

**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: Queen's Quarters (1301-1305 Lusitana St.)

Other names/site number: Alapai Apartments (1308 Alapai St.)

Name of related multiple property listing

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

2. Location

Street & number: 1308 Alapai Street

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

national statewide local

Applicable National Register Criteria:

A B C D

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

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In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title : **State or Federal agency/bureau**
or Tribal Government

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

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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register NA

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC - Multiple Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC - Multiple Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT - Contemporary

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Concrete

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

The Queen's Quarters apartment building is located in the Punchbowl neighborhood of Honolulu. Completed in 1969, it is a nine-story Contemporary style building with a flat roof, horizontal lines of open-air walkway railings, a prominent cantilevered second-floor lanai, and a prominent offset elevator tower. Paired and triple-ganged jalousie windows and paired sliding sash windows are typical. The facade faces the southwest, perpendicular to Lusitana Street. The building has an approximate footprint of 107 feet by 77 feet and nearly fills its 8,228 square foot lot. The building is in good condition and retains historic integrity on the exterior. The interiors have undergone alterations that have removed original finishes and details, but some of the original wall configurations remain.

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Narrative Description

The Queen's Quarters building at 1308 Alapai Street is a nine-story, reinforced concrete-frame building with a basement. The building has an irregular rectangular footprint with overall dimensions of approximately 107 feet by 77 feet. The building has a horizontal emphasis that is accomplished by the banding effect of open-air walkway railings at the upper floors. The horizontal banding is interrupted at the Lusitana Street (southwest) side by a solidly massed concrete elevator tower that sits offset from the building and is accessed via a short bridge at each floor level.

The building site is a sloping lot that descends several feet from the rear (northeast) side down to the Lusitana Street. The primary façade is along Lusitana, where the main entry is located. The first floor of the building is open air along the Lusitana and Alapai Street sides and is secured here by partial height concrete masonry unit (CMU) walls that are topped in some areas with metal grille panels. Metal grille doors along these sides provide building access. A portion of CMU wall along Lusitana Street has a section of decorative CMU grille. A concrete vehicle ramp along the Lusitana Street side leads down to the basement parking area and another ramp on the Alapai Street side leads up to the parking area on the first floor.

The building has parking at the basement and first floor levels with the upper floors two through eight containing studio and one-bedroom apartments. An exterior walkway circles the entire building at each floor, providing access to the apartments. The ninth floor is a penthouse that is set back from the building edges with a wider circling lanai and a flat roof. Along with studio apartments, the ninth floor has two, two-bedroom apartments.

Most exterior walls are painted CMU that is scored in a vertically oriented 2" x 8" grid pattern, while some walls are standard 8x16 smooth CMU. In addition to the building walls, the patterned CMU is also found on the elevator tower, the prominent lanai at the second floor, and the southeast end lanai railings at floors three through nine. The wide lanai at the second floor extends out at the southeast end of the Lusitana Street side to cantilever over the partial height CMU wall at the first floor and provides cover for the entry stairs and the laundry area. At the upper floors three through nine, lanai railings on three sides are aluminum with narrow vertical slats.

The main entry, a metal grille double door on the Lusitana Street side directly in line with the southern corner of the elevator tower, opens into a narrow, split hallway. On one side is a doorway to the open-air laundry room. It leads down several steps to the basement parking area. The other side of the split hall leads up several steps to the first-floor parking area where there is access to the single elevator and main building stairwell, which is also integrated into the elevator tower.

At the upper floors, the elevator tower is connected to the building's exterior walkways at each floor by a short bridge with aluminum railings. A second stairway to the upper floors is located at the southeast end of the building. This stairway passes through the walkways of the upper floors and exits at ground level onto Alapai Street.

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On the southwest side of the building the apartments have original jalousie windows. On the northeast side, these have been replaced with metal frame, two-light sliding sash with obscure glass. The spandrels beneath all windows are painted, 8 x16, plain CMU. Many apartments have window air conditioners installed, with plastic buckets beneath each air conditioning unit to collect condensation. The building walls at the southeast and northwest sides are solid expanses of 2x8 patterned CMU, with not fenestration. Apartment entries are typically flush wood doors, with some doors having panels of jalousie windows. The walkways at the four corners of the building are each supported by two-inch metal pipe posts.

The building was originally designed with 34 units, although some layout reconfigurations have occurred. Based on the two units visited by MASON (#310 and #806), it appears that the interiors of the apartments typically have painted CMU and gypsum board walls, wood laminate flooring, and textured acoustic ceilings. Plumbing fixtures have all been replaced and most rooms have added ceiling fans with lights.

Setting

The urban setting around the Queen's Quarters partially encloses the building within a group of several multi-story buildings including apartments, a parking structure, and an office building that are on the northeast side of Lusitania Street. Mature trees shade portions of the street nearby. The southwest side of Lusitana Street across from Queen's Quarters building has several large, open parking lots that are used by the nearby Honolulu Board of Water Supply. This open area, combined with the downward sloping grade on this side of Lusitana Street, provide a good view of the main (southwest-facing) facade of the building. A view to Puowaina (Punchbowl/ National Memorial Cemetery of the Pacific) is to the northeast.

Integrity

Integrity of location is retained. Integrity of setting has been somewhat compromised. The open parking lots to the southwest remain from the time of the building's 1968-9 construction. Northeast of the building, the wide right of way for the Lunalilo Street extension of H1 Freeway that separated the parcel from Captain Cook Avenue was in place, with Lunalilo Street extending over the right of way. The Queen's Quarters building was one of the first multi-story structures on those blocks and the parcels between Lusitana Street and the right of way, not occupied by other mid-rise buildings as they are currently, were then filled with single-family residential buildings. Integrity of design is retained. The building has undergone very few alterations. Its original configuration featuring horizontal bands of aluminum railings and grid-patterned masonry at the upper floors with a projecting second floor and prominent, free-standing elevator tower is retained. Security fencing has been added at the partial height walls and vehicle entries at the ground floor. A plywood equipment enclosure with a shed roof has been added at the west end of the ninth-floor penthouse. Also, most original jalousie apartment windows on the northeast side have been replaced with two-light sliding sash with obscure glass.

Integrity of materials is retained. Original materials remain in all major portions of the building.

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Integrity of workmanship is retained. The craftsmanship of masons is evident in the decorative CMU work, both the grid patterned masonry and the concrete grilles of the partial height CMU at the first floor. Integrity of feeling is retained. The physical features of the property relate a strong sense of the late-1960s period of its construction. Integrity of association is retained. The building is sufficiently intact to easily convey its direct linkage to late-1960s mid-rise residential construction in Honolulu.

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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.)

COMMERCE
COMMUNITY DEVELOPMENT

Period of Significance

1969

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Architect: Jo Paul Rognstad & Associates
Builder/Contractor: Allied Construction

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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 Queen's Quarters building is of local significance under Criterion A for its association with the development of housing in Honolulu during the late 1960s, a time when the city was experiencing a shortage of housing and a building boom. The building is also significant under Criterion C for its distinctive mid-century design employing strong horizontal and vertical elements. The open-air walkways at each level and the cantilevered lanai are local adaptations to the mid-century vocabulary. The architect, Jo Paul Rognstad & Associates, is known primarily for the design of mid- and high-rise residential buildings in Hawai'i during this era. The period of significance is 1969, marked by the completion of construction.

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

Criterion A

The explosive growth occurring in Honolulu during the 1960s that was driven by tourism and occasioned by the advent of jet airline travel from the U.S. Mainland in 1959 and Hawaii Statehood the same year resulted in a tremendous amount of residential construction in multi-story mid- and high-rise apartments and condominiums.

"Telling the story of development in Honolulu can be reduced down to one thing – Housing was needed and needed badly." –Hawaii Living¹

The Queen's Quarters building has a direct association with this important historic trend of intense apartment housing construction in Honolulu during the late 1960s. The period was marked by a great deal of apartment housing construction in the Punchbowl area that enabled the growth of the city.

Tourist arrivals to Hawaii increased from about 100,000 for a typical year in the mid-1950s to over 171,000 in 1958 and about 250,000 in 1959. By 1964 the number had doubled again to about 500,000 per year. The increases continued to pile on, reaching about four million visitors a year by 1980.² Along with increased tourism, the 1960s saw dramatic growth in Honolulu's population, which was accompanied by a housing shortage.³ Real estate values sharply increased.

¹ Hawaii Living, "History of Honolulu's Real estate from Past to Present," Website hawaiiliving.com/blog/history-honolulu-real-estate. Accessed November 30, 2021.

² Don Hibbard and David Franzen, *The View From Diamond Head, Royal Residence to Urban Resort*. (Honolulu: Editions Limited). 1986. 143.

³ Patrick A. Stanley and Roger Y. Dewa, *Public Housing in Hawaii, The Evolution of Housing Policy, Volume I: Description and Analysis*. (Honolulu: Legislative Reference Bureau). 1967. 74.

