

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: Marjorie A. Garvie beach house

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: 1026 Aalapapa StreetCity or town: Kailua State: HI 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 x local

Applicable National Register Criteria:

___ A ___ B x C ___ D_____
Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal Government

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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 ☐
Site ☐

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Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

2

Noncontributing

1

buildings

sites

structures

objects

Total

2

1

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/single family

Current Functions

(Enter categories from instructions.)

Domestic/single family

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7. Description

Architectural Classification

(Enter categories from instructions.)

modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood 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 Garvie beach house is located in Lanikai, a beach front residential neighborhood in Kailua. It sits on a 12,627 square foot lot, near the corner of Aalapapa Drive and Haokea Drive, with its long driveway off Haokea Drive, and its side yard fronting Aalapapa Drive. The house faces southeast and its lot slopes downhill towards the northeast. The house is surrounded by lawn with a row of MacArthur palms (*Ptychosperma macarthurii*) and crotons (*Croton sp*) separating the house and its grounds from Aalapapa Drive. A flat arched arbor interrupts the flow of palms and crotons and stepping stones lead up to the side entry to the house. The single story, single wall house follows a 26' x 35' rectangular plan. It has board and batten walls and a composition shingle, front facing, hip gablet roof with overhanging eaves and exposed rafter tails. The battens are 1.5" wide and a 5" wide girt is 64" above the bottom of the sill plate. The house sits on a lava rock and post and pier foundation, with an apron utilizing square lattice. Under the northeast side of the house is a carport and former servant's quarters. A second, free standing, gable roofed, 18' x 22' carport is in the north corner of the property at the end of the long entry drive, and contributes to the historic character of the property, while a two-story house east of the subject house was built in 1979 and is not a contributing feature. The historic, three bedroom,

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two bath house is in excellent condition, has 1,100 square feet under roof, and retains its historic integrity of design, materials, workmanship, place, setting, feelings and association.

Narrative Description

The property on which the Garvie beach house sits is accessed from a long paved driveway off Haokea Drive. A wood fence, belonging to a neighboring property runs along the southwest side of the driveway, while a concrete masonry unit (CMU) wall, also owned by a neighbor runs along the other side. Bamboo grows in front of the CMU wall. A concrete driveway runs off this access drive at a right angle to the carport under the subject historic house on the northeast side of the house.

The main entry to the house is on its southeast side, where two sets of wood steps, each running parallel to the front wall of the house, lead up to the centered entry door from the northeast and southwest sides. There are eight steps on the southwest side and ten steps on the northeast. On the southwest side a new covered concrete sidewalk with three concrete steps leads down to the non-contributing two story house. The railing for the steps on the southwest side has a 4" x 4" rail post and two 2" x 4" rails. The top hand rail is a 2" x 2". At the landing at the head of the stairs, a 4" x 4" post is at either outside corner and helps support the eave of the roof. Between the two posts is a railing with eight 1" x 4" slats set at an angle and 2" x 4" top and bottom rails. The railing on the northeast steps follows this same design, which continues along the concrete sidewalk as a screen.

An original front door with two panels below and a window with three horizontal panes above, retains its original knob and hardware. It opens on the living room. The living room runs across the front of the house, and it has a fir floor with 6" high baseboards, which are found throughout the house, unless otherwise noted. It has a 8'-10" high tongue and groove ceiling, and its walls are of vertical, 6", bleached redwood tongue and groove. A crown molding runs around the room at the intersection of the walls and ceiling. In the two front corners of the living room sets of three 1 x 1 double hung sash windows form corner windows.

Centered on the rear, northwest, wall of the living room a single panel door with its original glass knob and hardware opens on a front-to-rear running hall. All the doors in the interior of the house are single panel and retain their original glass knobs and hardware, unless otherwise noted. At the end of the hall a door accesses the bathroom, while two doors in the hall's northeast wall enter bedrooms, and a door in its southwest wall leads into the kitchen. In addition to the kitchen door, the southwest wall of the hall also features, in lieu of a linen closet, a built-in chest of four drawers with a shelf above the drawers and a cabinet with two doors above the shelf. The hallway's drawers have a centered wood pull, and the cabinet doors have their original, circular, metal pulls.

