

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: Charles A. and Elma Kirstein Residence

Other names/site number: Thomas W. and Renda Greig Residence

Name of related multiple property listing:

N/A

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

2. Location

3. Street & number: 960 11th Avenue

4. City or town: Honolulu State: HI County: Honolulu

Not For Publication n/a

Vicinity: n/a

5. 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

Jessica L. Puff, PhD, Administrator

Signature of certifying official/Title:

Date

State Historic Preservation Division

State or Federal agency/bureau or Tribal Government

Charles A and Elma Kirstein Residence
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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

6. 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

7. 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)

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District

Site

Structure

Object

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>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

8. 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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9. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th-Early 20th Century American Movements

Craftsman-bungalow

Materials: (enter categories from instructions.)

Principal exterior materials of the property: lava rock foundation, composition shingle roof, T-111 walls

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Charles A. and Elma Kirstein Residence is situated at the corner of Pahoa and 11th avenues in a quiet residential neighborhood. The approximately 1,813 square foot house faces east, and sits on a relatively flat, 7,500 square foot lot. The modest, single story, craftsman style house has a composition shingled, hipped roof with overhanging eaves and exposed rafter tails. It sits on a raised lava rock and concrete foundation, and its single wall, double board, vertical tongue and groove walls have been sheathed in T-111 on the exterior. The original, almost square, 32' x 33' house has a 15' x 41' 1941 addition at its rear, and features an original, 8' x 10' sun room projecting from its front. The three bedroom, two bath house is in very good condition, and retains its historic integrity of design, materials, craftsmanship, location, setting, feelings and associations.

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Narrative Description

The Charles A. and Elma Kirstein residence, at the corner of 11th and Pahoa avenues, is entered from 11th Avenue at the south end of the property by a concrete driveway. Its flat front yard is below the grade of 11th Avenue, with a 14" below grade concrete, retaining wall, backed by a mock orange and bougainvillea hedge, demarcating the front boundary of the property. The Pahoa Avenue side of the property is delineated by a lava rock wall which goes from a height of 21" on its east end to 67" at its west end. The Pahoa Avenue boundary wall is broken near its west end by a concrete driveway which runs to the house. A pair of 26" square, 59" high concrete gateposts frame the driveway's entry. The gateposts have a 4" thick, 36" square cap. A corner pedestrian entry to the property at the intersection of Pahoa and 11th avenues features 51" high lava rock gateposts and a wood gate. A mature mango tree dominates this corner of the front yard.

The house is set back from the road and its façade is four bays wide. An 8' x 10' sun room is the focal point of the façade and projects from the façade. It has lava rock foundation piers at its four corners. The sun porch features three 6 x 1 double hung sash windows in its east wall, and a pair of similar windows in its north and south walls. The bays to either side of the sun porch feature a jalousie window, which appears to have replaced a former, rectangular, fixed pane or awning window. The northern-most bay is recessed from the other three bays and contains the entry to the house.

The entry has a set of six concrete steps with lava rock cheek walls which lead up to a double doorway. The double doors are not historic and open into a foyer. The foyer has an ohia floor and canec walls and ceilings. The 8'-11" high ceiling is paneled and has a crown molding, while a 7' high wainscot adorns the walls. The wainscot is formed by applying dimensional 2" battens to the canec. The north wall of the room has a set of three sliding windows, which have six smallish panes above and one large one below, giving the appearance of a set of three 6 x 1 double hung sash windows. A two panel, non-historic, louvered door in the foyer's west wall opens on a bedroom, while a 4'-6" wide, flat arched opening in its south wall leads into the living room. Modest, square Doric pilasters frame the opening and support an unadorned architrave.

The living room runs across the remainder of the front of the house. The sunroom dominates most of the east wall, and its entire 9'-4" width is open to the living room. The opening is framed by square Doric pilasters. Both rooms have ohia floors with a 7" high baseboard, and canec walls and ceilings. The paneled ceilings are 8'-9" high and have a crown molding. A 4'-6" high wainscot, similar in design to that in the foyer, capped by a cavetto plate rail, encircles the living room, while the south wall of the living room features a Wyatt window composed of a central 6 x 1 double hung sash window flanked by casement windows with four smallish top panes and one large bottom pane, giving the appearance of 4 x 1 double hung sash windows.

