

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received APR 21 1987
date entered JUN 5 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic LIHIWAI (Boundary Increase)

and or common Governor Carter's House

2. Location

street & number 41-C Kepola Place ___ not for publication

city, town Honolulu ___ vicinity of

state Hawaii code 15 county Honolulu code 03

3. Classification

Category	Ownership	Status	Present Use
___ district	___ public	<input checked="" type="checkbox"/> occupied	___ agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	___ unoccupied	___ commercial
___ structure	___ both	___ work in progress	___ educational
___ site	Public Acquisition	Accessible	___ entertainment
___ object	___ in process	<input checked="" type="checkbox"/> yes: restricted	___ government
	___ being considered	___ yes: unrestricted	___ industrial
	N/A	___ no	___ military
			___ museum
			___ park
			<input checked="" type="checkbox"/> private residence
			___ religious
			___ scientific
			___ transportation
			___ other:

4. Owner of Property

name David L. and Valaree S. Dressel

street & number 51 Kepola Place

city, town Honolulu Hawaii
state 96817

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

80-14-1354
title Hawaii Historic Places Inventory has this property been determined eligible? ___ yes no

date 1986 ___ federal state ___ county ___ local

depository for survey records Department of Land and Natural Resources

city, town Honolulu state Hawaii

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

This nomination form amends the nomination form dated April 23, 1980, and adds the east wing (Guest wing) of the main house and a portion of the original grounds to the property described in the April 23, 1980 nomination. The property nominated by this supplement (current address - 41-C Kepola Place, Honolulu, Hawaii 96817) contains 17,744 square feet of land and a 4,200 square foot structure, and is an integral portion of the larger estate of Lihwai, which was placed on the Hawaii Register of Historic Places on September 29, 1980 and on the National Register of Historic Places on July 26, 1982. The nominated property was separated from the main property and separately sold in 1957; it has now been purchased by the owner of the main property and rejoined to the original. The structure on the nominated property is the original east wing (Guest wing) of the main structure of Lihwai and, when joined together, the house will total over 30,000 square feet under roof (26,000 in the main structure and 4,200 in the east wing). The total land area of the combined properties is 100,773 square feet (2.313 acres).

A. Building

The east wing structure on the estate of Lihwai is a double ell shaped structure consisting of 10 rooms (4 rooms on the main floor plus 6 rooms in the basement)(ground floor), and containing a total area under the roof of over 4,200 square feet.

The east wing is constructed in the same style as the main building, i.e., an interpretation of the Mediterranean Revival style in a form often used for major and important private dwellings, corporate headquarters, and public buildings in Hawaii during the 1920s. The entire wing, like the main structure, is built of shaped bluestone set in concrete and steel reinforced cement, and all the perimeter walls are 1 foot 8 inches thick. (Originally, this building was connected to the larger main structure by a breezeway on the western side. These structures were separated in 1957 by cutting a section out of the breezeway and were separately sold.) The exterior wall finish is a beige painted light cement wash over the bluestone wall. The interior wall finish is pastel painted rough plaster, and all ceilings are made of plaster. Most ceilings are 8 and 1/2 feet in height. All interior walls are made of poured concrete (reinforced) and are covered with plaster. The building is constructed on two levels, a main floor and a basement, with the main floor being on the same level as the first floor of the main structure. The main floor contains two guest bedrooms, each with its own dressing room and bathroom, and several closets and storage cabinets. A wide covered colonnade, which is an extension of the breezeway connecting the east wing to the main structure, runs the entire length of the south side of the structure and part way along the east side ending in a half-hexagonal shaped unroofed balcony overlooking Nuuanu Stream. This forms the upper main facade of the building. A 2 foot 3 inch high bluestone and concrete wall encloses the outer edges of this colonnade, the ceiling is of redwood, and the floor is made of Vermont green slate.