The southeast-most door in the northeast wall opens on a bedroom. The bedroom has a tongue and groove ceiling which is painted white. A crown molding circles the room. A pair of 1 x 1 double hung sash windows are in its northeast wall, and a closet and a built-in chest of drawers are along its southwest wall. The closet does not have any door, and the chest of drawers has

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three long drawers surmounted by a pair of drawers. A beveled mirror is on the wall behind the chest of drawers, and the chest's drawers retain their wood pulls. Above the chest of drawers and the entry door are storage cabinets, which are concealed by two pairs of hinged doors, which retain their original wood pulls. A door in the bedroom's northwest wall connects the bedroom to the rear bedroom.

The rear bedroom also has a tongue and groove ceiling with a crown molding, all of which is also painted white. It has a pair of 1 x 1 double hung sash windows in both its northeast and northwest walls. As with the other bedroom it has on its southwest wall a closet and also a built in chest of drawers with a beveled mirror behind the chest of drawers. The original wood pulls are affixed to the drawers. The closet retains its original single panel door with its original glass knob and hardware. Above the chest of drawers and the entry door are storage cabinets, which are concealed by two pairs of hinged doors, which retain their original wood pulls.

The door at the end of the hall opens on the bathroom. The bathroom has a new tile floor and a tongue and groove ceiling painted white. Its tongue and groove walls are also painted white. It has a jalousie window in its northwest wall, above the toilet. Neither the toilet nor the jalousie window are original. An original shower adjoins the toilet on the northwest wall. It retains its original tile interior walls and floor. The original medicine cabinet with its mirrored door and fold down shelf remains over the sink. Both the door and shelf have their original glass pulls. The flush mount ceiling light is also original.

The door in the southwest wall of the hall leads into the kitchen. The room retains its original tongue and groove walls and ceiling, which are painted white. Crown molding encircles the room. It retains its original cabinets and most of their original wood pulls, but the countertops and floor are of more recent vintage. The kitchen's two round, flush mount, ceiling lights are also original. A pair of 1 x 1 double hung sash windows is in room's southwest wall over the sink. Also in this wall is a door with an upper screened opening and a sliding wood panel to secure the screen. The door retains its original glass knob and hardware. The door opens on a side porch whose landing and six wood steps run parallel to the house. A square lattice apron conceals the steps' post and pier foundation, and a lattice panel serves as the landing's southwest wall and screens the doorway from the street. The handrail has 4" x 4" at its top and bottom, and a 2" x 4" top handrail, and two 2" x 4" rails below. On the southeast side of the landing is a blind lattice door which secures a cabinet with the water heater.

A doorway, with no door in the kitchen's southeast wall opens on the living room, and a door in the northwest wall leads into a small utility room. This utility room has tongue and groove walls and ceiling, which are painted white. A crown molding encircles the room, and 1 x 1 double hung sash windows are in its southwest and northwest walls. In its west corner there are two small corner shelves with scalloped decoration.

Under the northeast side of the house are a garage, laundry room and servant's quarters. The garage has no door and its southeast wall is of square lattice. The southwest and northwest walls have a lava rock base surmounted by board and batten walls. The northeast end of the northwest

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wall is square lattice rather than board and batten. It has a concrete floor and its ceiling is the floor joists and deck of the house.

To the northwest of the garage two doors penetrate the board and batten wall. The door closest to the garage is of blind square lattice. It has its original metal knob and hardware, and opens on a laundry room. The laundry room has a scored concrete floor and a 7'-9" high, open ceiling with the upstairs house's floor joists and deck exposed. The front, northeast wall of the laundry room is of blind lattice while its other three walls are of vertical tongue and groove. The northwest wall has two girts. A single panel door with its original metal knob in the west corner of the room opens on a toilet. Adjoining the toilet is a metal shower stall, which is entered on its southeast side.

