

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 PropertyHistoric name: Charles H. Dole Residence

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. LocationStreet & number: 2933-B Laukoa PlaceCity or town: Honolulu State: Hawai'i County: HonoluluNot 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

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Name of Property

Honolulu, Hawaii
County and State

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

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

☐

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Site

--

Structure

Object	
--------	--

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing
<u>3</u>	<u> </u>

3 1

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Multi Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Multi Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th & 20th Century Revivals/Colonial Revival/Dutch Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Wood, Stone (Lava Rock), Concrete

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 Charles H. Dole Residence was constructed within the Pacific Heights subdivision during Honolulu's first housing boom of the 1920's – 1930's, but only after being one of 92 lots initially offered for sale (see Figure 1 - Continuation Sheet), most of which sat vacant for nearly twenty years after the undeveloped hillside parcels were scooped up in the early 1900's by wealthy prospectors. While the original drawings for the main residence have not been located, the house displays characteristics and features of the "Dutch Colonial Revival" style of architecture of the early 20th century. A later version of its predecessor the "Dutch Colonial", American settlers from the Netherlands originated this style in the mid - early 1600's to the mid-1800's. Based on its appearance and materials, the house appears primarily in its original form (plan shape/footprint and materials), undergoing only a few exterior alterations over its 90-year history. The most notable changes to approximately half of its windows include the use of glass jalousies, picture, and 4-panel awning windows currently in place of what was likely double-hung glass wood-framed windows (some original windows and window screens remain on the first floor, west side of the house). There are two other structures on the property, a four-vehicle carport and a one-story bungalow. The date the carport was built is unknown, but it was likely

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not long after the main house was completed. According to property tax records the bungalow was built in 1943. Both structures have been tastefully incorporated into the setting and are themselves now part of the property's historic past.

Narrative Description

Property tax records indicate the Charles H. Dole Residence was built in 1931, however according to a 1927 Sanborn Fire Insurance map it could have been built as early as 1927 (Figure 4). It is a two-story Dutch Colonial Revival house with a rectangular plan shape on an east-west axis and a multi-planed, asphalt shingle roof. The house is wood-framed and built of wood; of double-wall construction; with the exterior walls clad in shiplap and wood shake siding. The roof is two-sided at the west end in the gambrel style, characterized by its two slopes on each side, the upper slope positioned at a shallow angle, with the lower slope having a much steeper pitch. At the east end the roof is hipped with a gablet, with short catlides and shed dormers on both its north and south gabled sides. Due to its location on a steep hillside within the Pacific Heights subdivision neighborhood, the west end of the building is set on posts and piers, and its east end on a lava rock and concrete foundation. While there are several entry points to the house, the main entrance doors are located on the south side.

The 20,642 square-foot inverted flag-shaped property is located at the end of a long, hairpin-turn driveway that traverses past two other plots below Laukoa Place, which runs parallel and adjacent to Pacific Heights Road. Immediately south-east of and adjacent to the house is a low pitch gable roof rectangular-shaped four-vehicle carport, with wooden posts and concrete piers set on a north-south axis. It is open-sided on three sides, with a lava rock retaining wall of the neighboring property to the east also functioning as an enclosing wall at the rear of the carport. It is unclear if the carport was built when the main house was constructed, as original plans for the property have not been found. It's possible it was built as a separate structure in the early 1930's, since the main house doesn't have an accommodation for parking.

To the south-west of the house, and directly across from the carport, is a single-story, low pitch gabled roof, bungalow vernacular dwelling with a roughly square-shaped layout sited on an east-west axis. City and County of Honolulu property tax records show that the bungalow was built in 1943. It is wood framed of single-wall construction, its exterior walls built of vertical wooden boards, with large overhanging eaves for protection from the rain and sun at its east and west sides. Due to its location on a steep hillside, the building rests on tall wooden posts set into concrete piers on its west side, and on similarly tall posts and piers on its north and south sides. Its east side also sits atop posts and piers, but the posts are shorter in height where the building sits at the top of the slope. Horizontal wooden slats help obscure the undercarriage of the

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bungalow, and this band of skirting surrounds the entire foundation, including an open-sided, shed roof, wooden porch on the east (mauka/mountain) side of the building. The homeowners explained that this porch (a wooden shed roof structure with wood rails, floorboards, and a gate) replaced a covered porch (a wooden shed roof structure with a wood gang-plank walkway leading to the kitchen door) that was destroyed by a felled tree during a storm within the past 4 years.

Additions to the property have been minimal, including a shade structure constructed sometime around 2015. This open-air, square-shaped/four-sided, hipped roof wooden *pavilion* was built between the carport and the main house. This new addition has been thoughtfully incorporated onto the property and does not detract from its historic surroundings. It is a non-contributing structure of this nomination.

The interior of the main house includes 4,233 square feet of living space between two floors. It has 6 bedrooms (4 upstairs and 2 downstairs); 3 full bathrooms on the second floor; and a full bathroom on the first-floor. The second-floor appears to retain its original layout and use as bedrooms, with one each of two large bedrooms anchored at the ends of the floor and two smaller rooms between them, one on each side of the house. Each of the two large end bedrooms have their own full bathroom, and the third full bath is connected to the smaller room (a bedroom) located at the top of the stairwell on the south side of the house. The other small room on the north side of the house appears to have originally functioned as a library with its built-in shelves.

On the first floor are two bedrooms and a full bath (originally a half-bath that now includes a fiberglass shower enclosure). However, the bedroom on the north side may have originally been a utility room as it contained sinks (now gone) and glass-front cupboards (extant), and there is a door on its west end that connects it to the rear of the kitchen located next to it. Across a short hallway (that also leads to the foyer) between the two bedrooms is the bedroom on the south side of the house, with a full (originally half) bath connected to it to the west. There is a door on the west end of the bathroom, allowing immediate access to and from the foyer.

The remainder of the first floor includes the front entrance door and foyer, with a stairwell at the rear of the foyer that ascends to the second floor; a large and expansive living room/dining room space to the west; and a kitchen to the north. Along the west wall of the living room/dining room is a series of glass picture windows with a spectacular vista overlooking Honolulu and the 'Ewa portion of O'ahu. Without original drawings it is difficult to ascertain the type of windows that were originally in place, however the current configuration of glass picture windows allows for maximum viewing and enjoyment of the Honolulu skyline and the Pacific Ocean from the spacious main dining and entertaining areas of the house. Original period features within the foyer and living room/dining room space that remain in good condition are a series of 3 painted,

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cast iron Classical Roman order Tuscan Columns in the living room/dining room; six hanging Chinese painted glass (*eglomise*) lanterns; and endemic 'ōhi'a wood plank flooring throughout. The columns bear the weight of the building's second floor load, their functionality and the simplicity of their smooth sides (a variation of the Greek Doric column) being character-defining features of the house's Dutch Colonial Revival design. The Chinese *eglomise* hanging lanterns (one in the foyer and four in the living room/dining room) and 'ōhi'a wood floors are local vernacular elements that impart the interior with fashionable Hawaiian/Pacific and Asian characteristics of the period.