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 1928-46

Builder/Architect Builder: George Robert Carter
 Architect: Hardie Phillip, Bertram Grosvenor Goodhue & Associates
 Contractor: Charles Ingvorsen

Statement of Significance (in one paragraph)

Lihwai is significant because the building is one of the most outstanding examples of Hawaiian architecture of the 1920s, the grounds are a superb example of Hawaiian landscape architecture of the 1920s, and the estate's builder and former owner, 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. Lihwai also represents the architectural statements made by the wealthy of the country during this period of time as George Carter's wife, Helen Strong Carter, was an heiress to the Eastman Kodak fortune, and spent large sums of money to create a residential structure of huge proportions and superior quality.

Architecture: See National Register of Historic Places Inventory - Nomination Form, dated April 23, 1980.

Landscape Architecture: See National Register of Historic Places Inventory - Nomination Form, dated April 23, 1980.

Politics/Government: See National Register of Historic Places Inventory - Nomination Form, dated April 23, 1980.

Economics: See National Register of Historic Places Inventory - Nomination Form, dated April 23, 1980.

9. Major Bibliographical References

See National Register of Historic Places Inventory - Nomination Form dated April 23, 1980.

10. Geographical Data

Acreege of nominated property .407 acres (17,744 square feet)

Quadrangle name Honolulu

Quadrangle scale 1:24 000

UTM References Same as Nomination Form, dated April 23, 1980

A

0	4	6	2	0	9	2	0	2	3	6	0	6	1	8	0
Zone		Easting				Northing									

B

Zone		Easting				Northing									

C

Zone		Easting				Northing									

D

Zone		Easting				Northing									

E

Zone		Easting				Northing									

F

Zone		Easting				Northing									

G

Zone		Easting				Northing									

H

Zone		Easting				Northing									

Verbal boundary description and justification The boundaries of the nominated property are shown in yellow on the accompanying plat map entitled: Dowsett Highlands, Land Court Application 198. The property occupies lot 358, tax map key 1-2-2-50-057 off the Pali Highway and Nuuanu Pali Dr. The boundaries of the main property of Lihikai, of which the nominated property is a portion are shown by the red line on the same plat map.

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title David L. Dressel

organization N/A date August 13, 1986

street & number 51 Kepola Place telephone (808)595-6116

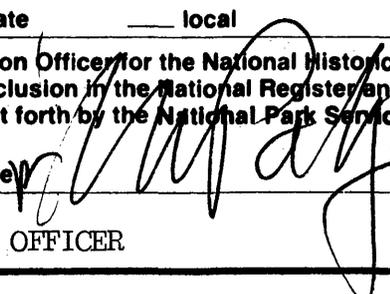
city or town Honolulu state Hawaii 96817

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 April 16, 1987

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I hereby certify that this property is included in the National Register

William B. Bushong date 6/5/87
Keeper of the National Register

Attest: date

Chief of Registration

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The main roof of the structure is a double pitched hipped roof, originally made of flat Spanish terracotta tiles and now made of aluminum tiles. The beams in the attic that support the roof are all steel I beams, and the hand carved eave joists (and supporting sheathing) are all redwood.

The basement (ground level on east side) is made entirely of steel reinforced poured concrete with open beaming made of steel I beams encased in concrete. Redwood doors with carved fluting close off the major basement rooms. Windows on all but the west side provide ventilation from the outside. The windows in the wall on the south side are covered by decorative concrete air vents. The basement served as the bathhouse for use after visiting the stream, and contains two showers (and bathrooms) and several changing rooms. The basement also contains the Carter family's private movie theater. Additionally, there are large areas for storage. Access to the basement is provided by an outside concrete stairway from the upstairs colonnade, and by concrete walkway from the side yard. The ceiling of the basement is 11 feet high.

All of the windows in the east wing are casement type, each set consisting of horizontally opening copper frames containing glass panes. In total, there are 8 single casements and 4 double casements. In each of the two main floor guest bedrooms, there are large double casement windows, the south bedroom one providing an excellent view of the Chinese Garden and the north bedroom one a view of Nuuanu Stream. All the interior doors, and all those leading to the exterior are made of fluted redwood. There are 2 doors leading to the outside upstairs and 3 downstairs. Some exterior window and door openings are capped by massive steel reinforced concrete lintels.

