

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: Waikiki Yacht Club

Other names/site number: _____

Name of related multiple property listing:
N/A

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

2. Location

Street & number: 1599 Ala Moana Boulevard

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

national statewide X local

Applicable National Register Criteria:

X A B X C D

<p>_____ 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 <u>meets</u> 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>	

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

social - clubhouse

Current Functions

(Enter categories from instructions.)

social - clubhouse

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern (Hawaii modern)

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CMU, wood, concrete, standing seam metal

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 Waikiki Yacht Club is a low, single story building located at the east end of Ala Moana Park. It is situated on the east side of Ala Moana Park Drive, immediately inside the entry to the park—the building faces northwest towards the street and park, while its rear fronts the Ala Wai Boat Harbor. This modern style building sits on a poured-in-place concrete slab foundation and is sheltered by a built-up, flat roof which supports electric solar panels. The windowless front concrete masonry unit (CMU) exterior of the building is hidden from the road by a 9' high wood fence constructed primarily of plywood, and some additional 1" x 2" slats. The rear of the irregularly shaped, lateral running building is essentially open, with parts of it capable of being closed by tri-fold and quadra-fold, wood framed, glass doors. The rambling Yacht Club has 7,806 square feet under roof, and is in good condition. It retains its historic integrity of location, setting, design, materials, workmanship, feeling and association.

Narrative Description

The entry to the Waikiki Yacht Club is defined by the curving concrete wall that begins slightly beyond Ala Moana Park's concrete entry gateway known as the "Roosevelt Portals" and leads into the park. The concrete wall's round, scalloped end posts serve as entry posts to the clubhouse, defining the opening to the clubhouse's entry court. Metal lamps sit on top of each entry post. Concrete pavers cover the entry court and lead to a set of double doors with porthole windows. On the plastered masonry wall to the left of the double doors the name "Waikiki Yacht Club" is affixed to the wall in metal letters. To the right of the double doors is a square, board and batten wing, featuring approximately 7" wide battens and a porthole window looking out on the courtyard.

Waikiki Yacht Club

Name of Property

Honolulu, Hawaii

County and State

The double doors open onto a short, lateral running vestibule featuring a modern tile floor and a lateral running tongue and groove ceiling. The vestibule terminates at its southwest end with a reception counter. The wall below the counter and to the northwest side are made of koa wood. A single pane sliding reception service window, flanked on either side by a similar appearing fixed window is located above the counter. The receptionist's office space was carved out of a portion of the vestibule in 1982. Above the windows is a vertical, wood slat transom which provides additional ventilation between the vestibule and receptionist's office. A similar wood slat vent is at the northwest end of the office.

At the northeast side of the vestibule is a koa wood Dutch Door located to the left of a koa wood counter with a koa wood wall below. Resting above the counter is a koa wood tri-fold door, which acts as a window to the Waikiki Yacht Club Boutique (named the "W.Y.C. BOATIQUE"). Added in 1978, the Waikiki Yacht Club Boutique serves as a small concession selling club-related materials. The southeast side of the vestibule is a wrought iron fence that looks onto a planted garden area with a Chinese banyan tree (*Ficus retusa*) and *ili`ili* (smooth pebbles) covering the ground.

Plastered masonry columns support the wrought iron fence at either end of the vestibule. A koa wood sign-in counter is affixed to the northeast column, and further northeast, a koa wood gate opens into a short front-to-rear hallway. The gate's koa wood slat frame incorporates porthole shaped mirrors. A copper bas relief of a dolphin adorns the gate, signed by artist G. Craft, dated 1996.

The short, 7'-7" wide hallway has the same flooring as the vestibule and an acoustic cloth panel covers most of the ceiling. The hallway is lined on each side by three, large koa wood display cases containing a variety of trophies. The hallway leads to the club restaurant's freestanding koa wood reception desk to the southeast.

On the southeast side, the clubhouse fronts on and runs parallel to the Ala Wai Boat Harbor. It is eleven bays wide, with each bay defined by a 2" x 2' masonry column, and is essentially a giant covered lanai, with its southeast side open to the ocean. The columns are all 18' on center, except the middle bay which is 7'-2" wide. The columns carry a 4" x 18" beam, which, in turn, carries the 4" x 16" roof rafters. The 9'-11" high ceiling of the club is tongue and groove and the floor is the same material as that of the vestibule. Much of the ceiling is covered by acoustic cloth panels. A second set of columns, set inside the clubhouse and approximately 15' distant from the outside columns, runs parallel to the outer columns and support a beam which helps carry the rafters. The space between this beam and the ceiling features vertical wood slats, a motif which also appears above the southeastern most beam. A wide, wooden marginal wharf runs between the building and the harbor and provides foot access to the moored boats and acts as an exterior pathway along the length of the building. The marginal wharf is lined with metal cable railings.

The five southwest-most bays of the clubhouse accommodate the lounge area and the dining room. The dining room is at the southwest end of the clubhouse and occupies three bays. On the southeast side of the dining room a set of wood framed, glass, quadra-fold doors is situated in each bay and can enclose the dining room on that side. A set of wood framed, glass, tri-fold

Waikiki Yacht Club

Name of Property

Honolulu, Hawaii

County and State

doors serves a similar function at the southwest and northeast ends of the room. All the glass folding doors throughout the club have ten panes.

The plastered masonry northwest wall in the dining room's center bay has two separate swinging doors which provide ingress and egress to the kitchen. In front of the two doors is a large koa wood wait work station, which is 13'-2" long, approximately 30" wide and 7' high, stepping down to 47" at either end. The kitchen has a red clay tile floor and CMU walls. At its southwest end the wall is board and batten, with approximately 7" wide battens, and has a counter to serve food to patrons on the outside. Above the counter is a single pane, vertical sliding glass window with a similar fixed window to either side.

The northwest wall of the dining room's bay closest to the center of the clubhouse contains two pairs of two panel, koa wood, bi-fold doors which open on a meeting room with carpeted floors and a ceiling with acoustic cloth panels. The meeting room's two, board and batten, side walls are of koa wood, while northwest wall has two pairs of glass bi-fold doors, each panel of two panes, flanked by similarly designed two pane single doors. These doors open on a concrete sidewalk that runs along the front of the club between the front entry and the parking lot, and is shielded from the street by the 9' high fence. The area along the sidewalk is used for storage.

The two bays to the northeast of the dining room serve as a lounge area. To the southeast it is completely open to the outdoors, looking out upon the marginal wharf and the boat basin. Not only is there no wall or doors between the three columns, but the roof of the bay closest to the dining room is also partially cut away to further open the space. Below the cut-out roof are two pentagonal areas planted with grass and featuring decorative lava rocks. A diagonal walkway runs between the two planted areas and connects the lounge to the wharf. The northwest wall of this bay features a small enclosed walk-up bar made of board and batten koa wood and an alcove which has at its far end two doors. The lounge's northeast bay is lined with koa wood display cases on its northwest and northeast sides, and flows into the entry hall bay. The northeast wall leads into a women's room on the right, and on the left, a room that provides storage for, and access to, the small walk-up bar. A brass foot rail runs across the front of the small walk-up bar. An 8' high koa wood quadra-fold door can secure the small walk-up bar from the front. Each of the door's folds is two paneled. The women's room has been remodeled and features a tile floor, scored tongue and groove wainscot, and has two stalls, two sinks, and a dressing table.

The bay to the northeast of the entry hall serves as a walkway to the larger sit-down bar. The walkway itself is roofed, but to either side the roof is absent. The southeast side of the walkway has grass and features large lava rocks and a bronze statue entitled "Amakua," of a seated young woman. The statue was made by Zong Q. T. Wang and is in memory of Fantha Meyers and Jean Buchanan. On the northwest side of the walkway is the planted area with the banyan tree adjoining the wrought iron fence of the vestibule. In addition to the banyan tree there is a sculpture entitled "Channel Crosser" by Jerry Vasconcellos in memory of Dr. Les Vasconcellos.

