

UNIVERSITY OF HAWAII AT MANOA

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HISTORIC PRESERVATION
FIELD SEMINAR

WAIALAE
AVENUE AND
TOP OF THE HILL
COMMERCIAL AREA INVENTORY

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This summary report is for the University of Hawaii Historic Preservation Field Seminar Summer 2017 under the direction of Professor William Chapman, Chair of American Studies Department and Director of the Graduate Certificate Program in Historic Preservation.

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I. INTRODUCTION

The Waialae Ave and Top-of-the-Hill commercial area survey is an historic architecture survey conducted in the summer of 2017 by the students at the University of Hawaii at Manoa. The goal of this survey is to catalogue and collect information on the historic buildings that cover the neighborhood of Kaimuki. This project supplements efforts by the Hawaii State Historic Preservation Office to identify potential nominations to the national registry and document historic properties in Hawaii. This project will focus on the top of the hill commercial district and Waialae Avenue from Koko head Ave to Kapahulu Ave. The data collected covered architectural styles to the original building's date of construction. We hope that through this research we can bring more awareness to the beautiful historic buildings that exist within the Kaimuki neighborhood.

II. METHODOLOGY

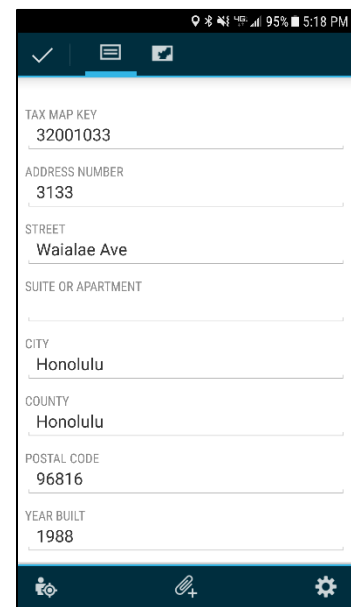
A. Survey Approach

The 2017 Preservation Field Seminar of the University of Hawaii at Manoa (UH Manoa) was conducted from July 3-14, 2017. The purpose of the seminar was to conduct an architectural survey of potential historic properties located along Waialae Avenue and the Top-of-the-Hill commercial area which falls between Waialae and Harding Avenues and 11th and Koko Head Avenues. The longitudinal borders of the survey were the intersection of Waialae and Kapahulu Avenues, and the intersection of Waialae and 13th Avenues. Field surveys were conducted on July 5-6 using the Statewide Architectural Survey of Hawaii (SASH) ArcGIS Collector. Additional photographs were taken and uploaded to the application on subsequent days.

The field seminar was led by Dr. William Chapman, Chair of the American Studies Department at UH Manoa. Working under the direction of Dr. Chapman were the following six students with backgrounds in architecture or urban planning: Christopher Gaydosh, Elena Lekhter, Hotavia Gingerlei Porter, Donovan Dela Cruz, Morgan Wynne, and Luke Sarvis. The students were divided into 2 groups and assigned opposite sides of Waialae Avenue to survey. Survey data were collected by each group, and stored using ArcGIS Collector, and uploaded and manipulated in ArcGIS Online and Desktop.

A historic profile for each tax map key (TMK) and the properties situated on it was created and linked with its location using GIS mapping. This profile includes the following information: year of building construction (approx.); physical condition; architectural style; built characteristics; materials; address; TMK; historic integrity; and eligibility for nomination to the National Register of Historic Places.

Incomplete field entries were completed using ArcGIS Online and Desktop. This allowed for discussions and additional research. The survey team spoke with subject matter experts and also visited the Hawaii State Archives, Bureau of Conveyances and Tax Assessor's Office to learn the process of researching historic buildings.



The screenshot shows the ArcGIS mobile app interface. At the top, there is a status bar with icons for location, signal, and battery (95%), and the time 5:18 PM. Below the status bar is a navigation bar with a checkmark, a list icon, and a share icon. The main content area is a form with the following fields and values:

TAX MAP KEY	32001033
ADDRESS NUMBER	3133
STREET	Waialae Ave
SUITE OR APARTMENT	
CITY	Honolulu
COUNTY	Honolulu
POSTAL CODE	96816
YEAR BUILT	1988

At the bottom of the screen is a navigation bar with icons for a map, a pencil, and a gear.

Figure 1 ArcGIS mobile app

B. Schedule

See Appendix A for project schedule.

C. Field Handbook

The group used the SASH Field Handbook 2015-2016 and created an additional resource, Field Guide: Commercial Architectural Historic Survey 2017 to assist in data entry. See Appendix B for the complete Field Guide: Commercial Architectural Historic Survey 2017.

D. Style

Architectural styles were assigned in the field by each of the surveyors, upon visiting each building. The following architectural style categories were used: Art Deco, Beaux Arts, Bungalow/Craftsman, Classical Revival, Colonial Revival, Craftsman Plantation, Gothic Revival, Greek Revival, Spanish Revival, Midcentury Modern, Modern Plantation, Plantation, Contemporary Plantation, Prairie School, Pueblo Revival, Queen Anne, Shingle Style, Utilitarian, and Skyscraper. These are defined in the SASH Field Handbook. In addition, the Field Guide: Commercial Architectural Historic Survey 2017 include additional styles to be used when assessing commercial properties.

E. Data Limitations

Data and pictures collected in the field were uploaded in ArcGIS Collector and were later manipulated through ArcGIS Online and Desktop after discussion and a review of the SASH Field Guide. Limitations of the collected data include inaccuracies and omissions, as well as some areas where improvement could be made in the data collection process:

- **Incomplete or Inaccurate fields.** In some cases entries were inaccurate and incomplete. For example, year of construction is based on the year provided by the Department of Budget and Fiscal Service Real Property Assessment Division's Real Property of the City and County of Honolulu website. However, as the team discovered, these are approximate years based on the year of taxation.
- **Time Constraints.** The survey was completed over a period of 10 days. Due to time constraints, all information entered has not been validated.
- **Commercial Property Options.** The field options provided in the ArcGIS Collector mobile application is Residential-Style focused rather than for Commercial Property. This made it a challenge for surveyors to enter accurate information. Surveyors entered information closest to factual description and entered short comments in the comments sections.

