

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: Richard and Maris Gray Residence

Other names/site number: _____

Name of related multiple property listing:

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

2. Location

Street & number: 4369 Aukai Avenue

City or town: Honolulu State: Hawaii 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Not For Publication: Vicinity: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:

___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>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title : State or Federal agency/bureau or Tribal Government</p>	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Roof: Wood shake Foundation: Concrete; Slab
on grade; Walls: Wood frame

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 Richard and Maris Gray Residence, 4369 Aukai Avenue, is located in a quiet residential neighborhood in Kahala. The façade of the home from the street is asymmetrical with a wooden fence with entry gate spanning between the garage wing and the bedroom wing on the opposite end of the front of the property lot. It is a single-story, modern style house with Japanese overtones. It has an intersecting shake shingle, hip-gabled roof with open, overhanging eaves and exposed rafters. The house has a main area of 2250 square feet with a garage that is 532 square feet, and retains its integrity of location, design, materials, setting, craftsmanship, feeling and association.

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Narrative Description

The property lot is residential and faces Aukai Avenue, a quiet residential street in Kahala, located between Elepaio Street and Kahala Avenue. The residence is one story with a pool area and attached garage. The architectural classification is modern style and contains Japanese inspired stylistic elements such as the shoji screens, double pitched cross-gabled roof with decorative gable faces, interior sliding doors and wood working. The home is also unique as it is extremely private from the exterior with its long wooden fence enclosing an entry courtyard from which the living room and hallways look onto. There is a wooden fence spanning between the front two wings of the house shielding the front of the house and the enclosed garden area from the street.

This property has a moderate front lawn with a side driveway. The backyard is used exclusively as a lanai and pool area with the landscaping concentrated in the front yard and courtyard space and perimeter edges. The garage is located on the west side of the house.

The house has 4 bedrooms and 3 full bathrooms. The main area measures 2250 square feet with a garage that is 532 square feet. The house is a single-family home with a living room, dining room, rear lanai and pool area and full kitchen. The home is set up with the bedroom and private spaces on the east wing, the garage and kitchen on the west wing, and the living room and dining room adjoining the two wings as access between the two.

The entry gate to the home opens to a courtyard garden with a small pond, waterfall feature, and L-shaped bench surrounding a gravel rock garden with small palm trees and Matsu: (pine) other trees with small leaves and intricate branches. The roof overhang from the bedroom wing covers the paved walkway leading from the entry gate to the wooden double entry doors. The transition space from the street to the front door of the home is tranquil and sets the scene for the serene experience of the homes atmosphere. The property is in good condition and has had few alterations since it was built in 1958.

The front façade of the home faces north and is asymmetrical. The main entry is a set of two wooden doors with prominent black metal door handles. The front entry platform is raised and accessed by 2 stairs ascending from the paved walkway that leads from the street, past the garden, running along the east wing.

The west side of the home is the exterior of the kitchen, dining room, and garage. There is a small pathway leading from the lanai to the garage between the exterior wall and the fence erected on the property line. The pathway is shaded with landscaping and creates a peaceful walkway from the garage to the rear lanai area.

The east side is the exterior of the bedrooms and family room. There is a pathway, not accessible from the inside of the home, leading from the front gate to the rear lanai. This side of the home is private since there are no exterior doors and the windows of the bedrooms are screened.

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The rear of the home, facing south, is occupied by the pool and surrounding lanai. The pool sits closer to the rear property line with the patio spanning the remaining area. Access doors to the backyard are screen doors from the kitchen, living room, and master bedroom.

Interior

The interior of the home is laid out with the private spaces on the east wing, and the kitchen, garage and utility spaces on the west wing, and the living and dining room areas as the crossbar of the H-shaped floor plan. There are 4 bedrooms and 3 full bathrooms in the home. Clean stained finish wood paneled ceilings are intact in the living room, dining room and master suite, and smooth wooden ceilings are present in the rest of the home. The panels are approximately 18"x18" edged with decorative stained wood rectangular battens. Wood flooring runs through the interior of the home with the kitchen and the bathrooms laid with tile. The walls are painted an off-white contrasting against the dark wood and black accents throughout the interior.

