

21. 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: Paul and Fanetta Loomis Residence

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

Name of related multiple property listing:

College Hills

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

### 2. Location

Street & number: 2312 Kaala 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Not For Publication:  Vicinity: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>

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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>  2  </u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>  2  </u>	<u>          </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.)

Late 19th/Early 20th Century American Revivals

Colonial Revival

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

Principal exterior materials of the property: horizontal lap walls, composition shingle roof, lava rock foundation

### 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 Paul and Fanetta Loomis Residence is situated on the north, *mauka* (mountain), side of Kaala Street in Manoa valley in a quiet residential neighborhood. It sits on a level 7,500 square foot, level lot with the lawn extending from the house to the street. The single story, single wall, colonial revival style cottage faces southwest and has a composition shingled hip roof with overhanging, open eaves and exposed rafter tails. The 30' x 32', roughly rectangular shaped, two bedroom house sits on a post and pier foundation with a square lattice apron and its walls have double-lap rustic, beveled siding. The house is characterized by a modest, centered portico with a broken pediment supported by Tuscan columns. A contributing, detached, carport and studio apartment stands behind the house. The 1,338 square foot house is in good condition and retains its historic integrity of design, materials, craftsmanship, location, setting, feelings and associations.

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## Narrative Description

The Loomis Residence has a symmetric façade and is three bays wide. A concrete sidewalk runs from the street to the centered, gable roofed portico, which is flanked on either side by a pair of 6 x 1 double hung sash windows. A reversible, wood ramp allows handicap ingress and egress and ascends from the sidewalk and over the four concrete steps. The steps have 16" wide and 28" high, cheek walls, as well as a more recent wood handrail with 2" x 2" balusters on each side.

The portico has a broken pediment, which is supported by Doric columns. It has a scored concrete floor and its ceiling is of scored tongue and groove. The front door is not historic, nor are its obscure, plastic sidelights. The door opens on the living room, which has a non-original teak floor, most likely installed in the 1960s. The original 9" high baseboards still remain, and they and the floor appear throughout the house. The 9' - 4" high, canec ceiling features a modest crown molding and also is present throughout the dwelling. A 31" high paneled wainscot adorns the walls, with its top rail serving as an interior girt for the single wall house. A pair of 6 x 1 double hung sash windows is in the living room's southwest wall and a Wyatt window with a centered 8 x 1 double hung sash window flanked by 4 x 1 double hung sash windows is in its southeast wall. In its northwest wall is a set of double doors, each with ten panes. The doors retain their original glass knobs and hardware.

The doors open on a sitting room. This room has in its northwest wall a Wyatt window similar to that in the living room, as well as a pair of 6 x 1 double hung sash windows in its southwest wall. A single panel door, in the sitting room's northeast wall retains its original glass knob and hardware, and leads into the kitchen.

A 4' - 7" x 6' - 11", flat arched opening in the living room's northeast wall allows the living room to flow into the dining room. A set of three jalousie windows are in the dining room's southeast wall. A doorway with no door in the northeast wall accesses an L-shaped hall which services the bedroom end of the house. A doorway with no door in the dining room's northwest wall leads into the kitchen. The kitchen retains its original scored tongue and groove walls and ceiling and features floor and wall cabinets, which appear to date from the 1960s, along its southwest and northwest walls. The lower cabinets support a counter, which has a stainless steel double sink. The sink is below a pair of jalousie windows. A narrow hall at the northeast end of the kitchen leads to a back door, which exits outside. The door has three lower panels and a jalousie window on top. It does not retain its original knob. Beyond the door, three concrete steps lead down to the back yard. A single panel door in the hall's southeast wall, which retains its original glass knob and hardware, accesses a bedroom.

Three single panel doors, none of which retain their original knobs, open off the L shaped hall. The door closest to the dining room, in the hall's southeast wall, opens on a bedroom. Its walls, ceiling and floor are the same as the less private rooms in the house. It has a jalousie window in its southeast wall, and a single panel closet door, which retains its original glass knob, in its southwest wall. The closet features a small four pane casement window in its southeast wall.

