

**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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

**1. Name of Property**

historic name Allison-Kang residence  
other names/site \_\_\_\_\_  
number \_\_\_\_\_

**2. Location**

street & number 3052 Hibiscus Drive  
city or town Honolulu  
state Hawaii code \_\_\_\_\_ county Oahu code \_\_\_\_\_ zip code 96815

<input type="checkbox"/>	not for
<input type="checkbox"/>	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      \_\_\_ local

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

\_\_\_\_\_  
 Name of Property

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

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

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Title  
 or Tribal Government

\_\_\_\_\_  
 State or Federal agency/bureau

**4. National Park Service Certification**

I hereby certify that this property is:

\_\_\_ entered in the National Register  
 for the National Register

\_\_\_ determined eligible

\_\_\_ determined not eligible for the National Register  
 National Register

\_\_\_ removed from the

\_\_\_ other (explain:) \_\_\_\_\_

\_\_\_\_\_  
 Signature of the Keeper  
 Action

\_\_\_\_\_  
 Date of

**5. Classification**

**Ownership of Property**  
 (Check as many boxes  
 as apply.)

**Category of Property**  
 (Check only **one** box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in  
 the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

<u>Contributing</u>	<u>Noncontributing</u>	
one		buildings
		sites
		structures
		objects
		<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

\_\_\_\_\_  
N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

\_\_\_\_\_  
Domestic

\_\_\_\_\_  
Domestic

\_\_\_\_\_  
Single-family residence

\_\_\_\_\_  
Single-family residence

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

\_\_\_\_\_  
Colonial Revival/ Hawaii Regional styles

foundatio

n: \_\_\_\_\_  
Concrete and rock

walls

: \_\_\_\_\_  
Wood

roof: \_\_\_\_\_  
Asphalt shingle

Red oak flooring, redwood framing

other and walls, Canek interior wall

: \_\_\_\_\_  
panels

**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

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The two-and a half-story, wooden Allison-Kang residence at 3052 Hibiscus Drive was built in 1929 in a unique style that aligns with its dramatic natural setting at the foot of Diamond Head Crater, where Leahi's massive rock face stands closest to the sea. The tall, 1750-square-foot house, compactly designed to maximize both indoor and outdoor living space, occupies a narrow, sloping, 5,130-square-foot lot atop a bluff, its front porch reached by climbing 31 steps from its driveway at the corner of Hibiscus Drive and Coconut Avenue. Although the house faces southwest overlooking the sea, its original front door is placed in its eastern wall, providing uninterrupted living space and ocean views through the original, double-hung front windows, and cross ventilation through the opposite, northwest-facing windows (the front door is the only east-facing aperture in the living area at the front of the house). The high-pitched roofline echoes the shape of Leahi's summit, which looms 500 feet behind and above. With its long, clean lines blending elements of Colonial Revival and Hawaii Regional architecture, the white-painted residence stands out against the dark cliff face, clearly visible from Coconut Ave. and sections of Hibiscus Drive and Hibiscus Place. One of the tallest original homes dating back to the 1920s on Diamond Head Terrace, the Allison-Kang residence serves as a cornerstone to a neighborhood rich in Honolulu history and one-of-a-kind homes.

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## **Narrative Description**

The Allison-Kang residence at 3052 Hibiscus Drive was built in 1929 by Charles Ingvorsen. Its legal description is Lot C & Reserve "B", in Section B of Diamond Head Terrace, a tract that was part of the Hawaiian lands granted by royal patent from King Lot Kamehameha V., to Iona Pehu of Palolo in February 1872. The king, the last of the Kamehameha dynasty, died at age 42 in December of that year. In 1885, the land was granted to James Campbell, an American sugar cane processor who became one of the largest landowners in the Kingdom of Hawaii; his wife was Abigail Kuaihelani Maipinepine Bright, an ali'i descended from Maui chiefs who co-founded a women's organization that protested the 1893 overthrow of Queen Lili'uokalani. In 1921, the land was purchased and developed into Diamond Head Terrace by the Henry Waterhouse Trust Co. Lot C, the site of 3052 Hibiscus Drive, was among several lots sold by Waterhouse to Pacific Trust Co. in April 1924. In June 1924,

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Charles and Mary Ingvorsen, who built several homes in the neighborhood, bought lots 6, 7, 8 & 9; Lot C, the location of 3052 Hibiscus Drive, straddles portions of lots 8 and 9.

