

**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: Strode House

Other names/site number: Strode Residence, Strode Beach House

Name of related multiple property listing:

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

## 2. Location

Street & number: 1112 Mokulua Drive, Lanikai

City or town: Kailua State: Hawai'i 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Not For Publication:  Vicinity: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

_____ <b>Signature of certifying official/Title:</b>	_____ <b>Date</b>
_____ <b>State or Federal agency/bureau or Tribal Government</b>	

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

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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>	_____	buildings
_____	_____	sites
_____	<u>1</u>	structures
_____	_____	objects
<u>2</u>	<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.)

OTHER Hawai'i Regionalist

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

Principal exterior materials of the property: Foundation: CONCRETE slab; Walls: WOOD tongue-and-groove; Roof: ASPHALT Composition Shingles

### 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 Dr. Joseph E. Strode House, presently the property of Nigel and Cynthia Rich, is located at 1112 Mokulua Drive in the historic resort enclave of Lanikai, on the east (windward) coast of the Island of O'ahu. Built in 1936 at a cost of \$8,420, the beachside house is an excellent example of Territorial-Period, Hawai'i Regional Style Architecture, with characteristic lanai, a double-pitched (bell-cast) roof, and expansive window and door openings on both the beach (makai) and mountain-facing (mauka) sides. The historic house and contemporaneous garage sit on a large rectangular foot lot with frontages on Mokulua Drive and the ocean. With minor changes in 1946 and 1955 and the more recent insertion of a kitchen in a former dining space, the one-story, single-wall building and its grounds retain a high level of integrity in terms of location, design, setting, materials, workmanship, feeling, and association to the time of its construction as a beach house and to the immediate postwar years when it underwent upgrading for permanent use. The house is also in excellent condition due to careful maintenance by the present owners.

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## Narrative Description

Directly fronting the ocean the house occupies a beachside lot with a view of the Mokulua Islands, Moku Nui and Moku Iki, located about half a mile to the east. The long rectangular lot stretches from Mokulua Drive on the west to the beach on the east. It measures 15,000 square feet in area, or approximately .34 acres. The house sits at the northeast (ocean-side) end of the lot and opens onto a turf lawn, bounded by low-lying shrubbery (naupaka) separating the house from the beach itself and by specimen hala trees, coconut palms, and ferns. The westernmost section of the lot is an open, turf-covered lawn, punctuated by a large False Kamani (*Terminalia catappa*) tree near the Mokulua Drive end and contained by a planting bed of ferns, croton, and ginger, punctuated by hala trees and coconut palms. A historic combined garage and servants' quarters, dating from the time of original construction occupies the southwest corner of the lot. A lattice fence separates the concrete driveway from the yard. A five-foot-high, white picket fence forms a barrier along the inland frontage. A concrete walkway flanked by pea stone beds provides access to the beach and bedrooms along the southeast perimeter of the property.

The expansive, single-story house has a roughly H-shaped plan, consisting of two parallel sections comprising sleeping quarters, bathrooms, and utility areas and a central great room, family room, and lanai area at the center. The plan dimensions are approximately 45 by 50 feet, the wider part marking the side elevations. An east corner section projects about 4 feet from the face of the building on the ocean side and extends about 14 feet in width. The mountain (mauka) side features projections at both ends. These measure about 12 by 12 feet on the north side and 15 by 18 feet on the south. An open lanai (in essence a patio area) measuring about 10 by 28 feet spans the west (mountain or mauka) side. A second open though roofed lanai, measuring 4 by 30 feet stretches along the beach (makai) side. Through difficult to describe in terms of bays, the house measures roughly five by three bays, with the five bays marking the mauka and makai sides.

The Strode House sits on a concrete slab foundation, providing a continuous concrete floor within. Expansion joints measuring about two by three-feet inscribe the floor. The floors were originally stained, but now feature uniform green-painted surfaces, an alteration introduced sometime before 1994, when the Riches purchased the property. Though a single-storied, single-

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wall wood house, the central living area features an impressive cathedral ceiling, with decorative king-post truss over the makai-facing great room. The complex bell-cast roof features projecting sections on the southeast corner and on both projecting sections of the mountain-facing (mauka) façade. The mauka roof projects feature gablets with decorative wood vents. An extended shed roof covers the mauka-side family room. Originally covered by wood shingles, the roof cladding consists currently of dimensional, composite roofing material appropriate to the overall character of the house.

In keeping with its single wall, vertical tongue-and-groove board construction the house features continuous girts at mid-wall level along the exterior. These measure four inches in width and project  $\frac{3}{4}$  inch from the wall surface. Projecting corner boards and exposed rafter ends provide additional exterior decorative detail. Windows are both single and paired and feature characteristic projecting counterweight boxes and prominent sills. Windows are predominantly double-hung wood sash windows. There are also sliding windows, both on the exterior of some bedrooms and an additional interior sliding window along an interior corridor in the south (southeast) section of the house. Several windows feature spring mounted replacement sash, though most are still operable counter-weighted sash with rope pulley lines. In addition, there are several fixed glass windows on the ocean side, one a Chicago-style window (a central fixed window flanked by operable double-hung sash windows) two others on the ocean (makai) wall of the great room. These "picture" windows were probably added in 1955 when the property was significantly renovated. (The picture windows were all in place by 1994 when Nigel and Cynthia Rich acquired the property.) A second three-part window is situated on the northeast corner of the ocean side. Originally a single, double-hung window this was expanded in 2016 to provide a pass-through from the new kitchen to the covered lanai.

