

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: Beach House

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: 56-277 Kamehameha Highway

City or town: Malaekahana 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Not For Publication: Vicinity: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>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
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<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

Beach House _____ Honolulu
Name of Property

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

Beach House
Name of Property

Honolulu

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Nineteenth, Early Twentieth

Century American Movements

Hawaii Regional

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood board and batten walls, composition shingle roof, wood post and pier 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.)

Summary Paragraph

This beach house is situated on the beach at Malaekahana, an area characterized by beach parks and beach houses. It sits on a flat, 54,145 square foot lot, which runs from the ocean to the Kamehameha Highway. The house sits back from the beach, screened from the ocean by a variety of vegetation including naupaka (*Scaevola sericea*), iron wood trees (*Casuarina equisetifolia*), hala (*Pandanus odoratissimus*), sea grape (*Cocoloba uvifera*), Madagascar olive (*Noronia emarginata*), and beach heliotrope (*Heliotropium curassavicum*). The single story, single wall house faces east towards the ocean, and follows a U-shaped, pavilion plan with the wings defining a rear lanai which is covered by a built-up, flat roof. The beach house has board and batten walls and a composition shingle, intersecting hip roof with overhanging eaves and exposed rafter tails. It sits on a reinforced concrete slab foundation and its interior walls are also of board and batten. The five bedroom, three bath house is in excellent condition, has 1,906 square feet under roof, and retains its historic integrity of design, materials, workmanship, place, setting, feelings and association.

Narrative Description

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The beach house sits back from Kamehameha Highway, with a thicket of hau (*Hibiscus tiliaceus*) growing between the highway and the house. A long dirt driveway runs in from the highway to the beach house, with cars parking on a grassy knoll above the house. A walk with coral pavers embedded in concrete curves around a stand of naopaka and heads towards the back of the beach house, while in the other direction it curves towards the front along the south side, passing between a pair of 2' high, concrete pylons which taper from a 23" x 23" base to an 8" x 8" top.

The walkway to the rear of the house descends six coral set in concrete steps with a pair of 2' high coral posts at their top, and then traverses a curve with coral stone walls on either side before descending another five steps to the rear lanai. The 20' x 35' rear lanai has a coral paved floor and the 2" x 6" rafters and tongue and groove roof deck serve as its ceiling. Pipe columns, 4' in diameter support the corners of the roof and rise from cylindrical concrete bases. To the west of the lanai an approximately 4' high coral stone wall retains the hillside and a fire place for grilling food is built into the wall and surrounded by a counter of flat concrete blocks.

The walkway to the front terminates at a historic door in the south wall of the beach house. The door has four horizontal panes with a similarly designed side light to its east side. The door retains its original knob and hardware. The door opens on the 16' x 21' living room, which has a vinyl tiled floor and board and batten walls and ceiling. Such walls are found throughout the house, unless otherwise noted. The ceiling is 9'- 2" high, and the walls rise from a 2" high concrete curb and feature an internal 1" x 4" girt. The east wall of the living is comprised of a pair of wood framed, single pane sliding doors with a single pane fixed window to either side. The sliding doors open on a front, concrete block paved, 8' x 16' lanai, which is sheltered by a built up flat roof. The roof is supported at its outer corners by 4' x 4" posts sitting on small concrete tofu blocks.

On the living room's south wall, the entry door is flanked by 1 x 1 double hung sash windows, which have shed roof hood supported by brackets on the exterior. These windows are in their original wood frames, but are of vinyl, as are all the double hung sash, fixed and sliding windows in the house, unless otherwise noted. In the west wall of the living room, a doorway without a door leads into the kitchen.

The 15' x 20' kitchen has historic cabinets and formica countertops, which appear to date from the 1950s. The kitchen has in its south wall a two panel door, with a windowed top panel, flanked by 1 x 1 double hung sash windows, and a single pane, fixed window in its west wall. A non-historic door in the north wall opens on the back lanai, as also does a large pass through with a wood, roll-up door.

