

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Cemm Building

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. Location

Street & number: 3427 Waiialae Avenue

City or town: Honolulu State: HI County: Honolulu

Not For Publication:  N/A Vicinity:  N/A

## 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 \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national      \_\_\_ statewide      X local

Applicable National Register Criteria:

\_\_\_ A      \_\_\_ B      X C      \_\_\_ D

<p>_____  <b>Signature of certifying official/Title:</b></p>	<p>_____  <b>Date</b></p>
<p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>	

Cemm Building  
Name of Property

Honolulu HI  
County and State

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title :  
agency/bureau

\_\_\_\_\_  
State or Federal  
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)

Cemm Building  
Name of Property

Honolulu HI  
County and State

District	<input type="checkbox"/>
Site	<input type="checkbox"/>
Structure	<input type="checkbox"/>
Object	<input type="checkbox"/>

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>          </u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Commerce  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

Commerce  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cemm Building  
Name of Property

Honolulu HI  
County and State

---

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern

---

---

---

---

---

---

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Concrete Masonry Units (CMU), Iva stone veneer, poured 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 Cemm Building is situated in Kaimuki along Waialae Avenue, between 8<sup>th</sup> and 9<sup>th</sup> avenues, on a street which is lined with one- to four-story commercial buildings. It sits on a flat, 11,000 square foot property, comprised of two tax parcels, TMK: 3-2-004: 010 and 011. The three-story modern style building faces west and has a built-up flat roof. The building sits on a concrete slab foundation and has a rectangular floor plan, as well as CMU walls. It has six retail stores on the first floor and six one-bedroom apartments on both the second and third floors. A 5,500 square foot, black top-paved, parking lot is to the west of the building and accommodates vehicular parking for tenants and customers. Five of the six retail stores face the parking lot, while the last fronts Waialae Avenue. The apartments are accessed by two sets of concrete steps, near the north and south ends of the building on its east side. The 8,775 square foot commercial building is in good condition and very much retains its integrity of design, materials, location, setting, workmanship, feelings and associations.

Cemm Building  
Name of Property

Honolulu HI  
County and State

## Narrative Description

The rectangular shaped Cemm Building is sited perpendicular to Waiialae Avenue presenting its shorter wall to the street. The building is constructed to the concrete sidewalk which runs along Waiialae Avenue. A curb cut in the sidewalk, sufficiently wide to allow two cars passage, provides ingress and egress to the 60' wide park lot. A 3" high by 6" wide asphalt curb defines the west side of the parking lot, and a 42" high CMU wall capped by a chain link fence runs across the south side of the property, while along the east boundary a 3' high CMU wall capped by a chain link fence is located.

The Waiialae Avenue end of the building presents a symmetric three bay wide design on the second and third floors. The two end bays are comprised of solid, smooth concrete walls, scored into three vertical panels, while each story of the boxed center bay is divided horizontally in half, with the lower portion featuring an a`a lava stone veneer, and the upper half features a centered concrete panel painted red, which is flanked on each side by three jalousie windows.

The first story is asymmetric with the east bay's three panel, smooth concrete wall running uninterrupted to the ground. Four bays are to the west of this bay, with the bay adjacent to the east bay featuring an a`a lava stone veneered wall with three jalousie windows capping the wall. A recessed entry with a pair of aluminum framed, glass doors, is slightly right of center. The entry is one step up from the sidewalk and has a concrete floor and ceiling. A single pane, fixed transom is above the double doors. The west wall of the entry is an aluminum framed, single pane, fixed window, which continues the run of three display windows which dominates the west side of the first story's façade. A concrete kick plate is below all these windows. The windows run to the top of the first story, where a flat roofed, concrete marquee projects 10' from the building, running across the façade except for the east most bay with its three concrete panels.

At the west side of the building, the first floor is recessed 4' to allow for a concrete sidewalk to traverse the west side of the building, providing sheltered access to the other five storefronts. The building is six bays long on this side, with each bay demarcated by a square concrete pilaster. Each bay contains a retail store on the ground floor and a one-bedroom apartment on each floor of the upper two levels. The bay on the Waiialae Avenue end is characterized by an a`a lava stone veneered wall on the first story capped by five jalousie windows, while on the upper stories an apartment extends over the walkway and echoes the treatment of the center bay on the Waiialae Avenue facing end of the building. Two 8" x 12", chamfered, concrete columns support the outer corners of the overhanging apartments. A planter box, measuring 32" x 14'-5", made of split face concrete blocks, sits between the columns, intermediating between the sidewalk and parking lot.

