

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: Alfred and Jana Preis 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: 3233 Melemele PlaceCity or town: Honolulu State: Hawaii 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 x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 x national statewide local

Applicable National Register Criteria:

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

ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

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

1

1

buildings

sites

structures

objects

1

1

Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic / Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic / Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern

Hawaii Regional

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood Tongue and groove Walls, Concrete block walls, corrugated fiber cement paneling, glazing, concrete foundation, composite bituminous roof

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 Alfred and Jana Preis Residence is situated in a hillside, residential neighborhood in Upper Manoa. The three-story, modern-style house faces northwest and is situated on an irregular, flag-shaped lot of 22,681 square feet formed into a condominium property regime (CPR) in 2015, and features the respective residential portion of 10,006 square feet, a shared limited common area of 5,433 square feet consisting of access to the residence's garage and to a second residence (3233 - A Melemele Pl) of 7,242 square feet, as well as a narrow access to the lower situated Paty Drive. Driveway access from Paty Drive is undeveloped, the only access point is from Melemele Place via a down-sloped narrow, paved driveway with a paved vehicular turn-around area. The building is configured in terraced steps with surrounding, level garden patios, a lower floor featuring a small guest room with guest bath as well as a detached garage. The hillside is retained with concrete masonry walls that shape the lower floor envelope and patio area. The boundary of the L-shaped main floor is comprised of an elongated retaining wall, steel and wood posts for a lanai and the second, linear, cantilevering story. The structure is predominantly made of concrete masonry retaining walls and tongue and groove wood structure. The façade is richly articulated, which includes being clad in vertical redwood siding, horizontal and vertical cement board, horizontal window bands and plain cement board finishes. The house has a built-up downslope pitched roof,

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and low-pitched built-up roofs, a triangular shaped deck and two trellis-lanais abutting the main floor. The lower garden originally featured a custom shaped pool, constructed in a second phase ca. 1951, it is now backfilled. The 3,751 square foot house (2,340 square foot living area) is in good condition and despite various changes throughout its history – some originally performed by the owner-architect himself – retains its original materials, workmanship, location and architectural intentions.

A second three-story non-contributing building, dated 1995 with a design attributed to the late architect Preis but prepared and executed by his architect son, sits adjacent to the retained lower patio with former pool on the north-western portion of the property. This structure features a stepped pitched corrugated metal roof and vertical redwood siding. It was designed for the architect's daughter, is in good condition and showcases a unique architectural transition from father to son but is non-contributing due to its age.

Narrative Description

The Alfred and Jana Preis residence sits on a steep hillside slope on the west-facing mountainside 0.7 miles east of Manoa Elementary school above the Woodlawn neighborhood accessible from Melemele Place. The rectangular-shaped lot with two narrow flag pieces extending northeast to Melemele Place and a narrow piece extending northwest to Paty Drive is currently legally owned by two entities, with a third shared Limited Common element per Condominium Property Regime (CPR). Entity one, The Alfred and Jana Preis residence, is owned by Laka S. and Valerie P. Preis Carpenter Revocable Living Trust, the second, newer, non-contributing Erica Preis residence, designed by Alfred and son Jahn-Peter Preis in 1994-95, is owned by the Preis Carpenter Trust.

The Alfred & Jana Preis residence sits perpendicular to the property slope, approximately parallel to the mauka, south-eastern situated property line, and is terraced in three tiers with two longitudinally oriented, full-story high 4-inch concrete masonry walls. The lower wall terminates in the northwest in a guest unit and adjacent main garage. The southwest portion is L-shaped and gradually levels with the hillside slope to form the access to the upper patio and main floor respectively. The upper patio and lanai, as well as a long 4-inch concrete masonry full-story high retaining wall against the hillside shape the entry portion of the building. Above the main floor a second, elongated story with an outward leaning façade element, that is perpendicularly slanted to the roof slope, forms the private area, a work room, two former children's bedrooms, a play lanai and a bathroom. The back of the property is accessible from one of the bedrooms and the stairwell via the mauka-facing façade.

The original property, which was formed into a condominium property regime (CPR), has two units – 3233 Melemele Place and 3233 A Melemele Place – a shared limited common area, and is accessible from Melemele Place via a narrow roughly 7-foot wide downhill-sloped, paved driveway, terminating in a turnaround and guest parking area as well as a single-story carport with a divided storage area. The free-standing car port is rectangular in shape, slightly angled (approximately 103.5 degrees) to the longitudinal orientation of the main residence. The garage is built with 4-inch wood posts and built-up roof as well as two 6 foot wide 4-inch concrete masonry wall pieces, in diagonal opposite corners. The latter are connected via a 2-foot high 4-inch concrete

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block garden wall, forming a lower paved patio between the existing garage and the residence. A small storage area is sub-divided from the garage at a 13.5-degree angle. An existing curvilinear low lava rock wall, that continues into a second driveway access to the Erica Preis House on the same property, forms the boundary for a pathway access to the main building along the north-south axis. The pathway is marked with an existing Brassia tree (*brassia actinophylla*). The covered carport is enclosed with originally untreated vertical redwood batts and terminated with an inward slanted 8-inch redwood fascia wrapping around a flat built-up roof with bituminous covering. North of the pathway and east of the carport is a single room guest unit under the main floor of the residence and its cantilevering deck, enclosed in parts by the 4-inch concrete block single-story tall retaining wall that also encloses the upper tier and terminates in the guest unit on the north corner. This guest unit received a small storage addition, dating from 2006. The façade is partially glazed, wrapping around the corner, and is divided at 36 inches height with a horizontal 4-inch transom, has a vertical redwood siding enclosure with an above clerestory in the bathroom area facing west. The guest unit ends in a vertical concrete masonry wall element that continues to optically separate the kitchen from the dining and deck area above. The deck is partially cantilevering, with a single non-contributing vertical 4-inch support post, added in 2006 for structural retrofitting.

Access to the main building is gained via a paved pathway along a roughly 31-foot long, 12-foot tall 4-inch concrete brick running bond wall with a modern 2-inch-deep rustication pattern. The access pathway lies northeast of a former irregular shaped rectilinear pool (originally added 1951, now abandoned and regraded) along a lower retaining wall that shapes the edge to the Erica Preis Ltd. (3233-A Melemele Pl.) property portion. It continues at 90 degrees with a raised triangular shaped planter, the bond changed to a stackbond. Concrete steps with access to the upper patio level and main floor terminate on the south-west corner.

The upper lanai and patio are roughly L-shaped at an approximately 71-degree angle. It is bound by lava rock, concrete masonry wall, and a custom planter with vegetation landscaping. On the east side the rectangular lanai terminates on the west corner with a vertical concrete block BBQ outdoor fireplace that also served as the end wall of an original steel post. The lanai has been modified in parts with new wood posts and bracing to deter further deterioration. It has a built-up flat roof and a tiered, slanted 6-inch fascia. It was originally supported by three 4-inch round steel posts and the exterior brick BBQ fireplace in the south. The fireplace had hosted a custom Jean Charlot relief that collapsed with shifting soil movement and the deterioration of the lanai and is now lost. There is no known photographic record of the mural. The raised planter box is made from vertical 4-inch concrete masonry in an open running bond pattern. The lanai also had a frosted acrylic separation from the garden portion, encased in tube steel which is no longer extant. A banyan tree (*Ficus benghalensis*) that was planted in the meeting corner of both lanais no longer exists. The patio adjacent to the main floor is partially covered by the two lanais and bound by the main floor and entrance on its northeastern edge. The eastern boundary is a 4-inch concrete block retaining wall supporting the upper story, the southern boundary is the covered second lanai and landscaping consisting of rock and vegetation sloping uphill. The western boundary is an approximately 25-inch high continuing portion of the below concrete block retaining wall with two rows of vertical, angled CMU bricks in stack bond and a cap profile with a more recently added, non-contributing vertically slatted wood fence of about 18-inch height.