The other door, which is five panel and retains its original metal knob and hardware, enters a former servant's quarters. This is a single room with a laminate floor and a 7'-8" high open ceiling, which is painted white. The room has vertical tongue and groove walls. A 1 x 1 double hung sash window is in both its northeast and northwest walls. A built-in low shelf runs across its northeast wall. There is a closet in the southeast wall which has three, mirrored sliding doors. The doors are not historic.

A covered lanai with flat roof and a scored concrete floor runs across the northeast side of the house. The lanai fronts on the servant's quarters and laundry room, and dates from the 1980s.

The Garvie beach house exhibits a high degree of historic integrity. It retains its exterior board and batten walls, square lattice apron, hip gable roof and original 1 x 1 double hung sash windows. The interior has its original floors, ceiling and redwood tongue and groove walls. The only changes to the house involve the bathroom, servant's quarters and kitchen, all of which are secondary spaces, and even here a number of original features remain intact. The flat roofed lanai on the northeast side, when compared to the overall house has an inconsequential effect upon the dwelling's historic character, and is located on an elevation not visible to the public.

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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

1941

Significant Dates

1941

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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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 Marjorie A. Garvie beach house is significant on the local level under criterion A for its associations with the development of Lanikai and is also significant at the local level under criterion C as a good example of a single wall beach house designed during the 1940s in Hawai'i. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1941 period of significance was chosen in accordance with National Register Bulletin 16A instructions, using the year of construction of the house as the period of significance.

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

Associations with Development of Lanikai

The Garvie beach house is significant at the local level for its associations with the development of Lanikai. A hui, headed by Richard Trent of the Trent Trust Company, in March 1924 purchased the area from Maunawili Ranch, subdivided the land and made it available to the public in May 1924. The new ocean front subdivision was named "Lanikai," which the developers thought meant, "sea of heaven" or "heavenly sea", but in Hawaiian the word order means, "sea heaven" or "marine heaven." Even before the new subdivision was platted there was strong interest in the proposed beach resort, and the *Honolulu Advertiser's* March announcement of the acquisition of the property brought, "an immediate rush of applicants." As a result, within a few hours a number of properties were sold not only sight unseen, but before boundaries and prices had been determined. [*Honolulu Advertiser*, May 11, 1924, page 14] The closest paved road was three miles distant, and water and electric were promised in the future.

By the end of May 1924, sixty six of the one hundred seventy nine lots had been sold, including all forty nine beach front properties. [*Honolulu Advertiser*, May 25, 1924, page 10] By October 1924, Hawaiian Electric Company and Waimanalo Plantation came to agreement with Trent Trust Company on the providing of electricity and water to the subdivision, and the real estate company was discussing with the City and County of Honolulu the extension of Kailua Road to connect to Lanikai. This extension was approved in March 1925 and completed in October 1925, making the new beach, according to advertisements, a forty minute drive from Fort Street over paved roads. In addition, electricity was available by this time, although the water system was still under development. Only fifty six of the original lots in the subdivision remained unsold, and the subdivision was expanded to encompass more land. The developers assured

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potential buyers there was daily ice, milk and newspaper delivery available. [*Honolulu Advertiser*, November 8, 1925, page 15]

This “crescent of content” [*Honolulu Advertiser*, May 3, 1931, p. 14] primarily served as a retreat from Honolulu, and it was not until the 1950s that the area started to become a neighborhood comprised of permanent residents. The Garvie Beach house was constructed later than the houses along the beach, at a time when the inland areas of Lanikai were becoming more intensely developed. It was built near the end of the period when the houses in the area were primarily not used as primary residences, and initially was used as a second house. However, by 1953 Ms. Marjorie Joan Garvie was among the early land owners who permanently resided in the area and commuted to Honolulu to work as a teller at Bishop National Bank.