In the living room's north wall a cabinet with a pair of louvered doors is recessed into the wall. Above the cabinet are three shelves, and to the east of the cabinet is a single panel door with its original glass knob and hardware which opens on the first of a series of five bedrooms. This south-most bedroom has a single panel door with its original glass knob in its south wall, which opens on a closet. In its west wall a non-historic door opens on the rear lanai. A single pane picture window framed by a 1 x 1 double hung sash window on each side, defines in the east

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wall. The windows look out on an inset, 5' x 31' lanai which runs across the front of this bedroom and its neighboring bedroom. The lanai has a coral stone floor and four 4" x 4" posts support the beam running across its opening. The lanai is one step above the front yard.

A hollow core door, with a historic glass knob, in the south-most bedroom's north wall leads into a Jack and Jill bathroom. Six long wood towel racks line the north wall of the bathroom. A shower stall projects into the room from the south wall. Also along that wall are a toilet and a sink with a medicine cabinet with a beveled mirrored door above. The west wall is lined with three storage cabinets with tall doors. These have a screened opening running across the wall near that top, which on the exterior features a wood screen with an Asian geometric pattern. The east wall of the bathroom has a modern door which opens on the front lanai and yard, while a single panel door with its original glass knob and hardware is in the room's north wall.

The single panel door opens on a second bedroom. This room has in its east wall a picture window flanked by double hung sash windows similar to that in the southern most bedroom. A modern door in its west wall opens on the rear lanai, and the north wall of the room has two pairs of louvered, bi-fold closet doors and a solid core door with an historic glass knob and hardware.

The door leads into a third bedroom. This room has a picture window flanked by sash windows similar to the preceding two bedrooms in its east wall. In its north wall there is a single pane, fixed wood framed window. Also in this wall is a single panel door which leads to the outside, as well as a single panel door with its original glass knob and hardware which leads into a fourth bedroom. The west wall of this room has a jog in it, with the projecting part of the wall having a new door opening on a closet and a storage cabinet with four sliding doors near the ceiling line. The recessed part of the wall has a single panel door with its original glass knob and hardware which leads into a fifth bedroom which forms the north wing of the pavilion plan.

The fifth bedroom has a single panel, closet door with its original glass knob and 1 x1 double hung sash window in its north wall and a pair of similar windows in its west walls. A new door in its south wall opens on the rear lanai, and a board and batten walled bathroom occupies the southwest corner of the room. The bathroom is accessed through single panel door with its original glass knob and hardware in the bedroom's west wall. Next to the bedroom door, in the south wall of the bathroom, a new door opens on the rear lanai, and a small 1 x 1 double hung sash window is in the bathroom's west wall above the sink and toilet. A built-in bench with a rounded corner and a large round arched mirror behind it is adjacent to the bedroom door on the bathroom's east wall. Two long, wood, towel racks are on the north wall of the bathroom, and a shower projects out from the north end of the west wall of the bathroom. The tiled shower has a high, single pane, obscure glass, wood window in its north wall.

The fourth bedroom occupies the northeast corner of the beach house. It has two pair of small, single pane sliding windows in its north wall and a pair of large, single pane sliding windows in its east wall. Also in its east wall is a hollow core door with a historic glass knob, which opens on a bathroom. The bathroom has wood towel racks and a tiled shower with an obscure glass, single pane fixed window near its top in the east wall, and also a 1 x 1 double hung sash window in the same wall above the sink and toilet. In the bedroom's west wall there is a closet projecting

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from the southwest corner of the room which has a single panel door with its original glass handle and hardware. To the north of the closet a door in the west wall opens on a sidewalk which runs around to the rear lanai.

The beach house retains its historic integrity, despite several changes it has undergone. The house retains its original serial bedroom layout, front and rear lanai, living room sliding doors, and interior and exterior board and batten walls. Many of its single panel doors with their glass knobs remain intact, as do other details such as the bathroom towel racks, the 1950s kitchen with pass through to the outside, and the grounds landscaped with typical ocean front plantings. The windows, albeit vinyl, are double hung sash and sliding and their substitution does not disturb the fenestration of the house. As such they are subservient to the overall historic character of the house, as are the modern exterior doors opening on the rear lanai. The flat roof over the rear lanai supported by the pipe columns was picked up by the tax office in a 1957, and is in keeping with the nature and historic character of the beach house and has acquired significance in its own right.

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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

1926

Significant Dates

1926

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

architect: 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 beach house is significant on the local level under criterion C as a good example of a single wall beach house designed during the pre-World War II period in Hawaii. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The beach house is also significant at the local level under criterion A for its associations with the development of beach houses on Oahu during the 1920s and 1930s.