The remaining five bays on the ground floor of the west side each contain one storefront. Each storefront has three bays, with an aluminum framed glass door in the northern most bay. The other two bays each have an aluminum framed display window, and horizontal jalousie transoms are above all three bays. The display windows rise from a 12" high, concrete base, and the jalousie transoms retain their original crank handles.

On the interior the commercial spaces all measure approximately 14'-4" x 34'-8" and have 9'-3" high dropped ceilings. The ceilings are dropped 1'-3" from the structural concrete ceiling. The floor and wall treatments and space allocations vary, with only the CMU side walls being original. All have rear doors and a jalousie window on their eastern ends except the southern-most retail space which has a non-original bathroom running across its east end.

The second through fifth bays of the west side of the building, on the two upper stories, are characterized by open lanai, which provide each apartment with a bit of private outdoor space. The southern-most,

Cemm Building

Honolulu HI

Name of Property

County and State

sixth bay on its upper stories repeats the design of the northern-most bay with its bifurcated, box bays with lave stone veneers and jalousie windows. As in the northern bay, concrete columns support the corners of this bay's upper floors and a planter box runs between the columns.

The east side of the building is set back 10' from the property line and features CMU walls. On the ground floor there are rear doors and jalousie windows for each commercial unit, except the southern-most. Also, projecting from the wall are CMU storage units for each retail unit which are grouped in pairs between the first and second units, third and fourth units and fifth and sixth units. These have doors with jalousie transoms in their side walls facing the individual store's back door.

A set of dogleg concrete steps at either end of the east side of the building ascends to the second floor. The steps have nine steps ascending to a landing and another nine steps to the second floor. The dogleg steps between the second and third floors again have nine steps leading to a landing, and then six steps ascending to the third floor. At the head of the steps at the third floor on the south end of the building, a metal ladder with ten rungs is affixed to the west wall and accesses the roof.

The steps open on lanai-corridors which run the length of each floor. The lanai corridors feature 42" high metal balustrades running down their lengths, with simple, square, half-inch balusters. At the corners of the lanai-corridors and along the steps, 32" high, concrete walls are on the outer sides, and are surmounted by 10" metal railings. Some of the balustrades' balusters have been compromised by rust and will need to be repaired or replaced.

The apartments at both ends of each floor, because of the presence of the stairs, are recessed from the line of the middle apartments, and only feature an entry door on their east side. The four middle apartments have wood framed entries with center doors and a window to either side. Originally these were jalousie windows; however, all of the jalousie windows, except for those in the two northern most apartments on the second floor, have been replaced by 1 x 1 double hung sash vinyl windows.

The one bedroom apartments have 8'-3" high dropped ceilings, CMU walls, and new laminate floors. The front space is L-shaped with a living room running across the front of the apartment and a galley kitchen occupying the narrow leg of the L. Originally the apartments featured built-in dining tables, but none of these remain. A wood partition wall with a wood louvered, double door separates the kitchen from the bedroom. Above the doorway is a pegboard transom. Many of the bedrooms retain their pegboard sliding closet doors. Adjacent to the closets on the east side is a built-in chest of drawers with two columns of four drawers surmounted by a cabinet with a pair of doors. Running above the chest of drawers and closet is three sets of cabinets, each with two hinged doors. The drawers and cabinets appear to retain their original handles. In the east wall of the bedroom a door opens into the bathroom. The bathrooms have all been remodeled with new sinks and cabinets, although the showers with their square ceramic tile walls and hexagonal tile floors appear to be original.

The west wall of the apartment contains a pair of jalousie windows with lever handles and a door. The door opens on the rear lanai. The lanai has a concrete floor and a balustrade similar to that of the lanai-corridor, but includes two more decorative balusters, each with a double rectangle design. CMU walls are at the ends of each unit's lanai and allow privacy and security from the neighbors. The CMU walls are capped by two courses of breeze block with a vista view pattern, which provide ventilation and light. The lanai also retain their original wall lights with their clear glass, cylindrical shades.

