

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: Ikegami Apartments

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: 703 Wiliwili Street

City or town: Honolulu State: HI County: Honolulu

Not For Publication Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

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

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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

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)

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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>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>3</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register none

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commercial

Current Functions

(Enter categories from instructions.)

Commercial

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: composition shingle roofs, Concrete Masonry Unit (CMU) walls, concrete foundation

Narrative Description

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

Summary Paragraph

The Ikegami Apartments are situated at the corner of Wiliwili Street and Kapiolani Boulevard, in a neighborhood characterized by low and high rise apartments as well as low rise commercial buildings and plazas. The apartments sit on a flat, 9,807 square foot lot and are entered from the west off Wiliwili Street. The apartments consist of two, two-story, L-shaped buildings, with a black top paved parking area between the two buildings. The modern style buildings face each other across the parking area, and have rolled composition, flat roofs with over hanging eaves. They sit on concrete slab foundations perpendicular to Wiliwili Street, and have single scored, also known as mid-split, concrete masonry unit (CMU) walls. The blocks are scored on their outer face to appear as two half blocks. Concrete steps at the east and west ends of the front of each building access second story lanai/corridors which run across the façade of each building. On the other three sides of the buildings continuous, concrete, flat roofed hoods, or canopies, encircle the building and protect the windows from the elements. The buildings are in good condition and retain their integrity of design, materials, location, setting, workmanship, feelings and associations.

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Narrative Description

The Ikegami Apartments are located at the corner of Kapiolani Boulevard and Wiliwili Street. The property is entered from the west, Wiliwili Street side and a chain link fence secures the north, east and south sides of the property. The fence rises from an approximately 2' high CMU base on the north and east sides.

The apartment complex consists of two buildings, which stand at the north and south sides of the property and run parallel to Kapiolani Boulevard. The south building contains six units and the north building eight. All apartment units are one bedroom. At the west side of the south building there is covered parking for three vehicles.

A straight run of sixteen concrete steps runs parallel to the side of each building, near each of its ends. The steps have a wrought iron hand rail, which continues and runs across the lanai walkway. The railings are 42" high, but originally were 32" high until an extension was placed on top to meet code. The railings are post and rail, with five rails, including the extension. The concrete lanai/walkway is 4" thick and for the south building it is 41" wide, while north building's lanai/walkway is 48" wide. The areas beneath the steps at the eastern end of the buildings are enclosed to provide maintenance tools and equipment storage for management. The storage spaces have vertical tongue and groove walls and in their west sides are a solid core door with a more recent knob. The storage area for the south building has a three slat transom for ventilation. Along the east wall of the north building is a concrete pad on which two sets of sinks stand. This is a former, common laundry area, but washing machines and driers are no longer present.

The south building has two units on each floor running along its main leg, and has a third unit in the base of its L. The base of the L projects in a northerly direction from the main leg at the east end of the building. The north building has three units on each floor running along its main leg, and has a fourth unit in the base of its L. The base of the L projects in a southerly direction from the main leg at the east end of the building. Both buildings retain their historic jalousie windows with their large, 6" wide, obscure glass slats and internal lever handles. The entry doors to each apartment are solid core, have new knobs, but retain their historic hinges.

Unit 1, the downstairs unit at the west end of the north building is a typical unit, with materials and basic dimensions similar in all units. The front door opens on the living room from the building's south wall. The living room retains its 7'-10" high, gypsum board ceiling, and its historic, 9' square, vinyl tile floor, both of which are found throughout the apartment. The room's exterior facing walls are CMU, which has been painted, while its interior walls are 6" wide tongue and groove with 4" baseboards. An original modest quarter round crown molding mediates between the wall and ceiling. These finishes are also found throughout the apartment. A short peninsula counter extends from the south wall of the living room and serves to separate the living room from the kitchen. The wood counter has a rounded end with two semi-circular shelves

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serving as a post. The living room has a set of three jalousie windows in its west wall, while the kitchen has a pair of jalousie windows in its south wall.