Exterior doors are both paneled and glazed. Those on the enclosed mauka-side lanai are six eight-light sliding doors, creating a nearly continuous double-door façade; the single large opening on the maikai side consists of two four-light leaves. There are paneled and half paneled doors providing access to the bedrooms and bathrooms on the southeast side wall. Another distinctive exterior feature is the six-post colonnade on the ocean side, supporting the nearly continuous covered lanai. This consists of simple four-by-four inch square posts set on round concrete bases and topped by wood corbel capitals. These appear to be original to the structure, the bases probably a later addition.

The interior of the house consists of a large family room and a great room in the center, flanked by bedroom and service wings on either side. The family room features a low tongue-and-groove baseboard and gypsum board ceiling, possibly replacing original Canek panels. A knee wall of the height of the wainscot separates the present family room from the great room, located on the makai side of the building. The low tongue-and-grove wall features a plain wood plinth, which in turn supports four freestanding and two engaged square posts, measuring about six-by-six inches each. While it is tempting to view the family as previously open to the elements, there is no evidence of earlier windows or doors in the interstices. Historical records also indicate that the family room was always enclosed on the mauka side, precluding the need for interior windows between the family room and great room.

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The great room is the most dramatic feature of the interior. Spanning the central part of the house, the ceiling features an exposed king-post frame, stained a dark contracting color. The ceiling height reduces to approximately eight feet at the north end, an area once serving as the dining room. The truss farming consists of nearly six-inch collar beams and four-inch rafters, posts, and purlins. The walls are of eight-inch wide vertical planks that reach to the peak of the ceiling. Both walls feature chevron-patterned vent openings at the top of the wall. A modern kitchen has been inserted into the former dining room, replacing an earlier smaller kitchen (now serving as a pantry and laundry area) on the north side of the great room. With its white paneled and glazed cabinets and simple kitchen island, the new kitchen (added in 2016) has a minimal impact of the great room's appearance. The new kitchen also retains the original ceiling height for the dining room, further lessening its visual impact.

The north wing of the building includes the new laundry area, pantry, and an expanded bathroom for the originally existing bedroom on the mountain (mauka) side of the house. Measuring about 12 by 12 feet, the bedroom features original tongue-and-groove vertical plank walls, plain woodwork, and an original Canek paneled ceiling. A molded crown extends around the wall on all four sides. Altered slightly in 2016, the closet now combines shelving for linen in addition to the reduced clothing storage area.

The south wing of the house is particularly distinctive, consisting of a row of three bedrooms serviced by a narrow interior hallway. The mauka bedroom measures approximately 14 by 12 feet and consists of simple tongue-and-groove plank walls, a four-inch continuous molded crown, and a tongue-and-groove plank ceiling. Sliding windows are located on each of the three exterior-facing walls. The middle bedroom measures 11 by 12 feet and shares the interior details of the mauka bedroom. The mauka bedroom bath was modified in 2016 through the replacement of an older shower stall by a new chamfered stall and the elimination of a closet for the mauka bedroom. The middle bedroom bathroom was also upgraded in 2016, with new fixtures, shower stall, and surfaces. Both bathrooms have exterior as well as interior doors.

The third bedroom in the south wing serves as the master bedroom. This room measures 16 by 10 feet and features a picture window (probably added in 1955) flanked by two double-hug sash windows looking out to the ocean. The sash windows are replacements but preserve the character of original sash windows. As with the other two bedrooms in this section of the house, the walls are vertical tongue-and-groove boards with continuous crown molding. The ceiling surface, however, is Canek, matching that of the bedroom in the north wing.

The tax assessor field book sketches of the late 1940s indicate that the two-foot "punch-outs" along the south side of the building date to 1946, when the property was being modified for more continuous use. This included the expansion of the master bedroom and of the middle bedroom to provide for greater livable area. It is possible that some of the built-ins and exterior doors allowing access to bathrooms also date to this period. Further changes occurred in 1955, when the house became a permanent residence for the Strode family.

The hallway, mauka bedroom, and middle bedroom feature several built-in cabinets, fitted both with drawers and doors. The cabinet doors in the hall feature round ventilation holes. A unique

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feature is the interior window between the middle bedroom and the hall. Doors are both single and multiple paneled. The door from the hall to the great room features a sliding upper panel.

The electrical system was replaced and updated after 2006. Surface-mounted receptacle boxes and switches still adhere to the original designs as do the existing wire molding throughout the house. Lighting consists of more recent recessed lights in the family room and new kitchen and original chandeliers in the great room. There are also newer ceiling fans in the bedrooms.

The historic garage and servants' quarters is located in the southwest corner of the property, approximately 32 feet from the public road. This is an extended single structure divided into three parts—quarters, storage area, and garage—under a single gable-on-hip roof (with gablet vents). The servants' quarters consists of two bedrooms and a single bath. As with the main house, the servants' quarters features double-hung and sliding windows, an exterior continuous girt, exposed rafter ends, and five-paneled doors. The interior is tongue-and-groove plank with simple crown moldings. Ceilings are Canek panels.

The storage area is located between the servants' quarters and the garage. This houses furniture and a refrigerator and workspace. The garage itself serves as storage and features original doors. A later shed-roofed addition serves as a carport at the entrance.

