NPS Form 10-900 (Oct. 1990)

United States Department of the Interior National Park Service

other, (explain:)

National Register of Historic Places Registration Form

RECEIVED 413

DEU 2 8 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

MB No. 10024-0018

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items. Name of Property IAO THEATER historic name other names/site number Location 68 North Market Street NA not for publication street & number Wailuku city or town _ Na vicinity state _ Hawaii code HI county Maui code 009 zip code 96793 State/Federal Agency Certification As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this \Box nomination I request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.) DEC 16 1994 Signature of certifying official/Title State of Federal agency and bureau In my opinion, the property \square meets \square does not meet the National Register criteria. (\square See continuation sheet for additional comments.) Signature of certifying official/Title State or Federal agency and bureau 4. National Park Service Certification I hereby pertify that the property is: Date of Action Wentered in the National Register. See continuation sheet. determined eligible for the National Register See continuation sheet. determined not eligible for the National Register. removed from the National Register.

Iao Theater	1.3	Maui,	Hawaii	
Name of Property		County and	State	
5. Classification				
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Res (Do not include pre	sources within Propert eviously listed resources in th	y e count.)
☐ private	■ building(s)	Contributing	Noncontributing	
☐ public-local☐ public-State	☐ district ☐ site	1	0	buildings
☐ public-Federal	☐ structure	0	0	sit es
	☐ object	0	0	structures
		0	0	objects
		1	0	Total
Name of related multiple p (Enter "N/A" if property is not part	roperty listing of a multiple property listing.)	Number of col	ntributing resources pi I Register	eviously listed
N/A		0		
6. Function or Use				
Historic Functions (Enter categories from instructions) Recreation and Culture/Theater		Current Function (Enter categories from Recreation		heater
				· · · · · · · · · · · · · · · · · · ·
7. Description				
Architectural Classification (Enter categories from instructions)		Materials (Enter categories from	n instructions)	
Late 19th and 20	th Century	foundation Cor	ncrete	
Revivals			ncrete	
Mission Revival				
		roofRol	lled metal	
		other		

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Name of repository:

Maui County Planning Department

recorded by Historic American Buildings Survey

recorded by Historic American Engineering
Record #

Iao Theater Name of Property	Maui, Hawaii County and State
10. Geographical Data	
Acreage of Property 42,317 square feet = < 1	
UTM References (Place additional UTM references on a continuation sheet.) Old Hawaiian Da	atum, International 1909 Spheroid
1 0 4 7 5 9 5 6 6 2 3 1 2 2 6 2 Zone Easting Northing 2	3
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)	
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)	
11. Form Prepared By	
name/title Elizabeth Anderson/ Planner	
organization County of Maui	date <u>May 5, 1994</u>
street & number 250 S. High Street	telephone(808) 243-7735
city or town Wailuku sta	ate <u>Hawaii</u> zip code <u>96793</u>
Additional Documentation	
Submit the following items with the completed form:	
Continuation Sheets	
Maps	
A USGS map (7.5 or 15 minute series) indicating the proper	ty's location.
A Sketch map for historic districts and properties having large	ge acreage or numerous resources.
Photographs	
Representative black and white photographs of the propert	у.
Additional items (Check with the SHPO or FPO for any additional items)	
Property Owner (Complete this item at the request of SHPO or FPO.)	
name County of Maui	
street & number 200 S. High Street	telephone (808) 243-7855
	ate Hawaii zip code 96793

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section	number	7	Page	1
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Narrative description

The Iao Theater is a two-story, reinforced poured concrete building manifesting a Spanish Mission style hybridized with Hawaiian-Oriental features, with a surface treatment of pink stucco and rolled metal roofing. It is characterized by a symmetrical facade with a square turret at each corner. The turrets are decorated with balconettes and arched transom windows above arched, double door entries to small commercial spaces which are built to operate independently of the theater itself. Each turret is capped with a slightly hipped, flat red tile roof.