F. Recommendations for ArcGIS Collector, ARC GIS and Online

- Appendix B includes recommendations for field options to be added to the ArcGIS application for future commercial surveys. The SASH Field Handbook 2015-2016 focuses on residential architectural characteristics.
- When "other" is an available choice from a drop-down list, the application should provide a text box to allow for description of the relevant characteristic.

- Include a “HELP” or “?” button for each field that is linked to a brief description and picture to allow novice surveyors to accurately document structures in the field.

III. KAIMUKI: HISTORY AND DEVELOPMENT

A. Origins

Kaimuki, or more properly Kaimuki, is an ancient Hawaiian name. Its name comes from Ka imu kī meaning “The ti root oven” in the Hawaiian language. The area was known for the many ovens used to bake kī *Cordyline fruticosa*, or ti roots, into a sweet food similar to candy. Kaimuki is a naturally dusty, dry area that was not heavily populated during pre-contact times due to a lack of water. The only spring known today is on Luakaha Street near the Salvation Army property.



Figure 2 Waialae Heiau in the early 1900s

Archaeologists have identified at least four ancient heiau in the area. These were Maumae, on the site of present-day Sierra Drive, on the Honolulu side of Kaimuki Hill, between Ocean View Drive and the old Waialae Drive-In Theatre, and a last at the parking lot of Lē‘ahi Hospital.

Though little used in ancient times, Kaimuki still figured prominently in the history of O‘ahu. The O‘ahu ruler Kalanikupule established defensive positions along the ridge behind Lē‘ahi (from lae, brow-ridge, or promontory, combined with ‘ahi (tuna) because the shape of the ridgeline resembles the shape of a tuna’s dorsal fin).

He also assigned spotters to signal the approach of Kamehameha’s troops. The battle began when Kamehameha’s forces landed on the southeastern portion of O‘ahu near Wai‘alae (Waialae) and Waikiki. After spending several days gathering supplies and scouting Kalanikupule’s positions, Kamehameha’s army advanced westward, encountering Kalanikupule’s first line of defense near the present site of Kapiolani Community College, itself the former site of



Figure 3 1910 Kamuki Observatory used to watch Haley’s comet



Figure 4 Kapahulu Avenue under construction

the U.S. Army's Fort Ruger. (When Fort Ruger was under construction, army personnel noted hundreds of skulls and bones, the probably mass burials of troops lost on both sides during this early engagement.)

B. Early Development and Settlement

For much of the early part of the nineteenth century, as Hawai'i's native population diminished, the lands at Kaimuki languished. In 1848, King Kamehameha III (Kauikeaouli, 1813-1854) relinquished title to all but a few of the lands in the Kingdom of Hawai'i in a land grant process known as the "Mahele," or "Division." As a result of the Mahele, over 2000 acres of Kamehameha's lands in the area identified as "Kapahulu" were awarded to William Lunalilo (1835-1874), who would become king in 1873. Lunalilo's Kapahulu holdings included the subdivisions of Waialae, Palolo, Waikiki, and Kaimuki. At the time when David Kalakaua (1836-1891) succeeded Lunalilo, his attending physician, Dr. Georges Phillippe Trousseau (1833-1894) used the dry and relatively uninhabitable lands as a ranch for ostriches, which he imported and bred.

The Kaimuki section of the Lunalilo lands later came under the ownership of Paul Isenberg, Sr. (1837-1903), an immigrant to Hawaii from Dransfeld in Germany. Arriving in 1858, he had become an important figure in the political and economic history of Hawaii, appointed to the House of Nobles by King Lunalilo and serving a partner to Henrich Hackfeld, the creator of the "Big Five" firm, Hackfeld & Company. Isenberg developed a cattle and dairy ranch on its red soil during the 1880s, keeping it in business until just before his retirement to Germany in 1903. During this period, few other than Isenberg ventured into Kaimuki, described by one author as "nothing but a waste of red dirt, brush and lava rock, an absolutely arid district with no available water."



Figure 5 Early Kaimuki trolley to the Top-of-the-Hill

In 1898, the firm of Gear, Lansing & Company paid \$20,000 for 324 acres from Isenberg, with a plan of developing the area for residences. Their plot extended from Kapahulu Road to the "top-of-the-hill," which is now Koko Head Avenue, to the back of Diamond Head. A.B. Lobenstein, Gear and Lansing's surveyor for the "Kaimuki Tract," divided the land into 600-foot by 400-foot plots to be sold as residential lots for \$400 each (\$500 for corner plots). The street followed a grid plan, as was common since the early nineteenth century on the continental U.S., with the historic road, now Waialae Avenue, forming the mauka edge.

At first, Kaimuki attracted few settlers, but by offering inducements such as the creation of a crude water system, the construction of a zoo at the end of the early horse car line which led into the area

(the site of later Liliuokalani School), and the offer to develop roads leading to any homes built within its subdivisions, Gear, Lansing & Company slowly began to entice new residents to the area. The Chinatown fire of 1900 also generated an influx of settlers, many of which had lost their homes and businesses in the fire chose to rebuild their lives in Kaimuki. A significant proportion of the new residents were Chinese; others were Japanese and a few Hawaiians and haoles (continental white people). The hill behind the present Queen Theatre became notable as an area of well-to-do Chinese—the well-known Fong family began there—and many of the early businesses were

Chinese as well.



Figure 6 - 1920 Early Waialae storefront

The first residents of Kaimuki exhibited an enthusiasm and community spirit that has come to be associated with the area for much of its history. Self-help and community organizations typified the early settlement history of the area. One early association was the Waialae, Kaimuki, and Palolo Improvement Club, which became a potent political force and instrumental assembly in improving the area throughout the years. One of its first endeavors

was to petition for a charter of incorporation, which was approved on September 28, 1911. Next, the organization worked to establish a local school; the Liliuokalani School, built at a cost of \$65,000, was completed in 1912; Queen Liliuokalani laid the cornerstone for the school herself.