At the end, and to the southeast side of the walkway bay, is a 7'-2" open bay, which serves as an access point to the marginal wharf from the large sit-down bar. Next to the column defining the southwest side of the bay is a brass bell. By ringing the bell, the ringer signals they are buying a

Waikiki Yacht Club

Name of Property

Honolulu, Hawaii

County and State

round for everyone at the bar. The northwest wall of this narrow bay is occupied by the interior concession counter of the Waikiki Yacht Club Boutique. This side of the boutique serves customers from the inside of the clubhouse and features an aluminum framed glass display case which is surmounted by a single panel, koa wood quadra-fold door.

The room with the sit-down bar and interior boutique concession counter occupies two bays, with the large, koa wood, sit-down bar running along the southeast side of the southwest bay and tables occupying the remainder of the space. A brass foot rail runs the length of the bar and turns the corner at both ends. Behind the bar are three, single pane, fixed windows, which look out on the Ala Wai Boat Harbor. The windows rise from a 53" high board and batten base, the battens for which are approximately 7" wide. The northwest wall of the bay containing the bar has a pair of bronze anodized aluminum, single pane, sliding windows, which are flanked on each side by a similarly designed fixed window.

The sit-down bar room's second bay has on its southeast side a pair of quadra-fold doors, with each fold containing ten panes, while its northeast side features a pair of tri-fold doors of similar design, as well as a masonry wall with a large bulletin board. The bulletin board wraps around the corner and extends across most of the masonry northwest wall as well. At the end of the bulletin board there is an original door which leads into a men's locker room. The door has a stainless steel pull handle on its interior side. The locker room has a tile floor and wainscot and vertical, wood slat ventilators at the juncture of the wall and roof rafter. The room has urinals, stalls, sinks, showers, and metal lockers.

To the northeast of the bar area is a one-bay-long library, reading area. A koa wood display case and book shelf dominates its northwest wall, while the southeast wall has a pair of tri-fold doors, as does the northeast end of the area. The northeast doors open on a pavilion which was completed in January 1999. The pavilion has a flat corrugated metal roof which is supported at its northeast side by two 17" x 17" masonry columns. The columns carry 4" x 18" beams, which, in turn, carries the 2" x 12" roof rafters. The pavilion's tile floor follows the tile floor used throughout the clubhouse's main space.

At the opposite end of the clubhouse, the dining room on its southwest side opens on a lanai with a scored concrete floor. Added in July 2019, the lanai is covered by a large tent which allows for a more casual outdoor eating area. Along the southeast side of the lanai and one step below it, a concrete walkway runs along the edge of the harbor. At the southwest end of the lanai is a 25" high, masonry, rectangular planter box, which is 8' long. Beyond the planter, and one step up from the lanai is a swimming pool area. The 20' x 40' pool has a scored concrete deck. A rectangular, masonry planter box runs along the southeast side of the deck. The planter box is 18" high on its side facing the pool, and 35" high on the side fronting on the harbor front concrete walkway. A single mast nautical flagpole with a yardarm and gaff, dedicated to the memory of Harold Dillingham, is near the northeast end of the planter box. On the northwest side of the pool is an equipment storage and filter house and a trellis carried by eight masonry columns, which dates from 1979. The filter house has a flat roof, and masonry and plastic, diamond shaped lattice walls and doors.

Waikiki Yacht Club

Name of Property

Honolulu, Hawaii

County and State

At the southwest end of the pool are men's and women's dressing rooms. The masonry dressing rooms were built in two phases in 1958 and 1979. The single story dressing rooms are L shaped and have a flat, built-up roof. The roof has overhanging eaves, supported by the exposed 4" x 8" rafter tails. The men's room is to the southeast and the women's to the northwest, with each having a pair of jalousie windows at the clerestory level on both the southwest and northeast sides. The dressing rooms interiors have been remodeled and have modern tile floors and walls. A covered concrete walk runs along the southeast side of the dressing rooms and a decorative wrought iron gate, with the name Waikiki Yacht Club written vertically in a side panel, leads out to a paved vehicle parking area to the southwest. The parking lot is open on its harbor side and enclosed by a chain link fence screened by plastic, diamond shaped lattice on its northwest and southwest sides.

To the northeast of the clubhouse, the Yacht Club property follows the curve of the Ala Wai Boat Harbor on one side and the boundary of Ala Moana Park and Ala Moana Boulevard on the other. The park and street sides are fenced. A curving concrete sidewalk runs from the clubhouse along this narrow, curving section of the property to two buildings and an open, paved work area. The two buildings are: 1) a wood, Texture One-Eleven (T-111 or T1-11), small boat storage facility and 2) a metal building housing a room with exercise machines, a machine shop to work on boat parts, an equipment room and storage. The former dates from 1988 and the latter from 2020. Neither of these buildings contribute to the historic significance of the Waikiki Yacht Club.

A seawall runs along the harbor side of the property. At the northeast corner of the property the seawall is of lava rock, while much of the historic seawall fronting the berthing area has been replaced in recent years by a concrete seawall. In the harbor fronting the clubhouse is mooring with approximately 150 slips. This area, although constructed and maintained by the Yacht Club, is not part of the property and not included in the nomination.

Although some alterations have been made to the Waikiki Yacht Club over the course of its history, it very much retains its sense of historic integrity. The clubhouse was constructed in two major increments in 1953 and 1967, and its historic design open to the Ala Wai Boat Harbor remains readily recognizable. The replacement of the original flooring and of the windows in the northwest wall of the bar area, as well as the recent construction of the pavilion at the northeast end of the clubhouse are minor compared to the overall historic fabric of the building. Both the shortening of the entry hall to make a receptionist office, and development of the Waikiki Yacht Club Boutique were undertaken in a manner extremely sensitive to the original character of the clubhouse with its prevalent use of koa wood accent features. Likewise, the replacement of the marginal wharf used similar materials and its expansion in width is not detrimental to the overall historic character of the clubhouse. The locker rooms, dressing rooms and rest rooms, as well as the filter house and kitchen, are all secondary spaces and improvements to these facilities has not compromised the historic integrity of the clubhouse. Similarly, the small craft storage facility and the new metal building are sufficiently removed, in proximity, from the clubhouse as to not impinge on its historic character.

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

entertainment/recreation
architecture

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Period of Significance

1953-1967

Significant Dates

1953, 1967

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Rothwell & Lester, 1953

Thomas Wells, 1967

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 Waikiki Yacht Club is significant on the local level under criterion A for its associations with recreational boating in Hawaii and is also significant at the local level under criterion C as a good example of a building designed during the post-World War II period in Hawaii, rendered in a Hawaii modern style. The building includes a number of distinctive features and is typical of its period in its design, materials, workmanship, and methods of construction.

The 1953-1967 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions." The bulletin further states, "For properties associated with historic trends, such as commercial development, the period of significance is the span of time when the property actively contributed to the trend." As is noted in the above section, "significant dates", 1953 is the year of construction, and 1967 the year a major addition was made to the building.

As noted in the description, two non-contributing buildings are also on the property. These are less than fifty years of age and were constructed in 1988 and circa 2020, respectively.

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

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

The Waikiki Yacht Club is significant for its associations with recreational boating in Hawaii.