Architecture

The Garvie beach house is also significant at the local level as a good example of a beach house built in a modern style in Hawai‘i during the 1940s.

Modern architecture has its origins in both changing technology and in the “re-envision-ing” of the social role of architecture in the 20th century. The foundations of the Modernist movement were in Europe, although many of the technical innovations came in fact from the experimentation of North American designers and builders. Some historians see technological improvements as the driving force behind the new architecture: the development of iron and then steel, followed by increased application of reinforced concrete. Other scholars see the aesthetic revolt against the excessive decoration of the late Victorian period as the key to understanding “Modernism.” A few emphasize the simple practicalities of the new architecture — a style of building that put emphasis on simplicity and functionality over sentimentality and historical or cultural reference.

The Modern style gained popularity as a residential form in Hawai‘i during the late 1930s. The growing awareness of the style may be noted by an exhibition on Modern architecture held at the Honolulu Academy of Arts in August 1937, in which Albert Ely Ives was represented with images of the William L. Mitchell residence in Kaneohe. Other buildings on display included the Boettcher residence in Kalama by Vladimir Ossipoff, the Walter F. Dillingham house on Owena Street by Ray Morris, Church of the Crossroads by Claude Stiehl, the Board of Water Supply Pumping Stations by Hart Wood, and the Waikiki Theater by C. W. Dickey. With regards to the 1937 exhibition, the *Honolulu Star Bulletin* observed,

In architecture Honolulu, with the rest of the world, is swinging eagerly into the modern trend. . . . Perhaps the reason why Honolulu (unlike many other places) has not become an “architectural battle ground” during the introduction of modern ideas for housing is due to the thoughtful and clever application by local men of contemporary building techniques which are particularly adapted to Hawaii.

Modern houses must be functional as well as beautiful. Building problems in the islands differ vastly from those in England or in

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New York. . . . These problems have been met and ably solved by our local specialists and certainly everyone will agree that the results are extraordinarily satisfying. The low sloping roofline of early Hawaiian homes has been used advantageously; simplicity has been the keynote. The easy charm of semi-outdoor living (from house to garden) has been worked out by means of delightful patios and open lanais. [*Star Bulletin*, August 21, 1937, page 42]

The Garvie beach house features Modern design features praised by Ray Morris and Connie Conrad in February 1938 articles on Modern architecture, including Morris's shunning of a flat roof in favor of the more regionally appropriate hip or gable roof with broad overhanging eaves. The house also comports with Connie Conrad's discussion of the new style,

Contemporary architectural and decorative advances are strongly making themselves evident in the work of our architects and designers. Amid the highly localized architectural character already established, due to prevailing semi-tropical weather conditions and the friendly association of interiors to gardens and views, many new impulses have become evident. A great freedom in window arrangement has been indulged in, cornerwise and grouped. Wall spaces and their relationships to windows, doors and furnishings have affected interior and exterior designs materially inasmuch as some walls have become completely a unit of glass, uniting the interior to the garden and to the view beyond, while others remain unbroken, creating a most effective background for modern furniture. [*Star Bulletin*, February 12, 1938, special section, p 7]

With its use of 1 x 1 double hung sash windows in a corner window configuration to open the house to the outdoors the Garvie residence well exemplifies the observations of Conrad.

The modest single wall residence retains many distinctive architectural elements which were typical of its period, including its vertical, bleached redwood, 12" wide, tongue and groove walls and ceilings, single panel doors with original glass knobs, built-in furniture, and a living-dining room running the length of the house. Primarily drawing upon the architectural antecedents of the plantation, the house captures Hawai'i's regional tendencies with its single wall construction, hip roof with overhanging eaves and exposed rafter tails, and post and pier foundation. In addition, its unadorned walls and horizontal profile conformed with the modern style's sensibilities. The house is also a good example of the use of board and batten siding, which during the late 1920s, 1930s and 1940s was a popular signifier of rusticity and employed in weekend retreats. As such the house stands as a very good, intact example of 1940s residential design rendered in a modest Modern style adapted to Hawai'i's situation.