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The patio and lanai adjacent to the building are partially hardscaped. It features a unique floor pattern, partially executed in concrete slab, patterned into 1x2-foot rectangles, and a custom filleted rectangular shape made from vertical 4-inch concrete bricks around an exterior trapezoidal concrete dining table. An oval shaped, 4-inch thick, concrete bench defines the patio, replacing an original rectangular concrete bench. This current bench is the former living room concrete coffee tabletop designed by the architect. The lanai along the eastern retaining wall has remnants of a rectangular shaped fishpond and features a trapezoidal, white concrete breakfast table which contains a custom built-in glass light resembling the tree-of-life brise soleil of the USS Arizona Memorial, added likely around 1960. Adjacent to the main entrance and the breakfast table is a utility room, formerly a ceramic studio, now used for storage and modern power storage equipment. This utility room is enclosed with four shoji-style sliding doors. The elongated east lanai consists of a wood lattice made from 2x6 inch slats with suspended, translucent, corrugated acrylic sheets. The lanai is largely cantilevering with a single support made from four two-foot-spaced 2x4 inch posts situated next to the breakfast table and a corner support on the south-end of the structure. Also still extant is a small triangle shaped wing of the original lanai. The exterior is the result of several alterations by the architect over time, with more recent changes serving countermeasures to stem decay. It can be considered largely intact.

The main floor is entered through a broad main entrance door with side windows. Next to the entry is a 10-foot high brick wall supporting an above trellis which was originally an open cantilevering 4-foot deep lattice made from two-foot-spaced 2x4 inch redwood, roughly the length of the patio itself, and had been covered later by the architect. The entrance underwent at least three different versions since 1947, the original entry is documented in early photographs by Robert Wenkam. The original entry door was a broad two-leaf swing door with three 2-inch horizontal slits each adjacent to a three-part set of 2-foot awning windows. This entry configuration was later replaced by three floor-to-ceiling glass sliders by the architect himself and much later altered into a noncontributing new entry door and horizontal glazing after the hillside soil movement impaired the sliding functionality of the glass panels. Inside, the original entry featured an organically shaped low planter where the original awning window was placed. This was later removed to aid the use of the glass sliders. Original flooring (square stone tiles alternating in an organic form with concrete) is now replaced with wood flooring. Opposite the entrance is a floor-to-ceiling three-tiered 3-foot-wide jalousie window adjacent to original built-in, parapet-high, open cabinetry. A slanted wall with fabric covering and dark wood edging formed the back lean of an original custom organically shaped lounge couch. The couch and fabric are no longer extant, shelving in the dining, living room area and the slanted wall are intact and in excellent condition. To the west of the entry is the kitchen featuring stainless steel counter tops in U-shape arrangement, angled drawers and a ribbon jalousie window at counter height, upper cabinets that are partially open and a pass-through to the dining area, altogether resembling a for Alfred Preis typical kitchen design. Originally presented in untreated wood, it is now painted in a cream color but largely original. The living/dining room ceiling consisted of rectangular Canec tiles as well as fabric ceiling, now replaced with drywall ceiling. The original flooring of square cork tiles is now replaced with new vinyl wood flooring.

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To the northeast of the dining/entry area is the master bedroom and a master bathroom situated behind the slanted coffee-table area and U-shaped stairs leading up to the second floor. A single step following an organic outline made from stacked concrete blocks separates the living area from master bedroom, bath and stairs. The master bedroom facade is largely intact, original open-corner plate glazing on the northeastern corner has been enclosed and contemporary framed glazing added. Original built-in furnishing is largely extant, including a for Preis typical indirect light shelf soffit. The master bathroom is largely altered to suit modern needs.

The original design featured a full enclosure wall with door to separate bathroom and stairs from the living room but has been changed in the 1950s to a wall high corrugated translucent Plexiglas screen. This partial screen wall is no longer extant but is documented in photographs. The pass-through from the kitchen with the elaborate custom monkey-pod built-in credenza and cantilevering dining table is extant and in excellent condition. The dining area has a lowered ceiling with a light shelf. The original fabric ceiling is replaced with drywall and built-in recessed lighting. Original lighting fixtures visible in earlier photographs are no longer extant. The dining-adjacent deck is accessible through a door from the dining area next to the kitchen. A 2006 modification exchanged the original wide open corner plate glazing with two jalousie windows and a parapet. The slightly triangular shaped deck still features original horizontal wood spruces in the slanted railing. Original interior color and paint schemes are altered, though some areas reveal the earliest paint scheme which would allow restoration. Original, interior, exposed, vertical redwood battens are now painted, yet original trims and detailing remain. Stairs with wooden treads leading up, end halfway at a landing with a secondary entry on the hill-facing facade. Further up they terminate in the former work room.

The original workroom is recessed back from the kitchen and forms the northwestern end of the linear upper story. Originally conceived open to the play-lanai for the two adjacent children's rooms that make up the east wing of the building, it had a frameless plate-glass corner window towards the south. A recent wall enclosure isolates the room from the play-lanai. The original features are largely intact, the original glazing is now replaced with more recent framed jalousie windows and the built-in craft table with cabinetry is lost due to termite damage. The original two-part ceiling consisting of wood lattice and Canec tiles is intact. A horizontal three-part slanted glazing adjacent to a vertical jalousie window has been altered in 2006. The two original long glass plates of the play lanai are replaced with a two-part fixed glazing, two contemporary matching vertical jalousie windows and a fixed redwood siding paneled in-between. Frosted glazing with a fixed clerestory that originally enclosed the bathroom and laundry area in the eastern corner is still extant. The study serves currently as an additional bedroom. An original built-in free-standing closet, separating the stairs from the study and other built-in furniture elements remain original as well. Both children's rooms and the original play-lanai are still largely intact, both bedrooms featured originally pocketing room-wide shoji sliders to the play-lanai which are intact, original built-in children closets and play tables are partially intact with some portions removed due to decay. The upstairs bathroom and laundry area has been remodeled. The ceiling follows the slope of the exposed rafters. Built-in furniture under the play-lanai slanted windows has been removed due to termite damage but is documented through original photos and plans. A wet-bar has been added in the most southern located bedroom instead of original deteriorated children furniture. The mauka façade elevation is largely original, consisting of a horizontal band of corrugated cement

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board forming a parapet and window elements above with a central, solid cement board panel. A horizontal 4-inch transom at door height separates the upper, operable awning clerestories in the southern corner and has a modified single-entry door serving as access to this separate portion of the building.

