

NATIONAL HISTORIC LANDMARK NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

WASHINGTON PLACE

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United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

1. NAME OF PROPERTY

Historic Name: Washington Place

Other Name/Site Number:

2. LOCATION

Street & Number: 320 South Beretania Street

Not for publication:

City/Town: Honolulu

Vicinity:

State: Hawai'i

County: Honolulu

Code: 003

Zip Code: 96813

3. CLASSIFICATION

Ownership of Property

Private: ___

Public-Local: ___

Public-State: X

Public-Federal: ___

Category of Property

Building(s): X

District: ___

Site: ___

Structure: ___

Object: ___

Number of Resources within Property

Contributing

3

1

4

Noncontributing

2 buildings

___ sites

___ structures

___ objects

2 Total

Number of Contributing Resources Previously Listed in the National Register: 1

Name of Related Multiple Property Listing: N/A

Designated a National Historic Landmark

MAR 29 2007

by the Secretary of the Interior

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4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, 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.

Signature of Certifying Official

Date

State or Federal Agency and Bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- Entered in the National Register
- Determined eligible for the National Register
- Determined not eligible for the National Register
- Removed from the National Register
- Other (explain):

Signature of Keeper

Date of Action

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6. FUNCTION OR USE

Historic:	Domestic	Sub:	Single Dwelling
			Multiple Dwelling
	Government		Diplomatic Building
Current:	Recreation and Culture	Sub:	Museum

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Mid 19th Century: Greek Revival

MATERIALS:

Foundation: Stone (coral)
Walls: Stone (coral) and Wood
Roof: Synthetic
Other:

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Summary

Washington Place is nationally significant for its association with the theme “Changing Role of the United States in the World Community.” The property is also nationally significant for its close association with the life of Queen Lili‘uokalani, its most prominent and long-lived resident, a significant figure in the history of the United States. Originally constructed in 1844-47 by a wealthy American trader, Captain John Dominis, the home served as the U.S. Legation under United States Commissioner Anthony Ten Eyck following the Captain’s disappearance at sea in 1846. In 1848, Ten Eyck named the mansion of the widow Dominis, “Washington Place” in honor of George Washington.

Located in close proximity to ‘Iolani Palace (NHL, 1962), Washington Place was the home of the last reigning monarch of the Hawaiian kingdom, Queen Lili‘uokalani, from the time of her marriage in 1862 to John Owen Dominis until her death in 1917. The political and social changes that occurred in Hawai‘i from the 1840s through the nineteenth and twentieth centuries, converged upon Washington Place. In 1893, the constitutional government of the Hawaiian Kingdom was overthrown in a coup d’état. In 1898, Hawai‘i was annexed to the United States, and two years later, formally became a territory. Washington Place is also significant in later becoming executive mansion for the territorial governors (1919-1959), and, after Hawai‘i became the fiftieth state of the Union, the Governor’s mansion of the state of Hawai‘i (1959-2002).

Describe Present and Historic Physical Appearance.**Washington Place (contributing building)**

Washington Place is a two-and-one-half story, coral stone and wood frame, multi-mass Greek Revival house located in Honolulu, Hawai‘i. According to archival records, the original block was constructed in 1844-47. The home was built by designer-builders for an American merchant, Captain John Dominis. The foundation, lower walls, and lower square columns in circumference of the original block are composed of coral stone. The original block’s upper floor is wood frame, sheathed with ship lap siding. The home faces southwest, but for this description, the front will be designated as the south elevation. The home’s original design was in alignment with period French-Creole Greek revival houses typical in the Deep South, along the lower Gulf Coast region of the United States. The original design features included an almost square two story core surrounded by a peristyle, a two tiered verandah, Tuscan columns (upper floor), symmetrical openings, and a central primary entrance with a fanlight and sidelights. The home has a hipped roof with synthetic, composite shingles. Historic photographs and archival records indicate that the house’s roof was originally sheathed with wood shingles (American longleaf pine). The original block of the home has a full cellar. The setting is urban. The home is surrounded by a generous lawn stocked with a wide variety of plants and large trees, some dating to the nineteenth century that provide relief from the urban environment. The nominated property includes the house and its entire surrounding lot as shown on the accompanying map.

South Elevation

The south elevation provides the primary entrance to the home. The original Greek revival block can be easily distinguished from the eastern additions on this elevation. One of the more prominent features of this elevation is the porte-cochere. According to historic photographs and the collection of drawings of the home, the porte-cochere was added in 1921-22 when the building underwent a major renovation. The original Greek revival block still retains its two-tiered verandah. The lower verandah is accessed by a set of granite steps, which are believed to be the originals. The lower verandah floor is now composed of scored concrete. Photographs from the nineteenth century indicate that the verandah floor was originally composed of cut stones.

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The primary entrance is decorated with a fanlight and sidelights. According to historic images and documents related to the house's history, the fanlight and sidelights are original to the home. The front door is composed of solid koa wood and has mid-twentieth century origins. The flanking French doors on this elevation provide access to the interior spaces of the home and to the interior from the verandah on all sides (i.e. the original block of the home has no real fenestration-the openings in the walls are all doors). According to historic photographs, these double French doors have been the type doors on the house since at least the late nineteenth century.

The lower, outer walls of the house's original block are composed of coral stone. According to historic photographs and nineteenth century construction documents, the coral stones were parged and scored to resemble a finely cut stone. The walls are now painted.

The lower level, square columns are composed of coral stone and may be the originals. The frieze on the lower level is a twentieth century replacement. The millwork (i.e. the door surrounds and casements) is colonial revival in style and represents twentieth century replacements. According to historic photographs, the original millwork of this home was more in alignment with the Greek revival style of bull's eyes and fluted casements.

The upstairs verandah decking is composed of tongue and groove wooden strips. The wood frame walls are sheathed with ship-lap siding. The original siding style was traditional American clapboarding. The three entrances on this elevation are of the same type French-paneled doors that are found around the house. The upper verandah's Tuscan columns are a mixture of solid, turned ones and columns made of slats of wood. There is a possibility that the solid columns may be the originals.

The ceilings of both upper and lower verandah are made of strips of T & G wood.

The upper frieze and cornice are twentieth century replacements. The hipped roof of the home is the original form and is now covered with synthetic, composite shingles.

At the eastern end of the original block of the home is an ell (called the "Glassed Lanai" when constructed) added during the 1921-22 renovation. According to oral history, the space was used as a lounge, a reception room, and dance hall. The walls are composed of concrete columns in antis that provide the framing for the wooden, multi-pane, triple hung windows. The walls of this addition (i.e. the "Glassed Lanai") are composed primarily of windows.

The easternmost addition, a covered terrace (called the "Open Lanai" when constructed) was added in 1953. Designed by Albert Ely Ives, this flat roofed structure is supported by square, wooden columns and was designed to emulate the Greek revival style. The base of this lanai is a concrete slab that was originally presented in an acid washed finish.

Resting atop the flat roof of the "Glassed Lanai" is an integrated pavilion that was constructed in 1987. This replaced a smaller addition, called a "sitting room", constructed in 1959. The walls of the pavilion are composed of columns in antis and are sheathed with ship lap siding. The fenestration is a regular pattern of six-over-six, double-hung, wooden windows. This pavilion is a replacement of a similar structure dating from the early twentieth century.

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East and North Elevations

The eastern elevation of this home is a busy, rambling combination of the "Open Lanai," the "Glassed Lanai," and portions of the rear ells.

The eastern and northern elevations of the home are practically obscured by wood frame additions added in the early twentieth century. The ells began here as a single story addition for a breakfast room, kitchen, pantry and service related spaces. The breakfast room, renovated in the 1980s, is lighted by multi-pane colonial revival tripartite windows. At the pantry, a service access is provided via a plain wooden and screen door. The second level of the primary ell was added in 1929 to provide additional bedrooms and baths.

The upper floor windows (six-over-one, double hung wooden windows) are equipped with metal awnings. The lower level of the primary ell is sheathed with vertical, T & G siding; the upper floor is sheathed with ship lap siding.

One of the multiple jogs off the primary block provides for the Dining Room, just off the main house and added during the 1921-22 renovation.

West Elevation

The west elevation of the house is recognizable from its original design intent, but the house has two additions that have overtaken small portions of the open verandah on both levels. The upper one third of the verandah, at its northern end, was screened in during the mid-twentieth century and was called a 'sleeping porch'. A small portion of the lower verandah has been enclosed as a security station. According to oral history, this enclosure was built as an office for the governor in 1953. The remainder of the verandah is open and contains the same elements as the front elevation (i.e. the coral columns, the scored walls, the French doors and the Tuscan columns).

Interior

The interior of Washington Place retains its original Georgian floor plan. The lower level still retains its four parlors with a central hall that accommodates the grand staircase made of koa wood. The parlors, however, are less defined as the walls and folding doors were removed in the twentieth century, having pronounced pilasters at the corners of the parlors instead. The floors are tongue and groove oak strips of wood running east to west. The walls are a combination of coral stone and wood sheathing. The rooms' decor (i.e. wall hangings, materials, colors, and finishes) are a reflection of a 1970s renovation. From a detailed physical examination of the grand staircase, it appears to be an early twentieth century replacement. The bathroom at the western (Ewa) hallway is believed to have been added in the late nineteenth century. Historic photographs support this theory.

The upstairs of the main block retains a basic resemblance of its Georgian floor plan, except that the cross hallways were overtaken in the early twentieth century for closets and bathrooms. The upper floors are composed of tongue and groove strips of Douglas fir.

The master suite of the home faces the ocean at the home's south-west elevation. Pocket doors separate this suite from another bedchamber at the southeast portion of the main block. The two other bedchambers are in the northern portion of the home. A single egress on the northern elevation allows access onto the rear lanai (now enclosed).

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The additions to the house result in a rambling and asymmetrical plan that allows for multiple bedrooms and baths to stem off the original block. The materials in these areas (i.e. wall sheathing, carpet, and finishes) are a reflection of the late twentieth century.

New Governor's House (non-contributing building)

The current governor's residence is a two-story, contemporary residence. The home is situated approximately sixty to seventy-five feet from Washington Place on property that was added to the Washington Place grounds in 1951. The house is constructed on a post-and-pier foundation with lattice foundation skirts. The house's style is a very common rendition of contemporary home construction on O'ahu from the 1990s through 2006. The house lends itself to the Ranch style with a strong horizontal emphasis and a hipped roof. The house was constructed in 2002 from private funds raised by the Washington Place Foundation and the citizens of Hawai'i. The house borrowed some design elements from Washington Place such as the wrap around verandah on the first floor, square columns, the porte-cochere, and the French doors. The house's fenestration is composed of primarily double sets of aluminum windows with applied muntins that give the appearance of six-over-six-double hung windows. The house is sheathed in a composite wood-fiber/polymer siding with an eight-inch reveal. The hipped roof is sheathed in asphalt shingles. The house encompasses approximately 6,000 square feet and is painted white.

Laundry Building (contributing building)

Constructed during the territorial period, the laundry building is a single story, reinforced concrete building with a wood frame shed roof. According to the site plans of Washington Place throughout the twentieth century, the laundry building was constructed in 1924 on land that was historically part of the Washington Place grounds. The utilitarian style structure occupies approximately 850 square feet. The building rests on a concrete slab foundation. The building's fenestration is composed of jalousie windows at the clerestory height. The building is accessed on its 'Ewa side by a single, central door composed of metal panels. According to the 1924 drawings of the structure, the building originally had a recessed five-panel door.

Garage (contributing building)

Constructed during the territorial period, the garage, located just to the northwest of Washington Place, is a single story, reinforced, rectangular concrete building. According to the site drawings of Washington Place throughout the twentieth century, the garage was constructed in 1946-49 on land that was historically a part of the Washington Place grounds. This building is built in the footprint of a previous building that stood here from the early 1920s-1946 that was first called the 'garage' and then later the 'servant's quarters.' The earlier structure had a hipped roof. The existing garage has a flat roof with a parapet wall. The exterior walls of the structure are finished with sandy concrete stucco.

The building originally had two large car bays. Circa 2002, however, the southern portion was enclosed and made into a security station. The building has functioned since 2002 as an office/lounge for the executive protection staff of the governor and a car garage. The building has a full length, integrated concrete awning on its eastern elevation. The building encompasses approximately 1,100 square feet.

Tennis Court (contributing structure)

Constructed during the territorial period, the tennis court, located at the north-west corner of the property was constructed in 1929 on land that was historically a part of the Washington Place grounds and formerly occupied

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by a carriage house, servants' quarters and other structures. It was resurfaced in 1981. The court is surrounded by a chain link fence with privacy inserts.

Storage Shed (non-contributing building)

The storage shed is a single story, utilitarian styled concrete stucco building. The structure is covered with a gable roof composed of pre-sanded nominal wood timbers. According to the site plans of Washington Place this shed was constructed in 1992.

Grounds and Landscape

A cultural landscape report of the property has not been conducted as of the date of this nomination but is pending. From all evidence available at present, it appears that the lot that the house was constructed on is intact (i.e. the lot has not been overtaken or diminished in size); the footprint of the lot, however, has been enlarged since the nineteenth century.

The original grounds of Washington Place were planted by Mrs. (Captain) John Dominis, the first private garden in Honolulu. An 1895 *Pacific Commercial Advertiser* article states "To Mrs. Captain Dominis, more than to any other person, is due the present beauty of Honolulu. The first imported tree was planted by her in the grounds of Washington Place..." In her writings in *Hawaii's Story by Hawaii's Queen*, Lili'uokalani writes of Washington Place "...its front is distant from the street far enough to avoid the dust and noise. Trees shade its walls from the heat of noonday; its ample gardens are filled with the choicest flowers and shrubs; it is, in fact, just what it appears, a choice tropical retreat in the midst of the chief city of the Hawaiian Islands." Upon her return to Washington Place following her imprisonment at 'Iolani Palace, she wrote "The orchids, the violets, the chrysanthemums, the geraniums, were still in bloom, and seemed to greet me with joy, expressive as silent. Bunches of red bananas hung from their stalks, clusters of yellow Loquat [sic] plums danced in the sunshine, and the bright red berries of the coffee-tree drooped down gracefully, waiting to be gathered."

The grounds, during the time of the occupancy by Mrs. Dominis and Lili'uokalani, had many shrubs and trees, creating much more privacy around the house than is currently available. Historic photographs from 1910 and the 1920s show the site much more heavily landscaped. The front walkway leading from Beretania Street to the front door was lined with short shrubs as well as taller plantings of many varieties, some over head-height. Several large trees, including banyan, Norfolk pine, and royal palm trees, were on either side of the front walk. Five to ten foot-high plants such as palms were located around the house. Even the HABS photographs from 1966 shows a row of tree ferns and other plants along the front of the house, blocking the view into the front and diamond head side lanais. These plantings made the house much more private than it currently is; today there are dense, relatively low plantings adjacent to the house, hedges at the perimeters and relatively few trees between.

In 1926, thirteen cast iron lampposts were installed. These lampposts were manufactured by Smyser Royer Co., of York, Pennsylvania, and are still extant on the site. The Hawaiian Electric Company received \$4,985 for constructing a lighting system for the grounds, consisting of "ornamental lights on the entrance and existing fence posts and ornamental iron lamp posts placed at the most advantageous locations around the roadways. All the wires are underground and the lights are connected in groups which can be turned on from a cabinet in the house. Ornamental concrete gate posts with concrete curbing between was constructed by day labor along the Beretania Street side of the grounds."¹ The lights added on top of each of the six concrete entry posts along

¹ Superintendent of Public Works, 1926, 8.

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Beretania Street were octagonal cast-iron lanterns. The drawings for the installation of the lighting system indicate the concrete posts as existing, but the public works report describes them as part of this project – perhaps they were done simultaneously but the posts were built by another contractor. The posts, fence, and gate at the entrance were moved back for the 1944 widening of Beretania Street. In 1945, new wrought-iron gates at the Beretania Street entries were built and installed. Undated photos from Governor Farrington's album, likely from the mid- to late 1920s, show the front walk from Beretania Street to the front door, and the driveway, as being sandy and unpaved.

In 1929, during the term of Governor Lawrence McCully Judd, a monument created from a large stone found in Ka'imukī was erected near the front gate on Beretania near Richards Street. It commemorates the "cementing [of] friendships and good will and the relegation to oblivion of remembrances of differences occasioned by the change of monarchy for a republic." Inscribed on the plaque are the words of *Aloha 'Oe*, Queen Lili'uokalani's most famous musical composition. The tablet, set near the Beretania Street gate to Washington Place, was unveiled by John Owen Dominis, and his sisters Sybil and Virginia Dominis, children of the Queen's adopted son, John Aimoku Dominis. The memorial tablet was commissioned by the *Honolulu Star Bulletin*, designed by Kate Harland Kelley, cast by Gorham of New York, and set into a boulder that was found in Ka'imukī. Its dedication was on the anniversary of Queen Lili'uokalani's marriage to John Owen Dominis.

