



United States Department of the Interior



NATIONAL PARK SERVICE
Pacific West Region
333 Bush Street, Suite 500
San Francisco, CA 94104-2828

H38 (PWRO-CR)

October 21, 2015

Polly Tice
Mason Architects, Inc.
119 Merchant Street, Suite 501
Honolulu, HI 96813

Re: Final Historic American Buildings Survey documentation for Dillingham Boulevard Residences

Dear Ms. Tice,

The National Park Service acknowledges the receipt of and accepts the Historic American Buildings Survey (HABS) documentation for the Dillingham Boulevard Residences, HABS Nos. HI-558, HI-558-A, HI-558-B and HI-558-C. The completed documentation will be transmitted to the Prints and Photographs Division of the Library of Congress. The records are in the public domain and will be accessible through the library. We will also transmit a copy of each report to the Hawaii State Historic Preservation Officer.

Sincerely,

Christy Avery
Historian

**DILLINGHAM BOULEVARD RESIDENCES, GENET HOUSE
(Afuso House)
1953 Dillingham Boulevard
Honolulu
Honolulu County
Hawaii**

HABS No. HI-558-A

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**Historic American Buildings Survey
National Park Service
Department of the Interior
San Francisco, California**

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

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(Afuso House)
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Honolulu
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Hawaii

HABS No. HI-558-A

Documentation: 5 Exterior Photographs (2012)
7 Interior Photographs (2012)

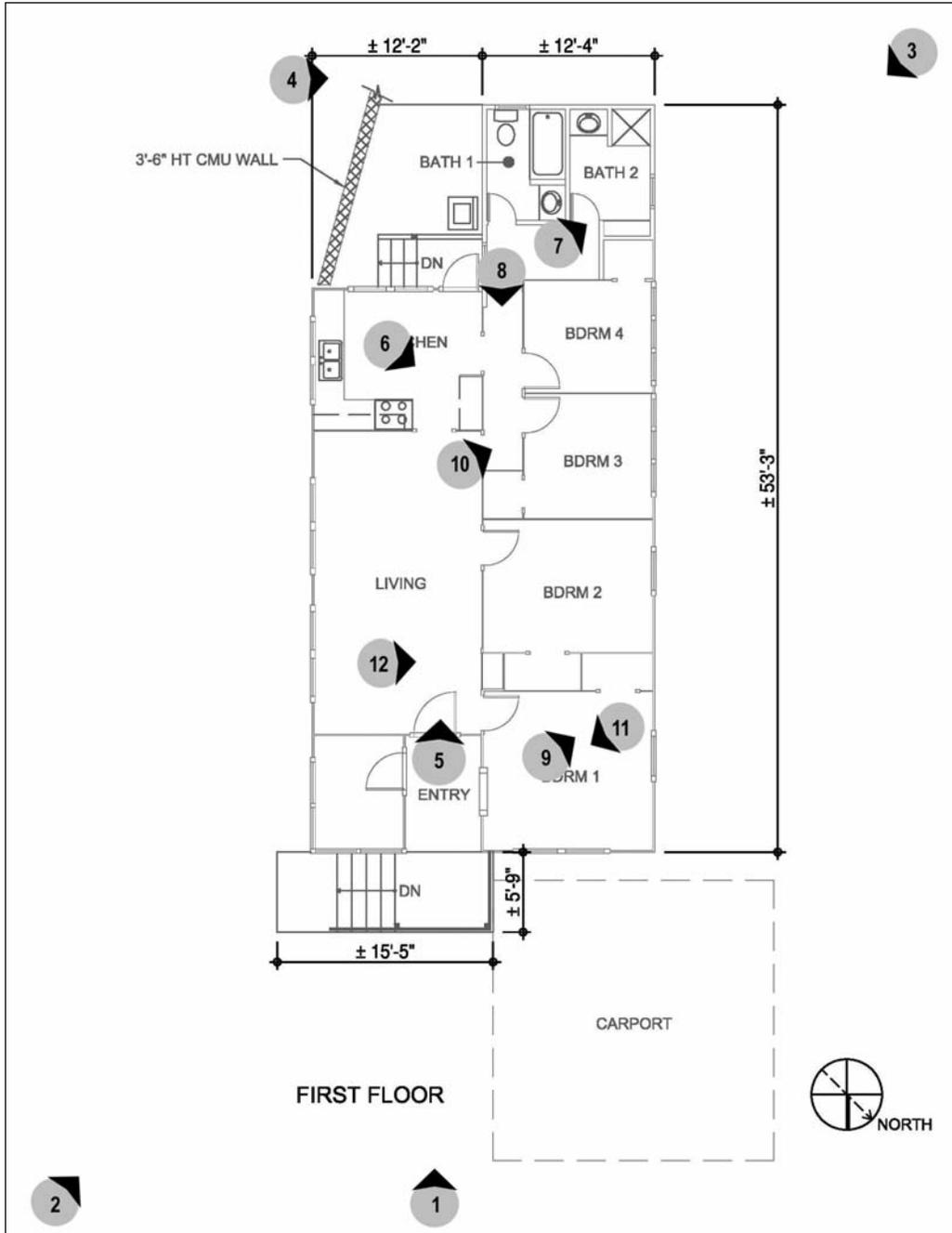
Charles Greenleaf, Photographer

August 2012

- HI-GGG-1 FRONT ELEVATION OF GENET HOUSE FROM OPPOSITE SIDE OF DILLINGHAM BOULEVARD. VIEW FACING SOUTHWEST.
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HISTORIC AMERICAN BUILDINGS SURVEY

DILLINGHAM BOULEVARD RESIDENCES, GENET HOUSE (Afuso House)