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Residential neighborhoods from Waikiki to Chinatown to the Punchbowl area at Lusitana Street that previously held low rise residences were redeveloped for multi-story housing as land became too valuable to be utilized for only one- or two-story homes or apartments. The Punchbowl neighborhood was seen by developers as a prime location to provide housing for the increasing number of workers employed in downtown Honolulu.⁴

In 1966, one year before the Queen's Quarters building was designed, the Punchbowl and Makiki (adjacent to the east) neighborhoods were in the midst of a significant building boom. That year, eleven apartment buildings were under construction that would collectively contribute 570 units to Honolulu's apartment inventory. Seven of these buildings were ten stories or higher. The architect of the Queen's Quarters building, Jo Paul Rognstad, had one fourteen story building, the Maile Towers Building at 1095 Spencer Street (1025 Wilder St.), among these, about a half mile east of the Queen's Quarters building.⁵ An additional four high-rise apartments were under construction that year in Makiki, slightly further to the east. These buildings, along with major construction at nearby Kapiolani Hospital and Shriners Hospital made the Punchbowl-Makiki area one of the most intensive construction sites in Honolulu, with most building devoted to apartments.⁶

The late 1960s Honolulu building boom was not confined to apartment buildings. The city went through an "unprecedented boom in the construction of office buildings" as well. During the late 1960s at least ten major business office buildings or financial centers were under construction in Honolulu that added hundreds of thousands of square feet of office space.⁷ Construction in Honolulu during the late 1960s was going at such a furious pace that it led to a shortage of workers that halted some large projects.⁸

During the late 1960s the area near Lusitana and Alapai Streets, the site of the Queen's Quarters building, was a potential location for valuable housing not only for downtown workers but for employees of nearby Queen's Medical Center. In October 1967, Queen's Medical Center publicly announced its plans for a new, multi-million-dollar expansion program that was to include a new

Hawaii Living, "History of Honolulu's Real estate from Past to Present," Website hawaiiliving.com/blog/history-honolulu-real-estate. Accessed November 30, 2021.

⁴ Hawaii Living, "History of Honolulu's Condo Developments: 1950s to Present." Website hawaiiliving.com/blog/honolulu-condo-history. Accessed November 30, 2021.

⁵ Wayne Harada, "Punchbowl-Makiki Area Has Own Building Boom," *Honolulu Advertiser*. March 10, 1966. C 9.

⁶ "Things Are Looking Up At Boomingest Place in Town," *Honolulu Advertiser*. March 6, 1966. A 15.

⁷ George West, "Honolulu-wide office building boom continues," *Honolulu Star Bulletin*. March 18, 1966. A 10. "Oahu Building Booms in June," *Honolulu Advertiser*. July 11, 1968. D 7. "Building boom boosts economy," *Honolulu Star Bulletin*. June 17, 1968. C 9.

⁸ Charles Turner, "Isle Construction Has More Work Than Workers," *Honolulu Advertiser*. March 24, 1966. 1.

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surgical wing, a seven-story physician's office building, a mental health center, and a multi-deck parking garage.⁹ Although the hospital's eight-level Pahuai Wing was dedicated on May 23, 1971, the beginning of construction of the office building and parking garage were delayed until 1972 due to ongoing negotiations with the City of Honolulu on allowable building heights, which initially conflicted with the newly created Capital District Historic District.¹⁰

The construction of the Queen's Quarters building was planned to take advantage of the increased need for housing for workers in Honolulu and at Queen's Medical Center. Architectural plans are dated from March to August, 1967. On these original plans, the building name is given as "Queen's Quarters," indicating its intent to house workers from the nearby medical center.¹¹

The building permit (permit #42245) for the Queen's Quarters building was obtained on July 21, 1967 for a value of \$500,000. The permit application was filed on December 1, 1966 by the building architect, Jo Paul Rognstad of 1270 Queen Street, Honolulu, on behalf of the building owner, listed as Edward F. Liu. Allied Construction was the general contractor. On the building permit application, the proposed building was noted as a new, nine-story "Hotel - Apartment" with 34 units, and a total floor space of 39,000 square feet.

Construction likely began shortly after the issuance of the permit. In 1968, at the time of the building's construction, the lot (TMK [1] 2-1-037: 001) was owned in six shares by members of the Liu family who received the property from their father, Liu Seu Chun, who had owned the land since at least 1948. The land had previously been owned by members of the Liu family since 1911.

City and County of Honolulu records show a build date of December 19, 1968, the date of a building inspection by the Department of Taxation. Such inspections are generally undertaken very close to the completion date of the building and can usually be relied upon for an accurate year-built date. However, in the case of the Queen's Quarters building this inspection report contains the note: "construction 1st fl. to roof incomplete, 12/19/68." It is assumed the building was completed shortly thereafter, in 1969. In 1979, after three of the owners had died, the remaining family members converted ownership to Alapai Apartments, which represented the remaining family members.¹² This is when the name of the building was changed from Queen's Quarters to its present name, Alapai Apartments.¹³

⁹ Gene Hunter, "Hospital's New Name: Queen's Medical Center," *Honolulu Advertiser*. October 20, 1967. A 11.

¹⁰ Jason Y. Kimura, *The Queen's Medical Center*. (Honolulu: QMC Publishing). 2010. 147. Harold Hostetler, "Building to resume in Capital District," *Honolulu Advertiser*. August 29, 1972. B 1.

¹¹ Joseph Paul Rognstad, "Queen's Quarters." Set of thirty-five original architectural drawings for the building at 1301 Lusitana Street. 1967.

¹² City and County of Honolulu, Real Property Assessment Division. Field books and online records for TMK [1] 2-1-037: 001.

¹³ "Scrooge in thief's clothing." *Honolulu Advertiser*. December 3, 1977. P. C-18.

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Criterion C

The Queen's Quarters building is eligible under Criterion C for its distinctive mid-century design. The building employs International Style elements with Hawai'i vernacular details. The crisp, clean horizontal and vertical lines overlap and intersect in a manner that harkens to modern abstract art and design of the early to mid-20th century. The building's rectilinear forms, asymmetry, cantilevered elements, and a lack of decoration are key characteristics of the International Style, as is the straightforward expression of the construction materials and the prominent display of building components, in this case, the showcasing of the elevator shaft as a primary design element. The building is also an expression of Hawai'i vernacular in its use of concrete as the primary building material, its open-air walkways and stairs, breis block walls for ventilation, and louvered windows and doors.

The building is an example of late International Style, built at a time when this design style was waning, making way for post-modernist design, and this is evident in the work of its architect as well. The Queen's Quarters were designed by Jo Paul Rognstad & Associates, Inc. Jo (Joseph) Paul Rognstad was born in 1929 in Minneapolis, Minnesota and grew up in California. He graduated from high school in Alhambra California in 1946 and studied at Pomona College and the University of Southern California, where he received a B.A. in Architecture in 1954. Rognstad practiced in Arcadia and Pasadena, California from 1954 to 1963, when he moved his practice to Honolulu.¹⁴

One of his first major commissions in Honolulu was the 1964 Queen Emma Building, which was originally called the York Building. Rognstad went on to design over forty buildings in Hawaii, most in Honolulu and many of which are notable high-rise apartments. He designed until at least 2007, forming the architecture firm Architechnology Inc. in Honolulu in February of 1988. During his career, Rognstad was registered to practice architecture in Hawaii, California, and Nevada. He received the Honor Award from the American Concrete Institute in 1978, and the Honor Award from the American Engineering Society in 1982.¹⁵

Rognstad's extensive portfolio of buildings on Oahu, although somewhat diversified with a few single-family homes and office/professional buildings, is predominantly composed of mid-rise and high-rise apartment buildings. Some of his most prominent and well-known buildings were accomplished in the 1970s and 1980s and have not yet reached fifty years of age. Of his buildings that were built more than fifty years ago, a number are large apartments that are well known to many Honolulu residents.

¹⁴ John Neuber, "39th Annual Claremont Heritage home tour: Out of Many, One Community – Notable Architects," *Claremont [CA] Courier*. October 4, 2021.

¹⁵ "Jo Paul Rognstad." Biography from website prabook.com/web/jo_paul_rogstad/1439731. Accessed December 1, 2021.

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9. Major Bibliographical References

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

"Building boom boosts economy." *Honolulu Star Bulletin*. June 17, 1968. C 9.

City and County of Honolulu, Real Property Assessment Division. Field books and online records for TMK [1] 2-1-037: 001.

Harada, Wayne. "Punchbowl-Makiki Area Has Own Building Boom." *Honolulu Advertiser*. March 10, 1966. C 9.

Hawaii Living, "History of Honolulu's Condo Developments: 1950s to Present." Website hawaiiliving.com/blog/honolulu-condo-history. Accessed November 30, 2021.

Hawaii Living. "History of Honolulu's Real estate from Past to Present." Website hawaiiliving.com/blog/history-honolulu-real-estate. Accessed November 30, 2021.

Hibbard, Don and David Franzen. *The View From Diamond Head, Royal Residence to Urban Resort*. (Honolulu: Editions Limited). 1986.

Hostetler, Harold. "Building to resume in Capital District." *Honolulu Advertiser*. August 29, 1972. B 1.

