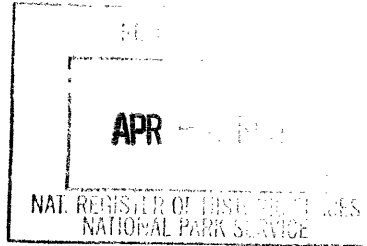


United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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 any 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 A.J. Williamson Residence

other names/site number Politano-Steckel Residence, TMK: 2-6-006:011

2. Location

street & number 31 Halaulani Place not for publication

city or town Hilo vicinity

state Hawaii code HI county Hawaii code 001 zip code 96720

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

Robert Coleman Agana 3/27/97  
Signature of certifying official Date

State or 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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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):

Robert H. Ryan Signature of Keeper 5/9/97 Date of Action

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

**Name of related multiple property listing**

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

N/A

**Number of Resources within Property**

Contributing	Noncontributing
<u>  2  </u>	<u>      </u> buildings
<u>      </u>	<u>      </u> sites
<u>      </u>	<u>      </u> structures
<u>  1  </u>	<u>      </u> objects
<u>  3  </u>	<u>      </u> Total

Number of contributing resources previously listed in the National Register   0  

**6. Function or Use**

**Historic Functions** (Enter categories from instructions)

Cat: DOMESTIC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sub: single dwelling  
secondary structure  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions** (Enter categories from instructions)

Cat: DOMESTIC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sub: single dwelling  
secondary structure  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Craftsman/Bungalow  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation Lava rock  
roof Corrugated metal  
walls wood - vertical tongue-n-groove  
lava rock  
other \_\_\_\_\_

**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 a 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

COMMUNITY PLANNING &

DEVELOPMENT

SOCIAL HISTORY

**Period of Significance**

1921 to 1946

**Significant Dates**

1921

**Significant Person**

(Complete if Criterion B is marked above)

A.J. Williamson

**Cultural Affiliation**

**Architect/Builder**

Unknown

**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: \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 32,831 sq. ft.

**UTM References**

(Place additional UTM references on a continuation sheet)

Old Hawaiian Datum, Clarke 1866 Spheroid

	Zone	Easting	Northing	Zone	Easting	Northing
1	05	280380	2183530	3	_____	_____
2	_____	_____	_____	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**

name/title Anita Politano-Steckel

organization N/A date September 6, 1996

street & number 31 Halaulani Place telephone (808)935-0587

city or town Hilo state Hawaii zip code 96720

**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 the SHPO or FPO.)

name Anita Politano-Steckel

street & number 31 Halaulani Place telephone (808)935-0587

city or town Hilo state Hawaii zip code 96720

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing 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 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 the 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, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1 Williamson/Bond Residence Hawaii County, Hawaii  
name of property county and State

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**Description:**

Sited on a large, sloping lot in a distinctive neighborhood close to downtown Hilo on the Big Island, the A.J. Williamson Residence is a Craftsman style house with intersecting gables supported by triangular brackets. Although it is basically one-story, this large, 3,184 square foot house features a foundation of coursed, cut lava rock nearly one story high at the front of this sloping lot. The walls of the foundation are battered and enlarged beneath the square columns of the porch. Beneath a part of the porch, with walls of lava rock, is the original garage and the entrance to a small basement apartment which was added in the 1980s, but is not visible from the exterior.

Typical of Hilo, the roof is corrugated metal with exposed rafters and each gable end vented. A shed roof covering a portion of the porch features decorated rafter ends. The two front most prominent gable end features two rectangular horizontal slat vents framed by tapered boards reflecting the battered walls. The walls at the porch area and gable ends are horizontal boards, with the remainder of the house clad in vertical boards.

The majority of the windows are one-over-one casements with the horizontal muntin approximately one-third from the top. Some windows, particularly the ones on the windward side of the house have been replaced by picture windows or jalousies, but owners have kept the opening sizes and the majority are still the original. The generous porch once wrapped completely around the front of the house, but a portion was enclosed in 1957.

The one-story, concrete staircase to the entry porch is at an angle to match the unusual angle of the front door. The stairs were rebuilt after a large earthquake in 1973. The lava rock wall steps down with the height of the stairs with concrete caps at various heights. The entry door protrudes into the large lanai in fashion similar to a bay window with full length windows flanking very thin double doors (each door approximately 2 feet wide). There is also wood framed sliding doors leading to the enclosed section of the porch and french double doors leading to another open porch.