The final feature of the property is a combined bench and garden pavilion located near the house on the north edge of the mauka lawn area. Added prior to 1994, this structure consists of two one-foot square supporting posts surmounted by a gable-on-hip roof to match that of the garage-servants' quarters. Featuring an 8 by 12 foot concrete pad, the pavilion also includes an ornate masonry bench. Stylistically and materially this feature appears to date from the 1980s. It is not a contributing element.

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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  
COMMUNITY PLANNING AND DEVELOPMENT  
HEALTH MEDICINE

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

**Period of Significance**

1936-1955  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1936 Date of construction  
1946 Date of alterations  
1955 Date of alterations

**Significant Person**

(Complete only if Criterion B is marked above.)

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

**Cultural Affiliation**

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

**Architect/Builder**

Architect: James G. Morgan (dates unknown)  
Builder: Riyoichi Kawasaki (1892-1956)

\_\_\_\_\_

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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 Strode House is a significant example of a late 1930s Hawai'i beach house, later modified for more permanent occupation (Criterion C, Architecture). Designed by local architect James G. Morgan and constructed by Riyoichi Kawasaki (1892-1956), the Strode House exemplifies the architectural tastes of Hawai'i's haole (Euro-American) elite in the early half of the twentieth century. With its simple, single-wall construction and double-pitched (bell-cast) roof the property is excellent example of a popular regional architectural style of the 1920s and 1930s, known variously as Hawaiian Style, Hawai'i Regionalist Style, Hawaiian Regionalism, or Territorial Style Architecture. The house's history also charts the transition of modest beach houses from weekend getaways to more permanent beachside housing, notably in the 1940s and 1950s, and of the development of both Kailua and its tributary Lanikai as secondary population centers on the island of O'ahu (Criterion A, History of Community Development). The property has additional significance as the vacation house and later permanent residence of Dr. Joseph E. Strode, a prominent Hawai'i physician and an early partner in the still extant Straub Medical Center (Criterion A, History of Hawai'i Institutions). Constructed in 1936 and modified for more permanent use beginning in 1946, the house retains integrity to the period between the year of its construction and 1955, the date of the last significant changes to the property. The property is considered significant at the Local Level.

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

*The Honolulu Advertiser* noted on September 6, 1936 that a beach house and garage was "under construction at Lanikai" for Dr. and Mrs. J. E. Strode. The architect was James G. Morgan. The builder was "Kawasaki."<sup>1</sup> The cost was placed at \$8,420. Strode purchased the 15,000 square-foot lot from Joseph H. Worrall in July 1936.<sup>2</sup> The following year, the land was valued at \$2,651, the improvements placed at \$8,365, for a total of \$11,016. The tax for 1938 was set at \$322.11.<sup>3</sup>

There is little record of the Strode House's architect. In 1916, or fully twenty years before, James Morgan is cited as the builder of an eight-room Bungalow in the "Manoa Valley," designed by

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<sup>1</sup> Announcement, *The Honolulu Advertiser*, 6 September 1936.

<sup>2</sup> Tax Maps Branch, History Sheet, Kailua, Lanikai Beach Tract, Lot 43, LC App 505, 4-3-06-73, Department of Taxation, Real Property Assessment Division, 842 Bethel Street, Honolulu.

<sup>3</sup> 4-3-06-73, Tax Assessors Field Books, Residential Appraisal Card, Department of Taxation, Real Property Assessment Division, 842 Bethel Street, Honolulu.

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the firm of Ripley & Davis.<sup>4</sup> Clinton Biggs Ripley (1849-1922) had lived and practiced in Honolulu since 1891, partnering for a time with well-known regionalist architect Charles William Dickey (1871-1942). Ripley later worked with Arthur L. Reynolds and, after 1913, with Louis E. Davis (1882-1962). Separately and together, Ripley and Davis were responsible for buildings such as the Progress Block on Fort Street (Ripley with C.W. Dickey, 1897), the Irwin Block on Bethel Street (Ripley again with C. W. Dickey, 1897), and Hawaii Hall at the University of Hawaii (1911). Following Ripley's death in 1922 Davis went on to design McKinley High (1923) and the Honolulu Police Station on Bethel and Merchant Street (1931).<sup>5</sup> James Morgan presumably worked as a contractor (possibly directly under Ripley and Davis) and then later as an architect in his own right in the 1920s and 1930s. His style, as expressed in the Strode House, owed much to the work of C. W. Dickey and his sometimes partner Hart Wood (1880-1957), sharing an emphasis on simplicity and the incorporation of the Hawai'i Regionalist signature element, the double-pitched bell-cast roof.<sup>6</sup>

Somewhat more is known about the Strode House's builder. Riyoichi Kawasaki was born in Hiroshima, Japan in 1892. At the time of the house's construction he was living at 912 Kaheka Lane in Honolulu.<sup>7</sup> He was then 43 years old and lived as head of household with three daughters, a son, and a nephew.<sup>8</sup> His name occurs frequently in newspaper notices. In 1931, he is listed as one of the leading customers of the Theo. H. Davies & Co.'s lumberyard.<sup>9</sup> The same year *The Honolulu Advertiser* noted he completed two homes in Waikiki.<sup>10</sup> In 1932, he participated in a dinner held by the Honolulu Japanese Builders' Association (of which he was secretary and later auditor<sup>11</sup>) to honor local architects.<sup>12</sup> In 1933, he is noted as one of the signers of the NRA agreement over laborers' hours and wages.<sup>13</sup> An article of 1935 in the *Honolulu Star-Bulletin* credits his work on a house in Wilhelmina Rise to designs prepared by the young architect Vladimir Ossipoff (1907-1998) for Theo. H. Davies & Co.<sup>14</sup> At the same time, he partnered with architect Herbert C. Clayton on a new power plant building for Hawaiian Electric Co.<sup>15</sup> And two years later, he worked with architect Guy Rockwell on an addition to St. Theresa

<sup>4</sup> "James Morgan To Build," *The Honolulu Advertiser*, 13 January 1916.