The Improvement Club, as well as individual owners and residents, continued to pressure the city and transportation companies for improvements. In the early part of the century, the club's members and others encouraged the extension of trolley service to Kaimuki; and, by the 1920s, they had had secured paved streets and sidewalks for the area. As Kaimuki became a more comfortable and desirable place to live and the residential population grew, businesses began to emerge and prosper along Waialae Avenue. Indeed, by the 1920s, largely as the result of the Improvement Club's effort, Kaimuki began to thrive commercially as well as a residential community. In recognition the community gained a new firehouse in 1924, designed by architect G. R. Miller in a Spanish Mission Revival style popular at the time. Against all odds, house construction continued apace as well. In 1937, a writer for the *Honolulu Advertiser* was inspired to remark, "Those who had foresight and belief in Kaimuki are today wealthy. Those who were skeptical of the possibilities of this barren waste are today sorry."

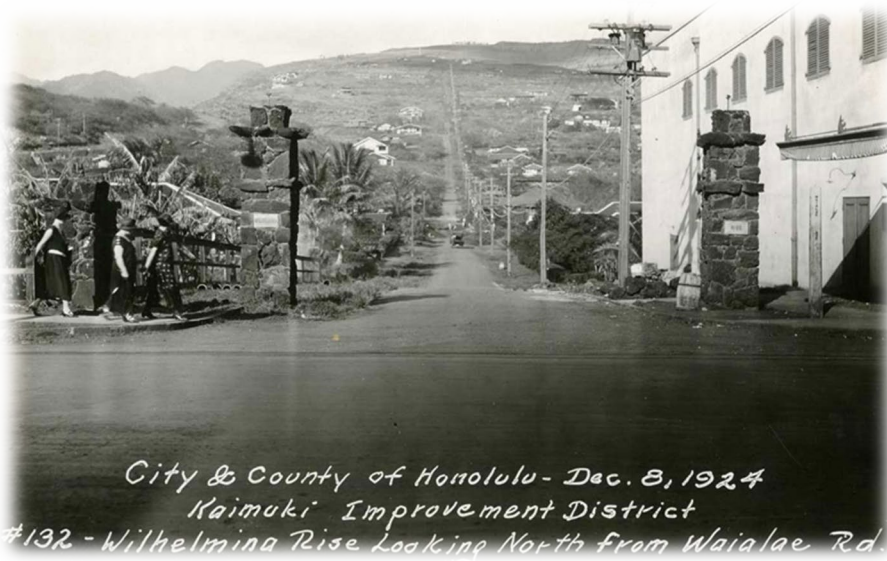


Figure 7 Kaimuki Improvement District, Dec. 8, 1924

By the end of the 1930s Waialae Avenue, particularly the area near the end of the streetcar turnaround had become a thriving retail and institutional area. There were both a Kaimuki Theatre and a Queen Theatre, one built in the 1920s and the second 1930s. The Kaimuki Theatre was a long rectangular concrete building opened on February 10, 1922. It had a distinctive Art Décor

façade, dating to renovations undertaken in 1931 by its then owner, Consolidated Amusement Co. The Queen Theatre, which was owned by the rival Royal Amusement/Royal Theatres Company, opened in 1936 with the film "Loves of a Dictator," with Clive Brook and Madeleine Carroll. The distinctive Streamlined Modern complex included space for live performances, as indicated by its still prominent fly loft.

C. A City Within Itself

Throughout the 1920s, 1930s, and 1940s, Kaimuki continued to grow and flourish. Land values

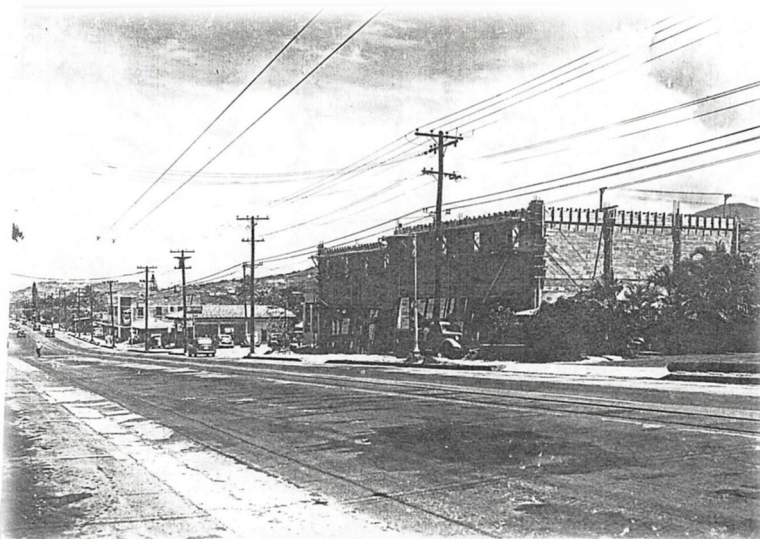


Figure 8 1946 Lee and Lee Building under construction. In 1940s many wood buildings were replaced by concrete versions.

rose, and with them, the numbers of individuals and families scrambling into the area. Residents boasted that they had the "best air," "best views," and "best water" in Honolulu. More importantly, Kaimuki attracted further business interests. Both large stores such as Ben Franklin, located at the corner of Waialae and Koko Head, and smaller stores such as Stewart's Pharmacy, on lower Waialae, succeeded during this prosperous time. The L. Kwan Yow market, which first opened in 1900, survived well into the 1940s and retained its status as

the favorite grocery and sundries store of kama'ainas in Kaimuki. Kaimuki Dry Goods (est. 1926), Thrifty Drugs (est. 1934), and Harry's Music Store (est. 1946) were some of the pioneers of Kaimuki's commercial expansion.

