



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, HIGA FOUR-PLEX
1945 Dillingham Boulevard
Honolulu
Honolulu County
Hawaii

HABS No. HI-558-B

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

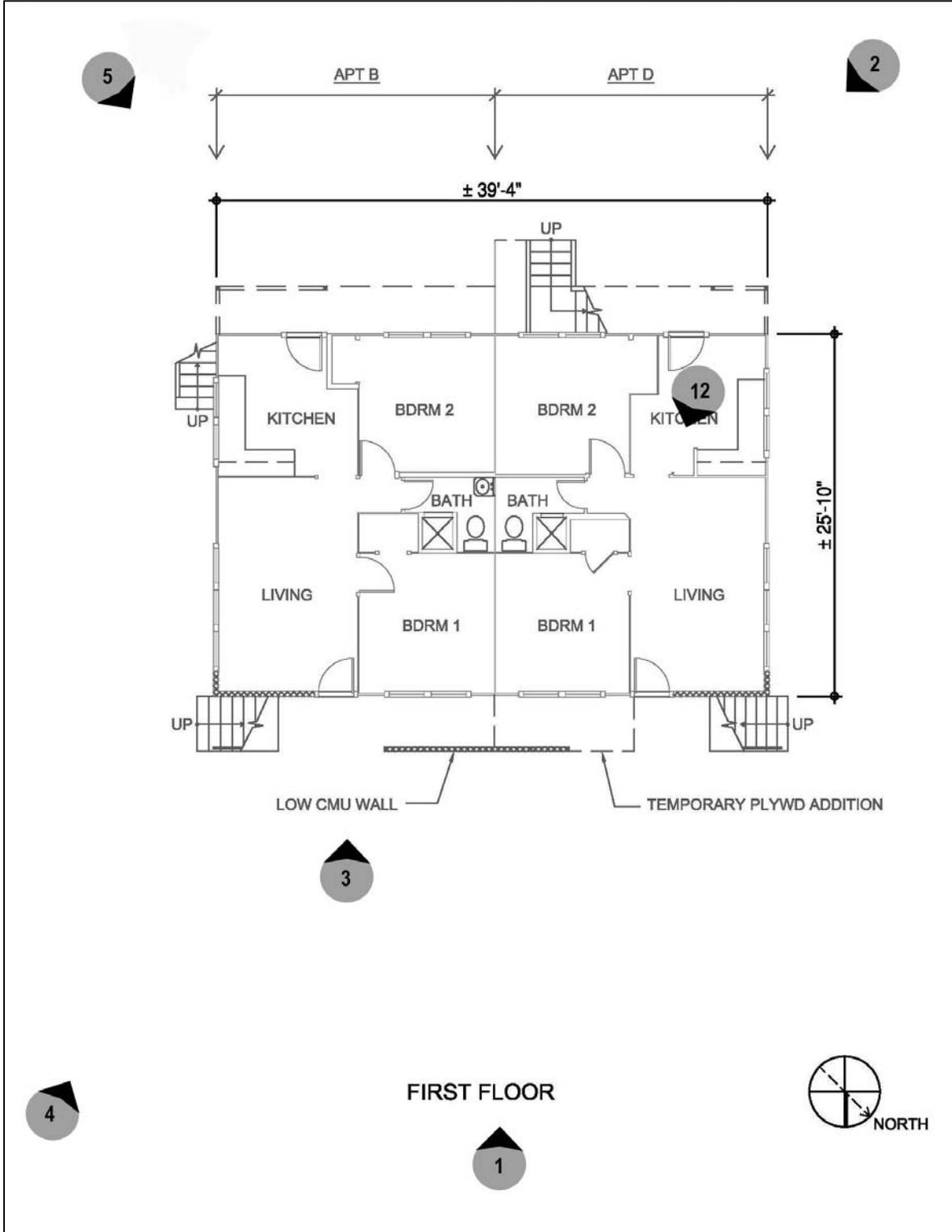
DILLINGHAM BOULEVARD RESIDENCES, HIGA FOUR-PLEX
1945 Dillingham Boulevard
Honolulu
Honolulu County
Hawaii

HABS No. HI-558-B

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

Charles Greenleaf, Photographer	August 2012
HI-558-B-1	FRONT ELEVATION FROM ACROSS DILLINGHAM BOULEVARD. VIEW FACING SOUTHWEST.
HI-558-B-2	OBLIQUE VIEW OF REAR OF FOUR-PLEX. VIEW FACING EAST.
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HI-558-B-10	APARTMENT C BATHROOM SHOWING SHOWER STALL WITH DEEP BASIN. VIEW FACING NORTHWEST.
HI-558-B-11	DETAIL OF DEEP BASIN IN APARTMENT A SHOWER STALL. VIEW FACING NORTHWEST.
HI-558-B-12	DETAIL OF APARTMENT D KITCHEN CABINETS. VIEW FACING EAST.

Key to Exterior and First Floor Interior Photographs of Higa Four-plex



HISTORIC AMERICAN BUILDINGS SURVEY

DILLINGHAM BOULEVARD RESIDENCES, HIGA FOUR-PLEX

HABS No. HI-558-B

- Location:** 1945 Dillingham Boulevard, Honolulu, Hawaii
- The coordinates for the building represent the approximate center of the four-plex are; latitude 21.328639 and longitude -157.881826; 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 Use:** Vacant
- Significance:** The Higa Four-plex embodies the distinctive characteristics of a type, period, and method of construction. It is significant for its association with the residential redevelopment of Dillingham Boulevard and surrounding Kalihi area in the 1940s. In these years there was increased demand for housing, both during the build-up period before World War II and during the war. It is also a distinctive example of a duplex design (the top story), which was later changed into a four-plex. It is associated with the changing history of Dillingham Boulevard and is an example of the increasing density in this neighborhood, which originally consisted mostly of single-family residences. The house retains a high degree of integrity of location, materials, workmanship, design, feeling and association.
- Architectural Historian:** Lesleigh Jones
Mason Architects, Inc.
119 Merchant Street, Suite 501
Honolulu, HI 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, Georgia. The field work was conducted in May and August 2012. The

draft was submitted in November 2013 and the report was finalized in April 2014.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. **Dates of erection:** ca. 1941 (duplex) & 1944 (four-plex)
2. **Architect:** Unknown
3. **Original and subsequent owners, and uses:**
Jiro and Kana Higa, 1939-57
Usa and Kanato Ikei, 1957-69
Susumu Afuso, Chikase Afuso, Aiko Nakama, and Misako Kuba, 1969-81;
Misako Kuba Trust, Keiko Afuso, Sunao Afuso, Tsuyoshi Afuso, Kumiko Aharen and Sumiko Atkins, 1981-present.
The building has been a multi-family residence since its construction. Since the same owners also had the larger Genet (Afuso) House on this parcel, it is likely the units in this building were designed to be rentals, rather than for owner occupancy.
4. **Builder, contractor, suppliers:** Jiro Higa was a contractor and is listed under the "BP by" (Building Permit by) column for both the 1941 and 1945 construction phases of this building. .
5. **Original plans and construction:** No drawings have been located for this house. Its design and construction remain largely as they were when the house was converted to a four-plex in 1944. See next section for construction history.
6. **Alterations and additions:** The building was constructed in 1941 as a duplex, and was subsequently expanded into a four-plex in 1944 by raising the first story to the second and building beneath it. At the same time, the concrete front entry stairs with metal railings and the wooden stairs to the rear doors were added. The additions, both the extra two units and the stairs, are historic alterations and considered part of the building's design history. The building has had only minor alterations after the conversion from a duplex to a four-plex in 1944.

B. Historical Context:

The Higa Four-plex is located in the residential development that was originally known as the "Kapiolani Tract." Local politician and developer William C. Achi purchased the land from the Kapiolani Estate, Ltd. and established the tract in 1901. He divided the land into fifty blocks with varying numbers of lots per block, totaling 1200 lots in all. The blocks were arranged in a grid pattern, although the blocks and lots were not all the same size and rectangular shape, due to the diagonal of the Oahu Railway and Land Co. (OR&L) rail line and to the irregular shape of the overall tract. Achi laid out a grid of parallel and cross streets to create similarly sized lots, which each had street frontage (see the 1903 map included in this report). Achi advertised these lots for sale in at least two local newspapers, *The Independent* and

the *Evening Bulletin*. One of the early ads noted that a large manufacturer was interested in part of the property, indicating that Achi was hoping to sell at least some of the tract to investors or real estate speculators.¹

According to Hawaii State Bureau of Conveyances records, the lot now occupied by the Higa Four-plex was first purchased, as Lot 21 of Block 9 in the Kapiolani Tract, between 1901 and 1904 by Jose Francisco da Costa. When he died, he left the lot to his son, Alfredo de Costa. Alfredo de Costa then sold the property to John Vasconcellos in 1911. Vasconcellos in turn sold the property to Manoel Cordeiro in 1912. In 1913, the lot was sold to Edward Genet, who owned the adjacent parcel, numbered Lot 19; Genet built on Lot 19 (the Genet House – see HABS No. HI-558-A) the same year. The two lots were combined as one property sometime between 1932 and 1937. In 1932, Genet and Namiko Nakayama were listed as joint owners of the two parcels. In 1935 (presumably after Genet died) Nakayama sold the property to Kitaro and Yoshiko Kawakami. The Kawakamis sold the property to the Higas in 1939. Information on the parcel owners prior to the Higas is found in the report on the Genet House (see HABS No. HI-558-A). 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.

The 1927 Sanborn Fire Insurance map for this area showed the southeast half of the property had only a carport/storage building on it, in the south corner. That building no longer exists and tax office records indicate the construction that subsequently occurred on the southeast half of the combined parcel. Higa built two structures on the property in the 1940s. The first was at the southwest corner of the property, originally constructed in 1940 and raised to create a duplex in 1948. In 1941, on the southeast corner of the property, Jiro Higa built or had built a 1076-s.f. duplex; the value of which was shown as \$2,900. Three years later, in 1944, another building permit was filed (amount not clear), also by Jiro Higa.² It seems the original 1941 duplex was raised and two more units were added below, creating the four-unit building which exists today.

The 1940 U.S. Census shows Jiro Higa and his wife were born in Japan, but their seven children were all born in Hawaii.³ Jiro Higa is listed as a contractor and his 23-year old son, Joichi, is listed as a carpenter, so they could have built the rear dwelling and the duplex themselves. It is not clear if the lower units were also built by the Higas. In any case, they were at least responsible for commissioning these additional apartments on their lot. The history of the lot purchase, and the incremental construction on it, is representative of the way immigrant families in

¹ “1200 Lots in Kapiolani Tract,” *The Independent*, May 3, 1901. p. 4, c. 3.

² City and County of Honolulu, Real Property Assessment Division, Residential Appraisal Cards for Tax Map Key 1-2-009: 017, var. dates.

³ U.S. Census Bureau. 1940 United States Federal Census [database on-line, Provo, UT: Ancestry.com Operations, Inc., 2012.] Original data: Sixteenth Census of the United States, 1940. National Archives and Records Administration, Washington, D.C, Record Group 29. Census Place: Honolulu, Honolulu, Hawaii; Roll: T627_4587; Page: 12A; Enumeration District: 2-125.

Hawaii were able to climb the socio-economic ladder by investing in real estate and property improvements.

For an overview history of residences along Dillingham Boulevard, see HABS No. HI-558. The overview includes a discussion of Plantation-era architecture and single-wall bungalows in Hawaii. There is a close relationship between these architectural types, and distinguishing between them is often open to interpretation. The Higa Four-plex is likely more appropriately termed a single-wall residence.

An early modification of the Higa Four-plex, which raised the residence, and placed it atop a new, first story, adds an additional element to its design typology. This vernacular modification, typically done with single-wall constructed houses, is common throughout Hawaii as a cost-effective means of adding residential space on small, flat, urban lots. Partly because they were built on posts, the lightly framed single-wall houses were easily raised, to allow for an additional, often sturdier structure, to be added below. This type of modification is still undertaken in Hawaii, with the new first floor levels frequently constructed of CMU.

