

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: 3019 Hibiscus Drive

Other names/site number: TMK 3-1-034-033-0000

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: 3019 Hibiscus Drive

City or town: Honolulu State: Hawaii 96815 County: Honolulu 003

Not For Publication: Vicinity: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 ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

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

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic, Single Family Dwelling

Current Functions

(Enter categories from instructions.)

1) Domestic, Single Family Dwelling

2) Domestic, Secondary Building (Shared carport)

7. Description

Architectural Classification

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS

Sub category: Bungalow/Craftsman

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Materials:

Principal exterior materials of the property:

Foundation: The front and part of the side of the house: lava rock.
Remainder: concrete block/concrete.

Roof: Asphalt Shingles

Walls: Wood: Weatherboard, teardrop style on main structure. Basement area vertical channel siding and square-patterned lattice work.

Narrative Description

Summary Paragraph

The house at 3019 Hibiscus Drive, built in 1925, is a good example of the Craftsman-style bungalow that was popular in Hawaii at the time. Typical of the style are the low-pitched gable roof, lava-rock foundation, prominent front porch containing columns and glazed doors, multi-paned windows, single dormer windows, and an attention to unique details which enhance the craftsmanship. The interior retains nearly all the features of the original structure including paneled wainscoting, a paneled ceiling, crown molding, and wooden floors. The house is situated on the slopes of Diamond Head and although it appears single-story from the street has a basement apartment in use since the early 1950s. This was effected by enclosing the downstairs basement area. The house and lot are part of the "Diamond Head Terrace" subdivision developed in 1921 which today contains many historic homes.

Narrative Description

The house at 3019 Hibiscus Drive, built in 1925 by Lewers & Cooke Ltd., is a well-maintained example of the Craftsman houses of the period and has around 1,600 square feet of living space upstairs. It is built on a sloping 5,500 square foot lot, which has enabled an expansion of the living area over the years and now has nearly an extra 1,200 square feet of living space, including a shared laundry in the basement. The additional living space has been

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achieved by enclosing the basement area. Access to parking space in the rear of the property is afforded by a driveway shared with the neighbor, and a separate car port overlapping both properties was added in 1988. The house faces Diamond Head and is situated in the “Diamond Head Terrace” subdivision developed in 1921. It is one of several similar Craftsmen houses on the street although the others were built at various times ranging from 1926-1948. The main part of the house has a wood-frame construction with shiplap siding, a modified rectangular plan, and a cross-hipped gable roof. Prominent features are the front porch including both columns and glazed doors flanked by sidelights, multi-paned windows and hipped dormer windows. The enclosed downstairs area is not visible from the street, has double-wall construction, and employs vertical side cladding and square trellis work.

The roof of the house is gabled in an “L” shape (cross-hipped) and has side gables containing wooden louvered vents. These gables are clipped and are also known as “eyebrow gables with a Dutch hip”. There is an identical gable at the rear. There are two single, hipped dormer windows facing the street enhanced by geometric-shaped ribbon lights¹. This roof was originally constructed with wooden shingles, but these have been replaced by asphalt shingles and have been since at least the late 1950s. A study with a flat roof has been included in the plan and this fills in the greater part of the “L” shape to give the house a nearly rectangular shape. The internal walls of the study differ from the main body of the house being tongue-in-groove to match the kitchen rather than the panels used in the rest of the house.

The front of the house rests on a 4-foot high lava-rock foundation, nearly 2 feet in thickness. Apart from a small patch of lava rock supporting the back porch for the rest of the house both interior and exterior foundation posts are either 4x6 or 6x6 wooden posts on tofu blocks.

The exterior walls of the main structure are shiplap siding in the “teardrop” style (rounded edges) and the basement area has been built in with vertical channel siding and the downstairs laundry still retains most of the original square-patterned lattice work.

The house entrance is a particular feature with a semi-circular porch adorned with a “dental work” pattern on the front overhead face and two Doric (round) columns which are unusual as typically these columns are square-shaped and tapered. The neighbor’s house shares this feature but otherwise it is not seen in the many Craftsman homes in the surrounding districts. The front doors are fully-paned 2x15 windows and are flanked by 2x5 sidelights². Nearly all the windows are 6 over 1 double hung and the original wooden screens have been retained.

The interior has wainscoting in the main room and pilasters which revert to the more-typical square tapered columns and the paneled ceilings are embellished with ornate moldings throughout the bedrooms and the main living areas. The floors have been upgraded throughout but apart from the tiled bathrooms and kitchen, the natural wood has still been retained as per the original Craftsman design. The kitchen includes a breakfast nook—another Craftsman feature—

¹ Actual picture on page 5-19 of the HHF RegGuide.

² Actual picture on page 5-23 of the HHF RegGuide

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with a modest sea view. Most unusually, this nook has no window at all apart from a screen. There was once a swinging door between the dining room and kitchen which has now been removed. The doors and door fittings are original as are the wooden Venetian blinds. The study at the rear is an exception to the double hung windows with six 2x3 sliding sash windows which allow the house to be cooled with cross-breezes Hawaiian style.

8. Statement of Significance

Applicable National Register Criteria

- 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

- 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

Architecture

Community planning &
development

Period of Significance

1925

Significant Dates

1925

Significant Person

Cultural Affiliation

Architect/Builder

Lewers & Cooke

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Statement of Significance Summary Paragraph

Built in 1925, the residence at 3019 Hibiscus Drive is very significant as an intact example of the “Craftsman” bungalow, with great attention to detail, indicative of the work of Lewers and Cooke Ltd. Features found in this house typical of this style are the low pitched gabled roof, front porch, entrance columns, paned doors, single dormer windows, stone foundations, natural flooring, and breakfast nook. The area also has considerable historical significance. The house is part of the Diamond Head Terrace development originated in 1921 by Henry Waterhouse Trust Co. Limited adjacent to the Walter Dillingham property which has since become La Pietra Girls School. There are many historic homes remaining on the development representing many different building styles prevalent in the 1920s and 1930s including what was then the weekend home of the well-known local architect, Charles Dickey, who was primarily responsible for the development of the “Hawaiian style” of architecture.

Narrative Statement of Significance

Built in 1925, the residence at 3019 Hibiscus Drive is significant as an incredibly intact example of the “Craftsman” bungalow, with great attention to detail, indicative of the work of Lewers and Cooke Ltd. Features found in this house typical of this style are the low-pitched gabled roof, front porch, entrance columns, paned doors, single dormer windows, stone foundations, natural flooring, and breakfast nook.

The 1920s and 30s architects in Hawaii were interested in developing a regional style which reflected Hawaii’s climate, multi-ethnic traditions, and casual lifestyle. This style is often referred to today as the “Golden Age of Architecture in Hawaii”. The style was promoted by Lewers and Cooke, Ltd. a building supply company with long experience in the islands. Starting in 1852 they supplied materials for, and designed, many of the smaller homes in Hawaii. The deal was that they would provide the designs for free if the builder purchased materials from them, and in many cases, they also provided financing. They essentially emulated what Sears Roebuck was doing on the mainland and it has been suggested that many of the designs may have started from Sears Roebuck plans. The Building Department at Lewers and Cooke Ltd. was headed by Raymond Morris from the late 1920s to 1936 and he designed some 3,000 houses with a focus on style and affordability.

No two houses used the same plan but that didn’t stop them being very similar. This house and the neighbor on the Kapiolani Park side have exactly the same floor plan and the only significant differences are the front porches and dormer windows. The houses share a common driveway—right-of-way being granted in 1925—which allows optimum use of the lots for building purposes and access for both properties to parking at the rear. Although the City and County records suggest that this house was built in 1934 that date is clearly wrong as the original purchaser lived in the house from 1925 onwards, as evidenced by entries in the Honolulu Directory³. The same directory shows occupancy of the neighboring house from 1926 which shows the City records to be correct in that case.

³ Directory of Honolulu and the Territory of Hawaii 1925. Published by Polk-Husted Directory Co. September 1925.

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The house is on the Diamond Head Terrace development originated in 1921 by Henry Waterhouse Trust Co. Ltd. Adjacent to the Walter Dillingham property which has since become La Pietra Girls School, the development was advertised⁴ as “An exclusive tract on the beach above the Elks’ Club.....This subdivision fronts 746 feet of ocean and is surrounded by some of Honolulu’s finest homes.” The advertisement was placed by Pacific Trust Co., Ltd. who had completed the purchase of a large number of lots from Henry Waterhouse the week before. There were only 6 houses completed on the tract at that time and the Pacific Trust lots included 4 houses designed by Hart Wood. In the light of subsequent events in the late 50’s and early 60’s when six high-rises were built on the tract it is significant and a little sad to note that the advertisement goes on to say “The tract will be exclusive, that is no apartment houses of any kind will be erected on it”. Also “One lot, with beach frontage, has been reserved for the use of owners of lots in the tract.” In 1928 this “reserve lot” was sold to the “Diamond Head Terrace Improvement Club” a group headed by Charles Dickey acting as trustees for all owners, but only on the condition that the lot was used “solely for park purposes”. It must have created a problem as the owners would have needed to share in paying the property taxes on the land. It was eventually sold in 1942 by the then-owners Bishop Trust Co., Ltd. and today contains two apartments although public access to the beach at the side of the property still remains.

Other Historical Background

The Diamond Head Terrace tract was developed on land was previously part of a grant to James Campbell and traditional Hawaiian land. Under the original plan, Hibiscus Drive continued at a right angle to Diamond Head Road. Kalakaua Avenue similarly continued at 90 degrees to Diamond Head Road, but both these portions have now been renamed as Coconut Avenue. What is now Kiele Avenue was originally to have been called Croton Avenue. The development did not seem to go too well for Henry Waterhouse Trust as they made only 12 sales in the first 3 years. In 1924 they sold all remaining lots in a bulk transaction to the Pacific Trust Co., Ltd. who immediately advertised them for sale. The advertisement at the time also mentioned 4 homes by Hart Wood “now owned by the Pacific Trust” so there were 6 homes on the tract at that time.