A 1930 summary of a public works project describes work completed at Washington Place grounds as a brick walk from Beretania Street to the front entrance and a brick court at the former parking space on the 'Ewa side of the building. Also completed was grading at the corner by Miller and Beretania Streets, which was then planted with lawn and shrubbery, "consisting of 180 varieties of hibiscus, durante [sic], elephant grass and five coconut trees. The front has been cleared of a good deal of the cluttering of planting and made into two lawns. The shrubbery on Beretania Street has been changed to coffee, ti, api [sic], lawae [sic] ferns, Bostonian ferns, crotons and spider lilies. On the 'Ewa border, ti leaf and Christmas berry trees have been planted. In the back, the circular roadway has been eliminated and the grounds planted to oleander, sugar cane and ti leaves, palapali [sic] ferns, plumeria, hibiscus, begonia, panex [sic] hedges and duranta [sic]." In December 1929, 120 coral hibiscus cuttings were started at the government nursery for planting at Washington Place, and in March 1930 a magnolia tree was shipped from Hilo for planting.

Throughout Governor Judd's residence in the early 1930s, yard work was done at Washington Place by inmates from O'ahu Prison. They installed a sprinkler system and plantings.² Governor Judd initiated a round of improvements for the Washington Place grounds in 1929. Honolulu landscape architects Catherine Jones Richards and Robert Oliver Thompson were asked by the governor to submit a plan for "the improvement of Washington Place." They offered to produce a plan for the grounds for \$250, and for an additional \$250 to supervise the work, which was accepted by the governor and the Superintendent of Public Works, Lyman Bigelow. A sketch of this work for the mauka area of the property survives in DAGS plan archives.

Correspondence between Governor Judd and Lyman Bigelow indicate that plans for a proposed sprinkler system for Washington Place were drawn up by the Department of Public Works in 1930. The governor asked Robert Thompson to review the public works irrigation plan and returned his suggested changes to the department, with instructions to incorporate them as appropriate and to start the installation of sprinklers around the brick garden immediately. Lyman Bigelow replied that he felt the public works plan was fine as planned, "I can see no reason for changing our lay-out, unless it is for the purpose of saving some of the planting that has already been done, as out water distribution is far superior."³ However, there is no indication that any sprinkler installation

² Superintendent of Public Works, 1931-1934.

³ Gov 7-14, Judd, personal communication, Department of Public Works, Grounds, Washington Place folder, Hawaii.

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other than the area around the brick garden was carried out that year. A Department of Public Works plan dated April 1932 shows a proposed sprinkler system for the grounds, the area around the brick garden labeled "These sprinklers are now in (DAGS plan archives)."

A short paper prepared ca. September 1930 about Governor Judd's efforts to reconstruct the Washington Place grounds notes that "three Mu-ylang trees, the only plants known to have been actually planted by the Queen [Lili'uokalani], were trimmed and cared for." Five of these trees (listed as "Mew Lang") appear on an August 1929 ground plan of Washington Place by the Department of Public Works. Three were located near the porte-cochere and two to the rear of the lanai.⁴ The paper also describes the Chinese bowl at the fountain in the brick garden. According to the paper, the bowl "had recently been unearthed from the garden and recognized as having belonged to the Queen, probably presented to her by a Mandarin of China, as it is an extremely old and valuable piece of porcelain and possibly reached Honolulu nearly 90 years ago."⁵

This report also indicates that a brick garden had been constructed on the diamond head side of the house by 1930. Site maps dated from 1932 show a fountain at the diamond head side of the garden. The 1953 renovation project included the construction of an open covered lanai in the location of the brick fountain; apparently at that time the Chinese bowl, dragon, and part of the brick structure from the fountain were moved to the diamond head side of the site. Presumably the brick walks from the front gate to the porte-cochere and from the back (mauka) side of the house out to the tennis court were constructed at the same time. Photos dated 1931 show the mauka brick walk, and the brick structure with the Oriental ceramic bowl and dragon. Another photo dated 1931 shows a bamboo parabolic arch trellis at the mauka brick walk; it is unknown how long this trellis remained there.

A 1945 map shows a fern garden on the makai side of the enclosed lanai, and a "ginger patch" on the mauka side. Lawn areas are shown on the diamond head side of the house, and on either side of the brick walkway and driveways at the front of the house. "Hedges and plants" are shown along the Beretania and Miller Street fences.

During Governor Ingram Stainback's wartime administration (1942-1951), the city and county of Honolulu proposed to widen Beretania Street. In March 1944 the Superintendent of Public Works, Benjamin Rush, wrote Governor Stainback asking his concurrence with the city and county proposal. Some trees were to be removed and the Lili'uokalani (Aloha 'Oe) Memorial was to be "shifted to the rear of the kamani tree and that one kamani tree is to be left standing in the sidewalk area just in front of this plaque." The fence was to be removed and reconstructed.⁶ Plans produced by the city and county, dated February 10, 1944 show that the curb was to be set back about 10' and a number of trees removed, four "dragon's eye" trees from the area between the brick path and the east gate, and two tamarind trees east of the east gate. In July it was reported that all the trees except one tamarind would be spared.⁷ Although Governor Stainback gave his approval for the work to be done during the months of June and July 1944 when he was to be away from Washington Place, the widening was not undertaken by October 1945. A plan of the grounds dated that month shows the six trees still at the Beretania fence.⁸

Plans dated 1948 show the installation of an ornamental iron fence along the Beretania and Miller Street sides of the property. The existing gates, posts, and small portions of fence between the posts on either side of the gates

⁴ Gov 7-14, Judd, Public Works, Grounds, Washington Place folder; and DAGS plan archives.

⁵ Gov 7-14, Judd, Public Works, Grounds, Washington Place folder.

⁶ Gov 9-38, Stainback, Miscellaneous, Washington Place folder.

⁷ *Honolulu Advertiser*, July 15, 1944.

⁸ Gov 9-38, Stainback, Miscellaneous, Washington Place folder.

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were retained. The drawings call for the installation of a new decorative metal fence to be installed on top of an existing concrete curb along both streets, to span between existing concrete posts on the Beretania Street side, and between existing granite posts on the Miller Street side. According to a *Honolulu Star Bulletin* article, the project included the removal of a barbed wire fence installed during military rule in WWII, and was done by Home Welding Co. for \$3,630.⁹

Drawings dated 1950 show the installation of an ornamental gate at the Miller Street entrance to the property. The gate was made by using the fence removed to create the entrance, and extending the bottom rickets to make it taller. Two concrete gateposts were constructed with lights on the top.

A 1963 *Honolulu Star Bulletin* article describes a “garden group” that the wife of Governor John A. Burns formed to assist her in making decisions for improving the landscaping on the site.¹⁰ The group included Alice Spalding Bowen, who produced a drawing of a hot house behind the mansion, “incorporating the lattice work typical of the outdoor architecture of the time in which Washington Place was built.”

A 1968 site electrical renovation plan shows a daisy garden just mauka of the “greenhouse” (just mauka of Washington Place). It also shows that a pipe-frame trellis was in place leading out to an arbor adjacent to the tennis courts. The trellis is now gone, but a pipe-framed “arbor” still exists at the tennis court entry. In 1999 the brick accessible walkways on the ‘Ewa side of the house, leading from the driveway to the lanai adjacent to the security office, and on the diamond head side of the 1953 lanai, leading to the front driveway, were constructed.

Integrity

Washington Place retains the basic characteristics of a nineteenth century Greek revival home. The features that remain with the house are its lower level coral stone walls and columns circling the house, verandahs, Tuscan columns, fanlight and sidelight entrance, Georgian floor plan, wood frame upper floor, and hipped roof. The greatest changes brought about to the home occurred in the early and mid-twentieth century (i.e. 1921, 1929, 1953 and 1987) when the house had several ells added to accommodate the home’s role as the executive mansion for the governor of Hawai‘i. These ells include an enclosed sunroom on the diamond head side of the home and a single story (1921) and then two-story (1929) wing to allow for a kitchen, bedrooms, and baths to be integrated onto the original symmetrical Greek revival house. The front porte-cochere was added in 1921. In 1953 the “Open Lanai” was added on the diamond head side of the house.

The following features/elements of Washington Place are considered to be character defining and their presence is essential to maintaining the building’s historic integrity as well as the site as a whole:

1. The set back distance from the road and set back distances on all sides of the building from encroaching development as of 2006.
2. The view plane, especially the view to the south (makai).
3. The home’s exterior defining features such as the two tiered, open verandah; its peristyle; the opening patterns within the walls (especially the exterior walls-their shape, size, and location) as it has been displayed since its origins; the fanlight and sidelights (its materials, same patterns as well as the type and

⁹ *Honolulu Star Bulletin*, May 12, 1948, 19.

¹⁰ *Honolulu Star Bulletin*, May 15, 1963, 19.

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- texture of glass); the coral stone walls and coral square columns; the rhythmic pattern of the lower columns; the capital and base profile of all the columns; any original framing timbers (their dimension, species, milling method and joinery); the Tuscan columns (their milling method, profiles, dimensions and rhythmic pattern. The roof form (hipped) and sheathing, including its pitch. The French doors: their panels, pane patterns, type of glass (clear and untinted in the nineteenth century texture of glass), pane size, door height, and hardware (glass knobs with dark bronze hinges). The scoring on the exterior lower walls; the upper floor's wood frame construction and style of siding (i.e. traditional American clapboarding or ship lap siding in Douglas fir wood); the redwood upper verandah railing (its height, construction, baluster profile and grip rail detail); the ceilings of the upper and lower verandahs (i.e. their height and materials, plaster on lath or wooden tongue and groove strips); the home's exterior color (i.e. natural magnesian limestone color on its lower coral walls and/or white on all other surfaces).
4. The home's interior character defining features essential to Washington Place's historic integrity are the arrangement of space (i.e. its Georgian floor plan on both the first and second floors-four distinct parlors on the lower level without any sub-partitioning and four bedchambers on the upper level), the grand staircase made of koa wood (its form, location, design, materials and method of construction from the original staircase or its early twentieth century replacement), hardwood floors in all the rooms and hallways on both levels of the original block and the 'Glassed Lanai' in either American longleaf heart pine, Douglas fir or oak; the stain on the floors (i.e. dark walnut); the ceiling height in all interior spaces (at least 12 feet); the baseboards (their height and milling profiles); the crown moldings (those known to be the originals or the early twentieth century replacements); the style of interior passage doors (paneled solid wooden doors in redwood and/or Douglas fir); the French doors (those at the rear and diamond head side-their panels, pane size, dimension, color (clear and untinted) and texture of glass in redwood or Douglas fir wood; the egress patterns to the exterior and/or additions; a decor that is fitting to a nineteenth century Greek revival home; the full cellar; any original plaster remaining; the facing of the French doors around the house (i.e. how the walls are tapered to allow for the openings in the walls to be rendered); the bull's eyes and fluted door surrounds.
 5. Integrity extends to the landscaping, including the surrounding grounds and the plantings (this includes any original trees, density of growth and open grassy space patterns as will be further defined in an upcoming cultural landscape report).

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State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.

Washington Place is nationally significant for its association with the theme “Changing Role of the United States in the World Community.” The property also is nationally significant for its close association with the life of Queen Lili‘uokalani, its most prominent and long-lived resident, a significant figure in the history of the United States. Originally constructed in 1844-47 by a wealthy American trader, Captain John Dominis, the home served as the U.S. Legation under United States Commissioner Anthony Ten Eyck following the Captain’s disappearance at sea in 1846. In 1848, Ten Eyck named the mansion of the widow Dominis, “Washington Place” in honor of George Washington.

Located in close proximity to ‘Iolani Palace (NHL, 1962), Washington Place was the home of the last reigning monarch of the Hawaiian Kingdom, Queen Lili‘uokalani, from the time of her marriage in 1862 to John Owen Dominis until her death in 1917. The political and social changes that occurred in Hawai‘i from the 1840s through the nineteenth and twentieth centuries converged upon Washington Place. In 1893, the constitutional government of the Hawaiian Kingdom was overthrown in a coup d’état. In 1898, Hawai‘i was annexed to the United States, and two years later formally became a territory. Washington Place is also significant for later becoming the executive mansion for the territorial governors (1919-1959), and, after Hawai‘i became the fiftieth state of the Union, the governor’s mansion of the state of Hawai‘i (1959-2002).

Historic Context

Washington Place is an important historic place within the larger narrative of America’s nineteenth century expansionist history. Washington Place occupies a pivotal role in the nineteenth century history of the extension of United States territory into the Pacific and the rise of the nation as a Pacific power. Beginning with the explorations of continental America, such as the Lewis and Clark Expedition, the nineteenth century American population became more keenly aware of its vast natural resources. New territories were acquired by a variety of methods that included colonization, treaty purchase, and conquest. Hawai‘i’s acquisition is a unique story and stands alone in the history of the United States.

“Manifest Destiny” emerged as a national policy under President James K. Polk’s administration in the 1840s. He urged the American people to answer the call to claim the territory all the way to the Pacific Northwest, to include the Oregon Territory. The question of slavery in America and the Civil War delayed America’s expansion westward until the last quarter of the nineteenth century. Territory gained by the Mexican War and the expansion into the Pacific Northwest yielded high dividends. The United States saw its expansionist policies as essential to its growth, prosperity, and position in the international community as a world power.

Closely tied to economic interests, religious groups viewed these new lands as opportunities for expanding their reach. Christian missionaries had arrived in Hawai‘i by the second decade of the nineteenth century. The missionaries, and moreover their children, successfully established themselves as sugar planters in the Hawaiian Kingdom. Often missionary efforts were financed by wealthy patrons. The Hawaiian population, including its leadership, had for the most part adopted the Christian religion by the later part of the nineteenth century. This decision to adopt Christianity made possible the survival of a remnant of their people and their culture.

By the later decades of the nineteenth century, Hawai‘i was valuable as a key provisioning spot for American ships, a new source of sugar cane production, and a fertile ground for Christian missionaries. The sugar industry in Hawai‘i was adding hundreds of millions of dollars to the United States economy. The McKinley Tariff Act of 1890, however, imposed a tax on foreign-produced sugar. This American tariff was one of the factors that

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accelerated the overthrow of the Hawaiian Kingdom. If Hawai‘i became a United States territory, then it would be exempt from the higher tax imposed by the McKinley Tariff.

Design and Construction of Washington Place

Washington Place was constructed sixty-nine years after the first encounter of the Hawaiian archipelago by British Captain, James Cook, in 1778. Cook’s contact with the Hawaiian Islands soon led to the rapid influx of foreign visitors that began the Western enculturation of the Hawaiian Islands. The large-scale immigration of Europeans from Britain, France, and the United States resulted in a turbulent stage termed by historians as the period of transformation. The westernization of Hawai‘i altered every aspect of the lives of the native population, including religion, law, economics, education, and property rights. European-inspired American building forms as well as developmental patterns, also began to transform the landscape of O‘ahu by the early decades of the nineteenth century. The building up of Honolulu by the new arrivals was a contributing factor in the simultaneous dismantling of the Hawaiian way of life.

The influences of American missionaries, business entrepreneurs, as well as European and American politicians left the Hawaiian Kingdom struggling to maintain a cohesive sense of national and cultural identity. By the 1840s, Honolulu had evolved into a pivotal seaport settlement and was an important link in the global trade between Europe, the United States, and the Far East. During the period in which Washington Place was built, the Hawaiian Kingdom was a constitutional monarchy, ruled by King Kamehameha III, who was the son of the great military leader and progenitor of the unified Hawaiian Kingdom, King Kamehameha I.

Prior to the arrival of Westerners, the Hawaiian population relied upon an agrarian based, isolated, self-supporting economic system. Among the European arrivals were the merchants who introduced Hawai‘i into global trade routes. The merchant class had established itself in Hawai‘i, as it had in America, as an influential segment of the rapidly changing population. The merchant class provided the necessities and the luxuries of the Western culture for the native and new citizens of Hawai‘i. Captain John Dominis, an American merchant, was one of these successful entrepreneurs.

Captain John Dominis, the builder and original owner of Washington Place, was a naturalized citizen of the United States. Born in 1796 in Trieste, Italy, John Dominis immigrated to Boston, Massachusetts, at the age of twenty-three. The following year, in 1820, John Dominis was employed by a merchant, Josiah Marshall. In 1824, he married Mary Lambert Jones of Boston. By 1827 he was given command of the brig *Owhyhee*, bound for the islands for which the ship was named. Captain Dominis was one of the ambitious and enterprising merchants of the fur trade during the early decades of the nineteenth century in the Pacific Northwest. He acquired both fame and notoriety by being the first American to cure and import Pacific salmon for the New England market, by introducing Chilean peaches to the Pacific Northwest, and by offering competition to the Hudson’s Bay Company. As a merchant of fine goods, salmon and hides, he took port in Canton, Macao, Manila, Monterey, Mazatlán, Sitka, and Kamchatka. Captain Dominis relocated his wife and son to Honolulu in 1837. His success as a captain of merchant vessels, especially in the China trade, allowed him to accumulate great wealth and enabled him to construct the opulent mansion now called Washington Place.

Washington Place was constructed during an era in which the Greek revival architecture style was a dominant influence across the United States. Inspired by the ancient classical Greco-Roman forms, this style of architecture was one of the methods of promoting a legitimate, flourishing Republic in the burgeoning United States. After the War of 1812, the United States promoted itself as the new Rome, a new republic based upon the foundations of the Greco-Roman world. This effort was made all the more apparent in the designs of L’Enfant, Latrobe, Mills, and Bulfinch in the creation of America’s capital city, Washington DC.

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During the early decades of the nineteenth century, the Greek Revival movement in domestic architecture was largely promoted by designer/builders using pattern books that included those by Asher Benjamin and Minard Lafever. The Greek revival movement's dominance in American public and private architecture during the early to mid-nineteenth century defined this type of building forms as the "American or National Style."