An opening in the west wall of the living room, which is framed by square Doric pilasters, accesses a front to rear running hallway. It continues the living room's floor, walls and ceiling, and features a historic flush mount ceiling light with a semi-spherical glass shade. The hallway has one historic door in its north wall and two in its south wall. All three doors have three vertical lower panels and one square upper panel, and retain their original glass knobs and hardware.

The door in the north wall opens into the bedroom which is also accessed from the foyer. The room has ohia floors, and canec walls and ceiling. There is no wainscot on the walls, but the ceiling has a crown molding. The north wall is dominated by a canted bay window, which is comprised of three 6 x 1 double

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hung sash windows. In the south wall is a closet with an original door similar to the room's hallway entry door.

The eastern most door on the hall's south side opens into a bathroom. The bathroom has been remodeled, but retains a linen closet along the west wall, behind the entry door. Also around the sink a lincrusta wainscot with a square, ceramic tile pattern remains in place. A four slat jalousie window is high on the south wall above the tub and shower.

The western-most door in the hallway's south wall opens on the kitchen. The kitchen has been remodeled; however, it retains one set of historic cabinets along its north wall. Also in place is its canec ceiling. The short, east-west running leg of the L-shaped room retains its canec walls which have had dimensional 2", floor-to-ceiling battens applied to them. In the south wall of the short leg there is a door which leads to a side porch. The door appears to date from the 1950s or 1960s and has an upper panel jalousie window. Also in the south wall, above the sink are two jalousie windows.

The hallway terminates at a family room. This room and the two bedrooms off it, were added to the house in 1941. The room has a carpeted floor and canec walls and ceiling. The ceiling is 8'-8" high and paneled. The south wall of the room features two sets of three wood-framed, sliding windows, which run the length of the wall. Each window has a single large pane surmounted by two smaller, square panes. Beneath the windows is a built-in bookcase with two shelves.

In addition to the entry from the hallway, a second doorway with no door in the family room's east wall accesses the kitchen. Historic doors, in both the north and south walls of the family room, enter bedrooms. These two doors are similar to those found along the hallway and retain their historic glass knobs. The north bedroom has a carpeted floor and canec walls and ceiling. A cavetto-shaped, plate rail runs around the room. Dimensional 2" battens have been applied to the walls below the plate rail. A canted bay window is in its north wall and a jalousie window is in its west wall. The bay window's original windows have been replaced by three jalousie windows.

The south bedroom has a laminated floor and canec walls and ceilings. Again, battens have been applied to the wall below a cavetto-like plate rail, which runs around the room. A short corridor, with doors on either side, enters the room. The hallway's east side's historic five panel door opens on a closet, while the west side's hollow core door enters a bathroom. The bathroom has been remodeled and has a jalousie window in its west wall. A pair of jalousie windows are in the bedroom's west wall and a single jalousie window is in its south wall. In its east wall a historic, door similar to the bedroom doors, retains its original glass knob and hardware and leads to a wood porch. The kitchen door also opens on this porch. The porch has a tongue and groove wall with a jalousie window on its south side, with laundry machines in front of it. It has a gyp board ceiling and a new vinyl tile floor. On the porch's east side seven wood steps with a wood handrail lead down to the side yard.

Behind the house, at the property's southwest corner is a former fernery, which is now used for storage, but contributes to the historic character of the property. The fernery's lava rock walls are 42" high on three sides and 55" high on its north side. On the interior two, stepped, concrete shelves ring its north, east and west sides. The fernery is entered on its east side through a modern door. The original lathe structure above the lava rock walls has been supplanted by T-111 walls and a standing seam metal, shed roof now shelters the structure.

Originally a garage was located under the house and was accessed by the driveway on the Pahoa Avenue side. The garage entry has been enclosed with a T-111 wall which features a modern door at its west end and two jalousie windows. The garage and basement have been converted into additional living space at some point in the past forty years.