<sup>5</sup> On Ripley & Davis: Don J. Hibbard, *Buildings of Hawaii*, Society of Architectural Historians, Buildings of the United States series (Charlottesville: University of Virginia Press, 2011), 27, 170-71.

<sup>6</sup> Don Hibbard, "The Hawaiian Roof," *SAH Archipedia*, <http://sah-archipedia.org/detail/content/articles/HI-01-ART196.xml>, Accessed 12 April 2018. Also, Robert Jay, *The Architecture of Charles W. Dickey, Hawaii and California* (Honolulu: University of Hawaii Press, 1992), 149-155; Don Hibbard, Glenn Mason, and Karen Weitz, *Hart Wood: Architectural Regionalism in Hawaii* (Honolulu: University of Hawai'i Press, 2010), 98-110.

<sup>7</sup> *Directory of the City and County of Honolulu*, 1936-37, Vol. XLIII (Honolulu: R. L. Polk & Co., 1936).

<sup>8</sup> Riyoichi Kawasaki, U.S. Census Bureau, United States Census Records, 1940.

<sup>9</sup> "Lumber Dep't of Davies Co. Kept Busy," *The Honolulu Advertiser*, 27 September 1931.

<sup>10</sup> "Two Homes in Waikiki Are Nearly Pau," *The Honolulu Advertiser*, 4 October 1931.

<sup>11</sup> "Honolulu Japanese Contractors Elect Their New Officers," *Honolulu Star-Bulletin*, 14 January 1933.

<sup>12</sup> "Japanese Builders Hosts To Architects At Dinner," *Honolulu Star-Bulletin*, 18 April 1932.

<sup>13</sup> "NRA Signers," *Honolulu Star-Bulletin*, 15 September 1933.

<sup>14</sup> "Attractive Wilhelmina Rise Residence," *Honolulu Star-Bulletin*, 24 August 1935.

<sup>15</sup> "H. E. Co. Erects Shop Building," *Honolulu Star-Bulletin*, 16 February 1935.

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on North Street.<sup>16</sup> Kawasaki died in 1956, living still on Kaheka Lane and survived by his wife Matsue, a son and three daughters (though his residence was then listed as number 942).<sup>17</sup>

Dr. Strode, the client for Kawasaki and Morgan, had an even more publicized career. Born on a farm near Independence, Missouri, and educated at Washington University and Barnes Hospital in St. Louis, Joseph E. Strode arrived in Hawai'i early in 1916, serving first as an intern at Queen's Hospital.<sup>18</sup> In September 1916 he passed his medical exams, allowing him to practice medicine in the islands.<sup>19</sup> In October the following year, his engagement to "Miss Pauline Schaefer" was noted in the *Honolulu Star-Bulletin*.<sup>20</sup> Soon afterward, however, he departed for the Army Medical School in Washington, D.C., subsequently serving 16 months at Camp Zachery Taylor in Louisville, Kentucky.<sup>21</sup> Pauline followed him to Washington in late November, following a luncheon hosted by her friend Mrs. Marshall Henshaw. "A great basket of pale gray daisies made an attractive decoration for the luncheon, which was a la buffet."<sup>22</sup> Returning to the islands at the end of the war, Strode settled into family life, beginning a private practice in 1919. Appointed to the Board of Medical Examiners in July 1920, by the early 1920s, he was in practice with Dr. George Straub, sharing offices at 881 Young Street, off Thomas Square for many years, while consulting at nearby Queen's Hospital.<sup>23</sup>

Pauline Schaefer (1893-1980) was a well-connected Honolulu resident. Her father was Frederick August Schaefer (1836-1920), a native of Bremen in Germany and an important figure in Hawai'i's plutocracy from 1867 when he took over the firm of Melchers & Co., renaming it J. A. Schaefer & Co.<sup>24</sup> He became president of the Honokaa Sugar Co. and Pacific Sugar Mill in 1878, managing the operations until his retirement in 1918. He also served as a consular officer for Italy and Austria-Hungary and held a long list of decorations from abroad.<sup>25</sup> He was also a trustee of Queen's Hospital, head of the Hawaii Board of Fire Underwriters, and president of the Hawaii Sugar Planters' Association, and an active Mason. His children married other well-to-do Honolulu residents, establishing family connections to the Castles and Waldrons among others.

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<sup>16</sup> "School Enlarged in Church Yard," *The Honolulu Advertiser*, 18 July 1937.

<sup>17</sup> "Ryoichi Kawasaki, Obituary," *Honolulu Star-Bulletin*, 3 February 1956.

<sup>18</sup> "Dr. Strode, Straub Founder, Is Dead," Obituary, *Honolulu Star-Bulletin*, 14 August 1972; "Strode, Joseph Emerson," *Men of Hawaii: Being a Biographical Reference Library, Complete and Authentic, of Men of Substantial Achievement in the Hawaiian Islands*, Vol. I., edited by John William Siddall (Honolulu: Honolulu Star-Bulletin, 1921.)

