“Drive” was to be applied to all winding roads

“Street” was to be applied to all secondary roads over two blocks in length

“Avenue” was to be applied to all main thoroughfares

“Boulevard” was to be applied to all roads over 100' in width

The Planning Commission first applied the new street naming system to the Wilhelmina Rise area. In keeping with the street names on the upper reaches of the ridge, all of which were named for Matson ships, Manini was the name of a Matson freighter.

Also, as another interesting side note, the Elkay Lustertone sink in the kitchen of the house is the product of the Elkay Manufacturing Company, which is based in Illinois. The company was founded in 1920 and started to manufacture stainless steel sinks in 1935. In 1938 it became the first company to mass produce stainless steel sinks. During World War II, they supplied sinks to the Navy, and following the war, in 1948 they began to die draw stainless steel bowls, cutting production costs in half, allowing them by the late 1950s to become the largest manufacturer of residential stainless steel sinks in the world, a position they retain until today. They remain in operation today as the largest sink manufacturer in the world.

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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, 1930-1940.

City and County Tax Office records.

State Bureau of Conveyances, TCT 6553 dated December 1, 1927 and TCT 5961 dated April 14, 1927; also Book 1566, page 90; book 1566, page 151 and book 2744, page 318.

Honolulu Advertiser, "F. L. James Opens Own Office," April 8, 1928, page 14.

Honolulu Star Bulletin, advertisement for F. L. James Realty, April 20, 1928, page 9.

Honolulu Star Bulletin, "Three Residence to Be Erected on PLOLO Hill Tract," April 28, 1928, page 46.

Honolulu Star Bulletin, "Worth O. Aiken Joins F. L. James," May 4, 1928, page 8.

Spencer, Mark, "A Sparkling Success, LongTime Sink Maker ElkaySeen as Best in the Business," Daily Herald (Arlington Heights, Illinois, February 2, 2000.via Qestia Online Library at

<https://www.questia.com/read/1G1-61730874/a-sparkling-success-longtime-sink-maker-elkay-seen>

"Elkay Manufacturing Company" in *Reference for Business* at:

<https://www.referenceforbusiness.com/history/De-En/Elkay-Manufacturing-Company.html>

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 # _____

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Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

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: 21.289150

Longitude: 157.792023

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: |

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

The property being nominated includes all the property owned by Mark Jolly in 2020 as described by Tax Map Key 3-3-018:029.

Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail _____
telephone: (808)-542-6230
date: May 19, 2020

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:** Mark Jolly
3738B Manini Way
Honolulu, Hawaii 96816

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: James Investment Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May 11, 2020

View of the house from the southwest

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Photo Log

Name of Property: James Investment Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May 11, 2020

View of the living room from the southwest

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Photo Log

Name of Property: James Investment Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May 11, 2020

View of the living room from the northeast

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Photo Log

Name of Property: James Investment Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May 11, 2020

View of the dining room from the northeast

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Photo Log

Name of Property: James Investment Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May 11, 2020

View of the kitchen from the south

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Photo Log

Name of Property: James Investment Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May 11, 2020

View of the bathroom from the west

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Photo Log

Name of Property: James Investment Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May 11, 2020

View of the servant's quarters from the southeast

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Photo Log

Name of Property: James Investment Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: May 11, 2020

View of the servant's quarters kitchen cabinets from the east

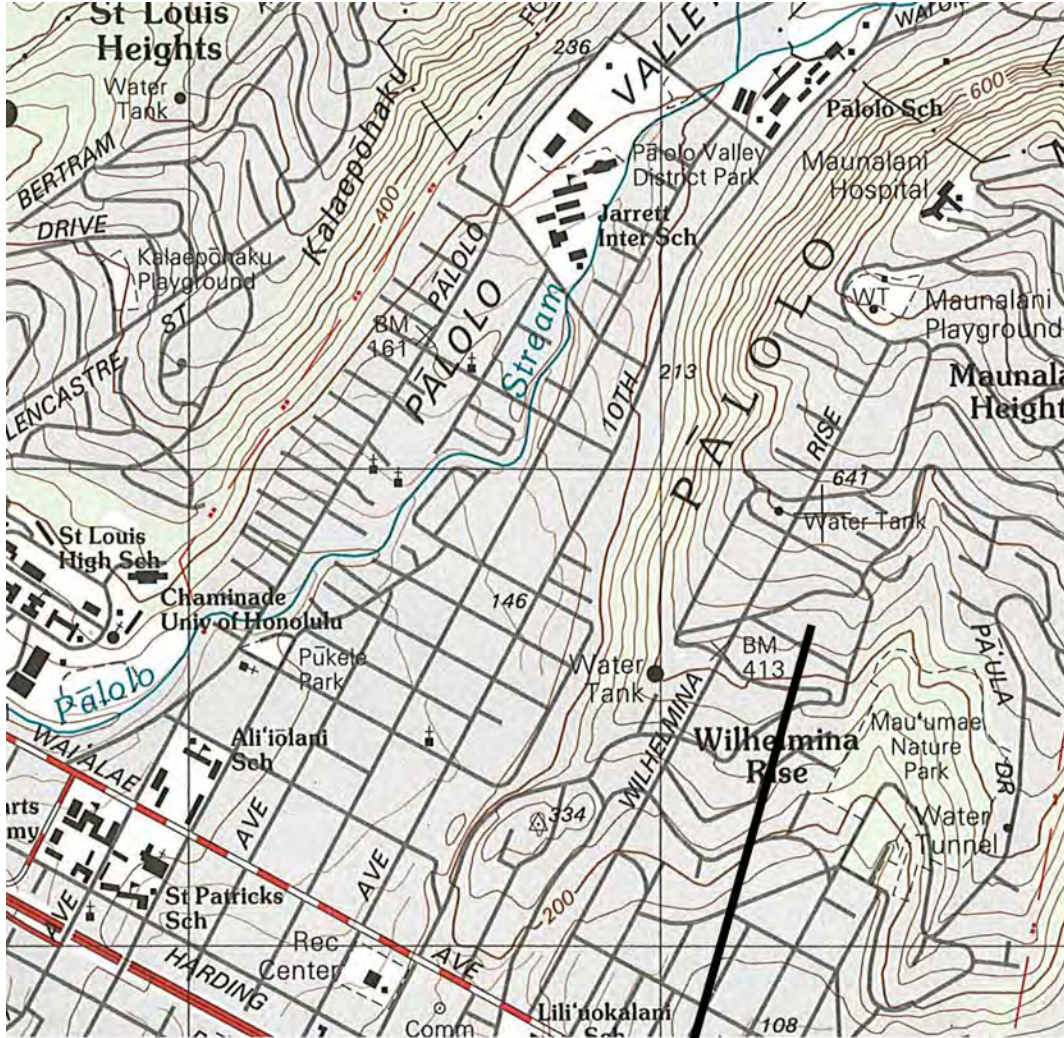
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TMK Map



USGS Map



3738B Manini Way

Floor Plan:

