

Dr. Robert and Dalia Wayson Residence _____ Honolulu
Name of Property

Hawaii _____
County and State

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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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 None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th/Early 20th Century American Revivals

Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: shiplap walls, composition shingle roof, concrete foundation,

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Dr. Robert and Dalia Wayson Residence is situated on the northwest side of Kahawai Street in Manoa valley in a quiet residential neighborhood. It sits slightly above the road on a relatively flat 16,412 square foot lot with the lawn gently sloping from the house to the street. The two story, colonial revival style house faces southeast and has a lateral running, composition shingled, gabled roof with closed overhanging eaves. There is a fan light in the southwest (*makai*) gable. The house presents an asymmetrical, balanced facade and features a centered entry as well as 12 x 12 double hung sash windows on first story and 8 x 8 double hung sash windows on the second. A single story, lateral running, hip-gable roofed wing extends off the northeast side of the house, which is balanced on the southwest side by a porte cochere. The shiplap sided house is covered in a number of places by vinyl siding. The shiplap siding flares at the base of the walls. The 34' x 40' main body of the house sits on a post and pier and concrete foundation. The approximately 4,808 square foot house is in fair condition and very much retains its integrity of design, materials, workmanship, location, setting, feelings and associations.

Narrative Description

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The Wayson residence is a preservation project in progress. Although suffering from years of neglect the house has very fortunately retained most of its original materials and elements. The owner has completely re-wired the house and many of its wood framed 12 x 12 and 8 x 8 double hung sash windows, with slugs, have been repaired or replaced in-kind. The owner is in the process of removing the vinyl siding, and the shiplap siding underneath appears to have remained in very good condition. This is his next rehabilitation priority, but he does not want to remove the remainder of the vinyl siding until he can afford to paint the house in order to protect the original material.

A tall mock orange hedge separates the property from the street. Several mature trees adorn the front yard, including a lychee (*Litchi chinensis*), and a jacaranda (*Jacaranda mimosifolia*). A straight concrete driveway with two tracks runs up the left (*makai*) side of the property and through the porte cochere. The 11' x 20' porte cochere is supported by Doric columns at all four corners and has a scored concrete floor with a raised, oval, tire guide in the middle of the floor. The columns rise from 6" high, 16" square, concrete bases with the outer two columns' bases sitting on an oval, 20' long concrete base which is 17" high and 30" wide.

A concrete step leads from the porte cochere to an original, twelve pane pocket door which opens on the living room. The pocket door has a historic, hinged, interior screen door. The living room runs the length of the main body of the house. It has a fir floor and a 10' high, plastered ceiling with its original crown molding. A 5' high, paneled wainscot runs around the room. The southeast wall of the living room features a centered front entry door flanked on either side by two 12 x 12 double hung sash windows. The entry contains its original four panel door which retains its original hardware. The door handle has a thumb latch on the exterior and a glass knob on the interior. The door and window frames are crowned with cavetti. The front door opens on the front entry porch. The 5' x 10' concrete porch has a scored concrete floor and is approached by four concrete steps. A short scored concrete sidewalk runs between the steps and another set of three concrete steps with concrete shoulders which exit out onto the front lawn. The front entry originally had a single story portico capped by a balcony with a balustrade with turned balusters and supported by two Doric columns. The portico unfortunately collapsed; however, the home owner intends to replicate it, using the rear porch's portico and historic photographs as references.

The northwest wall of the living room is dominated by a 5' high, 20' long, built-in cabinet which projects into the room. The cabinet contains four shelves and has three pairs of nine-pane glass doors with glass knobs. It terminates with a paneled cap.

The living room's northwest wall does not run the length of the room, but rather opens to flow into a dining room area, forming an L-shaped space. At the terminus of the wall the stair to the second floor is situated. The stair has fir treads and risers and a turned balustrade which terminates with a volute newel. The dining room is appointed in a manner similar to the living room. To the rear of the room, in its northwest wall, a pair of eighteen lite, hinged doors open on a rear portico. The single story portico sits on a scored concrete base with three concrete steps

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leading up to it. Two Doric columns carry the portico with its simple frieze and overhanging composition shingled, hipped roof.

A flat arched opening in the dining area's northeast wall enframe two modern hinged doors which lead to two bedrooms situated in the northeast wing of the house. This was originally a sun porch. However, the porch's roof had collapsed and the porch was replaced in 2012. The new wing follows the footprint of the former sun porch, being recessed 4' from the front and rear walls of the main body of the house. The sun porch's original columns were retained and define the outside corners of the addition and the shiplap siding on the addition matches that of the house, as do the 12 x 12 double hung sash windows.

A doorway, with no door, in the dining area's southwest wall leads into the butler's pantry and kitchen. The original floor in these rooms no longer exists, having been supplanted by a plank floor, but much of the remainder of the two rooms remains intact with their board and batten walls and ceilings, as well as their original cabinetry. The lateral running butler's pantry has a sink and counter on its northwest side and a walk-in pantry and shelving on its southeast side. The walk-in pantry has a three panel door with its upper panel having a mesh screen. The door retains its original glass knob and hardware. The sink and formica counter appear to date from the 1950s, although the two cabinets they sit on and the cabinet on the counter appear to be older. Their doors are single panel and they have metal knob pulls. In the west corner of the counter there is a hanging, corner cabinet with a glass door and five shelves. Above the sink is a jalousie window.

The kitchen's southeast wall is dominated by a built-in sideboard which runs almost the entire length of the wall. It has drawers and wood door cabinets below and single pane, glass door cabinets above. Above the sideboard is the original bell to beckon servants. The northeast wall contains the stove and open shelving, as well as a three panel door which opens on a servants' stair. The straight-run, servants' stair has board and batten walls and ceiling and no hand rail. Its bottom landing is covered in linoleum, which appears to have been the original kitchen floor covering.

Along the kitchen's northwest wall is another sideboard with single pane, glass door upper cabinets and drawers and wood-door cabinets below. There is also a stainless steel double sink and counter/drain board with drawers and cabinets below. The latter ensemble dates from the 1950s. Three jalousie windows are over the sink-counter. The kitchen's southwest wall has a rectangular, meshed screen opening at its south end and a single pane, fixed window at its north end. Between these two openings is a historic screen door which opens on the side yard, beyond the porte cochere. The door has two solid panels below and a screen top, which has a decorative lathe work.. On the exterior the door and fixed pane window are protected by a curved, sloping, composition shingle clad, hood which is supported by curving figure four brackets. Similar hoods also are over the butlers' pantry and kitchen windows on the northwest side of the house.

The living room-dining room's dogleg stairway leads to the second floor. Fourteen steps ascend from the living room to a landing with an 8 x 8 double hung sash window. Also on the landing a three panel door with a glass door knob and original hardware opens on the servants' stairway to

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the kitchen. From the landing another six steps lead up to the second floor. At the head of the stairs is a linen closet with a three panel door with its original metal door knob and hardware. A paneled wainscot similar to that in the living-dining room adorns the walls of the stairway and continues throughout the second floor's lateral running hallway.

All the rooms and closets on the second floor have their original three panel doors and with one exception retain their original glass and metal knobs and hardware. On the southwest end of the hall a door on either side accesses a bedroom, and a door at the end opens on a bathroom. The two bedrooms each have a coved, canec ceiling and fir floors. The latter are found throughout the second floor, except in the two bathrooms. Each room, on its *makai* side, has a 4' wide, fifteen lite pocket door, which opens on the roof of the porte cochere. This was formerly a balcony with a balustrade with turned balusters, but now is in poor condition. The repair of the roof of the porte cochere and replacement of its balustrade is in the owner's long term preservation plan for the house. The two bedrooms' non-*makai* outside wall each contain two, 4' wide, 8 x 8 double hung sash windows.

The bathroom at the end of the hall has a 15 light awning window with an interior casement screen in its *makai* wall. It retains its original toilet and shower, has a canec ceiling, and canec walls with a 5' high, board and batten wainscot. The flooring has been repaired with modern laminate materials.

At the northeast end of the hallway two doors in its southeast wall open on a bathroom and a bedroom, and the one door on the northwest wall accesses a bedroom. These bedrooms have 4' wide, 8 x 8 double hung sash windows in their exterior walls, with one in their *mauka* wall and two in their non-*mauka* wall. The north corner bedroom's canec ceiling has lathe applied to give a paneled effect. The bathroom is slightly recessed from the hall, and may be entered from the hall or the east corner bedroom. This bathroom has a 8 x 8 double hung sash window, and retains a medicine cabinet in its northwest wall. Its walls and ceiling are similar to the other upstairs bathroom. Its floor has a non-original, vinyl tile applied to it. An iron claw foot tub is in this bath.

The rear yard features a 3'-4' high stone boundary wall along the northwest property line.

The Wayson residence retains its historic integrity. The original shiplap siding is intact and only needs the vinyl siding to be removed and the boards painted to be restored to its original condition. The porte cochere remains basically intact, although its roof needs to be repaired, while the front portico needs to be replaced. These are all issues of which the owner is well aware and intends to rectify as money allows. The interior remains very much intact with the only major alterations being the bathroom and kitchen floors. All the major rooms with their floors, ceilings, doors and windows remain intact. The jalousie windows in the butlers' pantry and kitchen are on the rear elevation and not visible from the street. The first floor bedroom wing, although new, follows the footprint of the original sun porch. It is to the side of the property and employs elements and materials consistent with the original design of the house and as such does not detract from the overall historic character of the house.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Areas of Significance

(Enter categories from instructions.)

Architecture

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Period of Significance

1918

Significant Dates

1918

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Owen T. Webber, builder

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 Dr. Robert and Delia Wayson Residence is significant on the local level under criterion C, as a good example of a colonial revival style house built in Honolulu prior to the 1920s. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1918 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions" As is noted in the above section, "significant dates", 1918 is the year of construction.

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

The Colonial Revival style was a nationalistic design movement in the United States. It sought to revive elements of architectural and interior design from America's colonial past. The Philadelphia Centennial Exhibition of 1876 reawakened Americans to their heritage, and generated an interest in colonial design. This movement gained momentum in the 1890s, especially after the 1893 Columbian Exposition in Chicago and its popularity accelerated during the early 20th century. Colonial Revival sought to follow the architecture of the Revolutionary War period which drew strongly upon Georgian architecture of Great Britain, but did not generally produce exact replicas of early buildings. The revival style houses were usually of a larger size than those they sought to emulate. In the mainland they are stately and distinguished, formal rather than cute or romantic.

Structures are typically, but not exclusively, two stories, frequently with a lateral running gable roof. They have a symmetrical front facade with an accented, centered entry, and evenly spaced windows on either side of it. Features borrowed from colonial period houses include elaborate entries, often with decorative fanlights and sidelights, symmetrical, multi-pane, sash windows flanking the front entrance, pilasters and classical columns, dentil trim under the eaves, and Palladian windows.

The colonial revival style was a popular domestic architectural form in Hawaii from the late 1890s through the 1930s, a period which saw Hawaii's ties to the United States solidified by the Islands' annexation as a territory. This American style was frequently associated with houses of a more imposing scale. However, in Hawaii the style frequently assumed a more informal character, and adaptations were made to address the temperate climate of Hawaii.

With its Doric columns, imposing porte cochere, balanced composition, end gable fanlight, multi-paned double hung sash windows, shiplap siding, closed overhanging eaves, and meticulously appointed interior with paneled wainscots and classically framed window and door openings, the Wayson residence well reflects the colonial revival style. Its lateral running roof is also commonly associated with the style. However, beyond this the Wayson residence embodies many of the adaptations which were made to the style in response to Hawaii's climate. The colonial revival style's symmetry bends to result in a balanced asymmetry to accommodate a sun porch and porte cochere. The windows are widened to provide better ventilation, pocket doors open up to the outdoors, and the Georgian floor plan, so popular with mainland colonial revival houses, is forsaken in favor of an open, flowing living-dining room area. Similarly double doors open the dining room to the outdoors, while a rear portico maintains the colonial spirit. As such, the Wayson residence stands as a good example of the colonial revival style as adapted to Hawaii.

Although a fair number of these two-story colonial revival residences still stand in Hawaii, only approximately nine have been placed in the Hawaii or National Registers of Historic Places. These include: the Carr residence (2727 Manoa Road), the Hind residence (2361 Manoa Road), the Jennings residence (1176 Alewa Drive), the Tompkins residence (2339 Pikake Place),

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Sinclair residence (2726 Hillside Avenue), the Mist residence (2433 Ferdinand Street), the Ross residence (2626 Terrace Drive) and two houses in the C. B. Ripley homestead in Nuuanu, The Dr. Wayson residence is comparable to many of these houses in its design, materials and workmanship.

The subject residence was constructed in 1918 for Dr. Robert and Dalia Wayson. Dr. Wayson was born in Port Townsend, Washington on June 16, 1870, the son of James Thomas and Mary (Riley) Wayson. In 1891 he received his Doctor of Medicine from the University of California. He came to Hawaii in 1894, and worked as the medical superintendent of Kalihi Hospital for Lepers from 1895-1896 and again from 1910-1915. He married Delia Walcott Sheehy in Honolulu on November 25, 1897. He specialized in studying leprosy and served as a health officer during the Bubonic Plague Epidemic and also the Cholera Epidemic. In addition to his private practice he also served as a member of the Territorial Board of Health from 1905-1909 and was the City & County physician from 1911-1918. From 1918-1931 he served as sanitary expert for the Board of Health as well as general health officer and assistant administrator. When the Territory's Board of Hospitals and Settlements was established in 1931 to oversee Kalaupapa, he was appointed the Board's physician, a post he held until his retirement in 1943. He was considered the foremost authority on leprosy in Hawaii. He died on January 11, 1945.

The Waysons lived in this house until 1928, when they sold the property and built a new house on the other side of Manoa valley on Paty Drive. Following the sale of the property to Arthur Duryea the house went through four hands, before Alice Greeley Dewey purchased it in 1971. She rented out rooms to students, one of whom was Ann Dunham, the mother of Barrack Obama. The current owner acquired the house from Ms. Dewey in 2012.

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9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1918-1974.

City and County Tax Office records.

State Bureau of Conveyances, book 817, page 451; book 948, page 1171; book 1581, page 415; book 7438, page 143

"Building Permits," *Pacific Commercial Advertiser*, July 19, 1917, p.6.

"Attractive New Residence," *Honolulu Advertiser*, February 14, 1918, page 6.

"Two Attractive Private Homes," *Honolulu Advertiser*, May 2, 1918, page 6.

"Famed Authority on Leprosy and Kamaaina Resident Dies," *Honolulu Advertiser*, January 12, 1945, page 3.

Pan-Pacific Who's Who, Honolulu: Star Bulletin, 1941, page 745.

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

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 21.310505 Longitude: -157.812241

1.

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 owned by Jon Abbott in 2019 as described by Tax Map Key (1)-2-9-020-095.

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Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail _____
telephone: (808)-542-6230
date: May 25, 2019

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.
- **Parcel map**
- **Additional items:** sketch of floor plan
- **Owner:** Jon Abbott
2828 Kahawai Street
Honolulu, Hawaii 96822

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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

Photo Log

Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the house from the southeast

1 of 15



Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the façade from the east

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Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the rear from the northwest

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Photo Log

Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the porte cochere from the south

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Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the living room from the east

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Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the dining room from the southeast

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Photo Log

Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the butlers' pantry from the northeast

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Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the kitchen sideboard from the northwest

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Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the servants' stair from the southeast

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Photo Log

Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the second floor hall from the southwest

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Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the *makai*-front bedroom from the north

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Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the main stair from the southeast

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Photo Log

Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the linoleum at foot of servants' stairs from the southwest

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Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the central bath room from the northwest

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Name of Property: Wayson Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 18, 2019

View of the kitchen screen door from the south

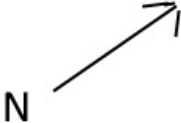
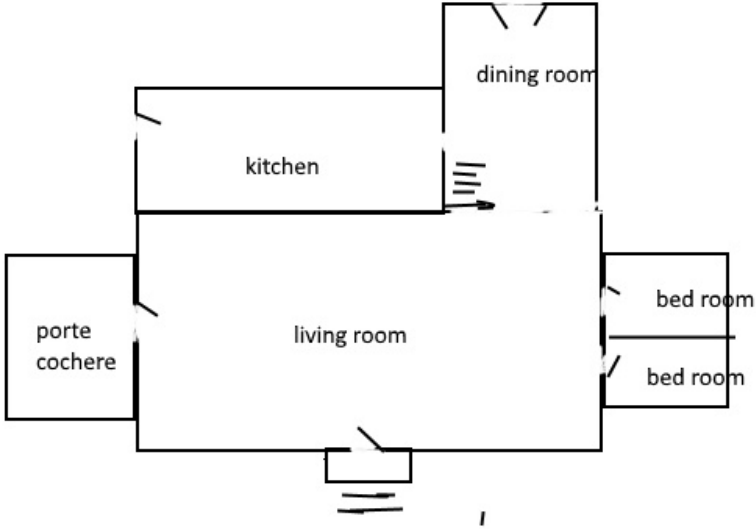
15 of 15