There were 73 lots in the Diamond Head Terrace development and the current records suggest that probably only around 26 were built on by 1931 some 10 years after the development was started. There were only 7 or 8 houses on Hibiscus Drive—who would want to live so far from town on the “wrong side” of the Waikiki rice paddies and swamps? The Waikiki wetlands were in existence until the Ala Wai canal was created in 1928 and transformed the Waikiki area. There is anecdotal evidence that one of the home owners raised goats on the empty lots in the street at this time. In 1931 the world-wide depression was being felt in the islands, 1932 was bad and by 1933 the value of building permits issued had dropped to \$1.4 million from \$7 million in 1929. Henry Waterhouse Trust Co Ltd were in financial straits by the end of 1931 and merged with Bishop Trust Co. Ltd. on Dec 30, 1933. Bishop Trust still owns all of the 5ft pathways that still exist between many of the Diamond Head Terrace lots and provide public access to and

⁴ Honolulu Advertiser April 13, 1924

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from the ocean and over which the City and County of Honolulu has an easement to allow access to sewerage infrastructure.

The residence at 3019 Hibiscus Drive is on lot 19 which was originally purchased for \$9,850 by Augustus Henry Hanna and his wife Augusta Beatrice Hanna in 1925. The seller, Pacific Trust Co., Ltd., granted them right-of-way over part of the neighboring lot 20 at the time of purchase—May 6, 1925—and the residence must have been completed or near to completion at the time as they were living there in September 1925 with a family member William who was the Manager of the Elks Club at the time. The Depression seems to have led to financing difficulties as the records show that in 1931, Edward and Annie Perlstein entered into an agreement to purchase the house from Honolulu Building and Loan⁵ but this did not work out as the agreement was cancelled in 1934. Honolulu Building and Loan then sold to William Male and Eileen Male in May 1935 but remained joint owners rather than simply placing a lien of the property as they might today. William and Eileen lived in the house until 1939 when it was sold to Joseph and Hannah Alicata. They, in turn, sold to Robert and Barbara Clopton at the end of 1942. The Cloptons lived in the house for nearly 17 years and sold to John and Ruth Farmer in 1959. John and Ruth arrived in Hawaii in 1947 from New York with a strong desire to escape cold weather and because they had fallen in love with Hawaii. John was a mechanical engineer who worked for Dole Pineapple, Honolulu Ironworks, and eventually set up his own business designing and installing pineapple and sugar processing machinery in many parts of the world as the pineapple and sugar industries declined in Hawaii. The house has remained in the Farmer family since that time and is currently owned by their daughter Ellen and her husband Russel.

⁵ As Honolulu Building and Loan Co., Ltd. were the financing arm of Lewers & Cooke this points to their involvement in the building of the house. Ray Morris was also the architect and builder in renovation work done on the house in 1948 after he had left Lewers & Cooke and set up in business on his own.

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9. Major Bibliographical References

Bibliography:

“The Friend” June 1934
“The Honolulu Advertiser”, April 13, 1924
Office of Hawaiian Affairs. Papakila database. www.Ulukau.org.
City and County of Honolulu, State Bureau of Conveyances.
Hart Wood: Architectural Regionalism in Hawaii. Hibbard, Mason and Weitze. University of Hawaii Press 2010.
Court Case: Brown vs Bishop Trust Co. August 16 1960.
Kapiolani Park *a history*. Robert R. Wyeneth. Kapiolani Park Preservation Society 2002.

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): _____

10. Geographical Data

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Acreege of Property 0.1263 acres

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: 21.259805 | Longitude: 157.817472 |
| 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.)

Boundary Justification (Explain why the boundaries were selected.)

11. Form Prepared By

name/title: Russel Freeman, Mr.
organization: -
street & number: 3019 Hibiscus Drive
city or town: Honolulu state: HI zip code: 96815
e-mail russel.freeman@gmail.com
telephone: (808) 7213788
date: 12/11/2017

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.)

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Photographs

Photo Log

Name of Property: 3019 Hibiscus Drive

City or Vicinity: Honolulu, Diamond Head

County: Honolulu 003 State: Hawaii

Photographer: Jen Tema photo # 1. Photos # 2-11, Jyoti Mau

Date Photographed: 12/8/2017 (Jen Tema). 3/15/2018 (Jyoti Mau)

Description of Photographs:

- 1 of _11: Front view from street
- 2 of _11: Dormer Window: (Geometric shaped ribbon lights)
- 3 of _11: Front Entrance: (Doric columns, dental work)
- 4 of _11: Front Door: (2x15 paned glass)
- 5 of _11: Roof: (Clipped gable)
- 6 of _11: Rear view – towards Diamond Head
- 7 of _11: Back yard: towards ocean
- 8 of _11: Front room. (Ceiling moldings, wooden floors)
- 9 of _11: Windows (6 over 1, double hung)
- 10 of _11: Front room: (pilaster)
- 11 of _11: Kitchen breakfast nook

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.