Hunter, Gene. "Hospital's New Name: Queen's Medical Center." *Honolulu Advertiser*. October 20, 1967. A 11.

"Jo Paul Rognstad." Biography from website prabook.com/web/jo_paul_rogstad/1439731. Accessed December 1, 2021.

Kimura, Jason Y. *The Queen's Medical Center*. Honolulu: QMC Publishing. 2010

Neiuber, John. "39th Annual Claremont Heritage home tour: Out of Many, One Community – Notable Architects." *Claremont [CA] Courier*. October 4, 2021.

"Oahu Building Booms in June." *Honolulu Advertiser*. July 11, 1968. D 7.

Rognstad, Jo Paul. "Queen's Quarters." Set of thirty-five original architectural drawings for the building at 1301 Lusitana Street. 1967.

"Scrooge in thief's clothing." *Honolulu Advertiser*. December 3, 1977. C-18.

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Stanley, Patrick A. and Roger Y. Dewa, *Public Housing in Hawaii, The Evolution of Housing Policy, Volume I: Description and Analysis*. (Honolulu: Legislative Reference Bureau). 1967.

"Things Are Looking Up At Boomingest Place in Town." *Honolulu Advertiser*. March 6, 1966. A 15.

Turner, Charles. "Isle Construction Has More Work Than Workers." *Honolulu Advertiser*. March 24, 1966. 1.

West, George. "Honolulu-wide office building boom continues." *Honolulu Star Bulletin*. March 18, 1966. A 10.

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

Acreege of Property .0.19

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 21.306535 | Longitude: -157.851775 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

AD 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 boundary corresponds to TMK [1] 2-1-037: 001, an irregular shaped lot on the north corner of the intersection of Lusitana Street and Alapai Street, Honolulu, City and County of Honolulu, State of Hawaii. The parcel has an approximate 119'- 4" frontage on Lusitana Street and approximately 90'- 6" frontage on Alapai Street. Driveway access is along both streets.

Boundary Justification (Explain why the boundaries were selected.)

This boundary was selected because the historic building fills almost the entire lot.

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11. Form Prepared By

name/title: Dee Ruzicka/ Historian, edited by Angie Westfall/Architectural Historian
organization: MASON
street & number: 119 Merchant Street, Suite 501
city or town: Honolulu state: Hawaii zip code: 96813
e-mail dr@masonarch.com/aw@masonarch.com
telephone: 808.536.0556
date: January 28, 2022

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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List of figures:

Figure 1: USGS Honolulu Quadrangle. Hawaii-Honolulu Co. 7.5-Minute Series 2013

Figure 2: Aerial View

Figure 3: Tax Map

Figure 4: Original drawing A-0 Title sheet and perspective drawing. Note: Full set of plans on file with the Hawai'i State Historic Preservation Division.

Figure 5: Detail of Original drawing A-0 Title sheet perspective drawing.

Figure 6: Original drawing A-1 Basement Plan

Figure 7: Original drawing A-2 First Floor Plan

Figure 8: Original drawing A-3 Second Floor Plan

Figure 9: Original drawing A-4 Typical Floor Plan 3-8

Figure 10: Original drawing A-5 Penthouse & Roof Plan

Figure 11: Original drawing A-8 Elevations

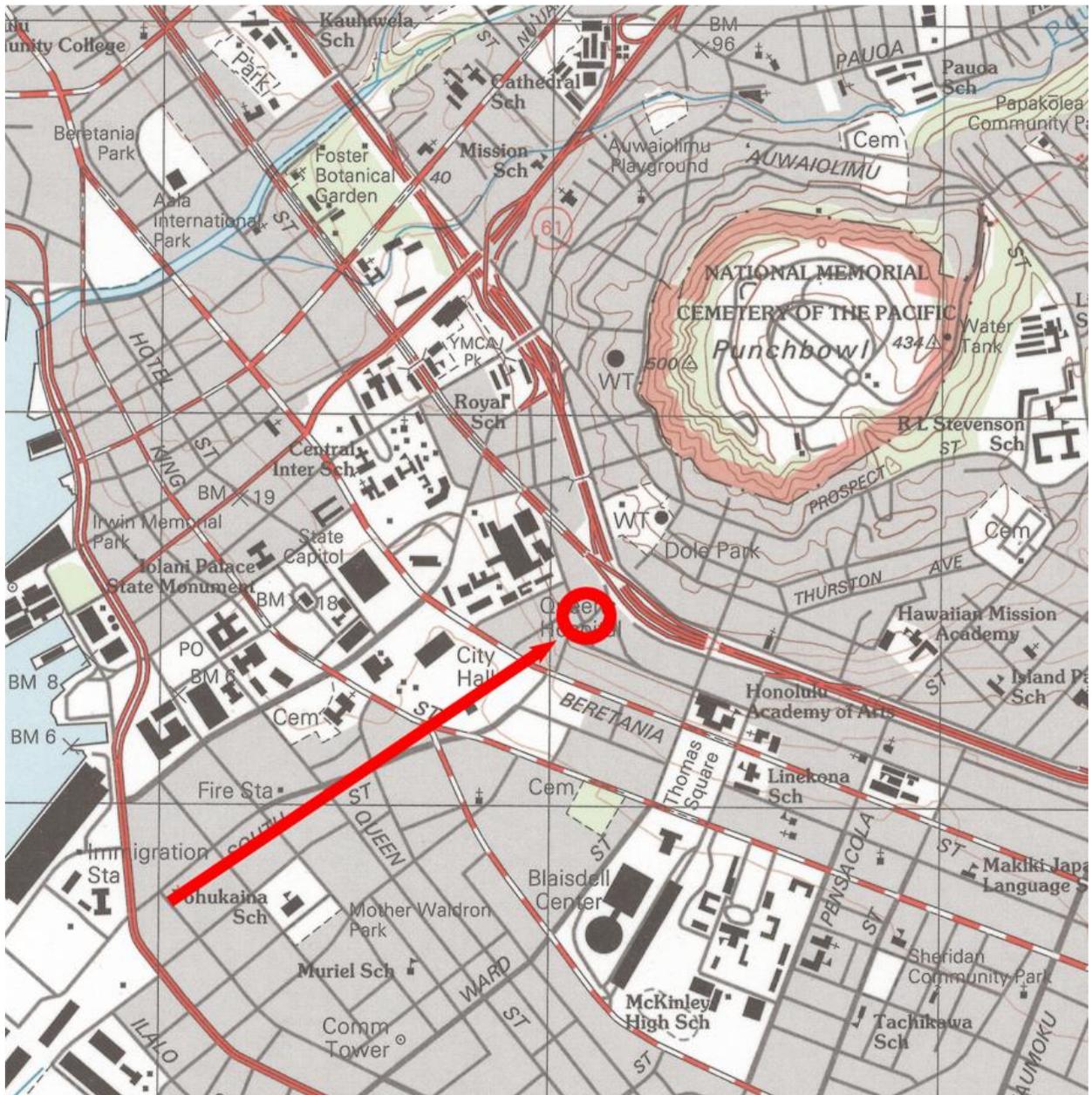
Figure 12: Original drawing A-9 Elevations