Prior to World War II, the premier yacht club on Oahu was the Pearl Harbor Yacht Club. This club was formed in 1924, and included as members Hawaii's leading families and members of Hawaii's Big Five commercial and plantation companies. In addition to reporting on the club's sailing events, the Honolulu newspaper's society columns covered the many social events transpiring at the club, especially after the club acquired as its headquarters club member Albert Afong's two story house on the Pearl City peninsula in 1928.^{1,2,3}

With the commencement of World War II, the U. S. Navy seized most of the houses on Pearl City peninsula and banned recreational sailing in Hawaii's waters.⁴ It would not be until July 1943 that yachting resumed in Island waters outside of the harbors, when seven yachts from the Kaneohe Yacht Club raced off Waikiki in conjunction with the Outrigger Canoe Club regatta.⁵

Encouraged by the Navy starting to relax its strictures with regards to recreational boating, George Over, Richard Soelberg and Robert J. Miller thought it might be good to form a new organization and explore the possibilities of sailing offshore and racing regularly again. The three men discussed the idea with some members of the inactive Pearl Harbor Yacht Club, including Duke Kahanamoku, and also with some engineers and architects from the design department at Pearl Harbor. In April 1944, they decided to organize and Dr. Pete Wilson was the first member to pay the \$25 initiation fee. The new club was able to secure the area near where the present clubhouse is located, which until that time was under the control of the U.S. Army and was used to berth boats which towed barges past Fort DeRussy and on to Makapuu for target practice. Using surplus lumber the new club members were able to build a small store house and locker room with a cold water shower.^{6,7} In June 1944, the Board of Harbor Commissioners granted the club permission to build moorings in the Ala Moana Boat Harbor.⁸ During the last half of 1944, the new club had sponsored at least four races, and at the start of 1945 were making preparations for around a dozen championship races for that year. Following a full 1945 racing year, and with a membership of approximately fifty, the Waikiki Yacht Club successfully filed an application in December 1945 to become incorporated, with George Over as commodore, Richard Soelberg as vice commodore, Max Bergau as rear commodore, Hugo Bruss secretary and Howard Cook treasurer. Other prominent members included Duke Kahanamoku, Harold

¹ Michael E. Simpson, *Waikiki Yacht Club: The First 60 Years* (Honolulu: Waikiki Yacht Club, 2004), 2.

² Lorrin A. Thurston, "Last Sunday's Yacht Race, with Some Recollections of Old Time Yachting," *Honolulu Advertiser*, May 14, 1924, 9.

³ William Peet, "Members Vote to Spend \$62,000 at the Peninsula," *Honolulu Advertiser*, March 10, 1928, 12.

⁴ Simpson, *Waikiki Yacht Club*, 3.

⁵ "Seven Kaneohe Yachts to Race Off Waikiki," *Star Bulletin*, June 30, 1943, 13.

⁶ Simpson, *Waikiki Yacht Club*, 4-5.

⁷ Peggy Dean Froome, "New Waikiki Yacht Club to be 'Something for the Women'," *Star Bulletin*, August 31, 1953, 25.

⁸ "Harbor Board Rejects Houseboat Proposal," *Star Bulletin*, June 7, 1944, 5.

Waikiki Yacht Club

Honolulu, Hawaii

Name of Property

County and State

Dillingham, Bill Fromme, Ballard Atherton, Duane Fish, Arthur Wayne, Guy Rothwell, G. D. Crozier, John Child, Cary Booth, Louis Abrams, Jerry Sheeley, Fred Kingman, Arthur Myhre, John Weaver, and Ralph Beck.^{9,10,11} Among the charter members were fifteen previous members of the Pearl Harbor Yacht Club, and following the conclusion of World War II another thirty seven former Pearl Harbor Yacht Club members joined the Waikiki Yacht Club when it became obvious that the Navy would no longer allow civilian club access to Pearl Harbor's waters.¹² At the time of its formation the Waikiki Yacht Club was one of five major boating organizations on Oahu, joining the already established Kaneohe Yacht Club, the Outrigger Canoe Club, Honolulu Yacht Club, and the Hawaiian Outboard Association.

Following the war, the yacht club was able to secure from the Army a "shack" on the site of the present clubhouse, which they converted into their clubhouse.¹³ In 1947, the Waikiki Yacht Club helped host the first running of the biennial Trans-Pacific Yacht Race since its suspension due to World War II. The 2,225 miles course from Los Angeles to Honolulu was at the time the longest yacht race in the world. Included in the 37 entries for 1947 was Waikiki Yacht Club member Louis Abrams' "Lady Jo," as well as another Hawaii entry, "Lucky Star" owned by H. B. Hobson.

By 1949, the club's membership had risen to 113 and then in 1953 to over 150.¹⁴ The increase in membership may in part be attributed to the club obtaining in 1952 a forty-year lease from the Board of Harbor Commissioners for a portion of the property they now occupy.¹⁵

With the long term lease in hand, the club began to raise funds to build a new clubhouse, and hired the Honolulu architectural firm of Rothwell & Lester to design the new building. Guy Rothwell was a charter member of the club and in 1958 would serve as the club's commodore. Following his term as commodore, he was appointed by the governor to the Board of Harbor Commissioners. A contract for the new clubhouse was awarded to K. Nagata on August 7, 1953, and the original, 1946 Army building was demolished on August 11, 1953. The new clubhouse was completed within two months and opened on September 26, 1953, with a cocktail party and dance. This 37' x 70' CMU building consisted of a large lanai and bar, with louvered doors between the bar and covered lanai. The clubhouse had no kitchen facilities for all intents and purposes. The men's locker room featured tile showers with hot and cold water and ample locker space, while a lady's powder room was also provided. Elated with their new clubhouse, the club members still anticipated they "will someday erect a more commodious clubhouse with added facilities for members, including a wide lanai bordering the harbor."¹⁶

⁹ "Waikiki Yacht Club Plans Big 1945 Doings," *Honolulu Advertiser*, January 8, 1945, 9.

¹⁰ "Three Enterprises Ask for Charters," *Honolulu Advertiser*, December 15, 1945, 5.

¹¹ "New W.Y.C. is Dedicated," *Star Bulletin*, September 28, 1953, 16.

¹² Stan Thornton, "Advocacy Specific to the Club Being Listed on the Hawaii and National Registers of Historic Places," 3.

¹³ Froome, "New Waikiki Yacht Club," 25.

¹⁴ Simpson, Waikiki Yacht Club, 12.

¹⁵ "\$3,793 a Year Lease is Set for Waikiki Yacht Club Site," *Star Bulletin*, November 21, 1952, 16.

¹⁶ Drue Lytle, "Cocktail Party and Dance at Yacht Club Dedication," *Honolulu Advertiser*, September 29, 1953, section 2, 1.

Waikiki Yacht Club

Name of Property

Honolulu, Hawaii

County and State

Reflecting on the new clubhouse, Peggy Dean Fromme, the Waikiki Yacht Club Historian and Director of Publicity, who had been the first female member of the club when she joined in 1945, noted,

While the club's original purpose of providing "a medium through which its members may participate in the sport of yachting . . ." is still foremost in the minds of the club's planners today, they realize that if the sport of yachting is to increase in the Islands, as it is all over the nation, then larger family facilities are necessary."^{17,18}

Partly in response to make the yacht club more family friendly, in 1955, the Territorial Board of Health was queried by the club's board about setting aside a swimming area, primarily for youngsters, at the mouth of the Ala Wai Canal. The Board of Health advised against such an action, as it found the waters in the canal were too dirty for swimming, being four times filthier than the waters off any public swimming beach.¹⁹ As a result, in June 1958, architects Fisk & Chapman designed a 20' x 40' swimming pool to the southwest of the clubhouse, as well as a 16' x 22' dressing room and a filter house. Also at that time, a 19'-4" x 24'-4" kitchen built of CMU, also designed by Fisk & Chapman, was added to the clubhouse. Honolulu architect Phil Fisk was a member of the Kaneohe Yacht Club, and in September 1958 died of a heart attack at the age of fifty, while participating in a Kaneohe Yacht Club race. He was leading at the time of his death.²⁰

In 1978, the pool interior was redone, and its deck replaced with the current one, including the planter box walls. This project was designed by Duane Cobeen of Hogan & Chapman. In the following year, the dressing rooms were expanded and the trellis constructed, also following plans by Cobeen.