HABS No. HI-558-A

- Location:** 1953 Dillingham Boulevard, Honolulu, Hawaii
U.S.G.S. Honolulu, Hawaii Quadrangle 1998 (7.5 minute series)
The coordinates for the residences represent the approximate center of the house; are latitude 21.328705 and longitude -157.881961; and were obtained in July 2013 through Google Earth using NAD 1983. There is no restriction on the release of the locational data to the public.
- Present Owners:** Misako Kuba Trust, Keiko Afuso, Sunao Afuso, Tsuyoshi Afuso, Kumiko Aharen and Sumiko Atkins.
- Present Occupants:** Tenants
- Present Use:** Rental housing
- Significance:** The Genet House is significant as part of the development history of the original residential neighborhood, named Kapiolani Tract. It is also significant as a rare early twentieth-century residence, which survived the decades as North Queen Street/Dillingham Boulevard developed into a mixed commercial-residential area. The residence embodies the distinctive characteristics of a type, period, and method of construction. It is an early urban house influenced by plantation-style housing, but with some unusual features, such as hipped dormers. It retains a high degree of integrity of location, design, materials, workmanship, feeling and association.
- Architectural Historian:** Lesleigh Jones
Mason Architects, Inc.
119 Merchant Street, Suite 501
Honolulu, Hawaii 96813
- Project Information:** This report is part of the documentation for properties identified as adversely affected by the Honolulu Rail Transit Project (H RTP) in the City and County of Honolulu. This documentation was required under Stipulation V.C. (1, 2) of the Honolulu High-Capacity Transit Corridor (HHCTCP) Programmatic Agreement (PA), which was signed by the U.S. Department of Transportation's Federal Transit Administration, the Hawaii State Historic Preservation Officer, the United States Navy, and the Advisory Council on Historic Preservation. After consultation with the City and County of Honolulu, the National Park Service's Pacific West Regional Office, in a letter dated June 29, 2011, stipulated the details of the required documentation efforts, including HABS documentation for this and other resources affected by the H RTP. Archival photographs were taken by Charles Greenleaf, Silverhouse Photography, Athens, GA. The field work was conducted in May 2012. The draft was submitted in November 2013 and the report was finalized in April 2014.

PART I. HISTORICAL INFORMATION

A. Physical History

- 1. Date of erection:** ca. 1913
- 2. Architect:** Unknown
- 3. Original and subsequent owners, occupants, uses:**

Edward Genet, 1913-32;

Edward Genet and Namiko Nakayama, 1932-35;

Kitaro and Yoshiko Kawakami, 1935-1939;

Jiro and Kana Higa, 1939-57;

Usa and Kanato Ikei, 1957-69;

Susumu Afuso, Chikase Afuso, Aiko Nakama, and Misako Kuba, 1969-81;

Chikase Afuso, Aiko Nakama and Misako Kuba, 1981-1992;

Misako Kuba Trust, Keiko Afuso, Sunao Afuso, Tsuyoshi Afuso, Kumiko Aharen and Sumiko Atkins, 1992-Present.

The property has been used as a single-family residence since its construction.

- 4. Builder, contractor, suppliers:** Unknown
- 5. Original plans and construction:** The house plan and construction remain largely as originally built. The only changes that have been made include a small rear addition, enclosure of an original porch, and construction of a small replacement porch.
- 6. Alterations and additions:** In 1939 the original porch was enclosed and a small new porch added at the front of the house. A small rear addition, including two bathrooms, was constructed at an unknown date, likely sometime after 1938, based on tax office maps.

B. Historical Context

The Kapiolani Tract, where the Genet House is located, was first established in 1901 by attorney, legislator and real estate broker William C. Achi, who purchased the land from the Kapiolani Estate, Ltd. The land was divided into fifty blocks with varying numbers of lots on each block, totaling 1200 lots in all. The blocks were arranged in a grid pattern. The parallel and cross streets created a grid of regularly sized lots which each had street frontage. Achi advertised these lots for sale in the local newspapers *The Independent* and the *Evening Bulletin*. One of the first ads noted that a large manufacturer was interested in part of the property. It stated: "there is every reason to believe that the prices of lots will increase in a short time."¹ This suggests that Achi was hoping to sell at least some of the tract to investors or real estate speculators.

In 1905, Lot 19, Block 9 of the Kapiolani Tract, the lot now occupied by the Genet House was part of the tract that was foreclosed by German Savings & Loan Society,

¹ "Achi Offers Park for Baseballists [sic], Near the Railroad or Street Car Line on Kapiolani Tract," *Evening Bulletin*, February 11, 1901. p. 4.

who held a large stake in Kapiolani Estate, Ltd., which also held Achi's mortgage on the tract. Abraham Lewis, Jr., partner in the law firm Smith & Lewis, assignee for German Savings & Loan Society, sold the property, with Edward Genet acquiring it sometime between 1905 and 1913.

Edward Genet constructed his house on Lot 19 in 1913. Genet also purchased the lot next door in 1913, but did not build any structures on that lot during his tenure. At the time that he had his house built, Genet was a foreman at McCabe, Hamilton & Renny Co., a stevedore company based in Honolulu. Genet held this, or a similar position, through the 1920s. As of the 1920 census, Genet lived in the house with his wife, daughter, five nephews (who were all listed as laborers at the docks) and a niece. The house was numbered 2011 at this time. In 1930, he lived at the house with his daughter and her husband. His occupation at this time was identified as real estate, which the Honolulu City Directory also listed as his occupation, along with that of bondsman. His son-in-law was listed as a stevedore in the same census. The address of the house was listed in this census as 1907 North Queen Street. The renumbering of North Queen Street during this time is likely related to the extension and expansion of the street during the 1920s and 30s to provide an additional route in and out of Downtown Honolulu. See HABS No. HI-YYY Dillingham Boulevard Residences for more information on the street extensions and alterations.

Namiko Nakayama became a joint owner of the property with Edward Genet in 1932, and held it until 1935 (presumably after Genet died), when the property transferred to Kitaro Kawakami and his wife Yoshiko, who owned it until 1939. Kitaro had come to Hawaii from Okinawa in 1910 to join his father Kisaburo who had emigrated in 1894, six years before formal immigration from Okinawa began. Kitaro is believed to be the first Okinawan in Hawaii to graduate from private school (Mid-Pacific Institute in Manoa, Honolulu).² His World War I draft card shows that he was attending Mills School in Manoa in 1917, at the age of 22.³ Three years later, Kitaro's new wife arrived from Okinawa aboard the *Seiyo Maru* by way of Yokohama. The two were relatively prominent in Honolulu's Okinawan community, with Kitaro working as a bookkeeper for the Hawaii Suisan Kaisha and involved in the local Okinawan karate organization and Yoshiko becoming a well-known instructor of the koto, a Japanese musical instrument.

The Kawakamis sold the property to Jiro Higa, a contractor, and his wife Kana in 1939. The Higas further developed the double lot, building two multi-family dwellings on the southeast half of the lot. The property transferred to Usa Ikei, and his wife Kanato in 1957, transferring again in 1969, after the death of the Ikeis in 1968 and 1969. The new owners were Susumu and Chikase Afuso, Aiko Nakama, and Misako Kuba, who transferred ownership in 1981 to the Misako Kuba Trust, Keiko Afuso, Sunao Afuso, Tsuyoshi Afuso, Kumiko Aharen and Sumiko Atkins, who are the present owners. Little information has been located regarding the owners after the Higas. Additionally, the later owners have made only minor changes to the building after taking possession of the property.

² The Hawaii Karate Seinenkai Salutes Kitaro Kawakami 1895-1950 n.d.

³ U.S. Selective Service System. U.S. World War I Draft Registration Cards, 1917-1918 [database on-line, Provo, UT: Ancestry.com Operations Inc., 2005.] Original data: *World War I Selective Service System Draft Registration Cards, 1917-1918*. Washington, D.C.: National Archives and Records Administration. M1509, 4,582 rolls. Imaged from Family History Library microfilm. State: Hawaii; Registration County: Honolulu; Roll: 1452099; Draft Board: 2.

Tax maps show that some time prior to 1938, Genet's original 5,000-square-foot Lot 19 was combined with his other parcel, Lot 21 on the southwest side of the property, creating one 10,000-square-foot parcel. Maps produced in 1937 from the City and County of Honolulu, Department of Public Works also show the size of the combined lot having been reduced by 700 square feet, due to an easement of a 100' X 7' strip along Dillingham Boulevard for street widening.

For a description of the adjacent four-plex building on this parcel, see HABS No. HI-HHH. For an overview history of the residences along Dillingham Boulevard, see HABS No. HI-YYY.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. **Architectural character:** The Genet House is a one-and-one-half-story single wall, modest urban home, influenced by plantation-style housing, with dormers on each of its four roof slopes. It is elevated over a crawl space enclosed with horizontal wood boards. The hipped roof has overhanging eaves that project beyond the walls of the house by approximately 3', with a wider section at the rear addition over the back lanai. Consistent with other urban residences of Hawaii that were influenced by plantation-style housing, the Genet House design is relatively simple. It has little ornamentation aside from its dormers, which are noteworthy features typically associated with homes that are more elaborate. Dormers typically would indicate usable space such as a garrett or an attic, however this level of the house is not accessed by a stair, and the roof slope does not appear to give enough space for rooms at this level. Generally, the residence is distinctive because of its early date and type of construction. For additional background on this architectural style, see the Dillingham Boulevard Residences report, HABS No. HI-YYY.
2. **Condition of fabric:** The majority of fabric in the Genet House is in good to fair condition, with little evidence of deterioration. Non-historic fabric includes most of the windows, which are now jalousies, except for those in the dormers. In addition, some portions of wall and structural members are of newer material. Despite these changes, however, the house is a relatively unaltered example of an early twentieth-century single-wall residence.

B. Description of Exterior

1. **Overall shape and dimensions:**
 - a) The Genet House appears in plan as two adjoining rectangular forms, with the larger rectangle comprised of the original 1913 portion of the house with living room, kitchen, hallway and four bedrooms. An addition with two bathrooms and a hallway comprise the smaller perpendicular rectangle, abutting the southwest end of the larger rectangle. A very small additional rectangular shaped section was built at the front of the house, consisting of the entry porch that is covered by a shed roof. The carport appears as a third abutting rectangular-shaped section to the northeast of the main portion of the house.

- b) The house sits on a lot that is approximately 9,300 square feet, along with two other residences. The Genet House is on the northwest half of the lot.
- c) Dimensions: The overall dimensions are found by combining the dimensions of the two adjacent rectangular forms, the larger of which measures approximately 40' x 24' and the smaller of which measures about 12' x 12'. The net square footage is approximately 1,096 square feet, including the bathroom addition.
2. **Foundation and walls:** The Genet House has a post-and-beam foundation, with wood posts of varying nominal sizes, including nominal 4x4s, 4x6s and 4x8s, that stand on concrete blocks that are mostly 16" square. The walls are single-wall nominal 1x6 vertical tongue-and-groove wood boards with a horizontal girt of about 3" x 2" at the mid-point. An additional girt of approximately 3" x 2" runs around the southern corner of the house and below the kitchen windows. There is also a beveled water table at the bottom edge of the walls, which is approximately 5" high, and projects out about 1". At the corners of the house are wood corner boards made up of paired boards measuring approximately 4" x 1/2". The dormers have painted wood-shingled walls. At the rear addition and the entry, the walls are vertically scored plywood panels. There is also a plain plywood panel located at the rear of the addition, where the water lines to the tub/shower enter the house.
3. **Structural system, framing:** The Genet House is of single-wall construction with post and pier foundation, and features a girt around its exterior walls. The exception is the rear addition, which has no girt.
4. **Entries and porches:** Currently, there are two entrances to the house, one at the front into the living room, and one at the rear into the kitchen. The main front entrance faces Dillingham Boulevard, and is informal, entering the living room directly from the porch. The present-day porch is poured-in-place stained concrete, integral with four concrete steps and a slab-on-grade pad next to the driveway at the side of the house. The porch has a decorative metal railing, and a concrete masonry unit (CMU) foundation, which extends under the front wall of the east corner of the house. This porch was constructed in 1939, and that same year, the original porch was enclosed. The original porch is located southeast of the present-day porch, and now functions as storage. Historically, the house had three doors at the front entry, one onto the porch, one into the living room, and a third into the front bedroom. The central door to the living room still functions to access the house, while the door to its right has vertical scored plywood panels on the exterior, and no longer accesses the front bedroom. The door to the former porch still opens into what is now the storage room, however plywood covers the door which formerly provided access to the interior of the house from the porch.

The second entrance to the house is from the rear porch. This wood-constructed porch measures approximately 3'-10" x 4'-8". A staircase accesses it with three wood risers via a concrete slab-on-grade pad that extends to a CMU wall, which borders the rear of the driveway and carport.

5. Openings:

- a) Doors: The house has three exterior doors. Two of these doors open from the entry hallway, which is off the front porch. The main entrance into the living room is a modern slab wood door. It also has a newer metal screen door. The second door that opens off the porch hallway is a five light glazed wood which has been painted. The third exterior door is at the rear porch, at the southeast facade of the house. It is a modern, molded six-panel door.
- b) Windows and screens: With the exception of the dormer windows, all windows in the house are replacement jalousies. Window sash have been installed as individual, pairs, or as groupings of three. Most measure approximately 2' -10" wide by 6' high. The tall windows are located at the north and south sides of the house, where the living room and bedrooms are located. There are smaller, paired windows measuring approximately 2'-6" x 2'-6" at the southern corner of the house where the kitchen is located. The rear addition where the bathrooms are located has a single window of about 3'-6" x 3'-6", and two single windows of about 2' x 2'. A portion of the original porch was enclosed at the east corner of the house, and has paired windows measuring approximately 3'x 4' at each wall. At each of the four dormers, there are two four-pane windows measuring about 1' x 1'-6". The window at the southwest of these has been removed entirely and covered with a board. In addition, at the two side dormers there is a central louvered vent panel of about the same size, between the two windows. Each window, with the exception of those at the dormers, has a screen at the exterior. All of the screens are aluminum framed. All of the tall windows have crown molding with a drip cap at the top of their frames, while the shorter windows have unembellished wood frames.

6. Roof:

- a) The Genet House has a hip roof with overhanging eaves and dormers on each side. The dormers vary in size, with those at the front and rear narrower than those at the two sides. The dormers also have hip roofs and overhanging eaves. The main roof's rafter tails have been cut at an angle, but are devoid of further embellishment. The rear addition has a shed roof, whose slope is the same as the hipped roof of the main house. The rear roof features plain rafter tails with open eaves that have been trimmed with a narrow fascia board. The roof consists of asphalt shingles over earlier wood shingles and wood sheathing.

C. Description of Interior

1. **Floor plan:** The one-and-one-half-story Genet House has a living room, kitchen, central hallway, two bathrooms, bathroom hallway and four bedrooms, as well as a storage room (former porch) which is only accessible from the front entryway. Prior to the rear bathroom addition, the house's original interior layout was a narrow H shape, organized around the central hallway, with the entry porch and a portion of the front bedroom creating the short bottom legs of the H on either side of the entryway. Aligned along the left (southeast) side of

the house are the living room and kitchen, while the bedrooms are along the right (northwest) side. The front two bedrooms are accessible through the living room, while the two rear bedrooms are accessible through the central hall. At the end of the central hall is a perpendicular hallway that gives access to the two bathrooms located in the rear addition.

2. **Flooring and baseboards:** The flooring material in the Genet House is 12" x 12" vinyl tile of the same pattern throughout the house. Baseboards in the living room and front bedroom are approximately 1" x 5" topped with a decorative molding of approximately 2" in height. At the hallway, and other three bedrooms, the baseboard is the same 1" x 5" without the decorative molding. The bathrooms and bathroom hallway have baseboards of approximately 1/2" x 3" with no decorative elements. The kitchen does not have baseboards.
3. **Wall and ceiling finishes:** The walls of the Genet House are of varying finishes, and most are approximately 9' high. The walls in the living room are a mix of nominal 1x6 vertical tongue-and-groove boards at the wall to the exterior; smaller tongue-and-groove at most walls shared with other rooms, and gypsum-board at the wall between the living room and the storage room (former porch). There is also an approximately 4" wide horizontal member with chamfered edges and two incised lengthwise beads. It is located along the southeast interior wall and the wall that separates the living room from the hallway and bedrooms; it runs at approximately half the height of the wall. There are smaller secondary members (vertical and horizontal), flanking the two window pairs at the exterior wall, the horizontal one near the top of the windows.

The kitchen wall finish is the same as the finish in the living room, with a mix of boards. There are plain nominal 1x6 vertical boards at the southeast wall; center-scored tongue-and-groove at the interior walls; and one section along the hallway wall that is approximately 8" wide tongue-and-groove. The kitchen walls do not have a horizontal member.

The hallway walls are vertical tongue-and-groove with a mixture of sizes. Toward the front of the house, on the south side, the walls are center-scored tongue-and-groove matching the living room and kitchen sides of this wall. Toward the rear of the house, on the same side, the walls are wider tongue-and-groove, about 8" wide, matching the other side of this wall in the kitchen.

The walls at the bathroom hallway and both bathrooms are mainly plywood, with vertically scored plywood at the second bathroom's exterior wall. Both bathrooms also have small, plain trim pieces at the ceiling-wall intersection, of about the same dimensions as the baseboards in these rooms.