Figure 13: Original drawing A-10 Building Sections

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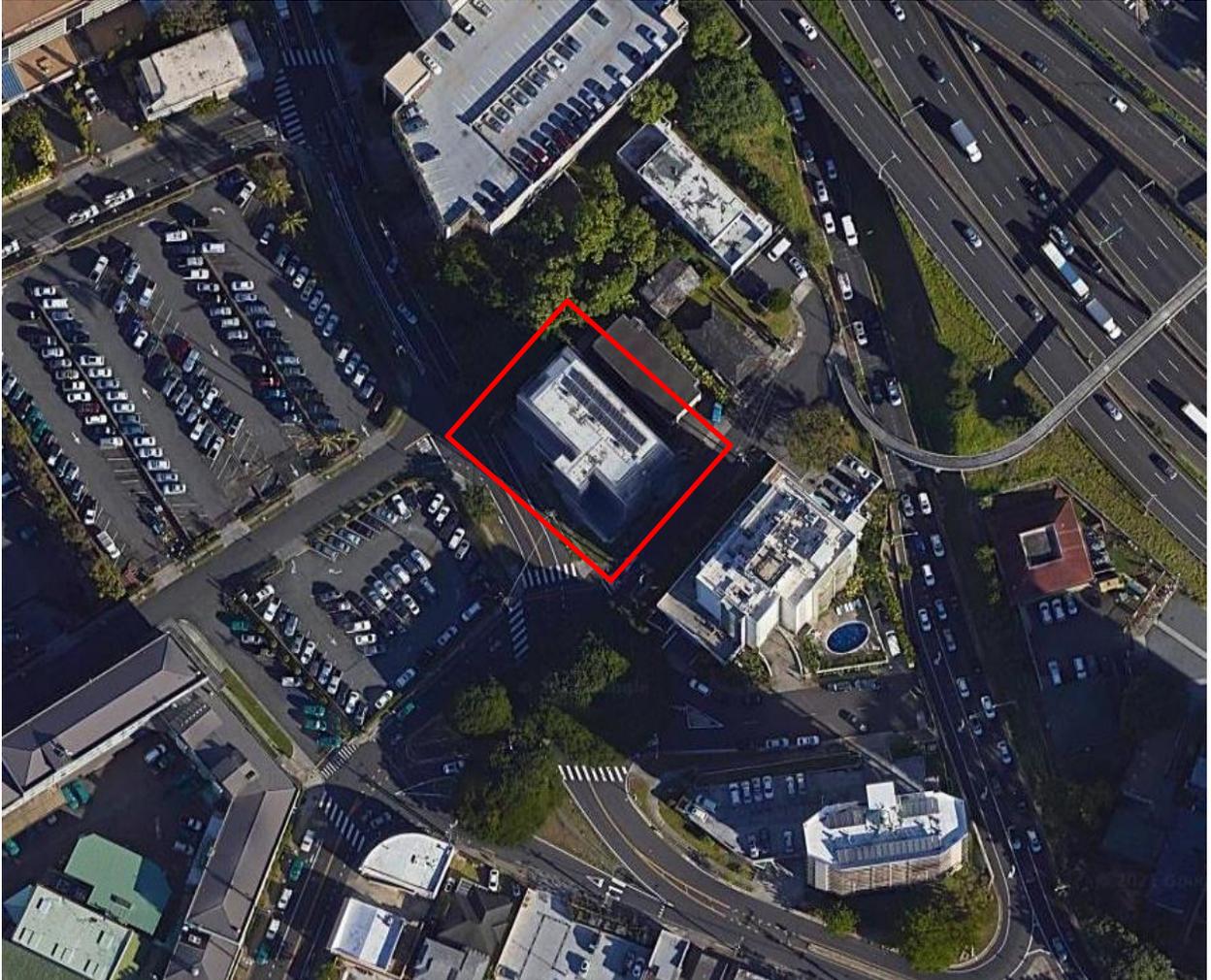
Figure 1. USGS Honolulu Quadrangle. Hawaii-Honolulu Co. 7.5-Minute Series 2013 (arrow and circle added)



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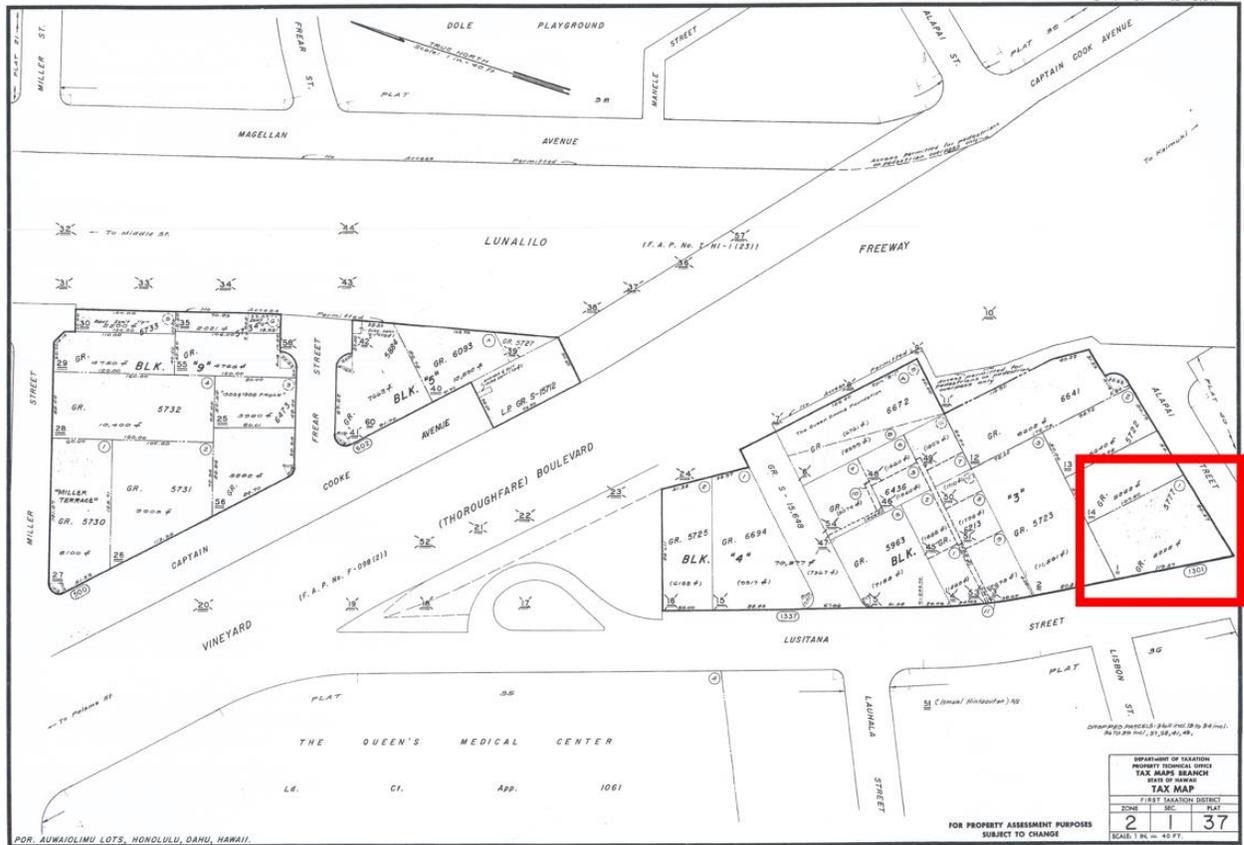
Figure 2. Aerial View, Google Maps, 2021. (Square added)



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Figure 3. Tax Map, State of Hawai'i. (Square added)