In 1967, the expansion of the clubhouse, envisioned fourteen years earlier, materialized. Designed by Honolulu architect Tom Wells, ground breaking for the enlargement took place on November 11, 1966. Almost doubling the size of the existing facilities, the expansion followed the broad lanai concept of the earlier building and included a new bar, larger dining room, lounges and a meeting room.²¹ The completed building was described by *Star Bulletin* columnist Jack Wyatt as being, "of football field length . . . with open beams and massive pillars," and capable of handling, "the largest Transpac party with ease."²²

Also in 1967, planning commenced to expand the berthing capacity for the club. Construction on a new system of floating docks was started in 1968 and was completed in 1972, adding 144 new

¹⁷ Simpson, Waikiki Yacht Club, 8.

¹⁸ Froome, "New Waikiki Yacht Club," 25.

¹⁹ "Ala Wai Canal Too Unsanitary for Swimming," *Honolulu Advertiser*, September 3, 1955, 17.

²⁰ Ray Buisseret, "In Retrospect," *Honolulu Advertiser*, September 21, 1958, C5.

²¹ "Yacht Club Expansion to Start," *Honolulu Advertiser*, November 12, 1966, 2.

²² Jack Wyatt, "Nautical Notes," *Star Bulletin*, April 19, 1967, 28.

Waikiki Yacht Club

Name of Property

Honolulu, Hawaii

County and State

slips to the club's inventory.^{23,24} This dock system was replaced in 2000 in compliance with a condition of the State renewing the club's lease in 1999 for another 35 years, which required the club to replace the docks and also the marginal wharf on the waterside of the clubhouse. Both of these improvements were completed, with Honolulu architect and club member Don Myers drawing the plans for the wider marginal wharf.

The only other major alterations to the clubhouse were all designed by the office of Honolulu architect and Waikiki Yacht Club member Charles "Ty" Sutton, who served as the club's commodore in 1984. In 1978, Glenn Mason designed the koa wood-encased Waikiki Yacht Club Boutique, and in 1982, Sutton oversaw the development of the reception counter and office. Two years later, in 1984, he also designed the renovation of the kitchen as well as the snack bar addition to that room, and in 1988 handled the demotion of the small boat storage facility and the design of a new one.

A 2014 modernization of the club included the laying of the current floors and installation of the tri-fold and quadra-fold doors. Architect A. Kimball Thompson, the founding principal of AKTA Ltd., oversaw this remodeling.

In addition to its significance for its associations with the history of yachting in Hawaii, the Waikiki Yacht Club is also architecturally significant as a good example of a building rendered in a modern Hawaii style.

Modern architecture has its origins in both changing technology and in the "re-envision-ing" of the social role of architecture in the 20th century. The foundations of the modernist movement were in Europe, although many of the technical innovations came in fact from the experimentation of North American designers and builders. Some historians see technological improvements as the driving force behind the new architecture: the development of iron and then steel, followed by increased application of reinforced concrete. Other scholars see the aesthetic revolt against the excessive decoration of the late Victorian period as the key to understanding "modernism." A few emphasize the simple practicalities of the new architecture—a style of building that put emphasis on simplicity and functionality over sentimentality and historical or cultural reference.²⁵

The modern style gained popularity in Hawaii during the late 1930s, usually rendered in a simple art deco or streamline modern style, as exemplified by such buildings as the Waikiki Theater, Church of the Crossroads, the Waikiki Shopping Arcade and a number of walk-up apartments in Waikiki.

Following the lead of the late 1930s, the modern style became the predominant post-war style in Hawaii, and the style became closely entwined with the imminency of statehood and the forward outlook of that era. Modernism's radical trend away from ornamentation to a clean

²³ Frank Flori, "New Yacht Berths Slated," *Star Bulletin*, February 23, 1969, E-3.

²⁴ Simpson, Waikiki Yacht Club, 17.

²⁵ Fung Associates, Inc., *Hawaii Modernism Context Study*, 2011. 3-1.

Waikiki Yacht Club

Name of Property

Honolulu, Hawaii

County and State

“contemporary” look captured the spirit of its time, and the prevalent skill of the craftsmen of that era with their high degree of precision made it possible to have minimal detailing. Everything is elegantly simple and transparent. It’s an era of optimistic outlook manifesting itself in optimistic, ‘light’ and future oriented architecture.

The Waikiki Yacht Club is typical of a building of the modern movement, constructed in Hawaii during the 1950s and 1960s. It is typical of the modern style of architecture with its flat roof, clean lines and avoidance of applied ornament, as well as its emphasis on functionality and the straight forward incorporation of its structural elements into the design program. The CMU, of which the clubhouse is built, became a popular building material in the islands during this period, a trend which continues to the present.

Even more noteworthy is the manner in which the building adapts its modern forms to Hawaii. The opening of the entire southeast side of the building, not only to the outdoors but to the ocean, essentially turning its entire public space into a giant lanai, is remarkable, and rarely seen in a building of this scale—with perhaps Ossipoff’s Outrigger Canoe Club and Pacific Club, and a number of hotel lobbies such as those at the Mauna Kea Beach Hotel, Kona Hilton (now the Royal Kona Resort), Hawaiian Regent (now Waikiki Marriott), and the Maui Inter-Continental (now Wailea Beach Resort-Marriott), being the only comparable buildings to come immediately to mind. While most all the above mentioned buildings masterfully allow the outside in, the Waikiki Yacht Club goes one step further and incorporates the immediacy of the outside, the ocean and sky, as its primary design feature. The outdoors is the building and vice versa. In addition to its incredible openness, other features, such as the extensive use of koa wood, the strategic cutting away of the roof and the placement of the banyan courtyard at the interstice of the entry and the social area of the building, further place the building within the context of Hawaii.

Guy Rothwell (1890-1971) was born in Honolulu and graduated from Punahou School, and received a degree in architectural engineering from the University of Washington in 1911. Upon returning to Hawaii, he worked as a draftsman in the Territorial Department of Public Works from 1912-1914, and after that he went to Honolulu Iron Works, where he oversaw the structural steel and reinforced concrete department. During World War I, he served in the Navy Construction Corps and the overseas transport and cruiser force. Following the war, he opened his own office in 1923 and designed such buildings as Palama Settlement (1924) and All Saints Episcopal Church in Kapaa, Kauai (1925). In 1925, the firm became Rothwell, Kangeter & Lester, which was responsible for the design of the O.R. & L. Depot (1925) and later alongside Robert Miller and Dickey & Wood, designed Honolulu Hale (1928), with Rothwell handling most of the engineering. In 1928, Kangeter left the firm, and the office was renamed Rothwell & Lester, Architects and Engineers. During the 1930s, the partnership designed such buildings as the Bank of Hawaii’s Haiku branch (1931), Roosevelt High School, the Hilo Armory, the Kapahulu and Kalihi Pumping Stations, Shingle Memorial Hospital on Molokai, St. Theresa’s Catholic Church on School Street, Koloa Church on Kauai, and Christ the King Catholic Church in Kahului. Lester left the partnership in 1932, and during the ensuing years leading up to World War II, Rothwell designed KGMB, the Kapaa branch of the Bank of Hawaii, Honolulu Bowl, and Honolulu’s Sears store. After the war, Rothwell & Lester again became partners and in

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

addition to the Waikiki Yacht Club, their post-war projects included Kaimuki High School and the Waialae Shopping Center (later expanded to be Kahala Mall). The O.R. & L. Depot and Honolulu Hale are listed in either the Hawaii or National Registers of Historic Places.