A privately owned road, Hibiscus Place, turns mauka off Hibiscus Drive. At the top of the road stands the large, Mediterranean style home Ingvorsen built for his family to live in at 2954 & 2956 Hibiscus Place in 1929. Halfway up, the road branches east and runs behind 2927 Hibiscus Pl. and 3052 Hibiscus Dr.. Ingvorsen sold the house at 3052 Hibiscus to John C. Austin, who sold it back to the Ingvorsens in 1939.

In 1942, Utah-born dermatologist Dr. Samuel D. Allison left his position as venereal disease control officer for the Oregon Board of Health and moved to assume the directorship of the bureau of venereal diseases for the state Department of Health. He purchased 3052 Hibiscus Drive from the Ingvorsens and resided there from 1939-1951, when he sold the house to Lawrence S.C. and Mary Lyum Kang. The Kangs, second-generation Hawaii citizens of Korean descent, were part of a wave of social change triggered by the movement of Asian immigrants' childrens to the city from the sugar and pineapple plantations where their parents had worked as field laborers. The house at 3052 Hibiscus Drive has been in the Kang family since 1951. Mary Kang died in 1971, and Lawrence Kang, deeded the property in equal shares to his daughter, Dolly Kang Won, and her five children. Dolly Won gave her share in equal portions to her children. After she died, her daughter and son-in-law, Mindy Pennybacker and Don Wallace, purchased the house from her sons Robert Pennybacker, John and Nick Kolivas and Ethan Won, in 2015.

Since the Kangs' time, the Allison-Kang residence has been a happy, welcoming household where living and entertaining large groups of family and friends, like the winds from all directions that converge at Diamond Head and course through the home's many windows, flows naturally indoors and out, in accordance with a basic principle of Hawaii Regional design. Facing southwest to the ocean, the wooden home stands on a cement and volcanic rock foundation, built to conform to its sloping, narrow lot atop a natural volcanic outcropping. At the base of the hill, the house's massive, unpainted, single vehicle, cement- and stacked-rock carport is built against the natural rock bluff. Thirty-one red cement steps lead up the hill to the covered entry porch, set beneath a steep, flaring side roof supported by two rectangular pillars. The original front door faces east.

The front steps and front, side and back yards of the house are lined with terraced, hand-stacked volcanic rock walls containing dwarf palm trees and other plantings. A tall royal palm more than 70 years old dominates the front yard, while a spreading, 57-year-old, Hayden mango tree planted by the Kangs' son-in-law, Walter Won, provides cooling shade to the front of the house. At least 70 years old, croton bushes and panax hedges are planted atop rock wall terraces along the back and side boundaries. Mock-orange trees in the front yard are also at least 70 years old.

The house's design appears to be unique, in keeping with the overall eclectic, individualistic character of a neighborhood filled with one-of-a-kind homes, predominantly Craftsman bungalows, Cotswold and French Tudor style cottages, Spanish Mission Revival and graceful Hawaii Regional homes, most notably the 1921 bungalow at 3030 Kalakaua Ave., an early design and first family home of leading island architect C.W.Dickey. The Allison-Kang home's tall height and steep, high-pitched roofs also resemble some of the Colonial Revival and Victorian era homes on the slopes of Manoa Valley. One of the tallest original, 1920s homes in the Diamond Head Terrace neighborhood, its plain, simple façade is clean-lined and unassuming, crowned by gently flamboyant rooflines. Its main extravagances are those rooflines and many windows.