The overview also includes a discussion of the expanding population of Honolulu during the 1940s, since there were many moving to the island during the build-up to World War II and the war-time expansion of the military bases. The additional units on the parcel owned by the Higas responded to the housing shortages of the 1940s.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. **Architectural character:** The Higa Four-plex is a two-story plantation-style four-unit residence with a hip roof. Its main construction material is wood, except for the concrete front stairs and the concrete masonry units (CMU) used at the front section of the first floor. The remaining walls on the first and second floors are vertical tongue-and-groove boards; and other lumber is used for structural and roofing components. There are four two-bedroom, one-bath apartments in the building. Apartments A and C are on the southeast and northwest sides, respectively, of the second floor, with Apartments B and D on the southeast and northwest sides, respectively, of the first floor.
2. **Condition of fabric:** Most of the fabric in the Higa Four-plex is in good condition, but there are areas that have significant deterioration. The most notable is the hole in the floor of the upper unit at the northwest side, Apartment C, with corresponding hole in the ceiling of Apartment D.

B. Description of Exterior

1. **Overall shape and dimensions:**
 - i. The overall form of the Higa Four-plex is basically a large boxy shape with two small rectangular projections at the rear entries. A simple hip roof covers the main shape and slight extensions of the eaves at the front and rear cover the projections and stairs.
 - ii. Dimensions: The overall dimensions of the two-story structure are approximately 26' x 40', with each of the two projecting rectangles measuring about 6' x 3', resulting in a subtotal of 1,076 square feet per floor. The building has a total square footage of 2,152 square feet.
2. **Foundation and walls:** The Higa Four-plex has a slab-on-grade foundation. The walls are constructed of CMU and wood. CMU is used at the first-floor front section, the wall facing Dillingham Boulevard and wrapping around 1'-4" of the sides at both front corners. The rest of the walls are vertical tongue-and-groove boards at both levels. However, on the driveway side wall of Unit D plywood sheets have been applied over the boards. The upper level walls have double girts running around the exterior at about the bottom-frame level of both the larger and smaller windows. Plumbing lines and some wiring are exposed along the rear and side walls.
3. **Structural system, framing:** The Higa Four-plex is wood framed and mostly single-wall construction. There are double-wall sections surrounding the corner windows of the upstairs units. A CMU wall at the front provides support for the front entries of the two upstairs apartments.
4. **Openings – Windows and vents:** Windows in the building are a mix of three-light sliding windows and one-over-one double-hung windows. The sliding windows are located at the upper level's front corners (a pair on the front wall and a triplet on the side wall of each second-floor apartment). Double-hung windows are in triplets at the northeast and southeast sides of the lower level,

and otherwise are single or paired on the rest of the structure. At a central point on the northwest and southeast walls, located between the first-story ceiling and second-story floor are rectangular screened vents. There are also square screened vents above the shower stalls at the upstairs apartments. The windows, screens, and screened vents are typically wood framed.

5. **Openings – Doors:** The four-plex has eight exterior doors, one at the front and rear of each apartment in the building. The front doors are all modern flush wood doors, and the downstairs southeast apartment (Apartment B) has an aluminum screen door as well. The rear doors of the two downstairs apartments (Apartments B and D) are also flush wood doors, but the two upstairs apartments (Apartments A and C) each have an older and narrower three-panel wood door with screened upper section at their kitchen exit.

Interior doors are discussed below, in the interior section.

6. **Roof:**

- i. **Shape:** the Higa Four-plex has a hip roof with overhanging eaves. The clipped ends of the exposed rafters have a narrow fascia board, but no other decorative elements. In plan, all four corners of the roof appear notched, with the front overhang wider than the side eaves, to cover the front stairs, and a roof extension behind to cover the small rear projections. A roof at the level of the second-floor porches covers the first-floor area between the front stairs. That roof and the upper porches are supported by bullnose rafters, a cross beam, and a center post, as well as being tied into the concrete stairs.
- ii. **Materials:** The main roofing material is asphalt shingles. The original roofing material is unknown. At the roofed area between the upstairs porches, metal panels are in place over the original roofing material.

7. **Exterior Details:**

- i. **Planting areas:** A planting bed about 18" deep, between the driveway and the northwest side of the building has a concrete curb border measuring approximately 6" high and 4" wide. The planting bed runs from the edge of the upstairs Apartment C's concrete front stair, and extends beyond the building's back corner by about 2', tapering to an end where the driveway meets the concrete parking area. It contains an assortment of plants, including a heavily trimmed Octopus tree (*Schefflera actinophylla*) and aloe. Other vegetation is growing along the Dillingham Boulevard wall and along the fence on the southeast side of the building.
- ii. **Entries and porches:** There are eight entrances total, one at the front and rear of each of the four apartments. The front entrances at the upper apartments (Apartments A and C) are symmetrical but the rear ones are not. The entries to the lower apartments (Apartments B and D) mirror each other, but are different from those above.

The two concrete staircases leading up from the outer corners of the building provide access to the upper apartments' small front entrance porches. Apartment A's porch has ceramic tile flooring, which does not appear original; the porch at Apartment C has several sheets of plywood over its historic wood boards. The staircases and porches have decorative metal railings. A

wooden staircase, with a wood railing made up of nominal 2x4s and 2x2s, provides access to the rear (kitchen) entrance of each second-floor apartment. The staircase to Apartment A's rear door climbs from the southeast side of the four-plex up six steps to a landing at the south corner of the building, then six additional steps lead up the southwest side to the small top landing. The staircase to the rear entrance of Apartment C is similar, with the lower portion beginning perpendicular to the center of the southwest side of the building, climbing three steps to a square landing, and then up nine additional steps to the back door.

The downstairs entrances were originally symmetrical, with each front door located beneath the curve of the concrete staircases to the upper apartments. A gypsum-board wall centered between the two staircases separates the two entrances. A partial-height CMU wall about 2' high, topped by metal panels with metal louvered top sections extends from either side of the dividing wall by about 5'. This, plus an additional 2'-8" extension of the CMU portion, creates a porch at the southeast side for Apartment B. The partial-height wall is built with thin CMU (4" thick, rather than the typical 8" thick block). At Apartment D's front entry, the vented section and a further 4'-6" at the porch area has been enclosed with unfinished plywood. The enclosure created a storage area, but left only a small entry space at its door and obscures the original symmetry of the building facade. Each of the front entries directly accesses the living room of its respective apartment. The rear entries access the kitchens of Apartments B and D. Each rear first-floor kitchen door is located under an upstairs entry. Apartment B's is under Apartment A's rear top landing, and Apartment D's is under the Apartment C's rear staircase. A tongue-and-groove wall, repaired or augmented with plywood panels, divides the rear entry area of Apartment B from Apartment D's rear area. Partial walls topped with lattice at the rear areas create semi-enclosed utility areas. The rear entry area of Apartment B has a water heater to the southeast of the door, and a vinyl deep sink on the other side. The staircase to Apartment C splits the rear entry and utility areas of Apartment D. To the southeast of the staircase is a concrete laundry double sink, while the entry door is on the other side of the staircase. An empty area at the west corner of the rear wall may have held the water heater at one time.