Marjorie A. Garvie built this beach house in 1941 after the death of her husband, James Alexander Garvie, who for a number of years worked for Bishop National Bank, and rose to the rank of head teller with the bank. [*Star Bulletin*, February 1, 1941, page 1] Marjorie, followed

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her husband to the grave in 1945, [*Star Bulletin*, March 29, 1945, page 5] and their daughter Marjorie Joan Garvie inherited the beach cottage, making it her permanent residence by at least 1953.

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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, 1939-1955.

City and County Tax Office records

State Bureau of Conveyances, documents 60457 and 205916.

Building permit number 54519, dated 12/4/1941

"James Garvie Rites to be Held Tuesday," *Star Bulletin*, February 1, 1941, page 1

"Mrs. Marjorie Garvie Dies in California," *Star Bulletin*, March 29, 1945, page 5

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): 50-80-11-10102

10. Geographical Data

Acreage of Property less than one acre

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: Bing Maps:

<https://www.bing.com/maps/?cp=21.389482%7E-157.716321&lvl=16.9>

(enter coordinates to 6 decimal places)

1. Latitude: 21.389478 Longitude: -157.716321

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.)

The property being nominated includes all the property owned by Kelly C. Smith Trust in 2025 as described by Tax Map Key (1) 4-3-006: 083.

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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: HI zip code: 96744
e-mail: _____
telephone: (808)-542-6230
date: December 17, 2024

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.
- **Tax Map**
- **Sketch** of the floor plan of the house
- **Owner:**

Kelly C. Smith Trust
C/O Kelly and Doug Smith
1026 Aalapapa Drive
Kailua, HI 96734