Private Spaces

Upon entry the bedroom wing is to the left through a set of sliding wooden doors. Two bedrooms are placed on the frontward side of the wing separated by a full bathroom, which is accessed through the shared hallway. The bedroom closest to the street has one sliding shoji screen window facing the central entry garden and two standard sliding windows on the west wall of the room facing the side garden. The second bedroom has windows on the west wall with views to the side yard. A shared bathroom separates the two bedrooms.

The shared full bathroom has white painted tongue-and-groove walls and the vinyl flooring is a light gray. The vanity has drawers and cabinets with transom windows running above the mirror to allow natural light to illuminate the space from the west.

The family room is accessed through sliding wooden doors off of the main hallway that leads from the front entry to the rear of the west wing. The family room has views to the side garden and pathway through the shoji sliding screen windows. There are built in wooden cabinets on each wall of this room offering ample storage.

The master bedroom is located in the very rear section of the west wing with views and access to the rear lanai and pool area. Traditional-style, corner window, with shoji screen, slide open to views of a grassy area and the pool. The master bedroom has sliding doors, shoji screen windows and a dressing room area with built in cabinets and closet space between the bedroom space and the connected bathroom space.

Public Space

To the right, after passing through the front doors, past a wood sidewall, is the large open living room space. The living room serves as the heart of the home as it joins the public and private wings at the crossbar core as well as the front courtyard and rear pool area. The living room has a wood paneled ceiling and wood sliding doors as well as a wood framed shoji screen door that leads to the rear lanai. There is a set of 3 large floor to ceiling wood-framed windows with transoms looking out to the front garden. To the opposite side of the living room is the pool

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covered lanai area and deck. Large sliding doors, come shoji, open to the living room onto this lanai area.

The doorway from the living room to the dining room spans the entire length of the wall and has three sliding doors, which when pulled out, can close off the wing from the living room entirely. The dining room also has wood paneled ceilings and wooden floors. The built-in under the window is wood and the shoji screen above the built-in creates a golden glow throughout the space. This room has one wood framed, standard sized, access door to the kitchen.

The kitchen is moderate in size with a rear wood frame door with shoji screen leading to the backyard, vinyl flooring, and a wooden sliding door pantry. The kitchen has been renovated over the years and is currently finished with white cabinets, dark grey countertops, and one sliding window above the sink overlooking the east side yard.

The lanai is located between the private and public wings in the rear yard extending to the pool. The covered portion of the lanai is original with wood shake shingles. The ceiling of the covered lanai is the same wood paneled wood ceiling that is located in the master bedroom, living room, and dining room. The exposed rafters and roof overhang are visible from the lanai and are supported by 3 black rectangular pillars. When the sliding doors of the master bedroom and living room are open, the transition between the indoor spaces and outdoor lanai is seamless and natural.

Garage and additional bedroom

The garage and additional bedroom and bathroom are accessed by the walkway on the east side of the home and through the main garage door on the front façade of the property. The bedroom shares a wall, with the dining room – but there is no access point to the home from the guest bedroom. There are windows in the bedroom on the east wall facing the front garden and a full bathroom attached to the bedroom. The garage has a flat roof and both the garage and additional bedroom are original to the home.

Changes and Alterations:

Over the years the home has seen a few changes. From the exterior the changes are minimal and do not impact the look of the home from the street. The interior finishes have been altered from wall to wall carpeting in the living room, dining room and master suite to all hardwood flooring. Some of the shoji screen sliding doors throughout the house have been replaced with standard screens due to damage. The kitchen originally had black and white flooring with white countertops. It has since been changed to grey tile flooring with black countertops.

The Richard and Maris Gray Residence retains a high degree of historic integrity. Its exterior and interior remain intact with the exception of the remodeled kitchen, and the repainting of the walls. The repainting of the walls and replacement of the carpet to wood flooring does not compromise the historic feel of the house. The only other alteration on the interior was the removal of the shoji screens from some of the frames due to damage; however the track, frame and function still remain, to remind persons of their former presence. The window screens absence does not significantly detract from the dwelling's historic integrity.

