

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: Frank and Gladys Koyanagi Residence

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

N/A

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

### 2. Location

Street & number: 3870 Nikolo Street

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

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

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

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

\_\_\_ national      \_\_\_ statewide       X  local

Applicable National Register Criteria:

X  A      \_\_\_ B       X  C      \_\_\_ D

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

Robert S. C. Ho Residence \_\_\_\_\_ Honolulu  
Name of Property

Hawaii \_\_\_\_\_  
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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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

**Category of Property**

(Check only **one** box.)

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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register None

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: concrete block walls, composition shingle roof, wood post and pier foundation, redwood tongue and groove interior walls

### 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.)

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### Summary Paragraph

The Koyanagi residence is situated in a quiet residential neighborhood on the uphill side of Nikolo Street, on the western base of Diamond Head, above Kapiolani Park. It sits on a relatively flat, 7,686 square foot lot with its front yard held in place at street level by an, approximately 5'- 4" high cmu retaining wall. The single-story, modern style house follows a pavilion plan and has 8" x 15.5" concrete block walls and a low pitched, composition shingled, hip-gablet roof. The roof has overhanging eaves with exposed rafter tails. The building sits on a post and pier foundation with the concrete block walls extending to the ground. Masonry vents, two on the front and each side, allow air circulation under the house. The three bedroom house has 1,684 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

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### Narrative Description

The Koyanagi residence fronts on Nikolo Street, facing northwest. A low mock orange hedge sits above the 5' 4" high cmu retaining wall and separates the house and its yard

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from the street. At the base of the wall at its south end, next to the driveway, is a remnant of a concrete water trough, which was used by the Dillingham's horses when this area was a pasture prior to being subdivided for residential use. A concrete paved driveway, flanked by square, 8' high cmu gateposts with concrete caps, enters the property at its western corner and runs to a carport attached to the southwest side of the dwelling. The carport is sheltered by an extension of the house's hip-gablet roof. An original cmu wall runs around the boundary of the property on all four sides.

The front yard of the house is landscaped with stone and gravel in a Japanese garden style and features *tamazukuri*-pruned shrubs and trees. The driveway juts out to the yard to adjoin the front corner of the house. A scored, green stained, concrete walkway is elevated one step above the driveway and yard and runs parallel to the house under its eaveline. It leads to three green stained concrete steps which ascend to the entry porch. Three cmu columns support the eave of the roof in front of the walkway/steps/porch. The porch is further defined by a cmu planter box on its street facing side. A mock orange hedge grows in front of the planter box. The planter box echoes the front yard with a stone and gravel landscape.

A wood door with a single pane keep window opens on the living-dining room. The door knob is not original. The 14' x 28' living-dining room has an 8' high canec ceiling, which is found throughout the house except in the kitchen and bathroom. The room has an ohia floor and features concrete block walls on its outer perimeter and 8" redwood tongue and groove interior walls, which are used on all the interior walls in the house. A simple 3" baseboard transitions the walls and floor, and is also found throughout the house. Two, original, rectangular, recessed fluorescent lights provide illumination. The front wall features a picture window, which is flanked on either side by a pair of sliding windows, with each window having three horizontal panes. The southwest wall of the room has three sliding windows of similar design. Inscribed on the handles for the locks of these windows is, "Made in Occupied Japan."

Originally a pair of pocket doors opened the rear wall of the living room to a 12' x 16' covered lanai with a scored concrete floor. In the 1950s the pocket doors were removed and the lanai was enclosed by placing aluminum sliding doors as a rear wall. The kitchen window in the lanai's southwest wall was removed, although its frame and sill remain. Also in this wall is an opening without a door which leads into the kitchen. Originally a door was in the lanai's northeast wall, but following the enclosure the doorway was sealed; however, the glass block walls which flanked the door remain intact. The original aluminum sliding doors still remain and open up to three concrete steps which lead out to a paved patio. The floor of the patio features irregular shaped concrete pavers set in concrete. The patio is one step above the back yard, which is paved with scored concrete.

A pocket door in the southeast wall of the living-dining room opens on the kitchen wing. The kitchen has been remodeled but still retains the two 1 x 1 double hung sash windows in its southwest wall. The windows are larger than usual, measuring 4' wide.

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A door, which is not original, in the kitchen's rear wall leads out to a covered laundry area. Three concrete steps lead down from the rear door to the laundry area. There is a 1 x 1 double hung sash window in the laundry area's northeast wall. At the southeast end of the laundry area two doors open on a shower and a toilet. The shower has a wood slat vented opening in its northeast wall. Three concrete steps lead down from the laundry area to the carport. All the concrete work in the laundry area is stained green.