The upper garden, mauka of the second floor, is a mostly flat, manicured grass lawn, the hill-facing facade is made of redwood siding and ribbon windows. A non-contributing raised deck sits at the south-eastern end of the property.

The Alfred and Jana Preis residence retains a high degree of architectural craftsmanship with various alterations, many executed by the architect himself. It is an excellent example of an architect-owned and live-in residence and one of few internationally published modern Hawaiian residences in the 1950s. The structure was originally conceived in the early 1940s, with building efforts interrupted by the war building moratorium and ultimately completed in 1947. A second phase of alterations appears to have taken place in the mid to late 1950s, which included a pool from ca. 1951, new entry and expanded lanai. Recent changes dating from 2006 in the upper floor, modifications to the lanai and original window layout can be considered minor and do not distract from the overall quality of the architect's own residence and are further not visible from the street. Available documentation would allow reversal and restoration of the original substance including a second lanai which was nearing collapse due to material decay and soil movement. None of the current changes impinge upon the historic character of 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

1947

Significant Dates

1947, 1960

Significant Person

(Complete only if Criterion B is marked above.)

Alfred Preis, FAIA (1911-1994)

Cultural Affiliation

N/A

Architect/Builder

Architect: Alfred Preis

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 Alfred & Jana Preis residence is significant on the local level under criteria B and C and serves as excellent example of an early modern house in Hawaii. The house not only includes several distinct features, excellent craftsmanship and exemplary construction, but is also the former live-in residence of the Hawaiian master architect and former founder and director of the Hawaiian State Foundation on Culture and the Arts, The Hawaiian Arts Alliance, the designer of the USS Arizona Memorial and other noteworthy Hawaiian modern buildings, Alfred Preis.

The 1947 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions." As is noted in the above section, "significant dates", 1947 is the year of construction.

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

Criterion B

Alfred Preis (1911 – 1994) was born into a lower middle class, Jewish family in Austria. He studied architecture at the Technical University in Vienna, where he was exposed to classical training and the current trends. His studies got disrupted once Austria got annexed by Nazis on March 12th, 1938. At this point Preis sought to leave the country and after a rushed marriage to Janina Wernikowska a few days after the annexation he managed to complete his studies despite of ongoing purges. After a year of trying to obtain passports, find employment and sponsorship, and another two months of arduous travel he finally arrived in Hawai'i on June 22nd, 1939.

In Honolulu he found mentorship and work with local architects Dahl & Conrad, and he quickly rose in the ranks to become associate in the firm. On December 8th, 1941, shortly after the Japanese attack on Pearl Harbor, Preis and his wife were arrested on suspicion of being enemy aliens and briefly interned on Sand Island. By May 1943 Preis had created enough profile and independence to become self-employed and opened his office, Alfred Preis Associates. Over the next 20 years he would build nearly 180 structures, mostly residential but also several notable public buildings such as Laupahoehoe Elementary and High School as partner in Associated Architects, the First United Methodist Church, three buildings for the International Longshore and Workers Union (ILWU) and several park structures such as in Pu'unui Park, Booth Park, Halone Blowhole and the Honolulu Zoo entrance in Kapiolani Park. He frequently collaborated on public school, planning and housing projects with Valdimir Ossipoff, Philip Fisk, Allan Johnson and Thomas Perkins, the latter two would remain his longest collaborators and participate in the design of the USS Arizona Memorial,

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his most recognizable work. He was instrumental in re-instating the local AIA Chapter and served there in various roles. All aforementioned collaborators are now considered critical members of the early Hawaiian post-war modernism, with Ossipoff having gained most international recognition in the recent years.

Public planning activism/advocacy paired with a broad portfolio, a steady presence in local newspapers and publications led Preis to terminate his frequently awarded practice and accept the personal invitation by Governor John A. Burns to fill the position as the first State Planning Coordinator in 1963. While this role was politically unstable and cut in 1964, he managed to transition into the role of founder and director of the newly formed Hawaiian State Foundation on Culture and the Arts approved by the Hawaiian State legislature in 1965. In this role he not only dedicated his work to the support of local artists and culture but also initiated and drafted state bill 298 which was approved as “Art in State Buildings Law,” to be administered by the foundation. It mandated that 1% of the construction costs of new state buildings be set aside to purchase art. This made Hawai‘i the first state in the nation with a so-called “1% law”.

After 17 years in public service, Preis retired in 1980 and founded the Hawai‘i Arts Alliance, a non-profit organization dedicated to the support of Hawaiian culture and heritage in education. In March 1980 he was decorated for his services by the local AIA chapter of Honolulu and by the Hawaiian House of Representatives with the “Living Treasure of Hawai‘i Award” to honor his endless contribution to the architecture, culture and arts of Hawai‘i among others. His public appearances declined with his ailing health. In 1993 he was bestowed with an Honorary Doctorate by the University of Hawai‘i and on March 29th, 1994, Preis passed away, leaving behind a rich legacy of architectural work and public engagement. He is the first civilian to have been honored at the USS Arizona Memorial with flags at half-staff and presentation of the flag upon his death. In 2012 Governor Abercrombie proclaimed May 30th “The Alfred Preis and USS Arizona Memorial Day” through an Executive Chamber Proclamation. Alfred Preis’s legacy is impactful to the shaping of the state of Hawai‘i and its modern history. His contributions continue to shape the Hawaiian cultural environment. Both institutions he created, the State Foundation on Culture and the Arts and the Hawaiian Arts Alliance, continue to be play a consistent role in the preservation and fostering of the creative cultural environment on the archipelago. Alfred Preis and his achievements have been published and exhibited internationally.

Alfred Preis built the Alfred & Jana Preis residence for him and his family, raising two children – Jahn-Peter Preis born 1944, architect and short-term partner with his father, and Erica Preis born 1946, who today lives in the adjacent building which was designed shortly before Preis’s death in 1994 and completed by his son Jahn-Peter in 1995. The residence, one of the first of residences in the Melemele neighborhood, was delayed due to a war-related building stop in late 1941. Preis continued building the residence after the war, likely 1943 or 1944, and completed construction in 1947. He lived there with his family from 1947 until his death in 1994; his widowed wife continued living there until her death in 2005 and the property is now owned and occupied by his grandson Laka Preis-Carpenter. The building is intrinsically linked to Alfred Preis and his work and life, and was frequently stage for his cultural gatherings and the forming of a decade-long, loose partnership with other important Hawaiian modernists, artists and political figures and holds many

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of his personal items and touches such as paintings, sculptures, his sketches and private documents among others.

Criterion C

The Preis residence is a superb example of Honolulu architect Alfred Preis's earlier independent residential work in the late 1940s and remains largely intact and in fair condition. Rendered in a modern Hawaiian style, the building is typical of Preis's work with its fine attention to detail, exploration of a variety of materiality, built-in furnishings, and highly modern interpretation of living spaces. Hawaiian modernism is distinct to the archipelago due to its significant mainland and western influences paired with regional and often climate-related features. Preis emerged from the local scene with his distinct tectonic aesthetic, idiosyncratic spatial planning approach, refined sense of detailing and holistic design that made him stand out among his peers. As western modernism commonly followed stricter mechanistic principles, Preis sought to incorporate nature and local influences in his design.