The basically long, rectangular house is divided into public spaces on one side with the three bedrooms and den on the other. The interior doors reflect Craftsman features with a one-over-two vertical paneled design. The living room and dining room have an open flow into each other, with two square columns defining the dining room. These public areas feature high, coffered ceilings with a wainscot approximately five feet high that is board and batten with a substantial wainscot cap that provides a ledge, while the walls are three inch vertical boards. There is pocket sliding doors between the living room and the enclosed porch.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 2 Williamson Residence Honolulu County, Hawaii  
name of property county and State

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An area in the living room projects out of the basic rectangle to form a built-in seat resembling a long bay window which is a large picture window with a sliding window on each side. Another protruding section is in the dining room and features a built-in buffet with cabinets and drawers. The window in this area is one large picture window flanked by two small jalousie windows. The hallway to the bedrooms is shielded by a decorative screen which allows ventilation through the house yet provides privacy to the bedrooms.

The large kitchen features a counter large enough for four people to dine and has numerable cabinets and angled drawers. To the rear of the kitchen is the laundry area, which has been partially enclosed and added to with a new porch entrance added for accessibility to the maid's quarters. Each of the three large bedrooms is connected to a bathroom and has generous closets. The alterations that have been mentioned have not significantly affected the integrity of this large house.

The **maid's quarters**, built in 1941 is a simple vertical board wood structure with a corrugated metal gable roof. It is basically L-shaped in plan on raised post and pier foundation with jalousie windows and a porch with cross braced railings.

An additional carport was added in 1936, and has since been replaced twice. After the 1973 earthquake, a shed roof carport was built. The most current replacement features a gable-roofed open carport which reflects the character of the house and resembles the original 1936 design.

As the first house seen in this neighborhood, also on the property is a **lava rock pillar** with the words "Halaulani Place" cast on top. It is a square, battered pillar with a concrete cap.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 1 Williamson/Bond Residence Hilo County, Hawaii  
name of property county and State

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**Statement of Significance**

The A.J. Williamson Residence is significant for its association with the development of this once exclusive neighborhood in Hilo resided by many professionals and business people influential in Hilo's development. It is further significant for its association with A.J. Williamson, the engineer who designed the Halaulani Place plan and was the designer of many railway, road, ditch, flume and bridge constructions, including the Wailuku River Bridge (Pueo Bridge). Architecturally, it is significant as a fine example of the Craftsman style, a style popular in Hawaii in the 1920s to 30s.

The Craftsman style bungalow was popular in southern California in the late 1800s and early 1900s, making its way to Hawaii in the 1900s. The style was thought to be well-suited for Hawaii because of its emphasis on natural materials, compatibility with nature and harmony with the landscape. Craftsman and Bungalow styles were widely publicized through magazines, including *House Beautiful*, *Good Housekeeping*, *Architectural Record* and *Ladies' Home Journal*. This resulted in an abundance of catalogues and pattern books offering complete sets of plans and often the pre-cut lumber, too. The Williamson Residence is typical of the Craftsman style in the use of the lava rock foundation, the large overhanging eaves with triangular brackets, casement windows of unusual muntin pattern and detailing around the gable-end vents -- with the adaptation of a corrugated metal roof typical on the island of Hawaii. However, its size and individual characteristics indicate it was not a catalogue house.

**Historical Background**

A.J. Williamson came to Hawaii from Scotland in 1899, serving as the Road Engineer for the Hamakua District. In 1902 he held a private practice. In 1908, in contract with the Honokaa Sugar Company and Pacific Sugar Mill, he made surveys and maps of their plantations, extended railways and roads and built wire rope steamer landings. He also installed irrigation and fluming systems required by the opening of the Upper and Lower Hamakua Ditches.

