

Renotification/80 Amendments

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED DEC 3 1980

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

LIHIWAI

AND/OR COMMON

Governor Carter's House

2 LOCATION

STREET & NUMBER

51 Kepola Place

NOT FOR PUBLICATION

CITY, TOWN

Honolulu,

VICINITY OF

1st

CONGRESSIONAL DISTRICT

STATE

Hawaii

CODE

15

COUNTY

Honolulu

CODE

03

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH

PUBLIC ACQUISITION

- IN PROCESS
- BEING CONSIDERED
- NA

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS

ACCESSIBLE

- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

David L. and Valaree S. Dressel

STREET & NUMBER

41-712 Mooiki Street

CITY, TOWN

Waimanalo, Hawaii

STATE

Hawaii 96795

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Bureau of Conveyances

STREET & NUMBER

1151 Punchbowl Street

CITY, TOWN

Honolulu,

STATE

Hawaii 96813

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Hawaii Register of Historic Places # 80:14:1354

DATE

1980

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Department of Land & Natural Resources

CITY, TOWN

Honolulu

STATE

Hawaii

# 7 DESCRIPTION

## CONDITION

EXCELLENT                       DETERIORATED  
 GOOD                                 RUINS  
 FAIR                                  UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED      DATE \_\_\_\_\_

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

#### A. Building

The major building on the estate of Lihikai is a detached, double ell shaped, private dwelling, consisting of 34 major rooms (26 rooms on the two main floors plus 8 rooms in the basement), and containing a total area under the roof of over 26,000 square feet.

The building is constructed in an interpretation of the Spanish Colonial Revival style in a form often used for major and important private dwellings, corporate headquarters, and public buildings in Hawaii during the 1920's. The entire building is built of shaped bluestone set in concrete and steel reinforced cement, and all the perimeter walls are 2 - 3 feet thick with the exception of the end walls which are 6 feet thick. (Originally, the building was connected to two smaller structures - by a breezeway on the eastern side and by the porte-cochere on the western side. These structures were separated in 1957 and separately sold.) The exterior wall finish is a pastel yellow painted light concrete wash over the bluestone wall. The interior wall finish is pastel painted rough plaster, and all ceilings, except in the downstairs foyer, drawing room, and library, are made of plaster. The plaster ceiling of the formal dining room is smooth and contains a carved stylized floral design in two beams running across the room. This carved design also encircles the perimeter of the room. The downstairs foyer and the drawing room have wooden coffered ceilings with large coffering, and the library contains a wooden coffered ceiling with small coffering. Most ceilings are 11 feet in height. All interior walls are made of poured concrete and are covered with plaster.

The roof over the front portion of the house is a double pitched hipped style roof made of flat Spanish terracotta tiles. The beams in the attic that support the roof are all steel I beams, and the hand carved eave beams (and supporting sheathing) are all teak. One concrete chimney rises from the roof and serves all 3 interior fireplaces. The roof over the rear (servant's) portion of the house is flat and is made of asphalt composition. The roof of the elevator shaft is made of poured reinforced concrete.

The major downstairs porch is a portico containing 4 Tudor arches facing south (and forms the lower main facade of the structure) and one Tudor arch facing west. The walls are of bluestone and concrete, the ceiling is concrete with open beaming made of steel reinforced poured concrete, and the floor is made of slate. The major upstairs porch is a loggia, partially roofed, with 5 concrete pillars supporting a massive concrete lintel which supports the roof, and a floor of slate. A 3 foot high bluestone and concrete wall encloses the outer edges. At each end is a rounded arch, and the eastern end consists of a gallery with green tile floor separated from the rest of the area by 2 swinging carved teak doors. (This is a private gallery off the master bedroom suite.)