The Alfred Preis residence stands along the Awana Lee/Robert Wong residence (1948), the Oswald Bushnell residence (1949), the Paul Chopard residence (1949) as part of the architect's early, critical canon of his residential work that signifies a departure from the streamline modern style of his former employee Dahl & Conrad. It is one of the earliest residences in the Melemele neighborhood where Preis built nearly a dozen single family residences, many of those still extant, hence relevant for the ensemble as a whole.

The residence further serves as an early example of the emerging, discreet Hawaiian Modernism that Preis helped spearhead. The house is a critical showcase of many future Preis signature elements found in subsequent buildings. Here he explored a broad material variety and sensibility, built-in furniture such as the cantilevering dining table, built-in cabinetry and audio systems, and his exploration of shared flex spaces, modern, compact daylight kitchens, varying ceiling heights and slight spatial displacements out of orthography, all becoming hallmarks of his design oeuvre. The building underwent a few minor alterations mostly conducted by the architect himself which illustrate his continuing exploration of architecture during its use. It also signals his growing interest to establish more fluent indoor-outdoor relationships which is indicated by his arrangements of access, terraced patios and pergolas that integrate into the building form.

Preis is well-known for his detail-oriented designs, his idiosyncratic modern style, simultaneously influenced by the Hawaiian climate, culture and his peers in Vienna, Austria. Noteworthy is his skillful handling of multiple materials and textures, visible in the façade and interior. The building showcases his interest in the interplay between raw and refined material expression which allows the building to age well and create a harmonious whole with the natural environment. The long and varied procession from the street to the house permits the visitor to experience the building and the site from multiple angles and elevates the use of exterior patios to intermittent resting and entertainment spaces. The interior presents itself more intimate, zoned to move from public to more private while ascending to the second floor. Each space offers a different view of the hilly Woodlawn area, indicating that Preis orchestrated the rooms to maximize views.

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Other elements worth mentioning are the intact original kitchen and passthrough to the dining with a cantilevering dining table transforming into a credenza, both recurring, recognizable elements in Preis's design. Another detail is the later added outdoor dining table in trapezoidal white concrete with a built-in light fixture resembling the tree-of-life brise soleil at the USS Arizona Memorial at Pearl Harbor, which Preis designed 1959-1962. Further noteworthy are the lower built-in custom cabinetry, the original exterior cladding which is mostly intact though repainted. Another distinctive feature is the experimental and then-novel corrugated fiber cement board which shapes large parts of the façade. Also intact is an entry door with a 2-inch-thin vertical glass slit, a for Preis typical signature motive. Anecdotally, the building served as the origin point of Associated Architects, a syndication of renowned local architects Vladimir Ossipoff, Allan Johnson, Thomas Perkins, Philip Fisk and Alfred Preis which was instrumental in the reshaping of the local post-war public-school building and housing architecture.

The building not only stands out for its creativity and high quality of detailing, but also for its visionary spatial configuration, uniquely designed and suited for the steep site and an open-minded, progressive family, served with a contemporary space plan. Many of Preis's subsequent houses continued the seeded ideas, among them the 1951 Tuthill House, the 1951 Pickering residence, the 1952 Takasaki residence, the 1952 Panfiglio residence, the 1957 Paul Leong and Isao Miyake residences. The residence is still owned by the grandchildren of Alfred Preis and many of Preis's personal touches in the residence remain existent.

9. Major Bibliographical References

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

Primary resources:

City and County of Honolulu Public Records

Preis Family Archive

"Owner's Notice of Completion of Contract," Honolulu Star-Bulletin, July 1st 1947, p 20

"Owner's Notice of Completion of Contract," The Honolulu Advertiser, April 3rd 1951, p 6

Sklarek, R., "Fit the House to The Child," The Los Angeles Times, September 16th 1951, p 195

Price, L., "Afternoon Coffee and Cale Served by Mrs. Alfred Preis," The Honolulu Advertiser, November 5th 1953, p 13

Holt, J. D., "Appreciation of Rock Form is Ever-New, Age-Old Garden Art," The Honolulu Advertiser, January 31st 1954, p 65

ALFRED AND JANA PREIS RESIDENCE

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Dennis, H., "Design Children's Rooms To Grow Along With Them," The Honolulu Advertiser, July 3rd 1960, p 51

Dennis, H., "Alfred Preis Built Himself Casual Home," The Honolulu Advertiser, August 7th 1960, p 71, 73

"Island Homes Annual," Islander, vol 7, special midsummer issue, 1948, p 15

"L'Architecture Contemporaine Dans Les Iles Hawai", L'architecture D'aujourd'hui, 1952-09, issue 44, p 84

"Architecture: Yesterday, Today, and Tomorrow, An interview with Alfred Preis FAIA-ME," in Hawaii Architect, December 1984, p 7-9

Sanders, P., "Alfred Preis, FAIA: AIA community mourns loss," in Hawaii Architect, Volume 23, Number 6, June 1994

Books

Fairfax, G. W., The Architecture of Honolulu, Island Heritage Book, 1971

Fung Assoc., Hawaii Modernism Context Study, Historic Hawai'i Foundation, 2011

Haines, F. S., Architecture in Hawai'i, A Chronological Survey, Mutual Publishing, 1993

Mason, G., Oral Histories of 1930's Architects, AIA Honolulu Chapter, 1982

Rossi, J., Kodama-Nishimoto, M., The State Foundation on Culture and the Arts, An Oral History, Center for Oral History, Social Science Research institute, University of Hawai'i at Mānoa, 1991

Sakamoto, D., Hawaiian Modernism, The Architecture of Vladimir Ossipoff, Honolulu Museum of Art & Yale, 2008

Schmitzberger, A., Alfred Preis Displaced, The Tropical Modernism of the Austrian Emigrant and Architect of the USS Arizona Memorial at Pearl Harbor, Pacific Historic Parks & Doppelhouse Press, 2022

Seckel, H., Hawaiian Residential Architecture, Bishop Museum Press, 1954

Seckel, H. W., A Guide to Architecture in Honolulu, Hawaii Chapter of the American Institute of Architects, 1957

Slackman, M., Remembering Pearl Harbor, The Story of the USS Arizona Memorial, Pacific Historic Parks, 2012

ALFRED AND JANA PREIS RESIDENCE

Name of Property

HONOLULU, HI

County and State

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 ☐ 0.2297 (TMK 2-9-070-0200001)
☐ 0.5207 (TMK 2-9-070-0200000)
☐ 0.1663 (TMK 2-9-070-0200002)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: ☐ google maps

<https://www.google.com/maps/place/3233+Melemele+Pl,+Honolulu,+HI+96822/data=!4m2!3m1!1s0x7c006d1cb98667f7:0x26aad3826aec28f2?sa=X&ved=1t:242&ictx=111>

(enter coordinates to 6 decimal places)

ALFRED AND JANA PREIS RESIDENCE

Name of Property

HONOLULU, HI

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1. Latitude: 21.316026° Longitude: -157.796473°

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 the Laka S. Preis Carpenter and Valerie P. P. Preis Carpenter Revocable Living Trust as described by Tax Map Key 2-9-070-0200001. The property is a roughly 22,600 square foot flag shaped downslope property consisting of a recently created CPR including tax map Key 2-9-070-0200001 and 2-9-070-0200000. The residence itself occupies the designated area of TMK 2-9-070-0200001 with 10,006 square foot and shares a T-shaped common driveway of 5,433 square foot extending on the southeast side of the property includes the main site access in the Northeast and the potential tie-in into Paty drive in the Northwest. The common driveway also includes a thin access strip to the non-contributing Erica Preis residence northwest of the Alfred and Jana Preis residence. The residence is oriented along the northeastern border with a boundary length of 135.72 feet and in the southwest with a length of 148.85 feet. The northwestern boundary of the property extends for 147.66 feet to terminate into a 50-

ALFRED AND JANA PREIS RESIDENCE

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foot long 12-foot-wide flag piece connecting to Paty Drive. The northeastern boundary constitutes of the shared common driveway with a length of 159.23 feet and a perpendicular access road element of 66.22 and 27.43 feet on the southeastern boundary.