The Kirstein residence retains its historic integrity, although some changes have transpired over the course of its 109 year history. The rear addition was placed on the house in 1941 in a sympathetic

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manner, and has achieved significance in its own right. Other alterations to the house include the remodeling of the kitchen and bathrooms and the replacement of some windows with jalousie windows. The kitchen and bathrooms are secondary spaces and changes in these spaces do not greatly compromise the historic character of the house. Also the use of jalousies is primarily on secondary elevations, and the two on the front are small and dwarfed by the presence of the sunroom with its original double hung sash windows. The sheathing of the exterior walls with T-111 has helped stabilize the walls, and from the street reads as vertical tongue and groove. Although the fernery has been repurposed, sufficient design and materials remain to make it readily recognizable to the trained eye. Thus, while some alterations have been made to the house, it still retains its original ohia floors, canec walls and ceilings, sliding, casement and double hung windows and historic doors with their knobs, all of which readily convey its historic character.

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 residential.
3. its historic design as minimal alterations have transpired to the design.
4. its historic materials as a majority of its materials such as its original windows and doors, interior walls, ceilings and floors remain intact.
5. its historic workmanship as much of its original workmanship remains evident.
6. its historic feeling as conveyed by its original design and materials, including its windows and doors, interior walls, ceilings and floors.
7. its historic association as conveyed by its original design and materials, including its windows and doors, interior walls, ceilings and floors.

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10. 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
1917-1941

Significant Dates
1917
1941

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

Cultural Affiliation
N/A

Architect/Builder
builder: Henry L. Knaack

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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 Charles A. and Elma Kirstein Residence is significant on the local level under criterion C, as a good example of a vernacular house built in Honolulu during the 1910s in a modest craftsman style. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1917-1941 period of significance was chosen in accordance with National Register Bulletin 16A instructions, using the years of construction of the house and its major addition as the period of significance.

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

The Craftsman style is an American architectural style and philosophy that began in the last years of the 19th century. As a comprehensive design and art movement it remained popular into the 1930s. The American Craftsman style has its origins from the British arts and crafts movement which began as a philosophy and artistic style founded by William Morris in the 1860s. The British movement was a reaction to the industrial revolution with its perceived devaluation of the individual worker and the dignity of human labor. Seeking to ennoble the craftsman once again, the movement emphasized the hand-made over the mass-produced and urged social reform. The American arts and crafts movement shared the philosophy of the British reform movement and encouraged originality, simplicity of form, local natural materials, and the presence of hand craftsmanship. It was concerned with ennobling the modest homes of the rapidly expanding American middle class, a concern especially embodied by the craftsman bungalow style. The movement's name came from the magazine, *The Craftsman*, founded in 1901 by designer, furniture maker, and editor Gustav Stickley, and was popularized through such national periodicals as *House Beautiful* and *Ladies' Home Journal*.

The Craftsman style is usually associated with a low horizontal profile, gabled roofs with wide, unenclosed eaves, often with decorative supports, battered columns, partially paned entry doors, wide dormers with more than one window, multi-pane windows, and the use of natural materials. On the interior there is an emphasis on openness, built-in furniture and finely crafted, unpainted woodwork. This movement emphasized informal forms responsive to the land and nature over the period revivals also popular at the time.

The Kirstein residence is a good example of a modest, vernacular craftsman style house from the 1910s built in Honolulu. It conveys the spirit of the style in its workmanship, its use of lava rock in the front steps' cheek walls and foundations piers, and projecting sunroom along with the recessed entry to provide an asymmetric composition. These elements are all typical of the style. Similarly its roof's open, overhanging eaves with exposed rafter tails is a common craftsman feature in Hawaii, providing the house with a lower profile. The roof is hip which was typical of the craftsman style in Hawaii prior to 1920, with gable roofs becoming more popular during the 1920s. In addition, on the interior, the flowing first floor public rooms, the batten embellished canec walls and paneled canec ceilings, as well as the use of square Doric pilasters all further add to the craftsman sensibility. The doors with the three vertical bottom panels is also very much in keeping with the craftsman vocabulary.

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The rear addition, constructed prior to World War II is also significant, reflecting a common means for a family to acquire additional living space. The addition was done in a sensitive manner and its use of sliding windows is typical of its period.