The basement is made entirely of steel reinforced poured concrete, and the ceiling is concrete with open beaming made of steel I beams encased in concrete. Three concrete pillars support the ceiling in the major room (under the drawing room), and redwood doors with carved fluting close off the major basement rooms. Numerous air vents provide outside ventilation, and two 2'10" circular concrete air vents run 30 feet to the wall in front of the house for additional ventilation. Access to the basement is provided by concrete stairway from the main downstairs hallway, by elevator, and by concrete stairway from the side courtyard.

(continued)

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Completed 1928; occupied by Carter family 1928-1945  
 BUILDER/ARCHITECT Builder: George Robert Carter  
 Architect: Hardie Phillip, Bertram Grosvenor Goodhue & Assoc.  
 STATEMENT OF SIGNIFICANCE Contractor: Charles Ingvorsen

Lihikai is significant because the building is one of the most outstanding examples of Hawaiian architecture of the 1920's, the grounds are a superb example of Hawaiian landscape architecture of the 1920's, and the estate's builder and former, George Robert Carter, was both politically and economically prominent in Hawaii during the latter part of the last century and the early part of this century.

Architecture:

The building is probably the largest and finest private residence ever constructed in Hawaii (with the possible exception of Iolani Palace built by King Kalakaua), and was built during the 1920's, considered by Geoffrey W. Fairfax, author of the book "The Architecture of Honolulu" to have been the "vintage years" of Hawaiian architecture, "the best architecture that Honolulu has seen".<sup>1</sup> The building contains over 26,000 square feet under the roof, and is constructed entirely of bluestone, concrete, steel, copper, bronze and teak. It is in the Spanish Colonial Revival style with a slight Chinese influence, and only the highest quality of material and workmanship went into its construction. The design and proportions of the house are superb in every respect, and the architect was Hardie Phillip of the firm of Bertram Grosvenor Goodhue and Associates of New York, a very prestigious architectural firm responsible for building several of Honolulu's major buildings. Hardie Phillip was also the architect for the Honolulu Academy of Arts (built at the same time (1927/28)), and the C. Brewer and Co. Building (1929). Other major Honolulu buildings of the 1920's in a similar architectural style are the Royal Hawaiian Hotel (1927), the Honolulu City Hall (Honolulu Hale) (1927), the Girl's School of the Kamehameha Schools (same architect - 1929), and the Alexander and Baldwin Building (1929). A quote from Geoffrey W. Fairfax's "The Architecture of Honolulu" concerning the architecture of the 1920's in Hawaii follows:

It was now one hundred years since the first missionary ship anchored in Honolulu harbor and regionalistic design of buildings was indeed becoming a reality. And if any period in Honolulu's architectural history were to be singled out as the vintage years it would most certainly be the 1920's. This was the era of C. W. Dickey, Hart Wood, Bertram Grosvenor Goodhue and Julia Morgan and the greatness of this time is manifested in structures such as the Christian Science Church built in 1923, the Honolulu Academy of Arts built in 1927 and the Alexander and Baldwin Building built in 1929. Separately these people created the best architecture that Honolulu has seen, and collectively their outstanding efforts provided the much-needed architectural vernacular - a design language that was whispered during the preceding one hundred years but never quite expressed clearly until this time. Thus, the architects of the 1920's made the truly great contribution.

(continued)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Fairfax, Geoffrey W., The Architecture of Honolulu, Norfolk Island and Honolulu: Island Heritage
2. Stall, Edna Williamson, Historic Homes of Hawaii, East Aurora, New York: Roycrofters, 1937
3. Nellist, George F. (ed.), The Story of Hawaii and its Builders, Honolulu: Honolulu Star-Bulletin, 1925
4. Honolulu Advertiser, November 29, 1927 (continued)

# 10 GEOGRAPHICAL DATA

**UTM NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY 1.906 acres (83,029 square feet)

UTM REFERENCES

**ACREAGE NOT VERIFIED**

A 

0	4
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6	2	0	8	8	2
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2	3	6	0	7	1	0
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 ZONE EASTING NORTHING

B 

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 ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