The bedrooms mainly have vertical tongue-and-groove boards of the center-grooved type located in the hallway. One exception to this is a portion of the shared wall between the middle two bedrooms. Tongue-and-groove boards that are about 8" wide replaced the original wall material at this portion of the wall. The walls of the front bedroom are the same type of tongue-and-groove boards found in the other bedrooms and hallway. All of the bedrooms have some type of horizontal member, with those in the front three bedrooms

matching the design of the one in the living room, and the one in the rear bedroom a plain, square-cut member about 4" wide. The interior of the storage room (former porch) was not accessible, but the walls are likely 6" wide tongue-and-groove, as evidenced by the appearance of the exterior of these walls.

At various points throughout the house there are horizontal wood pieces of about 2" x 2", frequently between windows, or between window or door frames and wall corners. These are not placed consistently, but appear in both the living room and bedrooms 1 and 4.

The ceilings in the living room are textured plaster. The attic access is located in the kitchen ceiling, above the doorway to the hall. The ceiling in the hall is tongue-and-groove in a mixture of sizes. The ceiling in bathroom one is fiberboard, and in bathroom two is gypsum-board, and is a much lower height than the rest of the house, about 7' high. The ceiling in the bedrooms is approximately 6"-wide tongue-and-groove boards with center grooves, matching the boards at many of the walls. The ceiling at the storage room (former porch) was not visible.

4. Openings:

- a) Doorways and doors: Most doors in the house are replacements, and all closets are missing their doors. Three doors appear to be historic, the door to bathroom 2, the door to bedroom 3, and the blocked door from the bedroom 1 onto the porch. There are open doorways between the living room and kitchen, living room and center hallway, kitchen and center hallway and center hallway to bathroom hallway. Most doorways have nominal 2x4 framing. Exceptions to this are at the intersection of the two hallways, where there is no framing, and at the living room side of the living room to kitchen doorway, where 2x6 boards are used.
- b) Windows: All accessible original windows at the interior are no longer extant; jalousies are in their place. The original framing has remained in place, however, and is generally made up of undecorated, painted nominal 2x4 lumber.

- 5. Door and window hardware:** Door hardware varies throughout the Genet House. Historic hardware exists at one back bedroom, which has a metal knob and back plate with keyhole that appear to be historic. There are various metal replacement knobs on all other doors. All historic windows (with the exception of the dormers) are no longer extant, and no historic window hardware remains. Closets in the house have no doors and no hardware.

6. Decorative features and trim:

- a) Kitchen cabinets and built-ins: The kitchen has period cabinets and hardware, including the pantry cabinet. Decorative crown molding tops both the cabinets and the pantry. The upper and lower cabinets extend along the wall adjacent to the living room, and the lower cabinets wrap around the corner and extend along the southeast wall. The upper cabinets are about 3' high, about 1' deep, and extend about 6' across, with two pairs of doors. The doors closest to the living room entry are only about 30" high, to

accommodate a range ventilation hood. The upper cabinets begin about 2' above the lower cabinets, and extend to approximately 18" below the ceiling. The bottom cabinets are also about 3' high, but are about 2' deep, and are elevated about 4" off the floor with a baseboard. The lower cabinets have no drawers. There is a single cabinet door next to the stove on the wall shared with the living room, while there are two sets of paired doors, and one single door along the southeast wall. Topping the lower cabinets is a newer laminate counter with a sink below the southeast window pair. The pantry is on the wall shared with the hallway. The pantry is approximately 8' tall and about 18" deep, with crown molding at the top. It has two shelves near the top, with about 1' space in each, and is open below the shelves. The pantry has no doors, and a table sits in the open lower section.

- b) Bathroom cabinets and bedroom closets: The bathrooms have only small medicine cabinets over the sinks with triptych, mirrored doors. Each sink is located on a simple laminate counter, which is open below. The northwest bathroom has a shelving unit without doors on its northeast wall. It is a built-in shelving unit consisting of four 13"-deep painted wood shelves in a cabinet approximately 3' wide.
- c) The bedroom closets are generally small, with those in the back bedrooms slightly smaller than the two front bedrooms. The rear bedroom closets have openings of approximately 2', widths of about 3'-6" and depths of about 3'. At the front two bedrooms, the closets are slightly larger, with openings of about 2'-6", widths of about 5', and depths of about 2'-6". None of the closets has a door.
- d) Other interior features: There is a built-in painted wood cabinet in the living room, near the front entry. The unit is approximately 7' high and 18" deep. From top to bottom, the built-in contains two shelves in its top half, a drawer just below the lower shelf, and a cabinet with a pair of flush, painted wooden doors at the bottom. The highest shelf is about 30" from the top of the unit, and the lower shelf is about 1' below the top shelf. The unit has four painted faceted knobs that may be glass or crystal.

7. Mechanical / Electrical

- a) The electrical system has been upgraded and a modern electrical panel installed in the hallway, though period knob and tube wiring is visible at the east corner of the house, at the eaves. There is one ceramic outlet, which appears to be a historic but later addition due to the wood molding used to cover its wiring. It is located in the kitchen above the doorway between the kitchen and living room.
- b) Lighting: There are no historic light fixtures remaining in the Genet House. All light fixtures are flush-mounted, incandescent light sockets, centered in the ceiling of all rooms.
- c) Plumbing: The kitchen sink does not appear to be historic, nor do the bathroom sinks or toilets. Both the bathtub in bathroom 1 and the shower stall in bathroom 2 appear to be historic, though like the addition itself, not

original to the house. The plumbing lines run along the walls at the outside of the house.

D. Site

1. Exterior Details:

- a) Planting areas: Along the concrete and asphalt driveway to the left of the house is a planting bed bordered by a concrete curb approximately 3" high and 4" wide. The planting bed itself is approximately 18" across. It contains an assortment of plants, including Ti and Hibiscus.

Garage/carport: The two-car open carport measuring about 20' x 20' is located at the northeast corner of the property, and abuts the northeast façade of the house. It is of wood-frame construction with a low-pitched shed roof that is separate from the main roof. The structure has no walls, and the roof cladding is ribbed metal.