Few pure craftsman style residences were constructed in Hawaii, and even fewer remain standing, with the Krauss and Burningham residences being two of the best examples. Both of these are in either the Hawaii or National Registers of Historic Places, and adhere to the bungalow aspect of the tradition, differing from the Kirstein residence by evidencing the hand of an architect in their design and a higher quality of detail. More modest, registered, non-bungalow, vernacular examples of the craftsman style in Honolulu are difficult to find with both the Milton and Loomis residences in Manoa displaying a colonial inclined craftsman spirit. The John Stone residence in Manoa (1917), and the Kwon On Kam residence on Dole Street (1924), are the most closely aligned with the more modest and vernacular nature of the Kirstein residence. As such, the Kirstein residence stands as a very early and somewhat rare example of an early vernacular handling of the craftsman style in Hawaii, and it is worthy of preservation and placement in the Hawaii Register of Historic Places.

In November 1916, Albert Welbourn sold the vacant lot on which this house now stands to Thomas and Renda M. Greig. [State Bureau of Conveyances, book 438, page 484] In March 1917, this couple, who were in their sixties, contracted with Henry L. Knaack to build the residence. [*Pacific Commercial Advertiser*, March 1, 1917, page 6]. After living in the house for two years, the Greigs sold the house to Charles A. and Elma Kirstein. [State Bureau of Conveyances, book 521, page 118] Mr. Kirstein (1883-1978) was born in Germany and came to Hawaii in 1915 from Fairbanks, Alaska, where he met his wife, Elma. He was initially employed by Theo Davies as a correspondence clerk in their hardware department, and continued his entire business career with the firm, retiring as manager of the furniture department. [*Star Bulletin*, November 17, 1978, page 35] Mr. and Mrs. Kirstein lived in this house until their passing.

Henry L. Knaack (1871-1923) was a prominent builder in Honolulu during the period 1910-1918. He was born in Plauen, Germany, and immigrated to Hawaii with his wife, Anna, in 1910. He remained in the Islands until 1919, when he and his family returned to Germany. A July 1915 *Honolulu Advertiser* article noted that his contracting company, "enters only into the construction of frame dwellings and bungalows" [*Advertiser*, July 29, 1915, page 2] and quoted him as saying,

I have been in Honolulu now for five years in the building business and each year the type of small houses is getting better. The day of the shack is passed. Ordinary homes of today would have been in many instances considered quite palatial five years ago. [*ibid.*]

Between November 1914 and July 1915, Knaack claimed to have built a house a week, and ended 1915 having built sixty two houses. In the first six months of 1916, he built an additional fifty two houses. [*Star Bulletin*, June 24, 1916, page 3] This pace of building would continue into 1917 as well. Although the newspapers only reported Knaack as the builder of the Kirstien residence, it is highly probable that he was also the designer, as the papers often reported him as both architect and builder for a number of residential permits, and in the 1914 city directory his occupation was listed as architect. To date, no houses known to have been constructed by Henry L. Knaack have been listed in either the Hawaii or National Registers.

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11. Major Bibliographical References

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

City and County tax records

Polk City Directories for Honolulu, 1910-1922

State Bureau of Conveyances, book 178, page 294; book 375, page 180; book 438, page 484; book 521, page 118

"Honolulu Ranks High for Splendid Quality of Small-Priced Homes," *Pacific Commercial Advertiser*, July 29, 1915, page 2

"H. Knaack & Co. Moves to 926 Lunalilo Street," *Star Bulletin*, June 24, 1916, page 3

"Building Permits" *Pacific Commercial Advertiser*, March 1, 1917, page 6.

"Charles Kirstein," *Star Bulletin*, November 17, 1978, page 35

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): 50-80-14-10349

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12. Geographical Data

Acreage of Property .1722

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: 21.280018 | Longitude: -157.802085 |
| 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 Thomas and Sarah Moriarty in 2026 as described by Tax Map Key (1) 3-2-018: 012.