The boundaries of Lihwai are shown by the red line on the accompanying plat map entitled: Dowsett Highlands, Land Court Application 198. The property occupies lots 359A, 359B, 300B, 285, 284, and 283, tax map keys 1-2-2-50-12, 1-2-2-50-43, 1-2-2-50-36, and 1-2-2-50-42 off the Pali Highway and Nuuanu Pali Drive.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE: David L. Dressel

ORGANIZATION: \_\_\_\_\_ DATE: April 23, 1980

STREET & NUMBER: 41-712 Mooiki Street TELEPHONE: (808) 438-2278

CITY OR TOWN: Waimanalo, STATE: Hawaii 96795

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  LOCAL


As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE: 


TITLE: State Historic Preservation Officer DATE: November 12, 1980

**FOR NPS USE ONLY**

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

 DATE: 7.26.82

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:  DATE: 7/26/82

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
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CONTINUATION SHEET LIHIWAI ITEM NUMBER 7 PAGE 1

There is a balcony off the upstairs foyer made entirely of decorative wrought iron and having a green ceramic tile floor. An identical, but smaller, balcony was attached to the eastern side of the house (off the master bedroom) but was removed several years ago. The underpinnings attaching these balconies to the house are made of bronze. There is a gallery with carved teak pillars and railings and green ceramic tile floor off the master bedroom suite (which actually is formed from part of the upstairs loggia) and a gallery at the rear of the house with a stone floor and carved teak pillars and railings and supported (for decorative effect) by a series of massive carved teak beams.

All of the windows in the building are casement type, each set consisting of horizontally opening copper frames containing glass panes. In total, there are 13 single casements, 19 double casements, 2 double casements with transom, 6 double casements with side panels, 3 triple casements, and 1 quintuple casement. In the formal dining room, drawing room, and library, there are large picture windows, each consisting of one large stationary pane of glass set in a bronze frame. At the sides of these picture windows are casement windows, each consisting of horizontally opening copper frames containing glass panes. The drawing room casement windows are separated on each side from the picture window by a concrete pillar. Additionally, all the doors leading to the exterior consist of copper frames containing glass panes. In total there are 4 single doors, 8 french doors, 5 french doors with side panels, and two sets of folding doors with 4 panels each. Most of the glass panes in the windows and doors are the original glass. All exterior window and door openings are capped by massive steel reinforced concrete lintels.

There are three staircases, one spiral staircase made of stone leading from the downstairs foyer to the upstairs foyer, one rear (servant's) staircase made of concrete leading from the main downstairs hallway to the main upstairs hallway (both of these staircases have decorative wrought iron handrails, the handrail of the spiral staircase continuing around the upstairs foyer) and another concrete stairway leading from the main downstairs hallway to the basement. There is another means of access between floors, i.e., an Otis elevator (electric) serving the main upstairs hallway, the main downstairs hallway, and the basement. The elevator is original.

There are 3 fireplaces in the house, each with the interior made of porcelainized brick. The 2 downstairs fireplaces (drawing room and library) are made of carved stone and have carved stone mantels, and the one upstairs fireplace (master bedroom) is of bronze lined pink marble and has a carved teak mantel (Louis XVI style).

The floors of the vestibule, downstairs foyer, upstairs foyer, upstairs hallways, and upstairs rear balcony are made of stone. The drawing room floors are ohi'a (Ohi'a lehua) parquet, and the formal dining room, library, and upstairs bedrooms and guest suites have ohi'a strip flooring. All floors in the servant's areas, including the kitchens, pantry, tradesmen's display room, servant's hallways, servant's living

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CONTINUATION SHEET LIHIWAI ITEM NUMBER 7 PAGE 2

quarters, and basement are made of concrete. The floors of the portico and breezeway, the upstairs loggia, and the breakfast room/solarium are all of slate.