In 1940, the *Honolulu Advertiser* declared Kaimuki Honolulu's fastest growing area, and by 1949, "theaters, markets, department stores, service stations, bakeries, florists—all of these and dozens of other businesses [made] Kaimuki residents inordinately proud of their self-contained home district." The merchants, too, appreciated the loyalty of their customers. Some advertisements from the time declared, "We Stand behind This Community with Outstanding Food Values!" (Hawaii Market), "It's Only Our 6th Anniversary! Watch Us GROW! With KAIMUKI!" (Watkins Bakery), "WE BELIEVE IN KAIMUKI! And the People who live here" (Queen Theatre), "We Believe in Kaimuki 100%" (L. Kwan Yow & Co.). In 1949, Kaimuki merchants held a "house party" at the Queen Theatre, during which they displayed their goods, gave away door prizes, and chose a "Queen for a Day." More than 600 housewives attended the event. In 1953, the Kaimuki Business and Professional Association sponsored a 3-day "Family Night Shopping Project," which entailed special sales and longer hours provided by local merchants.

As early as the 1930s, Kaimuki became colloquially known as the "miniature Brooklyn" to the tropical Manhattan of Honolulu. This reputation as an alternative to the official "downtown" extended through the 1940s and 1950s. Booster-ism was also a signature character of the area. Ray Coll, a writer for the *Honolulu Advertiser*, remarked in 1949, "Your correspondent never ceases to be amazed when he drives through Kaimuki to see how it continues to grow and expand."

The early commercial area of Kaimuki was designed with pedestrians and trolleys in mind. However, after World War II, Kaimuki, like hundreds of other cities and towns throughout the United States, became engrossed in the "car craze"; its commercial development reflected this new fascination with—and then dependence on—the automobile. Widespread car ownership quickly changed shopping patterns. Lower Waialae, in particular, catered to the desire for car-oriented services, with buildings set far back from the road and large paved areas for parking in front of them. A 1953 *Honolulu Advertiser* article simply notes the installment of 123 new parking meters in the business district.

Gradually, such mobility afforded by the availability of the automobile led former Kaimuki patrons away from not only pedestrian-oriented Upper Waialae, but away from Waialae Avenue in general. In 1946, for example, plans began to erect a 3 1/2 acre shopping center (which became known as the Kaimuki Shopping Center and now known as the Market City Shopping Center) on the block surrounded by South King Street, Harding Avenue, and Kapiolani Boulevard. The plan included the creation of parking spaces for 250 automobiles, and a drive-in fountain and lunch counter. The center came to detract from Waialae's thriving business community. Moreover, the development of similar large malls and shopping centers would eventually lead to the deterioration of Kaimuki's commercial district.

D. Kaimuki: Decline and Depreciation

Beginning in the 1950s, Kaimuki experienced a decline in business activity caused by two major shifts: one, mentioned above, was the development of large shopping centers, or "malls." The second was the expansion of a major freeway into the Kaimuki area. In 1954, the *Honolulu Advertiser* proudly proclaimed the grand opening of an "ultra-modern" shopping complex in the Waiialae-Kahala subdivision. Known as the Waiialae Shopping Center (and presently known as Kahala Mall), the complex, designed by Victor Green of the Honolulu firm Rothwell and Lester, included a variety of both "department" and smaller stores and parking for 400 automobiles. Notably, too, plans for expansion included the addition of 30 stores and 1100 parking spaces. Closer to Honolulu's downtown, the gargantuan complex known as Ala Moana Center opened in 1959. It contained 200 stores and 7800 parking spaces—something the old "Top-of-the-Hill" commercial center could never hope to compete with. Both malls quickly enticed business away from Kaimuki's commercial district.



Figure 9 1950s - Waiialae Avenue, Annual Christmas Parade

In 1956, the Territorial Highway Department proposed to extend the Lunalilo Freeway (the eastern section of Interstate Route H-1) through Kaimuki. A six-lane divided arterial would overpass 10th Avenue, and underpass 6th Avenue. By 1963, the extension plans had been modified somewhat, but the new plans too, like the development of the shopping centers detailed above, still entailed a disruption of Kaimuki's prevailing commercial lifestyle. Extension of the freeway would draw

traffic away from Waiialae Avenue, and thus re-route potential customers. In September 1966, after construction of the extension had already begun, Kaimuki businessmen urged the State to provide an off-ramp from H-1/Lunalilo into the business district.

The Kaimuki Business and Professional Association estimated at the time that 30 percent of Kaimuki's business stemmed from Koko Head; the highway would ensure that all of this traffic would speed past Kaimuki without stopping. Clarence McIntosh, then chairman of the Association, said, "We don't want to see Kaimuki die." Nevertheless, in October, the association officially endorsed the extension plans, despite recognition of the fact that they would undoubtedly disrupt the economy and pose serious problems for Waiialae Avenue merchants. After all, residents had long complained that Waiialae Avenue's bumper-to-bumper traffic had been a longstanding

problem. The removal of the streetcar tracks in the late 1950s may have alleviated some of this but could not satisfy customers increasingly used to modern shopping malls.

The freeway would alleviate some of Waialae's traffic congestion. And in its final form it did allow access onto Waialae. However, the reduction in the volume of traffic using Waialae detracted from the usual flow of business throughout the commercial district. Merchants and owners were both hurting as the retail trade shifted to the malls. Circumstances were dire enough for the City and County of Honolulu to suggest plans for urban renewal and revitalization that might benefit Kaimuki, a step initiated in 1961. This eventually led to the creation of a city parking lot at the rear of shops in the Top-of-the-Hill area. Still, this was too little, too late. The later 1960s and 1970s showed a continued decline in commercial activity, possibly due in part to the development of additional shopping centers, such as the Pearlridge Shopping Center (1972), Waikiki Shopping Center (1977), Windward Mall (1982), and others.

By the end of the 1970s, Kaimuki's once thriving business district was a shadow of its former self. Many

of the old anchor stores, such as Ben Franklin, were long gone, replaced by outlets for Goodwill and the Salvation Army. Two banks, First Hawaiian and Bank of Hawaii, still operated but others had closed. A pool hall occupied the first of the long row of shops on the corner of Waialae Avenue and

11th Avenue. There would be new additions to area, notably the Times Supermarket Plaza, which replaced the old King's Daughter's Home toward the end of the decade. Other shops barely eked out a living. There were card shops, toy modelers' shops, and a few restaurants, including old neighborhood favorites, such as the Victoria Inn located in a modern building on 12th Avenue. The once thriving Queen Theatre, part of the Royal group of theaters, was a notorious "adult film venue." Fought by the community, the owner reopened for

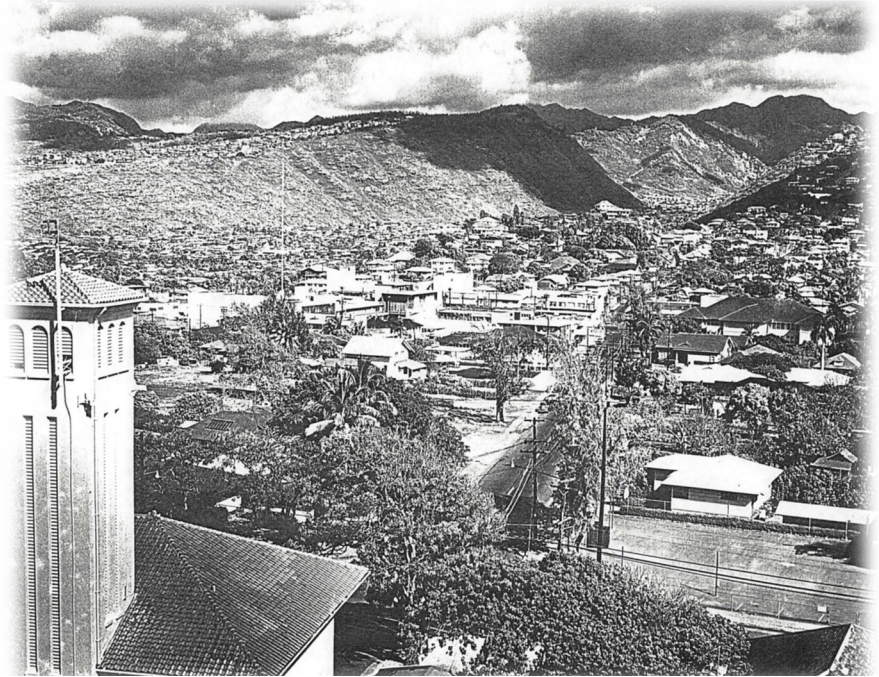


Figure 10 1950s - View from Kaimuki Fire Station with Palolo beyond

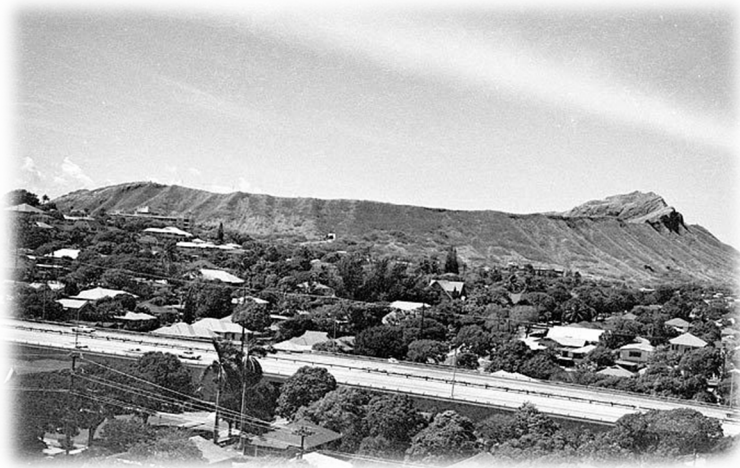


Figure 11 1969- View of newly constructed Highway and Diamond Head

weekly showings of the “Rocky Horror Picture Show.” Other developments did not bode well for the community. The Kaimuki Theatre, damaged by a storm in 1980, was demolished. One entrepreneur had a proposal as well for a go-go bar (defeated by the business and professional organization after a community outcry). Waiialae Avenue and the Top-of-the-Hill area had become a shabby urban enclave.

E. Renewed Interest and Revitalization

Despite these setbacks, Kaimuki remained a popular place to live. Residential sales activity ranged in the 1980s and 1990s between 20 and 30 homes per year. The newly created Kaimuki Neighborhood Board also pressed to improve the area. Surveys in the 1990s indicated that residents still thought that Kaimuki continued to elicit special feelings of intimacy and pride. A number of newer residents invested in old houses in the area, as prices in Manoa and Nuuanu rose beyond a wage earner’s reach.



Figure 12 1982 – Kaimuki Theater being dismantled after over 30 years in business

There was also investment in community facilities, notably the Kaimuki Community Park, and in institutional properties, such as the Epiphany School on 9th Avenue. In 1991, the Weinberg Foundation constructed a new office building at the corner of Wilhelmina Rise, replacing the 1930s Kaimuki Theatre. The Central Pacific Bank also invested in the area, adding a new four-store bank and office building in 1995. Opposed by many in the design and historic preservation community, this second project nonetheless indicated that Waiialae Avenue was a worthy investment. (The Weinberg building, associated with a restaurant called 3660 On-the-Rise, was in the Territorial Revival Style, which seemed out of place in Kaimuki but at least nodded to history.)

In the late 1990s, the city, then under Mayor Jeremy Harris, invested in a new paving scheme between 11th Avenue and Koko Head Avenue. Opposed by some owners and by many tenants who lamented the loss of a few parking spaces in front of their shops, the new paving and street plantings added greatly to the appeal of the shopping street. Engineers also consolidated the overhead wires, so typical of many commercial and residential areas in Hawai‘i, along tall metal posts on the mauka side of the street further improving the area’s visual character.

In the 1990s, Waiialae Avenue was once again becoming a popular place to shop and eat, albeit to a lesser extent than in the 1920s, 1930s, and 1940s. Businesses increasingly have (re-) emphasized pedestrian activity. New businesses, such as Coffee Talk, a coffee shop on Koko Head Avenue occupying a former bank, and Bead It (also on Koko Head), which sells many different exotic and

international beads, attracted a new clientele. Other shops, such as The Magic Attic, on Waialae Avenue, sold hand-painted recycled furniture. Kaimuki soon had more restaurants per square foot than Waikiki. The improvement of the city's parking lot from coin-operated meter parking to station and attendant-managed parking helped as well to increase the customer base. In 1995, as an indication of growing awareness, the owner of the property at the corner of 11th Avenue (Sierra) and Waialae Avenue constructed a new three-story Art Moderne-influenced retail outlet for Napa Auto Parts that spoke directly to its surroundings. Still limited by the 4-foot setback required by city zoning, the new building demonstrated sympathy with Kaimuki's traditional design.