- b) Exterior terrace privacy walls/fences/enclosures: Near the rear of the house, at the southwestern edge of the yard is a CMU wall that divides the open back patio area of the Genet House from the driveway and carport serving the small apartment building next door (see HABS No HI-HHH for a report on this residence, the Higa Four-plex). The wall is approximately 3'-6" high and 16'-6" long, and extends from the south corner of the house to the northernmost post of the rear carport. There is an opening in the CMU wall here, and it continues in a perpendicular line to the rear fence.

The rear patio to the southeast of the rear porch is composed of two rectangular and one triangular open slab-on-grade pads, sheltered somewhat by the wide overhanging eave of the addition's roof. Under this eave is located a vinyl utility sink and a washing machine, along with the house's water heater. An approximately 2'-6" wide and 6' tall vertical wood panel attached to the south corner of the addition shelters one side of the water heater.

The rear of the property is fenced with horizontally laid corrugated metal panels, and African tulip and mango trees visually shield it from the house to the rear. The back yard (bordered by the rear patio, the rear addition, the rear fence, and the northwest fence) contains two metal T-pipe clotheslines, the remnants of asphalt pavement, and the concrete slab and concrete curb foundation of an earlier structure.

The northwest side of the property is enclosed with a chain-link fence about 6' high. Along this side of the house there is a yard that is about 10' wide, which contains several small trees, including tangerine. At the northern corner of the property, the fence line at this side juts outward by approximately 5' to the northwest to include a money tree⁴ within the property.

⁴ Also called Madagascar dragon tree, with the scientific name *Dracaena marginata*.

1. Historic landscape design: The historic landscape design is unknown, and no historic plantings or trees appear to be extant.
2. Outbuildings: There are no extant outbuildings, but the concrete curb foundation of a former outbuilding remains in the rear yard, just behind the rear addition.

PART III. SOURCES OF INFORMATION

A. Primary Sources

Architectural Drawings and Early Views

No original drawings or early photographs were located for this report.

U.S. Census Data

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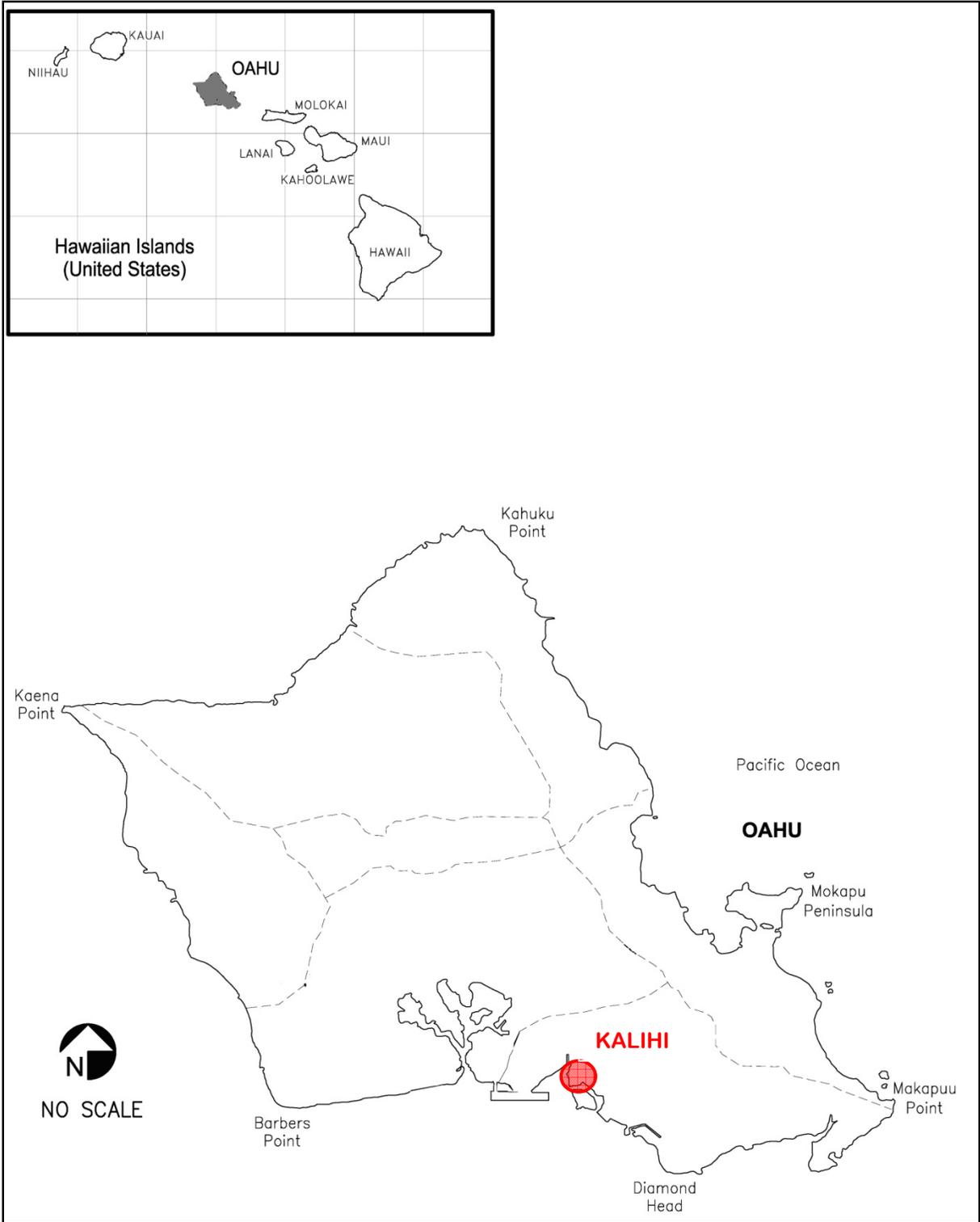
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<http://seinenkai.com/salute-kawakami.html> (accessed June 12, 2012).