- iii. Exterior walls/fences/enclosures: At the front of the property is an approximately 3' high CMU wall with a rounded top. This wall runs from the driveway at the north corner of the house, along the Dillingham Boulevard property line to the east corner of the property. There is also a chain-link fence with abutting corrugated metal panels running along the southeast side of the property, which separates the property from the neighboring Teixeira House parcel -- see HABS No. HI-558-C.

C. Description of Interior

1. **Floor plan:** The two-story Higa Four-plex is divided into four two-bedroom, one-bathroom apartments, each with a slightly different floor plan. The downstairs apartments are mirror images of one another, with the bedrooms at the central dividing wall, the bathroom between the bedrooms, and the living room and kitchen at the outer walls, with only a very short hall leading to the bathroom and rear bedroom in each. Due to this configuration, the downstairs

apartments' bathrooms have no windows. Upstairs, the bedrooms are again against the dividing wall, and the living room and kitchen are at the outer wall, but in Apartment A, the bathroom is located at the end of a hall between the kitchen and rear bedroom. In Apartment C, the bathroom is between the kitchen and living room, leaving a passage space between these two rooms, which is also a small hallway between the bathroom and the rear bedroom.

2. Flooring and baseboards: The flooring material in the Higa Four-plex is generally similar in the four apartments, with a few exceptions. The floor is mostly 1' x 1' vinyl tile in assorted patterns. In some areas the floors are sheet vinyl, plywood, or tongue-and-groove boards. The tile in the upstairs apartments is over hardwood sub-floors, which are visible in the closets. The tile downstairs is on the concrete sub-floor. In Apartment C some sections of the floor have collapsed through to Apartment D below. Various baseboards are used in the apartments. Those in Apartment A are unembellished boards measuring approximately 1" x 3 ½", with ¾" quarter-round shoe molds. The baseboards are the same in Apartment C, without the shoe molds. In Apartment B, there are baseboards measuring approximately 1" x 5" and 1" x 3" in the first bedroom, around 1" x 5" in the living room, and about 1" x 3 ½" in the kitchen. Most of the baseboards in Apartment D are about ½" x 3" with ½" quarter round shoe molds in most of the rooms. However, in bedroom 2, on the southwest wall, the baseboards are approximately 6" tall.

3. Wall and ceiling finishes: The walls and ceilings at the Higa Four-plex are generally consistent in the four apartments. The walls are typically single-wall construction of vertical tongue-and-groove boards. At the two upstairs units, Apartments A and C, the corner windows project out into the living rooms approximately 4", with double walls above and below the windows. In Apartment A the original vertical tongue-and-groove boards of the inner wall plane are visible. However, in Apartment C a panel material, which is painted or wall papered with a grey and black pattern, covers the original boards. Walls at Apartment B are a mix of materials, with tongue-and-groove boards at many of the walls, especially those at the interior of the apartment. The interior sides of exterior walls in the living room and front bedroom have added finishes such as gypsum and bead board panels. Additionally, gypsum panels have been used randomly throughout the apartment, likely as replacements for deteriorated tongue-and-groove boards. There is a vent panel in the wall between the bathroom and rear bedroom in this apartment. Walls in Apartment D are painted fiberboard panels or gypsum board with crown molding. One wall leading from the living room into the hallway of this apartment is tongue-and-groove with a chamfered corner.

The ceilings are canec (a panel material made from sugar cane fiber). In Apartment D, part of the ceiling has collapsed. In Apartment C a portion of the kitchen ceiling, between the back door and the northwest wall, has a slope that follows the eaves.

4. Openings:

- i. Doorways and doors: See Section B.5 above for descriptions of exterior doors. Interior door frames and door surrounds are typically plain and made of 2x4 lumber. The openings between rooms have either historic single-

panel doors or doorways only. Apartment A retains all of its historic interior doors. The historic swinging kitchen door is not in place, but is stored in the living room. The bedroom closet doors in this apartment are historic as well. The single-panel bedroom and bathroom doors in Apartment B remain and have transoms with no glazing (either open or with painted plywood panels). There is only a doorway between the living room and kitchen. The closet door at the front bedroom is missing, while the rear bedroom closet was built without a door. In Apartment C the doors between rooms are gone, or are doorways only. The historic single-panel bedroom closet doors remain. There are historic doors in Apartment D at the bathroom and rear bedroom. The door to the front bedroom has been removed, and the opening between the living room and the kitchen is a doorway only. The closet in the front bedroom of this apartment has a historic door, while the closet at the rear bedroom has no door.

- ii. Windows: See Section B.4 above for descriptions of window types. At the interior, window frames are plain and typically made up of 2x4 lumber.

5. Door and window hardware: There is a variety of door and window hardware in the Higa Four-plex, with historic door hardware remaining in three of the apartments to some degree, and historic window hardware remaining in all of the apartments. Doors not noted below as having either historic hardware or no hardware have replacement hardware that appears to be recently installed. Apartment A has the most remaining historic door hardware, with historic knobs and plates at the doors to the front bedroom and its closet, the rear bedroom and its closet, the stored swinging kitchen door, and the rear entry door. Apartment A also has historic window locks at all of the double-hung windows, and new locks on the sliding windows, which appear to have been installed without locks, originally. Apartment B has no historic door hardware, and many of the doorknobs and plates are missing, with no replacements. The double-hung windows at Apartment B have historic locks. Apartment C's closet doors both have historic lock plates, but only the front bedroom door retains its historic knob; the rear bedroom's closet door has no knob. The apartment's sliding windows have no hardware, but the double-hung windows have historic locks. Apartment D has no hardware at most doors, but has a historic knob and plate on the door of the front bedroom closet. There are historic locks at all the double-hung windows in this apartment.