On the second story between the turrets, runs a segmented arched arcade capped with a red tile roof, above which rises a rounded false gable end. The false gable is detailed with three intersecting circular attic vents. The arcade is accessed from the high end of the auditorium via a double, multi-pane door at each end. It should be noted that the concrete floor of the arcade is dyed red and lined in imitation of red tile, a technique noted in both public buildings and residences which were constructed during the late 1920's to mid 1930's in Wailuku. The Iao Theater's second floor arcade has a decorative iron railing above the corrugated metal roof of the canopy which shelters the entry lanai for the theatre.

The entry lanai, which serves as an open lobby, is decorated with a five and a half foot high cooper green tile wainscot, ocher tile below the wainscot, and a green tile floor. The projecting hexagonal ticket booth is centered in the lanai, between a pair of double doors which lead into the theatre.

From the entry, ramps lead up into the stadium-style auditorium. The area below the floor at the high end of the auditorium is used as a central lounge (originally the office and storage for the theatre) which is flanked with lavatories on either side. All three rooms are accessed by short stairways from the entry ramps.

The auditorium is seven bays long with pilasters demarcating each bay. The ceiling is coffered with dentils. Latticed coves contain operational lighting in each of the four corners of the canec ceiling, as does a larger, octagonal cove in the center of the ceiling. Curved latticework at the juncture of wall and ceiling conceals functional clerestory windows which ventilate the auditorium.

National Register of Historic Places Continuation Sheet

Section	number	7	Page	2
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At the rear of the auditorium, on the wall around the former projection booth, some of the original decorative stencil work survives. The border stencils feature accents of stylized roses on a cream-yellow background. The *Maui News* of August 25, 1928, describes the interior of the newly-opened Iao Theater as conveying a feeling of restfulness, with "no riot of color" but decorated with a "delicate yet clear" stencil work. The auditorium was noted at the time of its construction for safety, for a natural ventilation system, which takes advantage of the prevalent trade winds, and for its acoustics. The acoustical qualities are still enjoyed by performers at the Iao Theater.

A few of the original seats remain. They have metal end stanchions with floral borders and a central decorative cartouche.

Behind the temporary extension of the stage and stage house (added in the 1980's and 1990's to enlarge the performance area) the original proscenium is intact with its dentils and ornamental brackets. The curved wooden stage apron is reflected by the curved poured concrete orchestra pit rail. Backstage is accessed from the house via arched doors on either side of the stage with stairways leading both up to the stage and down to dressing rooms which are below the stage level at the rear of the building. The ten-line pinrail stage right is located six feet from the proscenium and is still in operation. Functional stage equipment, dressing rooms and orchestra pit confirm the 1928 Maui News report that the intent of the management was that the theater should be used for live performances as well as for moving pictures.

There have been no additions or major alterations to the structure of the Iao Theater.

National Register of Historic Places Continuation Sheet

Section number	8	Page/	

Narrative Statement of Significance

The Iao Theater is significant as the only remaining historic theatre on the Island of Maui. Motion pictures were an important aspect of urban and plantation life in Hawaii during the first half of the 20th century, resulting in what were once numerous movie houses. Both lavish and modest buildings were constructed during the florescence of movie theaters in Hawaii. Many Hawaiian theaters, particularly those in urban centers, such as the Iao Theatre in Wailuku, adopted exotic or otherwise fanciful architectural detailing to both encourage attendance and enhance the film-goers experience.

Architecturally, the Iao Theater demonstrates a uniquely Hawaiian cultural blend. The Spanish mission revival style exterior also has oriental curves on the turret, and denticulate molding on the entry lanai. The interior lattice work and dentils show the strong influence of Victorian styles on Hawai'i. The building is typical of its period, especially in Hawaii; and, in its simplicity, reflects the more modest status of Maui as a neighbor island in the 1920's. The open lobby and lanai and the use of natural ventilation demonstrate the influence of the benign Hawaiian climate.

The Iao Theater was constructed as Wailuku town was rising in political and commercial affluence in central Maui during the 1920's. This coincided with the rising popularity of American movie houses. The first movies at the Iao Theater were silent films, followed shortly by talking pictures in 1930. It is the oldest standing movie theater in the state of Hawaii, a survivor of the seventeen which were once operated on Maui by the Holiday Theaters.