The interior lighting fixtures consist of wall light fixtures, many of which are decorative bronze, and the remainder of which are decorative wrought iron. The only overhead lights in the house are the decorative wrought iron hanging light fixtures in the library. Numerous floor plugs are installed throughout the house for floor lamps. Exterior lights are in sunken wells in the walls covered by decorative wrought iron and glass frames. A small decorative wrought iron light fixture hangs over the arched main entrance doorway. Most of the electric light fixtures are original.

There are numerous decorative elements in the house not mentioned elsewhere herein, including:

- massive arched decorative wrought iron main door with opening glass panels
- decorative wrought iron bars on vestibule window
- copper and glass enclosed solarium
- decorative copper gutters and drain boxes with star design
- copper screens that slide into wall recesses
- marble fountain in formal dining room
- stone fountain with petroglyphs and urn on portico
- carved teak beams and eaves in breezeway
- massive arched carved oak double doors in formal dining room
- carved walnut double doors (4 sets)
- interior redwood doors with fluting
- Moorish archways off upstairs foyer
- arched doorways (downstairs)
- carved stones over portico arches
- decorative stone air vent covers (basement and bathroom vents)

The house also contains many special features, in addition to those described above, not found in standard houses, i.e., vestibule, flower arranging room, solarium, freezer room, 2 kitchens, pantry, servant's dining room, housekeeper's office, tradesmen's display room, sewing room, trunk room, several antechambers, and a servant's quarters; also, there is a fumigation room, an electric room, and an elevator machine room in the basement. Additionally, there is an incinerator off the kitchen area, all bathrooms have ceramic tile floors and walls, and all upstairs closets and storage cabinets are cedar lined. Originally, a complete internal telephone system linked all major rooms; this system was dismantled several years ago.

**B. Grounds/site**

The grounds of Lihikai originally comprised 10.551 acres, all professionally landscaped,

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CONTINUATION SHEET LIHIWAI ITEM NUMBER 7 PAGE 3

but the estate was subdivided and sold in 1945 after the death of Helen Strong Carter. Today, the remainder of this great estate consists of the original house on 1.906 acres, including the front and rear entrance drives. The grounds which surround the house still reflect the original landscape architecture, and have been enhanced and beautified by being subdivided into 7 separate areas by a series of walls constructed of shaped bluestone set in concrete. Each of these separate areas is on a slightly different level of elevation, which greatly improves the overall visual effect of the house and grounds together. The 7 separate grounds areas are:

- (1) Entrance court (western front of house) containing a porte-cochere of bluestone set in concrete, a paving of flagstone set in concrete covering an area of approximately 3,800 square feet, bluestone/concrete walls, and a small grassy area with various plants.
- (2) Area immediately in front of house containing bluestone/concrete walls, grass, various plants, and trees.
- (3) Area at eastern front of house containing bluestone/concrete walls, a man-made waterfall and pool formed by a small natural stream, and grass, various plants, and trees.
- (4) "Chinese Garden" (eastern side of house) containing bluestone/concrete walls, reflecting pools made of blue ceramic tile and rimmed with granite blocks, Chinese moon gate containing a ceramic fountain, granite walkway, slate stairway, and grass and various plants.
- (5) Rear yard containing bluestone/concrete walls, a small natural stream with 2 man-made waterfalls, concrete bridge spanning the stream, a large grassy area, and various plants and trees.
- (6) Small raised section of rear yard (western rear of house) containing bluestone/concrete walls, grass, various plants, and trees.
- (7) Courtyard (western side of house) containing bluestone/concrete walls, lava rock/concrete walls, a formal grassed area, and various plants.

Additionally, the lower area (off the eastern side of the rear yard) through which the major stream of the valley (Nuuanu Stream) flows, has been maintained as a jungle type area filled with trees, vines, and flowering tropical plants.