Historic Resources Survey Number: 50-80-14-10130

Boundary Justification (Explain why the boundaries were selected.)

This parcel of land has been historically associated with this residence.

11. Form Prepared By

name/title: Axel Schmitzberger, R.A.
organization: self
street & number: 537 Redfield Avenue
city or town: Los Angeles state: CA zip code: 90042
e-mail axel@aplatform.design
telephone: 310.869.3004
date: 2024-10-09

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.)

ALFRED AND JANA PREIS RESIDENCE

Name of Property

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USGS

<https://www.usgs.gov/maps/geologic-map-state-hawaii>



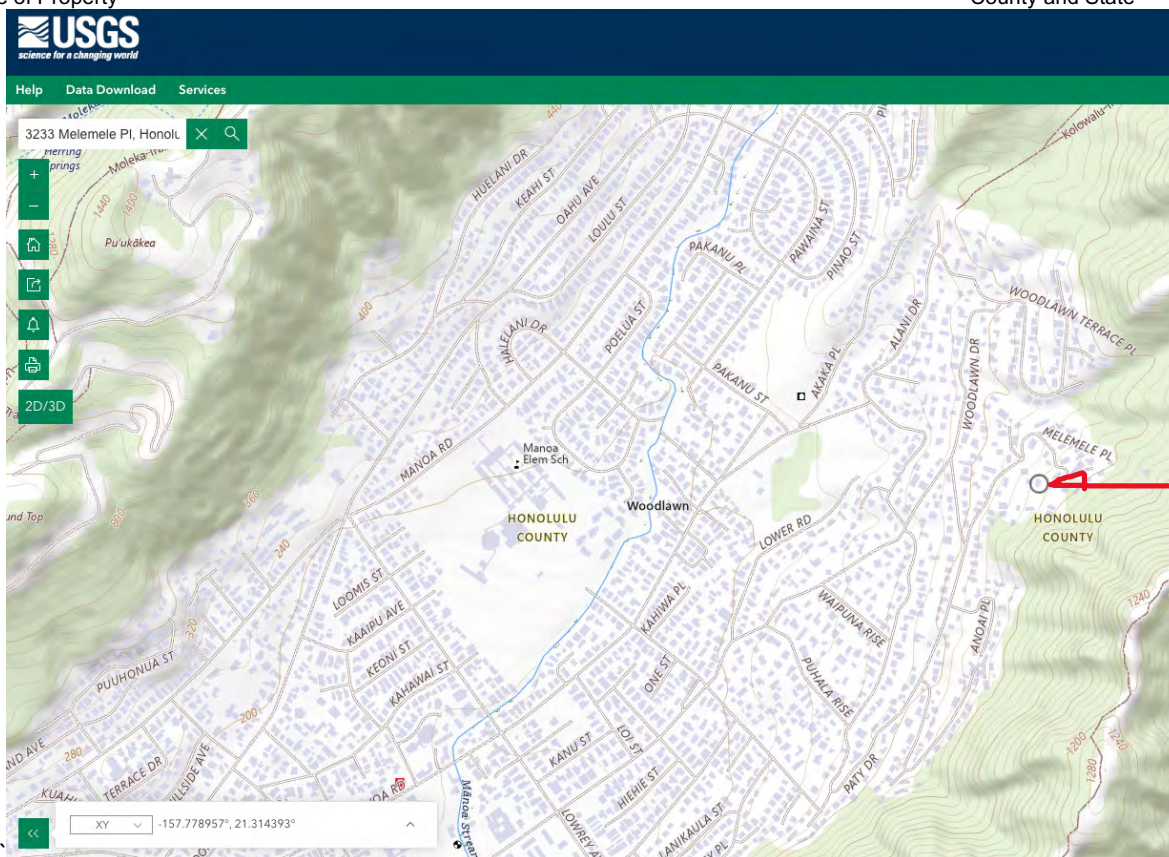
(not to scale) North = page top

ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

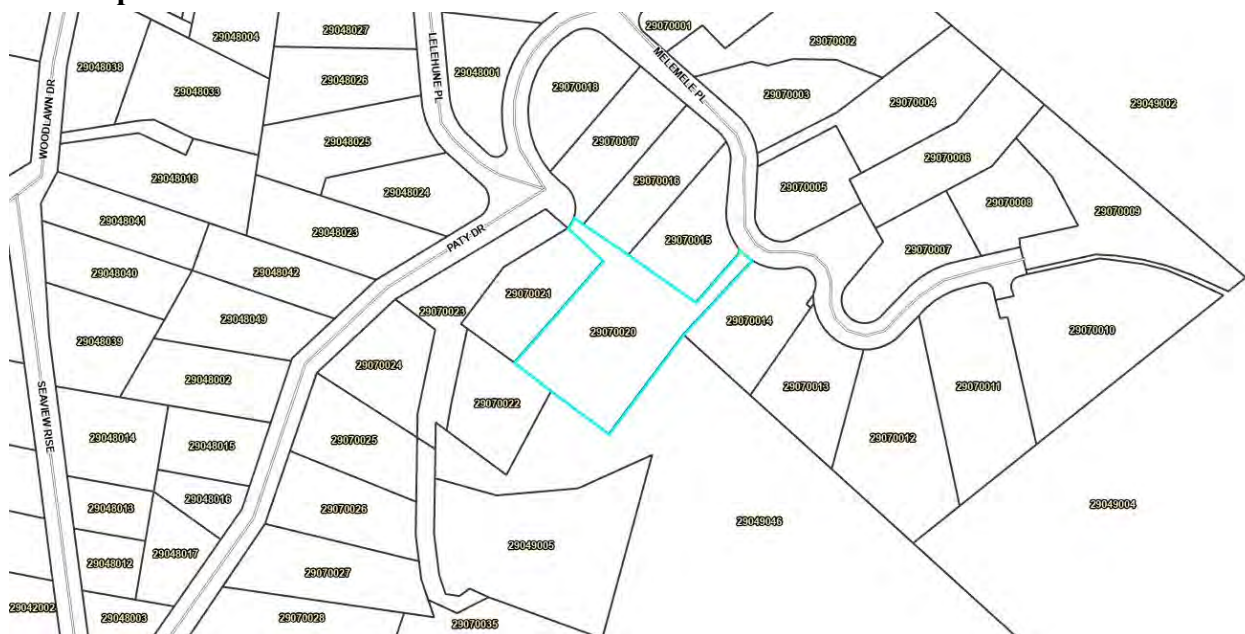
Name of Property

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U.S. Geological Survey. 3233 Melemele Pl. Source: <https://apps.nationalmap.gov/viewer/> (not to scale) North = page top