The 1926 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.” As is noted in the above section, “significant dates”, 1926 is the year of construction according to the County tax office’s records.

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

This beach house is significant at the local level as a good example of a beach house built in Hawaii during the decades prior to World War II.

During the second half of the nineteenth century, after the Great Mahele and subsequent legislation made the private ownership of land the law of the land, beach front properties came to be favorably viewed as places of relaxation and recreation. Waikiki became a popular retreat of the alii, with Kings Kamehameha IV, Kamehameha V, and Lunalilo, as well as Kalakaua and Liliuokalani all having secondary residences in the area. They were joined by a number of foreign families, and by 1873 William Bliss described the area as, “a hamlet of plain cottages, stretching along the seashore whither the white people of Honolulu go to revel in bathing-clothes, mosquitoes and solitude.” [Hibbard, page 22]

With the improvements in transportation, the subdivision of lands, and the expansion of electrical and water infrastructures during the opening decades of the twentieth century, oceanfront areas beyond Waikiki were also developed for leisure and recreation, and with this came the increased construction of beach houses used as secondary residences, which allowed families a retreat from urban living and provided ocean recreation opportunities. Areas such as Kailua, Lanikai, Mokuleia, and Malaekahana all emerged as popular locations for beach houses.

For residents of Honolulu, Malaekahana was one of the more inaccessible beachfronts on Oahu, being an approximately seventy mile train ride from Honolulu by way of the North Shore and Kahuku, and the area could not be reached by paved roads until 1933, when L.L. McCandless completed the paving of the 5.5 section of the Kamehameha Highway between Hauula and Kahuku. In addition to the paving of the road, the project also entailed the construction of eight concrete bridges, and with this project Oahu’s belt highway was completed.. [Star Bulletin, May 8, 1933, page 7] With the new paved road the Malaekahana area became more attractive as an ocean front retreat, although was still slow to develop because of the economic strictures of the Great Depression.

By the end of the 1930s, there appears to have been increased interest in the area as a place for beach houses, as in 1939, the *Honolulu Advertiser* reported that Princess David Kawananakoa intended to build a beach house at Malaekahana on lands she leased from Campbell Estate. Her thirty six acre parcel was part of a subdivision whose other owners included Clarence Cooke, Richard Cooke, C. Montague Cooke, Philip Spalding, Theodore Cooke, Mrs. James Kennedy, Henry Mead and Mrs. Alice Thompson. [Advertiser, January 16, 1939, p. 1]

As for the parcel in question, the tax office places the date of its construction as 1926, which seems as if it might be early, and on a 1928 aerial map of the area. No house can be discerned Oral traditions say it was built by Clifford Kimball, the owner of the Halekulani Hotel, but to date no written verification of his possession of this land has been found. The property was under the control of the Kahuku Plantation, with the James Campbell Estate owning the land. The Campbell Estate did not record their leases in the regular system, and so far efforts to obtain

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historic information from James Campbell Company have not been successful. No mention of Clifford Kimball at Malaekahana has been found via newspapers.com.

Despite an uncertain history, the house well reflects the period of its construction and stands as a reminder of the 1920s and 1930s rise in popularity of beach houses serving as recreational retreats from the daily routines of life.

Architecture

Although no definitive evidence concerning the construction of the house has been found to date, its physical appearance places it as a beach house constructed during the 1920s-1930s period. Primarily drawing upon the architectural antecedents of the plantation, with its single wall construction, canec ceilings, and hipped roof with overhanging eaves and exposed rafter tails, this Malaekahana beach house embodies the primary design vocabulary for beach houses of the pre-World War II period with its unadorned walls, horizontal profile, and use of the front and rear lanai for outdoor living and/or to access the various rooms. Its use of a poured in place, concrete slab foundation departs from the plantation vocabulary, but had already come into use during this period in beach houses, as reflected in such registered beach houses as owned by the Wrenns, Hockings and Boutchers. As is the case with this beach house, curbing was a feature associated with such beach front foundations.