By the mid 1990s *Honolulu Advertiser* reported that "in a world of shopping centers and chain stores, fancy window displays and impersonal service, Kaimuki stands like a beacon, lighting the way back to an earlier time." Other improvements followed.

In December of 1992, the City and County of Honolulu budgeted \$1.3 million for a two-story addition to the Kaimuki Fire Station, a structure is listed on both the State and National Registers of Historic places. In 1993, working through a commission from the Planning Department of the City and County of Honolulu, the design firm of Media Five Limited prepared a series of Urban Design Strategies for Kaimuki. The study was one of several prepared for neighborhoods around the island of Oahu. In August 1993, a class of students led by Dr. Thomas Eric Johnson of the Department of Sociology at the University of Hawaii at Manoa prepared a survey of businesses in Kaimuki. In 1994, a class from the University of Hawai'i's Historic Preservation Program conducted a survey of the commercial buildings in the Waialae Avenue and the Top-of-the-Hill area. The results of the survey were deposited with the State Historic Preservation Department (SHPD) and the Hawai'i and Pacific Collection at Hamilton Library, UHM.

Waialae Avenue continues to thrive as an alternative to shopping malls and fast-food chains. Maintaining more reasonable rentals, the owners on Waialae have seen their shops turned into community friendly restaurants and retail businesses. A Save the Queen Theatre organization, begun by UH preservation alumni, continues to press for renewal of this iconic building (unfortunately, so far with no good results). However, a number of restaurants have become favorites with younger, more trend-setting customers. These include Town, the 12th Avenue Grill, Café Miro, and others. A Chinese Restaurant now occupies the end unit of the Sacred Hearts School-owned row above 11th Avenue, replacing Kaimuki Cue from long ago. Many of these changes are welcomed, bringing new life back to the community. However, a greater historic preservation consciousness would be welcome and would add interest and contextual depth to the experience of both visitors and residents alike. The 2017 Architectural and Historic Resources Survey conducted in July by the University of Hawai'i's Historic Preservation Program may be another step in that direction.

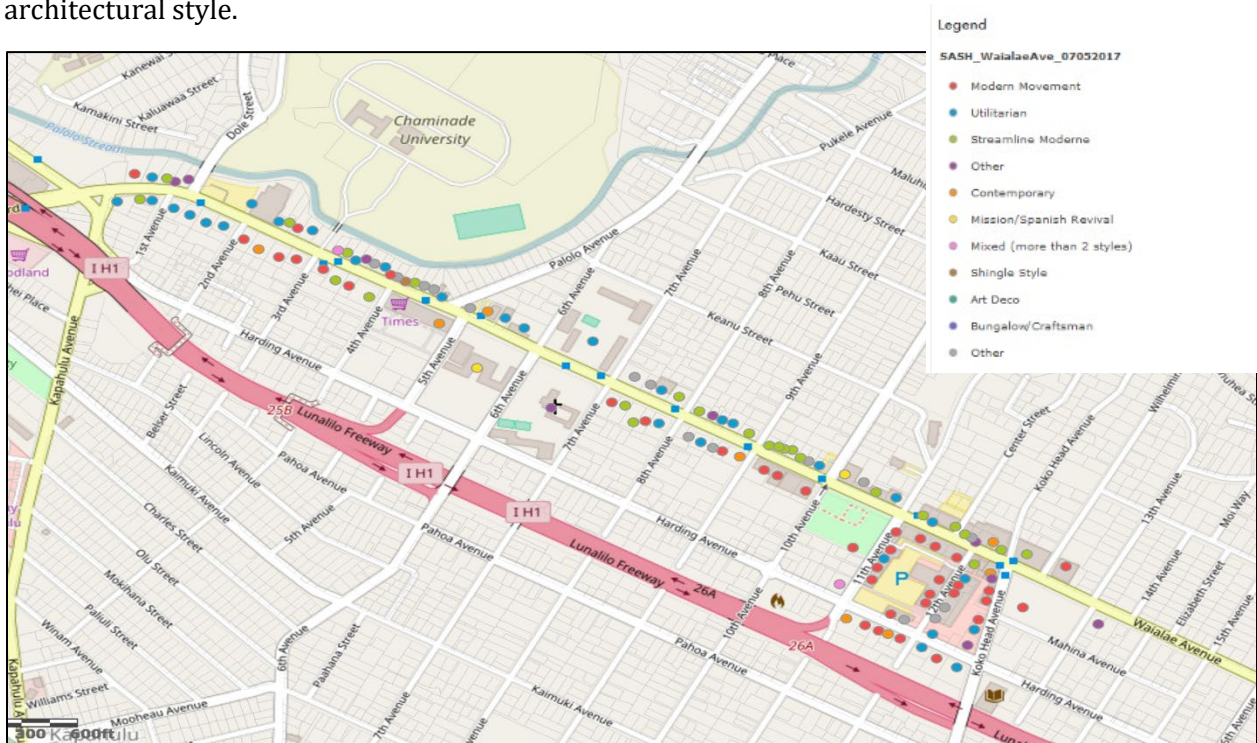
IV. SURVEY SUMMARIES AND OUTCOMES

The Kaimuki Historic District covers the area from Waialae Avenue and Kapahulu Avenue to Waialae Avenue to 13th Avenue. It encompasses the Top-of-the-Hill which includes 11th, 12th and Koko Head Avenues between Waialae and Harding Avenue.

- 128 properties surveyed
- 51 properties identified as contributing elements to a potential historic district
- The predominant architectural styles along Waialae Avenue are: Modern Movement (37), Utilitarian (30) and Streamline Moderne (24).
- 75% of building used for commerce/trade
- Over 80% of building foundations are masonry (concrete, CMU, Slab on Grade). Primary Framing is also masonry (CMU – 25%; concrete 15%; masonry – 39%). Common exterior walls are CMU (43%) and poured concrete (33.6%).