The design of Washington Place's original block conforms to similar period French-Creole Greek revival houses that were built during the early to mid-nineteenth century, typically found in the southeastern United States, in the former French territories of Louisiana, Mississippi, and Alabama. Washington Place's design is in close alignment with noted Louisiana Plantation homes such as de la Ronde Plantation (1800), Delavigne House (1810), the LaBranch Plantation (1820), and the McCarty Plantation (1807). The house's original exterior Greek revival characteristics include symmetrical massing, a peristyle, a two tiered verandah, Tuscan columns, a classically inspired frieze, symmetrical fenestration, bulls eyes and fluted mill-work, and a central entrance with a fanlight and sidelights.

The original contract to build the Dominis home called for each of the craftsmen to use "all their skill and art to the best of their ability." Many of the materials for the house (lumber, glass, windows, doors and wall hangings) were imported from Boston, Massachusetts, made of the "best stock money could buy." The house was also constructed of local materials such as coral stone and native Hawaiian woods. Like the French-Creole inspired Greek revival houses of the United States, Washington Place's lower level walls were constructed of masonry, with the upper floor composed of wood-frame construction. Washington Place, however, is unique as its lower walls were constructed of coral stone, extracted off the south shore of O'ahu. These coral stones were not presented in their natural state; instead, the coral was finished with a wash and was scored to simulate a finely cut limestone. The house's Tuscan columns were solid turned single pieces of wood; the staircase was made of solid koa, a rare native Hawaiian wood; the roof and floors were composed of American longleaf heart pine; the fanlight and sidelights were leaded glass windows set in decorative metal comes.

No expense was spared to create this grand mansion using the finest materials and constructed by the most skilled carpenters, masons, and painters. Captain Dominis was actively involved in the intricacies of the design, the selection of materials, and the hiring of the best available carpenters, masons and finishers. Washington Place was built by American, Hawaiian, and Italian craftsmen. According to the original construction documents, the Dominis home was built by highly skilled, paid laborers. Captain John Dominis commissioned and entrusted the master carpenter, Isaac Hart, to oversee the construction of his home. The Massachusetts-born carpenter directed the multicultural team of specialists.¹¹

The masons that assisted in the construction of Washington Place worked under the direction of an Italian master mason, Danielli Ganez (in some entries, Daniel Jenner). Under the direction of Ganez, Italian and Hawaiian masons laid the coral foundation, walls, and columns of the main house. The original construction documents convey that Ganez oversaw the making of fired clay bricks that were used in the construction of the main house, the kitchen house, and the bathhouse. The records also state that the masons, under the direction of Ganez, were responsible for the interior plastering, the faux stone finishes, and the painting of the exterior of the house.

Native Hawaiians made great contributions to the home's construction by acquiring raw materials such as clay

¹¹ Archival records indicate that Isaac Hart enjoyed a successful and long career as a "house joiner," beginning his career in Hawai'i as early as 1828. Mr. Hart's skills and abilities eventually led him to become the builder for the Royal families of Hawai'i, constructing the first 'Iolani Palace (ca.1844), another French-Creole inspired structure. 'Iolani Palace would serve as the Royal Palace for five Hawaiian Kings.

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and lumber, making bricks, framing the house, working with the Italian masons to erect the coral foundation and columns, as well as roofing the house. Unfortunately, the Hawaiians involved in the construction were not individually named.

The original construction documents relay a vast amount of details concerning the interior of the home as it was originally constructed. The interior of Washington Place was decorated by a “master painter and glazer,” Israel H. Wright. The archival records reveal that Wright utilized the finest quality wallpapers, paint, glazing, varnishes, and stains to create the highly refined interior of this home. Today, Washington Place is one of the few outstanding surviving examples of nineteenth century Greek revival architecture in Hawai‘i.

Residents of Washington Place

Captain John Dominis was never to enjoy the luxurious home in which he had invested so much of his resources. Dominis was lost at sea in late 1846 on a voyage to China aboard the brig *William Neilson*, just as the house was near completion. His death led to his wife’s decision to convert the lower floor of the home into private apartments to provide for the needs of the household. This chain of events resulted in the house’s conversion from a private residence into a house that would for most of its history serve in an official capacity.

Anthony Ten Eyck, United States commissioner appointed by President James Polk, was the first “lodger” in the Dominis house, where he established the U.S. Legation in 1847. Ten Eyck sought approval from King Kamehameha III to name the house “Washington Place” on the occasion of George Washington’s birthday in 1848. On February 22, King Kamehameha III granted approval and decreed that the name be retained “in all time coming.”

One of the more significant figures in Hawaiian history was also a resident of Washington Place in the mid-nineteenth century. An American, William Little Lee, lived at Washington Place with his wife Catherine from 1849 until 1854. Lee, a Harvard-educated lawyer, was appointed first chief justice of the Hawaiian Supreme Court and in charge of establishing the judicial branch of the new government.

Lee was also appointed to the Privy Council, became the president of the Board of Land Commissioners to Quiet Land Titles, was named the first president of the Royal Hawaiian Agricultural Society, wrote a new criminal and civil Code for the Hawaiian Islands, and drafted the new constitution of 1852. He authored the Great Mahele of 1848, a new land system that changed the centuries-old Hawaiian land stewardship system allowing for the first time private (and foreign) land ownership.

William Little Lee had profound effects on the Hawaiian Kingdom by exerting great influence over King Kamehameha III. Lee convinced the king that American law could be used as a tool to “civilize” Hawai‘i. Through the penning of a legal system based upon the Massachusetts model, Lee affected conformance to America’s legal, economic, and religious way of life. The concept of private ownership of property provided one of the core catalysts of the overthrow of the monarchy.

Home of Queen Lili‘uokalani, the Islands’ Last Monarch

The national significance of Washington Place derives from its role as the private home of the last reigning monarch of the Hawaiian Kingdom, Queen Lili‘uokalani (1838-1917). Serving as the private residence of the Queen, it permits a more intimate look at the Queen than the official palace-residence, ‘Iolani Palace (NHL, 1962). Born of the highest chiefly rank, Lydia Lili‘u Loloku Walania Kamaka‘eha Pākī (Queen Lili‘uokalani) was the daughter of Kapa‘akea and Keohokālole. She was the great-granddaughter of Keawe-a-Heulu, the

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founder of the dynasty of the Kamehamehas. Educated at the missionary-run Chiefs' Children's School, her developmental years were spent in a strict environment that required a high level of achievement and discipline. The close proximity of her school to Washington Place, however, enabled her to make the acquaintance of her future husband John Owen Dominis, the son of the builder of Washington Place. In her adult life, her association with the home is documented as early as 1860 with her courtship by her future husband. Lili'uokalani's association with Washington Place is well supported by archival records, photographs, and in the pages of the Queen's autobiography, entitled *Hawaii's Story, by Hawaii's Queen, Lili'uokalani*, published in 1898. Washington Place was the home at which Lili'uokalani and her husband started their life together in marriage on September 16, 1862.

Born in Schenectady, New York, in 1832, John Owen Dominis grew up at Washington Place. John Owen Dominis held several prominent positions within the government of the Hawaiian Kingdom, including General and Commander of the Armies, secretary to King Kamehameha IV and King Kamehameha V, and the governor of O'ahu and Maui under King Kamehameha V. He died on August 27, 1891.

Lydia Lili'u Loloku Walania Kamaka'eha Pākī was chosen as heir apparent to the throne of Hawai'i in 1877 by her brother, King Kalākaua, and was given the title H.R.H. Lili'uokalani. Upon the death of King Kalākaua in January 1891, Queen Lili'uokalani was administered the oath prescribed by the constitution, making her the sovereign ruler of the Hawaiian Kingdom on January 29, 1891.

Queen Lili'uokalani inherited a kingdom in crisis. By the late nineteenth century, American influence on the Hawaiian Islands had affected practically every aspect of the lives of the citizens. American businessmen occupied key positions within government had diminished the role of the Hawaiian monarch to practically a figurehead within the constitutional monarchy. Several constitutions written during the nineteenth century allowed for most of the political power to be transferred to the legislature, a body dominated by Americans. The government was also a bitterly fragmented entity, with each of the three major political parties setting a different course for the nation.

During the same period, the United States was actively pursuing the role of a new world power in the international community, desiring to establish a permanent station in the Pacific. Pearl Harbor offered the prime strategic location for a permanent American military presence.

By the petition of a great number of Hawaiian citizens, Queen Lili'uokalani proposed a new constitution that would have reinstated the principles from the Constitutions of 1864 and 1887 and would have served to return considerable authority to the monarchy. This action by the Queen was initiated to maintain the security and national identity of the Hawaiian Kingdom.

On January 16, 1893, the Queen's actions prompted a group consisting largely of Americans, backed by the United States military, to stage a coup d'état to overthrow the constitutional government of the kingdom and to establish a provisional government under the leadership of Sanford Ballard Dole, an American who was associate justice of the Hawaiian Supreme Court. Dole became president of the Republic of Hawai'i and sought annexation of the islands to the United States. The United States annexed Hawai'i in 1898 and formally established it as a territory in 1900.

Queen Lili'uokalani protested the occupation of the Hawaiian Kingdom. In the face of overwhelming opposition, and to avoid bloodshed, she made the difficult choice to not resist and yielded her authority not to the provisional government but to the "superior force of the United States" until such time as the government of the United States reviewed the facts presented and reinstated her as sovereign of the Hawaiian Islands.

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Queen Lili‘uokalani persisted with the Hawaiian Kingdom’s right for self-determination and restoration of her constitutional rights. She filed formal protests with the United States government and later led delegations to Washington, DC, where she took residence for periods of time over several years in attempts to restore the kingdom and prevent annexation through diplomatic means with Presidents Grover Cleveland and William McKinley.

In January 1895, Queen Lili‘uokalani was arrested at Washington Place by the then established government of the Republic of Hawai‘i for her alleged knowledge of a resistance against the new ruling powers. Under the threat of violence, Queen Lili‘uokalani was compelled to abdicate the throne of the Hawaiian Kingdom in January 1895 leaving her the last reigning monarch of the Hawaiian Kingdom. Queen Lili‘uokalani was imprisoned at ‘Iolani Palace for a greater part of a year and was tried before a military tribunal. After her release from imprisonment, the Queen was held under house arrest at Washington Place for several months. Her freedoms were curtailed and she was forbidden to leave the islands.

Following the turbulent events of the overthrow, Queen Lili‘uokalani continued to reside at Washington Place, evermore the venerated leader of the Hawaiian people. She remained committed to fulfilling the obligations assigned to her by her lineage as the sovereign of the Hawaiian Kingdom. She promoted the right of the people of Hawai‘i, native and non-native alike, to live under the rule of law and justice. Queen Lili‘uokalani died at Washington Place in November, 1917. Her legacy continues through the Queen Lili‘uokalani Trust which she created in 1909 and today provides for orphaned and destitute children in the Hawaiian Islands.

This unique sequence of events is unparalleled in the history of the United States. Washington Place is a focal point in the history of Hawai‘i and in this chapter of United States history. As an institution of Hawaiian culture and history, the mission of Washington Place is to promote a greater understanding and appreciation of the significant events that occurred here and to foster a greater understanding of Hawaiian and American history.

Home of Territorial Governors and State Governors

In 1918, one year after the Queen’s death, Governor Charles McCarthy made Washington Place his home under a lease arrangement with the Lili‘uokalani Estate. The territorial government purchased Washington Place from the Lili‘uokalani Estate in 1919 making it the executive mansion of the territorial governors of Hawai‘i from that date until Hawai‘i became the fiftieth state of the United States in 1959. Washington Place continued as the governor’s residence until 2002 when a new home was built for the governor, permitting historic Washington Place to be preserved and interpreted. The role of Washington Place and surrounds as the official residence of the governor of Hawai‘i, has allowed the home to receive perpetual care and maintenance by the state of Hawai‘i.

As the official residence of twelve of Hawai‘i’s governors, Washington Place became a symbol of the territory and later the state of Hawai‘i. Some of the more noted governors who lived there were Joseph B. Poindexter (1934-1942) and Ingram M. Stainback (1942-1951). Governor John A. Burns (1962-1974) has also been the topic of published works and is considered to be one of the most visionary and influential figures in twentieth century Hawaiian history. As perhaps the preeminent public building in America’s Pacific outpost, the territorial governor officially hosted on behalf of the President of the United States important diplomatic functions during much of the twentieth century, serving as the site of numerous meetings between United States officials and the leaders of nations from across the world.

Guests at Washington Place included many notable figures, such as Queen Elizabeth II and Prince Phillip of

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Great Britain, Emperor Hirohito and Empress Nagako of Japan, President Zhao Ziyang of China, President Franklin D. Roosevelt, President Harry S. Truman, President and Mrs. Lyndon B. Johnson, King Birenda Bir Bikram Shah Dev and Queen Aishwarya Rajya Laxmi Devi Shah of Nepal, King Hussein of Jordan, President and Mrs. Chun Doo Hwan of South Korea, First Lady Rosalynn Carter, President and Mrs. Ronald Reagan, and President and Mrs. William J. Clinton. The role the home played in diplomatic affairs earned it the name the "Little White House" of the Pacific. The home still serves as the site of official state functions and dinners. Washington Place is now a part of a complex that functions as the official residence of the governor of Hawai'i and is in the developmental stages of becoming a center of culture and history.

Conclusion

Washington Place is nationally significant to the history of the United States as the center of political and social change in Hawai'i from the era of its recognition as an independent nation by the United States (1842) to the chain of events leading to the overthrow of the Hawaiian Kingdom and establishment of a provisional government (1893), to a republic (1894), followed by annexation (1898) and establishment of Hawai'i as a territory (1900), and finally to statehood as the fiftieth state (1959). Through this process, the United States acquired its first Pacific territory. Queen Lili'uokalani (b. 1838 – d. 1917) was a critical figure during this succession of change. Following her death, Washington Place became the official residence of Hawai'i's governors (1919-2002). It is the long history of this house as told through its residents that render it a microcosm of Hawai'i's unique history while providing a greater understanding of the United States in this important chapter of its own history and its emergence as a world power.

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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: # HI0023

Recorded by Historic American Engineering Record: #

Primary Location of Additional Data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other (Specify Repository): Hawai'i State Archives, Bishop Museum, Washington Place Collection

10. GEOGRAPHICAL DATA

Acreage of Property: 3 Acres

UTM References:	Zone	Easting	Northing
A	4	618567	2356747

Verbal Boundary Description: The boundaries for Washington Place are indicated on the accompanying map titled "Washington Place, Honolulu, Hawai'i."

Boundary Justification: The boundary includes the house and its surrounding grounds that have historically been known as Washington Place.

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11. FORM PREPARED BY

Name/Title: Kenneth Hays, Architectural/Social Historian

Address: PO Box 894480
Mililani, HI 96789

Telephone: 808-341-9303

Date: 18 April, 2006

Edited by: Patty Henry and Paul Lusignan
Historians
National Park Service
National Historic Landmarks Program and National Register of Historic Places
1849 C St., N.W. (2280)
Washington, DC 20240

Telephone: (202) 354-2216 and (202) 354-2229

DESIGNATED A NATIONAL HISTORIC LANDMARK
March 29, 2007

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Washington Place, HI. Southwest Facade, HABS, 1966.

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Washington Place, HI, Southeast Elevation, HABS 1966.

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Washington Place, HI. Northeast (rear) Elevation, HABS 1966.

