

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: 2740 Oahu Avenue Residence

Other names/site number: TMK: 2-9-015:001 (2313 Cooper Road)

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 2313 Cooper Road (Corner of 2740 Oahu Avenue

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Not For Publication: ☐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

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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>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u> </u>	objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register

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 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS

Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Walls: WOOD/weatherboard, Roof: ASPHALT, Foundation: WOOD and STONE,

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 Fujioka Residence, built in 1931, is a one-story Craftsman style bungalow with a rectangular plan, hip roof with dormers on both ends of the roof and a wide front porch characterized by the locally-sourced dark lava rock perimeter walls, splayed columns and curved stair walls. The roof is finished with asphalt shingle, which covers the original wood shingle, and the walls are of 4"-wide shiplap siding with rounded bottom edges to create a soft cottage feel. The foundation is elevated approximately four feet high on post and pier. The interior of the house reflects the traditional style in the classical moldings and simple plan layout. The house is located in Manoa, a middle-class subdivision with tree-lined streets and grassy public front yards instead of concrete sidewalks. This somewhat hilly area is an early suburban development near the University of Hawaii Manoa campus. The house is located on the corner of Oahu Avenue and Cooper Street, but it fronts the main street Oahu Avenue. A non-contributing two-car garage built in the 1960s stands just off of Oahu Avenue. Behind the garage is an open yard and the house to the right of the garage. At the rear end of the property is a two-story house that was constructed later in 1953. The property is in good condition. In the 1950s, the house was renovated to include a kitchen extension, adding a total of forty-two square feet. In the 1960s, a third bedroom was added to the rear of the house, adding 240 square feet.

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Narrative Description

The Fujioka Residence is a single-family dwelling located in a residential neighborhood in Honolulu, Hawaii. Manoa is a valley community, and from the early 1900s, this area of Manoa was developed as middle-class residential area, with tree-lined streets and grassy public front yards instead of concrete sidewalks. This somewhat hilly area near Punahou School is organically laid out to correspond to the topography.

The site is a corner lot, 15,466 square feet total, measuring 81 feet across along Oahu Avenue and 190 feet deep along Cooper Road. The house faces southeast and fronts Oahu Avenue with the yard open to the street. The garage is the only structure to close off the yard, as well as some landscaping close to the street corner. A stone wall starts at the street corner and closes the property off to Cooper Road. The main pedestrian entry is through the open yard off of Oahu Avenue with a concrete walkway paving the path to the house. The land slopes up slightly at the front yard but becomes steeper as you move towards the rear end of the property, following the upward slope of Cooper Road. At the rear end of the property is a two-story house, which was built later in 1953. This house was built for the daughter and son-in-law of the owners.

The house was not built to be an extravagant display of wealth or stature as some of the other homes in the area. It is significantly set back from the road and has a simple bungalow feel. The house is basically rectangular in plan, with a front porch carved out at the front end of the rectangle. The house area totals 1,635 square feet of interior area. The interior of the house reflects the traditional style in the classical moldings and simple plan layout. It has three bedrooms, two bathrooms (including one half-bath), kitchen, living, dining, and front porch. The spaces are organized in a very straight-forward manner. Upon entry from the front porch is the living room, which connects directly to the dining room. The private spaces are accessible through a hallway that comes off of the kitchen behind the dining room at the rear end of the house. There is a strict division of public and private spaces due to the hallway and its discreet entry. The private half of the dwelling houses the hallway, three bedrooms, and two bathrooms (including the half-bath, which is located in the rear bedroom).

The exterior walls are double-ply, single-wall construction, meaning that there are no wood studs framing the walls. The interior side of the wall are tongue and groove boards, while the exterior is faced with 4" shiplap siding with rounded edges, so that the overall thickness of the wall is 1 3/4", each layer being 7/8" thick.

The house is elevated off the ground on wood post and pier spaced approximately 6'-0" on center with wood lattice between them to prevent rodents and small animals from entering. The house is approximately four feet from finish grade, when measured at the front of the house. The floor is wood supported by wood joists and beams, built with rough-sawn lumber so they are true-dimensioned lumber. The floor is Douglas-fir and is single-ply. The porch is defined by large, splayed columns built of lava rock located on the four corners of the porch. Two of the four columns are actually pilasters built just forward of the wood wall of the house. At the rear of

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the house, the bedroom addition displays a different kind of exterior siding and foundation support. It is tongue and groove boards on a concrete perimeter edge at its rear.

The roof is a wood-framed, hip roof, with 41" deep overhanging eaves. Placed on the front and rear ends of the roof are two dormers, which are decorated with wood louvers. The roof is sheathed in asphalt shingle.

The front façade is compositionally framed by the splayed lava rock porch columns, with the center bay flanked by the curving lava rock railings of the steps leading up to the porch. The railing that surrounds the front porch is also made of lava rock. Beyond the porch, the facade is divided into five asymmetrical bays. The fenestration of the double hung windows and door are slightly off. The center bay is the main entry, which is off-center relative to the exterior porch steps and house interior. A double-door leads one into the house off of the porch.

The left side elevation has three double hung windows and a bay window with double hungs along its side, which view into the living and dining room, respectively. Toward the rear of the house, the kitchen extension has three jalousie windows and the third bedroom addition has two double hung windows and a door that connects the rear deck to the bedroom. The addition of the bedroom at a later time is obvious from the side elevation views; the original roof does not extend to cover this addition. Instead, a shed roof with a lower slope is attached from the original house to cover the bedroom. The siding of the exterior walls is also different.

The right side elevation, which faces Cooper Road, has two symmetrically placed glass jalousie windows for the living room, a bay window with double hungs fenestration at the front bedroom, another larger glass jalousie window for the bathroom, a pair of double hung windows for the second bedroom, and another pair of double hung windows for the last bedroom, which is a contributing addition. The right side houses the private spaces of the dwelling, so it was landscaped generously for privacy. The landscaping surrounding the house is also filled with rich history, such as the Jabong tree near the front porch.

The back side of the house is very close to the second house at the rear end of the property. Given the two houses' close proximity, the windows along this backside of the house were kept to a minimum. A deck was built at the back, which is accessible from both the kitchen and bedroom.

A significant interior feature is the 10'-0" high ceilings throughout, giving a spacious open feeling. The living and dining rooms have coffered ceilings with prominent beams running in both directions. Interestingly, the beams are evenly spaced and symmetrical in the living room parallel to Oahu Avenue, but have significant discrepancies, resulting in an asymmetrical look, parallel to Cooper Road.

The door and window trims and cases are also important decorative features. The windows interior and exterior casings are five inches wide. The original double-hung windows were framed on the exterior side of the single wall structure, meaning that they over-hang the exterior wall by four inches. The sills and other elements of the window frame and casing are well made.

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Modifications over time:

- The house was built in 1931 in a Craftsman bungalow style. It had a small maid quarters located in the rear, left corner of the house. A second house/apartment was constructed behind it in 1953.