Tom Wells (1930-1986) was a highly respected architect who worked in Hawaii until 1969. He was born in San Francisco and attended USC School of Architecture at the University of Southern California. Upon arriving in Hawaii he worked with Vladimir Ossipoff on such projects as the Medical Library at Queens Hospital and the Pacific Club. In 1961, he opened his own office, which he maintained until 1969 when he relocated to Aspen, Colorado. Other buildings in Hawaii designed by him include the comfort station at Thomas Square, Waimea Village Inn, the Tennis Garden at Kapalua, and the Palo Alto Apartments on Punahou Street.

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

9. Major Bibliographical References

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

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“Ala Wai Canal Too Unsanitary for Swimming.” *Honolulu Advertiser*, September 3, 1955.

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Flori, Frank. “New Yacht Berths Slated.” *Star Bulletin*, February 23, 1969.

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Peet, William. “Members Vote to Spend \$62,000 at the Peninsula.” *Honolulu Advertiser*, March 10, 1928.

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Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

“Waikiki Yacht Club Plans Big 1945 Doings.” *Honolulu Advertiser*, January 8, 1945.

Wyatt, Jack. “Nautical Notes.” *Star Bulletin*, April 19, 1967.

“Yacht Club Expansion to Start.” *Honolulu Advertiser*, November 12, 1966.

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

Acreege of Property 1.2344 acres

Use either the UTM system or latitude/longitude coordinates

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Latitude/Longitude Coordinates

Datum if other than WGS84: Bing Maps:

<https://www.bing.com/maps/?cp=21.288095%7E-157.841821&lvl=16.0>

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 21.288101 | Longitude: -157.841827 |
| 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: |

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

The property being nominated includes all the property leased by Waikiki Yacht Club in 2023 as described by Tax Map Key: (1) 2-3-037: 006.

Boundary Justification (Explain why the boundaries were selected.)

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

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

11. Form Prepared By

name/title: Don Hibbard
organization: FAI Architects
street & number: 1600 Kapiolani Boulevard, Suite 1700
city or town: Honolulu state: Hawaii zip code: 96814
e-mail shelby@fai-architects.com
telephone: (808) 941-3000
date: January 20, 2023

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.)

- **Owner:** Division of Boating and Ocean Recreation
Department of Land & Natural Resources
1151 Punchbowl Street
Honolulu, Hawaii 96813

Lessee: Waikiki Yacht Club
1599 Ala Moana Boulevard
Honolulu, Hawaii 96814
Attn: Ron Gridley

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

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.

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Waikiki Yacht Club

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 30, 2022

View of the entry from the northwest

1 of 12 .



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Waikiki Yacht Club

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 30, 2022

View of the southeast side of the clubhouse from the east

2 of 12.



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Waikiki Yacht Club

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 30, 2022

View of the marginal wharf from the northwest

3 of 12.



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Waikiki Yacht Club

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 30, 2022

View of the vestibule and reception counter from the northeast

4 of 12 .



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Waikiki Yacht Club

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 30, 2022

View of the entry hallway from the southeast

5 of 12 .



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Waikiki Yacht Club

City or Vicinity: Honolulu

County: Honolulu

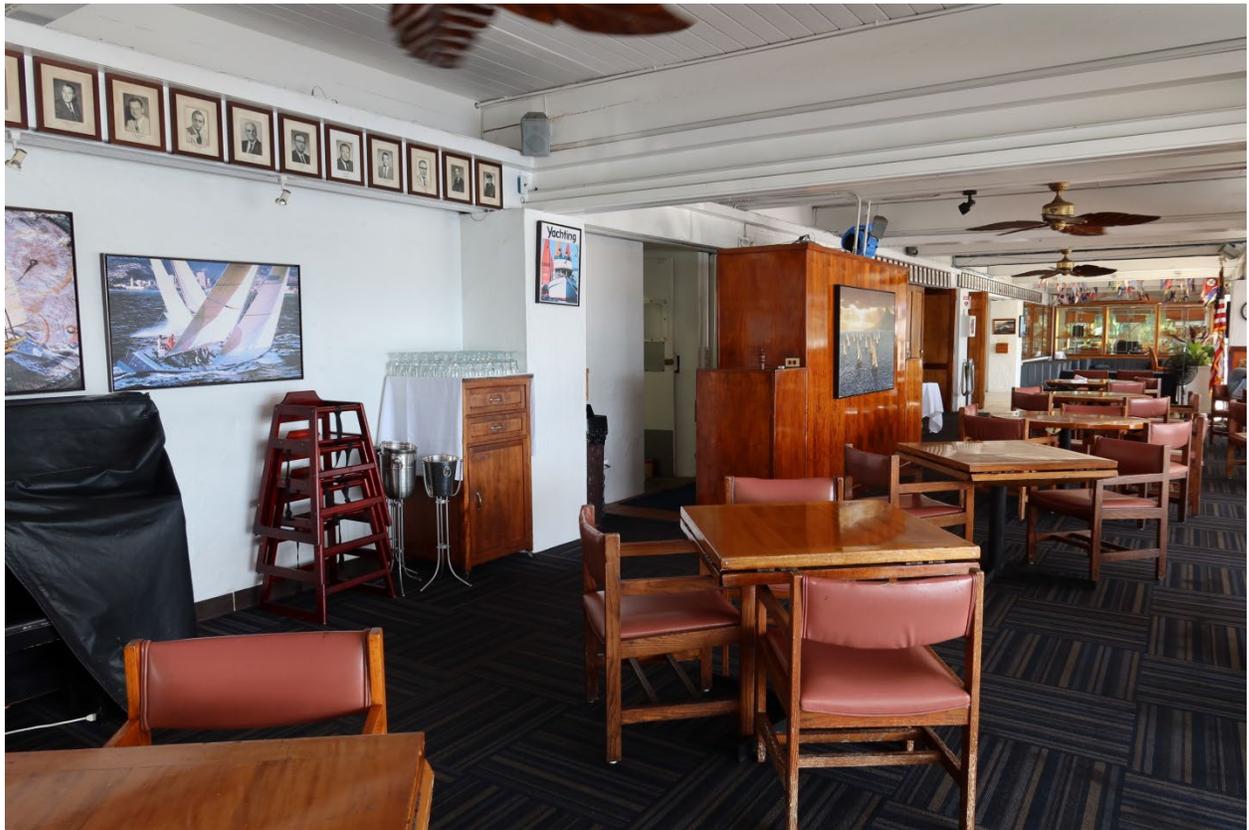
State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 30, 2022

View of the dining room from the south

6 of 12.



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Waikiki Yacht Club

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 30, 2022

View of the koa wood cocktail lounge bar from the southeast

7 of 12.



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Waikiki Yacht Club

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 30, 2022

View of the lounge from the west

8 of 12 .



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Waikiki Yacht Club

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 30, 2022

View of the passageway to the bar from the southeast with the bronze statue of a seated young woman entitled, "Amakua" in the foreground.

9 of 12 .



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Waikiki Yacht Club

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 30, 2022

View of the bar from the northwest

10 of 12 .



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Waikiki Yacht Club

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 30, 2022

View of the Meeting Room from the west

11 of 12.



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Waikiki Yacht Club

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 30, 2022

View of the pool and dressing rooms from the east

12 of 12.