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Overlooking the ocean from its hilly prospect, the Allison-Kang home has the seagoing aspect of some Colonial homes in the old district of the harbor town of Newport, Rhode Island, as well as the 19<sup>th</sup> century ship captains' houses that stand on waterfront bluffs from Sweden to New England. From the top of the Allison-Kang residence's garage and front windows, the Lurline passenger liner could once be seen steaming to and fro on its transpacific rounds. Today, sailboats and motorboats, barges, surfers and canoe paddlers, and the occasional spouting whale, can still be spotted in the sections of ocean that remain visible between the high-rise apartment buildings erected during a temporary rezoning of the neighborhood from single-family to high-density in the 1950s-60s. After widespread community protests calling for the preservation of views of culturally significant Diamond Head Crater, the zoning reverted to single-family in 1967.

In design and materials, the Allison-Kang residence's closest matches in Diamond Head Terrace are the historically registered, 1926 C.W. Dickey house at 3030 Kalakaua Ave. and its next-door neighbor, the 1926 James J.C. Haynes Residence at 3026 Kalakaua Avenue, described in the historic register as "a very good example of a dwelling constructed in a colonial revival style with adaptations to Hawaii's climate and its long, narrow lot." Both wooden houses may have inspired the design of the later, Allison-Kang residence, erected in 1929.

Like the Dickey house, the Allison-Kang house's roofline echoes the line of Leahi's summit, visible above it, and its steep, high-pitched roofs flare down and out in a gentle curve from its peaks to its overhanging, open eaves revealing the tail ends of roof rafters. Unlike the Dickey house, its roofs are gabled rather than hipped, and its façade is asymmetric. Further similarities include board and batten siding, and the alignment of windows and doors to allow the prevailing, northeast tradewinds to ventilate the homes, especially when interior doors are left open. For more ventilation at 3052 Hibiscus Drive, paneless windows with slatted wood vents are placed in the attic beneath the points of the four principal roof gables of the house, facing southwest, northeast, southeast and northwest.

Like the Haynes residence, the Allison-Kang residence is tall, asymmetrical and shaped to fit a narrow lot, and references Colonial Revival style through its asymmetrical façade, steep, high-pitched, gabled roofs, double-hung windows, and a dormer ( although the Haynes residence has several dormers). Unlike the Haynes house, which has wood-shingled roofs and stained, wood-shingle siding, closed eaves, and a prominent window with white shutters in its façade, the Allison-Kang house has an asphalt shingled roof, shutterless windows, and white-painted wood plank, horizontal lap siding overlaid with vertical, horizontal and diagonal board and batten siding that provides fortification while engaging the eye like a white-on-white, geometric puzzle.

The beams, rafters, framing and window boxes of 3052 Hibiscus Drive are made of solid American West Coast redwood; long, wide planks hewn from whole tree trunks were used for the walls of the "U" shaped staircase. After peeling vinyl wallpaper was removed, the redwood was stained and left exposed for its beauty and as a sad historic reminder of a time when the world's limited natural resources, from old-growth forests to whales, were heedlessly plundered.

The three-bedroom, two-bath main house retains most of its original elements, including 21 original double-hung, sash windows with six lights in the upper panes, throughout the first and second floors, and a large, original window with diamond-shaped, leaded panes that provides daylighting on the landing of the original staircase.

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The living room and master bedroom and upstairs hallway flooring, as well as the staircase steps and bannisters, retain the original red oak planking.

A feature of the Hawaii Regional style, locally sourced Canek pressed from sugarcane bagasse, is used in the original, intact panels, framed with wood strips, that line the first-floor, living/dining area walls. The living room ceilings are also Canek and supported by visible, white-painted wood beams. Throughout the house, upstairs and down, the walls are finished with crown molding, painted wood baseboards and millwork. The solid wood, original bedroom, bathroom and closet doors upstairs retain their original, faceted glass knobs, some clear and some lavender-tinted glass, and brass hardware.

