

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: Ala Wai Villas

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: 2455 Ala Wai Boulevard (TMK: 2-6-24:078)

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Not For Publication: Vicinity: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>	

<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>3</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>3</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

DOMESTIC/Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th & Early 20th Century Revival

Mediterranean/Italianate Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Roof: Clay Tile; Walls: Stucco; Foundation:
Concrete

Narrative Description

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

Summary Paragraph

The Ala Wai Villas Property contains three historic structures built in the Mediterranean/Italianate Revival Style. Two of the structures are two-story wood-frame, and the third is one-story wood-frame raised above a multi-car carport. All three structures have a low pitch hipped roof, with rectangular floor plan is embellished with open balconies with iron railings. The property is located in Waikiki, spanning between Ala Wai Boulevard and Mountain View Drive. The three buildings face Ala Wai Boulevard, spanning the width of the property and are aligned neatly in a row with green space and foliage between the buildings. Parking under the third structure is accessed via Mountain View Drive. A four-foot stuccoed wall with two-foot high wrought iron fencing fronts the side serving as a border from Ala Wai Boulevard. These buildings have good integrity of location, setting, feeling, association design, materials and workmanship of the mid-1930s and the Mediterranean/Italianate Revival style.

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Narrative Description

The structures are residential, and are located along Ala Wai Boulevard across from the Ala Wai canal in Waikiki. The properties face Ala Wai Boulevard, an important arterial road that starts at Kapahulu Avenue at the end of Waikiki and leads along the Ala Wai Canal into Kalakaua Avenue at the opposing side of the Waikiki area.

Two of the three houses are two-story frame with a low pitch hipped roof complete with boxed wide overhangs (Buildings 1 and 2). The architectural classification is Mediterranean/Italianate Revival Style. The elements of the house that are in keeping with the Mediterranean/Italianate Revival style are the following: The buildings are symmetrical with a rectangular footprint, and have open balconies with wrought iron railings, clay tile hipped roofs with large eave overhangs, stucco siding, and multi-lite casement windows providing for plenty of natural light and air circulation throughout. The third building (Building 3) is a single story dwelling unit located above the multi-car carport on the rear (Mountain View Drive) side of the lot. The single-family unit is also of the Mediterranean/Italianate Revival style with the same roof form and materials.

The front portion of the lot, closest to Ala Wai Boulevard, has a shallow front lawn and patio space extending from the front of Building 1. The open green space and planed landscaping is well integrated between the buildings. Upon entry, the space has an intimate feel with the tall perimeter walls, narrow guiding stone pathways, and lush landscaping. Between each building is green space and trees providing shade and garden areas. An intermediate lawn is located between Building 1 and Building 2 measuring fifty-two feet by thirteen feet enclosed by the extended patio of Building 2 and the rear gravel pad of Building 1. The partially enclosed patios and garden spaces provoke a feeling of luxurious comfort within the protective perimeter walls. This property is used efficiently on all sides with two identical two-foot wide stone pathways along the edge of the property, leading from the front gates off of Ala Wai Boulevard, to the rear arched entry gates leading out to Mountain View Drive. A multi-car carport is located under the single story residence on the rear side of the lot facing Mountain View Drive.

The two-story buildings (Building 1 and 2) have a 44' by 26' footprint and are located on the front (Ala Wai Boulevard) side of the property have 4 apartments each. The first level has two apartments and the second floor has two apartments accessed from the staircase on the short end of the building. The total area of the building measures 1134 square feet. The first and second floors are identical. There are no basements. The single story apartment (Building 3) on the rear portion side of the property lot sits on a 60 x 17'6" concrete pad above the carport. The unit is a studio with kitchen, bedroom and full bathroom. The total area measures 410 square feet.

Each one-bedroom apartment in Buildings 1 and 2 has a kitchen, living room, bathroom and bedroom. The interior of the units is simple without decorative elements; they were originally designed to be rental units, according to the historic tax map card and sketch, so it is likely that this is the original condition of the apartment. The entrance leads into a narrow hallway space with access to the kitchen and living room. The kitchen is located in the rear of the unit with one set of jalousie windows. The living room has two out swinging multi-lite windows facing the

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sides of the property and a set of multi-lite double doors accessing the iron railing balcony facing Ala Wai Boulevard. A pocket door separates the living room from the bedroom, which has a multi-light window facing Ala Wai Boulevard and two identical closets framing the hallway door on the opposite side. The bathroom is small with shower, sink and vanity. The shower shares a wall with the kitchen and has one small rear window for natural light.