The interior of the 1943, World War II built single-floor bungalow, appears to remain intact as well. It includes 806 square feet of living space and has one bedroom with a full bath, a kitchen, and a living/dining room area. The bedroom and attached bath and the kitchen are positioned east of the living/dining room, with the living/dining space occupying the entire west side of the building. Similar to the living room/dining room of the main house, the bungalow takes advantage of its views of Honolulu with the inclusion of a continuous band of tall, sliding, wood-framed glass windows and wood-framed screens behind them along the length of its west wall, wrapping around to the south wall as well. The windows and the building all look original in their layout and primary materials to its 1943 construction. The wood plank flooring appears original, and the board and batten wall treatment in the living room extends to the ceiling as well. The bungalow likely served as additional living space for family members living on or visiting the property.

The landscape is another feature that enhances the Dutch Revival Colonial house within its local, Hawaiian setting. Foundation plantings including *Ki* (ti leaf plant), *Tahitian Gardenia*, and *Areca Palms* around the skirting of the bungalow; a *Crown Flower* bush in front of the main house; and a few mature trees throughout the property. Some of these trees include a variety of *Mango* between the carport and the main house, and two *Royal Palms*. One *Royal Palm* tree is sited in the front yard (the overlook area) between the main house and the bungalow, and the top of the other royal palm tree is visible in the near distance, in the view overlooking Honolulu. The latter royal palm is located on a front lawn in an area of the Dole property below the two houses. At the top of the slope, which is currently overgrown with scrub plants and weeds, are concrete and steps with lava rock side walls leading down to this front lawn. The current property owners, who have lived on the property for 50 years, described the stairs as leading to a lawn that was once cleared of vegetation, and containing a bird bath garden feature. Due to the difficulties in managing the area downslope from the main property level, over the years wild grasses and bushes have overtaken the lawn and stairs, making it practically impossible to access.

It is difficult to know the original intentions for this lawn without the original architectural drawings or landscape plans to refer to, however the stairway and presence of a bird bath

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indicates an effort was made to access this part of the front of the property on a regular or semi-regular basis, perhaps for enjoying the views or for recreational and relaxation purposes.

Both houses are located on the hillside of the historic Pacific Heights neighborhood, and by all accounts are assumed to have been originally sited and built there (not moved structures). The design of each house is clear, with a Dutch Colonial Revival plan for the main house built in 1931, and a simplistic but functional local, vernacular Hawaiian style design for the bungalow constructed in 1943. Despite some changes made to the exterior of both buildings, these changes mostly keep within the style and character of each house and do not detract from their respective character defining features, leaving their original designs intact.

The setting is probably similar to the original the houses were built within, the immediate surroundings filled with trees and vegetation on the hillside. Depending on the year-built dates of the other houses on the two lots along the lane leading down to the property, the Dutch Colonial Revival house and the bungalow may initially have been the only structures on that portion of the three lots of 2933 Laukoa Place downslope of the road. The materials used to build the two houses appear to be original to their construction, and any features that were repaired or changed were replaced with compatible or visually compatible materials. Workmanship is apparent in both houses, both in their exteriors and interiors. While the architects and contractor/builders of both buildings are unknown, the combination of design and construction produced homes that have withstood the ravages of the weathering elements of rain, wind, and sun, especially being sited near the highest point of the Pacific Heights subdivision. The inclusion of rare 'ōhi'a wood flooring at the entrance/foyer and throughout the entertaining areas of the first floor of the main house shows a pride in the beauty and workmanship of using an enduring local hardwood for a grand home of the early and exclusive 1930's Pacific Heights neighborhood.

The feeling imparted when approaching and entering the houses is that of being in the past, a time when high ceilings and sweeping views were the norm for grand hillside homes. Through its physical characteristics, the property has a tangible association with being part of the larger once (and still) exclusive Pacific Heights subdivision, the first lofty, hillside residential neighborhood overlooking a bustling post-World War I and pre-World War II Honolulu.

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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
- ☐ 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
Community Planning & Development
Landscape Architecture

Period of Significance

1931 - 1943

Significant Dates

1931

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

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 Charles H. Dole Residence is significant under Criteria A and C. Criterion A for its association with the development of the Pacific Heights subdivision of Honolulu, the first real estate development in Honolulu whose origins date to 1899. And it is significant under Criterion C, as the main house embodies the distinctive characteristics of the “Dutch Colonial Revival” architectural style. The bungalow (built in 1943) exhibits a local vernacular architecture with its wide overhanging eaves, vertical wood plank exterior, and simplistic design, and the carport is similar with its wooden posts, low-pitch gabled roof, and lava rock rear retaining wall.

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

Pacific Heights is widely regarded as Honolulu's first real estate development, its origins rooted by the increasing need in the late 1800's for homes outside of the bustling and crowded central Honolulu area. The American Annexation of the Hawaiian Kingdom in 1893; the establishment of a Provisional Government in 1895; and the commencement of the Republic of Hawai'i in 1898 brought about many changes, one of them being an increase in the local population due to the influx of Americans and other curious and entrepreneurial types to the islands. One man, a Mr. Charles Desky, conjured up the idea to promote the hills between Nu'uano and Pauoa Valleys as an ideal place to construct one's dream home, with its fantastic views and close proximity to the capital city of Honolulu. Starting in 1899 the lots were heavily promoted, with a specially installed electric railway (Pacific Heights Electric Railway/Pacific Heights Electric Railway Co., Ltd.) to take potential buyers and the curious above Downtown Honolulu to observe the panoramic views they could enjoy if they purchased a parcel.