Differing from the other rooms in the main part of 3052 Hibiscus, the kitchen has wood ceilings and walls. Original built-in cabinets and drawers, including a glass-front cabinet that, according to family lore, was the reason Mary Kang agreed to buy the house, remain, although new sink cabinets, countertops and door and drawer pulls have been added. Three original double-hung windows and an original glass-paned, wood back door remain in the kitchen.

The basement of the house has a dirt-floored crawlspace beneath its rear, uphill portion and an original half-basement apartment with a concrete floor downhill and in front. There are three original windows in a bedroom and laundry room facing southwest, and one window facing northwest in the bathroom. The basement windows are louvered, and it could not be determined whether the louvers were original, although louvers were invented in 1901. The basement rooms' original, red- concrete, flagstone flooring has been recovered with white tiles. From 1951-1971, the half-basement was occupied by Mary Kang's mother, a widowed Korean immigrant who spoke little English; she tended the garden, assisted with cooking and housework, and was picked up every Sunday by a niece who chauffeured her to attend services and a social gathering at the Korean Christian Church in Kalihi.

### Alterations

From the 1960s-1990s, portions of the Allison-Kang house were remodelled inside and out; the alterations, which, apart from the addition of a front lanai, are not visible from public spaces, and do not detract from its overall historical integrity and design.

In the 1960s, the bedroom walls and ceilings were recovered with sheetrock, while preserving the original baseboards and crown moldings; and the floors in the upstairs bathroom and two smaller bedrooms were covered in linoleum tiles.

In 1969, after Mary Kang could no longer climb stairs, the dining room was converted into a bedroom and bathroom. However, the original open, wood-framed passages between the living room and dining room were not altered. Instead, the bedroom was provided privacy through the addition of sliding doors, since removed. Another wall, added between the bedroom and the living room, has been removed, and replaced with glass-paned, folding French doors, salvaged from another original home on Hibiscus Place, that was demolished. A wood panelled wall, added in 1969 between the former bedroom and the extant bathroom, remains.

The east-facing wall of the kitchen at the back of the house was removed when a single-story screened dining porch was added in 1971, built out over the original concrete terrace beneath the

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blank wall of the stairwell. A utility closet was added under the stairwell, and the kitchen's original concrete floor was recovered with linoleum and then vinyl.

A raised lanai resting on posts was built out from half of the house's façade in 1998, according to a building permit obtained by the Kangs' daughter Dolly Kang Lott, who owned a life estate in the house. A double-hung windows was removed from the living room wall and replaced with a sliding door to the deck.

## Summary

Anchoring the easternmost, mauka corner where Hibiscus Drive meets Coconut Ave., the Allison-Kang residence is clearly visible from the streets and sidewalks of Coconut Ave., including the intersections at Kalakaua Ave. and Diamond Head Rd.

The tall, Colonial-style wooden house adds to the eclectic character and charm of Diamond Head Terrace, which is filled with houses displaying a wide range of architectural styles, including Craftsman, Hawaii Regional, Mid-Century Modern, Spanish/Mission Revival, and the Italianate La Pietra, built on the former site of the Hawaiian heiau Papa 'ena 'ena, at the westernmost, mauka corner of Hibiscus Drive. This diversity of home designs gives the tree-shaded neighborhood a pleasant, dreamy quality, producing the impression that one is walking or driving through several countries and eras.

In January 2020, four of the wooden cottages on the makai side of Hibiscus Drive that date back to the 1920s, were destroyed by fire, including the historically designated home at 3019 Hibiscus Drive.

The sudden loss of these original homes and people from the heart of the Diamond Head Terrace neighborhood on Hibiscus Drive makes it more urgent than ever that the surviving houses, such as the Allison-Kang residence, are recognized to preserve the historic integrity and friendly spirit of Diamond Head Terrace and its rich past intact, not only for current and future residents but for passersby who visit this architecturally fascinating, yet accessible and unassuming, neighborhood every day.



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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.

- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

### Criteria Considerations

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

Property is:

- 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.

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**Areas of Significance**

(Enter categories from instructions.)

Architecture

Association with historic events

Association with people who have made a significant contribution to the neighborhood and/or broader community

1967

**Significant Person**

(Complete only if Criterion B is marked above.)

Dr. Samuel D. Allison  
Lawrence S.C. and Mary Lyum Kang

**Period of Significance**

1920s-1930s  
World War II.  
1950s-  
1970s

**Cultural Affiliation**

**Architect/Builder**

Builder: Charles Ingvorsen  
Possible architect: Carl William Winstedt

**Significant Dates**

1929  
1942  
1951  
1967

**Period of Significance (justification)**

The 1920s-30s are significant as the period when Diamond Head Terrace was created and most of its original homes were built, including 3052 Hibiscus Dr. in 1929.

Dr. Samuel Allison, head of the bureau of venereal disease during World War II and a prominent member of the Honolulu medical community, owned and occupied the house from 1942-1951.

Lawrence and Mary Kang owned and occupied the house from 1951-1970. They were proprietors of Halms Enterprises from the 1950s until the 1980s, and made Halm's into Hawaii's best-selling kimchee. They were active members of the Hawaii Korean community and engaged in neighborhood preservation efforts. Lawrence Kang helped to defeat the proposed rezoning of Diamond Head Terrace for high-rise apartment development by going door-to-door to discuss the issue and ask

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neighbors to sign a petition, which he presented, along with his in-person testimony at neighborhood board and Honolulu City Council meetings.

### **Criteria Considerations (explanation, if necessary)**

#### **Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)**

Constructed in 1929, the Allison-Kang residence at 3052 Hibiscus Drive is significant under Criterion A on several levels. It is part of an early Honolulu subdivision historically known as Diamond Head Terrace, on lands obtained through royal land grants in the ahupuaa of Manoa/Palolo/Waikiki. The house at 3052 Hibiscus and its owners were associated with events taking place in Honolulu during World War II, as well as with a high-rise development and zoning controversy over Diamond Head Terrace in the 1960s that helped inspire land use reforms and preservation values throughout Honolulu. The residence is also significant under Criterion B as the abode of persons who were significant members of the Honolulu community, including the director of venereal disease control for the state Department of Health during World War II. In addition, 3052 Hibiscus has significance under Criterion C, for its distinguished and creative design, a unique blend of Colonial Revival and Hawaiian Regional styles that holds pride of place on a hill overlooking the neighborhood, anchored by a rugged, concrete-and-rock carport at its base. The house was built by Charles Ingvorsen, who had immigrated from Denmark with his wife Mary M. Ingvorsen, and it may have been designed by Carl William Winstedt, a builder and architect from Sweden. Winstedt designed another home on in Diamond Head Terrace, the modest Spanish Mission Revival, Egholm residence on Kalakaua Ave; he also designed the Carter Dyer residence, a grand Colonial Revival residence on Dowsett St. in Nuuanu. Both homes have received historical designations.

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

Criterion A

The Allison-Kang Residence at 3052 Hibiscus Dr. is significant under Criterion A because it was associated with significant events that impacted local history and community culture on a broader level. It was one of the homes built in the 1920s within the pioneering subdivision and planned community known as Diamond Head Terrace, a tract developed by the Henry Waterhouse Co. in 1920-21. A hundred years after the establishment of Diamond Head Terrace, Hibiscus Drive was the site of a horrific tragedy in which four people, including two Honolulu Police Department officers, died and four 1920s Craftsman bungalows, including the historically designated residence at 3019 Hibiscus Drive, to the ground. The deaths stoked a drive to improve mental health treatment and gun control laws in Honolulu County. The loss of the houses inspired local government to respond by expediting building permits to help the owners more quickly rebuild their homes and fill the sad void along the makai side of Hibiscus Drive. and emotional benefits that historic homes can provide to residents and the public at large. There has been a sense of the neighborhood and the broader community coming together in a healing effort that includes remembering and honoring the past.