The front façade of Buildings 1 and 2 contains main entryways on the far right and left sides of the ground floor, two uncovered balconies above the main entryways on the second level, and two wooden rectangular multi-lite casement windows centered on both levels between the doors and balconies. The wide roof overhang partially covers the patio space that extends from the front façade. The low pitch hipped roofs on Buildings 1 and 2 have boxed eaves with decorative details to allow for airflow within the space. The exterior material on all three buildings is stucco.

Both side elevations of Building 1 have a staircase with wrought iron handrails with spiral details and lions tongue ends. The ground level has one rounded arch entry door beneath the staircase and one rectangular entry door on the opposing side of the staircase leading to the first floor unit. A rounded arch entry is located at the top of the staircase. Two wooden rectangular multi-lite casement windows with protruding sills are located on the second level above the first floor entryway.

The rear elevation of Building 1 is symmetrical and far less decorative than the main façade. Each side has a set of two central jalousie windows with two narrow jalousie windows spaced evenly on either side. A gravel garden space (5 feet in depth) leads from the rear elevation into the shared green space between Building 1 and Building 2.

Building 3 abuts Mountain View Drive on the back portion of the property lot. The unit is a one story stucco building raised on top of the multi car carport accessed by a staircase on the mauka elevation of Building 2. Building 3 spans the 60' width of the property end to end at the covered carport level. The second level apartment sits symmetrically atop this concrete slab. It is approximately thirty feet in width and twelve feet in depth. This unit was built as an apartment as stated on the property tax card from 1936. The apartment is a studio with full kitchen, bathroom and laundry room. The iron railing continues partially around the perimeter of the concrete slab to create a usable outside deck area on the ewa side. Two entry doors are located on the main façade, facing north, accompanied by two sets of jalousie windows. Another entry door is located on the east elevation leading onto the concrete patio space enclosed by the iron railing. The rear of the building faces Mountain View Drive. The roof is red clay tile following the same design as the other buildings on the site.

Building 3's first level multicar carport has four bays separated by support steel round posts with space for 8 cars total, 2 cars per bay. Four locked-access arched gates are centered on each of the four bays with arched iron entry gates. The gates allow for security and privacy and set the tone for the intimate feel of the courtyard entry.

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Changes and alterations:

Upgrades and alterations have taken place and include in kind replacement of the roofs, updating windows, and repair and replacement of the iron railings on the rear structure facing Mountain View Drive. The alterations to these properties was done sensitively and do not have significant impact on the overall appearance or feel of the property. This enclosed property stands out for its serene sense of place tucked away from the bustling Waikiki atmosphere surrounding it.

The interiors of the units have been slightly modified over the years with new kitchen cabinetry and bathroom fixtures. Building 3 has undergone the most substantial exterior modification of windows and railings, but these will be replaced with the original sized windows and railings that replicate the original in the up coming tax renovation project.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register Listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1936

Significant Dates

1936 (date of construction)

1936 (date of earliest survey)

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Ala Wai Villas are significant under Criterion C. Architecturally these buildings hold artistic value and are one of the few examples of the Mediterranean/Italianate revival style buildings that exist on the island. It holds distinctive characteristics of a type, period and method of construction. The Ala Wai Villas are significant under Criterion C at the local level as a unique example of Mediterranean/Italianate architecture in Hawaii for the period of 1936 when it was constructed.

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

Criterion C

The Ala Wai Villas are significant at the local level, under National Register Criterion C. Constructed in 1936 the buildings on the property are architecturally significant as an excellent example of early 20th century Mediterranean/Italianate Revival style in Waikiki. The property is one of a small number of surviving authentic examples of early housing developments built in the Waikiki area prior to the rapid development period since statehood in Hawaii and tourism led by Henry Kaiser in the 1950s. The sense of place has been retained over the years despite the high-rise structures that now surround the property. The period of significance for the Ala Wai Villas corresponds to its date of construction in 1936.

All three buildings on the property are built in the Mediterranean/Italianate Revival style. The elements that are in keeping with the Mediterranean/Italianate Revival style are the following: symmetrical elevations, small rectangular footprint, low pitch clay tile roof with deep overhangs, stucco exterior walls, arched doors, paired rectangular multi-paned entry doors, casement windows, open balconies with wrought iron railings, exterior stairs, and patios and gardens.

The setting is an impressively preserved element of the site. Two iron entryway gates lead into the enclosed courtyard space nestled in the center of the two main buildings with diligently planned landscaping, decorative pathway borders and an intangible sense of tranquility despite the bustling surroundings. The property has retained its historic open space and low buildings within Waikiki, which has become a diversely built area since statehood.