The south side of the building is a concrete block wall which has two sets of three jalousie windows on its second and third floor. The windows are protected from the elements by flat roofed concrete hoods, which run uninterruptedly over and between the two sets of windows. At ground level there are coin operated laundry machines, which are protected by a shed roofed, metal canopy. The canopy does not appear to be original. To the west of the laundry area there are plywood storage lockers which are used by the owner of the building. These also do not appear to be original.

Cemm Building

Honolulu HI

Name of Property

County and State

The Cemm Building very much retains its historic integrity, with a minimum of exterior changes having transpired. The building retains its character defining elements, including its original aluminum framed storefronts, its lava rock veneered walls, front parking lot, and upper floor lanai with their metal balustrades. As to be expected ground floor interiors have been modified to accommodate shifting commercial needs, while the apartments still retain their spatial configurations and such features as their built-in chests of drawers, and peg board transoms and closet doors. The replacement of the living room jalousie windows with vinyl double hung windows, while unfortunate, is minor when compared to the overall integrity of the building and also is not visible from the street.

As such the property retains:

1. its historic location, as it remains precisely where it was constructed.
2. its historic setting as its neighborhood remains commercial
3. its historic design as minimal alterations have transpired.
4. its historic materials as minimal alterations have transpired.
5. its historic workmanship as many elements remain intact.
6. its historic feeling as much of the original design, materials and workmanship remain intact.
7. its historic association as much of the original design, materials and workmanship remain intact.

Cemm Building  
Name of Property

Honolulu HI  
County and State

## 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

Cemm Building  
Name of Property

Honolulu HI  
County and State

**Areas of Significance**  
(Enter categories from instructions.)  
architecture

---

---

---

---

---

---

**Period of Significance**  
1961

---

---

**Significant Dates**  
1961

---

---

**Significant Person**  
(Complete only if Criterion B is marked above.)

---

---

---

**Cultural Affiliation**  
N/A

---

---

**Architect/Builder**  
architect: Ray Akagi  
builder: Tom Okubo

Cemm Building  
Name of Property

Honolulu HI  
County and State

**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 Cemm Building is significant on the local level under criterion C, as a good example of a commercial-residential building constructed in Honolulu during the early 1960s in a modern style. The building includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1961 period of significance was chosen in accordance with National Register Bulletin 16A instructions, using the year of construction of the building as the period of significance

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

The Cemm Building is significant as a good example of a modern style commercial-residential building constructed in Hawaii in the post-war period. Modern architecture has its origins in both changing technology and in the “re-envision-ing” of the social role of architecture in the 20<sup>th</sup> 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 in Hawaii during the late 1930s usually rendered in a simple art deco or streamline modern style, as exemplified by such buildings as the Waikiki Theater, Church of the Crossroads, the Waikiki Shopping Arcade and a number of walk-up apartments in Waikiki.

Following the lead of the late 1930s, the modern style became the predominant post-war style in Hawaii, and the style became closely entwined with the imminency of statehood and the forward outlook of that era. Modernism’s radical trend away from ornamentation to a clean “contemporary” look captured the spirit of its time, and the prevalent skill of the craftsmen of that era with their high degree of precision made it possible to have minimal detailing. Everything is elegantly simple and transparent. It’s an era of optimistic outlook manifesting itself in optimistic, ‘light’ and future oriented architecture.

The Cemm Building is typical of a mid-century modern building constructed in Hawaii during the early 1960s with its clean lines and avoidance of applied ornament. The building has a number of mid-century modern features which, in the absence of applied ornament, provided visual delight to the building, including the variety of materials ranging from smooth concrete structural members to CMU walls, to aluminum framed storefronts, to lava rock veneers. The a`a lava rock veneer is especially noteworthy as it is the product of a 1950s volcanic eruption at Kilauea volcano, which resulted in a broad expanse of a thin layer of a`a. The cooled stone was broken up and for less than a decade was used as a veneer on buildings during the late 1950s-early 1960s period. Around forty buildings utilizing this veneer, including the Cemm building, have been identified on Oahu. Buildings featuring this stone include the Marks Garage on Bethel Street, Waikiki Skyliner Condominium, Hawaiian Trust Building (now named Princess Victoria Kamamalu Building), Nuuanu Memorial Park’s East Chapel, St. George’s Roman Catholic Church in Waimanalo, Pali Lanes in Kailua, Bank of Hawaii in Kaimuki, and the Hawaiian Telcom substation on Wylie Street. Of the forty plus buildings, only the Pali Lanes is listed in the Hawaii Register of Historic Places. Most of the buildings employed the veneer as a design accent, similar to its use in the Cemm