Criterion B.

The home at 3052 Hibiscus Drive has been owned and inhabited by several people who played significant, active roles in the Honolulu community.

It was purchased in 1942 by Utah native Dr. Samuel Allison, his wife Cecil and daughter Lynn. Allison, a dermatologist, served as director of the bureau of venereal diseases in the Hawaii Department Health from 1942-45. While trying to prevent the spread of venereal diseases through the interaction of prostitutes and members of the military services stationed in and spending leaves in Honolulu during the war, he also worked to educate the public and dispel false rumors that venereal disease was spread by non-sexual contact, such as food handling. Allison famously quipped, "no one has ever caught gonorrhea from a piece of apple pie." Allison went on to direct the health department's division of preventive medicine until 1947, then worked in private practice as a dermatologist and as an associate clinical professor of dermatology at the University of Hawai'i; he was also a president of the Hawaii Medical Association. In 1951, Allison sold 3052 Hibiscus to Lawrence and Mary Kang. When he showed the property to the Kangs, who admired the garden rock walls and terraces, Allison said he had built them himself by hand, as a hobby.

Lawrence and Mary Kang played a significant role as leaders and charitable supporters of the small Hawaii Korean community. Although their parents' generation of Koreans were recruited and brought to Hawaii as agricultural laborers, the pineapple and sugar cane companies stopped hiring Koreans early on because most of them had no farming experience. While workers from other Asian countries

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continued to immigrate, the companies stopped bringing Korean workers to the islands after 1905. People of Korean descent remain the second-smallest ethnic minority in Hawaii, representing less than 2% of the state population, despite the arrival of a second wave of immigrants in 1973.

After graduating from Leilehua High School in 1929, Lawrence Kang married his classmate Mary Lyum and worked as a luna, or foreman, for Hawaii Pineapple Company. When the U.S. entered World War II. after the attack on Pearl Harbor, the couple and their small daughter, Dolly Yun Hee Kang, moved to downtown Honolulu and bought and ran a bar on Liliha Street. After the war, they sold the bar and bought and managed an apartment building in Waikiki in partnership with Mary's brother. When Dolly and her first husband, Bruce Pennybacker, were expecting their first child, the Kangs decided to move the growing family to a more tranquil, suburban setting. They made an offer for 3052 Hibiscus Drive, and in 1951 became the first Hawaii citizens of Asian descent to reside in the section of Diamond Head Terrace mauka of Diamond Head Road. Lawrence Kang told his grandchildren that, due to an unwritten restrictive covenant, he and Mary were nearly turned away by the homeowners' association until a friendly neighbor woman vouched for them and threw a party to introduce them to residents, who then welcomed them.

After Mary's brother forced a sale of the Waikiki apartment building, the Kangs bought Halm's Enterprises in Kaimuki from founder Helen Halm in 1959. They kept the name for product recognition but revamped and expanded the business with machines designed and built by Lawrence and a new kim chee formula made by Mary. The couple added more varieties of kim chee and Korean foods, and grew Halm's into Hawaii's best-selling kim chee brand; they also exported to California, Samoa, Guam and U.S. military bases in Japan, Mary died in 1971, and Lawrence sold the business in 1989.