In 1898 Charles Desky was manager of Bruce Waring & Company, a company that controlled the real estate business on O'ahu. Prior to promoting the Pacific Heights subdivision in 1899, Desky was involved with a failed scheme called "Cyclomere Bicycle Track" in the Kewalo area of Honolulu. Cyclomere was a bicycle track laid out between the makai (ocean) side of what is now Kapi'olani Boulevard, between Cooke Street and Ward Avenue. It opened in November of 1897 to somewhat enthusiastic use and promotion, however within 6 months the track closed and efforts were immediately made to turn the land into potential future house lots. A 10-acre pond that surrounded the racing track was infilled with the decomposed coral that made up the surface of the track, more dirt was piled in, and then Mr. Desky started selling the land as lots for residences to be built. Honolulu Ironworks would be taking up business in the area so that likely appealed to Desky as a more financially lucrative. His endeavors were stalled when, after selling 29 lots, it was learned that he wasn't paying down the underlying mortgage from the proceeds of lot sales. Desky said he needed the money for "other purposes". Facing foreclosure, the issue was eventually cleared in court and in 1899 Charles Desky commenced with his next business venture, the Pacific Heights residential subdivision. After purchasing 450 undeveloped acres in the hills above Honolulu from a Mr. Charles Booth, Desky set about once again to sell land lots to potential buyers to build new homes. He established Hawai'i's first electric railway which

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“...took the curious from downtown Honolulu up 900 feet on Pacific Heights where a dance pavilion had been built. The idea was to entertainingly introduce potential buyers to the view from what could be their future home.”¹ However, like with his Cyclomere project, Desky was destined for failure. In 1903 the project foreclosed due to mortgage payments not being made for two years. In addition, Desky hadn’t recorded the deeds and consequently some buyers lost their lots. After two wildly unsuccessful attempts with real estate developments, Desky soon departed for Shanghai, China. Despite his failed ventures, Charles Desky is sometimes regarded, at least in spirit, as the first real estate developer in the Hawaiian Islands. It wasn’t until about twenty years later in 1921, when the government took over the hillside’s water system and automobiles became more common, did construction of homes on Pacific Heights finally start to take off. It was during this post-Desky period that the Dole residence joined his original vision of Pacific Heights as a hillside enclave of upper-class homes, with mansions and estates springing up where only the wealthy could afford to build.

Charles H. Dole is the name listed on the property on the 1933 Plat Map of the Laola, Laukoa, and Lauoha Lanes area of the Pacific Heights neighborhood. City and County of Honolulu Tax Maps Branch History Sheets indicate Mr. Dole was the property owner in 1933, and it was Mr. Dole who negotiated an Agreement of Sale with the current owners in 1973, with the Deed being granted by Dole to the grantees (the current owners) in 1986. Without original drawings and plans to review and confirm dates and details, based on property tax records the Dutch Colonial Revival house was constructed in 1931. A Sanborn Map from 1927 (Figure 4) shows a building with a similar footprint as the Dole house sited within the same tract of land below Laukoa Place, so it is possible the building may have been constructed as early as 1927.

Charles H. Dole was born in 1914 in Honolulu, the youngest son of James Drummond Dole (1877 – 1958) and Belle Dickey (1880 – 1972), a sister of notable local architect C.W. Dickey. James Dole was the pioneering founder of the pineapple industry in Hawaii. He established the Hawaiian Pineapple Company (HAPCO) which later became the worldwide and hugely successful Dole Food Company. Along with the other cash crop of sugarcane, the juggernaut pineapple industry literally dominated and transformed the land, economy, and social-political fabric of the Hawaiian Islands in the early to mid-20th century. James Dole was the force behind all of it, aided by startup financial assistance from his Boston and missionary connections on both his and his wife’s sides of the family, and a pineapple-coring mechanical invention from 1913 known as the “Ginaca”. The “Ginaca” made it possible to peel and core 35 pineapples every minute, as opposed to the laborious and slower pace of peeling and coring by hand from plantation laborers.

¹ “Honolulu History - 28 Neighborhoods”, www.hawaiiliving.com, 9/6/21.

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As James Dole's youngest son, Charles was well-educated. After graduating college, he led a successful career as an accountant for Price, Waterhouse, & Company and Castle & Cooke. He later served as a trust officer at Cooke Trust Company and First Hawaiian Bank. Charles helped numerous civic organizations and was also a past-president of the Honolulu Stock Exchange.

Charles enjoyed a long and prosperous life, passing away in 2012 at the age of 97. He would have been 18 going on 19 years of age in 1933, the year we see his name on the Plat Map. His obituary revealed he was an undergraduate and then a graduate student at Stanford and Harvard Universities from 1933 to 1938. The exclusive and high-priced properties of Pacific Heights would've been out of the price range of a young man, even one of substantial means, just starting out in the early 1930's (he graduated from Punahou School in 1932), so the parcel was likely purchased as a gift for him and in his name by his affluent parents. The financial resources of James Dole, "Hawaii's Pineapple King", would have been able to purchase a lot and build a large home for his son after graduating from college and starting his career in the islands. Documentation proving the possibility of James Dole's direct involvement has not been located, therefore his son is the earliest known owner of the property on record.

The Dole property's main residence reflects the influence Colonial Revival architecture had on early homeowners in the islands, such as within the Mānoa and Pacific Heights neighborhoods. Examples of the revival style listed on the Hawai'i and National Registers of Historic Places include Tudor Revival, Colonial Revival, and this nomination's Dutch Colonial Revival architecture. Its construction in 1931 reflects a time when homes were built by the wealthy despite the economic downturn of the worldwide Great Depression, and during a period when craftsmanship (early 1930's to the mid 1940's) was at its peak. The primary character-defining feature that remains intact on the main house is its gambrel roof. Along with its massing and layout, these physical characteristics appear unaltered from their original date of construction. The wide and high ceilings of the interior's living/dining room areas, with its panoramic lineup of picture windows affording nearly unobstructed views of Honolulu, and original 'ōhi'a wood floors and colorfully painted glass paneled hanging lanterns, are all features that reflect the influence of Hawaiian and Asian cultures on the architectural style.

The second house on the property is in the *bungalow* style, which was constructed within a decade or so after the main house and is a reflection of the local/regional Hawaiian vernacular architecture. It is a relatively plain, one-story, wood-framed house clad in vertical wooden boards with large, overhanging eaves and exposed rafters. It too takes advantage of its views of the city below and Pacific Ocean afar, but instead of glass picture windows there are sliding glass paneled wood-framed windows and screens, which all appear original to the house. Although its exact date of construction is unknown, the four-vehicle carport was likely built not long after the main house was completed. Like the bungalow, it is simplistic in its construction, with wooden posts, a low-pitch gabled roof, and a lava rock retaining wall of the hillside behind it in effect serving as a rear wall to the structure.