Cemm Building

Honolulu HI

Name of Property

County and State

Building. The Cemm Building's use of the stone is also distinctive as it has been sawn into square and rectangular pieces, while most times the stone has been irregular in shape.

Other noteworthy mid-century features of the property include the placement of walk-up apartments above the commercial ground floor. Low-rise walk-up apartments built with CMU became a primary dwelling type in Honolulu during the late 1950s-1960s. Most of these buildings were strictly residential in character; however, in commercial areas such as Kaimuki and Chinatown the apartments were placed above retail spaces. The apartment component of the Cemm building follows typical mid-century walk-up apartment design, being single stacked, with lanai-corridors, with steps at either end. The lanai-corridors accessed the dwelling units from one side and individual rear lanai were located on the other. No buildings representing this mid-century commercial-residential building type have been listed in either the Hawaii or National Registers of Historic Places. In addition, no mid-century walk-up apartment has been placed in either register.

The parking lot fronting the Cemm Building is another typical mid-century modern feature of this property. Between 1945 and 1960, the number of automobiles in Hawaii more than tripled, going from 70,618 to 230,791 [Schmitt, page 431] and as a result newly constructed retail outlets made provisions for the motor vehicle. As compared to downtown or the older commercial area of Kaimuki located east of 11<sup>th</sup> Avenue, business owners operating along such commercial corridors as Kapiolani Boulevard or lower Waialae Avenue, much of which developed after the conclusion of World War II, recognized the need to cater to automobile drivers rather than pedestrians, and accommodations for the automobile were prominently made on premises. In addition, for the Cemm Building, parking provisions also had to be sufficient to address the needs of those occupying the upper story apartments, as by 1960, the City's land use codes had been revised to require off street parking for newly constructed apartments.

As such the Cemm Building, stands as a very good example of an early 1960s low rise commercial-residential building rendered in a mid-century modern style. It stands out as one of the more memorable mid-century modern style buildings in the area, while other examples of buildings from the period in Kaimuki include the apartments at 3374 Waialae Avenue and the circular Kaimuki Jade Apartments on 9<sup>th</sup> Avenue, as well as the Kaimuki branches of the First Hawaiian Bank and Bank of Hawaii.

Cemm Ltd. was the owner of the building and the company's name derived from the initials of its owners, one of whom was Cyril Woo. Architect Ray Akagi prepared initial drawings for the building in 1959, and the project went out to bid in March 1960, with Tom Okubo awarded a contract to construct the building in May 1960. The building opened in June 1961, with Beneficial Finance Company occupying the Waialae Avenue fronting commercial space, while other initial occupants of the building included Stanley's Slipper and Crack Seed Co. (Unit A), Payless Cleaners (Unit B), and June and Sharon's Barber Shop (Unit D). Laurene's Beauty Salon replaced Stanley's Slipper and Crack Seed Company in 1963. The one bedroom apartments were initially renting for \$100/month. [For information on the development of the Cemm Building see: *Star Bulletin*, March 16, 1960, page 12; June 8, 1960, page 45; and June 1, 1961, page 6, and *Advertiser*, November 6, 1963, page C-3]

The architect for the building was Ray Akagi (1908-1989), one of the earlier generation of Asians to work in the architecture field in Hawaii. He was born in Honolulu, and during the 1930s he learned architecture by working as a draftsman in the offices of Fred Fujioka, C.W. Dickey, Hart Wood, and Guy Rothwell. Following World War II he worked with Vladimir Ossipoff, and upon obtaining his architectural license in 1947, he opened his own office, which he operated until 1971. Prior to working on the Cemm Building, Akagi designed several apartment buildings in Honolulu including the Driscoll Apartments on Lewers Street (1947) (no longer extant), the Marn Apartments at Date and Ekela streets (1947), and the Ideta Apartments at 735-737 McCully Street near Lime Street (1947). [*Star Bulletin*, May 31, 1947, page 20; June 18, 1947, page 13; and May 17, 1948, page 3] In addition he designed the Buck Toy Society Hall on Vineyard Avenue (1956), the round cornered National Building at the corner of Hotel and Bethel streets (1948), the Murakami Building at 920 Sheridan Street (1953), and the Public Exchange Consumers Mart at the bottom of St. Louis Drive (1961), which City Mill now occupies in a highly modified