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USGS MAP

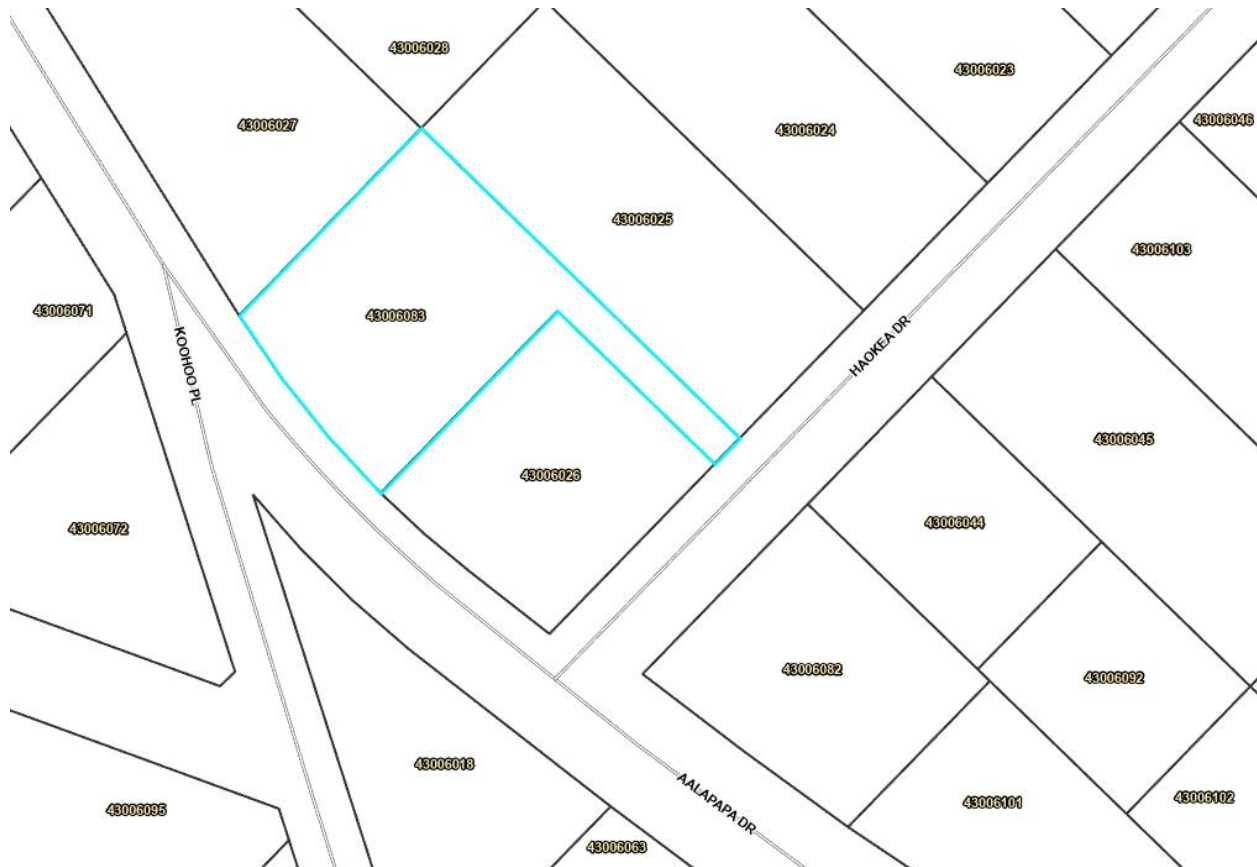


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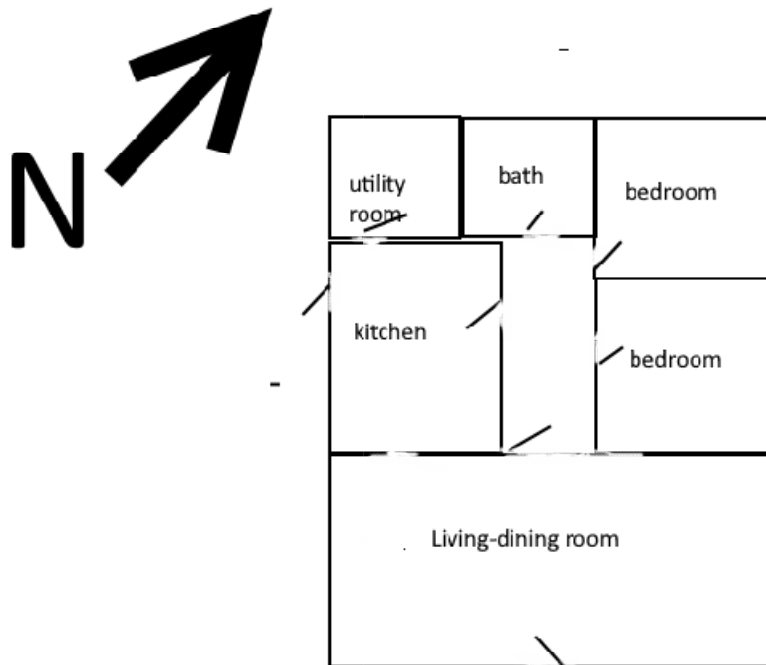
TAX MAP



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Floor Plan



Garvie
Beach
House

not to scale

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Photo Log

Name of Property: Marjorie A. Garvie Beach House

City or Vicinity: Kailua

County: Honolulu State: HI

Photographer: Kikuyo Hibbard

Date Photographed: October 17, 2024

1. View of the front from the south
2. View of the side of the house from the southwest
3. View of the living room from the northeast
4. View of the living room from the southwest
5. View of the hall from the southeast
6. View of the built-in linen drawers from the east
7. View of back bedroom from the south
8. View of second bedroom from the northeast
9. View of the kitchen from the northwest
10. View of the servant's quarters from the southwest

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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.