<sup>19</sup> Announcement, *Honolulu Star-Bulletin*, 11 September 1916. Also, "Eleven Physicians Pass Examinations," *The Hawaiian Gazette*, 22 September 1916.

<sup>20</sup> Society Notes, *Honolulu Star-Bulletin*, 13 October 1917.

<sup>21</sup> "Dr. J. E. Strode, Medical Corps," *Honolulu Star-Bulletin*, 5 October 1918.

<sup>22</sup> Society Notes, *Honolulu Star-Bulletin*, 17 November 1917. Further noted *Honolulu Star-Bulletin*, 10 November 1917.

<sup>23</sup> "Dr. Strode, founder at Straub, dies at 82," *The Honolulu Advertiser*, 14 August 1972.

<sup>24</sup> "Schaefer, Frederick August, August 19, 1836- March 11, 1920," Statewide County HI Archives Biographies, <http://files.usgwarchives.net/hi/statewide/bios/schaefer60bs.txt>, Accessed 20 April 2018.

<sup>25</sup> "Schaefer, Frederick August," *Men of Hawaii: Being a Biographical Reference Library, Complete and Authentic, of Men of Substantial Achievement in the Hawaiian Islands*, Vol. I., edited by John William Siddall (Honolulu: Honolulu Star-Bulletin, 1917.)

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Pauline's wealth and connections quickly elevated the young couple, making it possible for them to maintain an impressive residence on Vancouver Drive near College Hill<sup>26</sup> and later build a beach house in the new subdivision of Lanikai.

Strode's career flourished in the 1920s and 1930s. His duties at Queen's Hospital resulted in his training "scores of Island surgeons." In 1922, his association with George Straub evolved, with Strode becoming one of the newly founded Straub Clinic's senior partners.<sup>27</sup> By 1947, he was chief of surgery at Queen's Hospital, later assuming the job of chief of staff.<sup>28</sup> Throughout this period published a number of technical papers, including "Observations on the Treatment of War Wounds – made at Tripler General Hospital, Fort Shafter, Honolulu," and "Observations on Carcinoma of the Stomach in Hawaii," both published in the *Hawaiian Medical Journal*.<sup>29</sup> He and Pauline also raised a son, Walter Strode (1925-2008), later a specialist in urology at the Straub Clinic.<sup>30</sup> In 1938, his father Walter Sterling Strode (1861-1941) and mother Jodie Ellen Strode (1862-1949) came to Hawai'i and lived in a modest bungalow, located on nearby Kahawai Street.<sup>31</sup> A year before his mother's death Joseph Strode and his wife moved into another house at 2030a Ahualani Place in nearby Ualaka'a completed in 1948.<sup>32</sup>

Following construction of the beach house at Lanikai, Strode, then 46 was ready to begin enjoying his leisure time. He was a golf enthusiast and also enjoyed the water.<sup>33</sup> He was also an avid reader, liked to play cribbage, and used some of his time to work on his medical publications.<sup>34</sup> He and his wife also began to travel more frequently.<sup>35</sup> The Lanikai house served primary as a weekend and vacation getaway for the family.<sup>36</sup> In 1946, the tax assessor's field book notes an expansion of the south section of the house to include two "bump-outs" for the east (makai) and west (mauka) bedrooms.<sup>37</sup> In 1952, there is a note about "improvements" made in May of 1952. Three years later, on September 3, 1955, the *Honolulu Star-Bulletin* notes a "Notice of Completion of Contract" for alterations to the Strode property on Mokulua Drive by

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<sup>26</sup> *Directory of the City and County of Honolulu*, 1936-37, Vol. XLIII (Honolulu: R. L. Polk & Co., 1936).

<sup>27</sup> "Clinic Founder Dr. Strode dies," *The Honolulu Advertiser*, 14 August 1972.

<sup>28</sup> "Dr. Strode, founder at Straub, dies at 82," *The Honolulu Advertiser*, 14 August 1972.

<sup>29</sup> J. E. Strode, "Observations on the Treatment of War Wounds – Made at Tripler General Hospital, Fort Shafter, Honolulu," *Hawaii Medical Journal* Vol. 1, No. 3 (January 1942), 158 ff.; "Observations on Carcinoma of the Stomach in Hawaii," *Hawaii Medical Journal* Vol. 11 (January-February 1951), 173 ff.

<sup>30</sup> "Walter Sterling Strode, Longtime Straub Urologist, 1925-2008," Honolulu Advertiser.com, 27 November 2008, <http://the.honoluluadvertiser.com/article/2008/Nov/27/ln/hawaii811270347.html>, Accessed 2 April 2018.

<sup>31</sup> "Walter Strode Dies at Home," *The Honolulu Advertiser*, 20 November 1941.

<sup>32</sup> *Directory of the City and County of Honolulu*, 49 (Honolulu: R. L. Polk & Co., 1949).

<sup>33</sup> "Dinner to Honor the Dean of Surgeons," *Honolulu Star-Bulletin*, 13 December 1964.

<sup>34</sup> "Girl, 13, Holds Perfect Cribbage Hand," *The Honolulu Advertiser*, 18 August 1958.

<sup>35</sup> "J. E. Strodes To Mainland," *The Honolulu Advertiser*, 2 April 1950.

<sup>36</sup> "Charming Threesome—Mrs. Walter Strode...at the Lanikai home of Dr. Strode's parents," *Honolulu Advertiser*, 11 September 1955; "Anniversary Celebrated," *The Honolulu Advertiser*, 20 September 1953.