An opening without a door in the living room's northeast wall opens on the bedroom wing's hallway, which runs front to back. The 3'- 6" wide hallway leads to a bedroom at either end, and doors in its northeast wall access the bathroom and a third bedroom. The bedroom doors all retain their single panel doors as well as their original knobs and hardware. The hallway retains its original ceiling light and linen closet. The hallway and all the rooms in this wing, except the bathroom, have pine floors. The front bedroom has a pair of 1 x 1 double hung sash windows in its two exterior walls, as well as two closets, each with wood sliding doors. The bathroom has been completely remodeled, including its window, which now is vinyl sliding. The windows in the rear bedroom have also been replaced with vinyl sliding windows, but the middle bedroom retains its pair of 1 x 1 double hung sash windows. The middle bedroom and rear bedroom each have one closet with their original sliding doors similar to those in the front bedroom.

The single car carport on the southwest side of the house has three cmu columns supporting the eave of the house's main roof's extension. These form two open bays on the carport's southwest side. A low, stepped concrete block wall partially encloses the carport on this side, with the front bay's wall rising 19" high and the back bay's wall standing 26" high. A window like opening 49" above the floor runs across the rear wall of the carport. On the carport's northwest side, a low, 5'- 9" high, 7'- 11" wide, flat arched opening transitions the carport to the back yard, which is one step above the carport's scored concrete floor. In this area the backyard is paved with river stone set in concrete.

The back and side yards were all made by Mr. Koyanagi over a period of ten to fifteen years, following the completion of the house in 1950. A planter box constructed of river stone runs down the southwest boundary wall with a concrete sidewalk between it and the carport. The back yard is terraced, with a low, river stone retaining wall holding the southwest end of the terrace and a basalt wall retaining the northeast end and running down the northeast boundary wall. Concrete stepping stones form a pathway down the northeast side of the house. Three steps made of river rock lead up to the upper terrace.

The Koyanagi residence retains a high degree of integrity. Minimal alterations have transpired, with the major one, the enclosure of the rear lanai, having achieved significance in its own right. The only other significant alterations have occurred in the kitchen and bathroom, both of which are secondary spaces. The three windows

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replaced by vinyl sliders are on the side and back of the house and not visible from the street, and as such do not detract from the historic character of the house.

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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

#### Areas of Significance

(Enter categories from instructions.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**Period of Significance**

1950  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1950  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

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

**Cultural Affiliation**

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

**Architect/Builder**

unknown  
\_\_\_\_\_  
\_\_\_\_\_

**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 Koyanagi residence is significant on the local level under criterion C, as a good example of a house built in Honolulu during the early 1950s in a modern style, which expanded its living area by enclosing the rear lanai. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1950 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" As noted above, under significant dates, 1950 is the date of construction.

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

The Koyanagi residence is significant as a good example of a modern style residence constructed in Hawaii in the immediate post-war period which has had an exterior lanai enclosed to form a family room. Modern architecture has its origins in both changing technology and in the “re-envision-ing” of the social role of architecture in the 20<sup>th</sup> century. The foundations of the modernist movement were in Europe, although many of the technical innovations came in fact from the experimentation of North American designers and builders. Some historians see technological improvements as the driving force behind the new architecture: the development of iron and then steel, followed by increased application of reinforced concrete. Other scholars see the aesthetic revolt against the excessive decoration of the late Victorian period as the key to understanding “modernism.” A few emphasize the simple practicalities of the new architecture — a style of building that put emphasis on simplicity and functionality over sentimentality and historical or cultural reference.

The modern style gained popularity as a residential form in Hawaii during the late 1930s. The growing awareness of the style may be noted by an exhibition on modern architecture held at the Honolulu Academy of Arts in August 1937, and a special section of the February 12, 1938 *Honolulu Star-Bulletin* which was devoted to the topic. Connie Conrad provided an article for that section, praising the "elusive quality of clean cut lines and large plain surfaces," usually painted white, and the "free flow of line and mass, instilling restfulness and freedom which is essential to a semi tropical condition." In the same issue Ray Morris persuasively argued for why a low pitched hipped roof with overhangs was more appropriate to meet Hawaii's climatic conditions than the characteristic flat roof of the modern style.

Following the lead of the late 1930s, the modern style became the predominant post-war style for domestic design in Hawaii, and the style became closely entwined with the imminency of statehood and the forward outlook of that era. Modernism's radical trend away from ornamentation to a clean “contemporary” look captured the spirit of its time, and the prevalent skill of the craftsmen of that era with their high degree of precision made it possible to have absolutely minimal detailing. Everything is elegantly simple and transparent. It's an era of optimistic outlook manifesting itself in optimistic, ‘light’ and future oriented architecture.