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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
Modern Movement

Period of Significance

1958

Significant Dates

1958

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

George V. Hogan/Architect

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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 4369 Aukai Residence is significant at the local level under criteria C for architecture for the period of 1958 when the home was designed and constructed. Master architect, George Hogan, designed the Kahala home in the modern style with Asian influence in 1958. The home and remains an extraordinary example of Hogan's residential work, Hogan's preferred type of architectural design, and has been well maintained throughout the years.

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

The house is architecturally significant as an example of a modern residence designed by Honolulu architect George Hogan. Hogan was a prominent architect of Hawaii known for designing buildings such as the University of Hawaii at Manoa Hamilton Library, the high rise Mott-Smith Laniloa condominium in Maikiki, and several residential homes in Kailua, Kāhala, Diamond Head and Nuʻuanu. Although his work spans from large public buildings to private homes, Hogan liked designing houses best as he felt "the private residence is the last vestige of regional architecture [...] a house has to accommodate the climate".¹

George Hogan was born in Honolulu in 1914 and grew up in Kaimuki, attending McKinley High School. His architectural career lasted longer than 50 years and his contributions to Hawaii are numerous. In 1931 he apprenticed at Honolulu architect Ralph Fishbourne's office, then went on to attend the University of Hawaii before transferring to the University of Washington, where he studied architecture. He returned to Hawaii in 1935 and worked with Herbert Cayton Cohen. In 1937 he went to work for Cain & Awana, with whom he designed several neighborhood movie theaters and the Lum Yip Kee building on Hotel Street. In 1938 he went to work with Albert Ely Ives. He obtained his architect's license in 1940, and left Ives to attend a year of graduate school at Harvard during 1940-41. During World War II he worked for Hawaiian Dredging and later for the US. Army Corps of Engineers. In June 1947 he went back to work with Ives, as a partner

¹ Taylor, Louis. "House' to Homes." *Honolulu Star-Bulletin*.

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in the firm Ives & Hogan. The partnership lasted until December 1954, when the partners went separate ways.²

In 1966 Don Chapman and George Hogan decided to enter into a partnership, Hogan & Chapman. Hogan retired from architecture in 1979. The firm he and Chapman founded continues in operation today as CDS International. Following his retirement from his firm, Hogan operated his own office until late 1986.³

Hogan believed that “A good house is more than shelter. It should provide the owners, and particularly their children with the feeling that theirs is a good home that they can enjoy with pride, comfort, privacy and tranquility”⁴, the Richard and Maris Gray Residence captures this design goal of Hogan’s as there are views from virtually every room without compromising privacy. Hogan’s modern design incorporates Japanese overtones and the designed setting to create an oasis that presents itself as the perfect combination of comfort and luxury within the natural Hawaiian climate.

The setting of the home is one of the most important aspects of its design. The sensible size allows for a moderate setback between the front façade and the street, leaving space for the stone walkway to the front gate. Once inside the entry gate, the view of the street is obstructed by the shake shingle roofline ensuring the serenity of the garden space and successfully providing a calming transition to the front door of the home. Within the home, each room has views to one of the three main viewpoints – the front Japanese garden, the side landscaped walkway on the west side of west wing, or the rear lanai space surrounded by lush landscaping obstructing the view of any fence lines or surrounding properties. From exterior to interior the home flows together with ease and natural breezes pass through to create a comfortable atmosphere.

Modern Movement in Hawaii

This home is a representation of the modern movement that was prevalent in Hawaii at the start of the 1930s and continued through many years. The style is clean, and precise design melded with the idea of open space and incorporation of the natural island setting surrounding it. George Hogan is among the several architects of the 1950s who focused on modern design and incorporated the atmosphere of Hawaii into his residences. Lava rock, sandstone, and coral materials were used as surface materials and sliding glass doors, lanais and large windows created a seamless transition between the home and Hawaiian climate.