6. Decorative features and trim

- i. Kitchen cabinets and built-ins: The kitchen cabinets vary with the apartments. In Apartment A, there is one two-door wall cabinet located along the wall shared with the living room, which is about 4' high and 1' deep; it reaches from the ceiling to just above counter height, and contains four shelves. There is a single drawer, and two-door cabinet below the counter under the southwest window. All of these cabinets have historic hinges and pulls. There is also a shelf, which is approximately 1' deep, and extends from the top of the kitchen doorframe about 5' toward the rear of the house. Apartment B's cabinets are also located along the wall between the kitchen and living room, and the lower cabinets also wrap around the southwest wall. The upper cabinets are approximately 18" deep, while the lower are about 2' deep. Along the living room wall, the cabinets are about 4' wide, and along

the southwest wall, about 6' wide. The cabinets have no doors, but appear historic. The upper cabinet along the living room wall has space for one single and one pair of doors, while the cabinets along the southwest wall is open below the sink, and have space for one pair of doors at the western end.-. Apartment C has the same type of cabinets as Apartment A; however, its upper doors have different knobs that appear to be replacements, though also historic, and its lower cabinets have neither doors nor drawer. This apartment also has a wood finished approximately 2' high, 6" wide and 1' deep single-door cabinet that is likely a recent addition; it is located at the western corner of the kitchen. There is also a 1' deep shelf similar to the one in Apartment A. The one in Apartment C is longer, extending from the kitchen doorframe to the rear wall, and turning to run along the rear wall. All of the cabinets in Apartment D appear to be historic, with historic hinges and pulls and resemble those found in Apartment B. A three-door cabinet (one door is gone) approximately 4' high, 5' wide and 1' deep, with three shelves, is located along the wall shared with the living room. Below this cabinet is a two-door floor cabinet whose top forms a section of the kitchen counter. To the southeast of the upper cabinets is a small one-door cabinet just below the ceiling. Below the one-door cabinet are traces of a tall, narrow pantry-type cabinet, which is missing. There is a cut-out for a sink below the windows on the northwest wall, with a counter resurfaced with a modern material to either side, an open area below the sink, and space for a pair of doors to the west of the sink cut-out.

- ii. Bathroom cabinets: Bathroom cabinets in the Higa Four-plex are varied. Apartment A has no cabinet, but one long shelf that extends along the wall shared with the kitchen, and two corner shelves, with rounded corners, between the doorway and the sink. Apartment B has no bathroom cabinets or shelves. Apartment C has a triptych wood medicine cabinet with mirrored doors, a long high shelf that extends along the wall shared with the living room, and an open three-shelf cabinet along the wall shared with the hallway. Apartment D has a single, mirrored-door medicine cabinet, and a shelf that extends from the door and along the hallway wall, then around the corner along the exterior wall.
- iii. Bedroom Closets: The bedroom closets in all of the apartments are small, measuring about 2'-6" deep by about 4' wide overall. Most have a narrow door opening, approximately 2' wide. Each typically has a shelf at about 6' high. The closets in the rear bedrooms of Apartments B and D, while the same approximate dimensions overall, have larger openings and no doors.
- iv. Other interior features: There are moldings at the ceiling/wall intersections in all of the apartments. These moldings vary between simple $\frac{3}{4}$ " quarter-round pieces, simple 1" x 3" strips, and more ornate machined trims. The kitchens of the apartments have the most intricate crown moldings. Moldings in the other rooms of the apartments are not consistent in type.

7. Mechanical / Electrical

- i. The electrical system does not appear to have been upgraded, and knob and tube wiring is visible where sections of Apartments B and D's ceilings are missing. Some outlets are modern types, however.

- ii. **Lighting:** Some historic light fixtures remain in the Higa Four-plex. In Apartments A and D, circular historic ceiling-mounted light sockets and bases remain throughout, all without shades. Apartment B has a mix of circular historic ceiling-mounted incandescent light sockets without shades, and non-historic ceiling-mounted incandescent and fluorescent light fixtures. Apartment C has a mixture of light fixtures, all historic and ceiling-mounted. Most are circular incandescent sockets without shades, but the living room has a historic ceiling-mounted, three-bulb, fluorescent-tube fixture.
- iii. **Plumbing:** Each of the four apartments in the Higa Four-plex has a kitchen and a bathroom. All of the bathrooms originally had sinks, toilets and showers, but some features are missing today. The kitchen sinks have been removed in three apartments – A, B and D. The porcelain, single-basin kitchen sink in Apartment C does not appear to be original, but may be historic. All the apartments retain their toilets and showers, but the bathroom sinks have been removed from Apartments C and D. The porcelain sink in Apartment A appears to be historic, while the porcelain sink in Apartment B does not. Each apartment has a deep concrete shower basin. In Apartments A, B and C, these remain several inches deep, while the depth of the tub is shallower, and appears to have been filled in Apartment D.

D. Site

1. **Historic landscape design:** The historic landscape design for the Higa Four-plex is unknown, and it does not appear that any historic landscaping is extant.
2. **Outbuildings:** There is a pipe-frame, four-car carport, which is located to the southwest of the four-plex and shared with the other house on this half of the lot. The other house is located directly behind the four-plex, and is a two-story residence, with one unit on each floor.

PART III. SOURCES OF INFORMATION

A. Primary Sources

Architectural Drawings and Early Views

No original drawings or early photographs of the Higa Four-plex were located for this report.

U.S. Census Data

U.S. Census Bureau. 1920 United States Federal Census [database on-line, Provo, UT: Ancestry.com Operations Inc., 2010. Images reproduced by FamilySearch.] Original data: Fourteenth Census of the United States, 1920. Records of the Bureau of the Census, Record Group 29, in National Archives, Washington, D.C. Census Place: Honolulu, Honolulu, Hawaii Territory; Roll: T625_2035; Page: 29B; Enumeration District: 30; Image: 1611.

_____. 1930 United States Federal Census [database on-line, Provo, UT: Ancestry.com Operations Inc., 2002. Images reproduced by FamilySearch.] Original data: Fifteenth Census of the United States, 1930. Records of the Bureau of the Census, Record Group 29 in National Archives, Washington, D.C.

Census Place: Honolulu, Honolulu, Hawaii Territory; Roll: 2634; Page: 1A; Enumeration District: 61; Image: 736.0; FHL microfilm: 2342368.