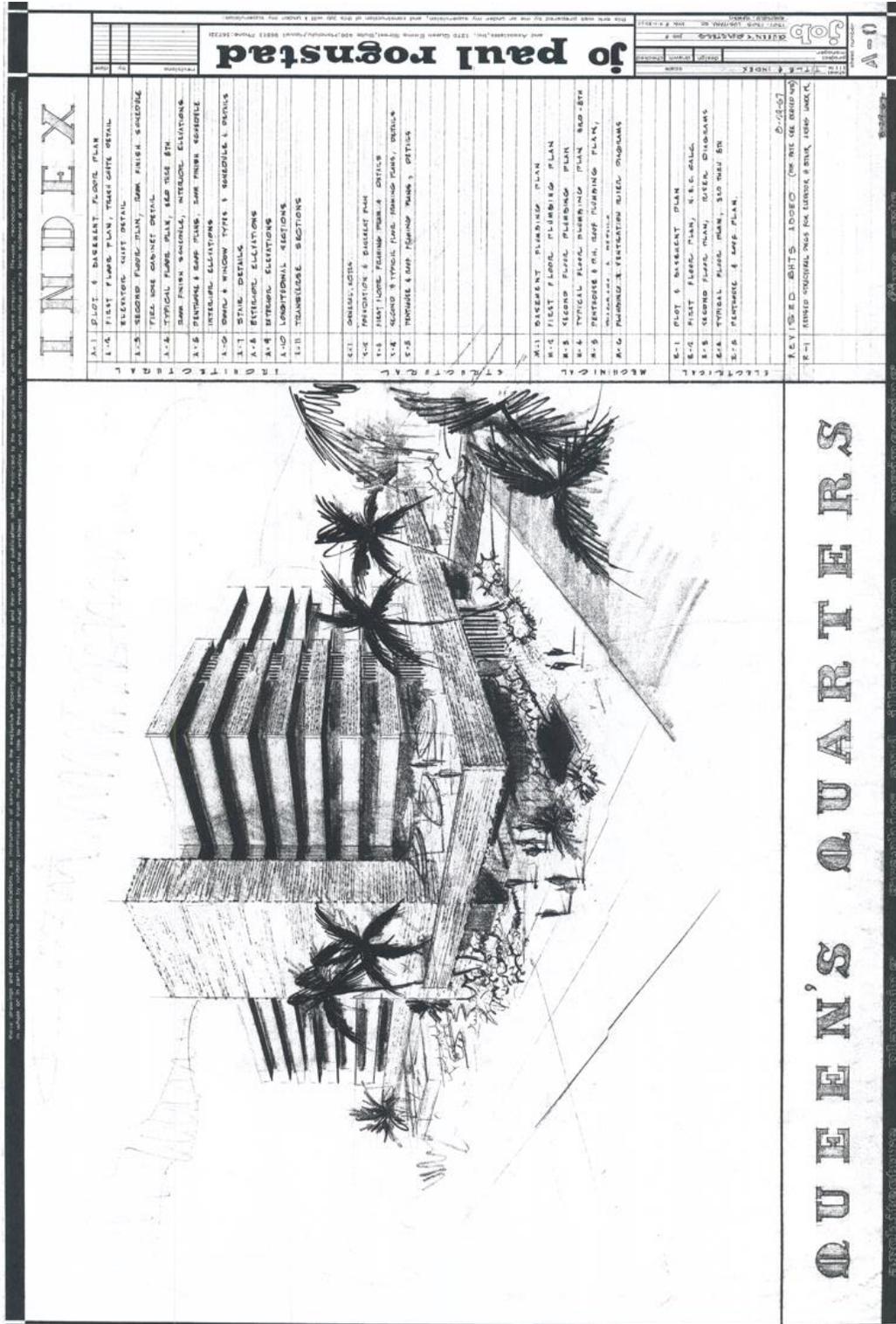
Queen's Quarters

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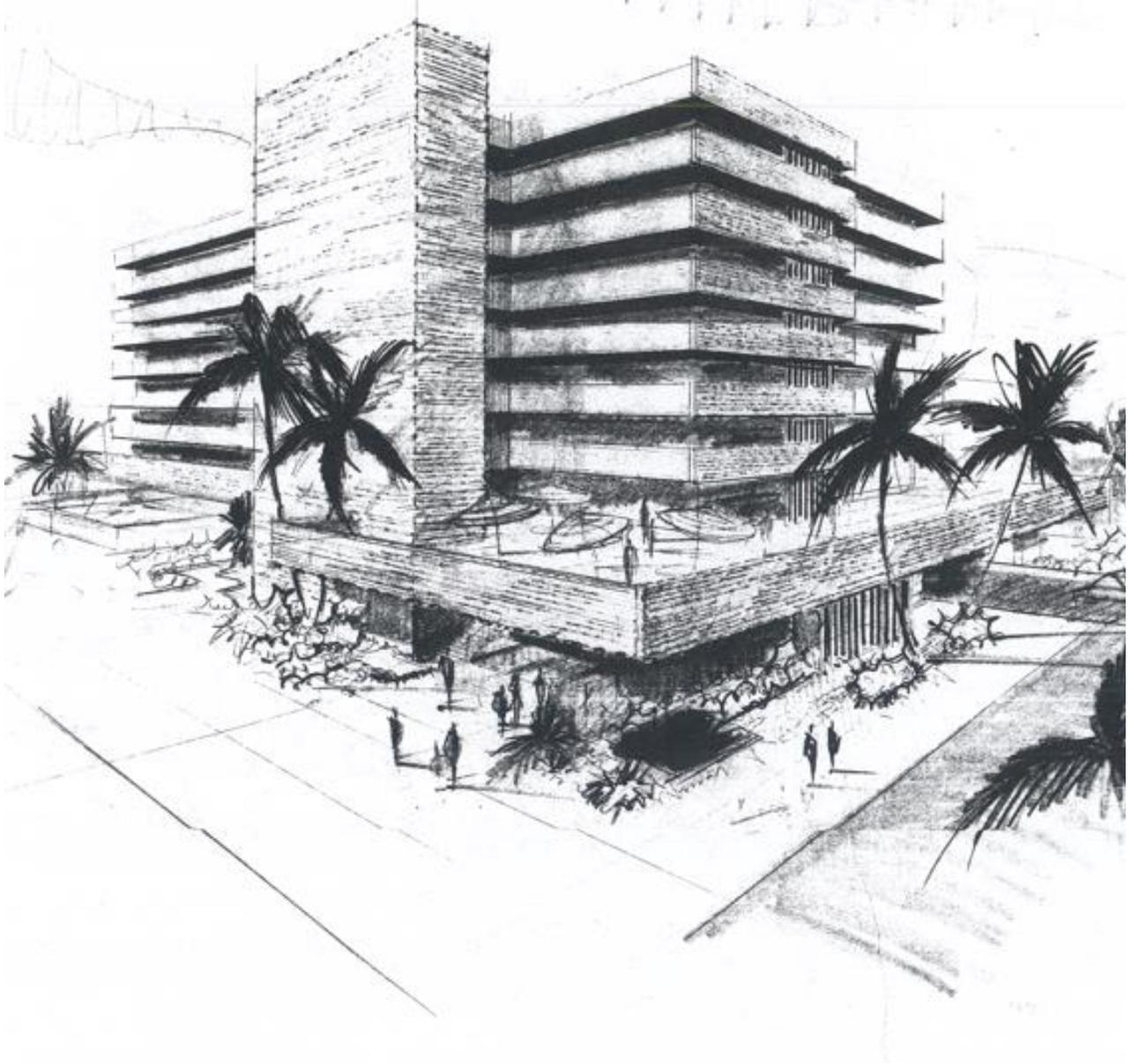
Figure 4: Original drawing A-0 Title sheet and perspective drawing. Note: Full set of plans on file with the Hawai'i State Historic Preservation Division.



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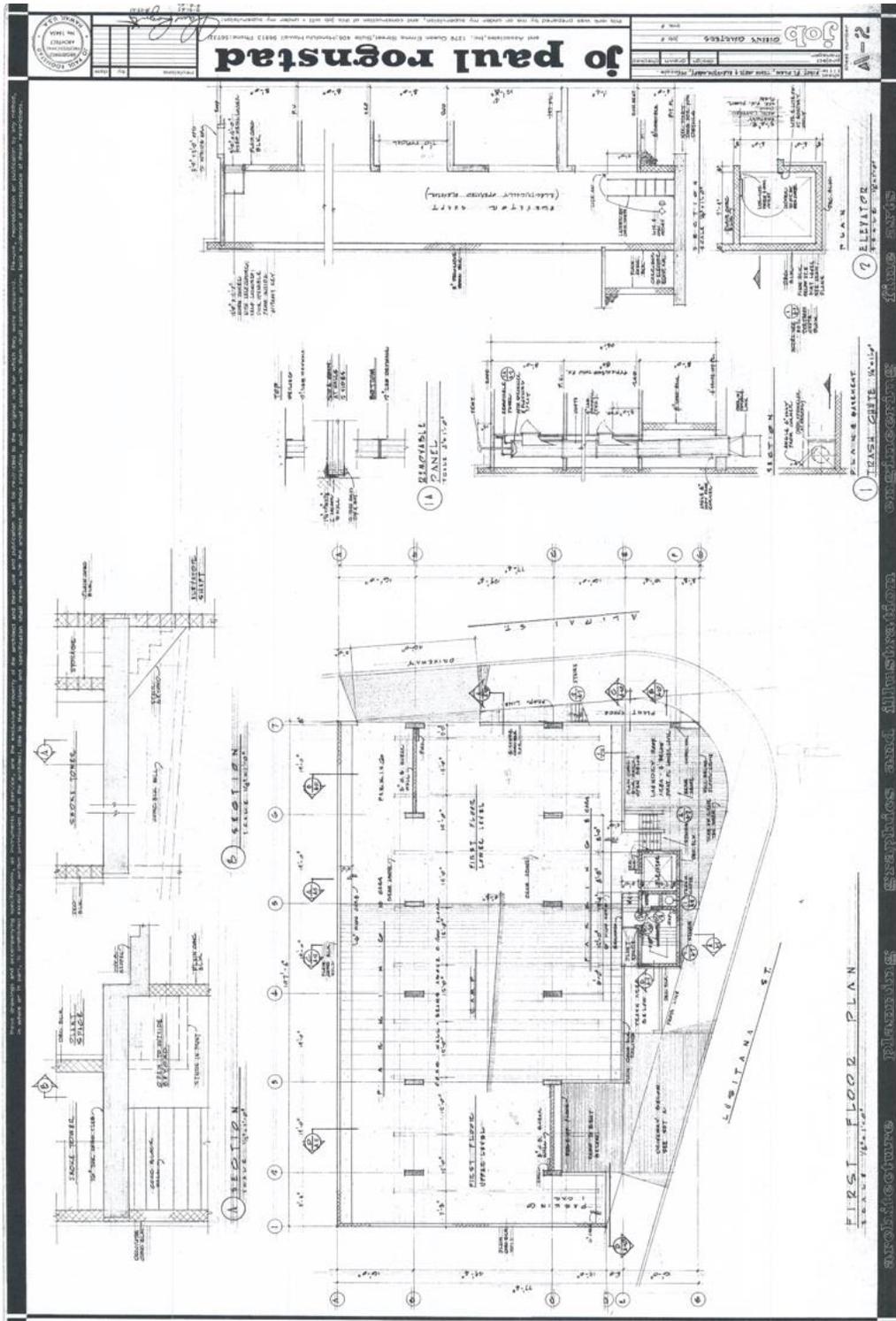
Figure 5: Detail of Original drawing A-0 Title sheet perspective drawing.