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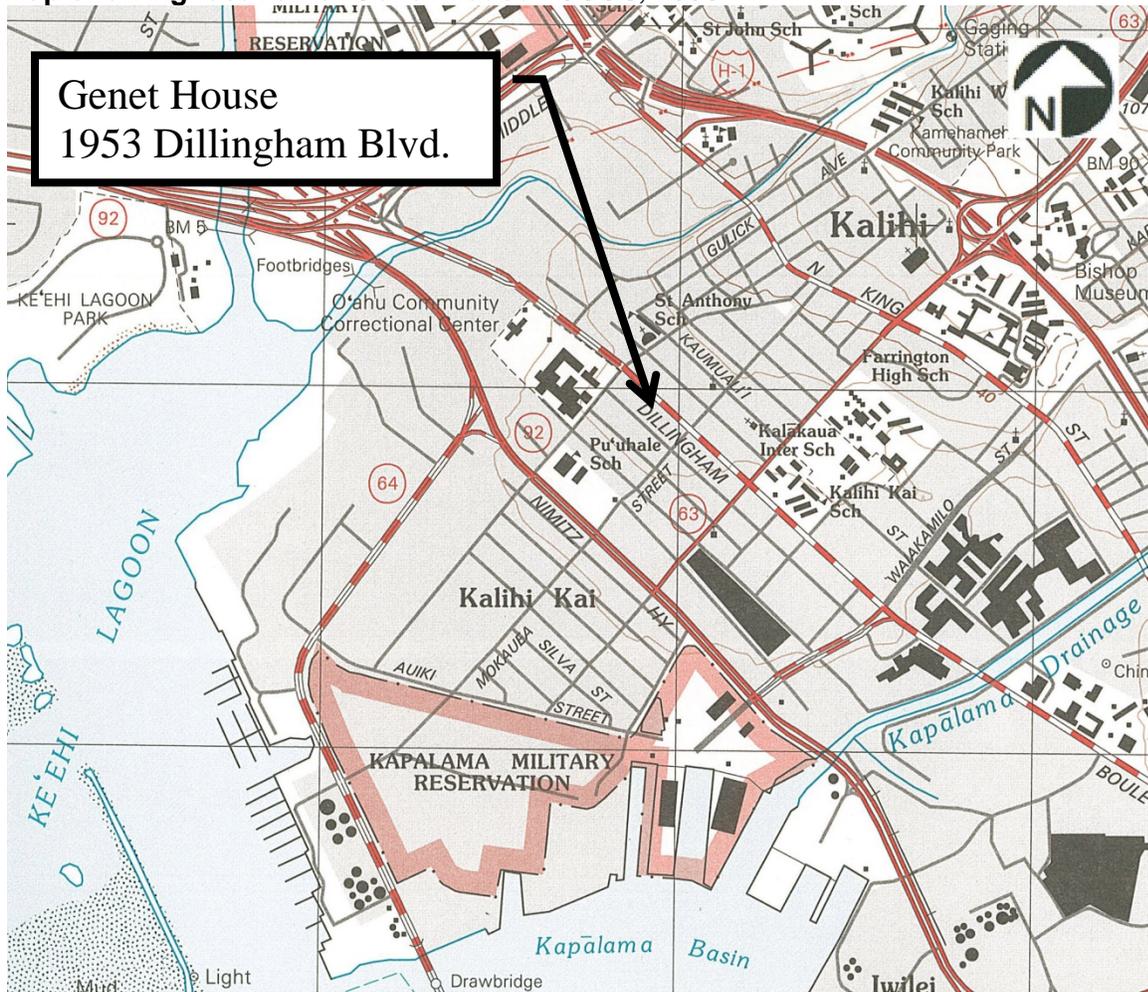
Map showing Hawaiian Island chain and location of Kalihi area of Honolulu on Oahu.