The following modifications were made overtime to enlarge the house and renovate the interior spaces:

- The kitchen was extended towards the driveway in the 1950s. Doing so allowed an exterior door to be placed, creating a second entry and allowing access to the rear deck.
- A third bedroom was added to the rear end of the house in the 1960s. This addition is obvious due to the differences in design and materiality; the exterior siding is different as well as the foundation, and a new shed roof with a lower slope was installed instead of extending the existing roof.
- The existing hallway that opened up to the living room was closed off at the front bedroom in order to build a walk-in closet in its place.
- The wall between the living and dining room, was removed to open up the dining room to the living room.
- The single three-foot wide entry door off of the porch was replaced with the current four-foot-wide double doors. This door is slightly off-center from the hallway due to this change.
- The residence at the rear of the property was originally a maid's quarters. After Kichigoro Seki, grandfather to Lynn Fujioka, purchased the property in 1946, he expanded it to be a duplex which he rented out. An early permit shows that this occurred in 1953. In the early 1980s, Lynn and Ranold Fujioka moved in the house and lived in the ground floor dwelling. A few years later, the Fujiokas completed a renovation of the house, adding an interior stairway and creating an addition, and using the entire house as a single dwelling. In 1991-1992, another addition was built on to the house.

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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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

Significant Dates

1931 (Date of construction)

1953 (Addition of second house)

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

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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 Fujioka Residence meets the Historic Register Criteria A and C. The history of the 2740 Oahu Avenue Residence reflects the patterns of settlement and chronicles the saga of the development of Honolulu. This parcel is located in the west Manoa area, as part of a subdivision of Pu‘upueo, originally a part of the Residence of Judge Henry J. Cooper and nearby the terminus of the Honolulu Rapid Transit Company’s Manoa trolley line.

Architecturally, this house is of high artistic value and is one of the few remaining examples of the many homes built with a high level of craftsmanship of the Late 19th and Early 20th Century American Movement Craftsman/Bungalow style cottage that existed in this area. It holds distinctive characteristics of a type, period, and method of construction. Today, the house is in good condition and has a high level of integrity of location, design, setting, materials, workmanship, feeling, and association. The house was purchased by Kichigoro Seki, grandfather of Lynn Fujioka in the 1940s, the present owners of the residence.

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

Criteria A

The history of the 2740 Oahu Avenue Residence reflects the patterns of settlement and chronicles the saga of the development of Honolulu. This parcel is located in the west Manoa area, as part of a subdivision of Pu‘upueo, originally a part of the Residence of Judge Henry J. Cooper and nearby the terminus of the Honolulu Rapid Transit Company’s Manoa trolley line. It was also *makai* of the Charles M. Cooke, Jr. Kualī‘i home.^[1] The 2740 Oahu Avenue parcel of land was a portion of the land described in and covered by Royal Patent Number 2240, Land Commission Award Number 3322, to T. Tute. It is further described as a “Portion of Lot Number Thirteen (13)” in Block “C” of the “Puupueo Tract”. It was recorded in the Office of the Registrar of Conveyances at the Honolulu in Liber 255 on page 236, Harvey & Wright, Surveyor, dated July 13, 1925 to Eliza Yates Mackenzie.

Pu‘upueo, the “owl’s hill or nest” in Manoa Valley, was a large tract of land that extended from Manoa Road to Oahu Avenue. It was owned by Judge Henry E. Cooper, who had once been Manoa valley’s largest landowner. He was one of the one of the central figures in the overthrow of Queen Liliokalani. His house was a large cut-stone residence, no longer extant, located between Manoa Road and Terrace Drive. His 65 acres of land at Pu‘upueo held his large residence and a few ancillary structures. The area that the family referred to as “down below” was the side of fruit orchards, a tennis court, a swimming pool, and a pasture for the small herd of cows. The Cooper children used a wooden sled to slide down the grassy hillsides. By 1907, the

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“down below” area had been cut into house lots made accessible by the 1903 Manoa trolley, of which this 2740 Oahu Avenue parcel is one.¹

This parcel has been in the same family since 1946 and is its third generation of family ownership. On July 13, 1946, Mackenzie sold the property to Kichigoro Seki and Tomi Seki, husband and wife, and recorded in Registrar of Conveyances in Liber 1972 at page 139.² It was then sold for \$1.00 to their son Andrew Yoshio Seki, on April 2, 1971 and recorded Liber 7473 page 171. In 2005, the property was placed in a trust by Andrew Seki, and was formally transferred to Ranold and Lynn Fujioka on January 20, 2017.

As it was when it was developed in early 1900s, the streets are wide and well-designed, the green grassy lawns are distinctive features of the neighborhoods, and the large trees shading the pathways make this area a very respected and sought-after neighborhood.

Criteria C

Under Criterion C, the house embodies the distinctive characteristics of a type, period, or method of construction. It is significant as a well-preserved Late 19th and Early 20th Century American Movement Craftsman/Bungalow style cottage.

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, open eaves, often with decorative supports, battered columns, partially paned entry doors, wide dormers with more than one window, multi-pane windows, and the use of natural materials. On the interior there is an emphasis on openness, built-in furniture and finely crafted, unpainted woodwork. The earliest bungalows known to have been built in

¹ Bouslog, C., Chun, K., & Krauss, B. (1995). *Mānoa: The story of a valley* (pp. 81-83). Honolulu, HI: Mutual Publishing.

² Ishizaki, Mutsumi. “Deed between Tomi Seki and Andrew Yoshio Seki.” State of Hawaii Bureau of Conveyances, Liber 7473, Page 171, Honolulu, 2 Apr. 1971.

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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-gable 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. The following is the list of those that have been placed on the register which are located in the Manoa area. Those that are of the Craftsman Style are indicated below. They number thirty total:

2714 Aolani Place/ Kreye Residence Craftsman/Bungalow Style
2311 Armstrong Street/ William Ninde Chaffee House Craftsman/Bungalow Style
2119 Armstrong Street/2251 Mohala Way/ Davis Residence Craftsman/Bungalow Style
2318 Beckwith Street/ Miller Residence
2387 Beckwith Street/ Stanley Ball Residence Craftsman/Bungalow Style
2330 Beckwith Street/ Steere Residence Craftsman/Bungalow Style
2111 Brown Way/ Perry Residence Craftsman/Bungalow Style
2627 East Manoa Road/ Earl R. and Lillian McGhee Residence
2494 East Manoa Road/ Mrs. Flora Lidgate Residence
2361 East Manoa Road/ Winant Residence Craftsman/Bungalow Style
2361 East Manoa Road/ Winant Residence Craftsman/Bungalow Style
2208 Hyde Street/ Potter Residence
2211 Kamehameha Avenue/ Alice Jones and Abraham Lewis Jr. Residence
2230 Kamehameha Avenue/ Austin Jones Residence Craftsman/Bungalow Style
2234 Kamehameha Avenue/ Frank C. Atherton House
2234 Kamehameha Avenue/ Frank C. Atherton House
2146 Kamehameha Avenue/ Hermann and Johanna Rohrig Craftsman/Bungalow Style
2225 Kamehameha Avenue/ Reed Residence Craftsman/Bungalow Style
2225 Kamehameha Avenue/ Reed Residence
2107 Lanihuli Drive/ Abel Residence Craftsman/Bungalow Style
2107 Lanihuli Drive/ Abel Residence
2121 Lanihuli Drive/ Glazier Residence Craftsman/Bungalow Style
2121 Lanihuli Drive/ Glazier Residence
2056 Lanihuli Drive/ Hottel/Botts Residence Craftsman/Bungalow Style
2056 Lanihuli Drive/ Hottel/Botts Residence Craftsman/Bungalow Style
2346 Liloa Rise/ Arthur L. Andrews Residence Craftsman/Bungalow Style
2336 Liloa Rise/ Bicknell Residence Craftsman/Bungalow Style
2366 Liloa Rise/ Jean Vaughan Gilbert Residence Craftsman/Bungalow Style
2542 Malama Place/ Bredhoff Residence
2453 Manoa Road/ Willard & Mary Jane Wax Residence
2026 McKinley Street/ Pond Clark Dempster Residence Craftsman/Bungalow Style
2026 McKinley Street/ Pond Clark Dempster Residence Craftsman/Bungalow Style
2139 McKinley Street/ Thompson Residence Craftsman/Bungalow Style
2141 Mohala Way (& 2312 Liloa Rise)/ Marques Residence
2243 Mohala Way/ Ida Macdonald Residence Craftsman/Bungalow Style
2207 Mohala Way/ Morris Residence Craftsman/Bungalow Style