There is one large exterior staircase made of bluestone and concrete leading from the colonnade to the basement level and to the standstone walkway to the pool in the stream. This staircase has a 2 foot high and 1 foot 8 inch thick concrete wall for a railing. There is no interior staircase connecting the two floors of the wing.

The floors of the interior of the guest wing are made of concrete (red stained upstairs). The bathroom floors are ceramic tile. All floors in the basement are also made of concrete. The floors of the breezeway, colonnade, and balcony are all of Vermont green slate.

The interior lighting fixtures consist of wall sconces, many of which are decorative brass or bronze, with those of the south guest bedroom being tortoise shell with brass arms. The only overhead lights in the east wing are in the rear (north) dressing room and in the basement. Numerous floor plugs are installed throughout the wing for floor lamps. Exterior lights are in sunken wells in the walls covered by decorative wrought iron and glass frames. All of the electric light fixtures are original.

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

- decorative copper gutters and drain boxes with star design
- copper screens that slide into wall recesses
- carved redwood beams and joists in breezeway and colonnade
- statue niche in wall facing Chinese Garden
- butressed wall in Chinese Garden area
- decorative concrete air vents covers.

The east wing also contains several special features in addition to those described above, e.g., the two main floor bathrooms have ceramic tile walls in addition to ceramic tile floors, and all storage cabinets are cedar lined. Originally a complete internal telephone system linked the guest bedrooms of the east wing to the main house; this system was dismantled several years ago. The basement of the east wing had two major uses in the 20s, 30s, and 40s: (1) during the day it served as a bathhouse, i.e., a shower and clothes changing area for persons going to and from the swimming pool built into Nuuanu Stream, and (2) during the evening it served as a private movie theater where films were shown to family and guests.

B. Grounds/Site

The grounds of Lihikai originally comprised 10.551 acres, all professionally landscaped, 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 main house on 1.906 acres including the front and rear entrance drives, and the east wing on .407 acres (total land area 100,773 square feet or 2.313 acres). The grounds which surround the house, including the east wing, still reflect the original landscape architecture, and have been enhanced and beautified by being divided into several 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 four separate grounds areas appurtenant to the east wing are:

1. Area immediately in front of the wing containing bluestone/concrete walls, a small grassy area, flowers, and various plants.
2. Area off the eastern side of the wing through which the major stream of the valley (Nuuanu Stream) flows, which has been maintained as a jungle type area filled with trees, vines, and flowering tropical plants. A waterfall and natural pool formed by Nuuanu Stream add to the beauty of this area.
3. Chinese Garden (western side of east wing) containing bluestone/concrete