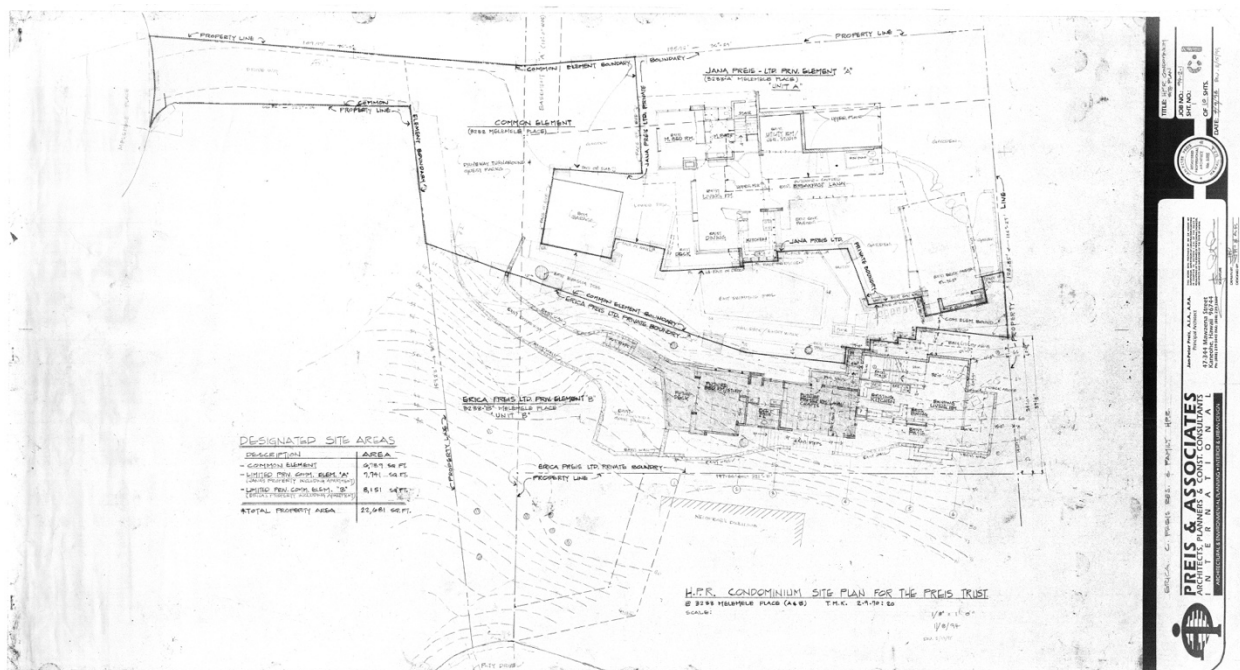
Tax Map



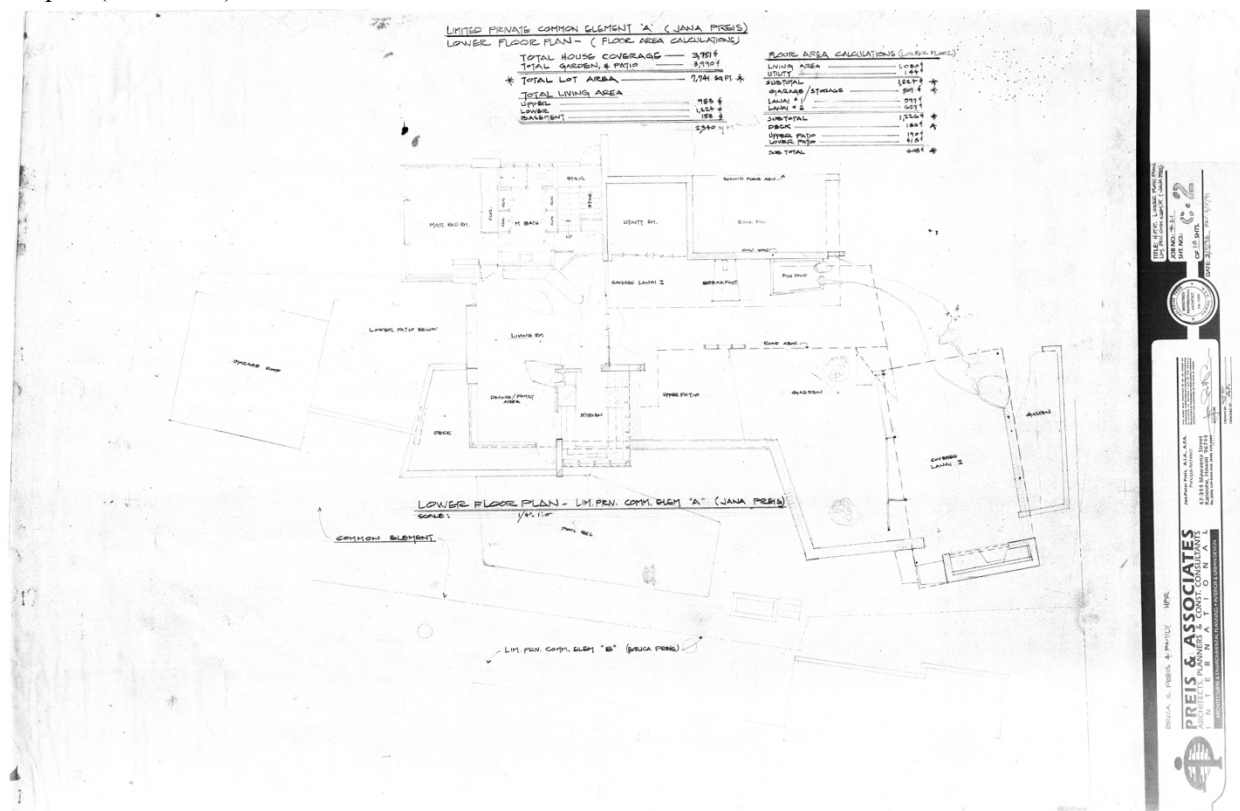
ALFRED AND JANA PREIS RESIDENCE
Name of Property

HONOLULU, HI
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Plan documentation



Siteplan (dated 1995)