Also the house's use of a pavilion plan was often found in Hawaii's beach houses in the pre-World War II period, while the use of board and batten siding was a popular signifier of rusticity and employed in weekend retreats of the time. In addition, the large sliding living room door, and cross ventilated bedrooms well respond to Hawaii's climate, inviting the cooling trade winds into the house. The serial character of the bedroom layouts and access to individual rooms from the outside well reflect the informal style of life associated with recreational beach houses and the entertaining of friends and relatives who might gather here on the weekends. As such this house stands as a good example of beach house architecture from the pre-World War II period.

A little over a dozen beach houses on Oahu have been placed in the Hawaii or national registers of historic places, with the majority located in Lanikai and Kailua. In addition three beach houses in Mokuleia have been registered as also Hocking Beach House in Waimanalo, Trentino at Kawela Bay and the Marie Heilman beach house on the east side of Oahu. To date no beach houses in the area between Hauula and Kahuku have been placed in either register. As such this beach house in Malaekahana stands as a very good and relatively rare example of its genre. In addition to its architecture it is also noteworthy by retaining its ocean to highway parcel of land and its landscaping with naupaka, seagrape, beach heliotrope, Spanish olive, iron wood, and hau all of which were typical of ocean front plantings of its period.

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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, document numbers 102154 and 337304, and Transfer Certificate of Titles numbered 3095 and 10,672

“Paving of Last Section of Kam Highway Ending,” *Star Bulletin*, May 8, 1933, page 7

“Princess Signs Beach Lease,” *Honolulu Advertiser*, January 16, 1940, page 1

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): 50-80-02-09411

10. Geographical Data

Acreage of Property 1.24 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Beach House _____ Honolulu
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Datum if other than WGS84: Bing Maps:
https://www.bing.com/maps/?cp=21.663863%7E-157.935045&lvl=15.9
(enter coordinates to 6 decimal places)

Latitude: 21.668395

Longitude: 157.937287

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 Edwin and Susan Schull and Pole 36 LLC in 2024 and described by tax map key: (1) 5-6-001: 069

Boundary Justification (Explain why the boundaries were selected.)

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

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: March 29, 2024

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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:** sketch of floor plan

- **Owner:** Edwin and Susan Schull
Old Pali Road
Honolulu, Hawaii 96813

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.).

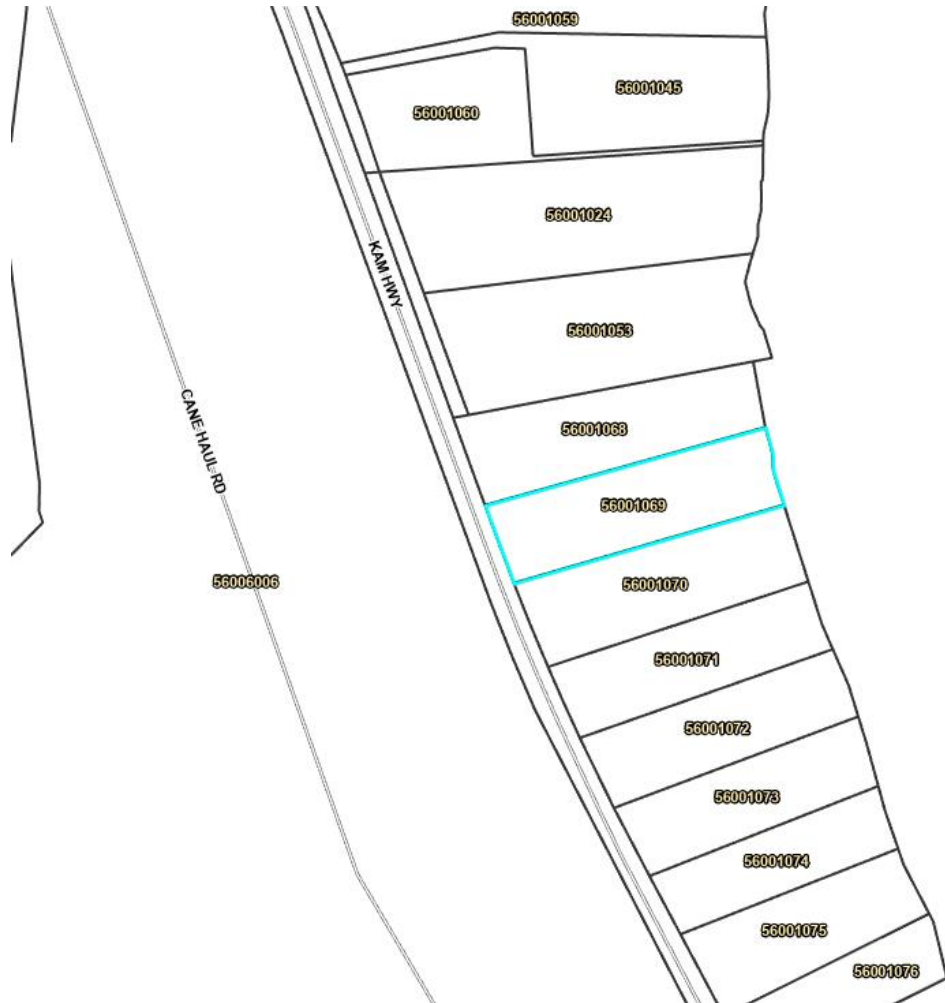
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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TMK Map