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9. Major Bibliographical References

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

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Young, P. T. (2020, February 8). "*Cyclomere*". Retrieved from Images of Old Hawai'i:

<https://imagesofoldhawaii.com/cyclomere/>

Young, P. T. (2020, April 14). *A Short Piece on a Short Cut*. Retrieved from Images of Old Hawai'i: <https://imagesofoldhawaii.com/a-short-summary-on-a-short-cut/>

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): 50-80-14-09188

10. Geographical Data

Acres of Property .4740 acres (20,642 sq ft)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

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

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- | | |
|-------------------------|-----------------------|
| 1. Latitude: 21.3267717 | Longitude: -157.84124 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

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

All of that certain parcel of land known as Parcel C situate on the Southwesterly side of Laukoa Road at Pacific Heights, Honolulu, City and County of Honolulu, State of Hawaii, being a portion of R.P. 302. L.C. Aw. 272, Part 1, to Joseph Booth, being also portions of Lots 51 and 52 of the Pacific Heights Tract (File Plan 171), and Lot 7 of the Nuuanu Hillside Lots (File Plan 184).

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are justified by the current property configuration which contains all the resources described in this nomination, and which follows the legal boundaries set forth in property tax maps and records.

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11. Form Prepared By

name/title: Monica K. Bacon
organization: _____
street & number: P.O. Box 236011
city or town: Honolulu state: HI zip code: 96823
e-mail mbacon@hawaii.edu
telephone: 808-391-0381
date: 2/01/2023

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.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State

Photo Log



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M. M. Musick

Date Photographed: January 30, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera: Rear façade of main house; view facing west.

1 of _14.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M.K. Bacon

Date Photographed: August 18, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera: Side façade of main house; view facing north-west.

2 of _14.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M.K. Bacon

Date Photographed: August 18, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera: Side façade of main house (with primary entrance); view facing north.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M.K. Bacon

Date Photographed: August 18, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera: Front façade of main house; view facing east.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M. K. Bacon

Date Photographed: August 18, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera: Open-sided, four-vehicle carport; view facing east.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M.K. Bacon

Date Photographed: August 18, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera: Lava rock (moss and blue rock) retaining wall in carport with thick cement mortar; view facing east.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M.K. Bacon

Date Photographed: August 18, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera: An oblique (front and one side) view of the bungalow; view facing south-west.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M.K. Bacon

Date Photographed: August 18, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera: Front façade of bungalow; view facing south-east.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M.K. Bacon

Date Photographed: August 18, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera: Foyer of main house; view facing north.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence
City or Vicinity: Honolulu
County: Honolulu

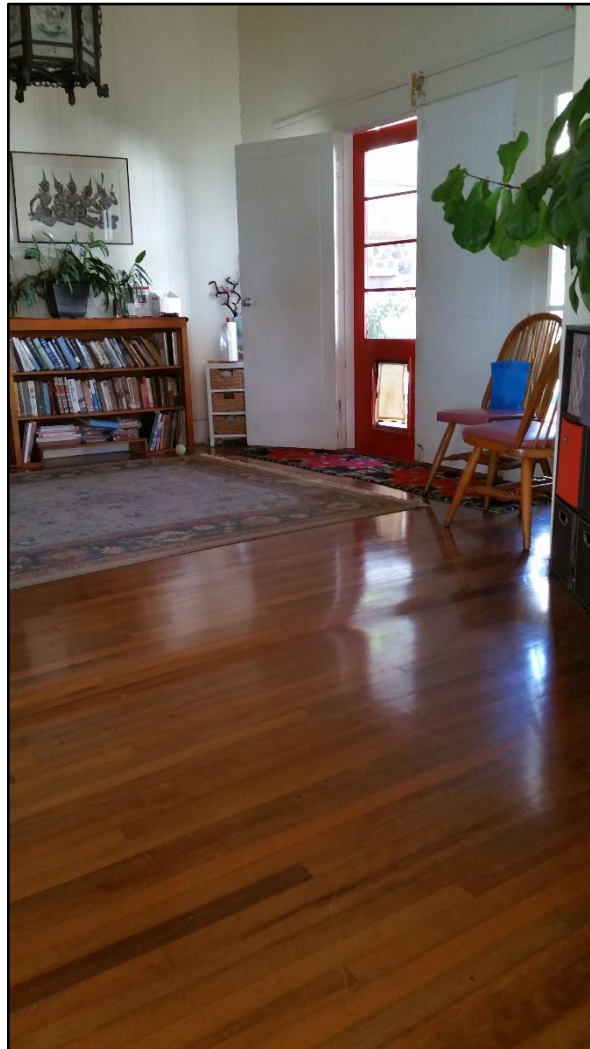
State: Hawai'i

Photographer: M. M. Musick
Date Photographed: January 29, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera: Original Chinese lantern with painted glass panels in the foyer; view facing south.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M.K. Bacon

Date Photographed: August 18, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera: Original 'ohia wood flooring in the foyer of the main house; view facing south-east.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M.K. Bacon

Date Photographed: August 18, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera: Expansive living and dining room area on the first floor, with interior Tuscan columns at left and a bank of glass picture windows at right; view facing south-west.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M. M. Musick

Date Photographed: January 30, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera: Living/Dining Room of the bungalow, with glass sliding windows along the south and west sides; view facing south.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State



Name of Property: Charles H. Dole Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawai'i

Photographer: M.K. Bacon

Date Photographed: August 18, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera: Concrete steps leading to the front lawn and bird bath, the lava rock sides and front lawn currently obscured from view and inaccessible due to vegetative overgrowth; view facing west.

Charles H. Dole Residence
Name of Property

Honolulu, Hawaii
County and State

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.

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Additional Information

Charles H. Dole Residence

Name of Property
Honolulu, Hawai'i

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Name of multiple listing (if applicable)



Figure 1 - 1899 Map of Pacific Heights, showing 92 lots for sale; subject property located within area circled on map.

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Charles H. Dole Residence

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Figure 2 - Closeup of 1899 Map of Pacific Heights, with portion of lower Nu'uanu Valley to the left; subject property located within area circled on map.