Attention to detail is a critical aspect of the Mediterranean/Italianate architectural style. Twisted wrought iron railings surround the balconies and stairways rather than standard handrails providing refinement and functionality. Casement windows on the property are consistent throughout and are typical of the style allowing for cross breeze and open air to flow through the

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space. The combination of clay tile roofing and stucco siding is commonly used in the Mediterranean style and are derived from the Spanish revival style commonly built in the 1930s in the Hawaiian Islands. The high level of workmanship and attention to detail on each building add grandeur and elegance that ties all three structures together seamlessly to create an architectural representation of the Mediterranean and Italianate styles within Waikiki.

Integrity

The Ala Wai Villas have not been moved or shifted from the original development site between Ala Wai Boulevard and Mountain View Drive. The integrity of the setting has remained intact due to the tall perimeter walls and lush landscaping encompassing the area, despite the development of the high-rise condo to the east.

The design of the entire site has maintained its integrity and character through preservation of original materials and sensitive replacement and maintenance that has been inevitable over the years. The roof has been replaced in kind and follows the Waikiki Special District Design Guidelines for shading devices. In fact, virtually all of the elements within the property and buildings align directly with the Waikiki Special District Design Guidelines. The purposes of the guidelines are “aimed at restoring the basic appeal of a pedestrian-friendly environment. Lush landscaping to enhance the District’s distinct tropical ambiance is encouraged” (WSDDG pg 4). The Ala Wai Villas perfectly represent the historic image, qualities, and feeling that the Waikiki Special District Design Guidelines were created to preserve in order to highlight and celebrate the historic significance of Waikiki.

Historical Background

The earliest Tax Cards associated with the property are dated to September of 1936 and include a sketch of the property lot and buildings (figure 5). The three buildings drawn in the sketch are the same as the buildings being nominated. According to the historic deeds associated with the property, the original owner was Henry G. Conrad and his wife Frances Josephine Isabelle Conrad and was sold to Bishop Trust Company Ltd in 1940 (figure 6). Kosasa purchased the property in 1976 and it has remained in the family ever since.

Originally, this area of Waikiki was made up almost entirely of low rise buildings and cottages – Today, the surrounding area is a diverse mix of high rise condos, mixed use buildings and some low rise properties.

In a report titled “Waikiki Beach, Oahu, Hawaii: History of its Transformation from a Natural to an Urban Shore”, by Robert L. Wiegel, Ariel photos of Waikiki show the progression of the built environment from the 1880s to the 2000s. The report focuses mainly on the development and expansion of the shorelines in Waikiki – but the images serve as a valuable recorded resource of the dramatic change in planning and development that occurred around and after the construction of the nominated property on Ala Wai Boulevard.

The Ala Wai Canal was completed as it was originally planned by 1924. However by 1928, the canal had been widened 100’. The canal is 3 miles long, 350’ wide, and ranges from 10-25 feet

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deep. This canal radically changed the area with “its former landscape largely obliterated, Waikiki embarked on a new period of growth”.¹ After the completion of the Ala Wai Canal in 1928, low height residential architecture lined Ala Wai Boulevard (see Figure 9) where skyscrapers and apartment buildings stand today.

¹ Hibbard, Don J. *The View from Diamond Head: Royal Residences to Urban Resort*. Pg. 93

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9. Major Bibliographical References

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

Hibbard, Don, and David Franzen. *The view from Diamond Head: royal residence to urban resort*. Honolulu: Ed. Ltd., 1987.

USA. Honolulu Hawaii Department of Planning and Permitting. *Waikiki special district design guidelines*. Honolulu, HI: Department of Planning and Permitting, 2002. 1-32.

City and County of Honolulu Hawaii Tax Office, Real Property Assessment Division:
Historic Property Cards

Hawaii State Bureau of Conveyances Land Court Document No. 28212; Registration book
120, pg. 405

Wiegel, Robert L. *Waikiki Beach, Oahu, Hawaii: History of its transformation from a natural to an urban shore*. Report. Civil & Environmental Engineering, University of California, Berkeley. 2nd ed. Vol. 76. Spring 2008. Berkeley, CA: University of California, 2008. 10-13.

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

Acreage of Property 0.1653

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: 21.277462 | Longitude: -157.821449 |
| 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 described by the Tax Map Key 2-6-24:078.

Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Lorraine Minatoishi PhD., AIA
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: _____

name/title: Natalie Besl
organization: Minatoishi Architects
street & number: 1132 Bishop Street, Suite 1511
city or town: Honolulu state: HI zip code: 96813
e-mail natali@mahawaii.com
telephone: (808)942-7474
date: _____

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.