The Maui Amusement Company built the theater in 1928 for \$40,000. The name for the new theater was chosen from 150 suggestions in a contest. Mrs. Foster of Waiakoa, Kula, and Wentworth Kinney of Hamakuapoko each entered the winning name. The judges preferred it for its brevity and "distinctly local" qualities.

Iao Theater was in continuous use in central Maui for decades, not only for stage and film productions, but for political rallies, high school graduations, and even bingo games. It served as temporary housing for victims of the 1946 tidal wave. Movie showings continued into the 1970's. It has been used since 1984 for live

National Register of Historic Places Continuation Sheet

Section	number	8	Page	2
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theatrical and musical productions, mostly by the Maui Community Theater. Continued use has kept the building intact through a series of repairs.

In 1980's, when the theater was in danger of demolition, the Wailuku Main Street organization, under the direction of Jocelyn Perriera, rallied community support.

The County of Maui purchased the building in 1993.

In 1994, the Iao Theater manifests integrity of location, retaining a central place in the Wailuku business district and providing a local landmark in the rehabilitation of the downtown area. The design of the building has not been altered, as its use has remained essentially the same: performance and auditorium, through the years. The setting is still in an area of town dominated by commercial vernacular and residential buildings not more than two stories in height. The second story arcade continues to provide a view up into the Iao Valley and West Maui Mountains.

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Major Bibliographical References:

MAUI NEWS

August 25, 1928, page 1, column 1

Naylor, David

Great American Movie Theaters. Washington DC: Preservation

Press, 1987

Kelly, Ormond

"Architectural Study of Iao Theater", 1986

Perreira, Jocelyn

Wailuku Main Street Association, "Iao Theater - Endless

Possibilities", 1988

National Register of Historic Places Continuation Sheet

Section number 10	Page/	

Geographical Data Verbal Boundary Description:

Boundaries of the Iao Theater building: 7,475 square feet, fronting 70 North Market Street, Wailuku, Maui

Boundary justification:

This is the property historically associated with use of the Iao Theater.

NPS Form 10-900 (Oct. 1990)

United States Department of the Interior National Park Service

other, (explain:)

National Register of Historic Places Registration Form

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INTERAGENCY RESOURCES DIVISION

NATIONAL PARK SERVICE

MB No. 10024-0018

National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items. Name of Property IAO THEATER historic name other names/site number _ 2. Location 68 North Market Street NA not for publication street & number Wailuku NA vicinity city or town state _ Hawaii code HI county Maui code 009 zip code 96793 State/Federal Agency Certification As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 🔲 nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property 🗆 meets 🗔 does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.) Signature of certifying official/Title State of Federal agency and bureau In my opinion, the property \square meets \square does not meet the National Register criteria. (\square See continuation sheet for additional comments.) Signature of certifying official/Title Date State or Federal agency and bureau 4. National Park Service Certification I hereby pertify that the property is: Date of Action Signature of, Pentered in the National Register. See continuation sheet. determined eligible for the National Register See continuation sheet. determined not eligible for the National Register. I removed from the National Register.

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the

Iao Theater		Maui,	Hawaii	
Name of Property	and the state of t	County and	State	
5. Classification				
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Res (Do not include pre	cources within Property	y e count.)
☐ private ☐ public-local ☐ public-State ☐ public-Federal	☑ building(s)☐ district☐ site☐ structure☐ object	Contributing 1 0 0 0	0	buildings sites structures objects
		1	0	Total
Name of related multiple p (Enter "N/A" if property is not part N/A	roperty listing of a multiple property listing.)	Number of cor in the National 0	tributing resources pr Register	eviously listed
6. Function or Use				
Historic Functions (Enter categories from instructions) Recreation and C	ulture/Theater	Current Function: (Enter categories from Recreation		heater
7. Description				
Descised a	th Century	Materials (Enter categories from foundationCon walls	crete	
		roof Rol	led metal	<u> </u>
		other		