Also included with the grounds are the original front and rear entrance drives, and a side drive leading to the original lower front yard. All three of these drives are paved. At the front drive entrance (off the Pali Highway) is a 2'2" high, 1'6"

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CONTINUATION SHEET LIHIWAI

ITEM NUMBER 7 PAGE 4

wide wall made of hand carved coral rocks set in concrete. Over Moole Stream (just inside the entrance) is a massive bridge made of hand carved coral rocks set in concrete. The bridge is 130 feet long and 27 feet wide, and rises approximately 17 feet above the stream, and has 3 arches (1 large and 2 small) crossing the stream. The wall atop the bridge is 2'7" high and is made of a series of hand carved rectangular coral blocks standing vertically on end topped by a series of hand carved coral blocks lying horizontally on the vertical blocks. In the top wall above each end of the major central arch of the bridge is a pillar replacing the vertical blocks. At each end of the bridge is a pillar of hand carved coral rocks set in concrete which is 4'9" high and 3 feet wide. Recessed electric light receptacles covered by decorative wrought iron and glass frames are set into the 4 pillars on each side of the bridge. The remainder of the drive leading to the house is lined by concrete curbing, and at the end of the drive on both sides is a pillar of bluestone set in concrete which is 3'9" high and 2'6" wide. The rear entrance drive (off Nuuanu Pali Drive) was used mainly by tradesmen and servants and consists of a large circle lined by concrete curbing. Off this circle runs the drive to the original lower front yard (the Hawaiian Garden).

Three natural streams (mentioned above) (a small unnamed stream (auwai), Nuuanu Stream, and Moole Stream) flow through the property, and all have been enhanced by man-made improvements. Over the upper stream (auwai) has been built a 54 foot long series of reflecting pools made of blue ceramic tile set in concrete and rimmed with granite blocks. A Chinese moon gate made of shaped bluestone set in concrete and containing a ceramic fountain stands at the upper (mountain) end of the pools. Originally, water was pumped from the stream through the moon gate fountain into the reflecting pools. At the lower (ocean) end of the reflecting pools, and connected to them, the breezeway of the house is also built over the stream, and a man-made waterfall provides the exit for the stream water into a man-made pool in the lower front yard. (The portion of this stream that flows through the rear yard is enhanced by 2 small man-made waterfalls.) The lower stream (Nuuanu Stream) is 34 feet below the level of the rear yard and is the major stream of Nuuanu Valley. This stream has been enhanced by enlarging a 75 foot long natural pool between two natural waterfalls and entirely lining the pool with concrete. Along the edge of the pool (on the house side) a large concrete walkway, or lip, has been built, and a series of concrete steps leads to this walkway from the paved path from the house above. A large concrete bench has been built on the lip, and a series of concrete steps leads into the pool. The lower waterfall has been widened and rebuilt by natural stream rock and concrete construction, and a flood gate has been built into one side of the waterfall. To enhance the tropical effect, planter boxes made of stream rocks and concrete have been built above the pool and blend perfectly with the natural rock walls rising above the stream bed. The third stream (Moole Stream) flows under the entrance drive and is crossed by the massive coral rock bridge described above.

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The basic structure is in good condition, but both the house and grounds have been allowed to "run down" for the past 20+ years, and complete painting and some repair and restoration work is needed, to include a replacement of the current roof which leaks badly. Since 1957, in addition to being allowed to "run down", there have been several minor alterations made to the building, e.g., the addition of doors in several of the interior archways, the addition of iron bars to the upstairs foyer handrailing, construction of wooden and cement block enclosures on the upstairs loggia, construction of wooden and concrete counters in both the upstairs and downstairs foyers, installation of vinyl covering over wooden and stone floors, installation of modern overhead lighting, erection of screened and glassed doors in the portico archways and in the breezeway, removal of a balcony from the eastern side of the house, construction of an additional room off the drawing room, construction of concrete ramps over slate stairways, installation of wooden gates in outdoor wall openings, placement of concrete blocks on granite lip of reflecting pools, etc. These alterations are currently in the process of being removed, and the house is being restored to its original state. With the exception of the removal of the balcony, no major structural changes or alterations have been made.