On the domestic front, soon after they bought 3052 Hibiscus Drive, the Kangs and their neighbors on upper Diamond Head Terrace became alarmed to see their panoramic ocean views being blocked by the encroachment of high-rise apartment buildings, spreading eastward along the shoreline from Waikiki. The area was zoned for single-family housing, but in 1957, a group of Diamond Head Terrace oceanfront homeowners, including Ruddy Tongg, for whom the Tongg's beach and surfbreak are named, applied to the city Planning Commission for rezoning in the hotel-apartment classification. That year, Tongg was given approval to develop the Kainalu apartment complex on the oceanfront at the far eastern end of Diamond Head Terrace, and the rest of the homeowners on the waterfront lobbied to rezone the entire block as a 2,000-unit, high-rise resort complex. As the Commission and the City Council waffled back and forth, Councilmembers reported receiving 370 letters in the space of a few days demanding preservation of Leahi as it stood. A petition by Lawrence Kang and John Zapotocki, who had gone door to door asking neighbors to sign against high-rise development, was among these submissions. In 1967, the Council held a hearing attended by 500 people, 54 of whom spoke, mostly against development. Lawrence Kang was among these speakers. "On a land-use issue, Hawaii had never seen anything like it," according to George Cooper and Gawan Dawes' "Land and Power in Hawaii," noting, "It had taken a massive threat to the unique landmark of Diamond Head to generate this degree of opposition to development." The controversy was taken up by the national press. "Perhaps no other site in Hawaii could have focused the issue so sharply," Cooper and Dawes wrote.

The Kangs' daughter Dolly, who had studied at the Oberlin Conservatory of Music, enriched the neighborhood culture by teaching piano in the living room of 3052 Hibiscus Drive to generations of

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neighborhood children as well as students from throughout Honolulu. She also worked as bookkeeper for the kim chee shop until it was sold.

### Criterion C: Design

The Allison-Kang residence is also significant at the local level under Criterion C, for its distinctive architecture as a well-designed residence of its period, combining Colonial Revival and Hawaii Regional styles (please see Narrative Description, with detailed design and construction information, above.)

Although the architect could not be definitively identified, 3052 Hibiscus Drive may have been designed by Carl William Winstedt, a renowned Honolulu building contractor and architect who came from Sweden and whose symmetric design for the 1921 Carter-Dyer house at 190 Dowsett Avenue in Nuuanu, is a gem of Hawai'i Colonial Revival style. A versatile architect, Winstedt also designed the 1926 Mediterranean Revival-style Egholm Residence at 3022 Kalakaua Ave in Diamond Head Terrace, and the former Winstedt House/Miyata Estate on Paki Avenue, in the Leahi area of Kapiolani Park; the white, Spanish Mediterranean Revival-style mansion is now a recreation center owned by the City and County of Honolulu, which renamed it Hui O Paki Hale in 2017. The 1940 census lists building contractor Carl William Winstedt, his wife Marie and daughter Ruth living at 3229 Huelani Drive in Manoa Valley. The narrow, two-story house of modest scale combines elements of Colonial and Spanish Mission revival styles: the double high-pitched, pointed Colonial Revival roofs resemble those at 3052 Hibiscus, while the terracotta color of the roofs and the ochre stucco walls are reminiscent of Winstedt's Mediterranean designs. The concrete, single-vehicle carport of 3229 Huelani is a near replica of the concrete carport at 3052 Hibiscus, and the green peaks of the Koolau Range rise above its rooftop in a similar way to that in which the roofline of 3052 Hibiscus Drive appears to echo the summit of Diamond Head.

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**Developmental history/additional historic context information** (if appropriate)

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## 9. Major Bibliographical References

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

In addition to searching city and state offices for deeds and building permits, these publications proved invaluable:

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

George Cooper and Gavan Dawes, "Land and Power in Hawaii".

Seonju Lee and Roberta Chang, "When the Korean World in Hawaii Was Young, 1903-1940."

Richard Greer, "Dousing Honolulu's Red Lights," The Hawaiian Journal of History, vol. 34.

**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): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 1/8 acre  
(Do not include previously listed resource acreage.)

**UTM References**  
(Place additional UTM references on a continuation sheet.)

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
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 Don Wallace and Mindy Pennybacker Wallace in 2022, as described by Tax Map Key 1310340060000. It extends 57 feet along its south boundary with Hibiscus Dr., 90 ft. along its west boundary with 2927 Hibiscus Pl., 57 ft. along its north boundary with the private road on Hibiscus Pl., and 90 ft. along its east boundary with 3054 Hibiscus Pl.