_____. 1940 United States Federal Census [database on-line, Provo, UT: Ancestry.com Operations, Inc., 2012. Images reproduced by FamilySearch.] Original data: Sixteenth Census of the United States, 1940. Records of the Bureau of the Census, Record Group 29 in National Archives, Washington, D.C. Census Place: Honolulu, Honolulu, Hawaii Territory; Roll: T627_4584; Page: 9B; Enumeration District: 2-27; and Roll: T627_4587; Page: 12A; Enumeration District: 2-125.

Maps and other Documents

City and County of Honolulu, Department of Public Works, Bureau of Plans. Dillingham Boulevard, Waiakamilo to Puuhale Parcel Map. Nos. 11-C and 11-D. 1937.

_____, Real Property Assessment Division. Field book pages for Tax Map Key parcel 1-2-009-017. Var. dates.

Polk-Husted Directory Co. *Directory of City and County of Honolulu and the Territory of Hawaii* (title varies). Honolulu: Polk-Husted Directory Co. 1902, 1937, 1938-1939.

Sanborn Map Company. Insurance Maps of Honolulu, Island of Oahu, Territory of Hawaii. New York: author. Various years. On-line and microfilm copies at University of Hawaii, Hamilton Library.

State of Hawaii Bureau of Conveyances. Liber 222, pg 349; Liber 245, pp 408-409; Liber 270, pp 346 - 353; Liber 355, pp 59-60; Liber 358, pg 374; Liber 408, pg 235; Liber 1189, pg 325; Liber 1279, pp 421-422; Liber 1512, pg 383.

U.S. Geological Survey (USGS). *Honolulu Quadrangle* [map] 7.5 minute series (topographic), 1:20,000. Honolulu, HI: U.S. Department of the Interior, USGS. 1998.

Willis, C. J. Plan of The "Kapiolani Tract." Reduced from S.M. Kakanui's Original Map, Scale 500 feet = 1 inch. 1903. [From Bureau of Conveyances, Liber 245, page 409.]

B. Secondary Sources

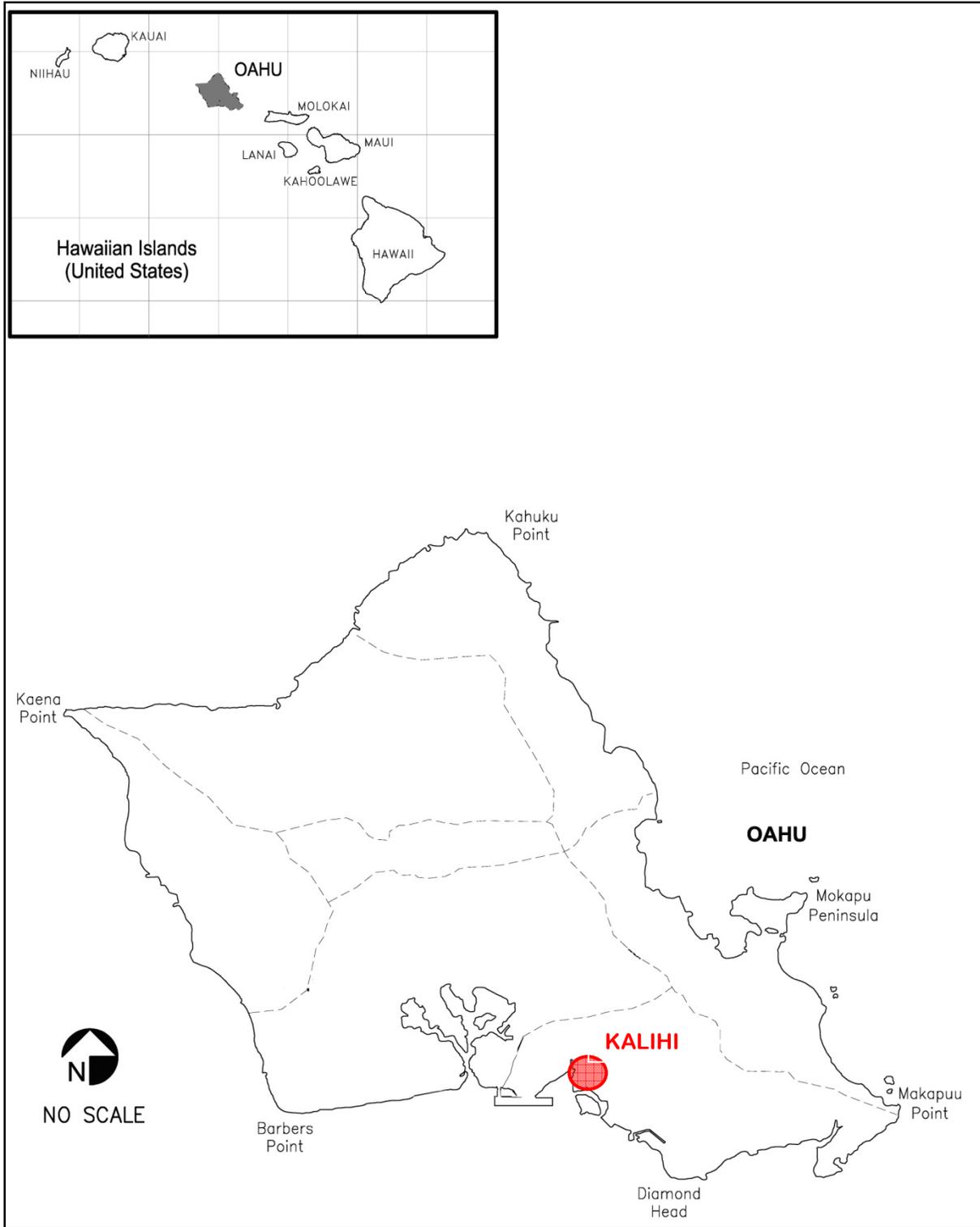
John William Siddall, Editor. *Men of Hawaii: A Biographical Reference, Complete and Authentic, of the Men of Note and Substantial Achievement in the Hawaiian Islands* (Territory of Hawaii: Honolulu Star-Bulletin) 1921.

Mason Architects, Inc. Honolulu High Capacity Transit Corridor Project, Surveyed Property Considered Eligible for National Register: Higa Four-plex. Prepared for the November 2008 Honolulu High-Capacity Transit Corridor Project Draft Environmental Impact Statement/Section 4(f) Evaluation. July 2008.