For the years 1915-1917, he was Chief Engineer for the Hawaii Loan Fund Commission and later, consulting engineer for the Hawaii Consolidated Railway, Ltd. He designed and supervised the construction of the Wailuku River Railway Bridge. He also constructed the first all re-inforced concrete buildings in the County of Hawaii. Williamson and his family were the original occupants of the house on Halaulani Place from 1921 until he moved to the Phillipines in 1928. Emma and Caroline Bond, members of the prominent missionary Bond family, lived in the house from 1928.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 2 Williamson Residence Hawaii County, Hawaii  
name of property county and State

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Halaulani was developed by the Security Trust Company, Ltd. which first began business on February 7, 1917. One of its first projects was Halaulani Place which was designed for the more well-to-do residents. In its early years it was known as "The Gold Coast" by other Hilo residents because it was the most expensive area to buy into. Land was sold for the extraordinary price of over \$4,000.00/acre at the same time land in Waiakea was \$65-135/acre. The early residents reflect this design. The thirteen existing homes built in the twenties, (and one built on the bluff by Dr. L.L. Sexton, since demolished) were constructed by families who were, and continue to be prominent in the economy and daily life of Hilo and the island of Hawai`i including the Bond, Henderson and Carlsmith families. Today, this small neighborhood that has retained much of the original homes and owners is still a highly desirable residential area of Hilo.



United States Department of the Interior  
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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9,10 Page 1 Williamson Residence Hawaii County, Hawaii  
name of property county and State

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**Bibliography**

Mason, Glenn, National Register of Historic Places Inventory-Nomination Form, Halaulani Place, 1984.

McAlester, Virginia & Lee, A Field Guide to American Houses, New York: Alfred A. Knopf, 1992.

Newton, L.C., Who's Who of the Island of Hawaii, Hilo: John A. Lee, 1939.

Records at Bureau of Conveyance, Real Property Tax Office

Honolulu Star Bulletin, 10/23/43

**Boundary description**

The boundary includes all of T.M.K. 2-6-006:011 located in Hilo on the Island of Hawaii owned by Anita Politano-Steckel in September of 1996.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

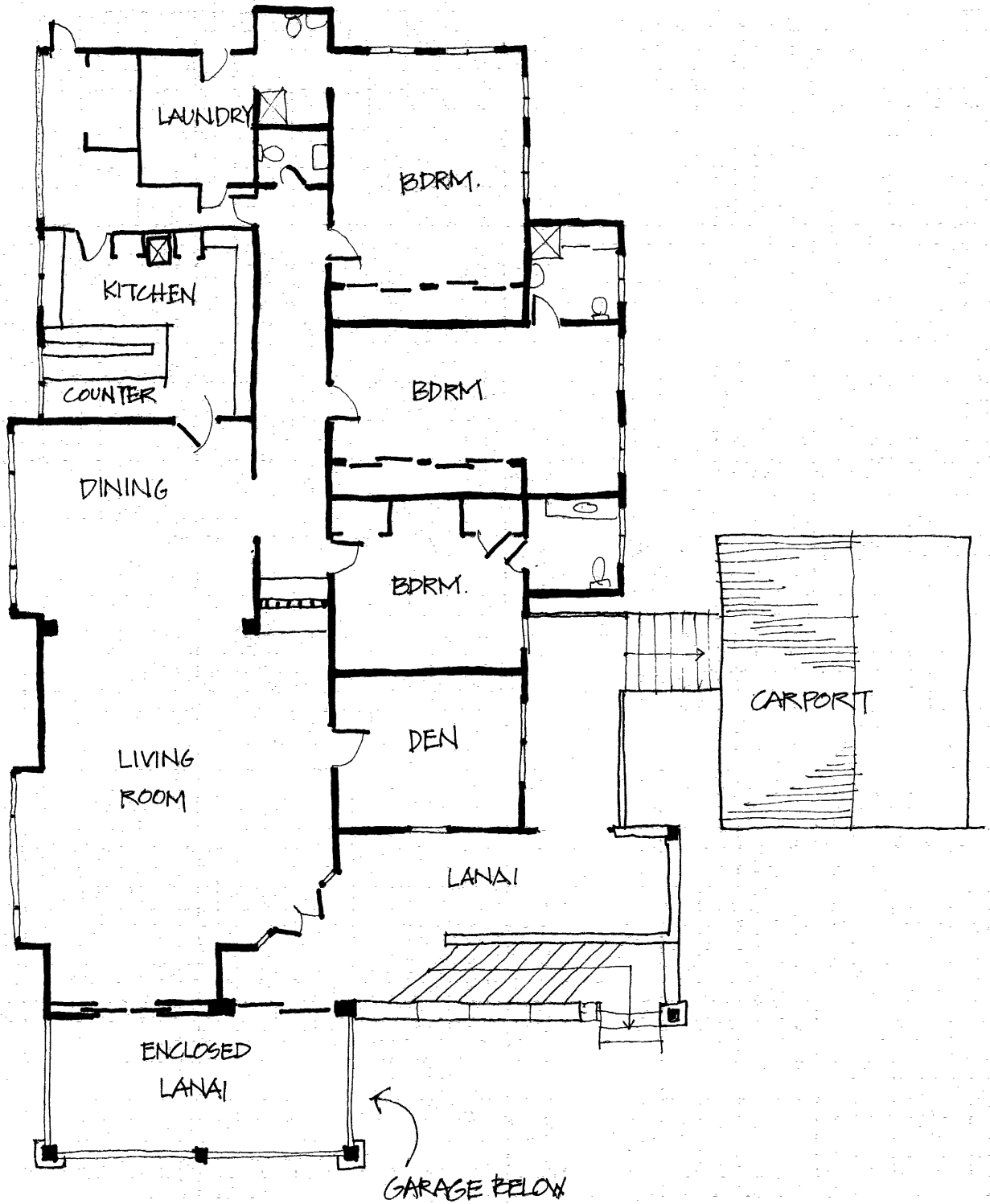
Section 11 Page 1 Williamson Residence Hawaii County, Hawaii  
name of property county and State