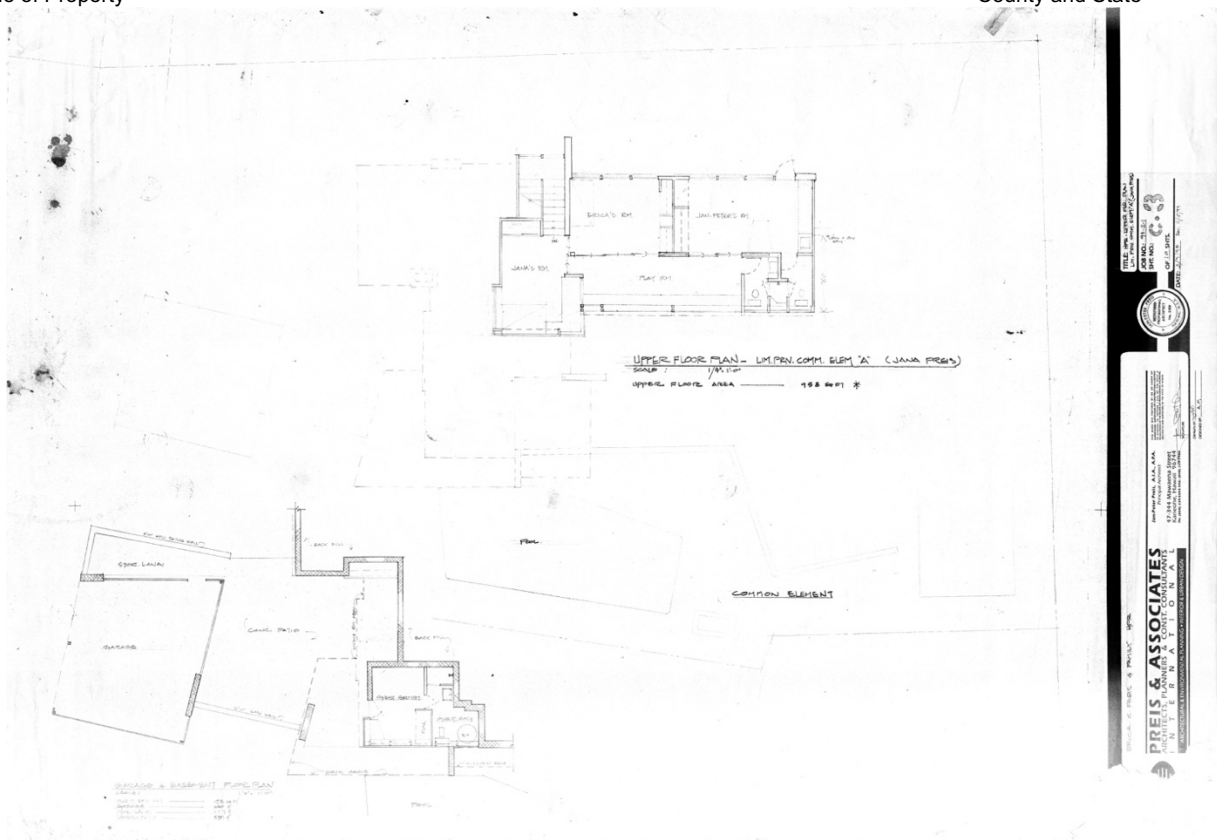
Main Floor Plan (dated 1995)

ALFRED AND JANA PREIS RESIDENCE

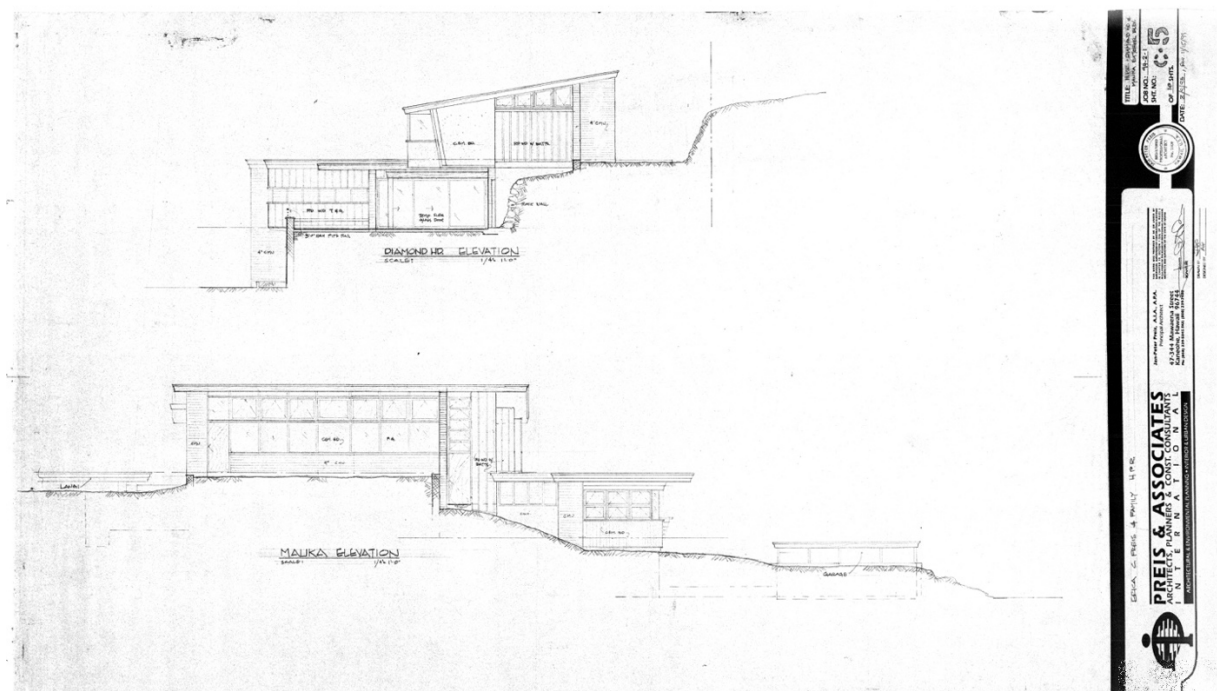
Name of Property

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Second & Garage Floor Plan (dated 1995)



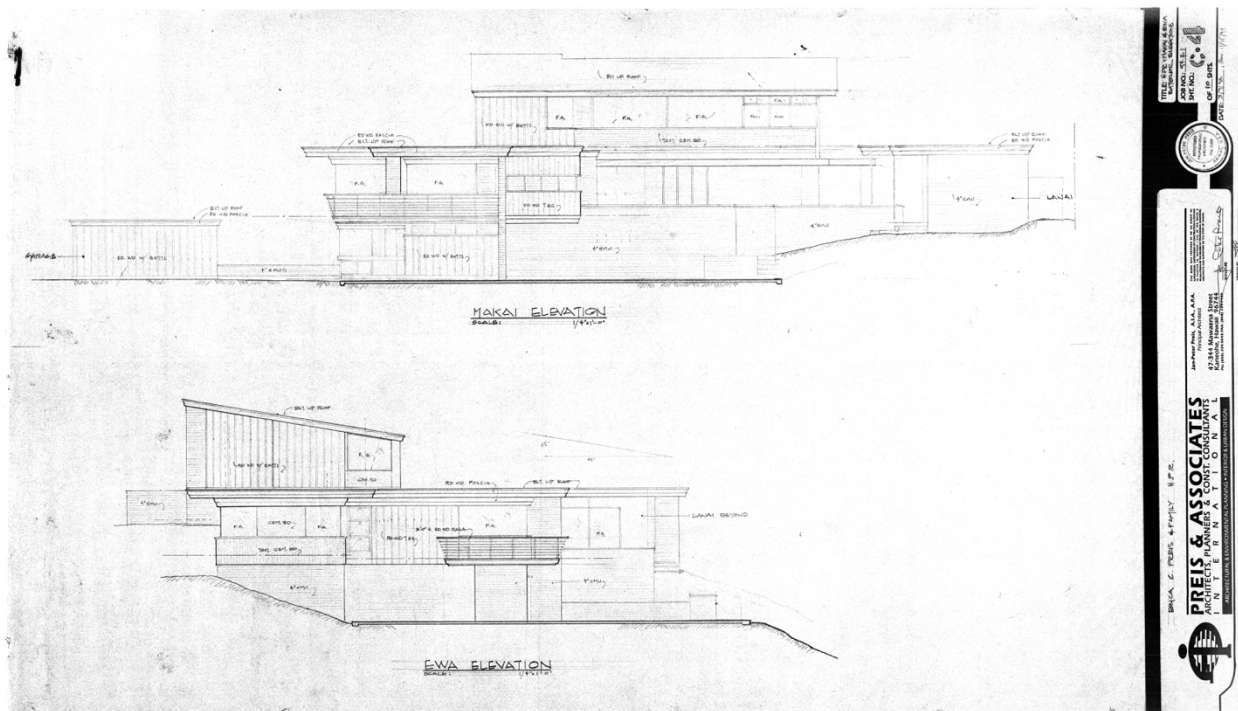
Elevations (dated 1995)