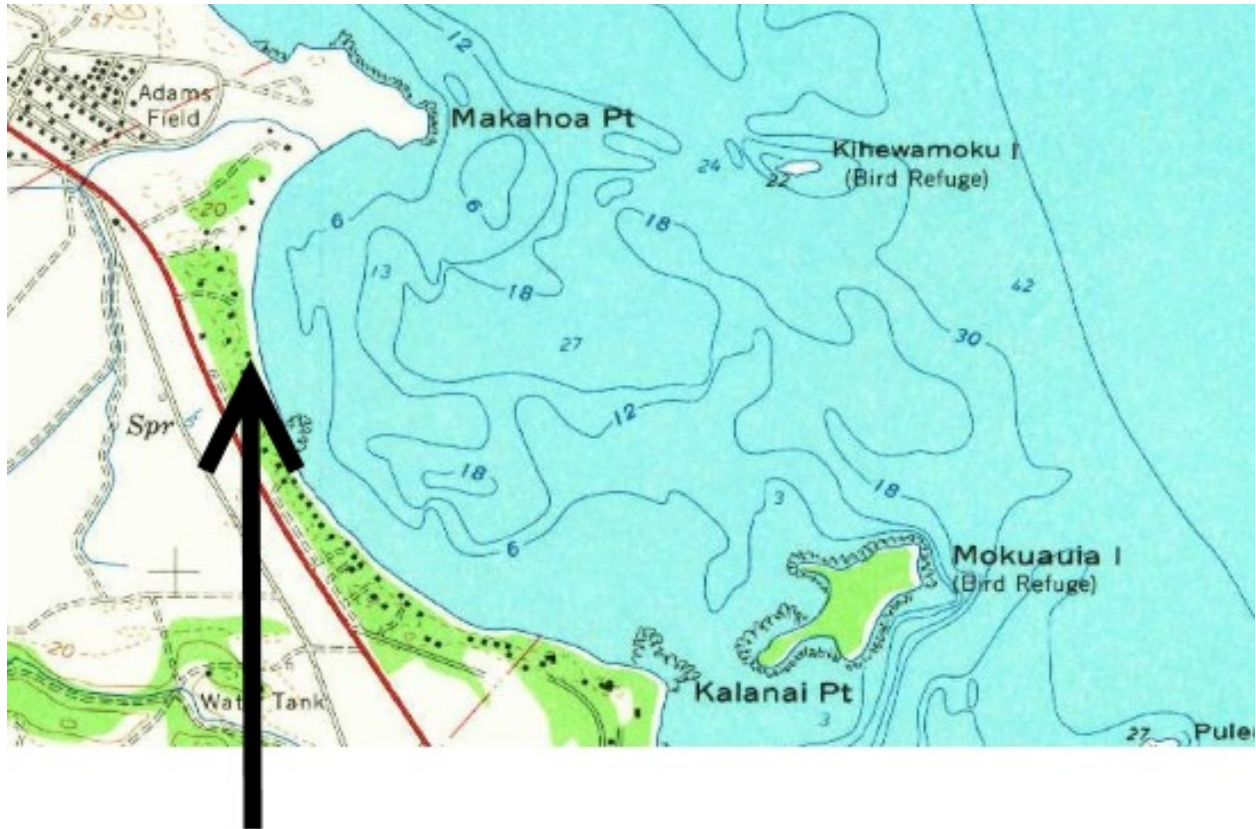


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USGS Map

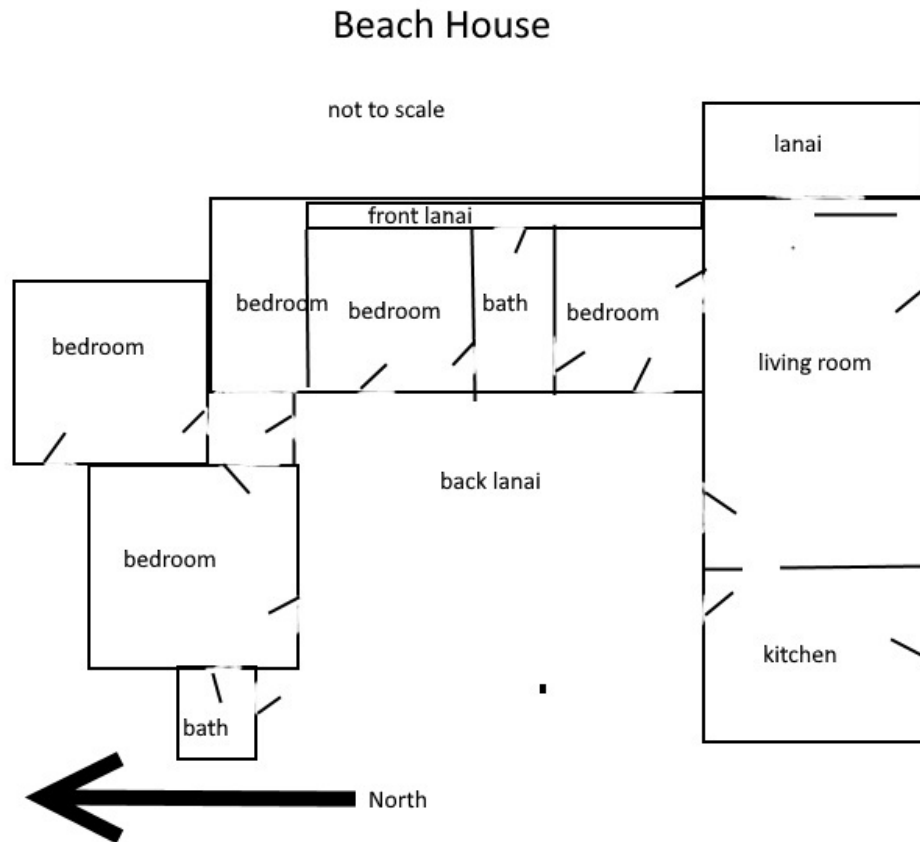


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Floor Plan



Beach House
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Photo Log

Name of Property: Beach House

City or Vicinity: Malaekahana

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: January 4, 2024

Drone view of the front from the east

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Photo Log

Name of Property: Beach House

City or Vicinity: Malaekahana

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: January 4, 2024

View of the front of the house from the southeast

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Beach House
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Photo Log

Name of Property: Beach House

City or Vicinity: Malaekahana

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: January 4, 2024

View of the rear of the beach cottage from the west

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Beach House
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Photo Log

Name of Property: Beach House

City or Vicinity: Malaekahana

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: January 4, 2024

View of the rear lanai from the south

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Photo Log

Name of Property: Beach House

City or Vicinity: Malaekahana

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: January 4, 2024

View of living room from the west

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Photo Log

Name of Property: Beach House

City or Vicinity: Malaekahana

County: Honolulu

State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: January 4, 2024

View of the living room from the east

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Photo Log

Name of Property: Beach House

City or Vicinity: Malaekahana

County: Honolulu

State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: January 4, 2024

View of the kitchen from the east

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Photo Log

Name of Property: Beach House

City or Vicinity: Malaekahana

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: January 4, 2024

View of second and third bedrooms from the north

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Photo Log

Name of Property: Beach House

City or Vicinity: Malaekahana

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: January 4, 2024

View of the fourth bedroom from the south

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County and State

Photo Log

Name of Property: Beach House

City or Vicinity: Malaekahana

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: January 4, 2024

View of the bedrooms five and three from the northeast

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