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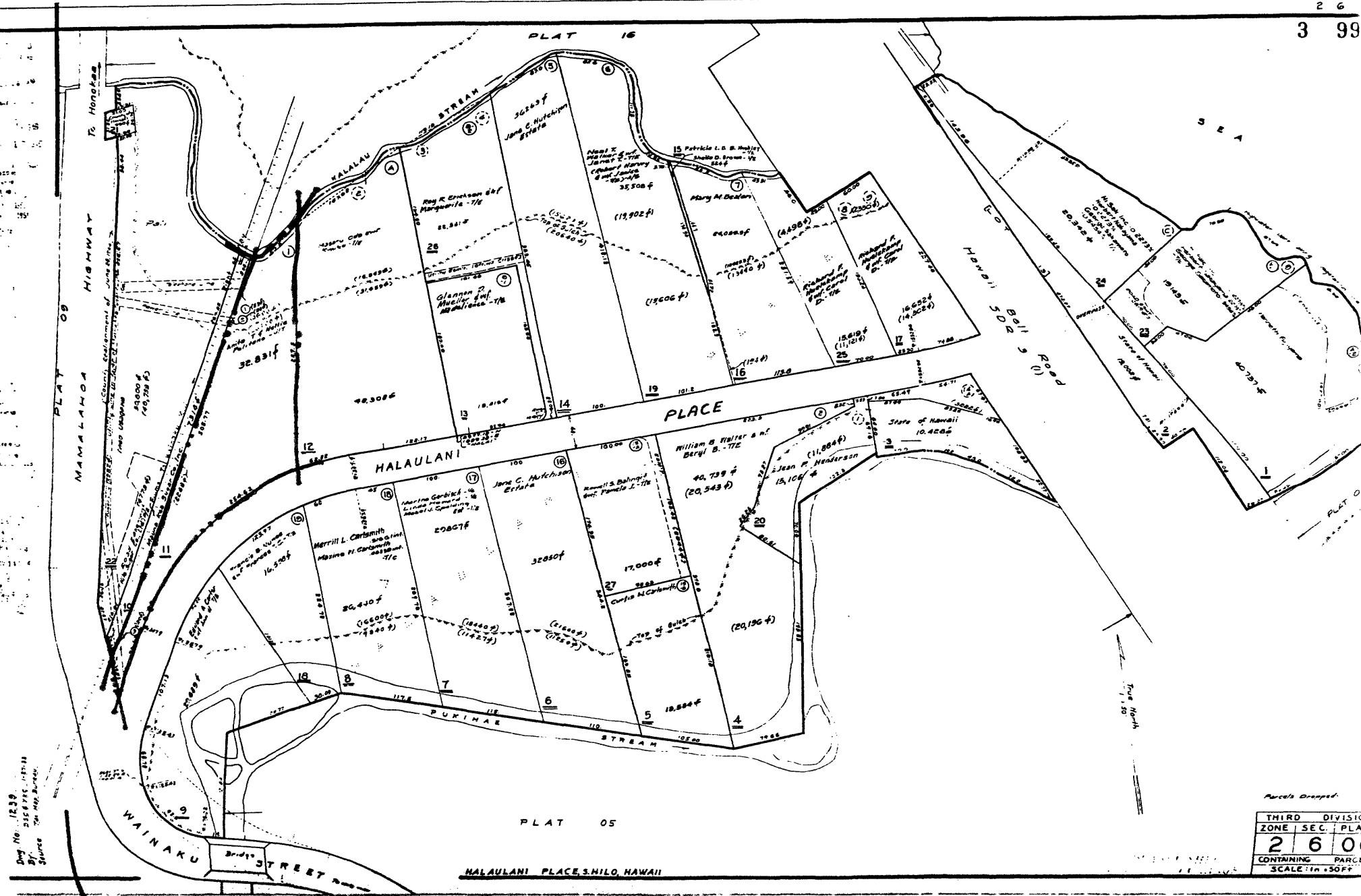
**List of Photographs:**