<sup>37</sup> 4-3-06-73, Description of Improvements, Tax Assessors Field Books, Department of Taxation, Real Property Assessment Division, 842 Bethel Street, Honolulu.

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contractor W. L. Kegin—presumably alterations of the building's interior.<sup>38</sup> Other changes of this period probably included the introduction of picture windows on the makai side and changes to the bathrooms. These were carried out just as Strode was retiring from his full-time work as a physician.

From 1955, Strode made the Lanikai Beach House his permanent residence. It had been a good investment. In 1940, the house and land had been evaluated at \$10,319. In 1945 it had actually gone down in its assessed value to \$9,854. In 1951, the property was assessed at \$12,379 and in 1952 it jumped to \$16,612, no doubt as a result of improvements that year.<sup>39</sup> The year 1956 saw a jump to \$23,384 and by 1961 the assessment had increased to \$33,334.<sup>40</sup>

Strode would continue to reside in the house until his death in 1972. At the time of his death his residence is cited as 1112 Mokulua Drive, Lanikai.<sup>41</sup>

Pauline Strode, Joseph Strode's widow, inherited the property at the time of his death. It then fell under her trust. Her son Walter E. Strode (1925-2008) acquired the house in 1981, upon the death of his mother. In May 1988, the property was listed for sale at \$2,500,000.<sup>42</sup> The price was reduced to \$2,300,000 a few months later.<sup>43</sup> In October 1989, it sold for \$2,010,000 and then was divided a month later into two separate ownerships. In September 1993, Nigel and Cynthia Rich purchased the property for \$1,600,000. Cynthia Rich is a lineal descendant of Theophilus Harris Davies (1834-1898), founder of Theo. H. Davies & Co., so the property has had a special value to her and her family. The Riches have been respectful of the property undertaking electrical upgrades in 2004 and 2007 and redoing the kitchen in 2016. They have been careful to retain the overall character of the property and have maintained it to a high level.

### Regionalist Architecture in Hawai'i

The Strode House is an excellent example of an architectural style known as Hawaiian Regionalist or Hawai'i Regionalism. (The older term Hawaiian Style suggests a connection to Native Hawaiian architecture, which does not truly exist.) Initiated by local architect Charles William ("C.W.") Dickey (1871-1942) and his sometime collaborator Hart Wood (1880-1957), Hawaiian or Hawai'i Regionalism favored simple wood-frame or single-wall construction (though sometimes masonry for more elaborate buildings) and double-pitched (bell-cast), roofs, based in large part of existing examples of early colonial architecture in Hawai'i, including the

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<sup>38</sup> "Owners Notice of Completion of Contract," *The Honolulu Star-Bulletin*, 3 September 1955.

<sup>39</sup> 4-3-06-73, Tax Assessors Field Books, Residential Appraisal Card, Department of Taxation, Real Property Assessment Division, 842 Bethel Street, Honolulu.

<sup>40</sup> 4-3-06-73, Tax Assessors Field Books, Residential Appraisal Card, Department of Taxation, Real Property Assessment Division, 842 Bethel Street, Honolulu. Presently the assessed land value is \$5,375,000 and the house's value is \$207,500.

<sup>41</sup> "Dr. Strode, Straub Founder, Is Dead," Obituary, *Honolulu Star-Bulletin*, 14 August 1972.

<sup>42</sup> Advertisement, *Honolulu Star-Bulletin*, 29 May 1988.

<sup>43</sup> Advertisement, *Honolulu Star-Bulletin*, 13 November 1988. By July of the next year, the price was \$2,100,000. Advertisement, *Honolulu Star-Bulletin*, 23 July 1989.

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old Kaumakapili Church in downtown Honolulu (built in 1839 and replaced by a Romanesque Revival Style building in 1881<sup>44</sup>) and the 1841 Wai'oli Mission Hall on Kauai.

Dickey, with roots in the Hawaiian Islands and Wood, deeply appreciative of local traditions, both knew of these buildings and introduced some of their character into their domestic architectural work in particular. Wood, in fact, was the restoration architect for the Wai'oli Mission in 1921.<sup>45</sup> Dickey's work in Hawai'i began in the 1890s, but he then spent nearly two decades in Oakland, California, while continuing to work with Hawai'i clients. He reopened his office in Honolulu in 1920, partnering with Wood. In 1925, he returned permanently to the islands. Both architects favored large open spaces to allow for the circulation of trade winds, and generous overhanging eaves. Noted buildings incorporating the new style—including the bell-cast roof—included the cottages at Waikiki's Halekulani Hotel and also the Niumalu Hotel, both constructed in the late 1920s.

Numerous other architects picked up the Dickey and Wood style. These included Ray Morris (1893-1988), the in-house architect for the lumber company of Lewers and Cooke in the 1920s and 1930s. Morris's enthusiasm for what many called "the Dickey Roof," extended to a lengthy explanation in the company's catalog of 1936 and to several articles in magazines and newspapers.<sup>46</sup> In 1938, Morris wrote in the *Honolulu Star-Bulletin* of the advantage of modest-sized houses and the importance of the double-pitched roof—"the only place where originality can be exercised without being obvious."<sup>47</sup> The Strode House certainly exemplifies this style, both through its double-pitched roof and its adherence to simplicity and openness. The construction date of 1936 places it squarely at the center of the Hawai'i Regionalist Style.