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Figure 7: Original drawing A-2 First Floor Plan



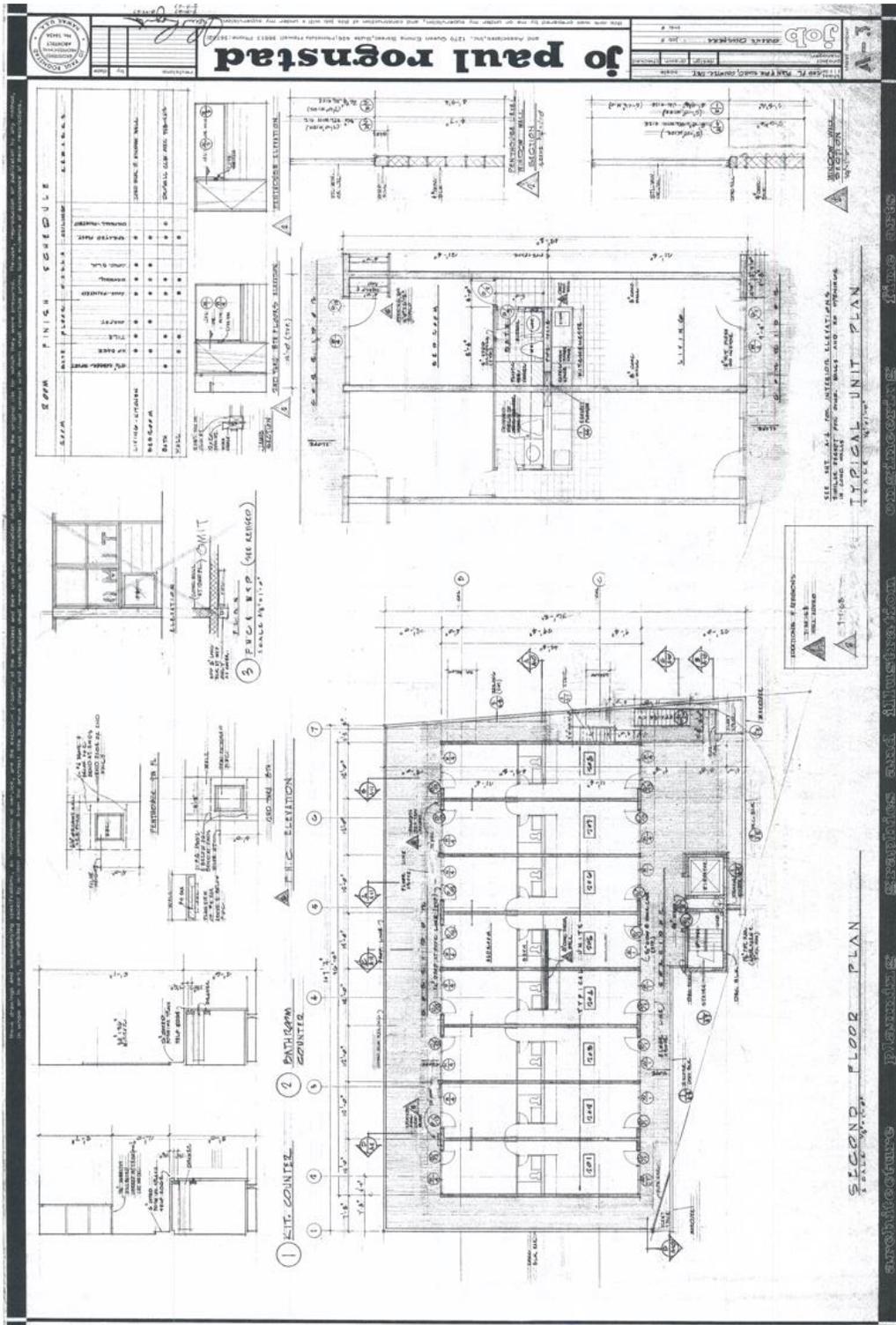
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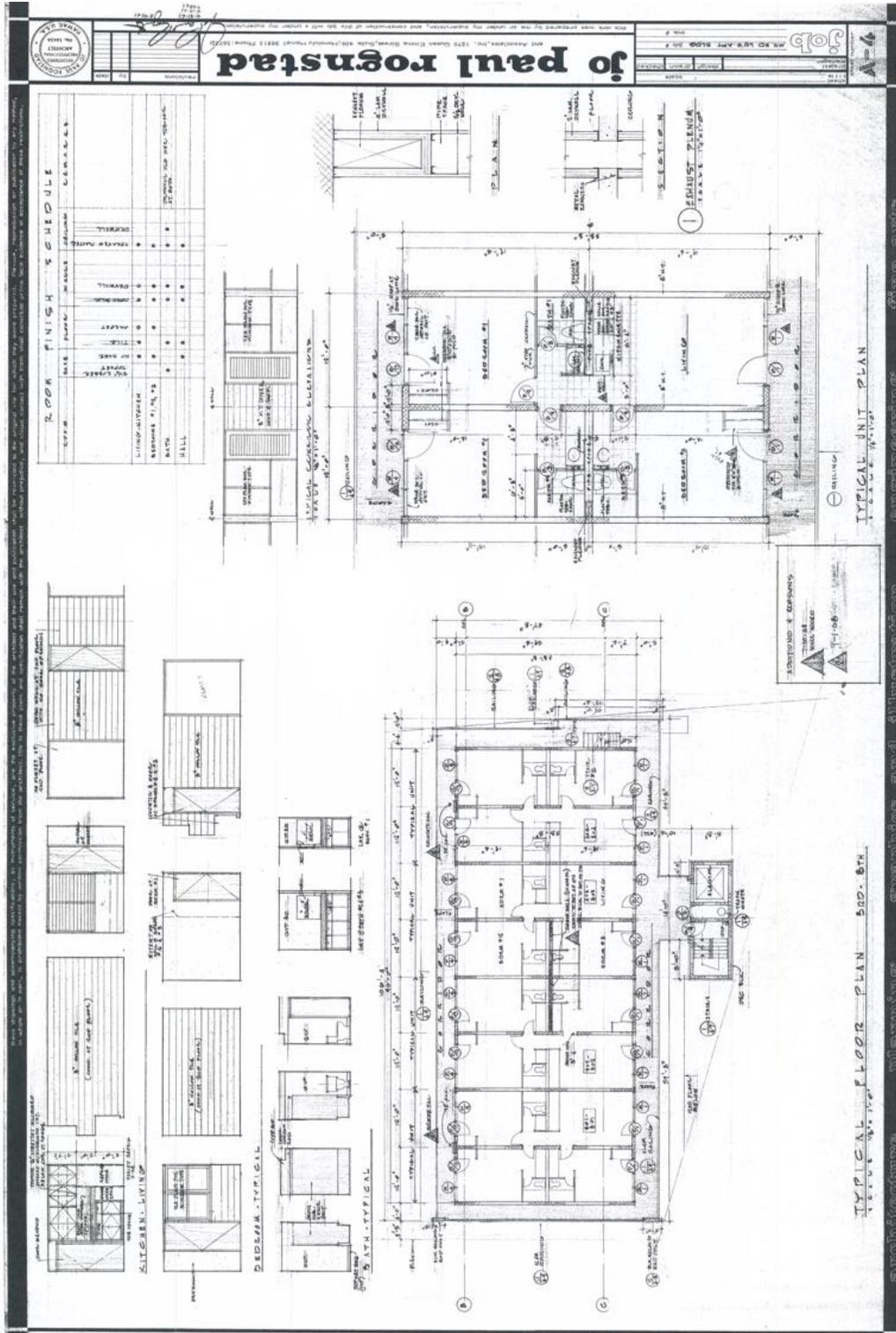
Figure 8: Original drawing A-3 Second Floor Plan



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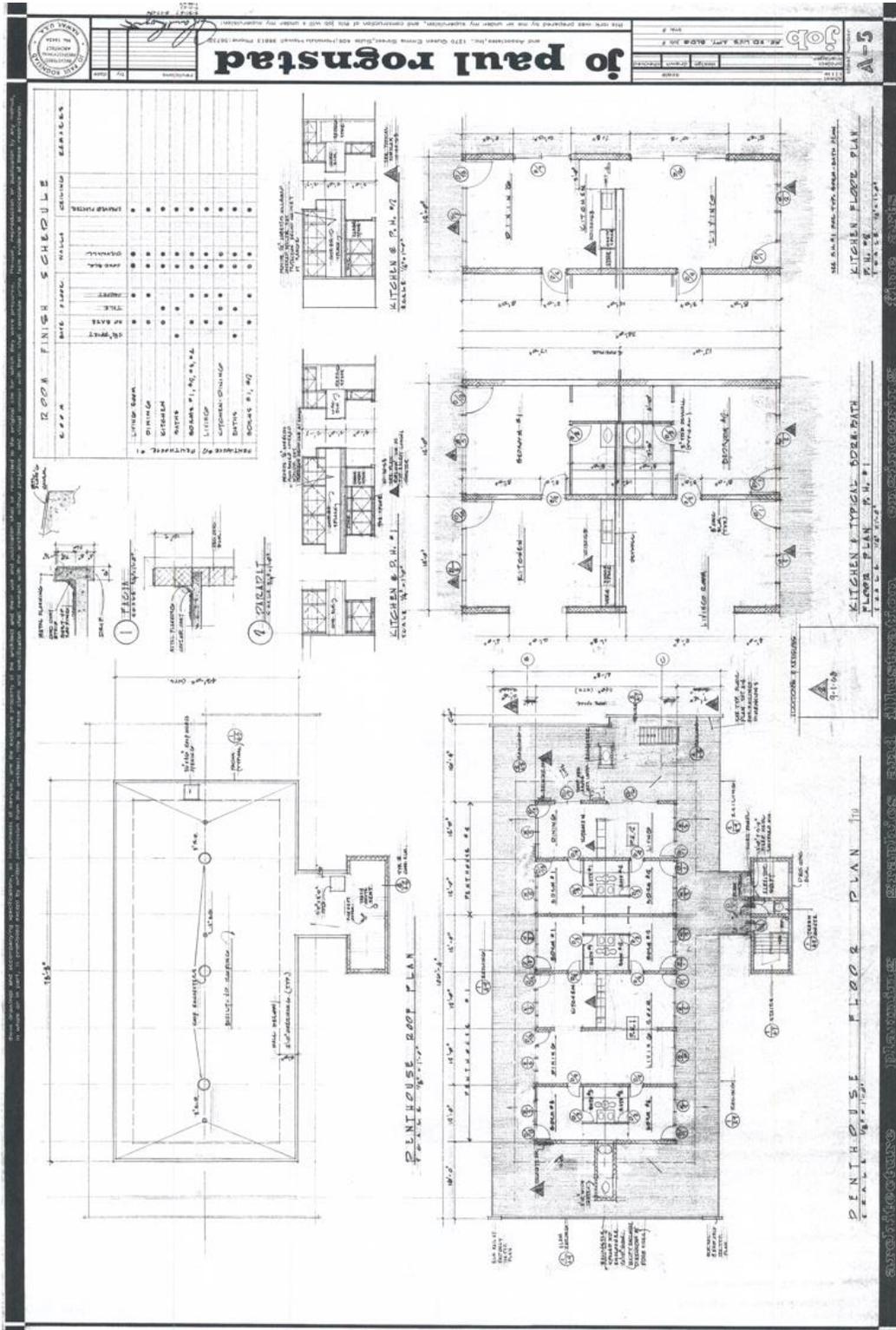
Figure 9: Original drawing A-4 Typical Floor Plan 3-8