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National Park Service

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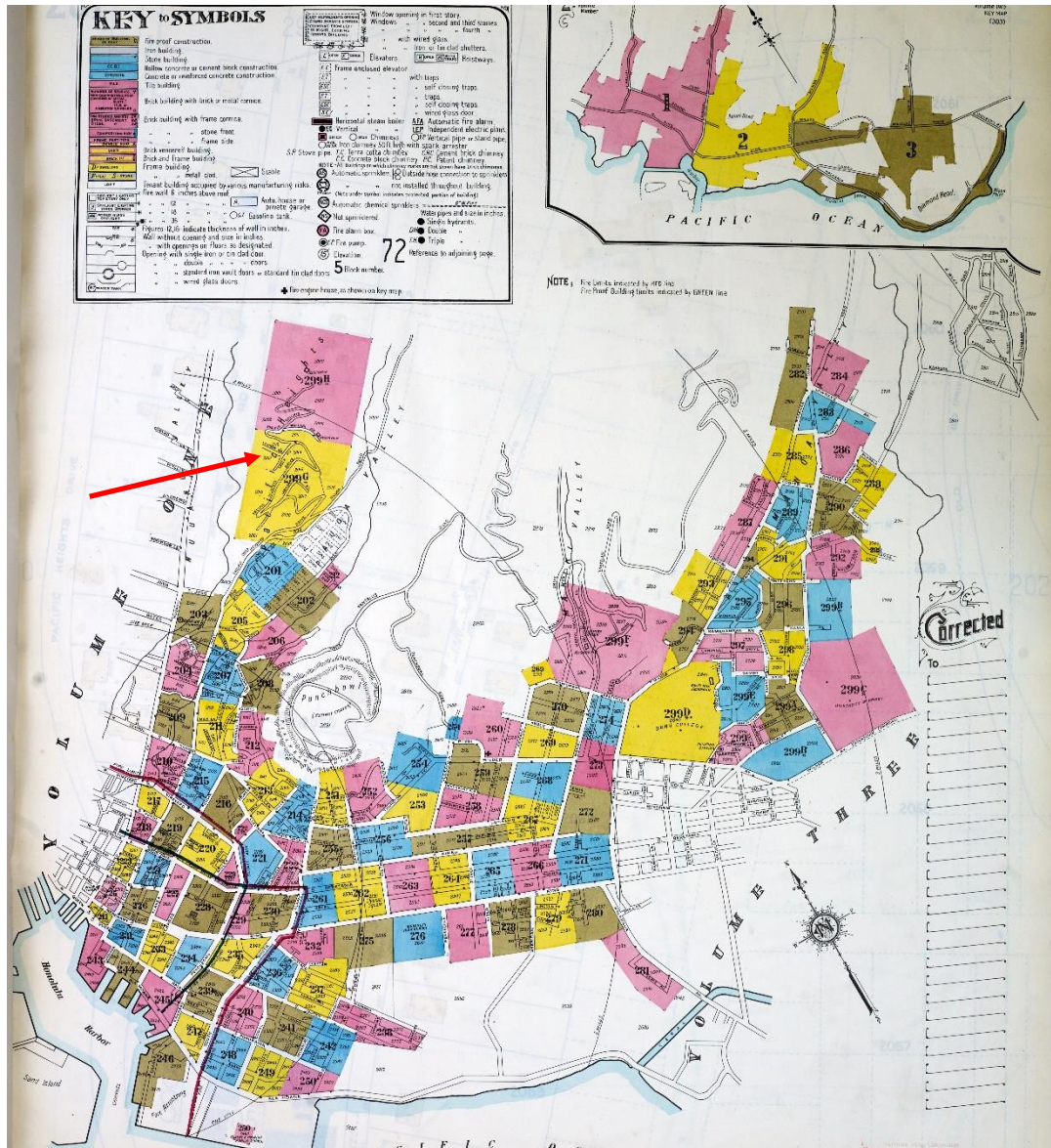


Figure 3 – 1927 Sanborn Fire Insurance Map, Pacific Heights is within sections 299G & 299H; arrow pointing to area of subject property.

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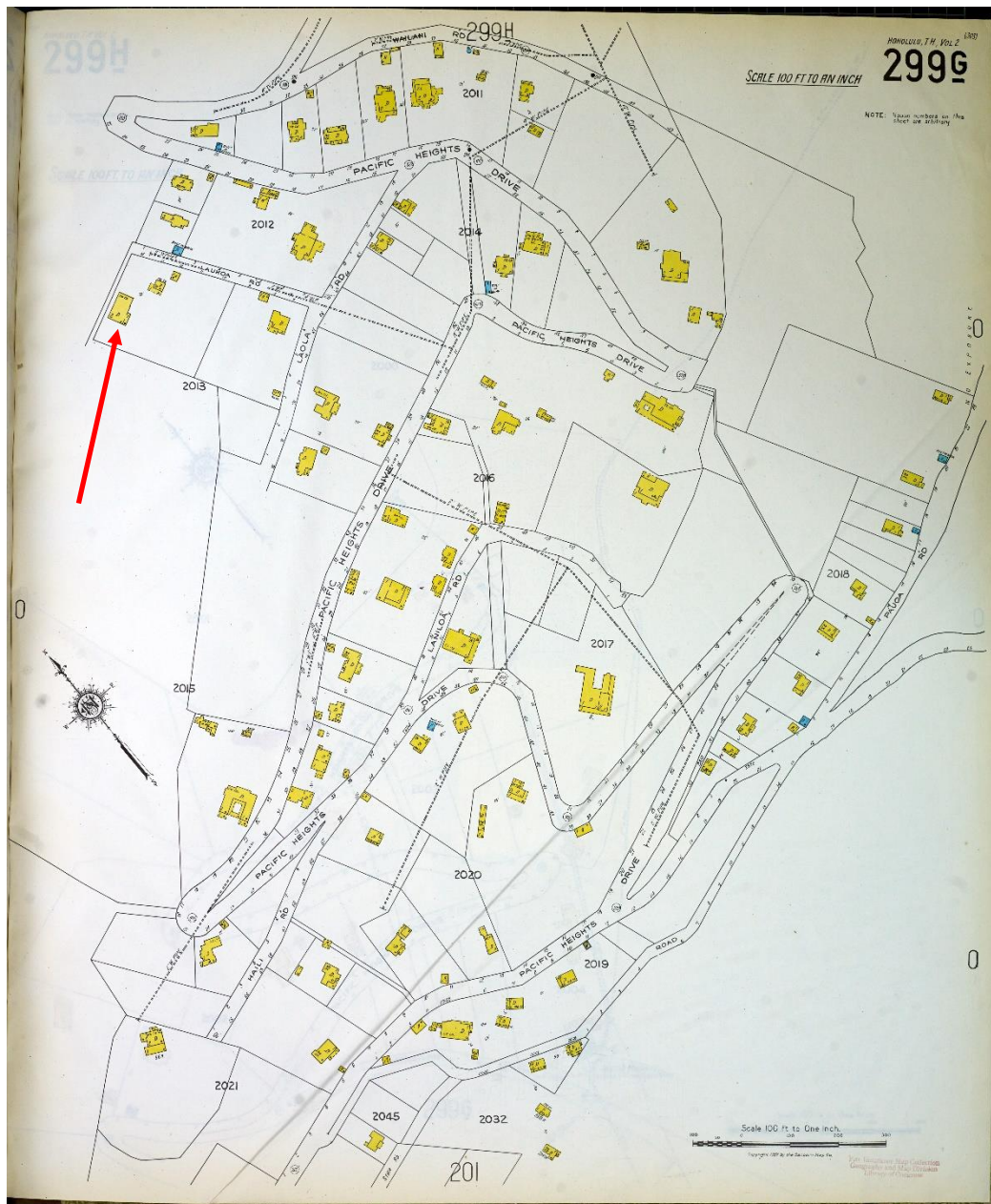


Figure 4 – 1927 Sanborn Fire Insurance Map showing a reconfiguration of the original lots of 1899, with houses starting to crop up after nearly 30 years; arrow pointing to possible main house of subject property.