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

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13. 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: January 2, 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:**

Thomas and Sarah Moriarty
960 11th Avenue
Honolulu, HI 96816

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USGS Map



Charles A. and Elma Kirstein Residence
USGS 7.5 minute series, Honolulu Quadrangle, 1998 (portion)

USGS map with arrow pointing to the location of the house

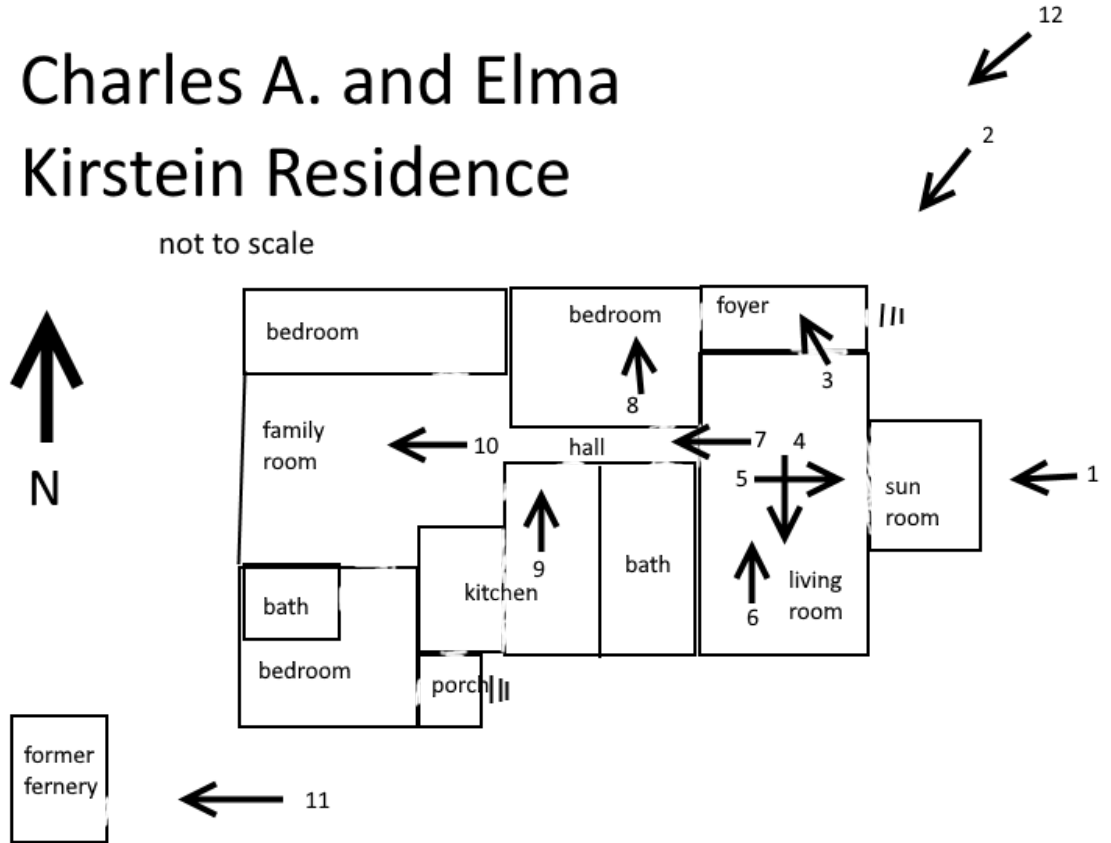
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Photo Key

Charles A. and Elma Kirstein Residence

not to scale



Floor Plan of the first floor of the house which includes numbered directional arrows depicting from where photographs were taken

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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: Charles A. and Elma Kirstein Residence

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 east
2. View of the front and side from the northeast
3. View of the foyer from the southeast
4. View of the living room from the north
5. View of the sun room from the west
6. View of the living room from the south, foyer in background
7. View of the hallway from the east
8. View of the bay window in the front bedroom from the south
9. View of the original cabinets in the kitchen from the south
10. View of the family room from the east
11. View of the former fernery from the east
12. View of the property's corner gate, mango tree, and walls from the northeast

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View of the front from the east

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View of the front and side from the northeast

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View of the foyer from the southeast

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View of the living room from the north

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View of the sun room from the west

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View of the living room from the south, foyer in background

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View of the hallway from the east

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View of the bay window in the front bedroom from the south

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View of the original cabinets in the kitchen from the south

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View of the family room from the east

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View of the former fernery from the east

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View of the property's corner gate, mango tree, and walls from the northeast

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

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

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

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

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