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FIGURES

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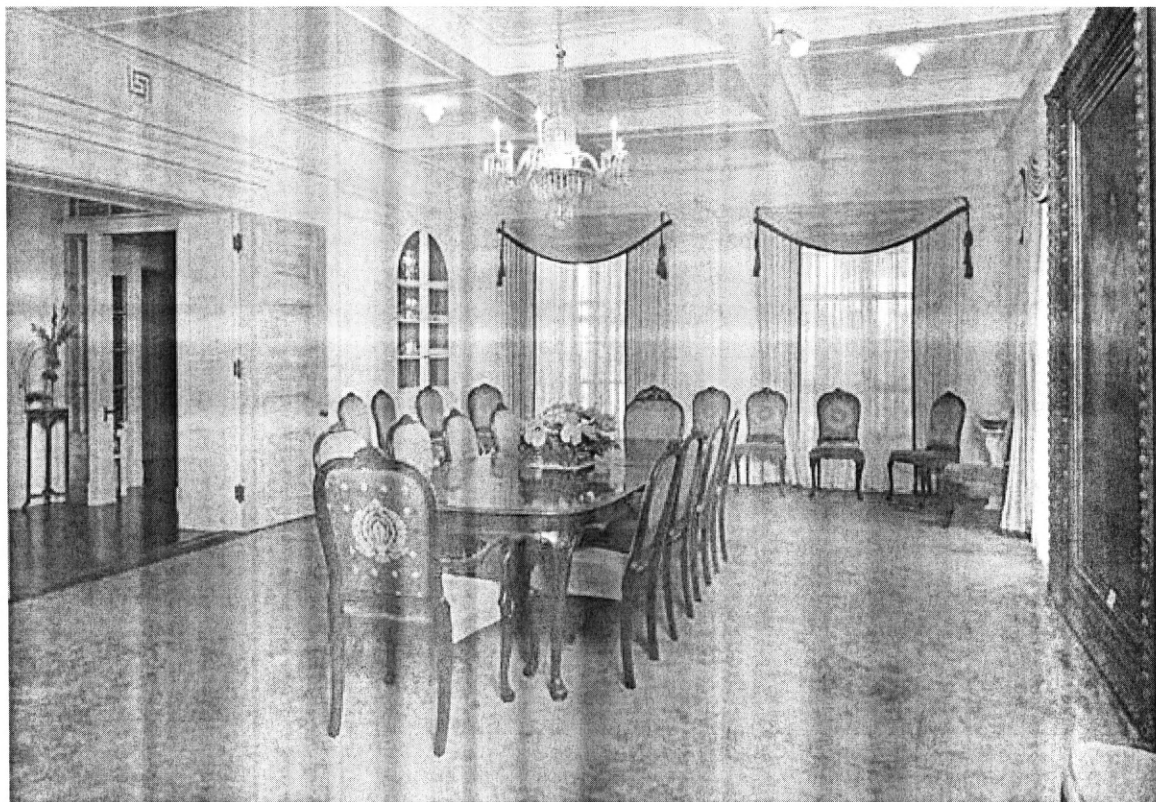
Washington Place, HI, Reception Room (North Front Room), HABS, 1966

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FIGURES

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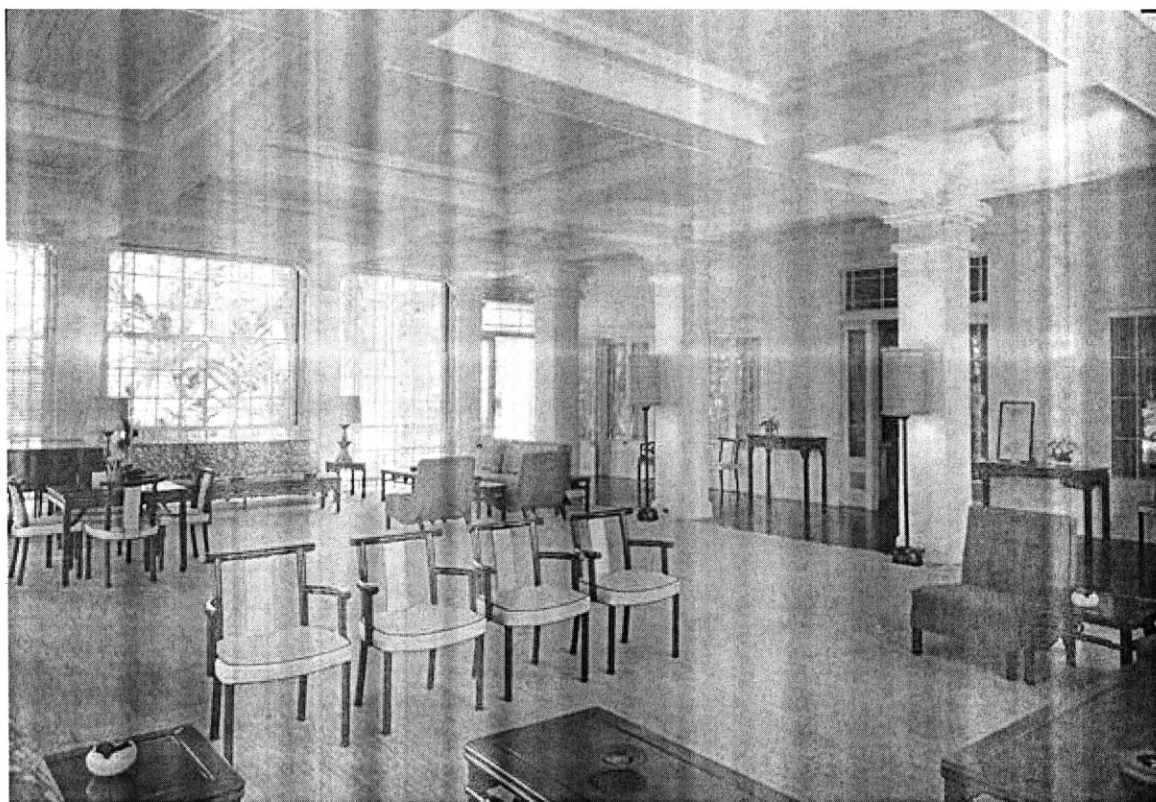
Washington Place, HI. Dining Room (First Floor Rear), HABS, 1966.

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Washington Place, HI. Covered Terrace, HABS 1966.

WASHINGTON PLACE

United States Department of the Interior, National Park Service

FIGURES

National Register of Historic Places Registration Form



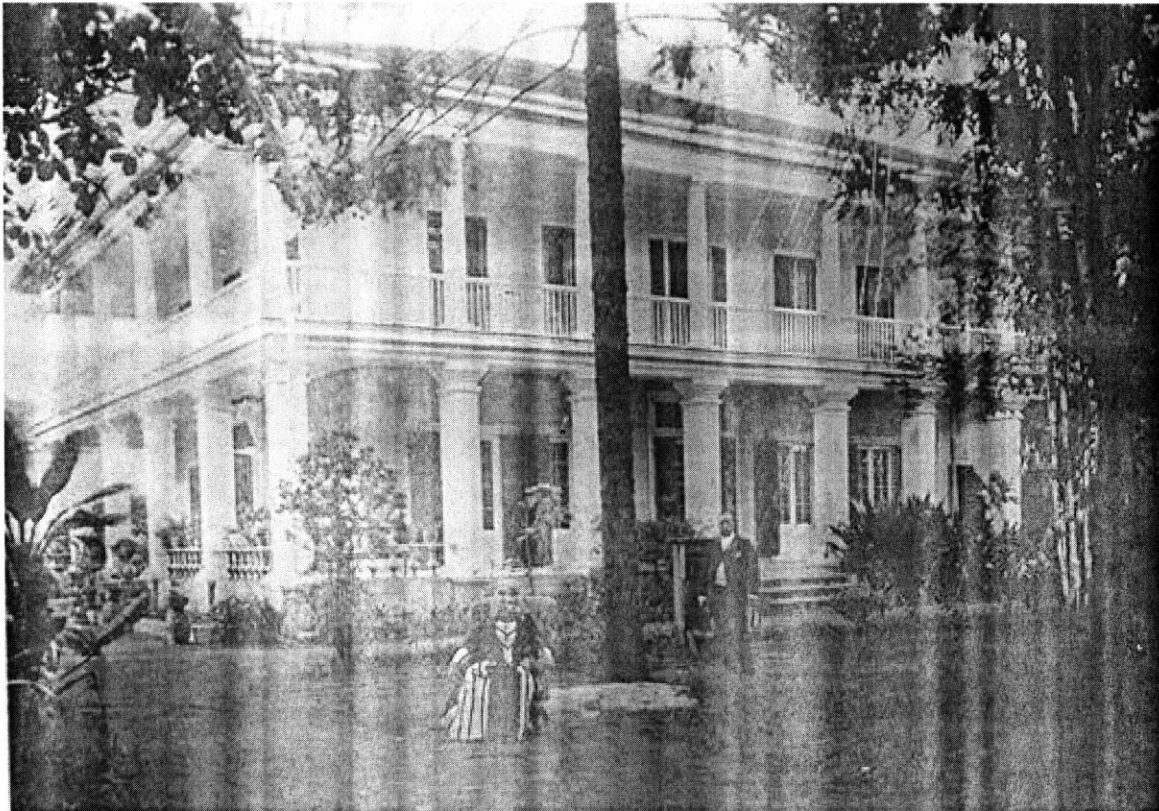
Washington Place, HI. Facade, Photograph in HABS Collection, 1895.

WASHINGTON PLACE

United States Department of the Interior, National Park Service

FIGURES

National Register of Historic Places Registration Form



Washington Place, HI. Queen Liliuokalani sitting on the grounds. HABS Collection Photograph, no date.

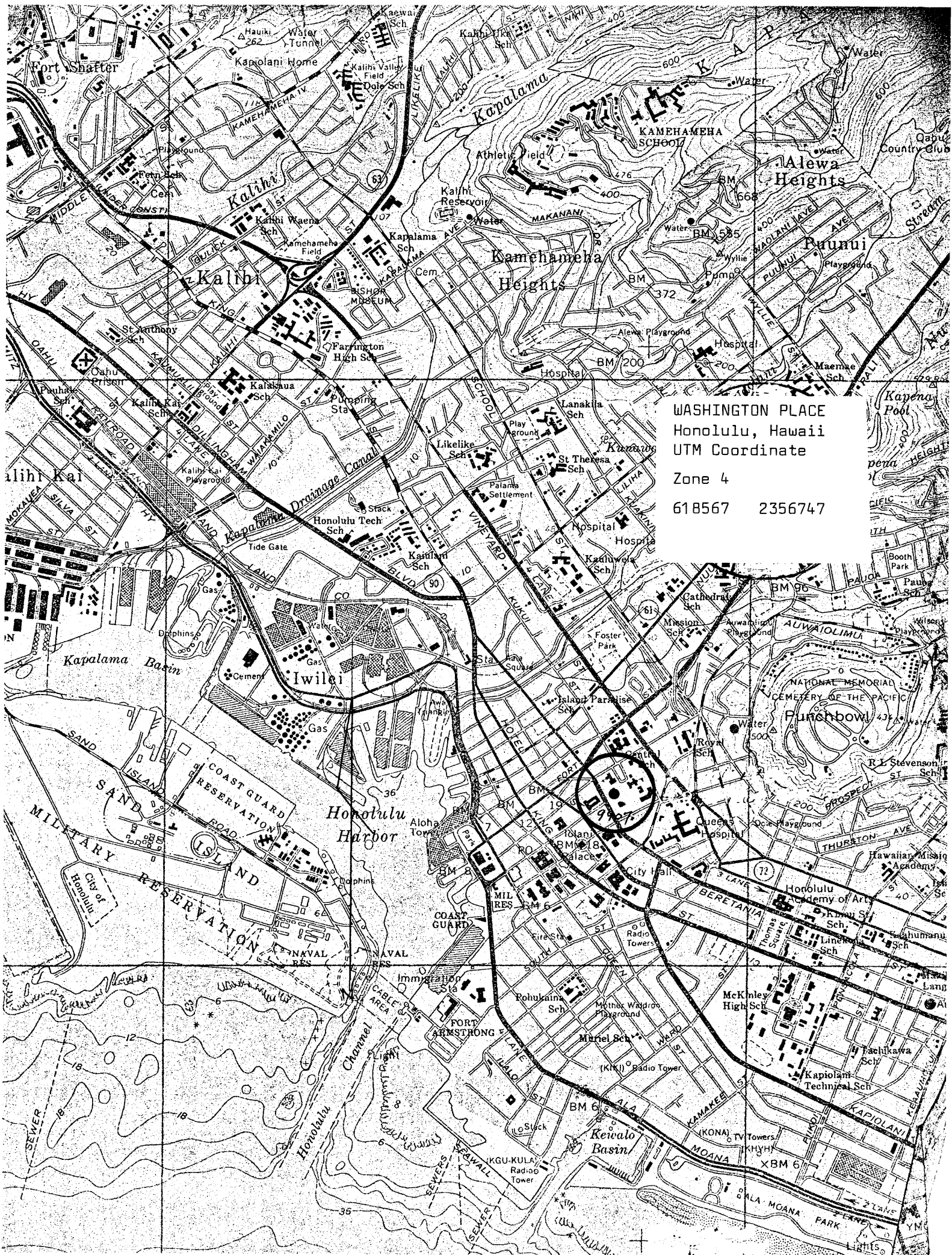


WASHINGTON PLACE
Honolulu, Hawaii
UTM Coordinate
Zone 4
618567 2356747

A

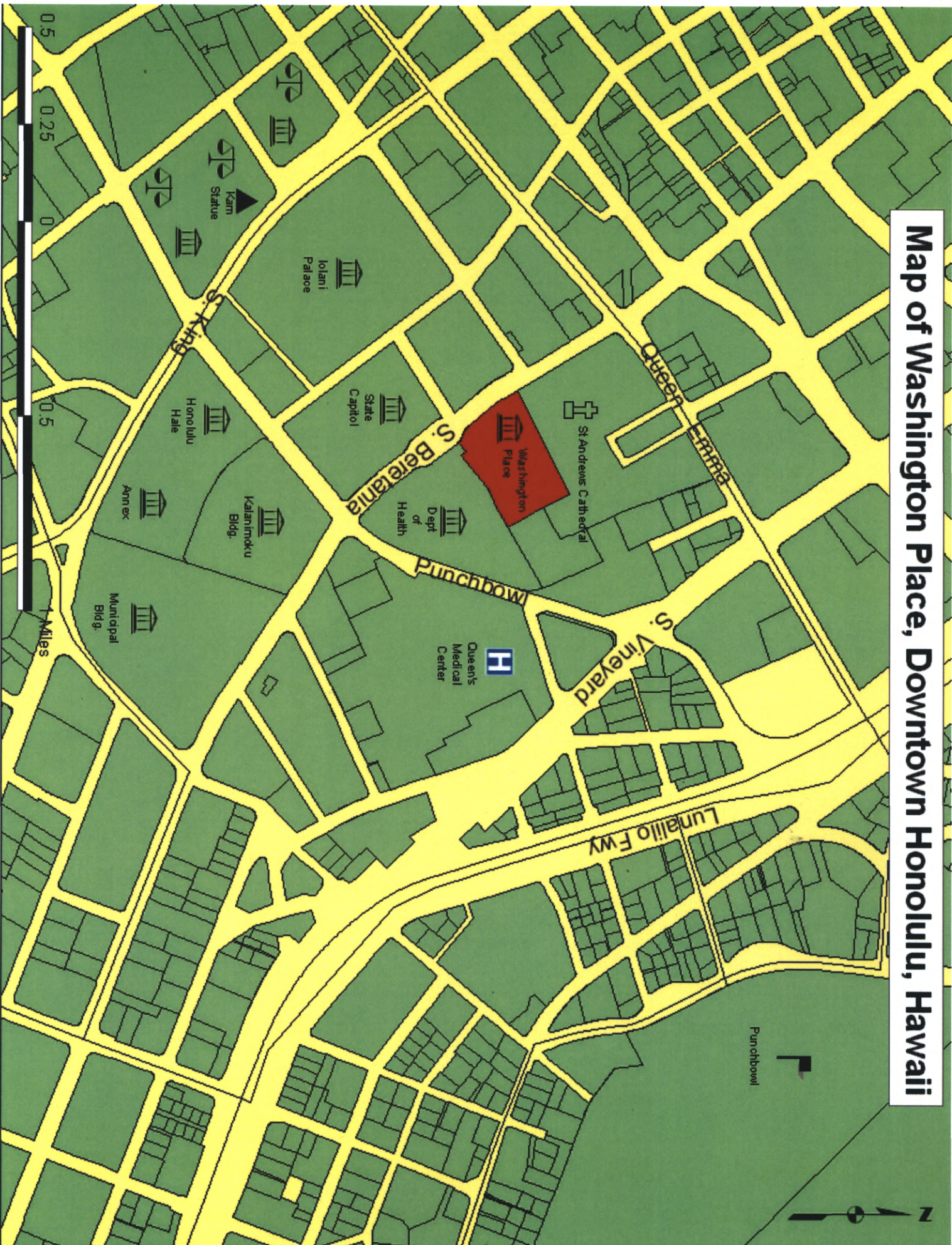
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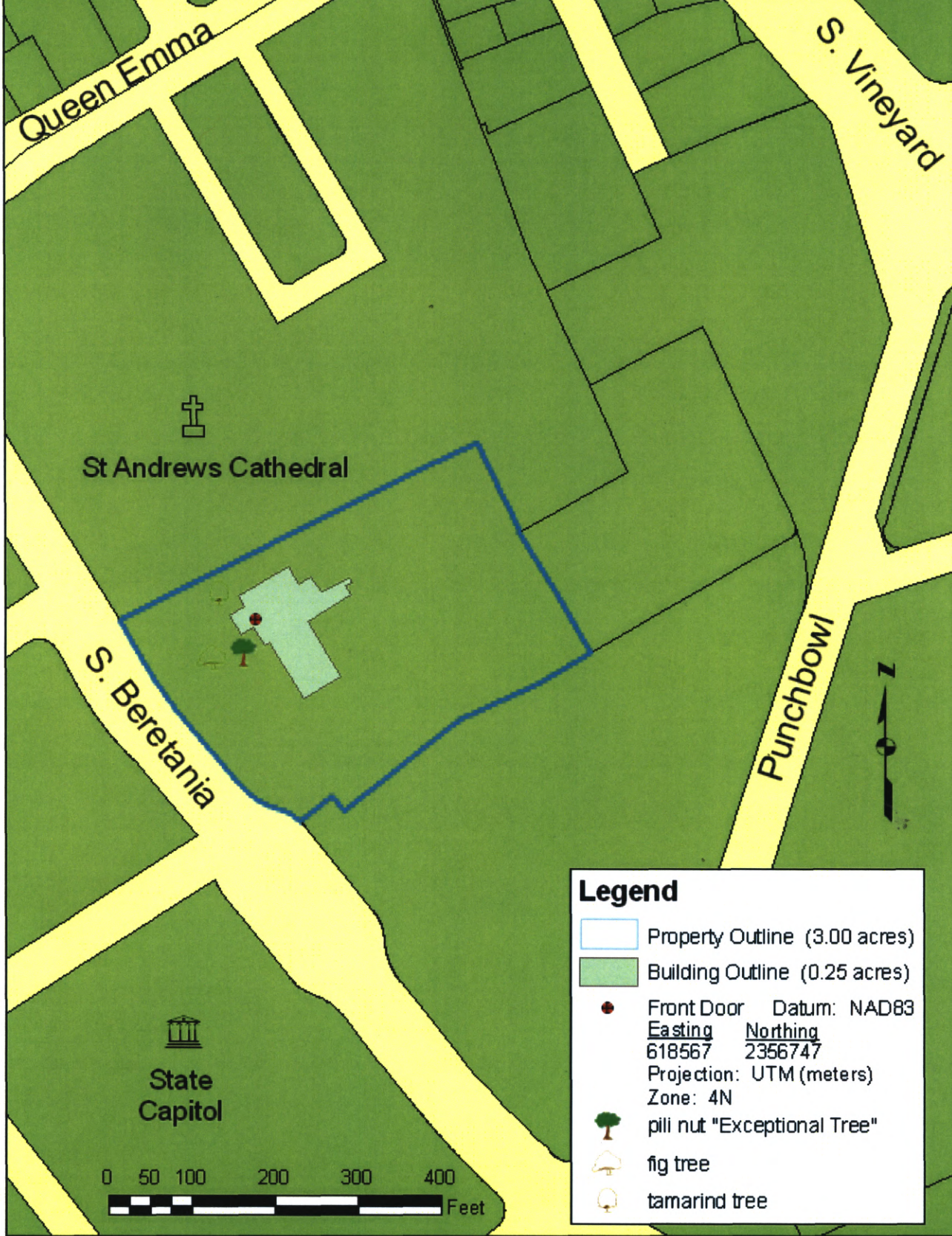