Mason Architects, Inc., August 2012

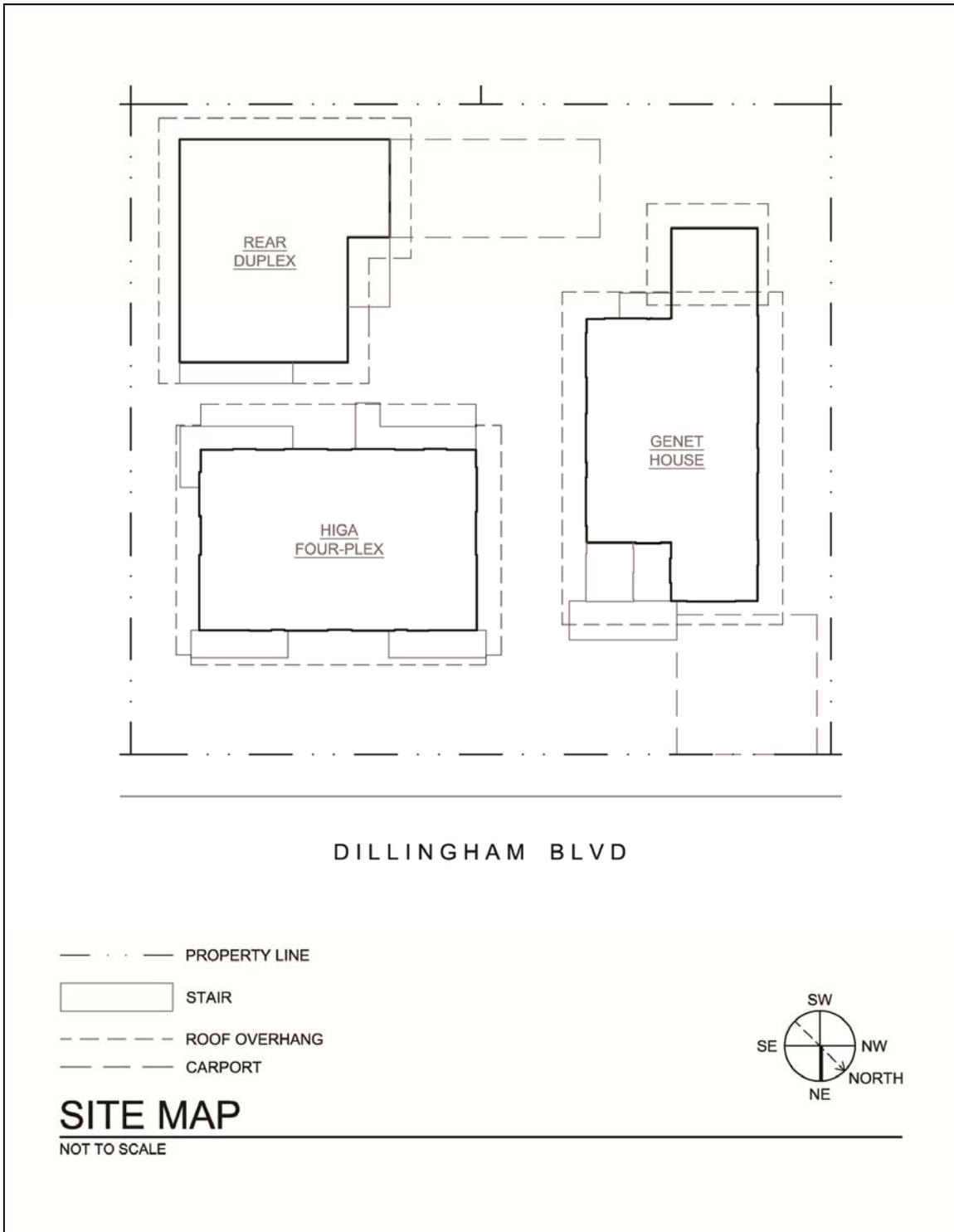


DILLINGHAM BOULEVARD RESIDENCES, GENET HOUSE
(Afuso House)
HABS No. HI-558-A (Page 15)

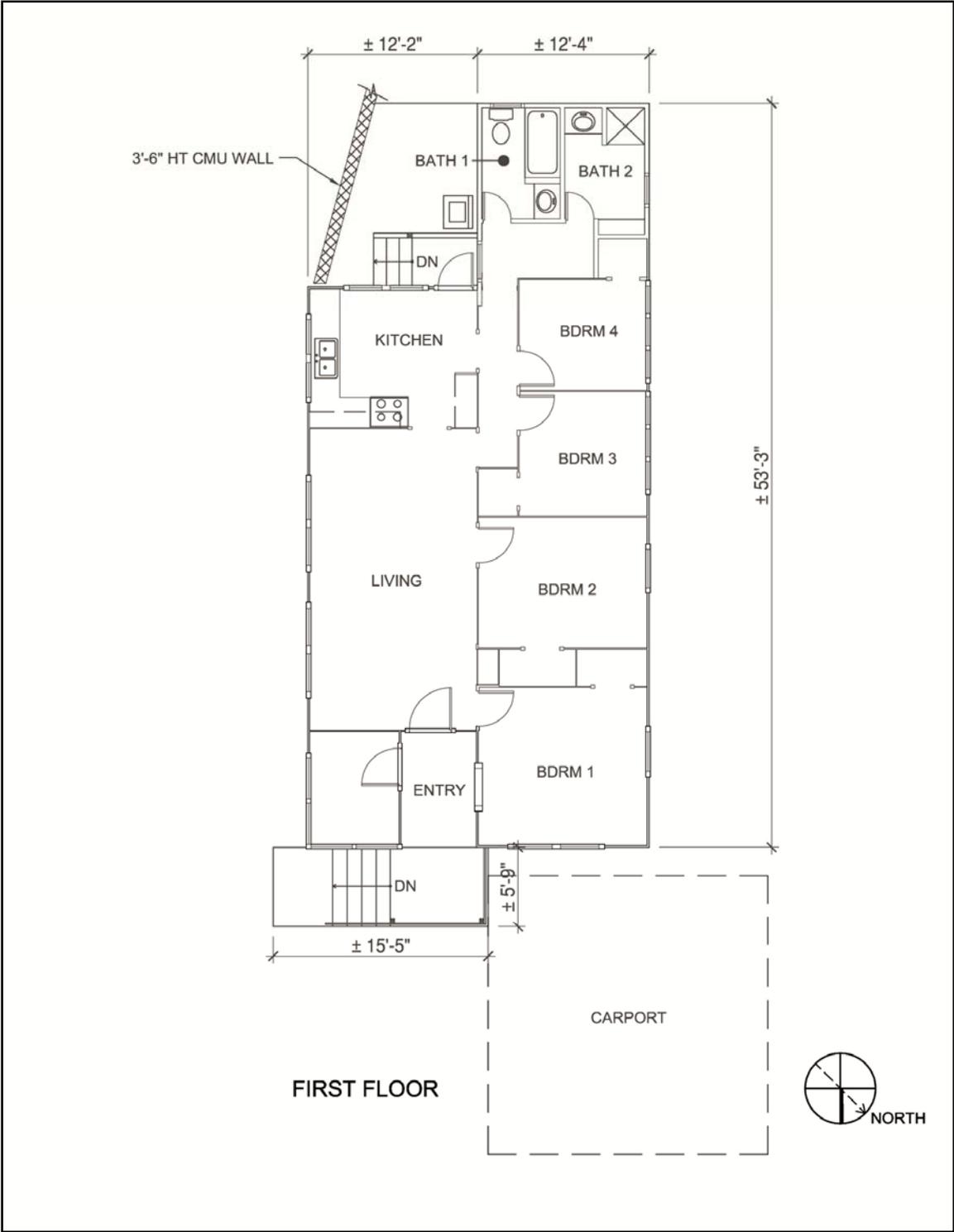
Map showing location of Genet House. USGS, 1998.



Site Plan *Mason Architects, Inc., August 2013*



Floor Plan Mason Architects, Inc., August 2013



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