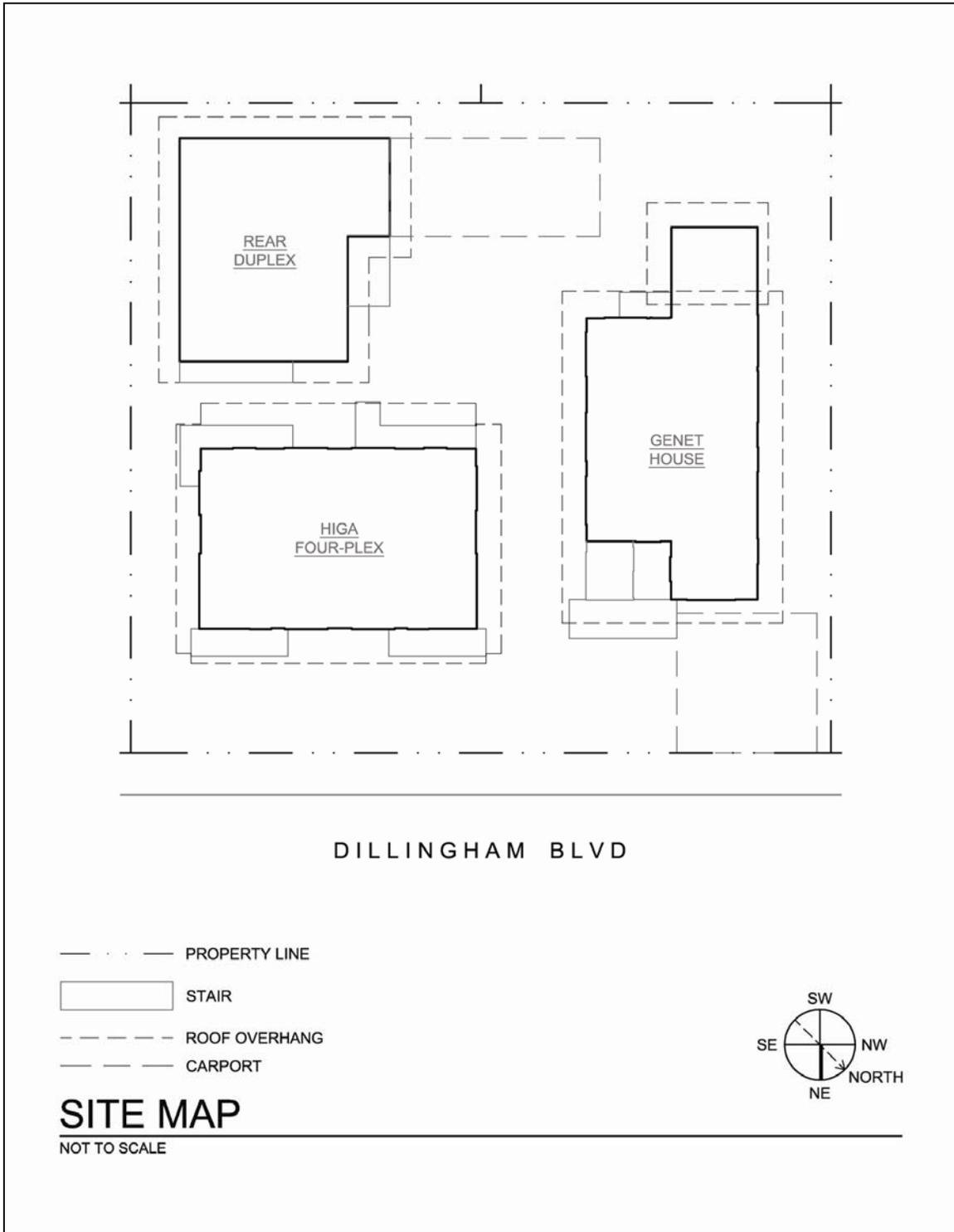
C. Likely Sources Not Yet Investigated

Bishop Museum Archives, in Honolulu, Hawaii.

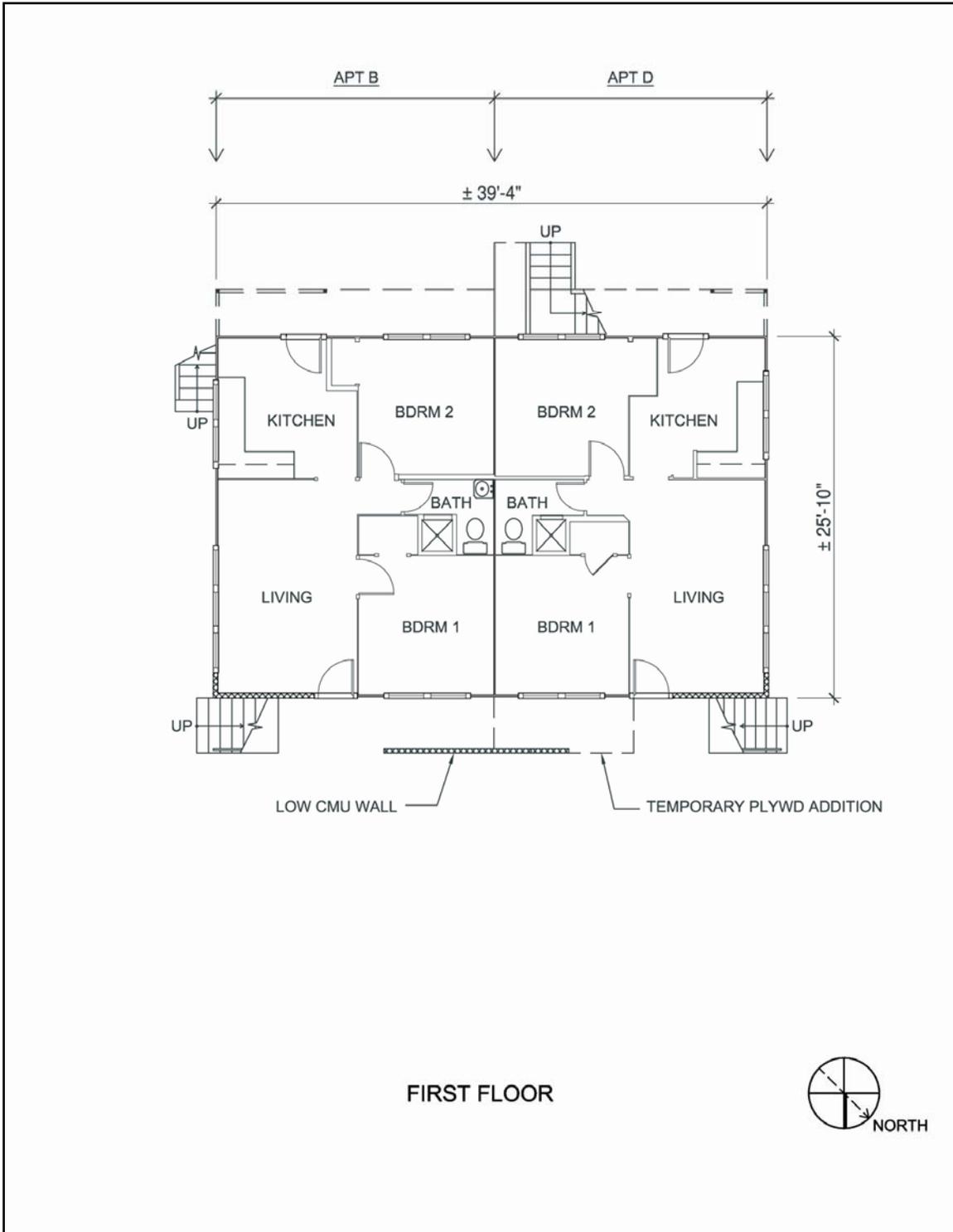
Map showing Hawaiian Island chain and location of Kalihi area of Honolulu on Oahu.
Mason Architects, Inc., August 2012.