### Development of Lanikai

Lanikai is a beach community south of the larger settlement of Kailua, located on the windward side of the island of O'ahu. Meaning roughly "heavenly sea," (the noun and adjective are misplaced<sup>48</sup>) Lanikai was the vision of California-born real estate developer Charles R. Frazier (1879-1954), who subdivided the area into lots for sale to the public beginning in 1924.<sup>49</sup> Carved

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<sup>44</sup> Kaumakapili Church, "History of Kaumakapili Church," <http://www.kaumakapili.org/about-us/history.html>, Accessed 14 April 2018.

<sup>45</sup> "A Brief History of the Wai'oli Hui'ia Church," Wai'oli Hui'ia Church, United Church of Christ, <http://www.hanaleichurch.org>, Accessed 10 April 2018.

<sup>46</sup> *Homes in Hawaii: Suggestions for the Home-Builder* (Honolulu: Lewers & Cooke, Limited, [1936]).

<sup>47</sup> Ray Morris, "Simplicity New Trend in Home Design," *Honolulu Star Bulletin*, 12 February 1938. Cited in Don Hibbard, "The Hawaiian Roof," *SAH Archipedia*, <http://sah-archipedia.org/detail/content/articles/HI-01-ART196.xml>, Accessed 12 April 2018. Morris's ideas are encapsulated in "Hawaiian Architecture Expresses Islands' Spirit," *Paradise of the Pacific*, April 1936, p. 8.

<sup>48</sup> Technically, in Hawaiian the name should be "Kai-lani," with the modifier coming second.

<sup>49</sup> The advertisement went out May 10, 1924. By May 25, all of the lots were sold. Advertisement, *The Honolulu Advertiser*, 10 May 1924; Announcement, *The Honolulu Advertiser*, 25 May 1924. Bob Sigall, "Mid-Pacific Country Club's name is Probably Not Connected to that of the Institute in Manoa," *The Honolulu Advertiser* 8 May 2015; "Charles R. Frazier," Obituary, *The Honolulu Advertiser*, 15 December 1955; "Mrs. C. R. Frazier," Obituary, *Honolulu Star-Bulletin*, 21 November 1964.

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out of a spit of land known to Hawaiians as Ka'ohao (tying or joining together) Frazier—who owned one of the last billboard businesses in Hawai'i<sup>50</sup>—had purchased some 300 acres from ranch land once owned by the Harold Castle and W. G. Irwin Estate. Presaged by a smaller development along the beach in Kailua, which Frazier began in 1910, the estate was to include houses for local residents and a country club, just inland.

Both Kailua and Lanikai's development was made possible by the construction of the Pali Road.<sup>51</sup> The route over the Pali had originally been a trail. This was replaced by a primitive bridle path in 1845, prior to construction of the first true road in 1898.<sup>52</sup> While difficult to navigate by automobile, travel was possible during the early twentieth century. However, until the construction of the Nuuanu Pali Tunnel and the improved highway in 1959, much of the windward coast was still remote from downtown Honolulu and its immediate suburbs. At the time of the Strode House's construction both Kailua and Lanikai were, therefore, fairly remote hideaways.

The country club was to be a core part of Frazier's vision for the new development. Originally to be called the Kailua Country Club, by the time of its opening on May 5, 1926, the name Mid-Pacific Country Club had taken root. Noted golf-course architect Seth Raynor (1874-1926) designed the course, which boasted 18 holes arranged around the Kaelepulu Stream and several man-made water features.<sup>53</sup> Frazier also envisioned a clubhouse with hotel facilities and horseback riding, neither of which was developed at the club. The name Mid-Pacific referenced what many local boosters saw as the future role of Hawai'i as a midpoint between Asia and the United States. Mid-Pacific Institute, the result of the amalgamation of the Mills Institute and Kawaiahao Seminary, was founded in 1908 a few years before. There was also a *Mid-Pacific Magazine*, started in 1910, as well as Mid-Pacific Coffee, Mid-Pacific Lumber and many other companies, so the name had numerous precedents.

By October 1925 Aalapapa and Mokulua Drives and the several cross streets were complete, and soon the first houses began to dot the stark, once windswept site.<sup>54</sup> The area immediately attracted wealthy primarily haole (Euro-American) residents, most building modest beach houses for weekend and vacation use and as a retreat from urban Honolulu.<sup>55</sup> Among the names associated with the new development were Wrenn, the Boyen, and Cooke, all of which had built

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<sup>50</sup> "Frazier, Charles Russell," *Men of Hawaii: Being a Biographical Reference Library, Complete and Authentic, of Men of Substantial Achievement in the Hawaiian Islands*, Vol. I., edited by John William Siddall (Honolulu: Honolulu Star-Bulletin, 1917.)

<sup>51</sup> Paul Brennan, *Kailua* (Honolulu: Kailua Historical Society, 2010).

<sup>52</sup> Kristen Pederson, "The Pali Highway: From Rough Trail to Daily Commute," Historic Hawaii Foundation, <https://historichawaii.org/2016/08/22/thepalihighway/>, Accessed 30 March 2018.

<sup>53</sup> Raynor also designed the Waialae Country Club. AML, "Seth Raynor: Paradoxical Designer," *Golf Course Architecture: A Global Journal of Golf Design and Development*, 18 November 2010, [http://www.golfcoursearchitecture.net/content/Seth-Raynor-paradoxical-designer#.U5j5q\\_mwLYg](http://www.golfcoursearchitecture.net/content/Seth-Raynor-paradoxical-designer#.U5j5q_mwLYg), Accessed 16 April 2018.