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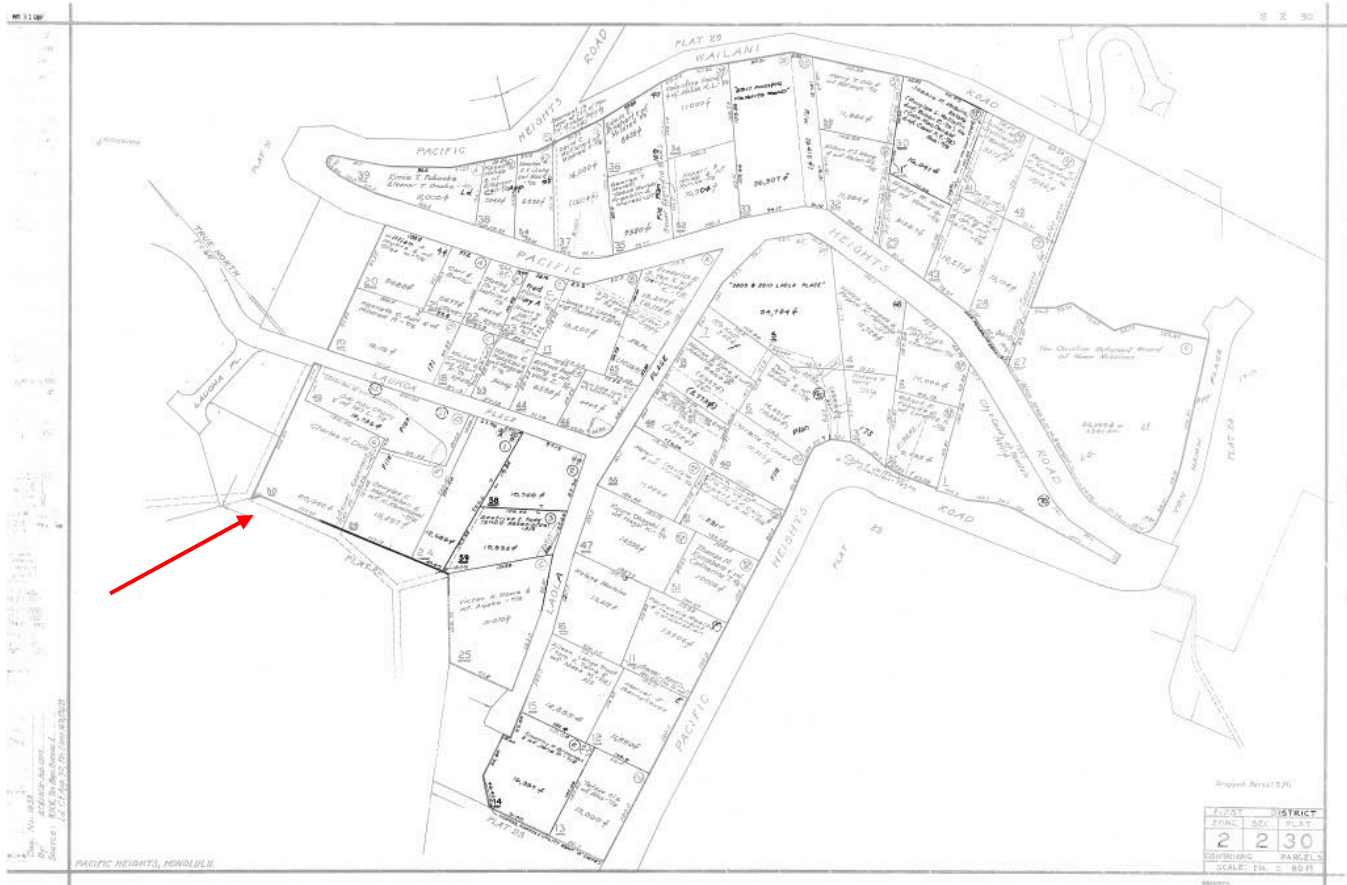


Figure 5 - 1933 Plat Map, arrow showing subject property as "Charles H. Dole".