Floor Plan

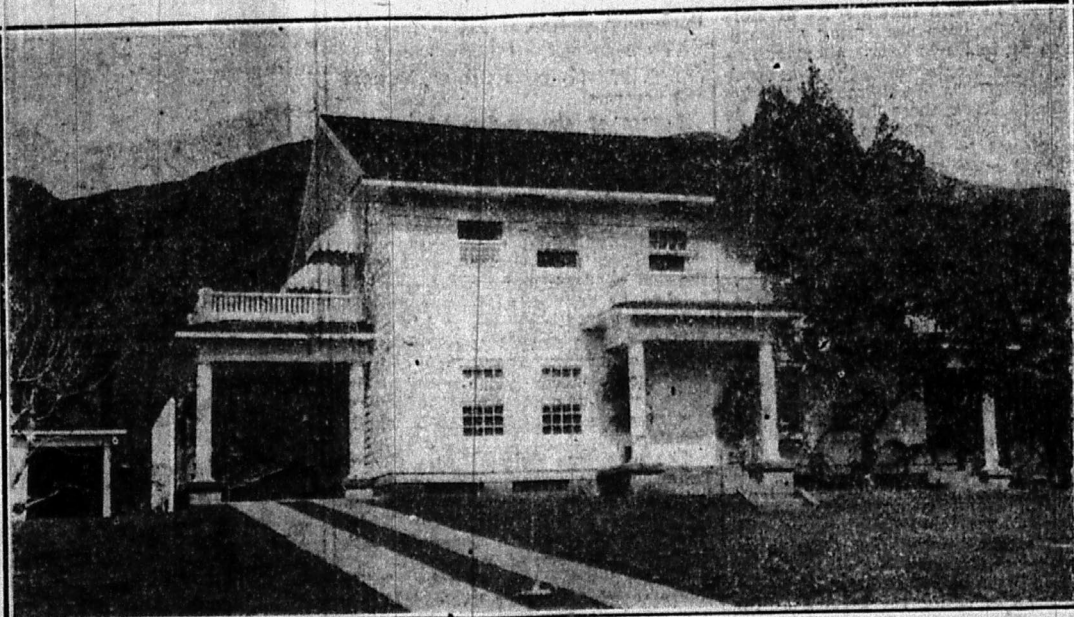
Wayson Residence

not to scale

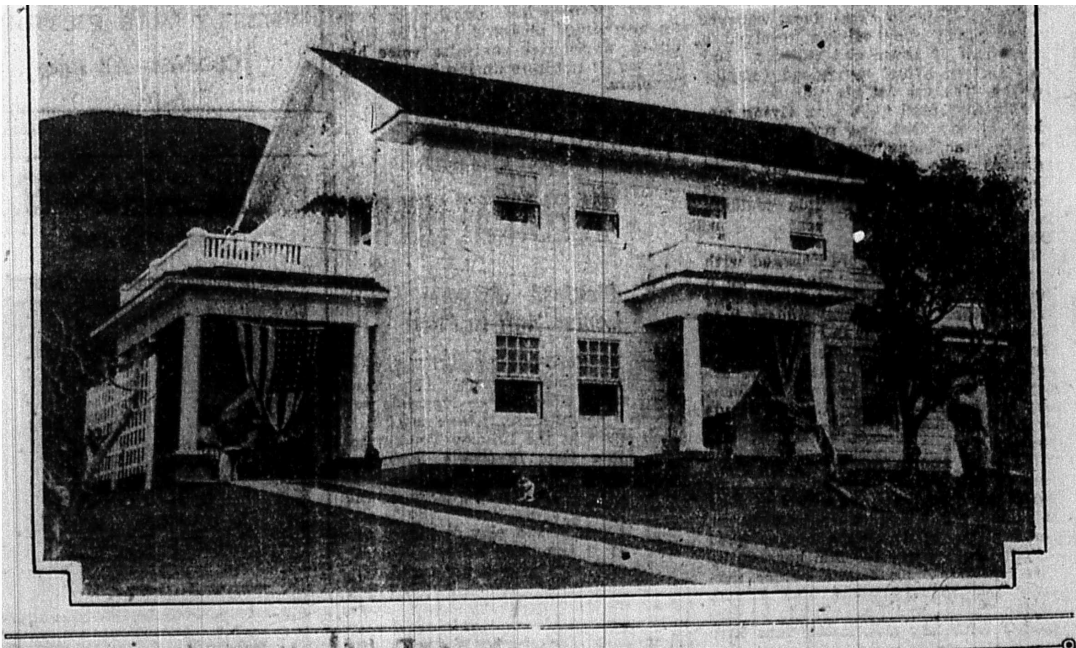


Historic Photos

ONE of the attractive new residences in the Manoa Valley is the home of Dr. J. T. Wayson. It is an imposing two-story frame structure of colonial architecture placed in a charming setting in the Halelana tract. This is the newest residence tract in Manoa Valley.