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

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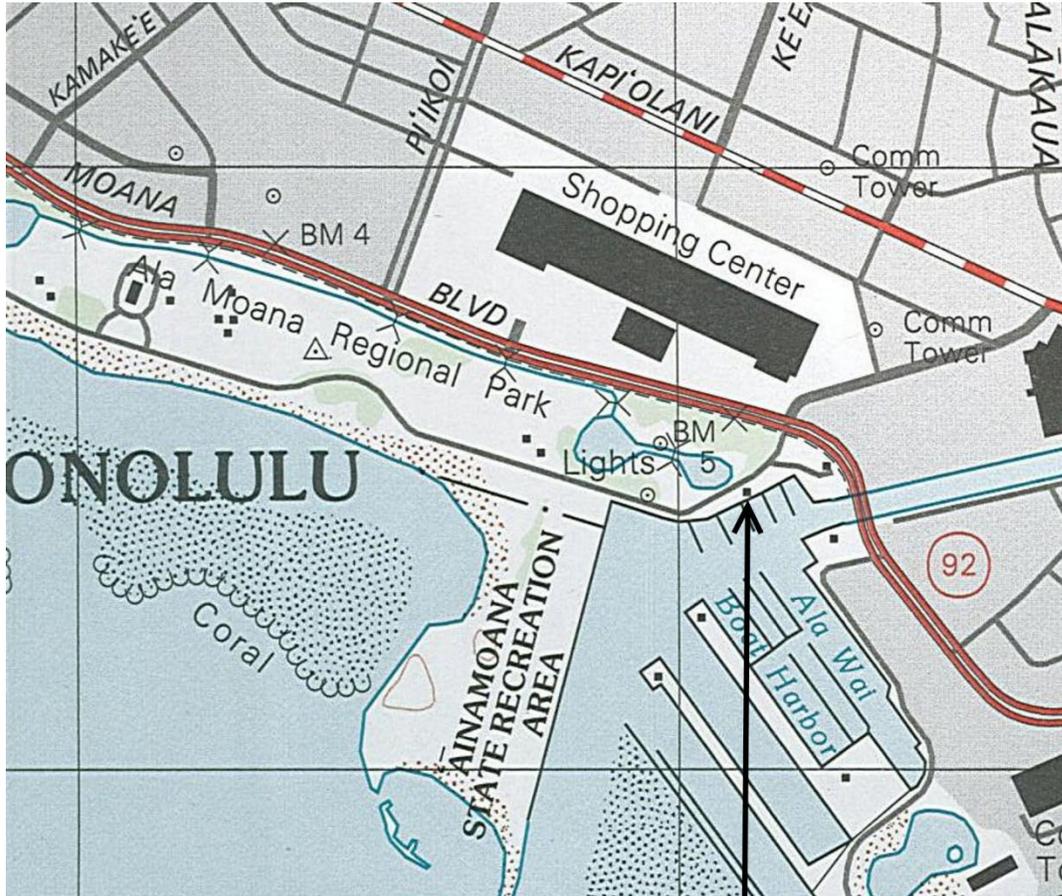
- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

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Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

