

Kwo On and Ho Kan Kam Residence
Name of Property

Honolulu, Hawaii
County and State

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

Number of contributing resources previously listed in the National Register none

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.)

craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood tongue and groove walls, lava rock foundation, composition shingle roof

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 Kwo On and Ho Kan Kam residence is situated on Dole Street, a busy arterial connecting McCully Street to the H-1 Freeway, and as such is a rare surviving, intact 1920s house to be found along the roadway. It sits on a flat, 13,629 square foot lot and has a more recent, non-contributing, two story duplex sitting at the rear of its lot. The single-story, single wall, craftsman style house sits at the front of the property and faces north. The house sits on a post and pier foundation with lava rock piers at the corners and other appropriate intervals. A vertical wood slat apron runs between the lava rock piers. The house has vertical tongue and groove walls with an external girt, and a composition shingled intersecting hip roof with open, overhanging eaves and exposed rafter tails. The 1,828 square foot, five bedroom, two bath house is in good condition and retains its integrity of design, materials, craftsmanship, location, setting, feelings and associations.

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Narrative Description

The Kam residence has a concrete driveway running down the right side of the property. Behind the house the driveway widens to allow access to a contributing five car carport and a non-contributing duplex which was constructed in 1959, but subsequently was remodeled with new windows and siding. The subject house sits back from the street with lawn on its front and two sides. A mature mango tree sits in the front yard and a 22" high and 18" wide lava rock wall separates the front lawn from the street. A centered break in the lava rock wall has 43" high, 24" x 27" gateposts at either side. Evidence of a former gate is present on the two posts, but no gate now exists.

A concrete walk runs from the gateposts to the front steps of the house. Six concrete steps are centered on the house and lead up to a front porch which runs across the east side of the façade. The steps have lava rock cheek walls. Originally the porch wrapped around the east side of the house, but at some point prior to World War II the section running down the east side was enclosed in a sympathetic manner. The 8'-6" x 22'-7" porch has a paneled balustrade from which 6" x 6" columns rise. A pair of columns is to the east of the porch entry and to the west is one column and a pilaster. A set of three columns grace the northeast corner of the porch. The columns have cyma reversa brackets as capitals. The porch has its original tongue and groove floor and an 8'-11" high, scored tongue and groove ceiling. The porch's flat roof's exposed, 2" x 12" joists support the ceiling.

In the south wall of the porch is the house's entry and to the east of the entry are two 1 x 1 double hung sash windows. The projecting windows are "supported" under the corner of their sframes by cyma recta brackets, which is true for all windows in the house, unless otherwise noted. The front entry features a set of original double doors with a single panel below and a tall window above. The hardware is original, but the knobs and locks are not. A single pane transom is above the doors and it retains its original hardware. In the porch's west wall is a hinged single door which enters on a front bedroom.

The entry doors open on the living room-dining room, which is one continuous flowing space, demarcated solely by a beam which runs east-west across the space and is adorned with a cavetto, above which a short scored tongue and groove wall with a picture rail and crown molding rises to the ceiling. The living room has new laminate flooring, which covers the badly termite eaten, original flooring throughout the house, unless otherwise noted. The living-dining room retains its original vertical, scored tongue and groove walls and ceiling, both of which also are found throughout the house unless otherwise noted. The living room ceiling is 9'-10" high, and the walls feature a picture rail and crown molding and retain their original 9" high baseboards. In the south wall of the dining room space is a built-in buffet with drawers and cabinets below its wood counter and two cabinets above. Each of the upper cabinets have a pair of leaded glass doors. On the wall behind the counter is a beveled mirror. The buffet is crowned by a cavetto. Adjoining the buffet on its west side is a doorway with no door, which leads into an informal dining room.

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Two original five panel doors, which have new knobs, are in the living room's west wall and open on bedrooms. A cavetto is above both these doors, as well as above the front entry's transom and the doorway between the informal dining room and the living/dining room. The wall and ceiling treatments in these two rooms are the same as the living room. The front bedroom has a pair of 1 x 1 double hung sash windows in both its north and west walls. In addition to the door from the living room in the east wall, a second door in that wall opens on the front porch. This door is similar in design to the double doors serving as the entry to the house. A single pane transom with a cavetto is above this door. A closet with a pair of solid sliding doors is in the south wall of the room. Also in this wall is a five panel door which accesses a bathroom. Both the bathroom and closet doors are jointly enframed with a single cavetto running across the top of their frames.