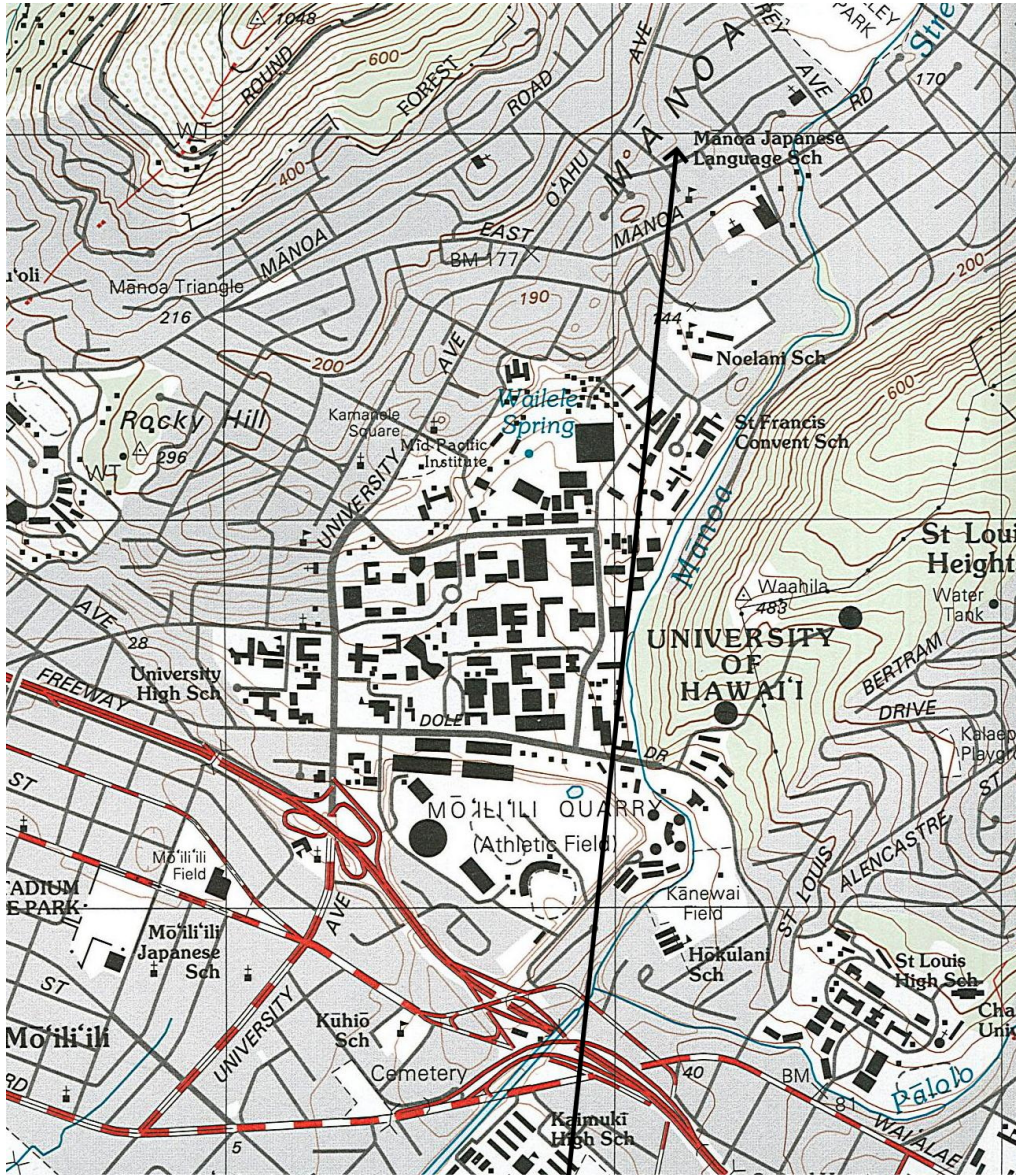


Pacific Commercial Advertiser February 14, 1918



Pacific Commercial Advertiser May 2, 1918

USGS Map



Wayson Residence

TMK Map