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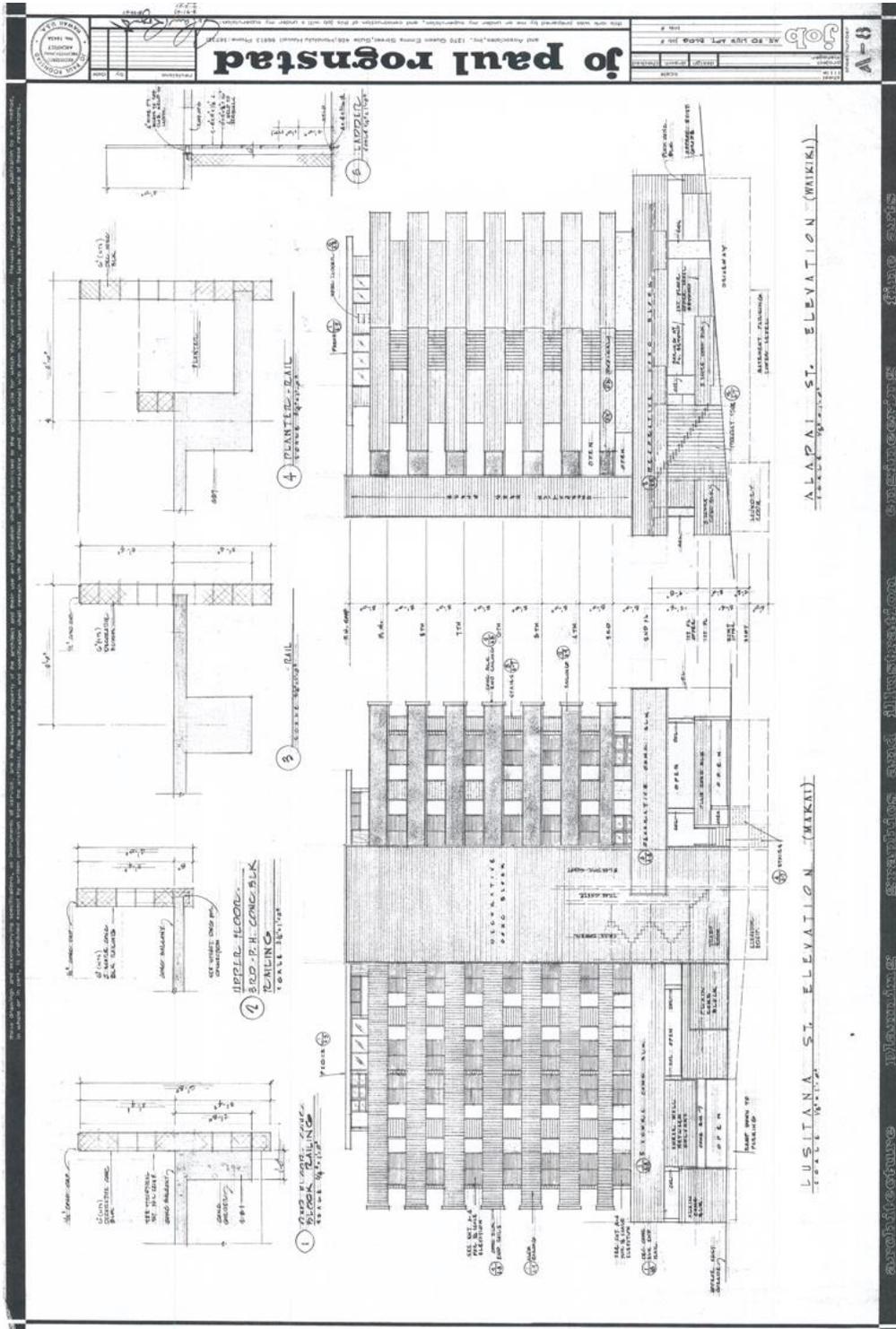
Figure 10: Original drawing A-5 Penthouse & Roof Plan



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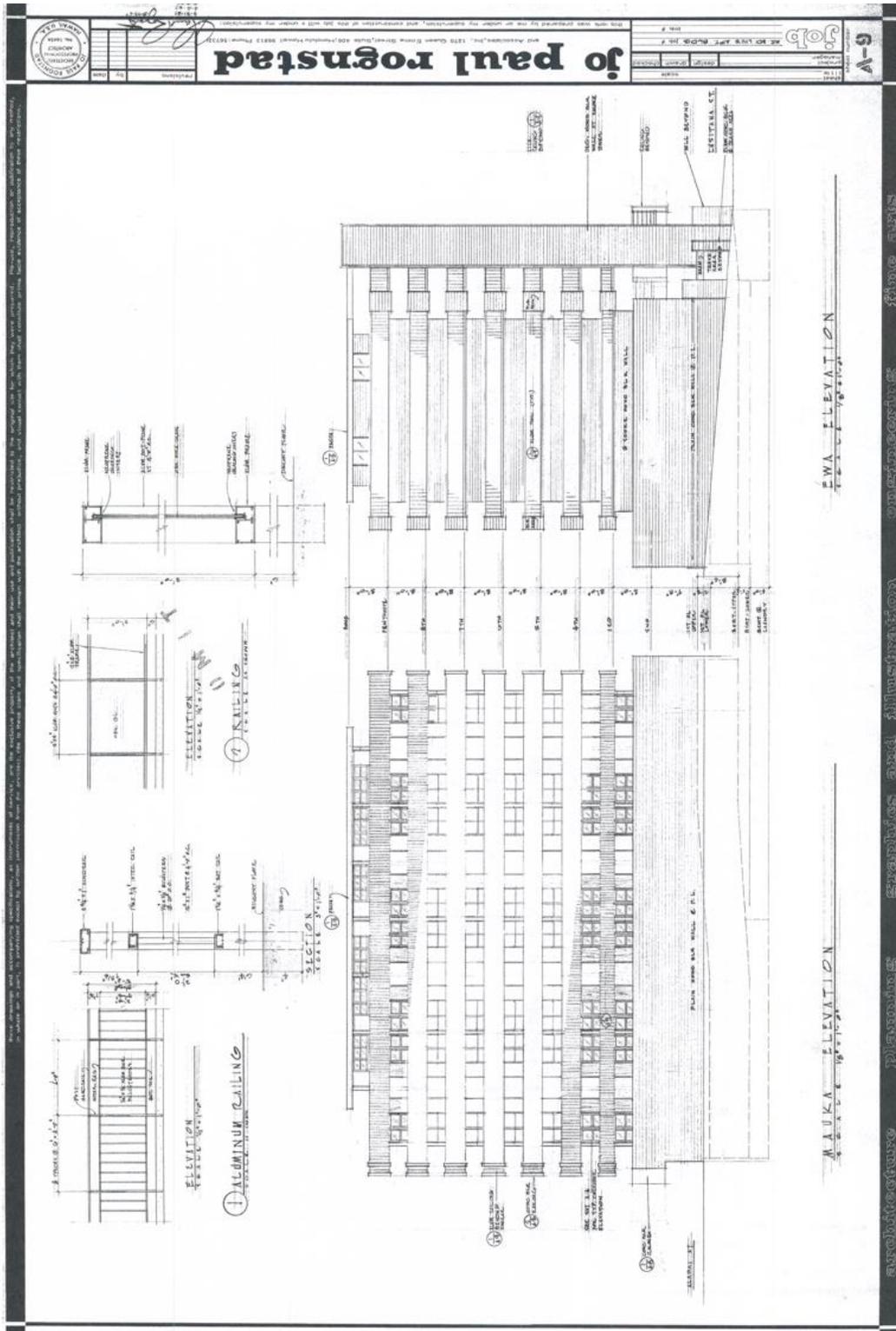
Figure 11: Original drawing A-8 Elevations



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Figure 12: Original drawing A-9 Elevations



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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.