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2211 Mohala Way/ Sayers House
2056 Mohala Way/ William Schieber Residence
2056 Mohala Way/ William Schieber Residence
2239 Mohala Way/ Yoder Residence Craftsman/Bungalow Style
3029 O'ahu Avenue/ 3029 O'ahu Avenue Craftsman/Bungalow Style
3033 O'ahu Avenue/ 3033 O'ahu Avenue
3038 O'ahu Avenue/ Alvin Melim Residence Craftsman/Bungalow Style
3060 O'ahu Avenue/ Herbert Austin Residence
3104 O'ahu Avenue/ Scott Residence
2418 O'ahu Avenue/ Snyder Residence
2838 O'ahu Avenue/ Watson and Louise Ballentyne Residence
3137 O'ahu Avenue/ George Fret Wright Residence
2365 Oahu Avenue/ Grace Cooke Residence Craftsman/Bungalow Style
2376 Oahu Avenue/ Hitchcock House
2371 Oahu Avenue/ Lyle House Craftsman/Bungalow Style
2437 Parker Place/ Frederick G. Krauss Residence
2320 Sonoma Street/ Alex G. & Jessie T. Horn Residence Craftsman/Bungalow Style
2022 University Avenue/ 2022 University Avenue
2375 University Avenue/ Janet Taylor MacIntyre House Craftsman/Bungalow Style

The Fujioka residence is a representative 1920s bungalow constructed in Hawaii. The Craftsman/Bungalow home has craftsman detailing in the gable faces and entry ways that show the high level of ability and workmanship the early carpenters had in the early 20th century. This home is located on a small garden lot, with front porch, lava rock lined steps, and double hung windows, became popular enough in Honolulu's residential neighborhoods in the 1920s and 1930s to become identified as a "Hawaiian Style" of architecture.

9. Major Bibliographical References

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

"1905 Map of Streets and Alleys in the College Hills Tract." Map. Accessed October 7, 2015. State of Hawaii Department of Accounting and General Services, Survey Division.

Bouslog, Charles. *Mānoa: The Story of a Valley*. Honolulu: Mutual Pub., 1994.

Hibbard, Don. *Buildings of Hawaii*. Charlottesville: University of Virginia Press, 2011.
Land court document No. 1525. October 2, 1939. Raw data. Bureau of Conveyances, Honolulu.

Deed Document, Liber Book No. 7473, Pages 171-175. April 2, 1971. Raw data. Bureau of Conveyance, Territory of Hawaii, Honolulu.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.3551

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 21.310831 | Longitude: -157.815231 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

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UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: 4	Easting: 622591.36	Northing: 2356511.67
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

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

The boundaries are those listed as the TMK. The front of the property is bounded by Armstrong Street and the west side bounded by Hoo‘maha Avenue.

The boundary was described as follows in the 1948 deed:

All of that certain parcel of land altitude at Manoa Valley, Honolulu, City and County of Honolulu, Territory of Hawaii, being a portion of Grant 175 to Punahou School, and being portion of Lots 17 and 18, Block 16 of the College Hills Tract, and more particularly bounded and described as follow: Beginning at a pipe at the North Corner of this parcel of land, being also the North corner of Lot 19, Block 16 of the College Hills Tract (File Plan 6) and the South corner of Armstrong Street and Hoo‘maha Way, the true azimuth and distance from the West corner of University Avenue and Armstrong Street being 119° 21’ 150.00 feet and thence running by azimuths measured clockwise from True South:

1. 299° 21’ 60.00 feet along the Southwest side of Armstrong Street to a pipe;
2. 29° 21’ 100.88 feet along the remainders of Lots 18 and 17, Block 16 of the College Hills Tract (File Plan 6) to a pipe;
3. 118° 57’ 60.00 feet along the remainder of Lot 17, Block 16 of the College Hills Tract (File Plan 6) to a pipe;
4. 209° 21’ 101.30 feet along the Southeast side of Hoo‘maha Way to the point of beginning and containing an area of 6065 square feet.

Boundary Justification (Explain why the boundaries were selected.)

Boundaries were described in the 1948 deed.

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11. Form Prepared By

name/title: Lorraine Minatoishi, Ph.D., AIA

organization: Minatoishi Architects, Inc

street & number: 1003 Bishop Street, Suite 1975

city or town: Honolulu state: Hawaii zip code: 96813

e-mail LM@mahawaii.com

telephone: (808) 942-7474

date: 01/28/2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:

City or Vicinity:

County:

State:

Photographer:

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Date Photographed:

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of ____.

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

2740 Oahu Avenue Residence

Name of Property

Honolulu, HI

County and State

Additional Information		
Figure #	Name	Description
1	USGS Map	USGS Map of Honolulu, showing location of property
2	Plat Map	Plat Map showing property boundary and location
3	Site Plan	Site Plan
4	Floor Plan	Floor Plan
5	Section	Longitudinal Section
6	Elevation	Exterior Elevations