ALFRED AND JANA PREIS RESIDENCE

Name of Property

HONOLULU, HI

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Elevations (dated 1995)

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.

ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

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Photo Log

Camera location index map:



ALFRED AND JANA PREIS RESIDENCE

Name of Property

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County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2021-07-09

View of the main-floor master bedroom from the driveway looking southwest

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Olivier Koning

Date Photographed: 2023-09-16

View of the lower guest unit and main floor looking south

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Olivier Koning

Date Photographed: 2023-09-16

View from the approach looking mauka

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the exterior fireplace and remains of the original lanai looking southeast

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the exterior main floor looking east

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the exterior main floor looking northeast towards Melemele Pl

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the exterior retaining wall looking northwest towards Paty Dr.

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the exterior main floor looking north

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the exterior upper floor looking south

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the exterior main floor lanai looking southwest

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Name of Property

HONOLULU, HI

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the slanted wall from the entrance

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ALFRED AND JANA PREIS RESIDENCE

Name of Property

HONOLULU, HI

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the slanted lounge wall and entrance

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ALFRED AND JANA PREIS RESIDENCE

Name of Property

HONOLULU, HI

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the built-in floating dining table towards the kitchen

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the pass-through from the dining area towards kitchen

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the kitchen looking northwest

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the staircase towards upper floor study room

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the staircase towards upper floor study room

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ALFRED AND JANA PREIS RESIDENCE

Name of Property

HONOLULU, HI

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of staircase and second entrance looking mauka
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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the second-floor study (now Master bedroom) northwest

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ALFRED AND JANA PREIS RESIDENCE

Name of Property

HONOLULU, HI

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

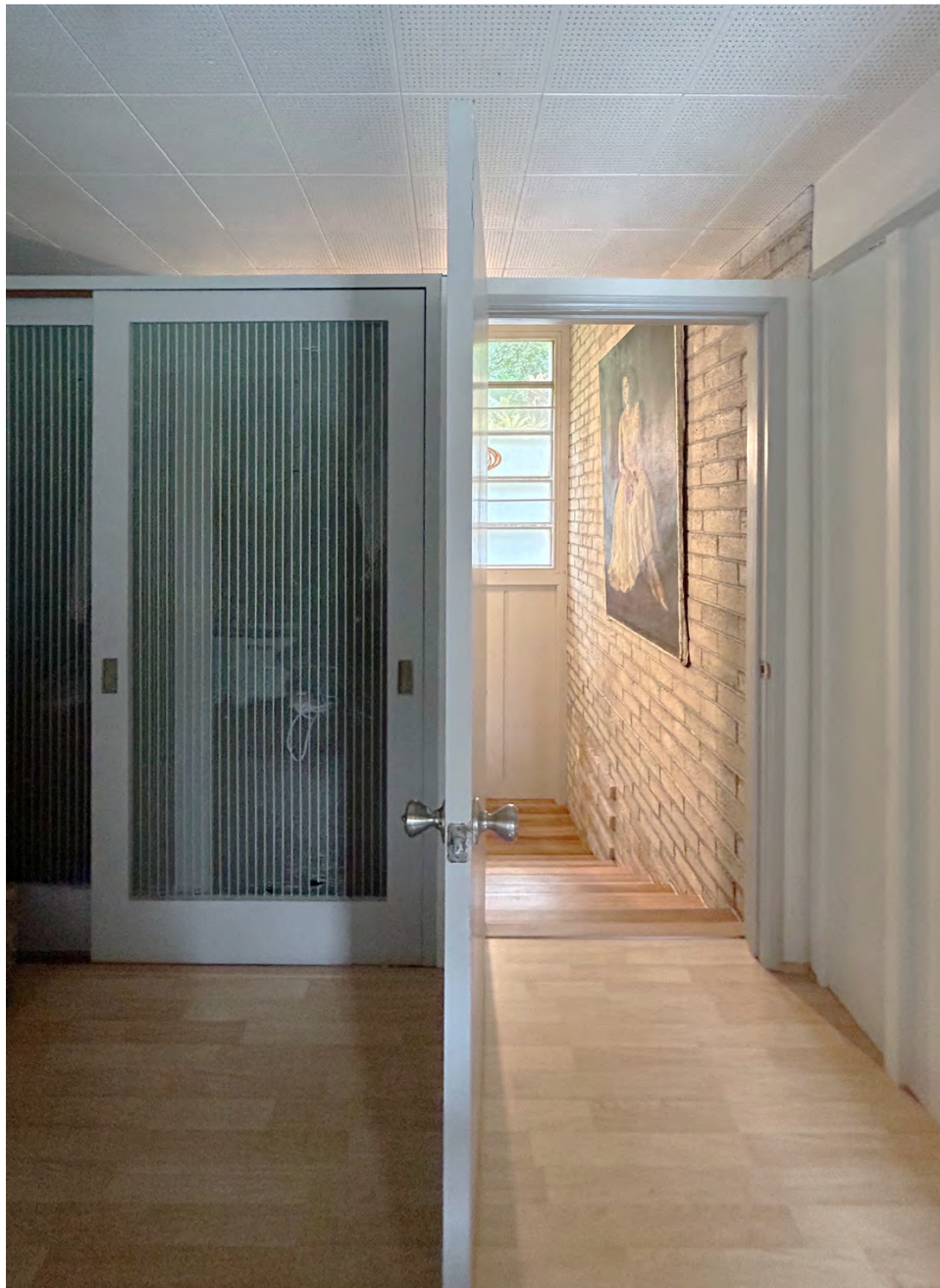
State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the study entry & built-in closet looking mauka

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 2024-04-01

View of the second-floor study (now master bedroom) looking southwest

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ALFRED AND JANA PREIS RESIDENCE

HONOLULU, HI

Name of Property

County and State

Photo Log

Name of Property: Alfred & Jana Preis Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Olivier Koning

Date Photographed: 2023-09-16

View of the second-floor play lanai looking northeast

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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.