<sup>54</sup> Announcement, Road Construction Begins, *The Honolulu Advertiser*, 1 March 1925. End of Road Construction, Announcement, *The Honolulu Advertiser*, 25 October 1925.

<sup>55</sup> See Society Section, *The Honolulu Advertiser*, 12 May 1929.

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cottages by the mid 1920s.<sup>56</sup> Frazier referred to his new development as “Lanikai Crescent.” A 1931 advertisement in *The Honolulu Advertiser* referred to Lanikai as “crescent of content.”<sup>57</sup> To mark the new development, Frazier commissioned a suitable monument. The Lanikai Monument, resembling a combination of gatepost and miniature lighthouse, was completed in 1924, to a design attributed to the noted Hawai'i Regionalist architect Hart Wood (1880-1957).<sup>58</sup>

In the 1950s, a number of Lanikai residents had begun to take up permanent residence in the beach colony. By that period, nearly all the lots had houses and ornamental vegetation had considerably softened the area's character. The Strode House clearly exemplified this trend from a 1936-period beach house to a more permanent dwelling in 1955, at the time of Dr. Strode's retirement. (Interestingly, Lanikai's developer Charles Frazier lived at 1000 Mokulua Drive, residing there in 1954 at the time of his death.)

Overall, the Strode House illustrates an important sequence in the history of Honolulu and Oahu's development. Kailua and its subsidiary Lanikai, both made more accessible through the improvement of the Pali Highway, exhibited a shift in suburban development beyond the relatively restricted bounds of O'ahu's leeward side. Lanikai's development would be followed by the more extensive beachside community of Hawaii Kai, developed beginning in 1959 by industrialist Henry J. Kaiser (1882-1967) and later suburbs located further west (Ewa) of Honolulu.

#### The Straub Clinic and Medical Practice in Hawai'i

Dr. Joseph E. Strode is credited as one of the founders of the Straub Clinic, working there for over fifty years. Later called the Straub Medical Center, one of the present facility's buildings is named after him. Founded in 1921 by the German-trained physician Dr. George F. Straub (1879-1966), the clinic was formed with the idea of combining a group of medical specialists together in a single practice to better serve patients.<sup>59</sup> Specialists included Dr. Guy C. Minor, Dr. Arthur Jackson, and Howard Clarke, all working out of “The Clinic” at 881 Young Street, near Thomas Square, Honolulu.<sup>60</sup> The young Dr. Strode was hired as the group's surgeon in 1922, becoming one of the early partners.<sup>61</sup> “The Clinic” was renamed the Straub Clinic in 1952, to honor the facility's founder.<sup>62</sup> In 2001, the Straub Clinic became part of the Hawaii Pacific Health

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<sup>56</sup> Don Hibbard, Heaton L. and Caroline Cooke Wrenn Beach House, National Register of Historic Places Registration Form, April 15, 2016.

<sup>57</sup> Notice, *The Honolulu Advertiser*, 3 May 1931.

<sup>58</sup> Donald Secor, Lanikai Monument, National Register of Historic Places Registration Form, June 18, 2003.

<sup>59</sup> William Hartman, “Straub Clinic and Hospital,” Taylor & Francis Online, <https://www.tandfonline.com/doi/abs/10.1080/00325481.1986.11699524?needAccess=true&journalCode=ipgm20>, Accessed 2 April 2018.

<sup>60</sup> *Directory of the City and County of Honolulu*, 1936-37, Vol. XLIII (Honolulu: R. L. Polk & Co., 1936).

<sup>61</sup> “Dr. Strode, founder at Straub, dies at 82,” *The Honolulu Advertiser*, 14 August 1972.

<sup>62</sup> “Strode, Joseph Emerson,” *Men of Hawaii: Being a Biographical Reference Library, Complete and Authentic, of Men of Substantial Achievement in the Hawaiian Islands*, Vol. I., edited by John William Siddall (Honolulu: Honolulu Star-Bulletin, 1921.)

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Network with offices on Hawai'i Island and Lana'i as well.<sup>63</sup> The Straub Clinic was important to the development of medical care in the Hawaiian Islands, introducing a high level of specializations that had previously been unknown. One of its present buildings is called the Joseph E. Strode Building.

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<sup>63</sup> Straub Medical Center, Hawaii Pacific Health, <https://www.hawaiipacifichealth.org/straub/about-us/overview/>, Accessed 2 April 2018.

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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**

**Acreage of Property** .34444

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude:

Longitude:

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2. Latitude:

Longitude:

3. Latitude:

Longitude:

4. Latitude:

Longitude:

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927

or

NAD 1983

1. Zone: 4 Q

Easting: 632992.07 m E

Northing: 2366250 m N

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 Nigel M. Rich described in March 12, 2018 as described by Tax Map Key 4-3-06-74 (430060730000).

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

The parcel is identical to that associated with the building since its construction.

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**11. Form Prepared By**

name/title: William Chapman

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organization: William Chapman, Historic Preservation Consultant  
street & number: 2333 Kapiolani Blvd. No. 1309  
city or town: Honolulu state: Hawai'i zip code: 96826  
e-mail: w\_chapman@hotmail.com  
telephone (808) 542-4384  
date: April 20, 2018

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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:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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**Photo Log**

See Additional Documentation, Continuation Sheet

**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.