Figure 1: USGS Map of Honolulu, showing location of property

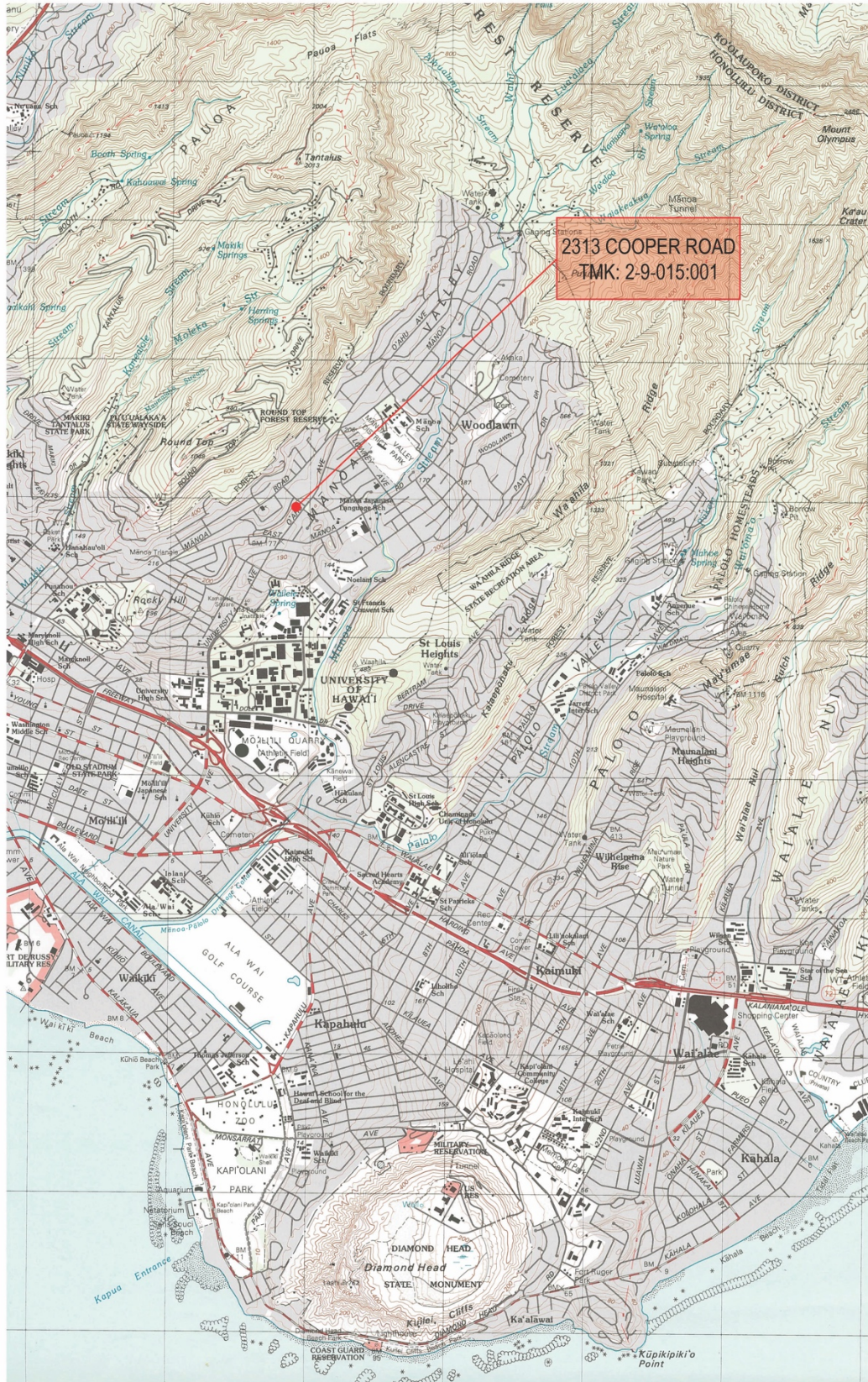
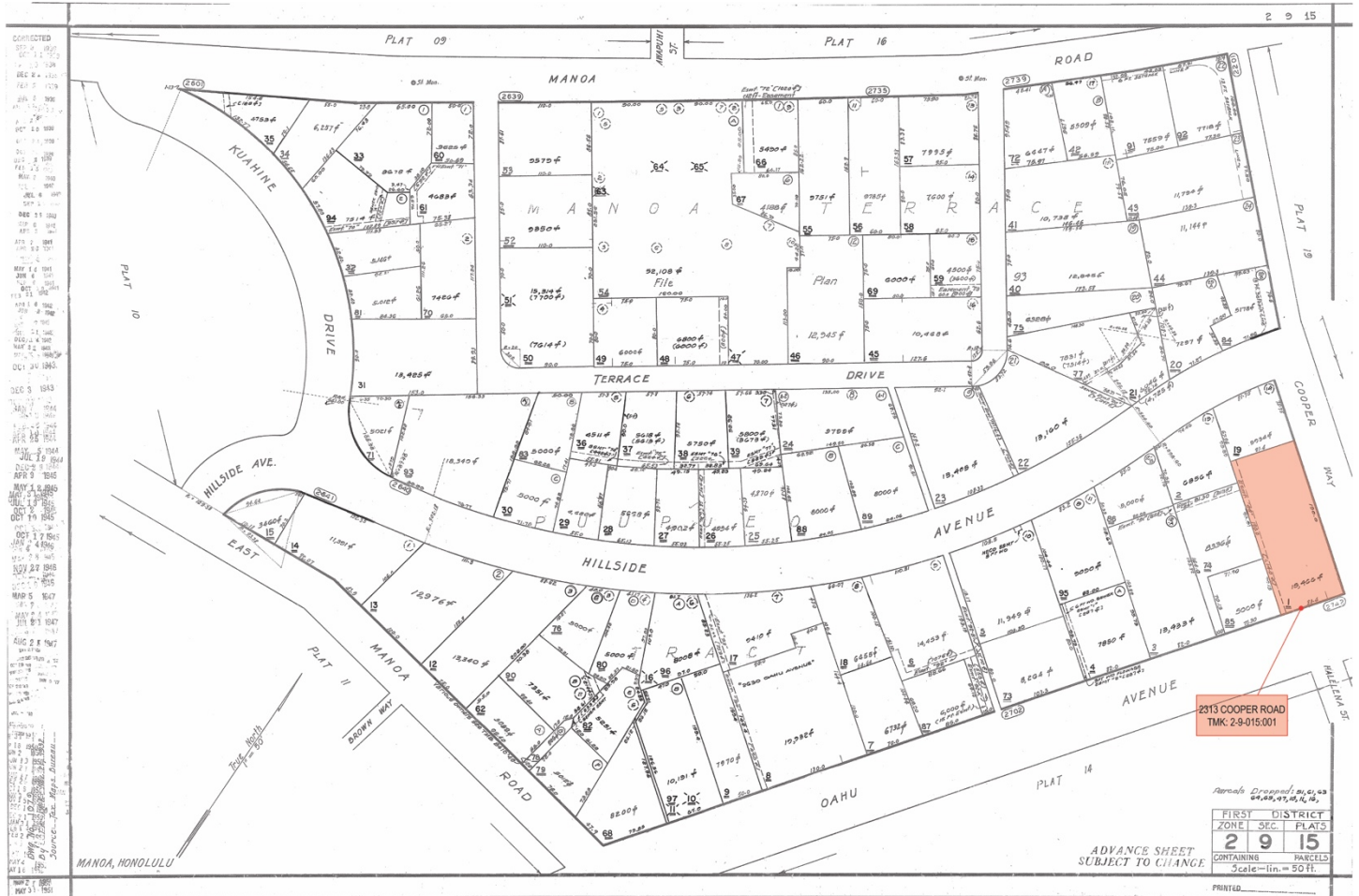