USGS MAP

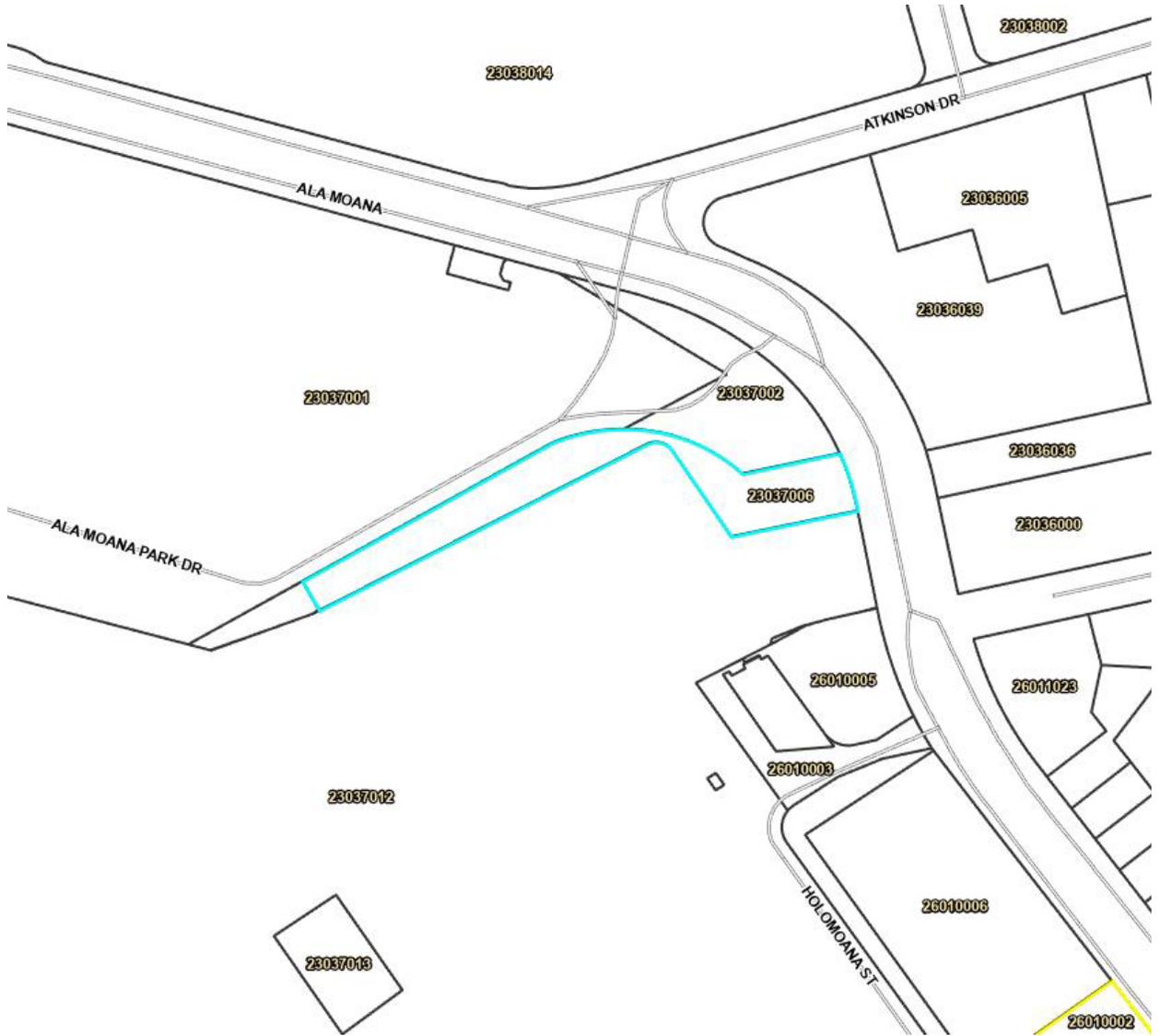


Waikiki Yacht Club

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

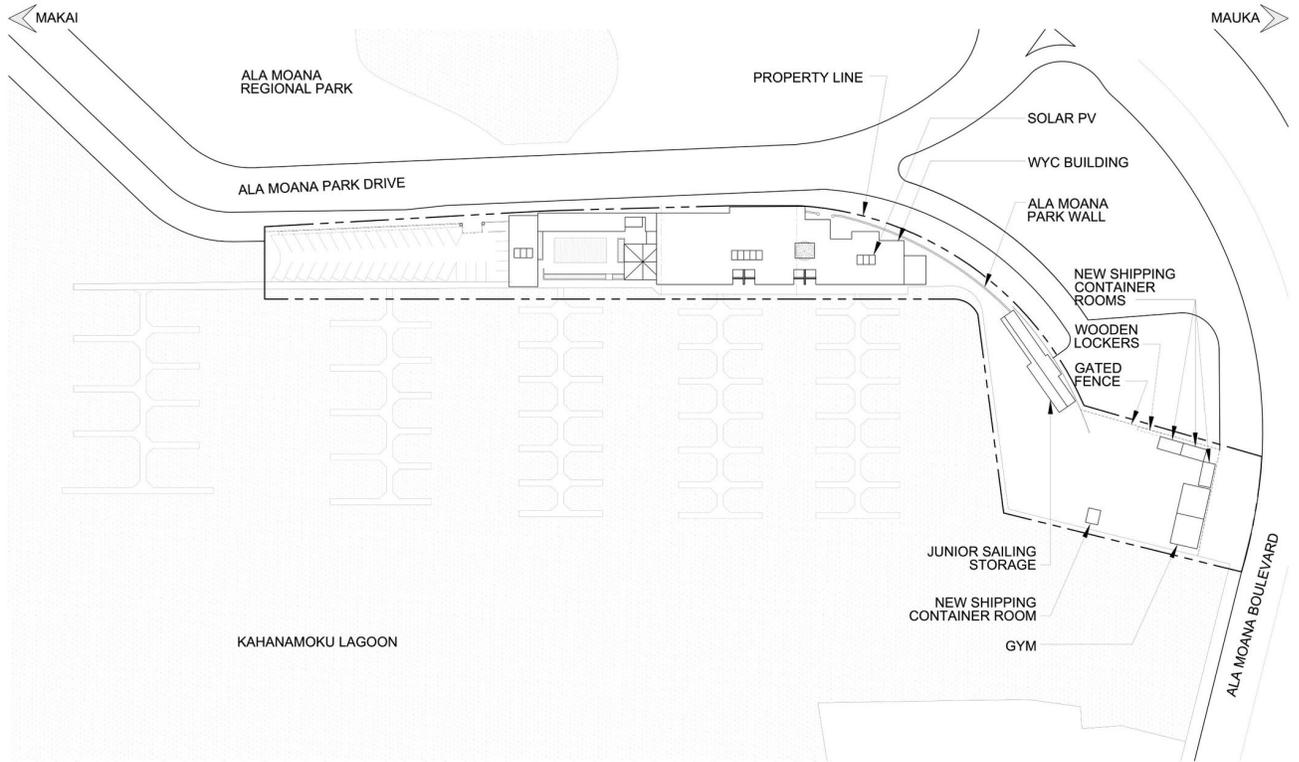
TAX MAP



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

SITE PLAN, Credit: FAI Architects November 30, 2022.



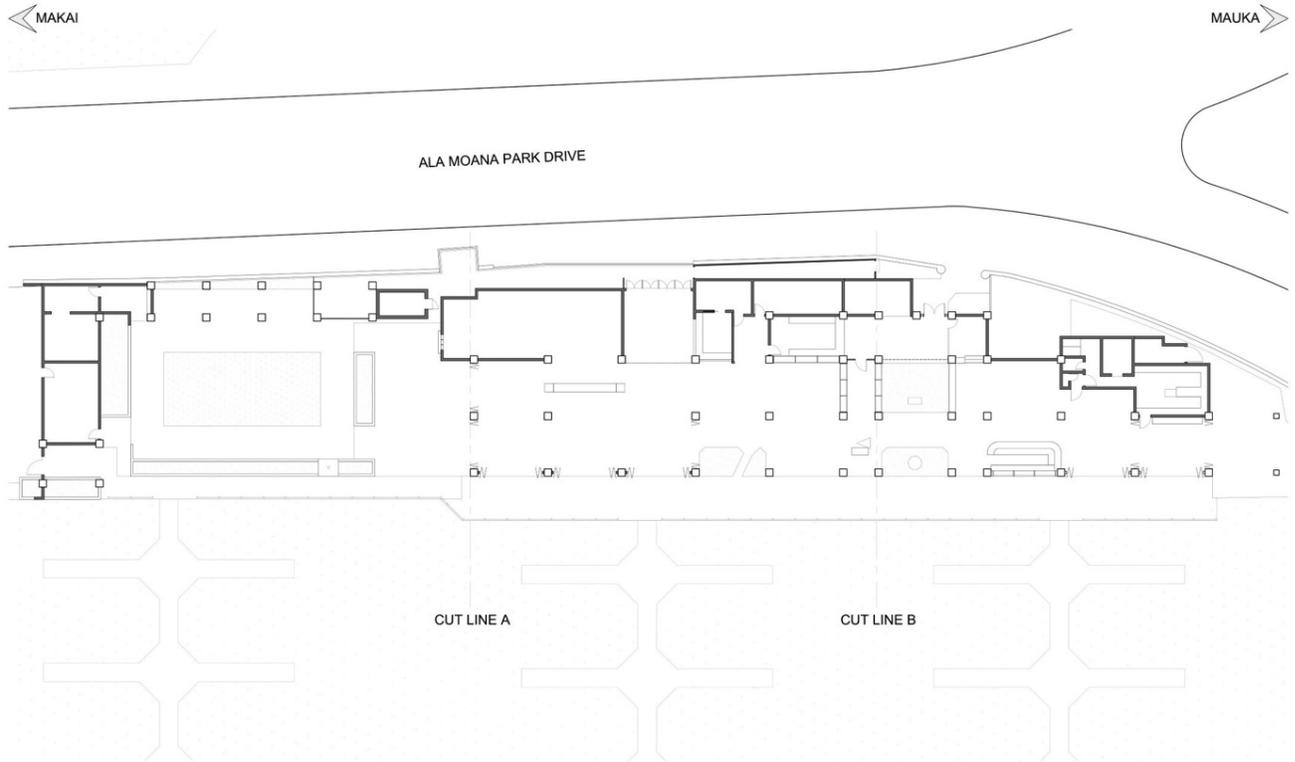
1 OVERALL SITE PLAN
NOT TO SCALE



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

FLOOR PLAN, Credit: FAI Architects November 30, 2022.

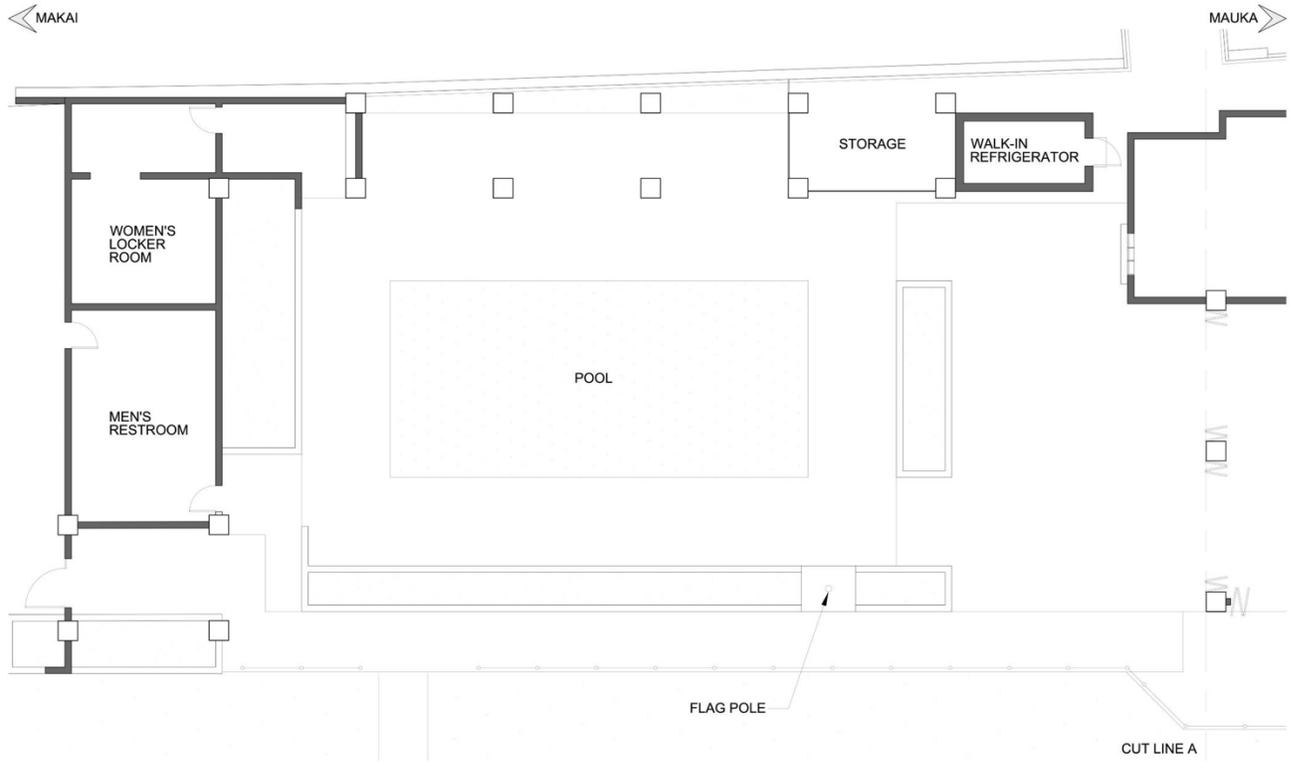


1 OVERALL FLOOR PLAN
NOT TO SCALE

Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

FLOOR PLAN, Credit: FAI Architects November 30, 2022.