Modernism in Hawaii became more prevalent in the 1950s and 1960s as we entered into a new generation of architects.

“The modern style gained popularity as a residential form in Hawaii during the late 1930s. The growing awareness of the style may be noted by an exhibition on modern

² Hibbard, Don. *George and Phyllis Hogan Residence Historic Register Nomination*. State of Hawaii, 2014, pp. 10–12, *George and Phyllis Hogan Residence Historic Register Nomination*.

³ Ibid

⁴ Taylor, Louis. “‘House’ to Homes.” *Honolulu Star-Bulletin*, 3 May 1979, p. 53.

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architecture held at the Honolulu Academy of Arts in August 1937, and a special section of the February 12, 1938 Honolulu Star-Bulletin which was devoted to the topic. Connie Conrad provided an article for that section, praising the "elusive quality of clean cut lines and large plain surfaces," usually painted white, and the "free flow of line and mass, instilling restfulness and freedom which is essential to a semi tropical condition." In the same issue Ray Morris persuasively argued for why a low pitched hipped roof with overhangs was more appropriate to meet Hawaii's climatic conditions than the characteristic flat roof of the modern style.

Following World War II the modern style became extremely popular in Hawaii, frequently incorporating Japanese elements in residential designs. The clean, open design of Japanese architecture was especially conducive to adaptation to modern architecture, and was especially alluring in Hawaii, which was regularly extolled during the period as the "Crossroads of the Pacific," where East met West in harmony. Such architects as Vladimir Ossipoff, Johnson & Perkins, Edwin Bauer, George Whitaker, Richard Dennis, Takashi Anbe, and George Hogan, were all known for their use of Japanese elements in their residential work."⁵

Hogan designed this residence in the modern style with Asian influence creating a private, modern, luxurious yet small-scale feel. The intimate ambiance is created through the entrances to the home, the gardens, and the flow of the rooms. Walking in to the property is a progression from the street, to the enclosed courtyard, and finally through the front door where you have a view to the rear garden as well as the open concept living room. The progression of entry sets the scene for serenity that is carried out throughout the home.

The Japanese influence is seen through the roofline and roof type as well as the garden theme throughout and shoji sliding doors. the garden in the front of the home is see from most rooms and where there is not a view to the front garden, there are views to the side and rear landscaped spaces creating the indoor outdoor theme that the modern design seeks. The shoji doors in the home create a golden glow for a soft feeling within the home.

⁵ Hibbard, Don J. "George and Phyllis Hogan Residence." National Register of Historic Places Nomination Form. Hawaii Historic Review Board, Honolulu, November 22, 2014.

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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 Office records.

Hibbard, Don. *George and Phyllis Hogan Residence Historic Register Nomination*. State of Hawaii, 2014, pp. 10–12, *George and Phyllis Hogan Residence Historic Register Nomination*.

Hibbard, Don, and Augie Salbosa. *Buildings of Hawaii*. University of Virginia Press, 2011.
Roig, Suzanne. "Isle architect George Hogan, 95." *The Honolulu Advertiser*, 30 May 2009, p. 8.

Rickland, Robyn. "'H' Shaped Waialae Home." *Honolulu Star-Bulletin*, 6 December 1958, p. 21.

Taylor, Louis. "'House' to Homes." *Honolulu Star-Bulletin*, 3 May 1979, p. 53.

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): _____

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10. Geographical Data

Acreege of Property 0.2532

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 21.260923 | Longitude: -157.791443 |
| 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 associated with TMK 350130250000.

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this residence (350130250000) since its construction.

11. Form Prepared By

name/title: Lorraine Minatoishi, Ph.D., AIA, and Natalie Besl
organization: Minatoishi Architects
street & number: 1132 Bishop Street, Suite 1511
city or town: Honolulu state: HI zip code: 96813
e-mail lm@mahawaii.com
telephone: (808)942-7474
date: 10/22/2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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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:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

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

1 of ____.

Paperwork Reduction Act Statement: This information is being collected for applications 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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.