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Record #

Maui, Hawaii

County and State

8. St	atement of Significance	
Appli (Mark	cable National Register Criteria "x" in one or more boxes for the criteria qualifying the property lional Register listing.)	Areas of Significance (Enter categories from instructions)
	is native global listing.	Social History
X A	Property is associated with events that have made a significant contribution to the broad patterns of our history.	Architecture
□В	Property is associated with the lives of persons significant in our past.	
X i C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.	Period of Significance
	Property has yielded, or is likely to yield, information important in prehistory or history.	Early Twentieth Century
	ria Considerations "x" in all the boxes that apply.)	Significant Dates
Prope	erty is:	
□ A	owned by a religious institution or used for religious purposes.	
□В	removed from its original location.	Significant Person (Complete if Criterion B is marked above)
□с	a birthplace or grave.	
	a cemetery.	Cultural Affiliation
□ E	a reconstructed building, object, or structure.	
□F	a commemorative property.	
□ G	less than 50 years of age or achieved significance within the past 50 years.	Architect/Builder Edward Walsh, Construction
		Supervisor
	ative Statement of Significance in the significance of the property on one or more continuation sheets.)	
9. M	ajor Bibliographical References	
	ography ne books, articles, and other sources used in preparing this form on one	e or more continuation sheets.)
Previ	ous documentation on file (NPS):	Primary location of additional data:
	preliminary determination of individual listing (36 CFR 67) has been requested previously listed in the National Register previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey	☐ State Historic Preservation Office ☐ Other State agency ☐ Federal agency ☐ Local government ☐ University ☐ Other Name of repository: Maui County Planning Department
۲٦	recorded by Historic American Engineering	LIGHT COMITCE T TAILITIES DEPART CHICITE

Iao_Theater Name of Property	Maui, Hawaii County and State
10. Geographical Data	
Acreage of Property 42,317 square feet = < 1	
UTM References (Place additional UTM references on a continuation sheet.) Old Hawaiian	Datum, International 1909 Spheroid
1 0 14 7 51 9 51 6 6 2 13 1 1 2 2 1 6 1 2 2 2 1 6 1 2 2 2 1 6 1 2 2 2 2	Zone Easting Northing See continuation sheet
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Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)	
11. Form Prepared By	
name/titleElizabeth Anderson/ Planner	
organization County of Maui	date
	telephone(808) 243-7735
	state Hawaii zip code 96793
Additional Documentation	
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Additional items (Check with the SHPO or FPO for any additional items)	
Property Owner	
(Complete this item at the request of SHPO or FPO.)	
name County of Maui	
street & number 200 S. High Street	telephone (808) 243-7855
city or town Wailuku	state Hawaii zip code 96793

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National Register of Historic Places Continuation Sheet

Narrative description

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National Register of Historic Places Continuation Sheet

Section	number	7_	Page	_ 2

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National Register of Historic Places Continuation Sheet

Section number	8	Page/		

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National Register of Historic Places Continuation Sheet

Section	number	_8_	Page	_2_

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Section number	9	Page	1
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Wailuku Main Street Association, "Iao Theater - Endless

Possibilities", 1988

National Register of Historic Places Continuation Sheet

Section number 10	Page/	
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Geographical Data Verbal Boundary Description:

Boundaries of the Iao Theater building: 7,475 square feet, fronting 70 North Market Street, Wailuku, Maui

Boundary justification:

This is the property historically associated with use of the Iao Theater.

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National Register of Historic Places Continuation Sheet

Section number Page		
SUPPI	LEMENTARY LISTING REC	CORD
NRIS Reference Number: 9400	<u>01622</u>	2/09/95
Iao Theater Property Name	<u>Maui</u> County	HI State
N/A Multiple Name	Name and the Market Statement of Market Statem	
This property is listed in the with the attached nomination exclusions, or amendments certification included in the	documentation subject to , notwithstanding the	o the following exceptions, National Park Service
Signature of the Keeper	Date o	2/9/95 of Action
Amended Items in Nomination:		
8. Statement of Significan	nce: Level of Significant	<u>ce</u>
The significance of the thea	ater has been evaluated a	at the local level.
10. Geographical Data: Acre The acreage is <1.	eage	
This information has been co	onfirmed with Tania Mov o	of the HISHPO by telephone.

DISTRIBUTION:

National Register property file Nominating Authority (without attachment)