A. Boundaries of the District

The boundaries of the survey area are shown on Map 1 below. Map 1 shows points added from data collected during the field seminar. Points have been color coded based on the type of architectural style.



Map 1 Waialae Avenue - Survey Area for Summer 2017 Field Seminar for Historic Preservation

Maps of Properties as Appendix E documented in survey data is included as Appendix C: Survey Data. Appendix E include the following maps that were developed from survey data.

This survey included buildings directly on Waialae Ave and a parts of 11th and 12th Ave that included commercial buildings and to the context of Waialae Ave. The beginning of Waialae ave

starts around the highway on-ramp and continues on to Kahala Mall. This survey focused on the commercial part of Waialae Ave. Most of the buildings have a concrete or CMU foundation. This has changed from wooden foundation that were used on the original buildings on Waialae Ave. A majority of the buildings on this part of Waialae Ave serve commercial uses. A cluster of businesses are located at the 'Top of the Hill' on Waialae Ave. The buildings on Waialae Ave are mostly built before 197. Some newer buildings were built in pockets between the older buildings. Waialae Ave is located on the south eastern side of Oahu, just north of Diamond Head.

B. Architectural and Historic Significance

i. Criteria

The following terms and definitions were used in the evaluation. Figure 13 shows the percent of historic eligible buildings on Waialae Avenue.

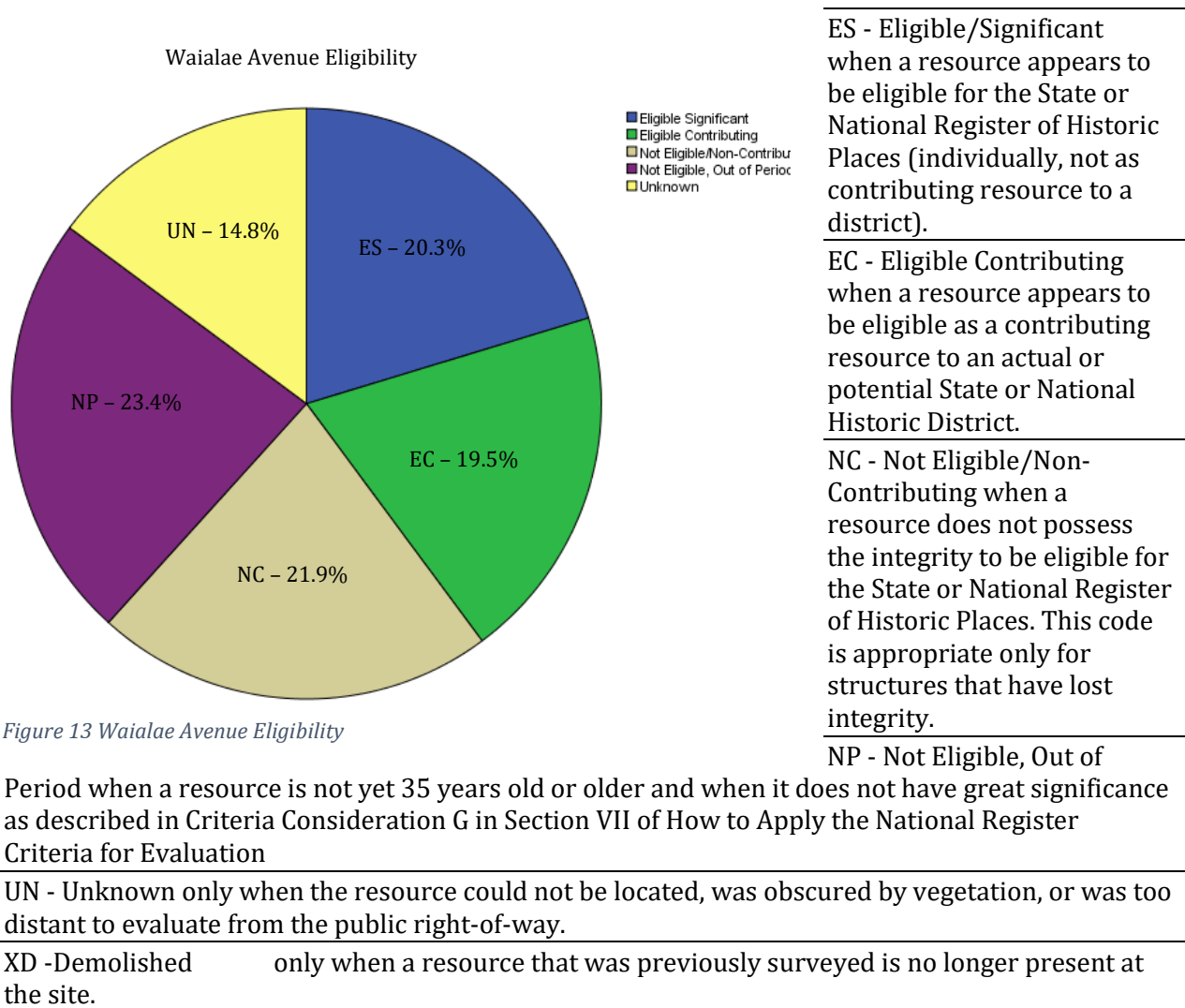


Figure 13 Waialae Avenue Eligibility

ES - Eligible/Significant when a resource appears to be eligible for the State or National Register of Historic Places (individually, not as contributing resource to a district).

EC - Eligible Contributing when a resource appears to be eligible as a contributing resource to an actual or potential State or National Historic District.

NC - Not Eligible/Non-Contributing when a resource does not possess the integrity to be eligible for the State or National Register of Historic Places. This code is appropriate only for structures that have lost integrity.

NP - Not Eligible, Out of Period when a resource is not yet 35 years old or older and when it does not have great significance as described in Criteria Consideration G in Section VII of How to Apply the National Register Criteria for Evaluation

UN - Unknown only when the resource could not be located, was obscured by vegetation, or was too distant to evaluate from the public right-of-way.