The bathroom also has scored tongue and groove walls and ceiling and features interior girts on its north and south walls. A 1 x 1 double hung sash window is in its west wall, and in its east wall is a closet with a five panel door with a cavetto gracing its frame. In the south wall, a five panel door with a frame adorned by a cavetto, opens on a second bedroom. This bedroom has a pair of 1 x 1 double hung sash windows in its west wall. A closet, with a pair of sliding doors is in its east wall, and two storage cabinets, also with sliding doors are above the closet. Five panel doors with a cavetto terminating their frames are in the east and south walls of the room. The former leads into the living/dining room and the latter into a third bedroom.

The third bedroom has a pair of 1 x 1 double hung sash windows in its west wall, and in its east wall a five panel door opens on the informal dining room. On the south wall of this room is built-in shelving surmounted by a cabinet with a pair of single panel doors. The shelves originally had a fold out desk below. Because of termite damage to the frame, the desk element has been removed until the frame is repaired. Also on the south wall is a closet with a pair of sliding doors and with storage above. The storage space also has sliding doors. While this room has scored tongue and groove walls and ceiling, and a picture rail and crown molding, its baseboard is only 6" high, and there are interior girts on its north and east walls.

A large, 7' x 7'-10", flat arched opening is in the east wall of the living/dining room at the dining room end. This opens onto a foyer for the side entry to the house. This was originally the last bay of the wrap-around porch's east side, and has the same 8'- 11" high ceiling as the front porch. The walls of the foyer are vertical tongue and groove. The side entry has a set of double doors which are similar to the front entry doors, but have obscure glass in the upper windows. The obscure glass is in a star burst pattern. The doors retain their original hardware but have new knobs and locks. This doorway projects 34" into the foyer. To the north of the doors in a niche resulting from the inseting of the doors from the exterior, is a fixed window with three horizontal panes, which rises from the original porch's balustrade. In the south wall of the niche is a single pane fixed window. On the exterior of the double doors is a wood landing, part of the original porch floor, with seven concrete steps with lava rock cheek walls descending to the side yard.

In the south wall of the foyer an opening without a door opens on the informal dining room, and a five panel door in its north wall opens on a bedroom. This room has a ceiling the same as the

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front porch and vertical tongue and groove walls. A 1 x 1 double hung sash window in its north wall looks out on the front porch and two pairs of sliding windows rise from the former porch balustrade on its east side. The sliding windows each have three horizontal panes and retain their original hardware, including their brass peg locks. A closet with a pair of sliding doors is on the west wall near the door to the room.

The informal dining room runs in an east-west direction and is to the south of the side entry foyer and the living-dining room. It has scored tongue and groove walls and ceiling, and its walls feature crown molding and a picture rail, but its baseboard is only 6" high. Its north wall is dominated by a projecting, built-in buffet with two drawers and cabinets below a counter and two glass doors above. In the east corner of the south wall is a former shrine with two tall cabinet doors above and two drawers and a pair of cabinet doors below. The shrine's shelf is supported by a modest cornice and cyma recta brackets. The shrine is no longer occupied, as the deity travels to the home of the eldest son upon the death of the family patriarch. There is a pair of 1 x 1 double hung sash windows in the room's east wall, and in its west wall is the five panel door to the third bedroom and an opening with no door which opens on a small hall that accesses a bathroom and a rear bedroom. An opening with no door in the south wall leads into the kitchen.

The kitchen was part of a remodeling of the rear of the house which transpired in 1959. It has a 8'- 10" high tongue and groove ceiling and a vinyl tile floor with 5" high baseboards. Its walls are of vertical tongue and groove, and it is sheltered by a flat roof. A pair of 1 x 1 double hung sash windows is in both its east and south walls. The cabinets date from the remodeling, but the countertops and pulls are new. A stair with six steps runs parallel to and adjoins the south wall, descending to a door which opens on a niche in the back wall of the house.

The niche is open on its south side and a solid modern door in the north wall of the niche opens on five concrete steps that descend to a semi-improved, corner basement. At the base of the steps a five panel door with its original metal knob and hardware opens on a single room with a scored concrete floor and a 7' high ceiling with the floor joists exposed. The L shaped room has an approximately 42" high lava rock and reinforced concrete wall. Above the west and north walls are large openings, covered by expanded metal screens which open on the bare earth and post and pier foundation. Along the east wall there are three small, vinyl sliding windows.