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Additional Information

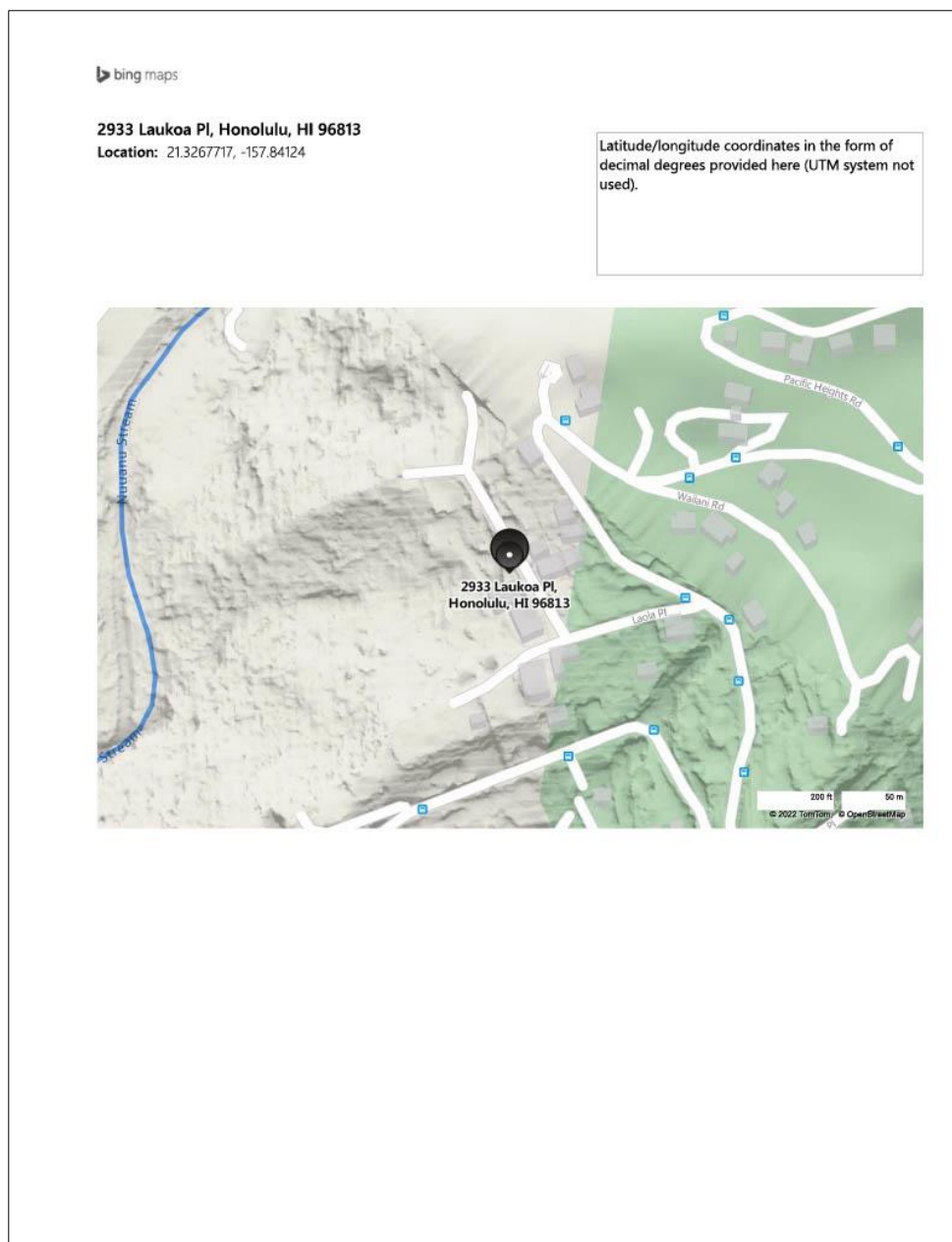


Figure 6 – The latitude/longitude decimal coordinates of the subject property, Bing Map (2023).

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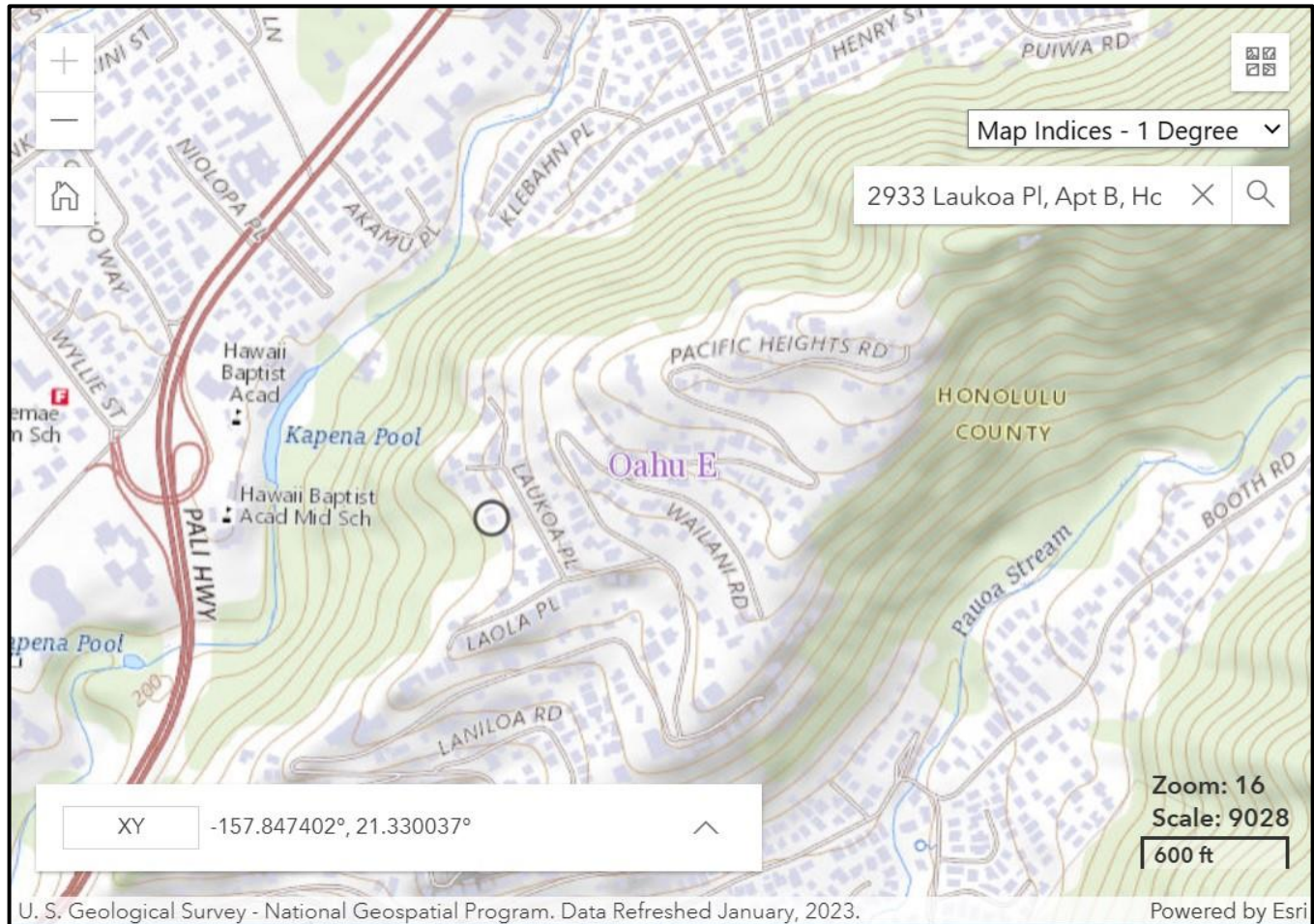


Figure 7 – Subject property circled in black on a USGS Topo Map, 2023.

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Figure 8 - GIS Parcel Map, City & County Property Tax Office.