WASHINGTON PLACE
 Honolulu, Hawaii
 UTM Coordinate
 Zone 4
 618567 2356747

Map of Washington Place, Downtown Honolulu, Hawaii



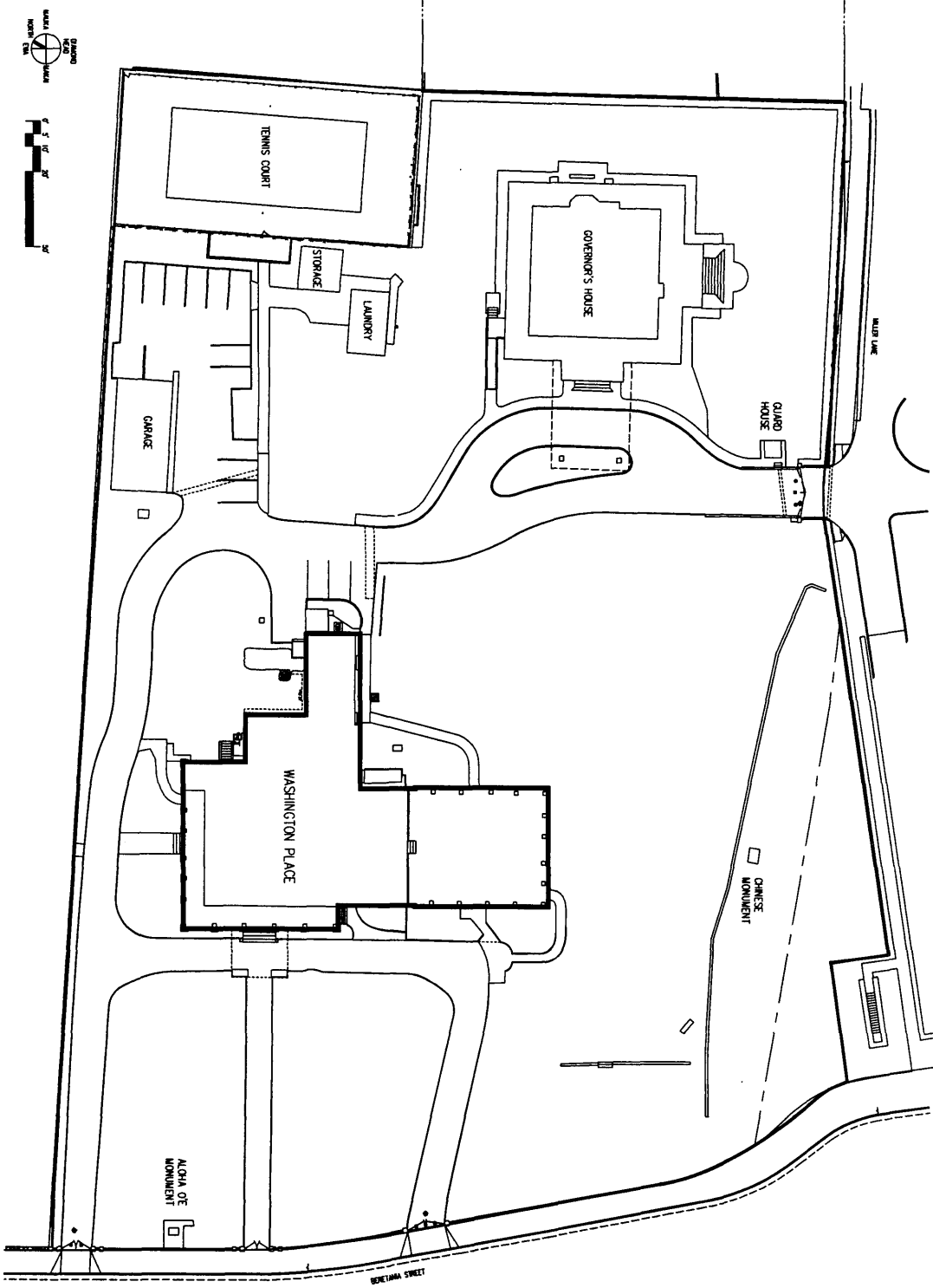
Washington Place, Honolulu, Hawaii

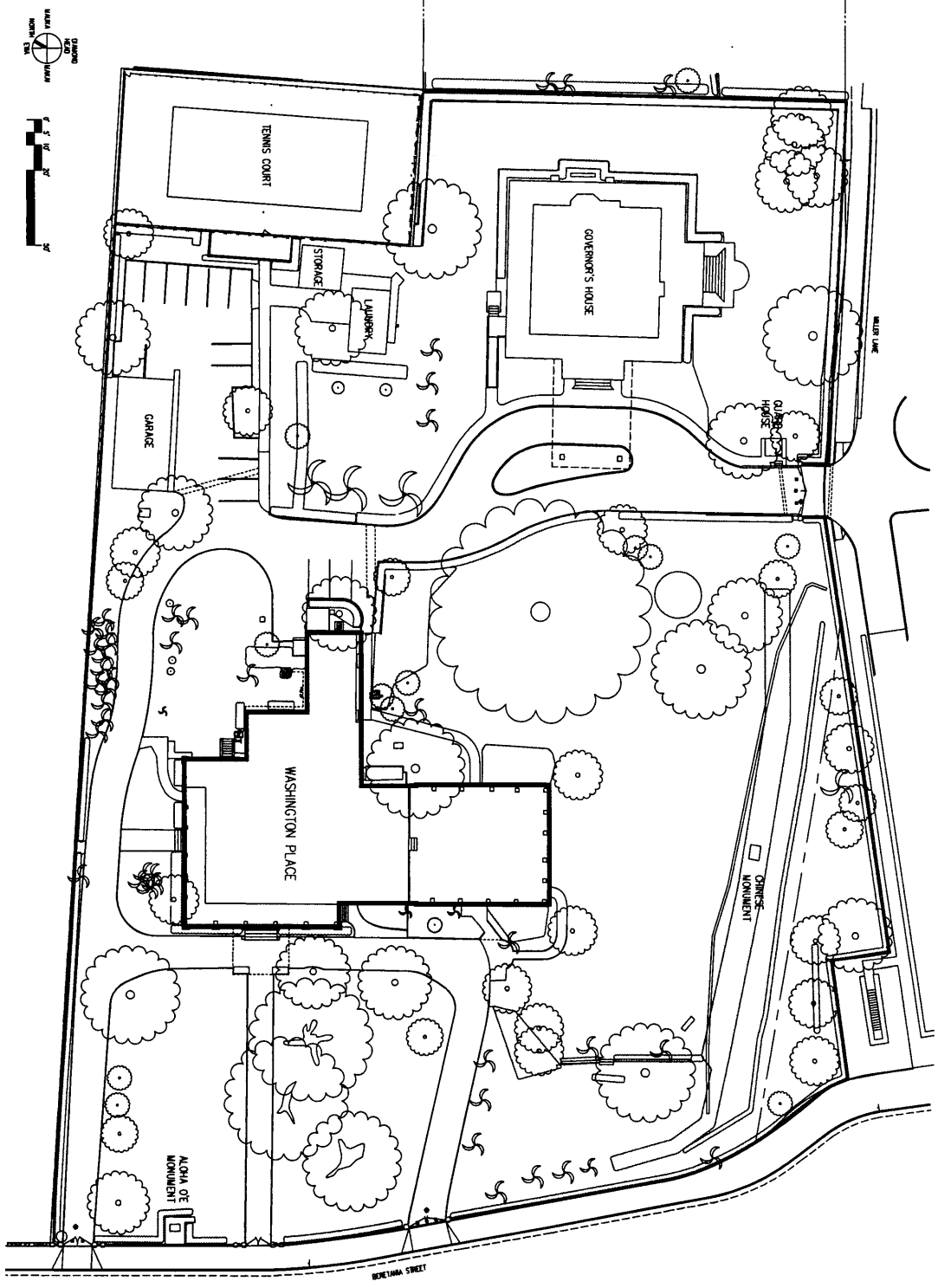


Legend

- Property Outline (3.00 acres)
- Building Outline (0.25 acres)
- Front Door Datum: NAD83
Easting Northing
618567 2356747
Projection: UTM (meters)
Zone: 4N
- pili nut "Exceptional Tree"
- fig tree
- tamarind tree







BERTANI STREET

ADDED 1980s

ADDED 1932

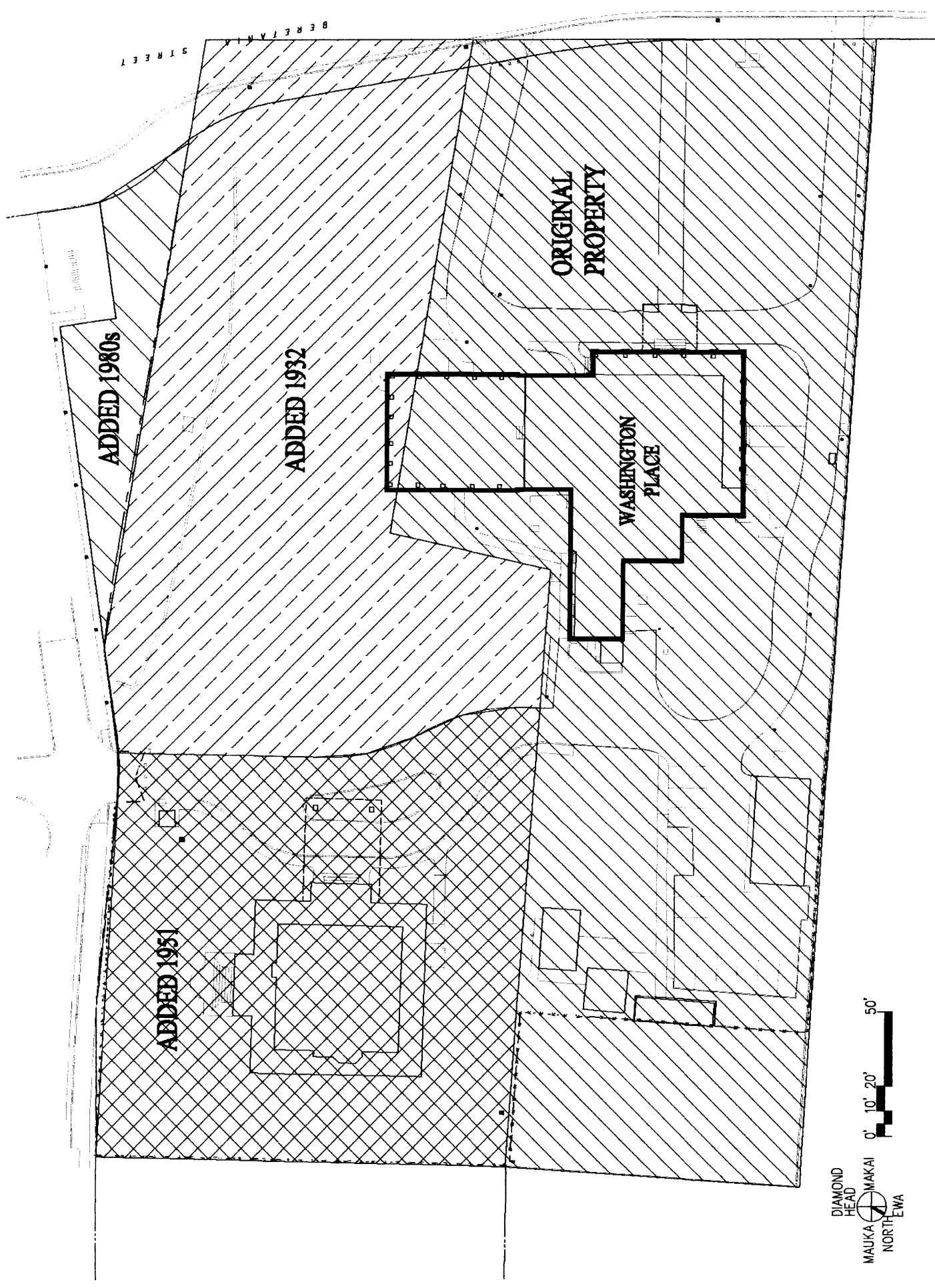
ORIGINAL PROPERTY

WASHINGTON PLACE

ADDED 1951

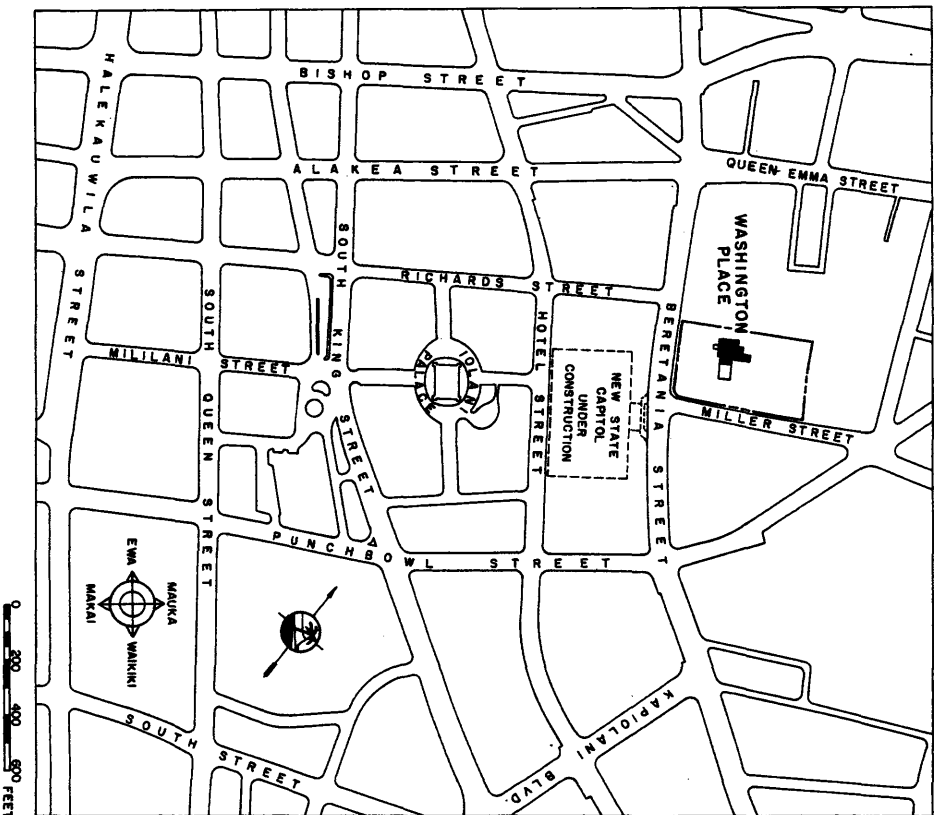
DIAMOND HEAD
 MAUKA NORTH EWA

0' 10' 20' 50'



WASHINGTON PLACE

HONOLULU HAWAII



THE ORIGINAL TWO-STORY HOUSE OF STONE AND WOOD CONSTRUCTION WAS PLANNED AND BUILT IN 1844-47 BY ISAAC S. HART FOR JOHN DOMINIS, A SEA CAPTAIN. THE CAPTAIN WAS LOST AT SEA, BUT HIS WIFE AND SON, JOHN OWEN, CONTINUED TO OCCUPY THE HOUSE. A RESIDENT, THE AMERICAN COMMISSIONER, ANTHONY TENETCK, GAVE THE HOUSE ITS NAME, 'WASHINGTON PLACE', IN 1848.