XD - Demolished only when a resource that was previously surveyed is no longer present at the site.

ii. Historic Buildings

Economic growth in the 1960s-1970s resulted in increasing construction along Waialae Avenue. Almost 50 buildings were constructed between the 1960s and 1970s. Based on survey results and observations, 100% percent of these properties remain in “Good” condition. During the period of World War II, Waialae Avenue saw an expansion of its community with the construction of 20 buildings. Table 1. Waialae Avenue Building Year Built lists the number of buildings constructed since 1900.

Table 1 Waialae Avenue - Summary of Waialae Avenue buildings years of construction.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1900-1939	12	9.4	10.3	10.3
	1940s	20	15.6	17.1	27.4
	1950s	16	12.5	13.7	41.0
	1960s	33	25.8	28.2	69.2
	1970s	19	14.8	16.2	85.5
	1980s	9	7.0	7.7	93.2
	1990s	4	3.1	3.4	96.6
	2000s	4	3.1	3.4	100.0
	Total	117	91.4	100.0	
Missing	System	11	8.6		
Total		128	100.0		

iii. Architectural Styles

The buildings on historic Waialae Avenue represent a broad range of styles, and it is this diversity of historic fabric that establishes the unique character of the area. The different tastes and trends in architecture over the last one hundred years are readily apparent throughout the Waialae Avenue area, recalling the time frame of each structure. The following architectural systems were used: Art Deco, Beaux Arts, Bungalow/Craftsman, Classical Revival, Colonial Revival, Craftsman Plantation, Gothic Revival, Greek Revival, International Style, Spanish Revival, Midcentury Modern, Modern Plantation, Plantation, Contemporary Plantation, Prairie School, Pueblo Revival, Queen Anne, Shingle Style, and Skyscraper.

Modern Movement (39), Utilitarian (30) and Streamline Moderne (24) were the predominant architectural styles identified in the Waialae Avenue area. These are all styles associated with the early 20th Century to the Mid-20th Century. These are the styles expressed in the architecture throughout Waialae Avenue and other main streets in Hawaii.

Modern/Modern Movement

Modern architecture or modernist architecture is a term applied to a group of styles of architecture which emerged in the first half of the 20th century and became dominant after World War II. It was based upon new technologies of construction, particularly the use of glass, steel and reinforced concrete; and upon a rejection of the traditional neoclassical architecture and Beaux-Arts styles that were popular in the 19th century.

Modern architecture continued to be the dominant architectural style for institutional and corporate buildings into 1980s, when it was challenged by postmodernism, and then by "neo-modernism" and other schools which gradually supplanted it.



Figure 14 3601 Waialae Ave, Honolulu, HI 96816 (Coffee Talk) is Modern/ Modern Movement architectural style building.



Figure 15 1145 12th Avenue has features of utilitarian architectural

Utilitarian

Monuments to practicality, such structures are usually constructed with inexpensive materials and showcase limited applied detail. Utilitarian buildings often include long, rectangular wood-frame warehouses and the tall, wide airplane hangars. Despite their simple functions, some utilitarian structures nevertheless contain special details such as arched window frames or hipped roofs.

Streamline Moderne

Streamline Moderne, or Art Moderne, is a late type of the Art Deco architecture and design that emerged in the 1930s. Its architectural style emphasized curving forms, long horizontal lines, and sometimes nautical elements.

iv. Building windows and features

Much of the character of Waialae Avenue and its community is shown in the configuration and context of its buildings. The "feel" of the landscape is influenced by the buildings position on the lot, height, orientation and setback. On Waialae Avenue, these were the most dominant window and building features observed:

Storefront Windows

Early Twentieth Century construction, aside from grand structures, was mostly small storefront commercial buildings. Many were placed immediately behind the sidewalk with no setback. Storefront buildings were usually attached to adjacent buildings or separated by only a few feet. These buildings have pedestrian access directly onto the street. These types of buildings clearly define the face of the block.

A storefront or shopfront is the facade or entryway of a retail store located on the ground floor or street level of a commercial building, typically including one or more display windows. A storefront functions to attract visual attention to a business and its merchandise.



Figure 16 3705 Waialae Ave is an example of Streamline Moderne



Figure 17 Storefront in Waialae Avenue

Fixed

Fixed windows are also non-operational windows, designed to let in light and add expansive views.

Jalousie

An assembly of sloping, overlapping blades or slats; may be fixed or adjustable; designed to admit air and/or light in varying degrees.

v. Zoning

The historic main street district of Kaimuki mainly consists of B-2 Community Business District zoning. Seventy-five (75%) of the buildings on Waialae Avenue are used for commerce/trade. An overlay of a special design district may help preserve Kaimuki's unique history, look, and feel. The special design district would be similar to the City and County of Honolulu's seven current special design districts: Chinatown, Diamond Head, Haleiwa, Capital District, Punchbowl, Thomas Square/Honolulu Academy of Arts, and Waikiki.

vi. Summary

This analysis section catalogues the Historic Kaimuki District:

- The Waialae Avenue has interesting and diverse architectural styles that fit together well.
- Structures rated as "contributing" in architectural or historic significance represent 27.4 percent of the total structures on Waialae Avenue. Most of these are in "good" or "excellent" condition.
- Overall, buildings rated as being in "good" or "excellent" condition constitute 55.1 percent of the total buildings.
- The primary exterior material of buildings in the area is CMU and poured concrete, always painted.
- Most of the decorative features include: door lintels, strong cornice lines and storefront windows and columns.
- Most commonly used roofing materials is built-up and asphalt shingles.
- 43% of buildings surveyed are single story storefront buildings; 34.7% are two-story buildings; 22.3% are 3 or more stories.
- Kaimuki District Park is located in the center of the historic district.
- Historically, the cable car extended to the Top of the Hill.
- The present zoning over most of Waialae Avenue is B-2 Commercial Business.



Figure 18 Fixed Window at 3617 Waialae Avenue



Figure 19 Jalousies at 3617 Waialae Avenue

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Appendix A - Project Schedule

Appendix B - Field Guide: Commercial Architectural Historic Survey 2017

Appendix C - Survey Data

Appendix D – Survey Data Tables and Charts

Appendix E - Maps