The kitchen retains its original cabinets and drawers with their original bowed, metal pulls. has a new floor, sink, counter top, and appliances but retains its original shelves, drawers, and cabinets with their original curved, metal pulls. It also has a stainless steel sink and an original yellow Formica back splash.

A hallway runs to the east, behind the cabinets which form the kitchen's north wall, and lead into a bathroom. The bathroom is entered through an original single panel door which retains its original metal knob and hardware. The bathroom has a jalousie window in its south wall and its original square tub and shower, with their ceramic tile walls. The bathroom has a tongue and groove west wall, which it shares with the kitchen, but its other three walls are CMU. The south wall is an exterior fronting wall, while the other two are shared with the neighboring apartment. In the ceiling of the hallway and the bathroom original flush mounted ceiling lights with prismatic glass drum shades remain. The hallway light is 7" in diameter, and the bathroom light is 9" in diameter. Also, an original wall light with a prismatic glass shade is over the sink.

An opening in the living room's north wall accesses a small alcove which has a historic single panel door in both its east and west walls. Both retain their original metal knobs and hardware. The one in the east wall opens on a closet. While the west door leads into the bedroom. The bedroom has a pair of jalousie windows in both its west and north CMU walls. The south and east walls of the room are vertical tongue and groove, and a closet with a pair of solid sliding doors is in the east wall. These doors retain their original rectangular, metal, recessed pulls,

The Ikegami Apartments retains its historic integrity. The historic exterior appearance remains intact as do the interiors with their 6" wide tongue and groove and CMU walls. The buildings retain their original jalousie windows, as well as interior single panel doors and knobs. Also the vinyl tile floors and gypsum board ceilings are consistently found in the units. The kitchens and bathrooms have seen limited alterations, still exhibiting original cabinets and drawers with their original bowed pulls. Also the bathroom showers are still in use, and many units have original ceiling and wall lights.

As such the property retains:

1. its historic location, as it remains precisely where it was constructed.
2. its historic setting as much of its surrounding neighborhood remaining as low rise apartments and shopping plazas.
3. its historic design as minimal alterations have transpired to the design.
- 4 its historic materials as very few alterations have transpired.
- 5 its historic workmanship as minimal alterations have transpired.
- 6 its historic feeling as minimal alterations have transpired.
- 7 its historic association as minimal alterations have transpired.

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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
community planning and development

Period of Significance

1955

Significant Dates

1955

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Plans: Jack Taniyama

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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 Ikegami Apartments are significant on the local level under criteria A and C, as a good example of a commercial apartment building constructed in Honolulu during the mid-1950s 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 1955 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.)

Criterion A: Apartment Development in Post-World War II Honolulu

The Ikegami Apartments are significant for their associations with the development of apartment buildings in Honolulu in the post-World War II period.

During World War II Hawaii was confronted with a serious housing shortage, and with the end of the war the high demand for housing did not disappear, as returning servicemen started families of their own and many newcomers decided to make Hawaii their home, resulting in a dramatic increase in Honolulu's population. An indication of the extent of the housing shortage is revealed by the opening of Roy Kelley's 192 unit Ala Wai Terrace Apartments (1948, no longer extant), with its six four-story buildings on Hobron Lane, just off Ala Moana Boulevard. Not only were all the apartments immediately occupied, but the Kelleys had an enviable waiting list of 300 applicants. [Advertiser, July 4, 1948, page 18]

With such housing demand many new residential subdivisions were developed, and over the course of the 1950s and early 1960s single family houses were supplanted by apartment buildings within the urban core, where zoning allowed. Prior to the war, apartments were primarily located in Waikiki, where they accommodated budget-conscious visitors as well as the more transient residential population. These walk-up apartments were frequently of masonry construction, although frame structures also were built, and most were two stories in height, with some going to a third story. Post war walk-up apartments began to appear not only in Waikiki, but also in other parts of the city including Makiki, Moiliili-McCully, University, and Pawaa, all of which were zoned apartment on the City and County Planning Commission's 1940 zoning map. By the end of the 1950s apartments also began to appear in Pearl City, Aiea, Waipahu, Wahiawa, and Kailua.