JOHN OWEN DOMINIS MARRIED LYDIA K. P. KALAKAUA, ON HIS DEATH IN JANUARY 1891, LYDIA BECAME QUEEN LILUOKalani AND RESIDED IN THE IOLANI PALACE. HER HUSBAND, JOHN OWEN DOMINIS, DIED IN AUGUST 1891 AND WASHINGTON PLACE BECAME PROPERTY OF THE QUEEN. AFTER HER IMPRISONMENT FOLLOWING THE REVOLUTION IN 1895, SHE RESIDED IN THE HOUSE UNTIL HER DEATH IN 1917.

WASHINGTON PLACE WAS PURCHASED BY THE TERRITORY OF HAWAII IN 1921, AND SINCE THAT DATE IT HAS BEEN USED AS THE EXECUTIVE MANSION. ADDITIONS AND REMODELING WORK WERE CARRIED OUT IN 1921, 1954 AND 1959.

RECORDED BY THE UNITED STATES NATIONAL PARK SERVICE

THIS PROJECT WAS FINANCED THROUGH THE COLLABORATION OF THE U. S. NATIONAL PARK SERVICE AND THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES, STATE OF HAWAII, AND DEVELOPED UNDER THE DIRECTION OF A. LEWIS KOUE, SUPERVISING ARCHITECT, HISTORIC AMERICAN BUILDING SURVEY, NATIONAL PARK SERVICE.

MEASURED AND DRAWN UNDER THE SUPERVISION OF MELVIN M. ROTSOCH, ARCHITECT, TEXAS A & M UNIVERSITY, BY STUDENT ARCHITECTS, GLENN E. GUNTER, UNIV. OF HAWAII, DAVID M. MAUGHAN, MONTANA STATE UNIV., AND RONALD A. SAIKI, UNIV. OF HAWAII.

DRAWN BY: DAVID M. MAUGHAN 1968
WESTERN OFFICE - NATIONAL PARK SERVICE AND
DEPT. OF ACCT. & GEN. SERV., STATE OF HAWAII
UNDER DIRECTION OF THE NATIONAL PARK SERVICE
UNIVERSITY PARKS DEPARTMENT OF THE INTERIOR

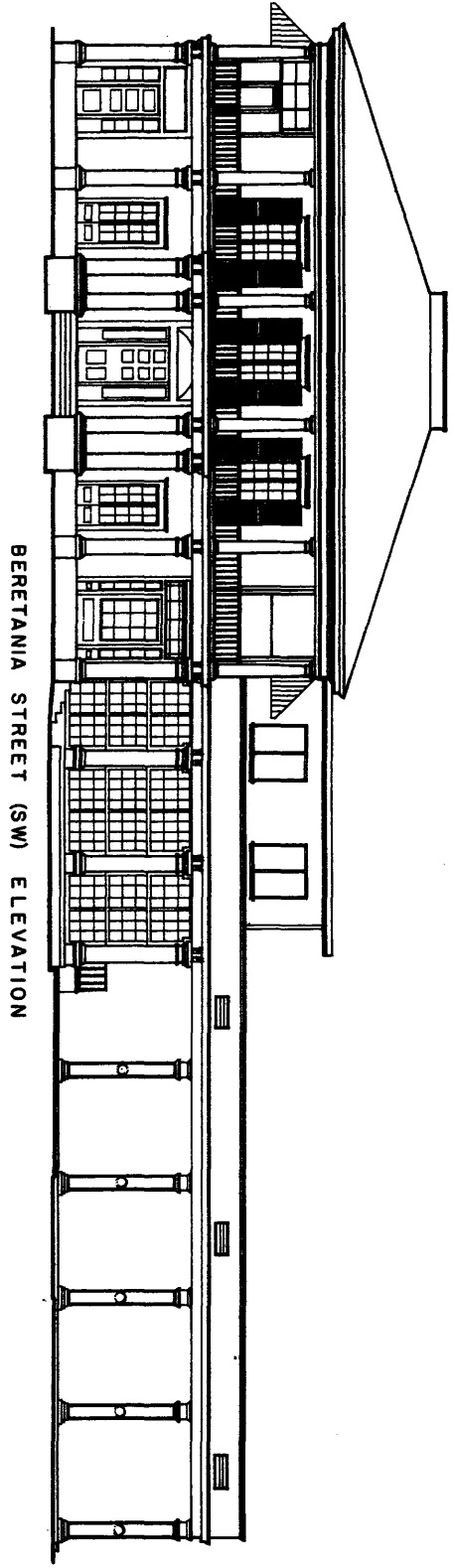
HONOLULU

NAME AND LOCATION OF STRUCTURE
WASHINGTON PLACE
CITY AND COUNTY OF HONOLULU

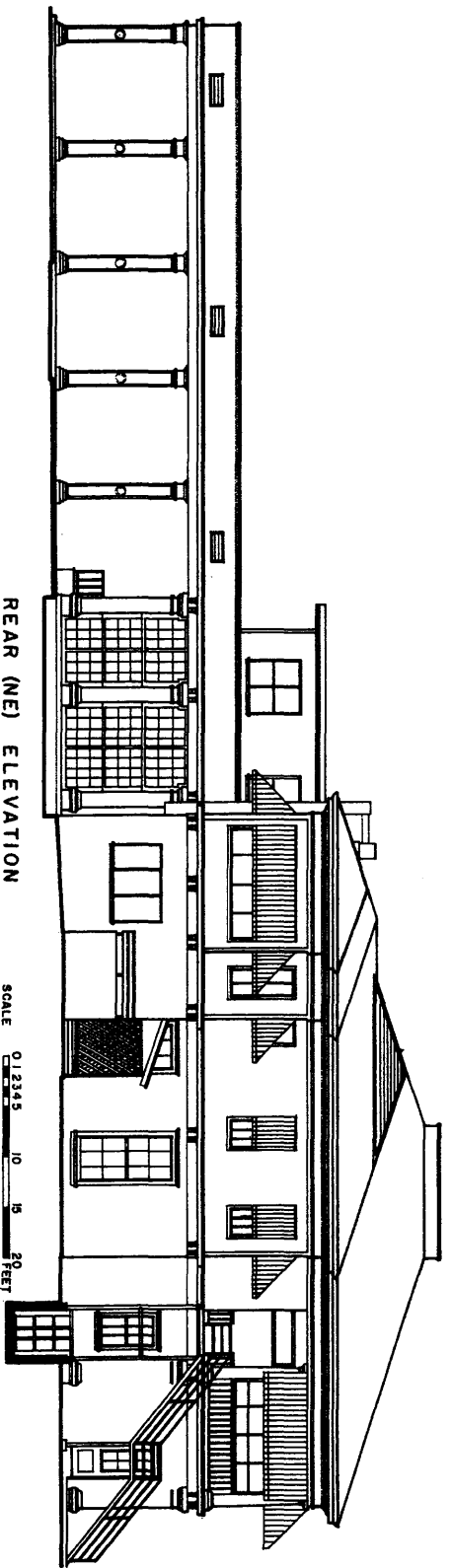
HAWAII

SURVEY NO.
HI - 6

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 1 OF 10 SHEETS



BERETANIA STREET (SW) ELEVATION



REAR (NE) ELEVATION

SCALE 0 12 3 4 5 10 15 20 FEET

DRAWN BY: GLENN E. QUINTER, 1966
 WESTERN OFFICE - NATIONAL PARK SERVICE AND
 DEPT. OF AGRI. & GEN. SERV., STATE OF HAWAII
 UNITED STATES DEPARTMENT OF THE INTERIOR

HONOLULU

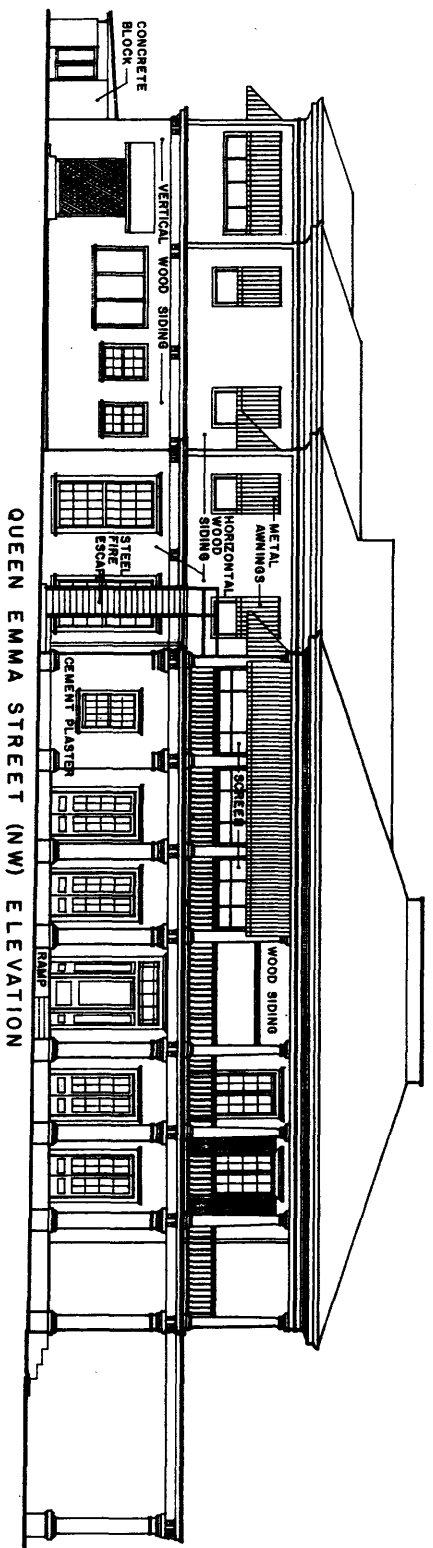
NAME AND LOCATION OF STRUCTURE
WASHINGTON PLACE
 CITY AND COUNTY OF HONOLULU

HAWAII

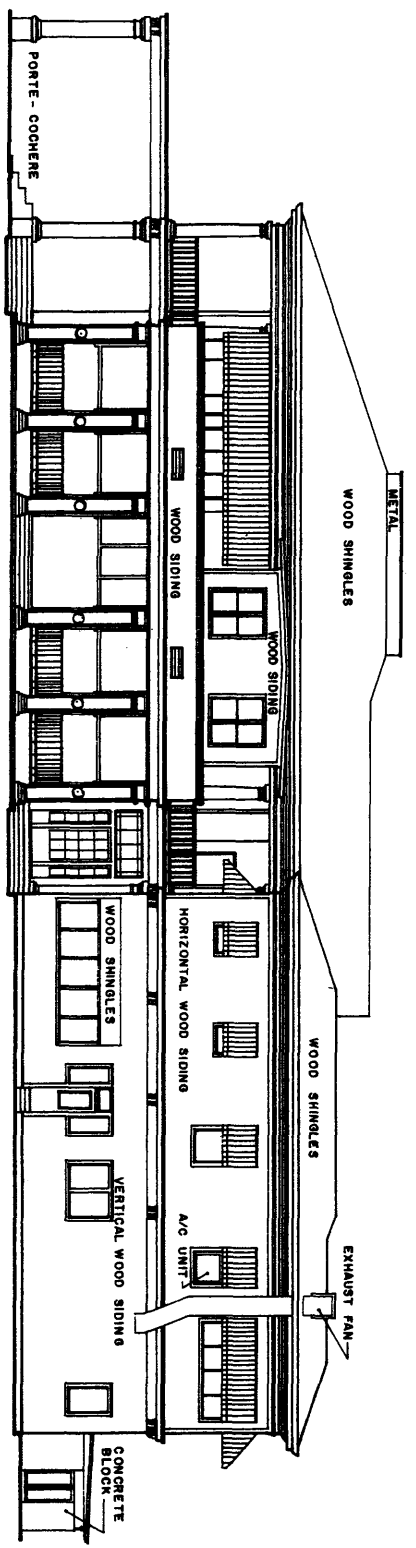
SHEET NO.
HI - 6

HISTORIC AMERICAN
 BUILDINGS SURVEY
 SHEET 5 OF 10 SHEETS

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 National Park Service
 Department of the Interior



QUEEN EMMA STREET (NW) ELEVATION



MILLER STREET (SE) ELEVATION

SCALE 0 12345 10 15 20 FEET

ELEVATIONS

DRAWN BY: GLENN E. QUINTER 1966
 WESTERN OFFICE - NATIONAL PARK SERVICE AND
 DEPT. OF AGRI. & GEN. SERV., STATE OF HAWAII
 UNITED STATES DEPARTMENT OF THE INTERIOR

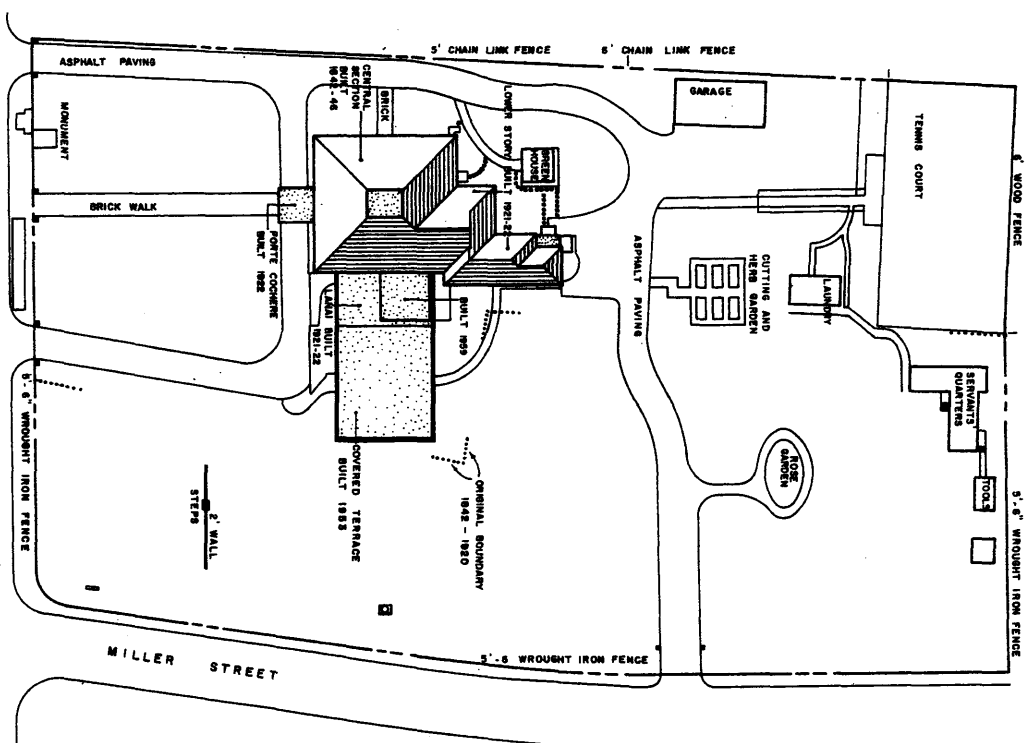
HONOLULU

WASHINGTON PLACE
 CITY AND COUNTY OF HONOLULU

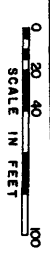
HAWAII

SHEET NO. HI - 6

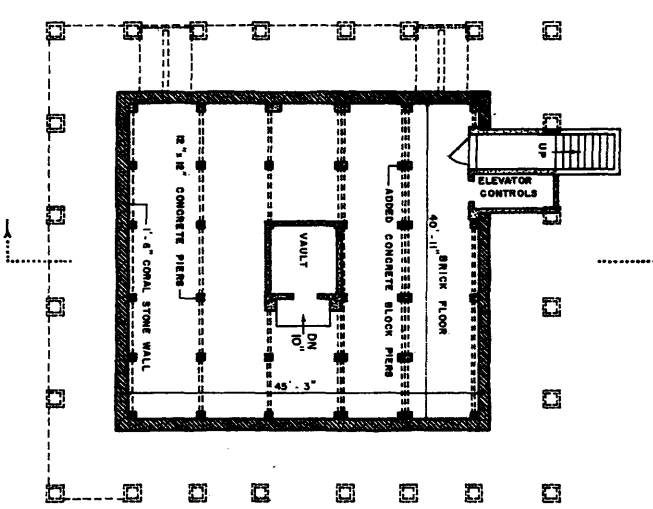
HISTORIC AMERICAN
 BUILDINGS SURVEY
 SHEET 6 OF 10 SHEETS



SITE PLAN



BASEMENT PLAN



DRAWN BY: DAVID M. MAUGHAN 1988
WESTERN OFFICE - NATIONAL PARK SERVICE AND
DEPT. OF ACCT. & GEN. SERV. STATE OF HAWAII
UNION INSPECTION OF THE NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