The total amount of land within the nominated area is 1.906 acres (83,029 square feet), which includes the house, all of the grounds, the front and rear entrance drives, and the three natural streams.

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CONTINUATION SHEET LIHIWAI ITEM NUMBER 8 PAGE 1

Disregarding the meaningless architectural bits and pieces of bygone eras and far off locales, these architects created buildings that, above all else, belonged to the city of Honolulu. And so a regional architecture, heretofore evidenced solely during the days of grass houses, emerged boldly and absolutely onto the scene. It was an architecture sympathetic to the environment, an architecture with comprehensible scale, solidity, and comfort. It was thoughtfully studied indoor-outdoor space relationships, it was the bursting open of the heretofore rigid and formal plan. It was a mindful choice of materials, it was the utilization of shady courtyards and it was the introduction of oriental design motifs cautiously combined with the major building elements.<sup>2</sup>

Landscape Architecture:

The beautifully proportioned grounds, with their separate sections on different elevations containing bluestone walls, slate stairways, streams, waterfalls, enhanced natural pools, tiled reflecting pools, granite walkways, a "Chinese Garden" (with fountain and moon gate), flagstone paving, trees, flowering plants and grass are some of the most magnificently planned and formally executed grounds attached to any private residence in Hawaii. The coral walls and the massive bridge of hand carved coral blocks forming part of the entrance drive are themselves architectural masterpieces.

Politics/Government:

The house and all other improvements were built by George Robert Carter, 2nd Governor of the Territory of Hawaii (1903 - 1907). George Carter was appointed Governor by President Theodore Roosevelt in 1903, and prior to that he had been a Territorial Senator and Secretary of the Territory of Hawaii. Throughout Theodore Roosevelt's presidency, George Carter was one of his close friends and chief advisors on Hawaiian affairs. His father was Henry A. P. Carter, diplomat and Hawaiian Minister to Washington from 1883 to 1891, and Dean of the Washington Diplomatic Corps. (See attached copies of biographical sketches of George R. Carter and Henry A. P. Carter from the book "The Story of Hawaii and its Builders", edited by George F. Nellist and published by the Honolulu Star-Bulletin, Ltd., Honolulu, 1925.)

Economics:

The house and all other improvements were built by George Robert Carter, who was a Director of C. Brewer and Co., one of Hawaii's oldest and largest corporations, an organizer and manager of Hawaiian Trust Co., an organizer of the Hawaiian Fertilizer Co., and a member of the Hawaiian Sugar Planter's Association. His father was Henry A. P. Carter, head and 2/3 owner of C. Brewer and Co. (See attached copies of biographical sketches of George R. Carter and Henry A. P. Carter from the book "The Story of Hawaii and its Builders", edited by George F. Nellist and published by the Honolulu Star-Bulletin, Ltd., Honolulu, 1925.)

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The name of the estate is derived from two Hawaiian words, "lihi" meaning "edge", and "wai" meaning "water", thus "lihiwai" - "water's edge", which describes the natural setting of the property with its three streams. Major Hawaiian estates were usually given such descriptive names.

George Robert Carter and his wife, Helen Strong Carter, lived in the house and used it as their private residence from the time of its completion (1928) until their deaths (George R. Carter - 1933; Helen S. Carter - 1945).

1 & 2 Geoffrey W. Fairfax, The Architecture of Honolulu (Norfolk Island and Honolulu) p. 9