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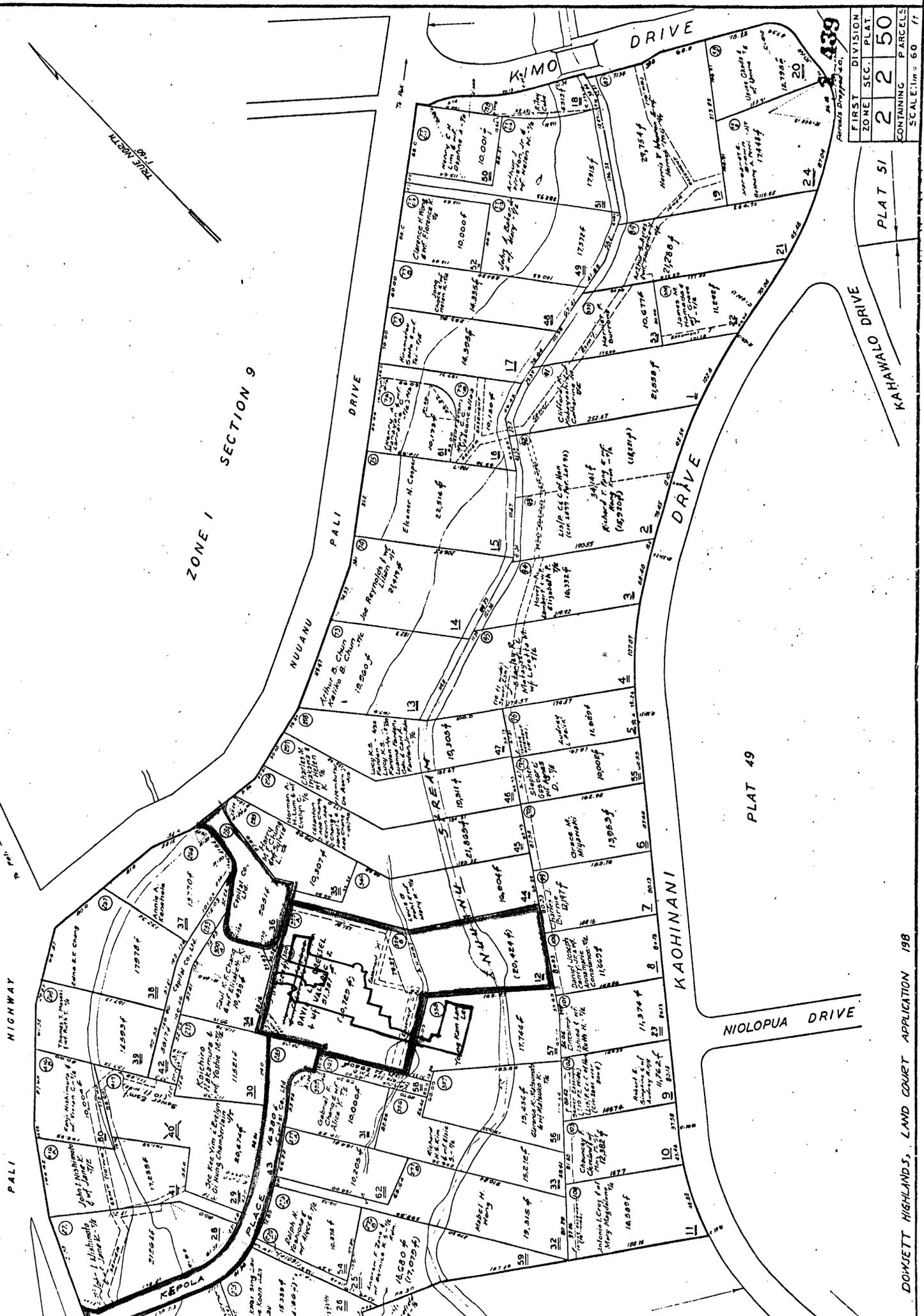
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walls, reflecting pools made of blue ceramic tile and rimmed with granite blocks, Chinese "moon" niches containing a ceramic fountain, granite walkways, slate stairway, and grass and various plants.

4. Rear yard containing bluestone/concrete walls and various plants and trees.

Nuuanu Stream, the major natural stream of the valley, flows through the property of the east wing, and the yard drops off sharply (cliff) to the stream which is over 30 feet below the level of the Chinese Garden. A sandstone walkway leads to the concrete steps to the pool in the stream from the east wing above. To enhance the tropical effect, planter boxes made of stream rocks and concrete have been built above the pools and blend perfectly with the natural rock walls rising above the stream bed.

The east wing structure is in superb condition, with only minor painting and repair work needed. Since 1957, there have been several minor alterations made to the structure, e.g., the addition of doors to the bedrooms from the colonnade (one (stream side) made where there was originally a window), the addition of a window in the basement overlooking the pool, roofing of the balcony, addition of kitchen facilities on the balcony and in the basement, removal of a termite-damaged cedar storage cabinet, and construction of an additional stairway off the breezeway to the lower front yard. These alterations are scheduled to be removed, and the wing restored to its original state. No major structural changes or alterations have been made to the wing. The total amount of land within the nominated area is 127,744 square feet (.407 acres), which includes the east wing structure, all of the grounds, and the natural stream flowing through the property.



ZONE 1
SECTION 9

FIRST DIVISION	2
ZONE SEC. PLAT	2 2 50
CONTAINING PARCELS	60
SCALE: 1" = 60' 7"	

PLAT 51

PLAT 49