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These apartment buildings usually had a rectangular footprint, although they occasionally employed an L shape. They ranged in height from one to four stories, were more often than not constructed of concrete block, and their units were single stacked, with upper story access deriving from a walkway/lanai which ran the length of one side of the building on each story. Steps at one or both ends of the building accessed the walkway/lanai. Sometimes, in addition to the front walkway/lanai, each dwelling unit had a rear, private lanai. The buildings featured flat, or low pitched gable or hip roofs with broad eaves, and any embellishment usually occurred in the end walls and/or lanai balustrades. Jalousie windows prevailed. The placement of parking under the apartments partially resulted from a series of zoning code amendments passed by the City Council during the period 1961-1963. As a result of these changes in the law apartment developers had to provide one parking space for every unit in the building, as well as provide either ten feet side lot setbacks for two story structures, or 15 feet side lot setbacks for three story complexes. In addition a 20 feet front and rear yard setback was required. Also a 1963 amendment required a planting area, at least five feet wide be placed between the curb and any on-site parking, with vehicles entering or exiting the property from a driveway at the end of the planting strip. [Fung Associates, page 4-14]

In July 1955 Kichitano Ikegami and his son David acquired the land upon which the Ikegami Apartments now stand from Ethel Gibson, and in September 1955 the Ikegamis obtained a building permit to construct the two apartment buildings on the property. The Ikegami Apartments fourteen units were among the 762 apartment units constructed during 1955, the last year in which the number of new apartment units constructed was less than one thousand. By the time of statehood in 1959, construction rates had increased to 4,871 units during the year. [Schmitt, page 389] As such the Ikegami Apartments are a good example of a commercial apartment built during the 1950s, which contributed to the effort to reduce Honolulu's significant housing shortage. The construction of such apartments mark the start of a tremendous shift in the way the residents of Oahu are housed, and were a herald for the enormous increase in apartment construction throughout Oahu during the late 1950s and 1960s, which resulted in one quarter of Oahu's population living in apartment units by 1967. To date, no low rise apartments from the post-World War II era have been listed in either the Hawai'i or National Registers of Historic Places.

Kichitaro Ikegami (1897-1974) was born in Okayama, Japan, and came to the United States as a child with his parents, living in Cheyenne, Wyoming. Later the family moved to Salt Lake City where Kichitaro grew up. In 1927 he started to work with State Savings and Loan Association, and two years later he was sent to Hawaii to assist the State Savings manager in Honolulu. He became the vice president and loan officer for State Savings and Loan's Honolulu branch, retiring in 1964. [*Honolulu Advertiser*, September 23, 1960, page 55 and *Star Bulletin*, February 7, 1964, page 19 and January 3, 1974, page 45] In addition to his position with State Savings and Loan, Mr. Ikegami was involved in real estate development.

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His son David returned to Hawaii in 1954, after spending two years in Japan as a missionary for the Church of Jesus Christ of Latter-Day Saints. He was a graduate of Roosevelt High School and George Washington University, and upon his return became involved in insurance and real estate. In June 1965, he married Elsie Ishida, and the newlyweds started their married life in one of the apartments at 703 Wiliwili Street. [Advertiser, June 10, 1956, page 43 and October 9, 1954, page 9]

Criterion C: Architecture

The Ikegami Apartments are significant as a good example of a modern style commercial apartment 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 20th century. The foundations of the modernist movement were in Europe, although many of the technical innovations came in fact from the experimentation of North American designers and builders. Some historians see technological improvements as the driving force behind the new architecture: the development of iron and then steel, followed by increased application of reinforced concrete. Other scholars see the aesthetic revolt against the excessive decoration of the late Victorian period as the key to understanding “modernism.” A few emphasize the simple practicalities of the new architecture — a style of building that put emphasis on simplicity and functionality over sentimentality and historical or cultural reference.