The Koyanagi residence is typical of modern residential architecture in Hawaii of the early 1950s designed by a non-architect. Its unadorned, clean horizontal lines, the house's low profile and use of glass block windows as well as a picture window all bespeak the style. The use of double hung and sliding windows was typical of the late 1940s, early 1950s period, prior to the popularization of jalousie windows in Hawaii. Its use of concrete block in its construction is also typical of the immediate post-war period.

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During the war, concrete manufacturing plants were developed in Hawaii, and following the war the blocks produced by the firms became a popular building material.

The house also well reflects a consciousness of the Hawaii environment with its use of a pavilion plan to promote cross ventilation. Also its use of sliding and over-size double hung sash windows stands as a reminder of the importance of good air flow throughout the house, as does the large aluminum sliding doors opening up the family room to the outside. In addition the low-pitched roof with its broad overhanging eaves further addresses the need to protect the house from the rain and sun.

The carport is also a feature that arrives in Hawaii following World War II, taking advantage of Hawaii's beneficent climate. The Koyanagi's carport is an early example of an attached carport, as many during this period were still detached from the house.

The open flowing interior spaces are also typical of the modern style, and the extending and enclosing of the lanai is a typical means of the period for expanding the house's living space by developing a family room, an emerging concept in domestic living.

The landscaping further attests to the house's Island situation and the Japanese ancestry of the owner. The hip-gablet roof form also has strong Japanese associations, and the house's concrete block walls complement nicely the Zen landscape of the yard.

Frank and Gladys Koyanagi were the second Asian family to erect a house in the Leahi Terrace area. Initially, they wanted to acquire a lot one block *mauka* of their eventual residence, on Owena Street, but they were informed that street and the lots further uphill were reserved only for Caucasians. As a result, they purchased the current lot in May 1950 from Robert and Sybil Ho, the first Asians in the neighborhood, who had purchased two lots in 1948 [see Ho residence Hawaii Register nomination form]. The Koyanagis lived their lives in this home and now their daughter resides in the dwelling. Frank Koyanagi was the sales manager for Aloha Motors. The Koyanagi and Ho residences are two of the few original houses to still stand in the Leahi Terrace tract.

The building permit for this house was found at the City and County Department of Planning and Permitting. Unfortunately, the signature of the person who prepared the plans was illegible.

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Name of Property

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## 9. Major Bibliographical References

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

City and County Tax Office records.

State Bureau of Conveyances, book 2343 page 123

Original plans

Polk's City Directories for Honolulu

Building Permit 87299, dated July 19, 1950

*Honolulu Advertiser*, September 5, 1937, page 8

*Honolulu Star Bulletin*, February 12, 1938, special section, "Grow with Honolulu, Invest in a Home"

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### 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: \_\_\_\_\_

(enter coordinates to 6 decimal places)

Latitude: 21.264835

Longitude: 157.815861

**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 the Faye Mitsue Koyanagi Trust in 2019 as described by Tax Map Key 3-1-028: 021.

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

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

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Name of Property

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

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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: January 30, 2019

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### 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:** floor plan
- **Owner:**  
Faye Mitsue Koyanagi  
3870 Nikolo Street  
Honolulu, Hawaii 96815

**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.

**TMK Map**



## USGS Map



Koyanagi Residence



Floor Plan:



## Photo Log

Name of Property: Frank and Gladys.Koyanagi Residence

City or Vicinity: Honolulu

County: Honolulu                      State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 30, 2019

View of the house from the southwest

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## Photo Log

Name of Property: Frank and Gladys.Koyanagi Residence

City or Vicinity: Honolulu

County: Honolulu                      State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 30, 2019

View of the facade from the southwest

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## Photo Log

Name of Property: Frank and Gladys.Koyanagi Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 30, 2019

View of the rear from the southeast

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## Photo Log

Name of Property: Frank and Gladys.Koyanagi Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 30, 2019

View of the living room from family room from the southeast

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## Photo Log

Name of Property: Frank and Gladys.Koyanagi Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 30, 2019

View of the family room from the west

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**Photo Log**

Name of Property: Frank and Gladys.Koyanagi Residence

City or Vicinity: Honolulu

County: Honolulu                      State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 30, 2019

View of the rear bedroom door from the southwest

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## Photo Log

Name of Property: Frank and Gladys Koyanagi. Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 30, 2019

View of the river rock wall from the northwest

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## Photo Log

Name of Property: Frank and Gladys.Koyanagi Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 30, 2019

View of the family room glass block wall from the west

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**Photo Log**

Name of Property: Frank and Gladys.Koyanagi Residence

City or Vicinity: Honolulu

County: Honolulu                      State: Hawaii

Photographer: Don Hibbard

Date Photographed: January 30, 2019

View of the window lock from the southeast

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