Cemm Building

Honolulu HI

Name of Property

County and State

form. In addition to designing numerous residences, he also designed many churches and schools for the Roman Catholic Diocese including Holy Family on Hickam Air Force Base, St. Peter and Paul in Honolulu, St. Theresa's in Kalihi, St. Ann's in Kaneohe, St. Anthony's in Kailua, and a classroom for Sacred Hearts Academy in Kaimuki. He also took part in the design of several public schools, working in association with Ernie Hara, Tom Nishida, Kenji Onodera and Yoshio Kunimoto. These include Niu Valley Elementary School, Barber's Point School, Kalihi Elementary School, and Wahiawa Elementary School, as well as the shop building at Roosevelt High School. The mid-century modern design vocabulary was one Akagi regularly utilized, and the Cemm Building stands as a very good example of Akagi's mid-century modern design capabilities. To date no buildings designed by Akagi have been listed in the Hawaii or National Registers of Historic Places. [for more information on Ray Akagi see: *Oral Histories of 1930's Architects*, pages 28-39, *Hawaii Modernism Context Study*, page 4-117]

Cemm Building  
Name of Property

Honolulu HI  
County and State

---

## 9. Major Bibliographical References

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

City and County Tax Office records.

Original drawings, dated 1959

Schmitt, Robert, *Historical Statistics of Hawaii*, Honolulu: University of Hawaii Press, 1977

Fung Associates, *Hawaii Modernism Context Study*, Honolulu: Historic Hawaii Foundation, 2011

*Oral Histories of 1930's Architects*, Honolulu: AIA, Hawaii Chapter, 1982

"Nearing Completion at Date Street," *Star Bulletin*, May 31, 1947, page 20

"Tenants Recently Moved," *Star Bulletin*, June 18, 1947, page 13

"Latest FHA Approved Apartment," *Star Bulletin*, May 17, 1948, page 3

"Bishop Bank to Open Bids for Buildings," *Star Bulletin*, March 16, 1960, page 12

"Bid Opening for Kahuku Nike Base Site," *Star Bulletin*, June 8, 1960, page 45

"Fireworks and Lion Dance Planned for Cemm Building," *Star Bulletin*, June 1, 1961, page 6

Advertisement for Laurene's Beauty Salon, *Advertiser*, November 6, 1963, page C-3

---

### 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

Cemm Building  
Name of Property

Honolulu HI  
County and State

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** 50-80-14-10350

---

### 10. Geographical Data

**Acreeage of Property** .2563

Use either the UTM system or latitude/longitude coordinates

#### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 21.284397 Longitude: -157.802826

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:

Cemm Building  
Name of Property

Honolulu HI  
County and State

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

The property being nominated includes all the property owned by Kenneth Lam in 2026 as described by Tax Map Keys (1) 3- 2-004: 010 and 011.

**Boundary Justification (Explain why the boundaries were selected.)**

This is the parcel of land associated with this building 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: 96701  
e-mail \_\_\_\_\_  
telephone: (808)-542-6230  
date: December 31, 2025

---

**Additional Documentation**

Submit the following items with the completed form:

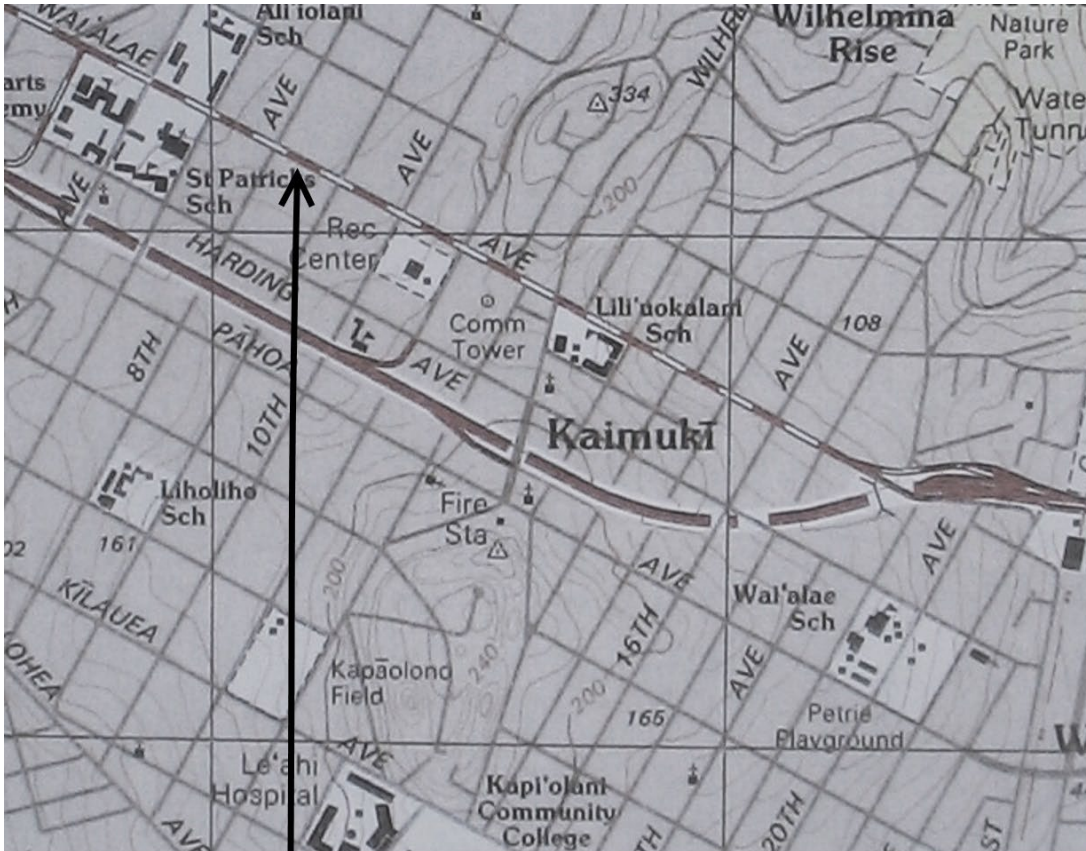
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Photo Key**
- **Tax Map**
- **Owner Information:**

Kenneth Lam  
793 Ahukini Street  
Honolulu, HI 96825

Cemm Building  
Name of Property

Honolulu HI  
County and State

**USGS Map**



**Cemm Building**

USGS 7.5 Minute Series, Honolulu Quadrangle, 1998 (portion)