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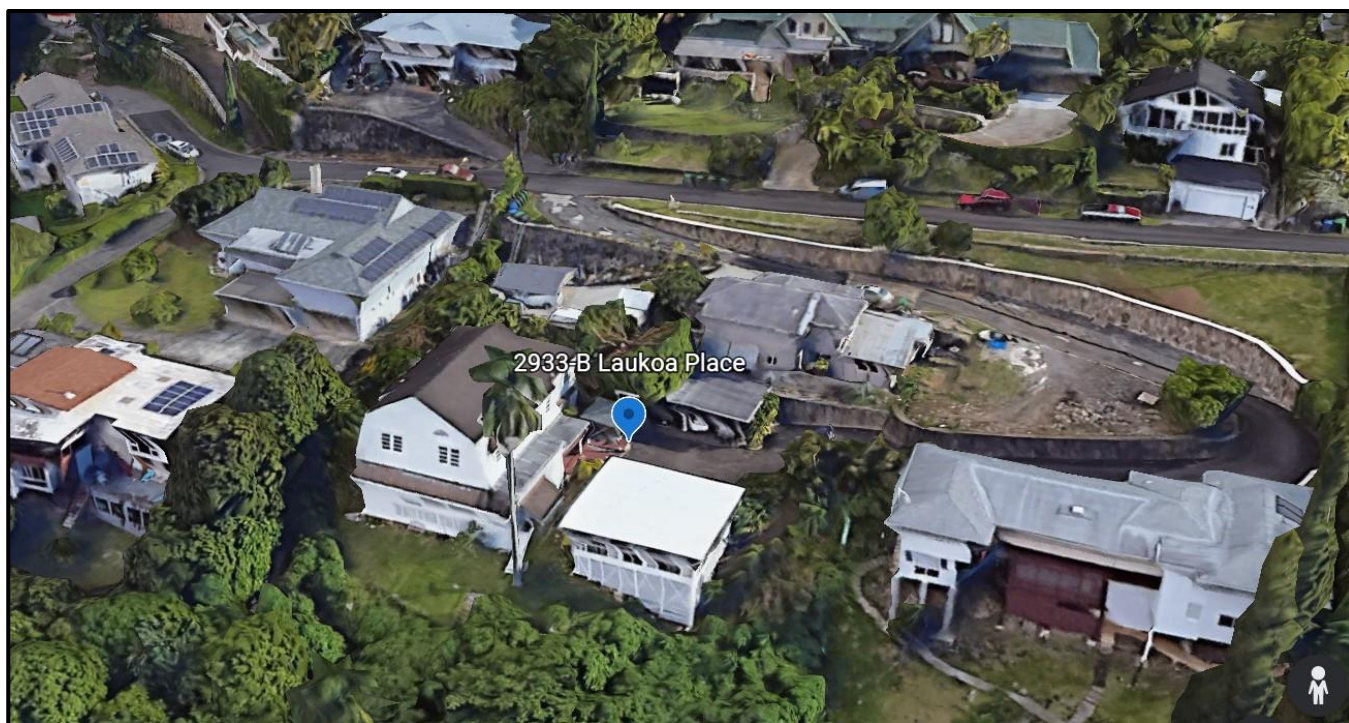


Figure 9 – Google Earth photos of entire property (above) and detail showing gambrel roof of main house (below).

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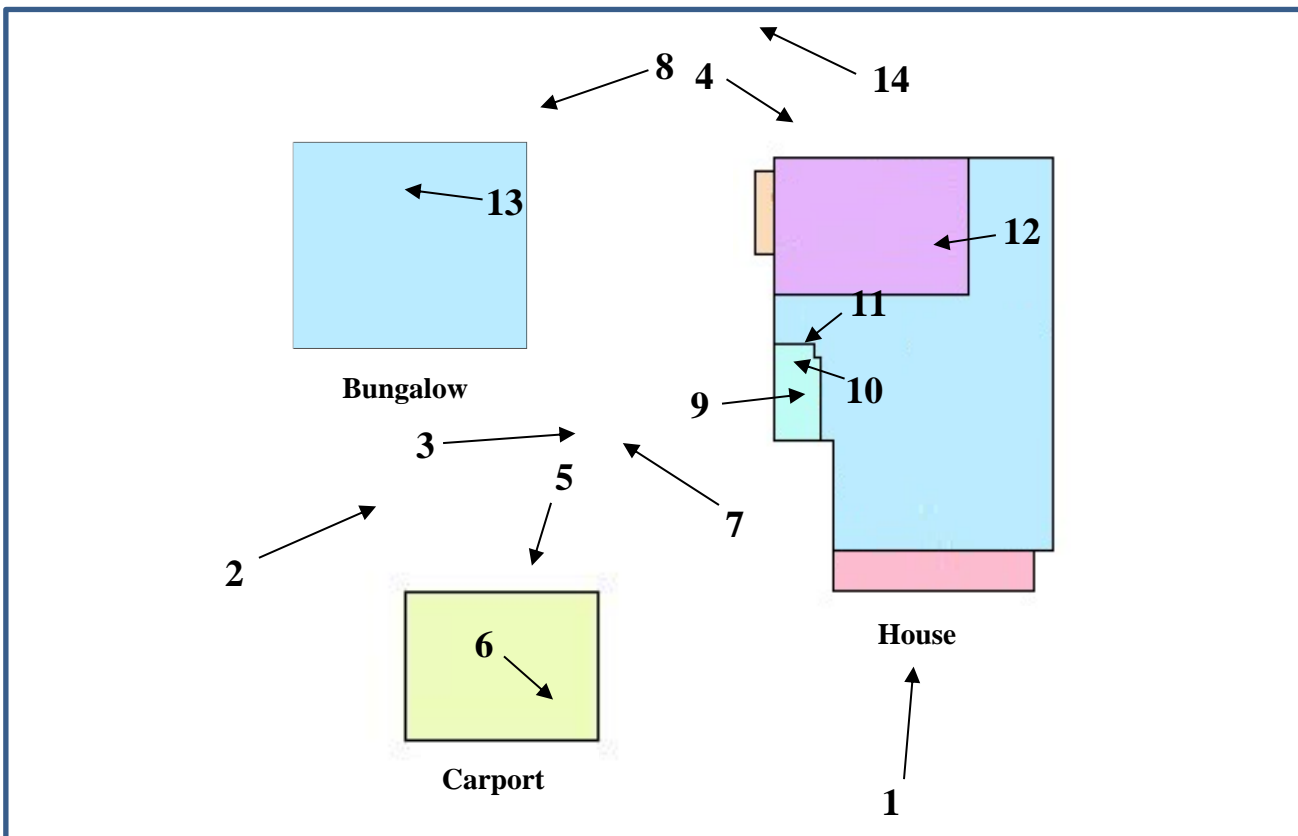


Figure 10 – Sketch Map, with Photo Key (14 photos) showing views.