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

The boundaries of the lot at 3052 Hibiscus Dr. remain the same as when they were established in 1921, consistent with TMK  
Boundaries were selected by Waterhouse Trust, the original developer of the Diamond Head Terrace subdivision tract in 1921.

**11. Form Prepared By**

name/title Mindy Pennybacker  
organization Greener Penny, Inc. date Dec. 5, 2022  
street & number 3052 Hibiscus Drive telephone \_\_\_\_\_  
city or town Honolulu state \_\_\_\_\_ zip code \_\_\_\_\_  
e-mail Mindypennybacker@hotmail.com

**Additional Documentation**

Submit the following items with the completed form:



\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO 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 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: **Pennybacker Wallace residence**

City or Vicinity: 3052 Hibiscus Dr., Honolulu

County: State:

Photographer: Mindy Pennybacker Wallace

Date Photographed: Sept. 21 and Dec. 3-4, 2022

Description of Photograph(s) and number.

17 photographs.

1. View of stone/concrete garage, steps and façade of 3052 Hibiscus Dr. looking up Coconut Ave. from Diamond Head Rd.
2. Façade of house from front steps
3. View of how roofline of house echoes summit of Diamond Head Crater above
4. Original, double-hung sash windows in living room
5. Entry porch pillars
6. Entry porch and screened door; note alignment with west-facing living room window, permitting cross-ventilation
7. Original red oak floors and staircase viewed from living room
8. Looking upstairs to original leaded window and window seat on landing
9. Looking downstairs to landing, note original redwood planks lining staircase walls
10. Master bedroom's original, double-hung front windows overlooking ocean
11. One of 8 original wooden doors with original faceted glass knobs and hardware
12. View of north-facing rear façade of house and west-facing side of house as seen from Hibiscus Place

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

- 13. View of east-facing side of house with entry porch; note dormer roof over staircase landing window
- 14. Looking up front steps at entry porch roof and pillars
- 15. Original built-in, glass-front kitchen cabinet
- 16. Original back door from kitchen. Note hand-built, 1940s rock walls in back yard
- 17. Original double-hung kitchen windows and original wood panelled kitchen walls.

**Property Owner:**  
(Complete this item at the request of the SHPO or FPO.)

name	Don and Mindy Pennybacker Wallace		
street & number	3052 Hibiscus Drive	telephone	917-667-3146
city or town	Honolulu	state	HI
		zip	96815 code

**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 18 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.

Dear SHPD,

I have submitted 17 photos with my nomination form for the Pennybacker Wallace residence at 3052 Hibiscus Drive, Diamond Head Terrace, as described below.

1. View of stone/concrete garage, steps and façade of home looking up Coconut Ave. from Diamond Head Rd.
2. Façade of house from front steps
3. View of how roofline of house echoes summit of Diamond Head Crater above
4. Original, double-hung sash windows in living room
5. Entry porch pillars
6. Entry porch and screened door; note alignment with west-facing living room window, permitting cross-ventilation
7. Original red oak floors and staircase viewed from living room
8. Looking upstairs to original leaded window and window seat on landing
9. Looking downstairs to landing, note original redwood planks lining staircase walls
10. Master bedroom's original, double-hung front windows overlooking ocean
11. One of 8 original wooden doors with original faceted glass knobs and hardware
12. View of north-facing rear façade of house and west-facing side of house as seen from Hibiscus Place
13. View of east-facing side of house with entry porch; note dormer roof over staircase landing window
14. Looking up front steps at entry porch roof and pillars
15. Original built-in, glass-front kitchen cabinet
16. Original back door from kitchen. Note hand-built, 1940s rock walls in back yard
17. Original double-hung kitchen windows and original wood panelled kitchen walls.































































1/2 x 1/2 DIAMOND HEAD TERRACE, WAIKIKI

FIRST DIVISION
ZONE SEC. PLAT
3 1 34
CONTAINING PARCELS

Parcels Dropped 43 M. 044