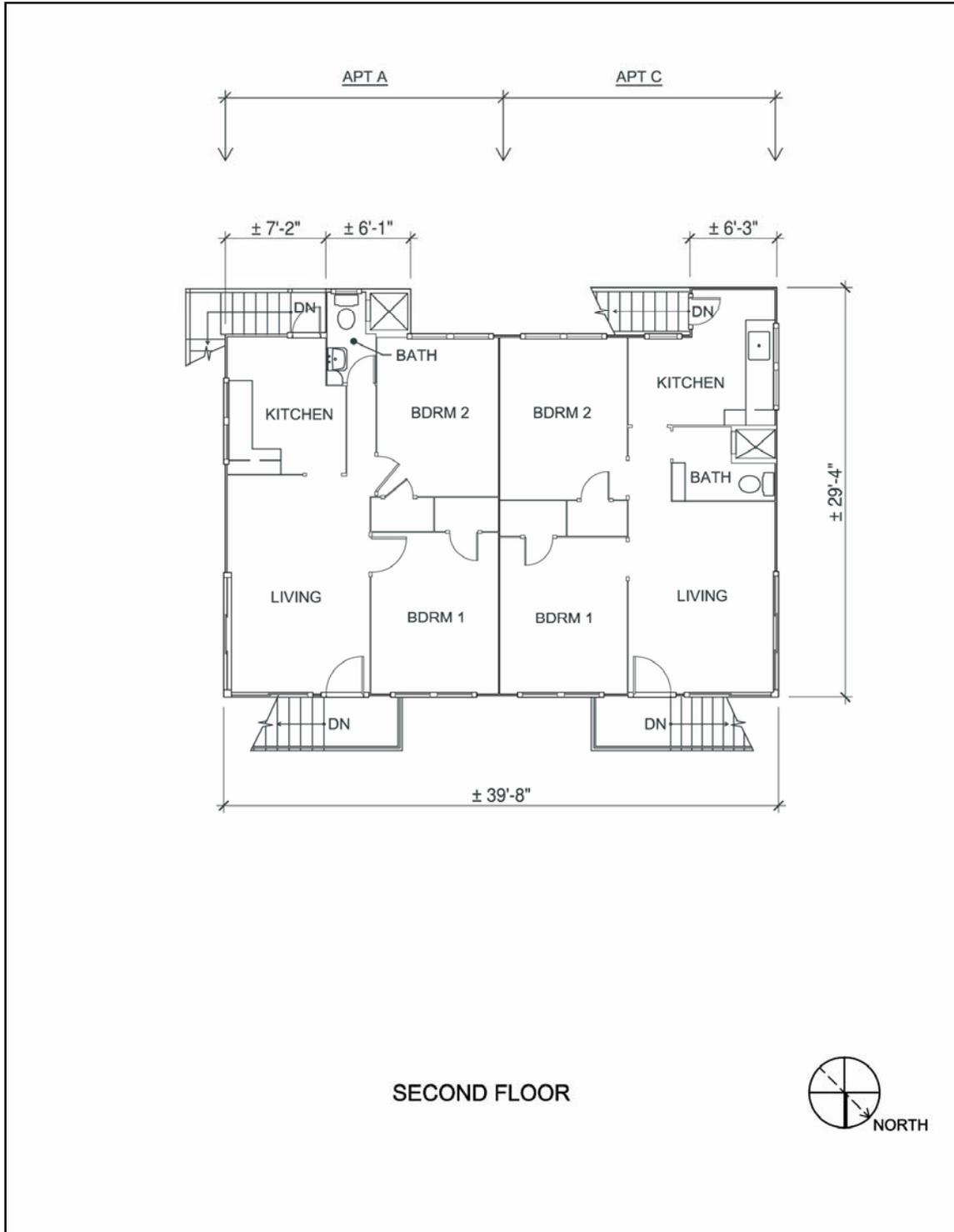
Site map showing Higa Four-plex and its relation to the other buildings on the property and the neighboring Teixeira parcel. *Mason Architects, Inc., August 2013.*



Higa Four-plex Floor Plan – first floor. Mason Architects, Inc., August 2013



Higa Four-plex Floor Plan – second floor. Mason Architects, Inc., August 2013



HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

HABS No. HI-558-B-1



**HISTORIC AMERICAN BUILDINGS SURVEY
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HABS No. HI-558-B-2



**HISTORIC AMERICAN BUILDINGS SURVEY
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HABS No. HI-558-B-3



**HISTORIC AMERICAN BUILDINGS SURVEY
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