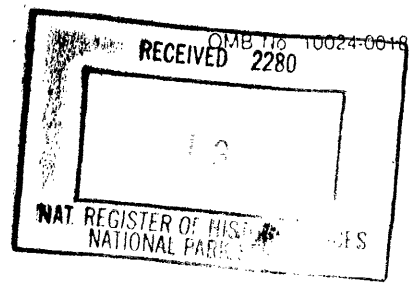


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

300
OK



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.

1. Name of Property

historic name BOETTCHER ESTATE
other names/site number Kalama Beach Park Headquarters

2. Location

street & number 248 North Kalaheo not for publication
city or town Kailua, Kalama Beach vicinity
state Hawaii code HI county Honolulu code 003 zip code 96734

3. 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] Deputy State 3/1/02
Signature of certifying official/Title Date

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (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 certify that the property is:
- entered 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.
 - other, (explain): _____

[Signature]
Signature of the Keeper Date of Action 4/26/02

Boettcher Estate
Name of Property

Honolulu, Hawaii
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
	1	structures
		objects
1	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling

Current Functions
(Enter categories from instructions)

Education

Recreation/Culture

7. Description

Architectural Classification
(Enter categories from instructions)

Other -- Hawaiian Style

Materials
(Enter categories from instructions)

foundation concrete
walls wood - Northwest pine

roof cedar shake

other coral

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1937

Significant Dates

1937

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

architect: Vladimir Ossipoff

builder: M. Kiuchi

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Kalama Beach Park Advisory Committee

BOETTCHER ESTATE

HONOLULU at Kailua, Hawaii

Name of Property

County and State

10. Geographical Data

Acreage of Property 4.04

UTM References

(Place additional UTM references on a continuation sheet.)

1 04 630300 2637820
Zone Easting Northing
2

3
Zone Easting Northing
4
See continuation sheet

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 MEMBERS OF THE KALAMA BEACH PARK ADVISORY COMMITTEE:

(1) Claudia Gauen, Architect
name/title (2) Mary Leineweber, Artist

organization Kalama Beach Park Advisory Committee date June 27, 1992

(1) 338 Dune Circle (1) 261-1593
street & number Kailua, Hawaii 96734 telephone

(2) 132 Aikahi Loop (2) 254-4697
city or town Kailua, Hawaii 96734 state zip code

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

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 CITY & COUNTY OF HONOLULU DEPT. OF PARKS & RECREATION

street & number 650 SO, KING STREET telephone

city or town HONOLULU state HAWAII zip code 96813

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

DESCRIPTION:

The Boettcher Residence is a former vacation home in Kailua, on the Windward side of Oahu. The house sits in the center of a large landscaped parcel of ocean front property on the rise of a sand dune. Hidden from the view of the street, the house is reached by a curving driveway over the dune. Careful planting also shields the house from the beach.

The house is noted for its distinctive design features. Designed by architect Vladimir Ossipoff in 1937, the house is defined by its high, Hawaiian style triple-pitch roof. The driftwood finish walls of the house are of a vertical 1x12 V-joint tongue and groove construction. Coral stone columns support the lanai roof. The lanai has brown-stained concrete floors incised with a tapa-inspired design. The flooring is carried throughout the lanai and the interior and the design is repeated in pocket sliding doors and the screened openings to the lanai. The hardware on the doors is of verdigris bronze.

The house is U-shaped in plan with a large lanai and exterior passages located within the U. The base of the U is toward the ocean, protecting the lanai area from the prevailing wind. The original plan of the house segregated its different functions. At the base of the U was the entry hall, dining and living rooms and a master bedroom suite composed of two bedrooms and two bathrooms. The right wing contained three additional bedrooms, two bathrooms, and two dressing rooms that could be entered from the outside. The left wing was the service quarters, with kitchen, pantries, laundry room, two servants' rooms with a central bathroom, and a garage. The wraparound lanai further served to segregate the separate functions of the house. All of the bedrooms were entered directly from the lanai, as was the entry hall. The service rooms were entered from their own small lanai located on the outer side of the house. Adding to the open feel of the house are the open beam ceilings of the living room and the lanai. These two spaces also have fireplaces.

The floor plan was altered with the house's conversion to park use. The servants' rooms in the left wing have been made into restroom facilities. The master bedroom suite was consolidated into one room to form a large meeting space. One of the dressing room and bathroom units in the right wing was also converted into a meeting space.

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National Register of Historic Places Continuation Sheet

Section number 7,8 Page 2

DESCRIPTION, continued:

Walter Lamb (later a designer for Brown Jordan Furniture) designed the art deco style lounge chairs on the lanai. Kaname Kawamoto, the caretaker of the Boettcher property, created the bamboo dining room table and chairs (still in use today). In its design, the furniture recalls Ossipoff's wood grille in the dining room.

Listed as a noncontributing structure is a restroom facility currently under construction on the property.

SIGNIFICANCE:

The Boettcher residence is significant as an example of Hawaiian style architecture and as the work of master architect Vladimir Ossipoff (1907 -). The house combines many elements of indoor/outdoor living associated with the architecture of Hawaii. Because it was used as a vacation beach home, the blending of spaces is more pronounced, with the bath and dressing rooms opening to the exterior and the large lanai with a fireplace that serves as an additional outdoor room. The use of the high triple-pitch roof, decorative elements drawn from ethnographic motifs and plants, and the U-shaped plan are additional attributes of the high style of Hawaiian architecture.

Vladimir Ossipoff came to Hawaii in late 1932. The Russian-born architect was educated at the University of California at Berkeley and had worked in San Francisco prior to moving to Hawaii. Ossipoff started his architectural career in the islands as the head of the Home Building Department of Theo H. Davies. He also worked in architect C.W. Dickey's office prior to starting his own practice in 1936. Ossipoff's work is characterized by its mixture of Hawaiian influenced design and more modern trends, such as the ranch style of house for domestic commissions. Ossipoff was the designer of the Edric Cook House (State Register), the Senior Core Building at McKinley High School (National Register), the Pacific Club, the Outrigger Canoe Club, the Chapel at Punahou School (National Register) and numerous houses.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8, 10 Page 3

SIGNIFICANCE, continued:

The Boettcher family lived in Colorado and came to Hawaii for their holidays. During World War II, the family opened their home to the U.S. Navy to use as Officers' Quarters for the Waves. The three verdigris brass lanterns that hung in the lanai were a gift from the Navy to Mrs. Boettcher. (The lanterns have been removed for storage by Claudia Gauen.) In September 1978 the City and County of Honolulu acquired the property for use as a park. Currently the house and grounds are used for ethnobotony walks, Hawaiian games and arts and crafts.

VERBAL BOUNDARY DESCRIPTION:

The site includes the parcel defined by TMK 4-3-16:04, known as Kalama Beach Park, owned by the City and County of Honolulu in 1992.

BOUNDARY JUSTIFICATION:

This is the parcel historically associated with the Boettcher House.