Photo Log

Name of Property: Queen's Quarters

City or Vicinity: Honolulu

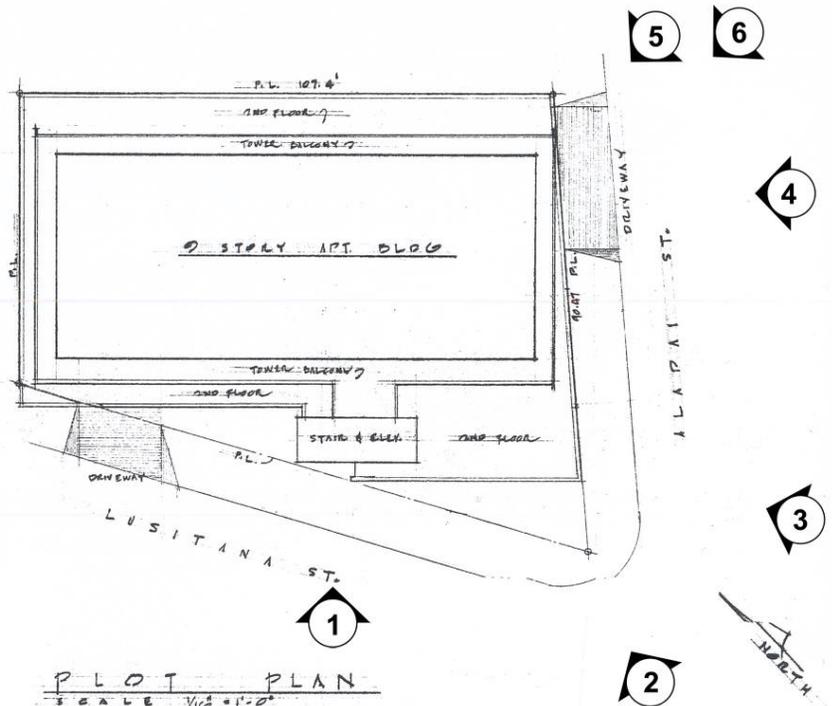
County: Honolulu

State: Hawaii

Photographer: Dee Ruzicka

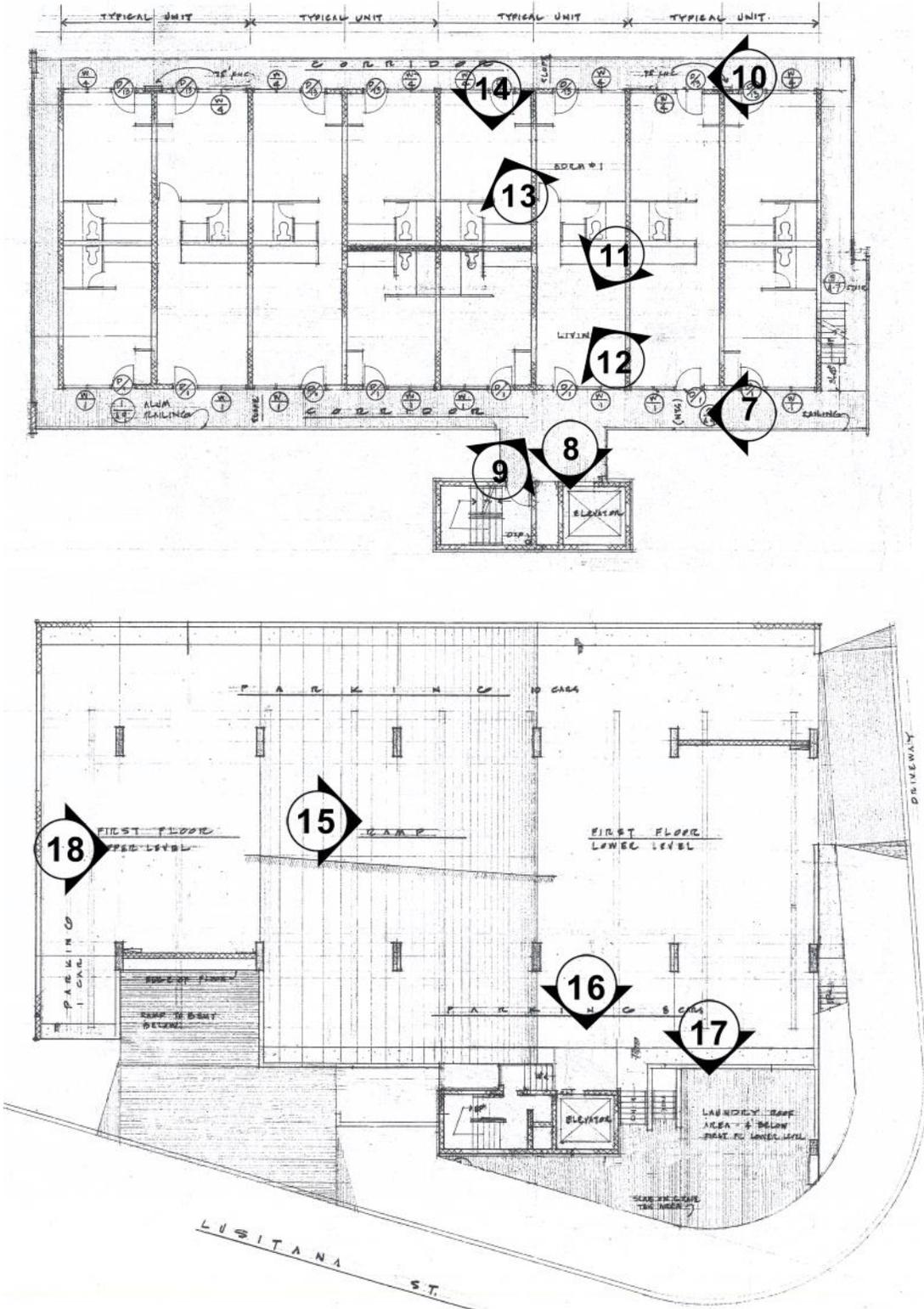
Date Photographed: November 2021

Photo Key:



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HI_Honolulu_County_Alapai_Apartments_0001.
Photo 1 of 18: Front facade. Cameral facing northeast.



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HI_Honolulu_County_Alapai_Apartments_0002.

Photo 2 of 18: Oblique view of front facade. Camera facing north northeast.



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HI_Honolulu_County_Alapai_Apartments_0003.
Photo 3 of 18: Oblique view. Camera facing north.



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HI_Honolulu_County_Alapai_Apartments_0004.
Photo 4 of 18: Oblique view. Camera facing west.



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HI_Honolulu_County_Alapai_Apartments_0005.
Photo 5 of 18: Oblique view of the rear side. Camera facing southwest.



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HI_Honolulu_County_Alapai_Apartments_0006.
Photo 6 of 18: Oblique view of the rear side. Camera facing southwest.



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HI_Honolulu_County_Alapai_Apartments_0007.

Photo 7 of 18: Typical exterior walkway on the eighth floor, with elevator tower on the left.
Camera facing northwest.



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HI_Honolulu_County_Alapai_Apartments_0008.

Photo 8 of 18: Typical configuration of elevator tower. Fourth floor. Camera facing southwest.



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HI_Honolulu_County_Alapai_Apartments_0009.
Photo 9 of 18: Typical apartment entry. Fourth floor. Camera facing northeast.



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Photo 10 of 18: Typical exterior walkway at the rear side. Seventh floor. Camera facing northwest.



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HI_Honolulu_County_Alapai_Apartments_0011.

Photo 11 of 18: Interior of Unit 806, a typical living room in a one-bedroom apartment. Camera facing southwest.



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Photo 12 of 18: Interior of Unit 806, showing the kitchen area of a typical living room in a one bedroom apartment. Camera facing northeast.



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Photo 13 of 18: Interior of Unit 310, a typical studio apartment. Camera facing north.



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HI_Honolulu_County_Alapai_Apartments_0014.

Photo 14 of 18: Interior of Unit 310, a typical studio apartment. Camera facing southwest.



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HI_Honolulu_County_Alapai_Apartments_0015.
Photo 15 of 18: First floor parking area. Camera facing southeast.



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HI_Honolulu_County_Alapai_Apartments_0016.
Photo 16 of 18: Elevator at the first-floor parking area. Camera facing southwest.



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HI_Honolulu_County_Alapai_Apartments_0017.
Photo 17 of 18 Lower level laundry area from the first floor parking area. Camera facing southwest. Note CMU and breis block walls.



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HI_Honolulu_County_Alapai_Apartments_0018.

Photo 18 of 18: Basement parking area. Camera facing southeast.



Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.