1. Front facade of house taken from the street.
2. East side of the house.
3. Interior view of kitchen angled cabinets.
4. Interior view of decorative vent.
5. View of the maid's quarters, with addition on right side of photograph.

All photographs were taken by Tonia Moy in March 1996. Negatives are at the SHPO.

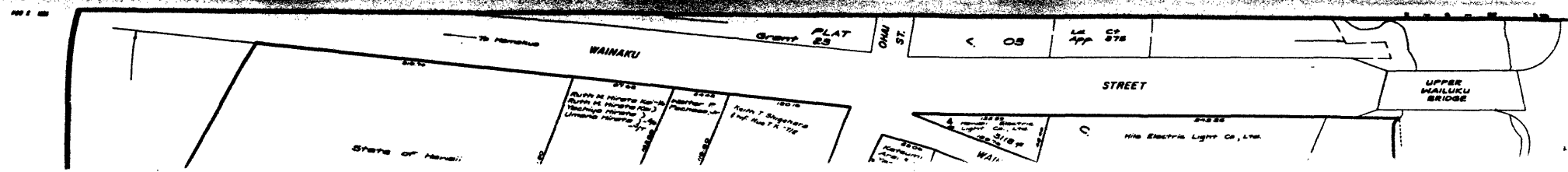


WILLIAMSON RESIDENCE  
DRAWING NOT TO SCALE



Deed No. 1839  
 1/2 ACRES, DEED  
 BY  
 STATE OF HAWAII  
 SOURCE: THE MAP BUREAU

Parcels Draped  
 THIRD DIVISION  
 ZONE SEC. PLAT  
 26 06  
 CONTAINING PARCELS  
 SCALE: 1 in. = 50 FT.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97000406

Date Listed: 5/09/97

Williamson, A. J., Residence  
Property Name

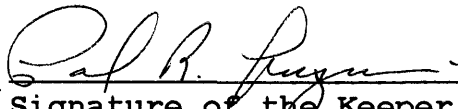
Hawaii  
County

HI  
State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
Signature of the Keeper

5/9/97  
Date of Action

Amended Items in Nomination:

**Significance:**

The nomination is amended to remove Criteria A and B and the areas of significance Community Planning/Development and Social History.

The period of significance is revised to read: 1921 [The date of construction].

[While Mr. Williamson appears to have been an influential figure, in order to establish significance under NR Criterion B it is necessary to apply a comparative analysis to help evaluate the single property most representative of that person's significant contributions during his productive life (in this case that may include other homes, engineering works, offices, etc.). Williamson lived in Hawaii for 22 years prior to the completion of this home, yet no comparative context is provided.]

[The nomination makes a plausible case for the eligibility of the Halaulani Place development as a district under Criterion A, but it fails to establish why the Williamson House should be selected as an individually significant resource within that context.]

This information was confirmed with Tonia Moi of the Hawaii SHPO.

**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)