The modern style gained popularity 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 Ikegami Apartments are typical of a mid-century modern commercial apartment building constructed in Hawaii during the mid-1950s with its clean lines and avoidance of applied ornament. It is also architecturally significant as a good example of a walkup apartment built in Honolulu during the 1950s. The apartment is typical of its period in its design, materials, workmanship and methods of construction.

The buildings followed the form which would become typical of walkup apartments, having an L-shaped footprint, with all units single stacked and featuring a walkway/lanai

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accessing the second story units. Also their use of flat roofs is typical of the period's low rise apartments. In addition, such features as single panel doors with metal knobs, vinyl asbestos tile floors and tongue and groove interior walls, all bespeak the period in which the apartments were constructed. The apartments also retain their original jalousie windows, which are distinctive with their wider, obscure glass slats, and operating levers. Other mid-century features include flush mounted ceiling lights with prismatic glass drum shades and peninsula counters which separate the kitchen and living room.

In addition, the apartments' use of CMU walls is also typical of the post-World War II period. During this time the use of CMU in Hawai'i dramatically expanded for use in walk-up apartments and residences, as well as commercial buildings. In a *Hawaii Farm and Home* article, in June 1946, Claude Harper declared that hollow blocks composed "the fastest growing type of building construction in the islands today," and he went on to note that a number of "modernistic hollow-block concrete apartments" [Harper, page 17] were under construction. Eileen O'Brien went even further in a June 1946 article in *Paradise of the Pacific*, in noting that CMU construction was "practically the only type of construction now being used in the islands due in large measure to the shortage of lumber and the availability in almost endless quantity of this type of construction material." [O'Brien, page 25] Thanks to the construction of bulk cement plants during World War II by the Permanente Cement Company and Ready-Mix Concrete Company to supply military needs, Hawaii's post-World War II supply of CMU blocks was locally manufactured. The Ikegami Apartments elevated their appearance by using single scored CMU blocks, which have also been called mid-line blocks, rather than the typical unadorned block, thus slightly breaking up the building's mass.

The Ikegami Apartment's non-compliance with the parking and set back regulations enacted in the 1960s, clearly places the apartments in the 1950s time period. As such the Ikegami Apartments stand as a good example of a mid-century walkup apartment in Honolulu. To date, no low rise apartments from the post-World War II period have been placed in the Hawai'i or National Registers of Historic Places.

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9. Major Bibliographical References

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

City and County Tax Records

Hawaii State Bureau of Conveyances, documents 45889 and 176923

Building Permit number 121562, dated September 19, 1955

"Elder Ikegami Back in Islands," *Advertiser*, October 9, 1954, page 9

"Wedding Unites Elsie Ishida, David Ikegami," *Advertiser*, June 10, 1956, page 43

"Savings and Loan Concerns Include Japanese-Americans," *Honolulu Advertiser*, September 23, 1960, page 55

"Business Digest," *Star Bulletin*, February 7, 1964, page 19

"Kichitaro Ikegami," *Star Bulletin*, January 3, 1974, page 45

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

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Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property .23

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: 21.289335 Longitude: -157.830857

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:

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

The property being nominated includes all the property owned by the Wiliwili Tree Group LLC in 2026 as described by Tax Map Key (1) 2-7-003: 002.