The rectangular hall has a scored tongue and groove ceiling and walls, and a five panel door in the north, south and west walls. The door in the north wall opens on a linen closet, while a door in the south wall opens on a bathroom. This bathroom was also part of the rear remodeling of the house. It has a scored tongue and groove ceiling, and tongue and groove walls. Its floor is of modern tile. A jalousie window is in its south and west walls. On the exterior these two jalousies have no brackets below their sill.

The door in the west wall opens on a rear bedroom. This room has scored tongue and groove walls and ceiling, but no picture rail or crown molding. A pair of 1 x 1 double hung sash windows are in its west wall, a 1 x 1 double hung sash window in its north wall, and three jalousie windows are in its south wall. The jalousies replaced double hung windows, which

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needed to be replaced due to termite damage. No brackets are below these windows sill. A closet with a pair of sliding doors and storage above, also with sliding doors, is in the east wall of the room.

Behind the house is a 30' x 34' rectangular carport, which was built in 1959 and contributes to the historic character of the property. This structure has no walls, a concrete floor, and features a corrugated metal, flat roof. Nine pipe columns, 4" in diameter, each with two 2.5" diameter pipe braces, support three east-west running, 3" x 4" I-beams, which in turn carry the roof's 4" x 12" joists.

Also near the rear of the house, at the south end of the house's east wall is a composition shingled shed roof which shelters a laundry area. The laundry area has a concrete floor and a 4" x 4" post supporting its southeast corner. A plywood wall on the north side protects against the trade wind driven rains.

The Kam residence retains its historic integrity. Most all its major elements remain intact, including its interior scored tongue and groove walls and ceiling, built-in features, doors and transoms. On the exterior its walls, foundation and roof remain in place as do the bracketing details of the windows and porch columns. Compared to the intactness of the interior the covering of the damaged original floor with laminate flooring and the replacement of some door knobs are barely noticeable. The enclosure of the porch on the east side, undertaken prior to World War II, was done in a sensitive manner and has acquired a significance in its own right. Also, the remodeled kitchen and bathroom were also handled in a sensitive manner, are over fifty years of age and are not visible from the street. The more recent duplex at the rear of the property is sufficiently removed from the historic house so as not to affect its historic character.

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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

1924-1959

Significant Dates

1924, 1959

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

Architect: unknown
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 Kwo On and Ho Kan Kam Residence is significant on the local level under criterion C, as a good example of a vernacular house built in Honolulu during the early 1920s in a modest craftsman style. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1924-1959 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions." The date of 1924 reflects the year the house was constructed, and 1959 encompasses the remodeling of the kitchen and construction of the carport.

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

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

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

The Kam residence is a good example of a modest, vernacular craftsman style house from the 1920s built in Honolulu. It conveys the spirit of the style in its workmanship, its use of lava rock

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in the front steps' cheek walls and foundations piers, and its flat roofed corner porch which provides an asymmetry to an otherwise balanced composition. These elements are all typical of the style. Similarly its roof's open, overhanging eaves with exposed rafter tails is a common craftsman feature in Hawaii, providing the house with a lower profile, and the house's distinctive ogee brackets employed as column capitals and under the window sills adds a small but distinctive embellishment to the house. In addition, on the interior, the flowing first floor public rooms and the built-in buffet with leaded glass windows and a beveled mirror further convey a Craftsman sensibility. Its interior woodwork is also of note with its scored tongue groove walls, and ceilings, picture rails, five panel doors and the crowning of the interior door frames with cavettos, all of which are reminiscent of an earlier time, and by 1924 conveyed a status above the ordinary. Also the presence of a shrine in the informal dining room is noteworthy, and the only example of such a Chinese tradition to be found built into a residence.

Few pure craftsman style residences were constructed in Hawaii, and even fewer remain standing, with the Krauss and Burningham residences being two of the best examples. Both of these are in either the Hawaii or National Registers of Historic Places, and adhere to the bungalow aspect of the tradition, differing from the Kam residence by evidencing the hand of an architect in their design and a higher quality of detail. More modest, registered, non-bungalow, vernacular examples of the craftsman style in Honolulu are difficult to find with both the Milton and Loomis residences in Manoa coming to mind with their colonial inclined craftsman spirit, and the John Stone residence in Manoa. The latter, although showing some early bungalow characteristics, is the most closely aligned with the nature of the Kam residence. As such, with nothing in Honolulu of its precise character in either the Hawaii or National Registers of Historic Places, the single wall Kam residence stands as a very intact and exceptional example of a distinct architectural statement of its time and place worthy of preservation and placement in the Hawaii Register of Historic Places.