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The door in the hall's northeast wall opens on the bathroom. The bathroom retains its scored tongue and groove walls and ceiling. A 50" high, faux tile wainscot runs around the walls. There is a jalousie window in the bathroom's northeast wall, and its original medicine cabinet with its beveled mirrored door is mounted above the sink in its southeast wall. The bathroom has two showers, with one separated from the remainder of the room by a pocket door. The latter appears to have been added at some point in time.

The third door, in the hall's northwest wall, leads into the second bedroom. This room has a pair of 6 x 1 double hung sash windows in its northeast wall, and a similar, solo window in its northwest wall. A single panel closet door, which retains its original glass knob and hardware, is in its southwest wall, while a similar door in the room's northwest wall leads out to the kitchen's hall.

An addition was built onto the rear of the house in 1965. This single story, double wall wing extends out from the east end of the rear of the house. Its hip roof intersects the main house's roof and is similar in design, as are the addition's walls and foundation. A door, with a nine pane window in its upper half, is located in the northwest wall of the addition at its intersection with the main house. Three concrete steps ascend from a concrete paved motor court to the door, which no longer retains its original knob. The door opens on a main room which has vertical tongue and groove walls and a tongue and groove ceiling, as well as a teak floor similar to that of the main house. Jalousie windows form a clerestory on two sides of the room, with a set of three jalousies in its northwest wall and four in its northeast wall. Two jalousie windows at standard window height are in its southeast wall.

A room in the south corner of the addition projects into the main room. An opening without a door in the northwest wall of the projecting room provides access to it. A full height demising wall with an accordion door partitions off a bathroom, which has a jalousie window in its southeast wall.

A straight driveway with two concrete tracks runs down the left, northwest, side of the property, providing vehicular access to the lot. The two tracks converge and expand at either end to form a central lozenge shaped grass area down the middle of the driveway. The driveway leads to a carport, which was built in the 1950s-1960s period. The 20' x 24' carport has at its rear, northeast side, a 14' x 24' studio, to which it is connected, with the two forming one structure which appears to have been built in one episode.

The carport has an open front and sides, and a composition shingled, front facing gable roof with open, overhanging eaves with exposed rafter tails. The structure sits on a poured in place concrete foundation, and five 4" x 4' posts, with 2" x 4" braces, support the roof along either side and carry 4" x 4" top plates. Eleven simple trusses with 2" x 6" chords and 2" x 4" webbing add further structural support to the roof.

The rear wall of the carport is the front wall of the studio. The single story, single wall studio has vertical tongue and groove walls and a corrugated metal, front facing gable roof. It has a centered, non-historic, entry door, with a screened, rectangular opening to the southeast of the

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door. The opening ventilates a storage room, and has three horizontal slats on its interior side. The storage room is accessed via a modern door in its southeast wall.

The studio is a large room with a closet projecting out from the east end of the northeast wall. The closet has wood, louvered, bi-fold doors. The room has a modern laminate floor and a pair of six pane, sliding windows in its northwest wall. The ceiling is of canec and features a centered ceiling light with a globe with a swirl pattern. An interior, 2" x 4" girt runs around the room, 50" above the floor. An opening with no door in the room's northeast wall opens onto the kitchen. The kitchen's floor and ceiling are the same as in the main room. The ceiling light in the kitchen is also the same as the one in the main room. Sliding windows are in the room's northeast and northwest walls. The former is a single, two-pane window, and the latter is a single, single-pane window. The kitchen runs across the rear of the studio building and extends beyond the line of the carport thanks to a shed roofed addition. In the southeast wall of the addition is a pair of clerestory jalousie windows with two horizontal slats on their interior side. Two five panel doors are in the southwest wall of kitchen. With the southeast-most door opening on the outdoors and the other onto a bathroom. The bathroom has a tiled shower and screened opening in its southeast wall.

In addition to a storage room door on the southeast wall of the studio, there is also a modern door which accesses a laundry room. In the yard to the southeast of the studio building is a clothesline supported by pair of T shaped metal poles. The pipe poles were manufactured by Stockham Valves and Fittings Company of Birmingham, Alabama.