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: March 10, 2026

Additional Documentation

Submit the following items with the completed form:

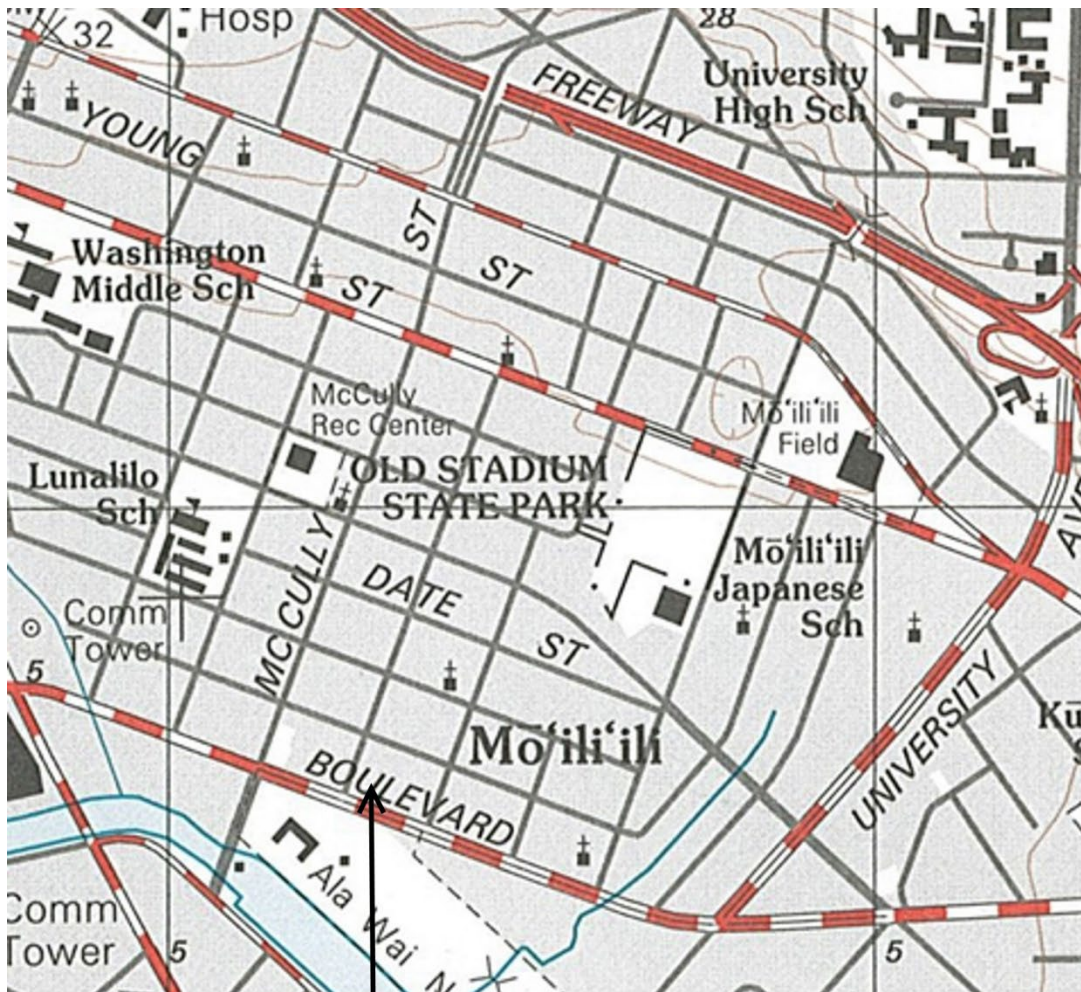
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Tax Map**
- **Photo Key**
- **Owner Information:**

Wiliwili Tree Group LLC
c/o Deidre Lau
3079 La Pietra Circle
Honolulu, HI 96815

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USGS



Ikegami Apartments

USGS 7.5 Series, Honolulu Quadrangle, 1998 (portion)