USGS map with arrow pointing to the location of the building

Cemm Building  
Name of Property

Honolulu HI  
County and State

**Tax Map**

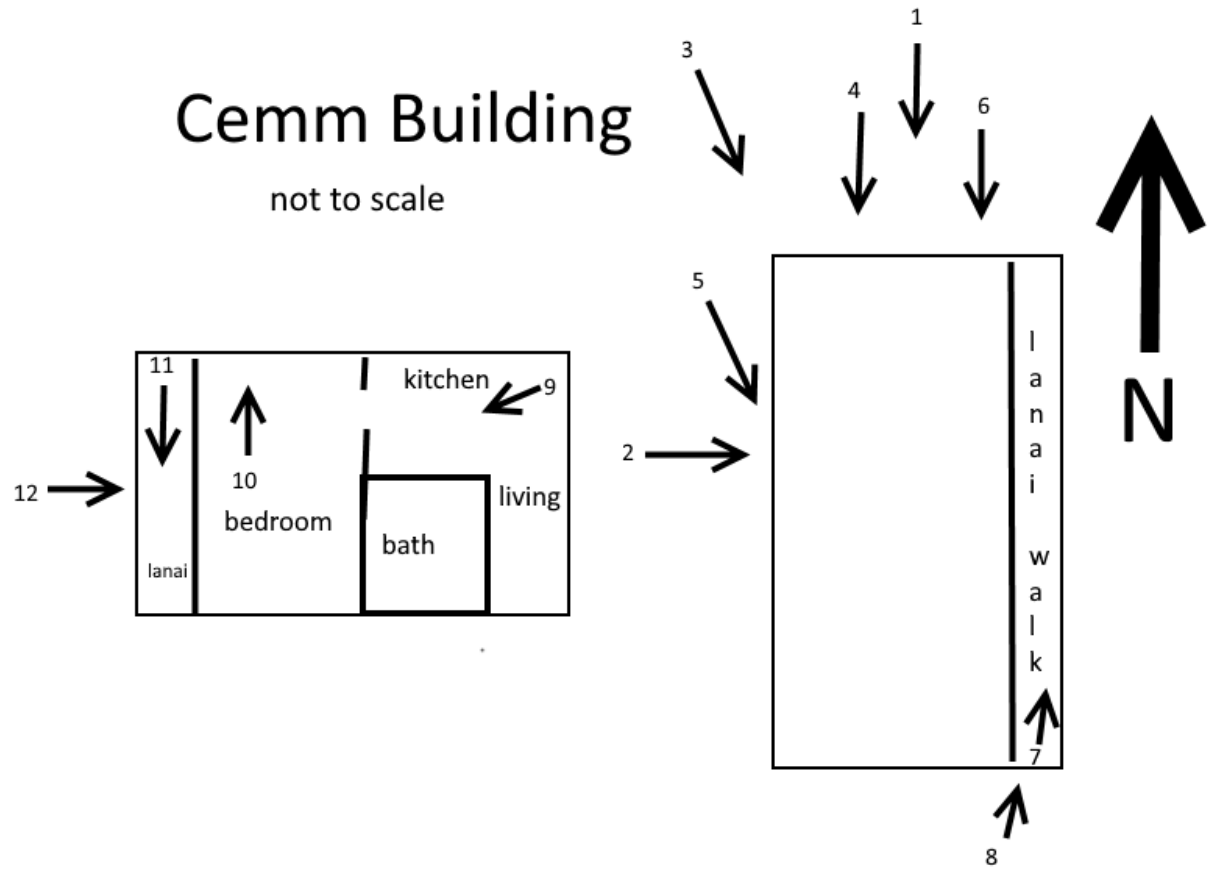


Tax Map with the nominated property outlined in blue and delineated by hash marks

Cemm Building  
Name of Property

Honolulu HI  
County and State

**Photo Key**



Apartment floor p and foot print of the building which includes numbered directional arrows depicting from where photographs were taken

Cemm Building  
Name of Property

Honolulu HI  
County and State

### Photographs

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

### Photo Log

Name of Property: Cemm Building

City or Vicinity: Honolulu

County: Honolulu

State: HI

Photographer: Kikuyo Hibbard

Date Photographed: December 20, 2025

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

1. View of the front from the north
2. Drone view of the west side of the building from the west
3. View of the front and side from the northwest
4. View of the Waialae Avenue facing storefront the north
5. View of the west side storefronts from the northwest
6. View of the lava rock veneer on the front of the building from the north
7. View of the third floor lanai walkway from the south
8. View of the southeast corner of building at third floor
9. View of the interior of an apartment from the east
10. View of the closet and built in chest of drawers from the south
11. View of the rear lanai from the north
12. View of the rear lanai railing from the west

Cemm Building  
Name of Property

Honolulu HI  
County and State

1 of 12



Cemm Building  
Name of Property

Honolulu HI  
County and State

2 of 12



Cemm Building  
Name of Property

Honolulu HI  
County and State

3 of 12



Cemm Building  
Name of Property

Honolulu HI  
County and State

4 of 12



Cemm Building  
Name of Property

Honolulu HI  
County and State

5 of 12



Cemm Building  
Name of Property

Honolulu HI  
County and State

6 of 12



Cemm Building  
Name of Property

Honolulu HI  
County and State

7 of 12



Cemm Building  
Name of Property

Honolulu HI  
County and State

8 of 12



Cemm Building  
Name of Property

Honolulu HI  
County and State

9 of 12



Cemm Building  
Name of Property

Honolulu HI  
County and State

10 of 12



Cemm Building  
Name of Property

Honolulu HI  
County and State

11 of 12



Cemm Building  
Name of Property  
12 of 12

Honolulu HI  
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.