Figure 2: Plat Map showing property boundary and location



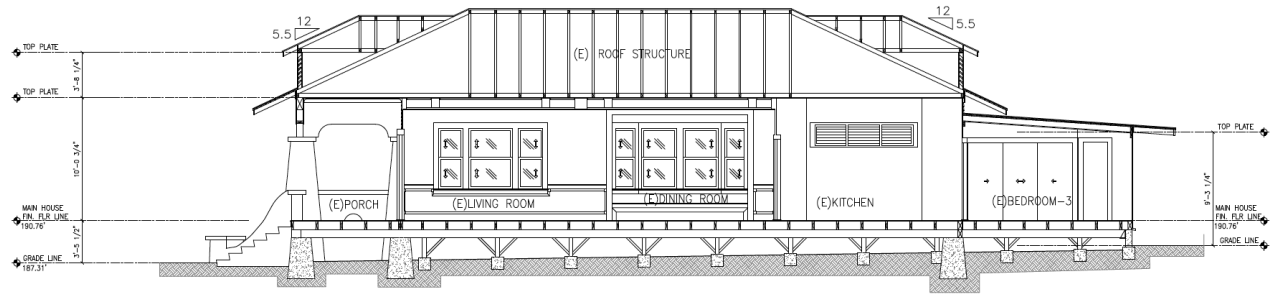
[illegible]

FLOOR PLAN
SCALE: 1/4" = 1'-0"

The floor plan shows a house with the following rooms and features:

- (E) PORCH:** Located at the front entrance, featuring a central door (D1) and a set of stairs labeled "UP".
- (E) LIVING ROOM:** Adjacent to the porch, containing a fireplace, a large window (W14), and a sliding glass door (W15) leading to the porch.
- (E) DINING:** Located next to the living room, featuring a window (W4) and a door (D3) leading to the kitchen.
- (E) KITCHEN:** Includes a refrigerator (REF), a sink, and a window (W5). It has a door (D2) leading to the lanai and a door (D7) leading to the bedroom wing.
- (E) LANAI:** An outdoor area accessible from the kitchen via door D2.
- (E) BEDROOM-1:** Features a window (W12), a closet, and a door (D3) leading to the dining area.
- (E) BEDROOM-2:** Includes a window (W10), a closet, and a door (D5) leading to the central hallway.
- (E) BEDROOM-3:** Features a window (W8), a closet, and a door (D6) leading to the central hallway.
- (E) HALF BATH:** Located near Bedroom 3, with a window (W7).
- Windows (W1-W16):** Various windows are distributed throughout the plan, some with shutters or blinds.
- Doors (D1-D7):** Indicate the flow between rooms and the exterior.
- Dimensions:** Overall dimensions are 36'-0" wide by 66'-2 3/4" deep. Individual room dimensions are provided for most areas.
- Orientation:** A north arrow is located in the bottom right corner, pointing towards the top right of the page.

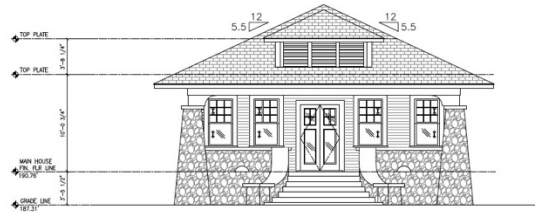
Figure 5: Longitudinal Section



A1 LONGITUDINAL SECTION
SCALE: 1/8"=1'-0"



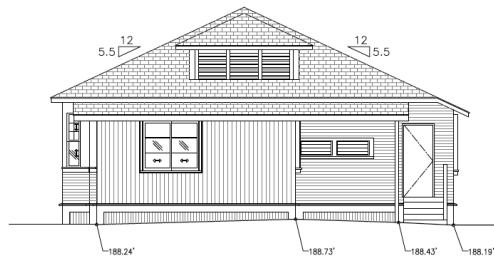
Figure 6: Exterior Elevations



A4 FRONT ELEVATION
SCALE: 1/8"=1'-0"



A4 LEFT-SIDE ELEVATION
SCALE: 1/8"=1'-0"



C3 REAR ELEVATION
SCALE: 1/8"=1'-0"



A1 RIGHT-SIDE ELEVATION
SCALE: 1/8"=1'-0"



Photographs, Exterior:

Photo #	Name	Description
1 of 10	Property Exterior	Front elevation – path to entry and front porch
2 of 10	Property Exterior	Front elevation
3 of 10	Property Exterior	Oblique front looking towards northwest
4 of 10	Property Exterior	Front porch
5 of 10	Property Exterior	Front porch – corner post and soffit detail
6 of 10	Property Exterior	Oblique front of existing garage looking towards west with house in background
7 of 10	Property Exterior	Left elevation
8 of 10	Property Exterior	Oblique back elevation looking towards south
9 of 10	Property Exterior	Oblique right elevation looking towards southeast
10 of 10	Property Exterior	Oblique right elevation looking towards southeast

7'-4 3/4"

55'-4 1/2"

18'-7 3/4"

81.40'

EXIST. STONE WALL

192.70'

193.91'

EXISTING HOUSE-1

193.57'

25'-5 1/2"

13'-1 1/4"

27'-7 1/4"

198.92'

198.65'

198.53'

198.19'

198.71'

(E) BEDRM-3

(E) LANA

198.24'

198.69'

198.74'

198.66'

198.41'

198.95'

198.24'

190.00'

69'-2 3/4"

6'-0" WIDE SEWER EASEMENT

EASEMENT

(E) KITCHEN

(E) DINING

EXIST. MAIN HOUSE-1

(E) BEDRM-2

(E) BEDRM-1

(E) LIVING ROOM

(E) PORCH

197.70'

196.87'

197.58'

196.79'

196.67'

196.52'

196.33'

197.21'

197.15' TOP

194.1' BOT

196.71' TOP

195.0' BOT

196.18' TOP

195.0' BOT

195.61' TOP

195.4' BOT

194.90' TOP

194.60' BOT

194.91' TOP

194.60' BOT

194.29' TOP

196.30'

196.53'

196.0374'

195.5374'

195.0974'

197.1974'

EXIST. STONE WALL

74'-5 1/4"

30'-0 1/4"

29'-7 1/4"

195.97'

195.6' TOP

195.3' BOT

195.12' TOP

195.3' BOT

195.64' TOP

195.2' BOT

195.61'

195.49'

195.5'

194.95'

195.98'

195.12'

194.95'

194.99'

195.57'

10'-0"

FRONT SETBACK

21'-9 1/2"

55'-8 3/4"

5'-0" SIDE SETBACK

DRIVE WAY

WALKWAY

DRIVEWAY

(E) GARAGE

19'-6 1/4"

42'-8 3/4"

81.40'

GRASS

SETBACK LINE

PROPERTY LINE

194.02' TC

193.52' BC

193.89'

194.57' TC

194.07' BC

194.67' TC

194.17' BC

194.35' TC

194.43' BC

195.11' TC

194.51' BC

OAHU AVE

A1 SITE PLAN / PLOT PLAN

SCALE: 3/32"=1'-0"

0 4 8 16 24 32 40 FT

SCALE: 3/32"=1'-0"

N

Figure 1 of 10:

Name of Property: Fujioka Residence

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi

Date Photographed: 2020

Description of Photograph: Front elevation – path to entry and front porch



Figure 2 of 10:

Name of Property: Fujioka Residence

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi

Date Photographed: 2020

Description of Photograph: Front elevation



Figure 3 of 10:

Name of Property: Fujioka Residence
City or Vicinity: Honolulu
Photographer: Lorraine Minatoishi
Date Photographed: 2020
Description of Photograph: Oblique front looking towards northwest



Figure 4 of 10:

Name of Property: Fujioka Residence

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi

Date Photographed: 2020

Description of Photograph: Front porch



Figure 5 of 10:

Name of Property: Fujioka Residence
City or Vicinity: Honolulu
Photographer: Lorraine Minatoishi
Date Photographed: 2020
Description of Photograph: Front porch – corner post and soffit detail



Figure 6 of 10:

Name of Property: Fujioka Residence

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi

Date Photographed: 2020

Description of Photograph: Oblique front of existing garage looking towards west with house in background



Figure 7 of 10:

Name of Property: Fujioka Residence
City or Vicinity: Honolulu
Photographer: Lorraine Minatoishi
Date Photographed: 2020
Description of Photograph: Left elevation



Figure 8 of 10:

Name of Property: Fujioka Residence

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi

Date Photographed: 2020

Description of Photograph: Oblique back elevation looking towards south



Figure 9 of 10:

Name of Property: Fujioka Residence
City or Vicinity: Honolulu
Photographer: Lorraine Minatoishi
Date Photographed: 2020
Description of Photograph: Oblique right elevation looking towards southeast



Figure 10 of 10:

Name of Property: Fujioka Residence

City or Vicinity: Honolulu

Photographer: Lorraine Minatoishi

Date Photographed: 2020

Description of Photograph: Oblique right elevation looking towards southeast



Photographs, Interior:

Photo #	Name	Description
1 of 4	Property Interior	View of living room facing fireplace
2 of 4	Property Interior	View of living room facing driveway
3 of 4	Property Interior	View of front entry from living room
4 of 4	Property Interior	View of dining room from living room

**Photo Key:
Interior Photos**

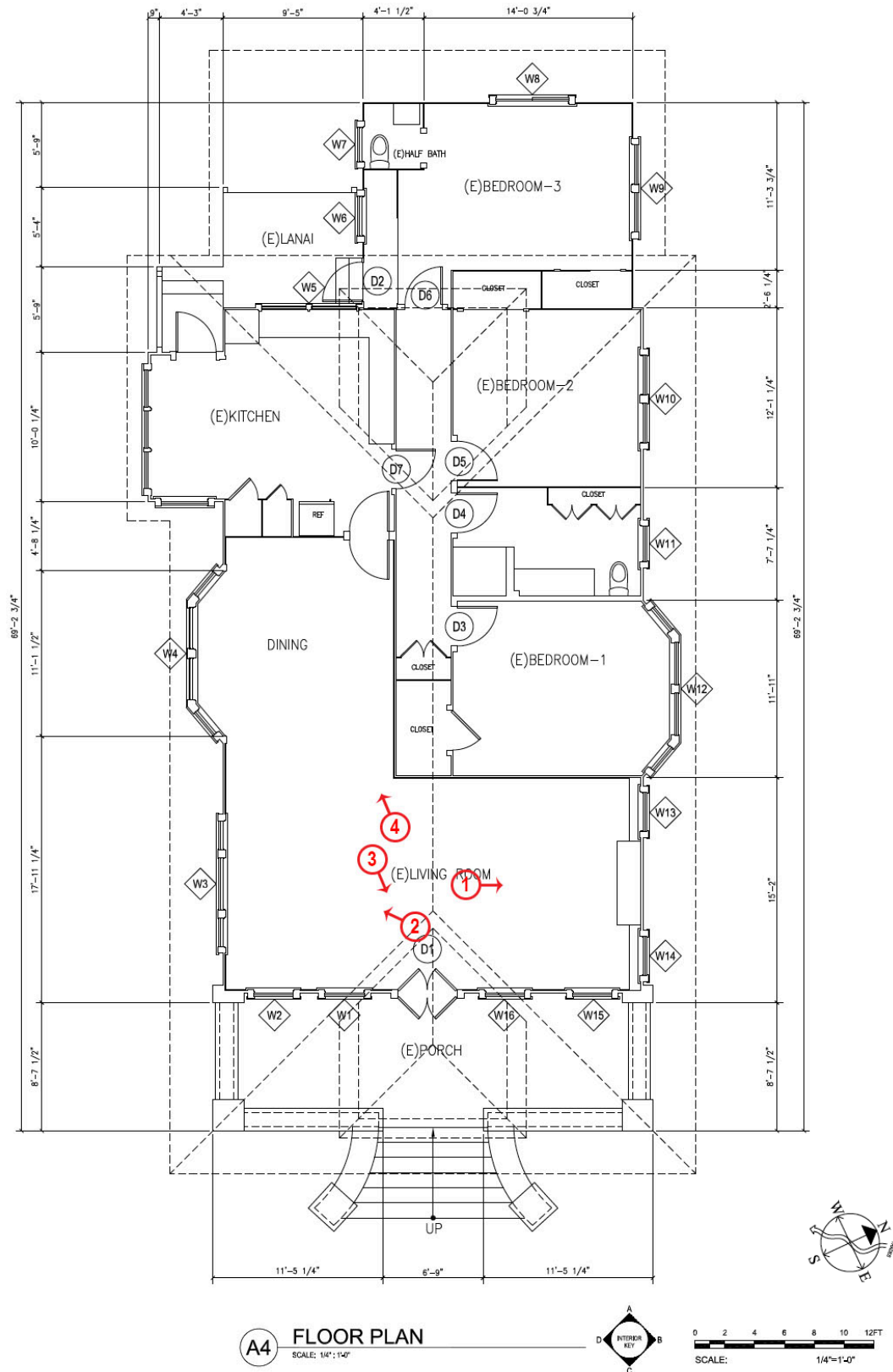


Figure 1 of 4:

Name of Property: Fujioka Residence
City or Vicinity: Honolulu
Photographer: Lorraine Minatoishi
Date Photographed: 2020
Description of Photograph: View of living room facing fireplace



Figure 2 of 4:

Name of Property: Fujioka Residence
City or Vicinity: Honolulu
Photographer: Minatoishi Architects
Date Photographed: 2020
Description of Photograph: View of living room facing driveway



Figure 3 of 4:

Name of Property: Fujioka Residence
City or Vicinity: Honolulu
Photographer: Lorraine Minatoishi
Date Photographed: 2020
Description of Photograph: View of front entry from living room



Figure 4 of 4:

Name of Property: Fujioka Residence
City or Vicinity: Honolulu
Photographer: Lorraine Minatoishi
Date Photographed: 2020
Description of Photograph: View of dining room from living room



ANDREW Y. SEKI
2740 OAHU HILLS
HONOLULU, HAWAII
96822

71- 16616

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECEIVED FOR RECORD

LIBER 7473 PAGE 171

1971 APR -2 AM 11:31

[Signature]
INDEXED *gs* REGISTRAR

KNOW ALL MEN BY THESE PRESENTS:

That TOMI SEKI, widow, of Honolulu, City and County of Honolulu, State of Hawaii, hereinafter called the "GRANTOR", and ANDREW YOSHIO SEKI, husband of Dorothy Sumiko Seki, whose residence and post office address is 252 Panio Street, Honolulu aforesaid, hereinafter called the "GRANTEE",

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, to her paid by the Grantee, the receipt whereof is hereby acknowledged, and in further consideration of the natural love and affection that the Grantor has and bears unto the Grantee, her own son, and after reserving unto herself, the Grantor, a life estate in the premises hereafter described, together with the right to the rents and income therefrom for her own use during the term of her natural life, does hereby give, grant, bargain, sell and convey unto the Grantee, his heirs and assigns forever:

All of that certain parcel of land situate, lying and being at the West corner of Oahu Avenue and Cooper Road, in Manoa Valley, Honolulu, City and County of Honolulu, State of Hawaii, being a PORTION OF LOT NUMBER THIRTEEN (13), in Block "C", of the tract of land known as the "PUUPUEO TRACT", as shown on the map thereof, recorded in the Office of the Registrar of Conveyances at Honolulu in Liber 255 on Page 236, and thus bounded and described as per survey of Wright, Harvey & Wright, Surveyors, dated July 13, 1925, as follows:



BEGINNING at a two and a half inch pipe in concrete at the East corner of this lot, being also the West corner of Oahu Avenue and Cooper Road, the true azimuth and distance to a two and a half inch pipe in concrete at the North corner of Oahu Avenue and East Manoa Road being 36° 52' 939.85 feet, and running by true azimuths:

1. 36° 52' 81.40 feet along the North side of Oahu Avenue;
2. 126° 52' 190.00 feet along the remainder of Lot 13;
3. 216° 52' 81.40 feet along that portion of Lot 13, sold to Kathryn Coe Rohlfing to a "+" cut in top of Masonry wall;
4. 306° 52' 190.00 feet along the Southwest side of Cooper Road to the point of beginning, containing an area of 15,466 square feet, or thereabouts, and being the remainder of the property described in deed from Hawaiian Trust Company, Limited, Trustee under Deed of Trust made by Eliza Yates Mackenzie to Kichigoro Seki and Tomi Seki, husband and wife, dated July 13, 1946 and recorded in said Registry office in Liber 1972 at Page 139.

TO HAVE AND TO HOLD the granted premises, together with the buildings and improvements thereon and all of the rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith, unto the Grantee, his heirs and assigns forever; SUBJECT, HOWEVER, to the reservation of a life estate and other rights as set forth above.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand this 2nd day of April, 1971.

x Tomi Seki
TOMI SEKI

STATE OF HAWAII)
) ss
CITY AND COUNTY OF HONOLULU)

On this 2nd day of April, 1971, before me personally appeared TOMI SEKI, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Mitsumi T. Shiguchi
Notary Public, First Judicial
Circuit, State of Hawaii

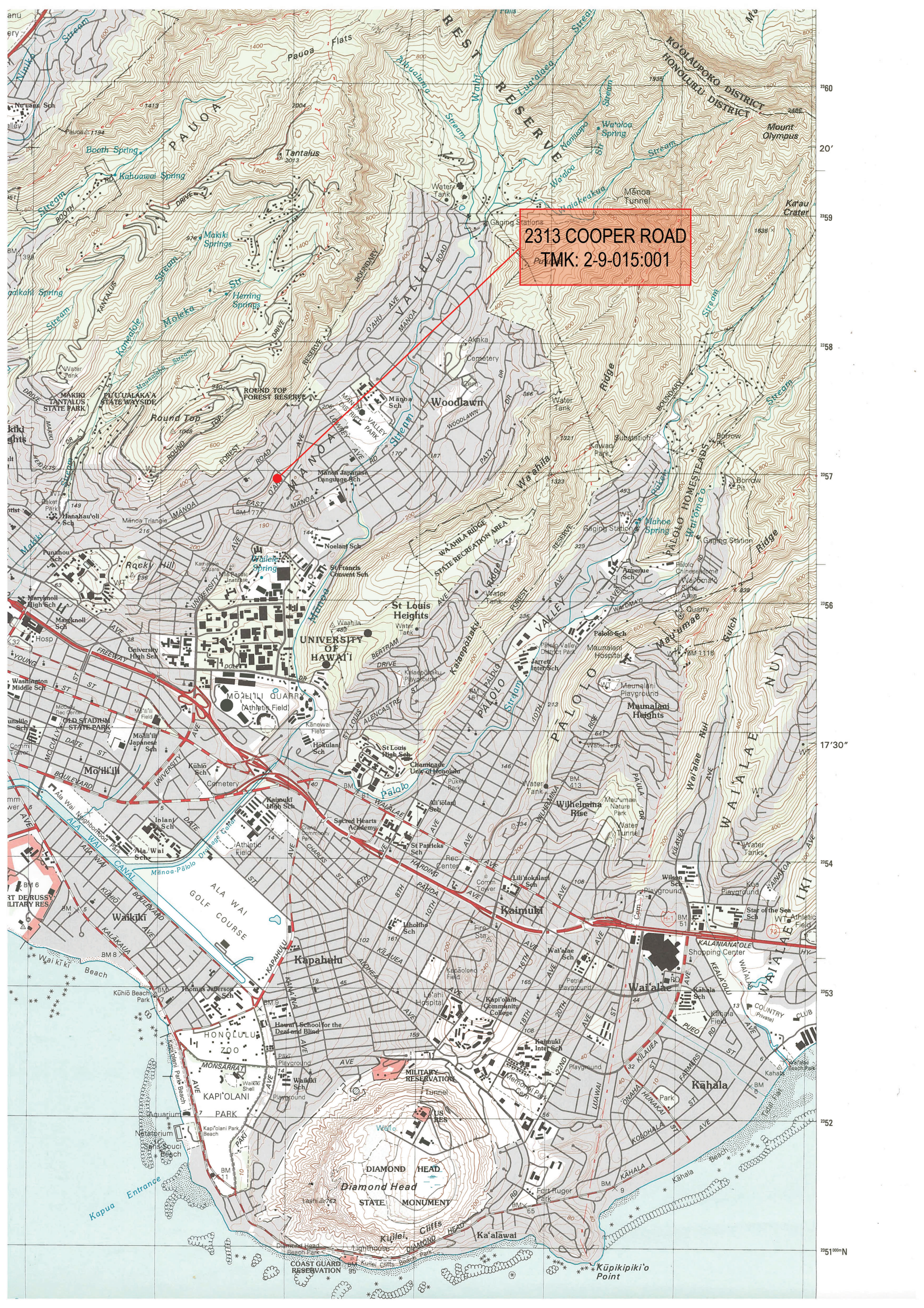
My commission expires: February 14, 1972