Kwo On Kam was born in Wailuku on Maui. At the time this house was built he was employed as a clerk by Allen & Robinson, a major building supply company in Honolulu. Allen & Robinson offered to provide its clients with building plans for their new houses, and it is likely that the company provided the plans and materials for this house. Mr. Kam later went to work as the head accountant for Clarke-Halawa Rock Company, where he worked from 1934-1949, when he retired. He died in 1959 at the age of seventy. The house remains in his family's ownership.

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9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1922-1937

Hawaii State Bureau of Conveyances, book 598, page 147; book 1269, page 20, book 1695, page 267

City and County Tax Records

Building permits: 154362 dated April 1959

"Building Permits," *Star Bulletin*, January 7, 1924, page 2

"Kwo On Kam" obituary, *Star Bulletin*, October 10, 1959, page 5

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

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: BING Maps

<https://www.bing.com/maps/?cp=21.299613%7E-157.829883&lvl=16.8>

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 21.299616 | Longitude: 157.829882 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The property being nominated includes all the property owned by Stefanie L Jefts in 2024 as described by Tax Map Key (1) 2-8-013: 010.

Boundary Justification (Explain why the boundaries were selected.)

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

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11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail _____
telephone: (808)-542-6230
date: December 7, 2023

Additional Documentation

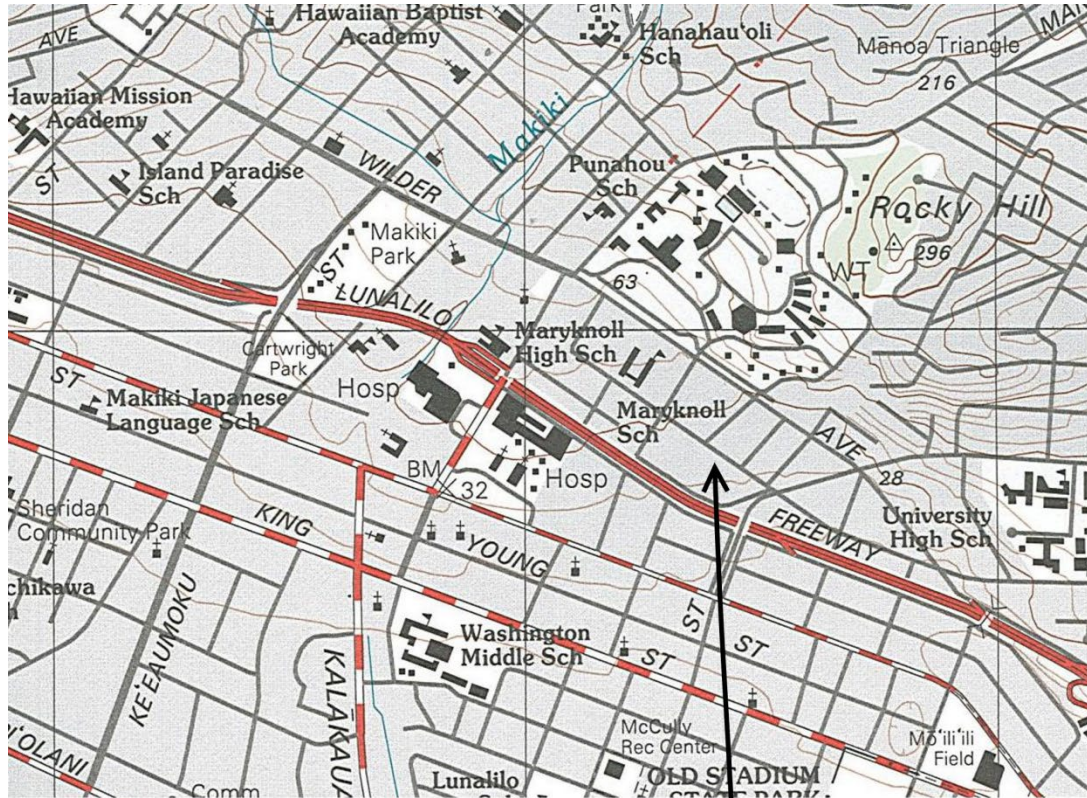
Submit the following items with the completed form:

- **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:** sketch of floor plan
- Owner: Stefanie L. Jefts
P.O. Box 124
Kunia, Hawaii 96759

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USGS Map

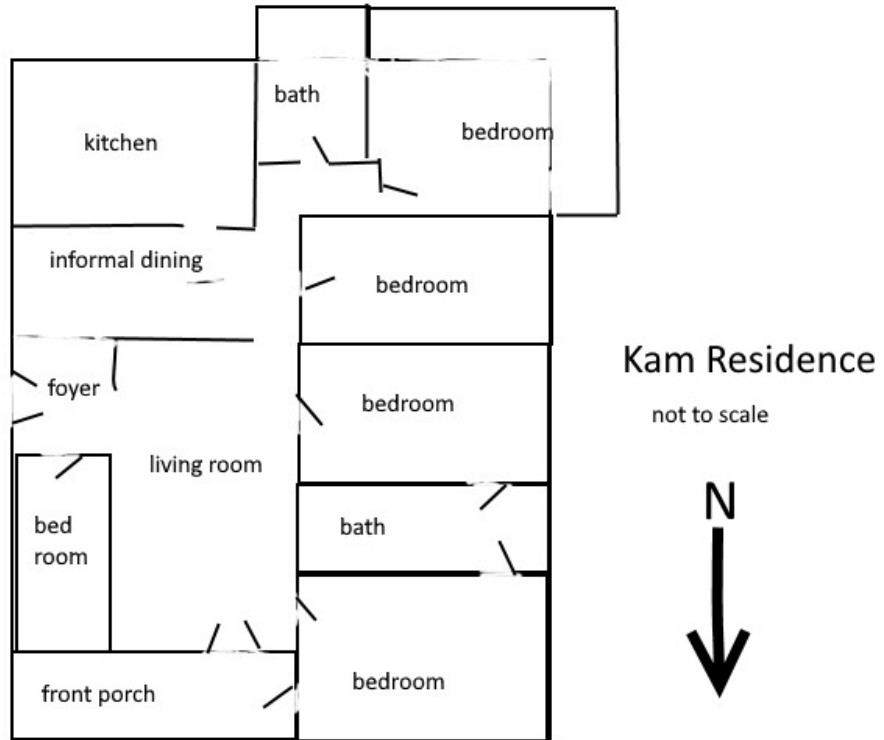


Kam Residence

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Floor Plan



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Photo Log

Name of Property: Kwo On and Aileen Kam Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 5, 2023

View of the front from the northeast

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Photographer: Kikuyo Hibbard

Date Photographed: December 5, 2023

View of the west side and rear of the house from the southwest

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Photographer: Kikuyo Hibbard

Date Photographed: December 5, 2023

View of the cyma recta bracket under window frame, from the southwest

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Date Photographed: December 5, 2023

View of the front entry and door into front bedroom from the east

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View of the living room-dining room from the north

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Photographer: Kikuyo Hibbard

Date Photographed: December 5, 2023

View of the living-dining room buffet from the northwest:

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Photographer: Kikuyo Hibbard

Date Photographed: December 5, 2023

View of the living room from the southeast

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Photographer: Kikuyo Hibbard

Date Photographed: December 5, 2023

View of the front entry's transom from the east

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Photographer: Kikuyo Hibbard

Date Photographed: December 5, 2023

View of the informal dining room from the west

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View of the shrine cabinet from the northwest

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View of the side entry foyer from the west

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Date Photographed: December 5, 2023

View of the bedroom in enclosed porch area from the south

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Photographer: Kikuyo Hibbard

Date Photographed: December 5, 2023

View of the sliding window lock in former porch bedroom from the northwest

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Photographer: Kikuyo Hibbard

Date Photographed: December 5, 2023

View of the front bedroom from the west

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County: Honolulu

State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 5, 2023

View of the cavetto over a bedroom door frame in the living room from the east

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Kwo On and Ho Kan Kam Residence
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Kwo On and Aileen Kam Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 5, 2023

View of the kitchen from the west

16 of 17



Kwo On and Ho Kan Kam Residence
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Kwo On and Aileen Kam Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 5, 2023

View of the carport from the west

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Kwo On and Ho Kan Kam Residence
Name of Property

Honolulu, Hawaii
County and State

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

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

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

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