HONOLULU

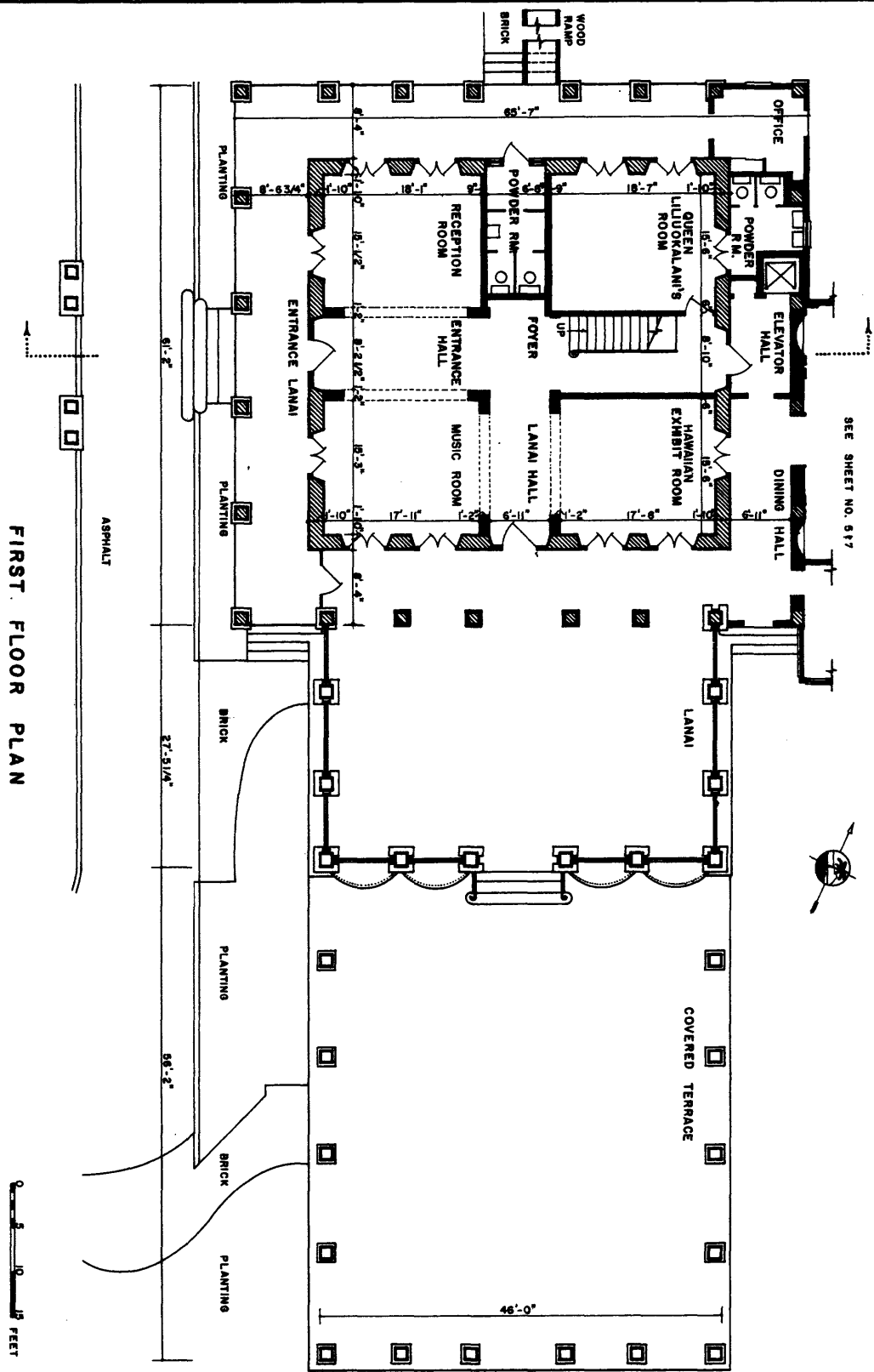
WASHINGTON PLACE
CITY AND COUNTY OF HONOLULU

HAWAII

SHEET NO.
HI - 6

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 2 OF 10 SHEETS

PROJECT NO.
100-100-100-100



SEE SHEET NO. 617

FIRST FLOOR PLAN



DRAWN BY RONALD A. SAKI 1958
 WESTERN OFFICE - NATIONAL PARK SERVICE AND
 DEPT. OF ACCT. & GEN. SERV., STATE OF HAWAII
 UNDER SUPERVISION OF THE ARCHITECT
 UNDER THE SUPERVISION OF THE ARCHITECT

HONOLULU

HAWAIIAN TERRITORY OF HAWAII
WASHINGTON PLACE
 CITY AND COUNTY OF HONOLULU

HAWAII

SHEET NO. HI-6

HISTORIC AMERICAN
 BUILDINGS SURVEY
 SHEET 3 OF 10 SHEETS

UNITED STATES
 DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE

DRAWN BY: RONALD A. SARKI, 1988
 WESTERN OFFICE - NATIONAL PARK SERVICE AND
 DEPT. OF AGRI. & GEN. SERV., STATE OF HAWAII
 UNITED STATES DEPARTMENT OF THE INTERIOR

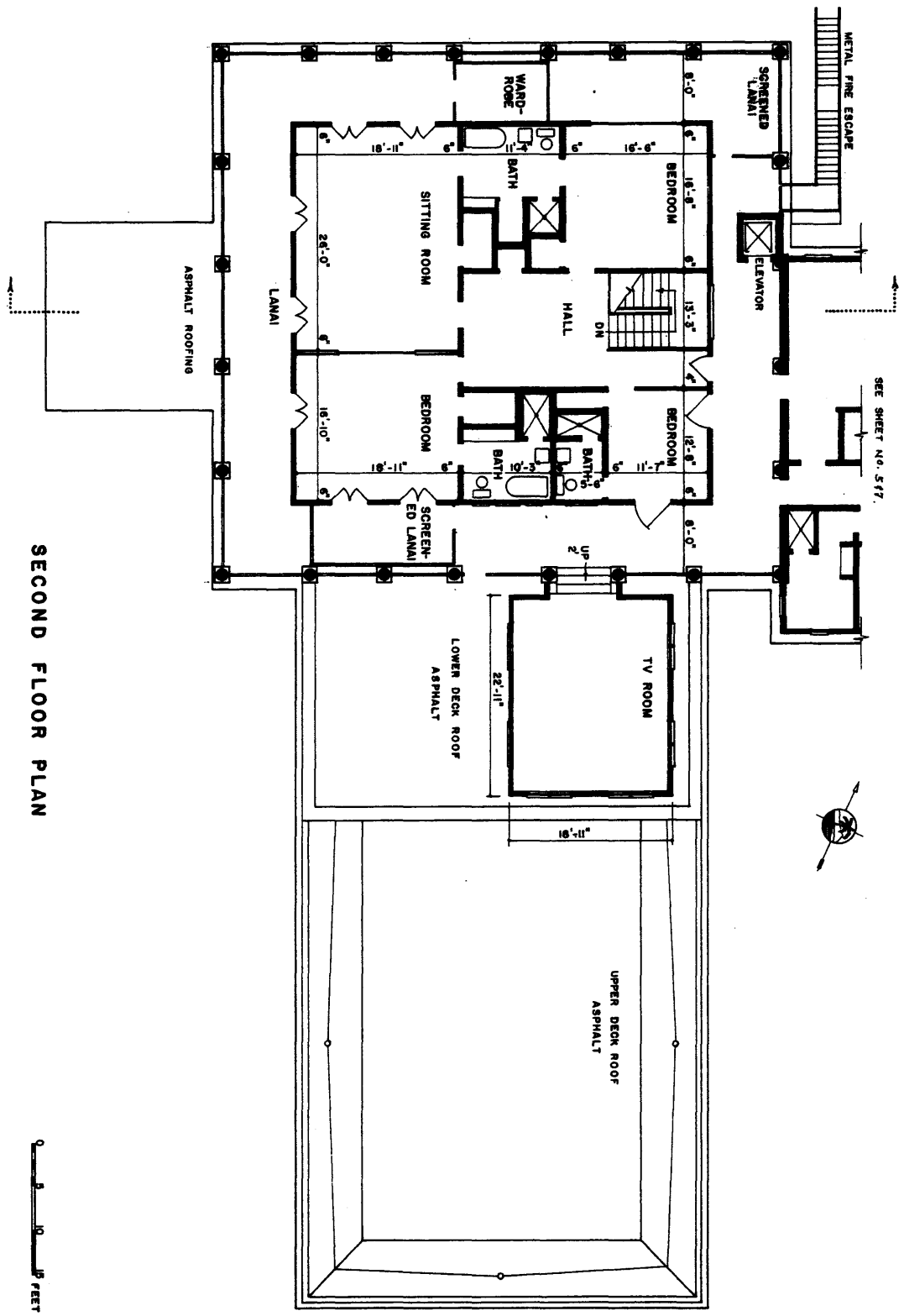
HONOLULU

WASHINGTON PLACE
 CITY AND COUNTY OF HONOLULU

HAWAII

SHEET NO.
 HI - 6

HISTORIC AMERICAN
 BUILDINGS SURVEY
 SHEET 4 OF 10 SHEETS

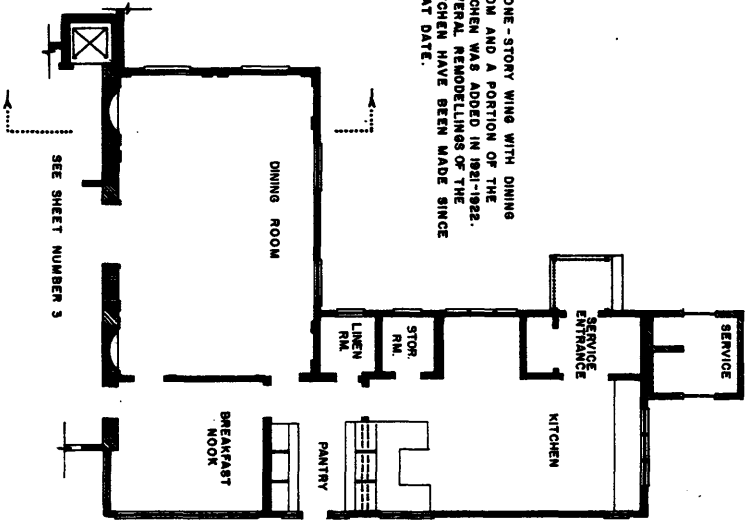


SECOND FLOOR PLAN

SEE SHEET NO. 517.

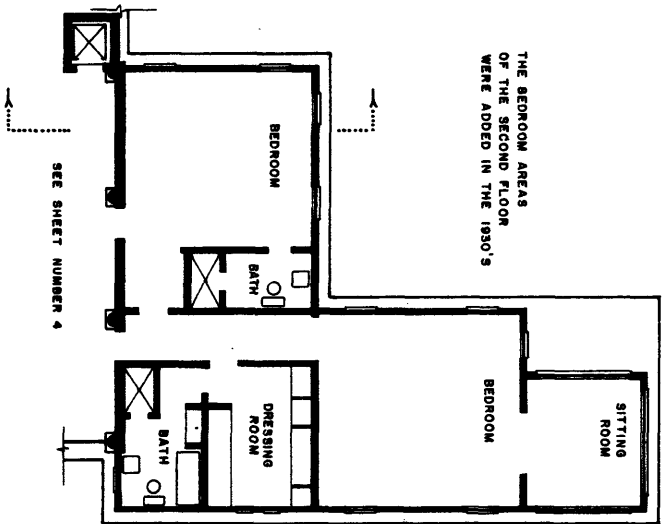


A ONE-STORY WING WITH DINING ROOM AND A PORTION OF THE KITCHEN WAS ADDED IN 1921. SEVERAL REMODELLINGS OF THE KITCHEN HAVE BEEN MADE SINCE THAT DATE.



1ST FLOOR PLAN

THE BEDROOM AREAS OF THE SECOND FLOOR WERE ADDED IN THE 1930'S



2ND FLOOR PLAN

REAR WINGS TO ORIGINAL HOUSE



DRAWN BY: RONALD A. SAHR, 1988
 WESTERN OFFICE - NATIONAL PARK SERVICE AND
 DEPT. OF ACCT. & GEN. SERV., STATE OF HAWAII
 UNDER THE SUPERVISION OF THE DISTRICT SUPERVISOR,
 DISTRICT OFFICE OF NATIONAL PARK SERVICE,
 HONOLULU, HAWAII

HONOLULU

WASHINGTON PLACE
 CITY AND COUNTY OF HONOLULU

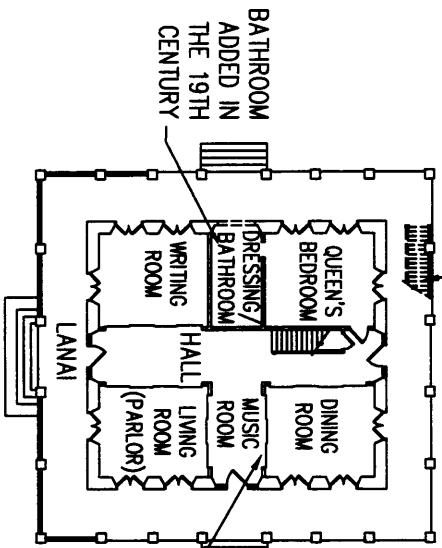
HAWAII

SURVEY NO.
 HI-6

HISTORIC AMERICAN
 BUILDINGS SURVEY
 SHEET 7 OF 10 SHEETS

EXACT LAYOUT OF UPSTAIRS UNKNOWN, LAYOUT SHOWN FROM PLAN DRAWN FROM MEMORIES OF FORMER OCCUPANTS AND FROM DEDUCTIONS FROM EXISTING ELEMENTS