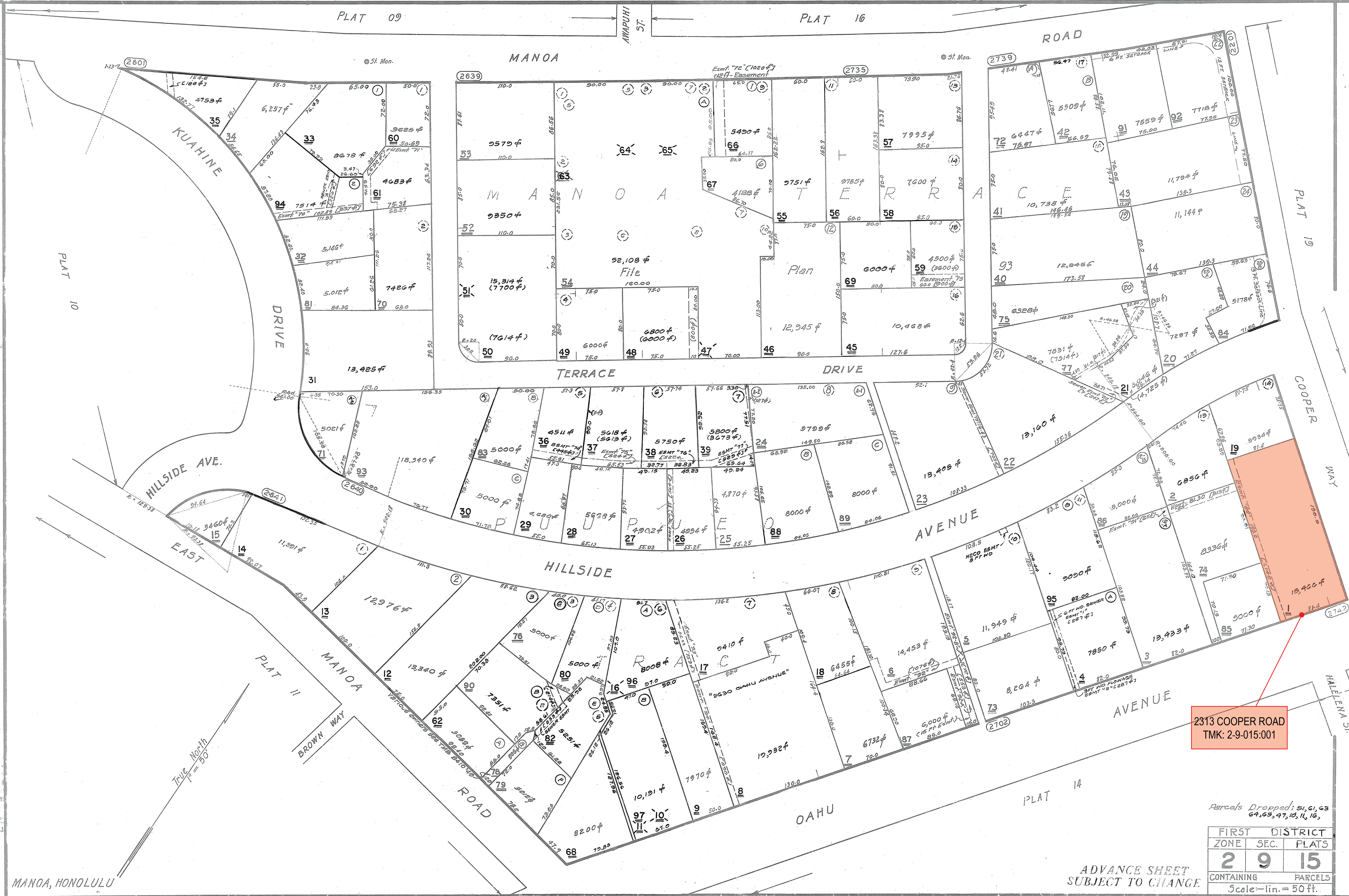


Robert Lee



2313 COOPER ROAD
TMK: 2-9-015:001



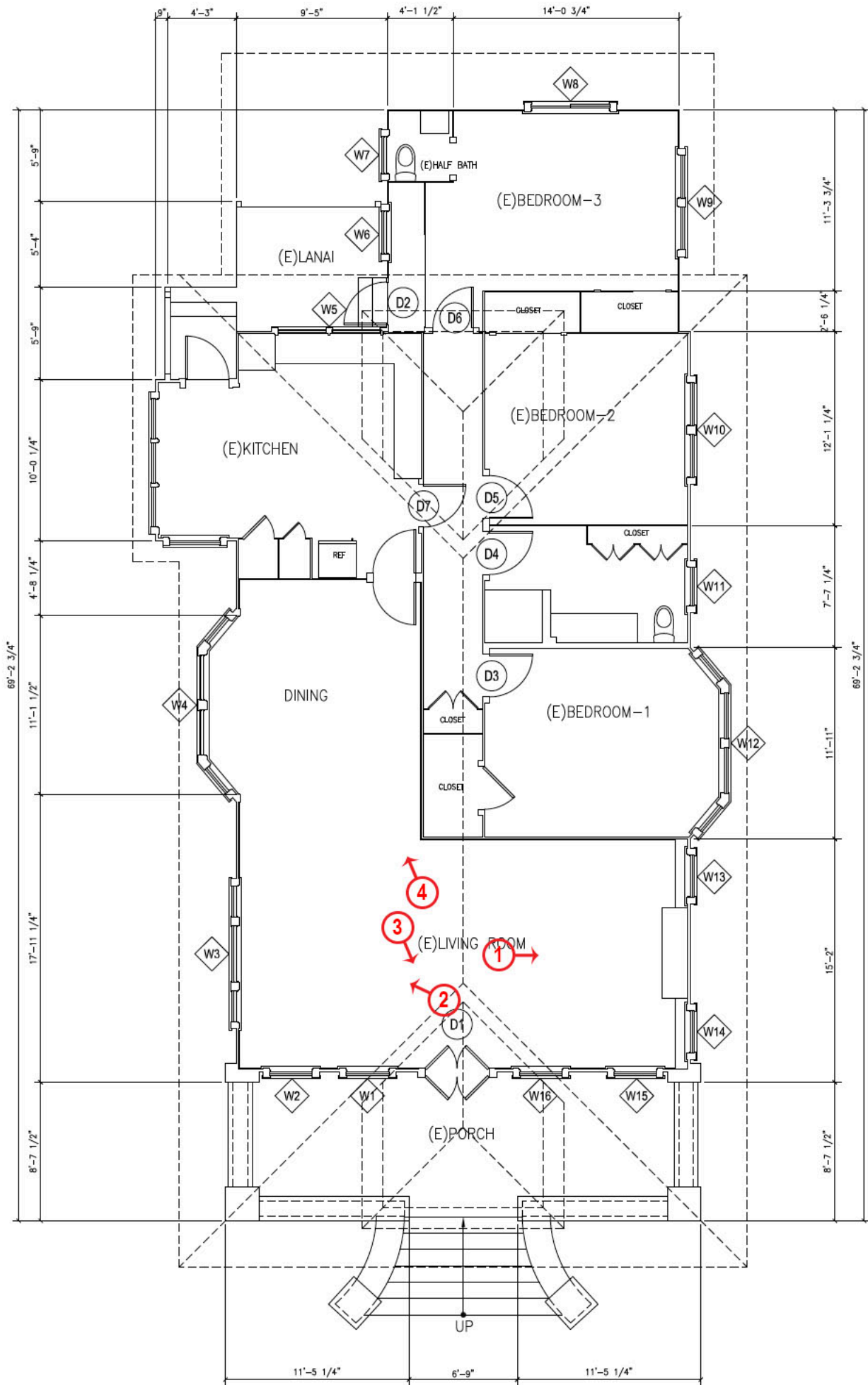


2313 COOPER ROAD
TMK: 2-9-015:001

Parcels Dropped: 51, 61, 63
64, 65, 47, 10, 11, 16,

FIRST DISTRICT		
ZONE	SEC.	PLATS
2	9	15
CONTAINING		PARCELS
Scale: 1 in. = 50 ft.		

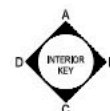
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A4

FLOOR PLAN

SCALE: 1/4" = 1'-0"















2740