The Loomis residence retains its historic integrity. The overall character of its colonial revival cottage design is very evident, and it retains most of its original double hung sash windows, single panel doors, and interior floor plan. The windows that have been replaced by jalousies are on the sides of the house, towards the rear, and not visible from the street. Such modifications as the teak floors and kitchen cabinets are over fifty years of age and have acquired a significance of their own, as has the rear addition and the carport/studio. The wheelchair ramp at the front of the house is reversible and should not be considered to have a long-term presence, lasting only as long as needed by the present tenant. Such alterations as the front entry door and missing knobs on some of the interior doors are dwarfed by the otherwise intact 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  
Community Development  
\_\_\_\_\_  
\_\_\_\_\_



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**Period of Significance**

1924-1965  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1924, 1965  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

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

**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 Paul and Fanetta Loomis Residence is significant on the local level under criterion C, as a good example of a colonial revival style cottage built in Honolulu during the 1920s. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The house is also significant under Criterion A for its associations with the development of the College Hills Tract.

The 1924-1965 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 year of initial construction was 1924 and the rear addition and most likely the carport/studio, were constructed in 1965.

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

The Loomis residence is architecturally significant as a good example of a Colonial Revival cottage built in Hawaii during the 1920s. The Colonial Revival style was a nationalistic design movement in the United States. It sought to revive elements of architectural and interior design from America's colonial past. The Philadelphia Centennial Exhibition of 1876 reawakened Americans to their heritage, and generated an interest in colonial design. This movement gained momentum in the 1890s, especially after the 1893 Columbian Exposition in Chicago and its popularity accelerated during the early 20th century. Colonial Revival sought to follow the architecture of the Revolutionary War period which drew strongly upon Georgian architecture of Great Britain, but did not generally produce exact replicas of early buildings. The revival style houses were usually of a larger size than those they sought to emulate and two stories in height, although single story variants became popular during the 1920s through the 1930s, assuming cottage or bungalow forms.

The houses typically, but not exclusively, have lateral running gabled roofs and a symmetric façade accented by a centered entry with evenly spaced windows on either side of it. Features borrowed from colonial period houses include elaborate entries, often with decorative fanlights and sidelights, symmetrical, multi-pane, sash windows, pilasters and classical columns, dentil trim under the eaves, and Palladian windows. The cottage versions are a single story in height, with either lateral running gable or hip roofs, and include character defining elements similar to the larger houses, although less liberally applied and often executed in a more modest manner.

The colonial revival style was a popular domestic architectural form in Hawaii from the late 1890s through the 1930s, a period which saw Hawaii's ties to the United States solidified by the Islands' annexation as a territory. This American style was frequently associated with houses of a more imposing scale. However, during the 1920s and 1930s more modest versions of the style were popular, and in Hawaii the style frequently assumed a more informal character, with adaptations made to address the temperate climate of the Islands.

With its symmetric composition, prominent portico with a broken pediment and Doric columns, 6 x 1 double hung sash windows, hip roof, double-lap rustic, beveled siding emulating Colonial clapboard siding, and Wyatt windows recalling Palladian windows, the Loomis residence well embodies the colonial revival style in a cottage form. Also its interior's paneled wainscots and high baseboards further reinforce the house's colonial ambiance. In addition, a number of features of the house reflect its presence in Hawaii, including its emphasis on cross ventilation as seen in its numerous double hung windows, its single wall construction, post and pier foundation, roof's open overhanging eaves, flowing interior floor plan, and the use of cane in its ceilings. As such, the Loomis residence stands as a good example of a colonial revival style cottage in Hawaii.

Although a fair number of these two-story colonial revival residences still stand in Hawaii, and around ten have been placed in the Hawaii or National Registers of Historic Places, only two more modest versions of the style have been registered: the Stephens residence (3239 Pali

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Highway), and 58 Robinson Lane, both of which are colonial style bungalows. To date, no colonial revival cottages in Hawaii have been placed in either the Hawaii or National Registers of Historic Places.