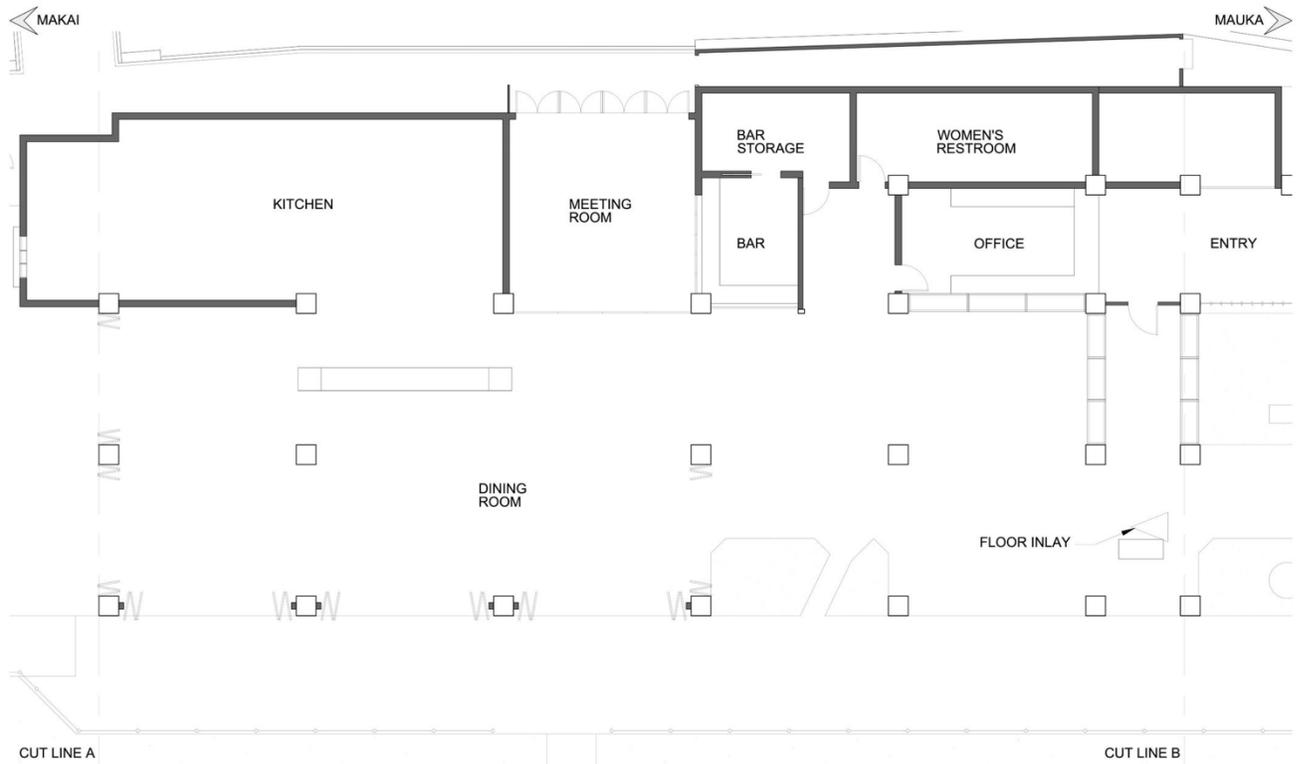
1 ENLARGED FLOOR PLAN - MAKAI
NOT TO SCALE



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

FLOOR PLAN, Credit: FAI Architects, November 30, 2022.



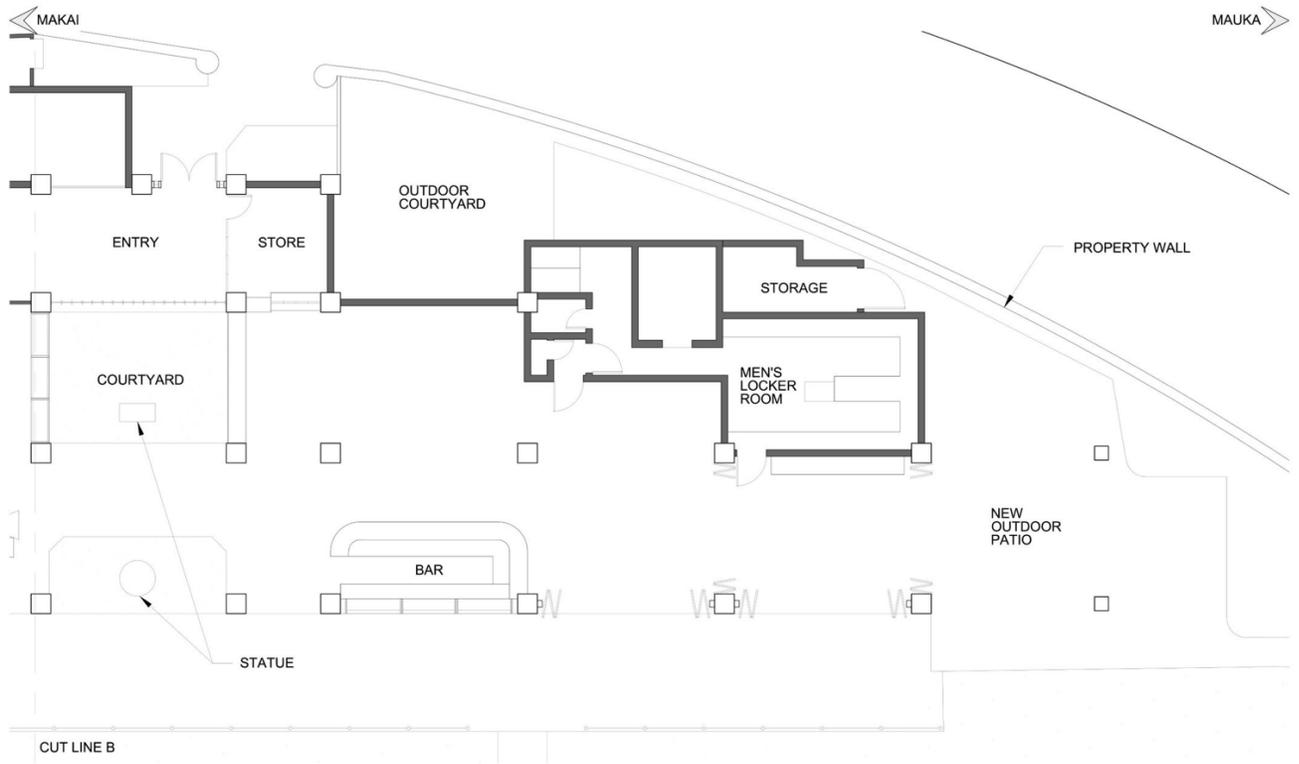
1 ENLARGED FLOOR PLAN - MIDDLE
NOT TO SCALE



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

FLOOR PLAN, Credit: FAI Architects, November 30, 2022.



1 ENLARGED FLOOR PLAN - MAUKA
NOT TO SCALE



Waikiki Yacht Club
Name of Property

Honolulu, Hawaii
County and State

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