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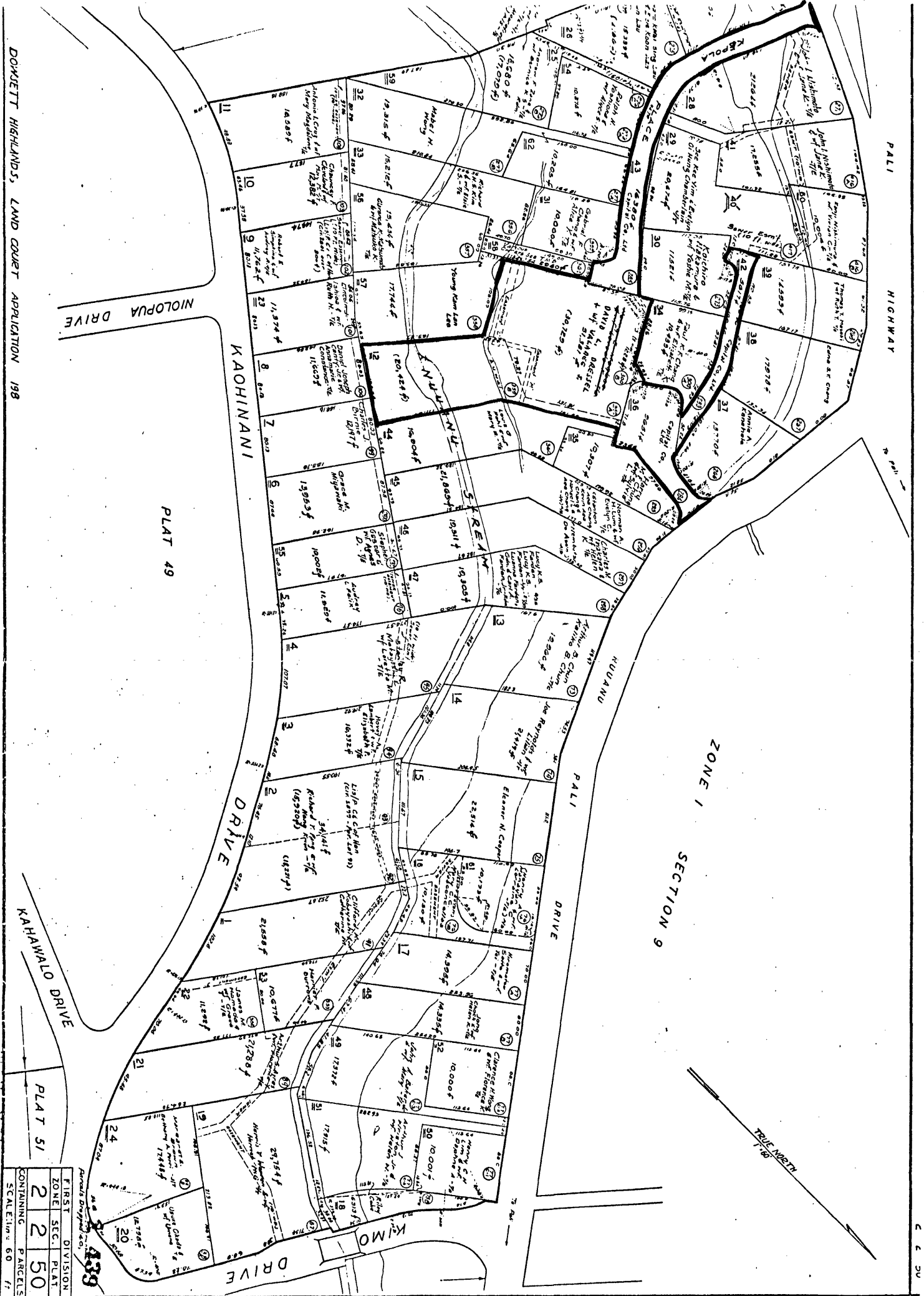
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5. Honolulu Advertiser, November 28, 1928
6. Honolulu Star-Bulletin and Advertiser, February 24, 1980
7. Archives, State of Hawaii
8. Hawaii State Library
9. Hawaiian Mission Children's Museum Library
10. Interview: George Robert Carter III, April 22, 1980



439	PLAT 49	
439	PLAT 51	
2	2	50
CONTAINING PARCELS		
SCALE 1/8" = 60' ±		

DOUGLASS HIGHLANDS, LAND COURT APPLICATION 1988

DEC 3 1980