The house is also significant for its associations with the development of the College Hills Tract, which are enumerated in the College Hills Multiple Property nomination.

The subject residence was constructed in 1924 for Paul and Fanetta Loomis. Paul Loomis graduated from the University of Missouri and worked for Purina Mills, the largest commercial mixed feed operation in the United States. In 1920, he came to Hawaii to work for the Honolulu Dairyman's Association, where he was in charge of their feed department. The department was developed by the Dairymen's Association as a result of their taking over the California Feed Company's dairy feed business. Upon his arrival in Hawaii, he found that, "because of our tropical climate cows imported from the states do not do as well as they do in their native states. . . . because of this fact and other local condition the average production of cows here is far less than the average in the states. The average production of the cows in and around Honolulu is only seven quarts per day. In the large dairies in the states a seven quart cow would be sent to the butcher." [*Star Bulletin*, February 26, 1921, page 25] Mr. Loomis also observed that despite the high cost for importing feed from the mainland, milk prices were rather reasonable at 19 cents a quart, with 14.5 cents going to the farmers and only 4.5 cents to the distributor. On the mainland distributors charged a dime per quart for their services and paid the farmers less. Loomis was able to expand the Honolulu Dairymen's Association feed sales by individually analyzing farmers feed problems, and as a result the association built a new, fireproof feed warehouse in 1925. In 1927, the company doubled the capacity of their warehouse, following the Dairymen's Association's purchase of the remainder of the California Seed Company's business and expanded their product line to include poultry, horse and pig feeds, as well as dog biscuits, incubators and poultry supplies.

Like Paul Loomis, Fanetta Loomis hailed from St. Louis and attended Washington University, where she was an art student. In June of 1921 she sailed to Hawaii and she and Paul were married. The newlyweds lived on Hunnewell Street, and in 1924 purchased the subject property and had this house constructed. In all likelihood, plans were provided by Lewers & Cooke, as the young couple took out a mortgage with that building supply company. In September 1942 the Loomises sold this house to Albert and Rosaline Vivas. In turn, Mr. and Mrs. Vivas sold the house to George and Catherine Selser in 1944, and following the war the Selsers sold the property to Tamiko and Eiko Fukuki in 1946.

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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, 1920-1926.

City and County Tax Office records.

State Bureau of Conveyances, book 1720, page 328

Building permit number 10511, May 24, 1965

"Importation of Feed Greatest Handicap to Hawaiian Dairymen," *Star Bulletin*, February 26, 1921, page 25

"Missouri Girl Coming to Wed Paul S. Loomis," *Honolulu Advertiser*, June 13, 1921, page 6

"Kings Sell Out Feed Business to Dairy Assoc.," *Star Bulletin*, April 18, 1925, page 1

"Feed Business Forces Doubling of Warehouse," *Star Bulletin*, July 1, 1927, page 5

Schweitzer, Robert and Michael W. R. Davis, *America's Favorite Homes*, Detroit, Wayne State University Press, 1990

Fair, John D., "Stockham Valves and Fittings," *Encyclopedia of Alabama*, August 31, 2021, viewed at:

<http://encyclopediaofalabama.org/article/h-1392>, on May 14, 2022

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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

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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/trail/Oahu,-Hawaii-Hawaii?id=cae5608608c34251b8135d0ea66ea1ba>

(enter coordinates to 6 decimal places)

Latitude: 21.304317

Longitude: - 157.819366

1.

2. Latitude:

Longitude:

3. Latitude:

Longitude:

4. Latitude:

Longitude:

**Or**

#### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone:

Easting:

Northing:

2. Zone:

Easting:

Northing:

3. Zone:

Easting:

Northing:

4. Zone:

Easting :

Northing:

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

The property being nominated includes all the property owned by the Melvin K. T. Kong and Cheryl C. K. Kong trusts in 2022 as described by Tax Map Key 2-9-005: 012.

**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: May 21, 2022

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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.
- **Parcel map**
- **Additional items:** sketch of floor plan
- **Owner:** Melvin and Cheryl Kong  
2318 Kaala Street  
Honolulu, Hawaii 96822

**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.

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