USGS map with arrow pointing to the location of the apartments

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Tax Map

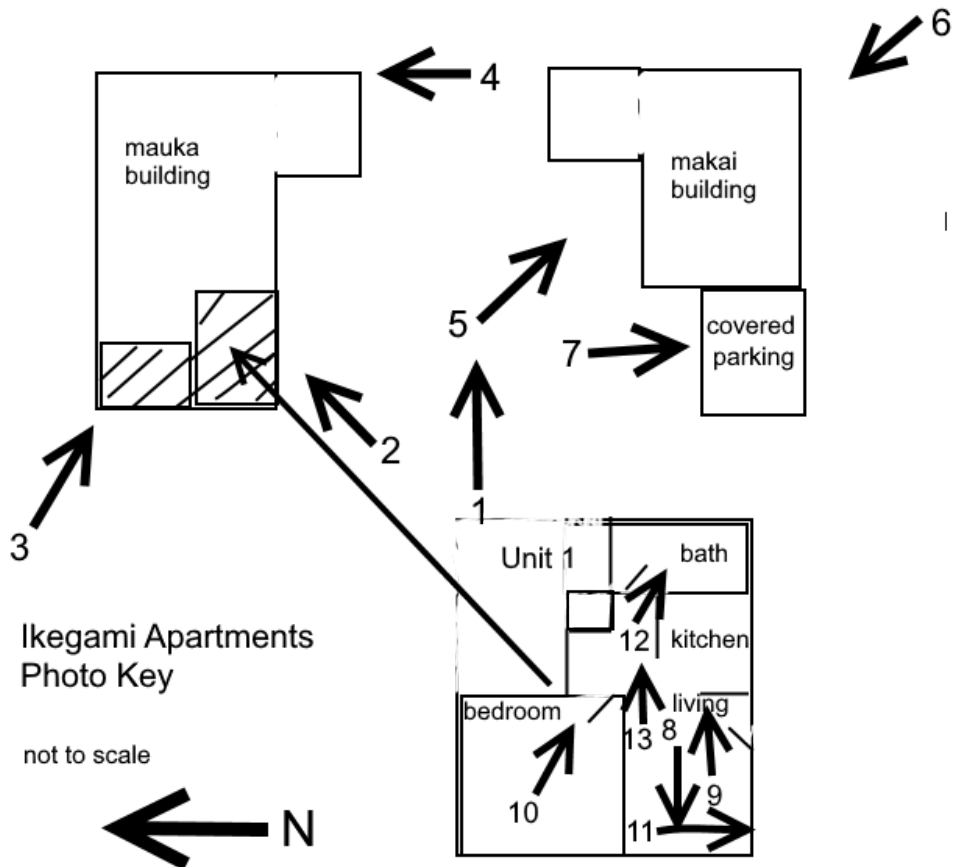


Tax Map with the nominated property outlined in blue and delineated by hash marks

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Photo Key



Sketch of Ikegami Apartment property 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: Ikegami Apartments

City or Vicinity: Honolulu

County: Honolulu

State: HI

Photographer: Kikuyo Hibbard

Date Photographed: March 4, 2026

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

1. Drone view of the Ikegami Apartments from the west
2. View of the front and side of the eight unit, *mauka* apartment from the southwest
3. View of the back and side of the eight unit, *mauka* apartment from the northwest
4. View of the east end of the eight unit, *mauka* apartment from the south
5. View of the front and side of the six unit, makai apartment from the northwest
6. View of the six unit, makai apartment from Kapiolani Boulevard from the southeast
7. View of the covered parking from the north
8. View of the living room from the east
9. View of the kitchen and hall from the west
10. View of the bedroom from the northwest
11. View of the jalousie lever from the west
12. View of the shower from the northwest
13. View of the hall's flush mounted ceiling light with prismatic glass drum shade from the west

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Drone view of the Ikegami Apartments from the west

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View of the front and side of eight unit, *mauka* side apartment from the southwest

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View of the back and side of the eight unit, *mauka* side apartment from the northwest

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View of the east end of the eight unit, *mauka* side apartment from the south

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View of the front and side of the six unit, makai apartment from the northwest

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View of the six unit, makai apartment from Kapiolani Boulevard from the southeast

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View of the covered parking from the north

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View of the living room from the east

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View of the kitchen and hall from the west

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View of the bedroom from the northwest

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View of the jalousie lever from the west

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View of the shower from the northwest

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View of the hall's flush mounted ceiling light with prismatic glass drum shade from the west

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.