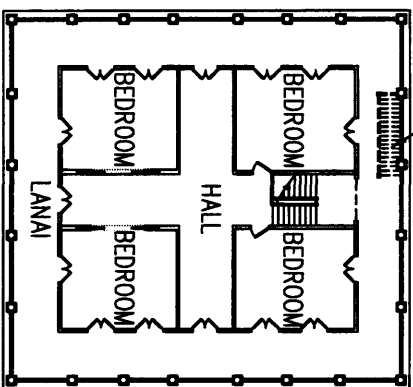
UNKNOWN WHEN BACK STAIR WAS CONSTRUCTED



FIRST FLOOR PLAN

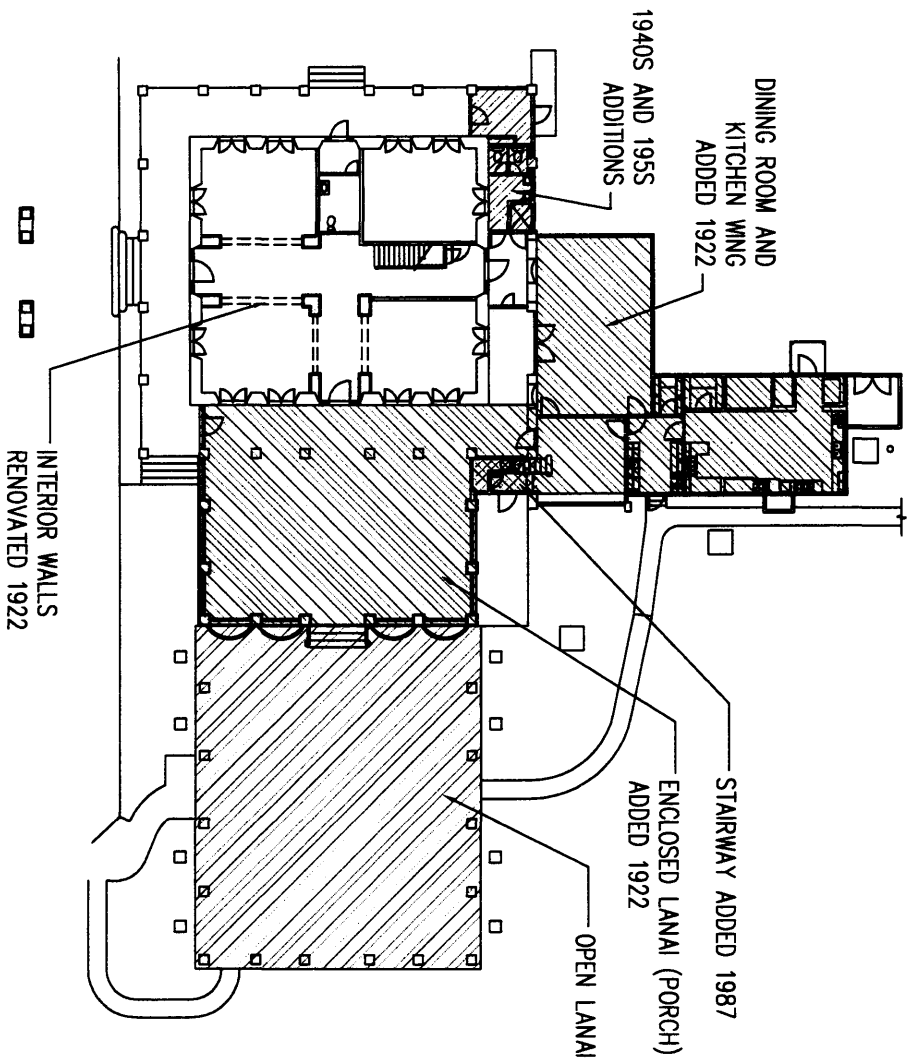
UNKNOWN WHEN BACK STAIR WAS CONSTRUCTED

LOCATION OF SLIDING DOORS AT FIRST FLOOR INTERPRETED FROM HISTORIC PHOTO, EXACT SIZE AND NUMBER IS UNKNOWN

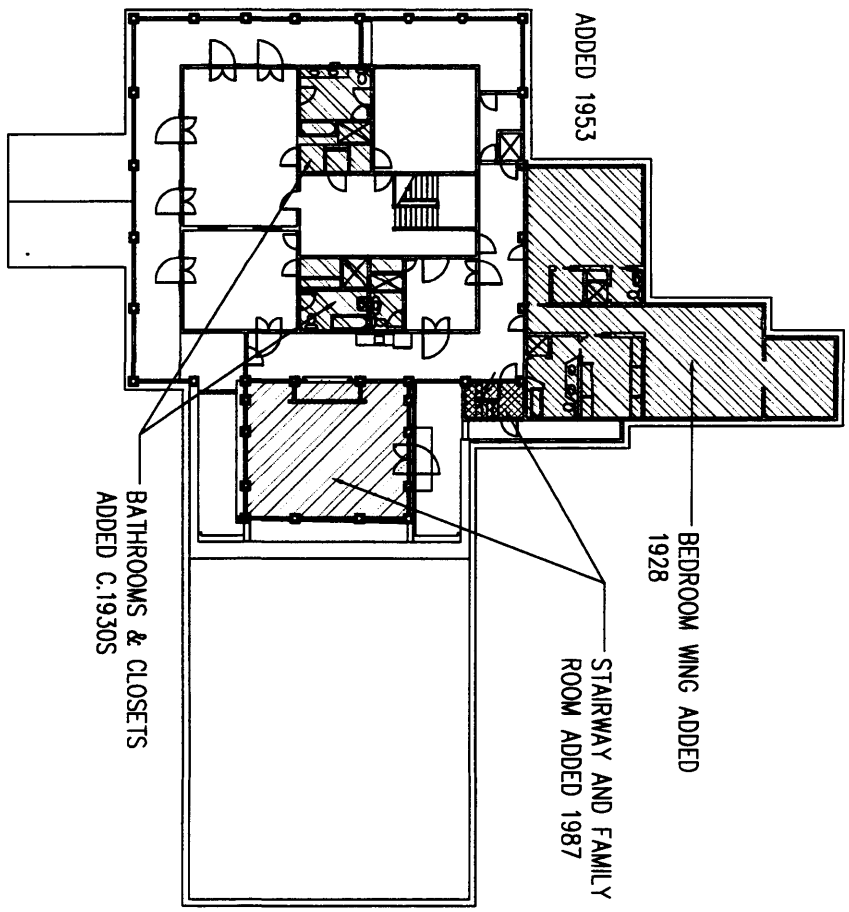


SECOND FLOOR PLAN

FLOOR PLAN PRIOR TO 1922
WASHINGTON PLACE, HONOLULU, HAWAII

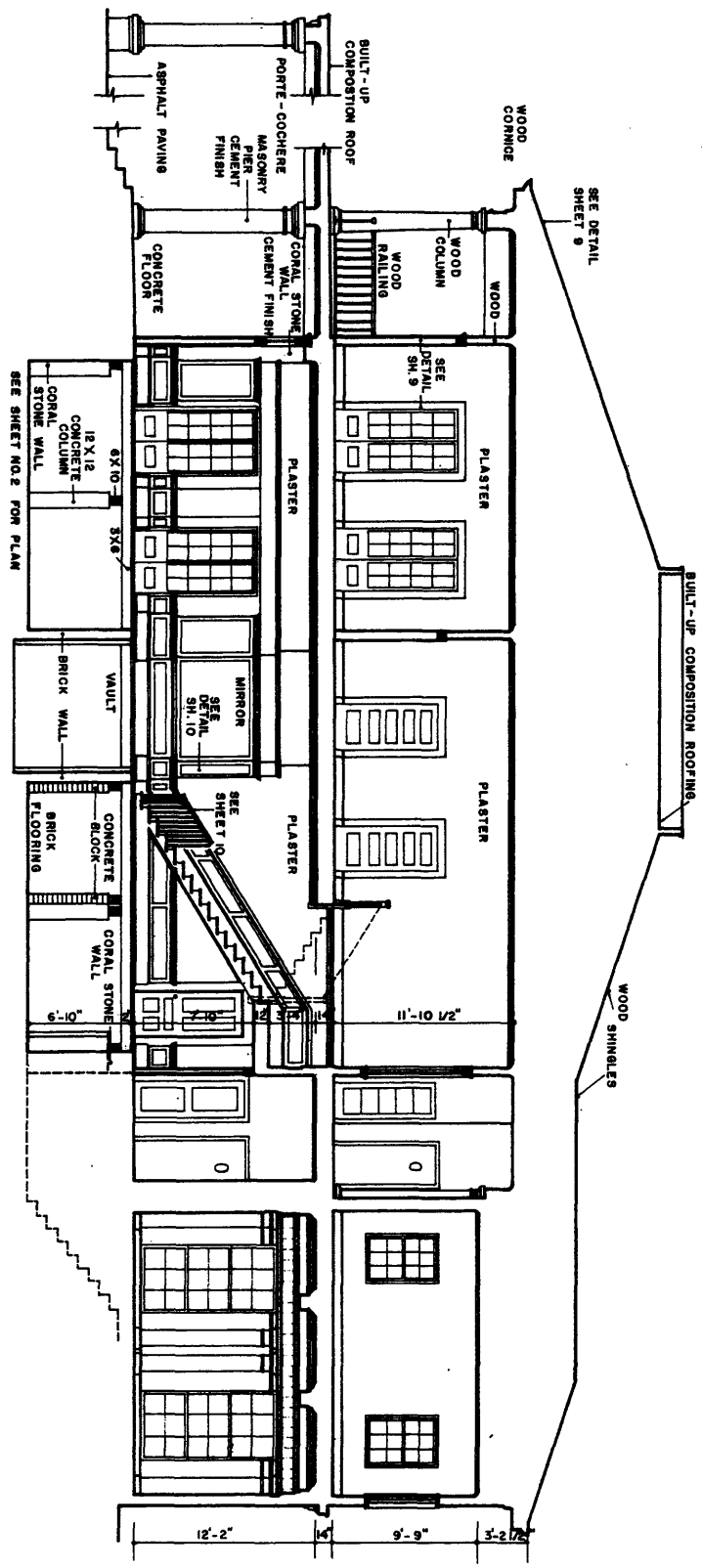


FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR PLAN CHANGES FROM 1922 TO PRESENT
 WASHINGTON PLACE, HONOLULU, HAWAII



CROSS SECTION THRU CENTRAL PORTION
TOWARD QUEEN EWMA STREET



DRAWN BY: RONALD A. SAIN 1966
WESTERN OFFICE - NATIONAL PARK SERVICE AND
DEPT. OF AGRIC. & GEN. SURV. STATE OF HAWAII
UNITED STATES DEPARTMENT OF THE INTERIOR

HONOLULU

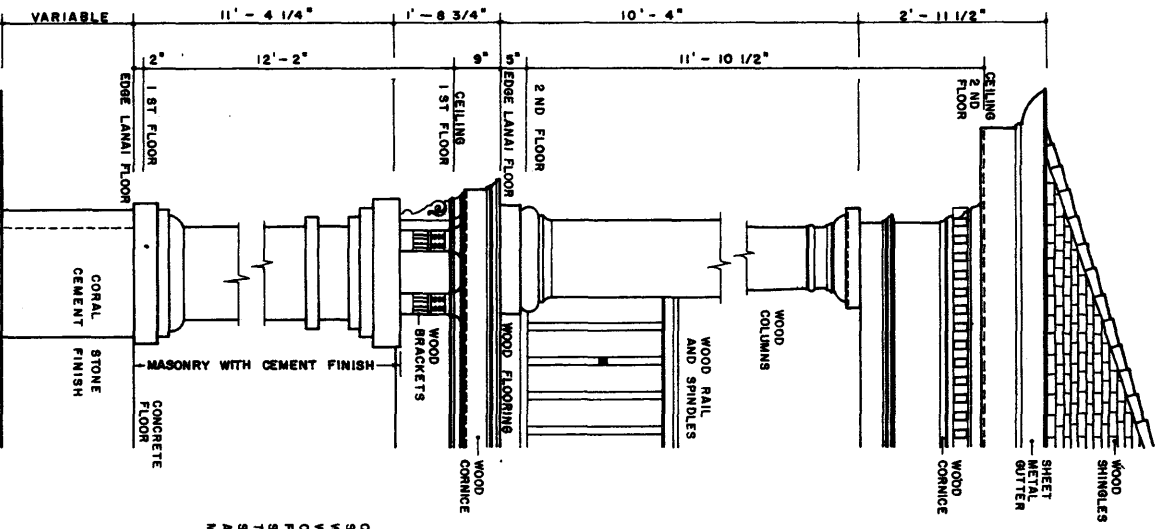
NAME AND LOCATION OF STRUCTURE
WASHINGTON PLACE
CITY AND COUNTY OF HONOLULU

HAWAII

SHEET NO.
H1-6

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 6 OF 10 SHEETS

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



PORTICO - 1ST & 2ND FLOOR LANAIS
SCALE 1

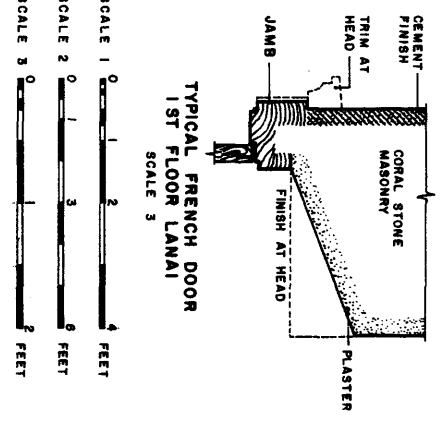
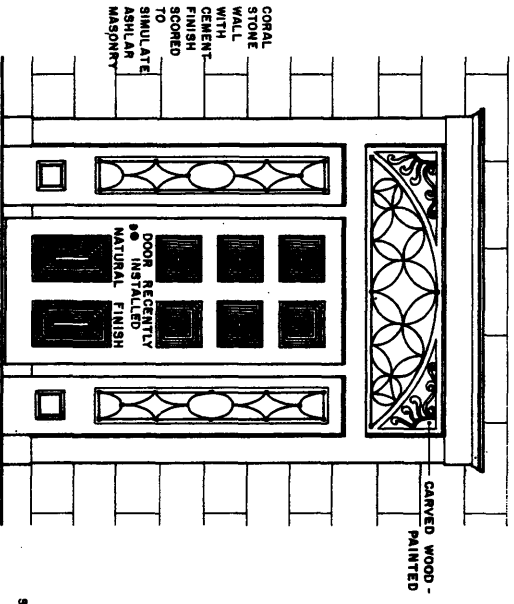
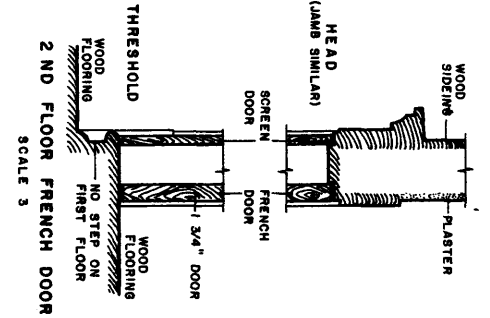
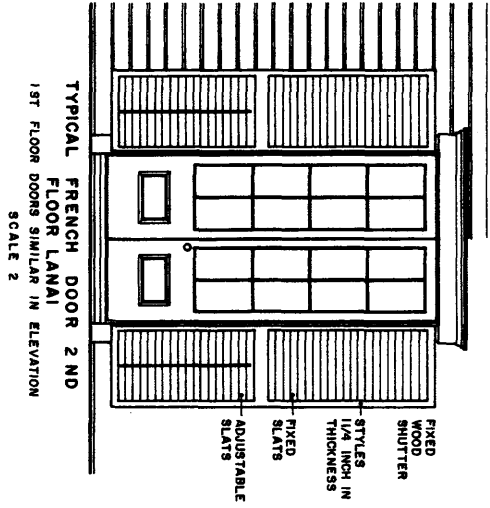
DRAWN BY: DAVID M. MAUGHAN 1986
WESTERN OFFICE - NATIONAL PARK SERVICE AND
DEPT. OF AGT. & GEN. SERV., STATE OF HAWAII
UNIVERSITY OF HONOLULU
UNITED STATES DEPARTMENT OF THE INTERIOR

HONOLULU

WASHINGTON PLACE
CITY AND COUNTY OF HONOLULU

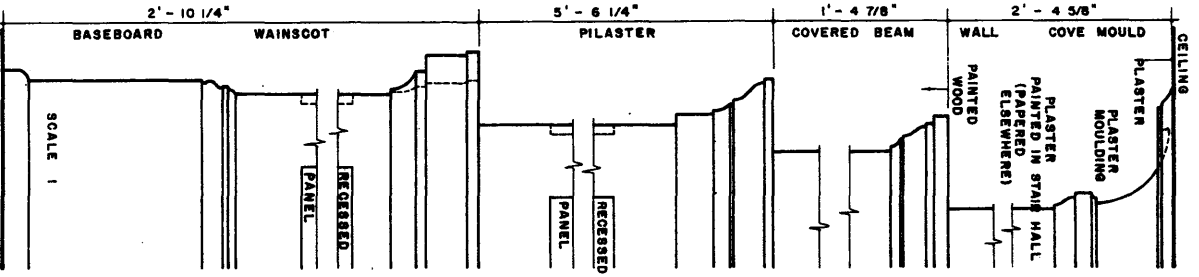
HAWAII

EXTERIOR DETAILS

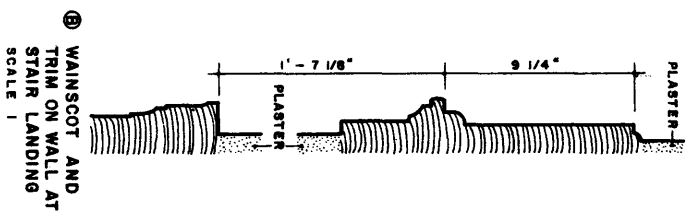


SCALE 1 0 2 FEET
SCALE 2 0 3 6 FEET
SCALE 3 0 2 FEET

HISTORIC AMERICAN BUILDINGS SURVEY SHEET 9 OF 10 SHEETS

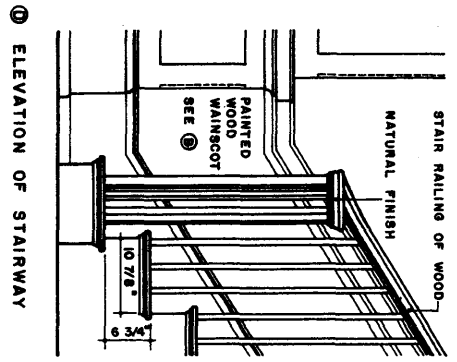


① PILASTER - 1ST FL. ENTRANCE HALL
SCALE 1

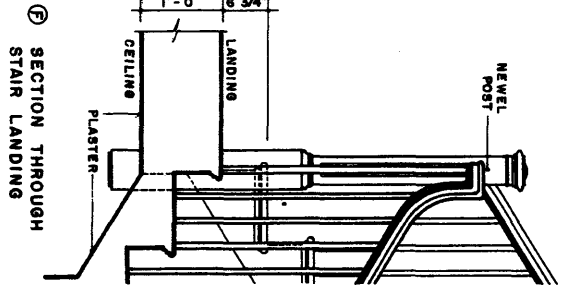


② WAINSCOT AND TRIM ON WALL AT STAIR LANDING
SCALE 1

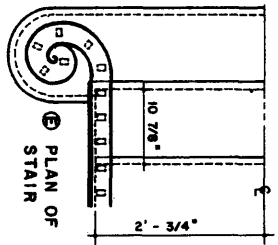
ALL TRIM PAINTED WHITE EXCEPT AS NOTED



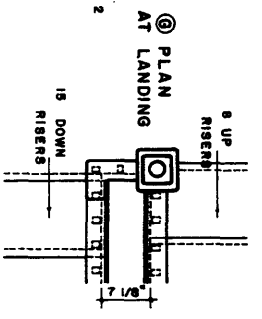
③ ELEVATION OF STAIRWAY
SCALE 2



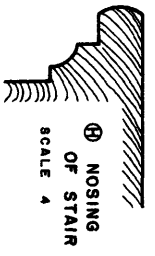
④ SECTION THROUGH STAIR LANDING
SCALE 2



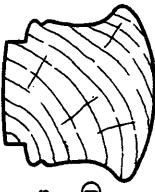
⑤ PLAN OF STAIR
SCALE 2



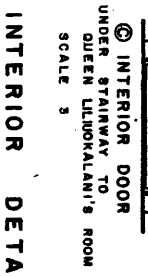
⑥ PLAN AT LANDING
SCALE 2



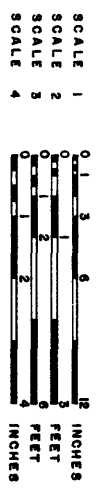
⑦ NOSING OF STAIR
SCALE 4



⑧ HANDRAIL OF STAIR
SCALE 4



⑨ INTERIOR DOOR UNDER STAIRWAY TO QUEEN ULUKALANI'S ROOM
SCALE 3



SCALE 1
SCALE 2
SCALE 3
SCALE 4

0 1 2 3 4 5 6 7 8 9 10
INCHES
0 1 2 3 4 5 6 7 8 9 10
FEET
0 1 2 3 4 5 6 7 8 9 10
FEET
0 1 2 3 4 5 6 7 8 9 10
INCHES

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WESTERN OFFICE - NATIONAL PARK SERVICE AND
7
UNION DIRECTOR OF THE NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

HONOLULU

WASHINGTON PLACE
CITY AND COUNTY OF HONOLULU

HAWAII

HI - 6

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 10 OF 10 SHEETS