

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Beretania Tennis Club

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

N/A

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

### 2. Location

Street & number: 1325 Victoria Street

City or town: Honolulu State: HI County: Honolulu

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide \_\_\_ **X** local

Applicable National Register Criteria:

\_\_\_ A \_\_\_ B \_\_\_ **X** C \_\_\_ D

<p>_____  <b>Signature of certifying official/Title:</b></p> <p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>	<p>_____  <b>Date</b></p>
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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

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**Signature of commenting official:** \_\_\_\_\_ **Date** \_\_\_\_\_

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**Title :** \_\_\_\_\_ **State or Federal agency/bureau or Tribal Government** \_\_\_\_\_

**4. 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 the Keeper Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Other  
Hawai`i Regional  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: wood walls and post and pier foundations, composition shingle roofs, concrete foundations, lava rock retaining walls

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Beretania Tennis Club sits on a flag lot at the end of Victoria Street where it dead ends into the H-1 Freeway. Its 42,981 square foot lot is terraced, with a parking lot, clubhouse and two doubles tennis courts sitting at the western-most end of the property on an upper terrace, with a another tennis court sitting to the east below it, and a caretaker's cottage standing at the eastern end of the property, elevated above the lower court, but lower than the upper courts. The clubhouse is a single wall, Hawai`i regional style building with a composition shingled, double pitched hip roof with overhanging eaves and exposed rafter tails. It features board and batten walls and sits on a poured in place concrete foundation. The building faces east and has an inset lanai extending down much of the length of its facade. In addition to the clubhouse and three tennis courts all of which contribute to the historic significance of the property, there is a caretaker's cottage which was constructed in 1960. It also contributes to the historic character of the property, and features a composition shingled, shallow pitched, front facing, gable roof, vertical tongue and groove walls, and a post and pier foundation with horizontal slat aprons. The roof has overhanging eaves with exposed rafter tails. The 786 square foot clubhouse and

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880 square foot caretaker's cottage are in good condition and retain their integrity of design, materials, location, workmanship, setting, feelings and associations

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## **Narrative Description**

The tennis club is entered from a paved driveway at the end of Victoria Street on its east side. A pair of lava rock gate posts each with a bluestone pyramidal cap flank the driveway and support a metal gate. The north post has written on it in raised, metal letters, "Beretania Tennis Courts," while on the south post the words, "Members Only" appear.

The driveway runs along the north property line and then makes a right turn before going downhill to a paved parking lot. A low lava rock wall runs along the driveway's east side as it makes its descent to a parking lot. The clubhouse sits to the east of the driveway, below grade, with only its double pitched hipped roof visible upon entrance to the property.

An inset lanai runs across most of the east side of the building and has a scored concrete floor and a canec ceiling. It is open on its south side. Three 4" x 4" posts support the roof along the open east side. The rear, west wall of the lanai has three, asymmetrically placed openings, with the middle one being a small, open nook, with a built-in desk and a bulletin board on its west and south walls. The opening at the south end of the lanai's west wall is a corridor which terminates at its west end with a modern door. The door opens on the women's locker room. The locker room has a scored concrete floor and gypsum board ceiling. A screened clerestory runs around its west and south walls. In addition to its lockers and bench, the locker room has a double sink, shower, and toilet. The toilet is in a separate room with a five panel door with its original metal knob, and the shower is a modern, one piece fabrication.

The northern-most opening is a door which accesses the men's locker room. It has a wood floor and canec ceiling. The original wood lockers with screen doors wrap around the north, east and west walls of the room. At the south end of the room is a shower, sink, urinal, and toilet. This area has a tile floor, and the shower has ceramic tiled walls. A horizontal, wood slat clerestory runs down the west wall of the locker room, and in the east wall, at the clerestory level, there are two screened openings each with a geometric patterned wood screen.

A single panel door with a modern handle is in the north wall of the lanai and opens on a kitchen. Also in the north wall is a pair of sliding windows, each of which has three horizontal panes. The east wall of the kitchen features two pairs of sliding windows, each of which has three horizontal panes. The kitchen has a scored concrete floor and canec ceiling, as well as a wood screened opening in its west wall, which provides ventilation between the kitchen and the men's locker room. Cabinets, which are not original, are along the north wall.

At the north end of the building is a storage closet which is accessed through a single panel door with its original porcelain knob. The door is in the clubhouse's east wall. Another storage closet is located at the south end of the building and entered through a non-historic door in the clubhouse's south wall.

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The clubhouse and its lanai look out on two tennis courts. A metal flag pole stands west of the western-most court's center line. On it a plaque reads, "Beretania Tennis Courts, May 6, 1937, so generously given by Alfred L. Castle and William R. Castle Jr. in memory of their father and mother, William R. Castle and Ida B. Castle." Chain link fence defines the outer boundary of the courts on their south side, while a wood fence with chicken wire runs the length of the courts on their east side. On the north side there is a lava rock retaining wall which is covered with green tarp. A wood fence with netting rises above this to assure tennis balls do not get hit onto the Lunalilo Freeway. At the southeast corner of the two courts there is a gate and six concrete steps with lava rock cheek walls descend towards the south and access a lower level of the property.

At this level a third tennis court runs parallel to the upper two courts. Lava rock retaining walls, surmounted by wood fences covered in chicken wire are to either side of the court. The west wall is 38' high, while the east wall runs from ground level at its south end to 6'-4" at its north end. Both walls are 124' long. The north wall behind the court is of lava rock and is 6'-5" high. In the middle of this wall is mounted a wood practice board. At the southeast corner of the court two stone steps provide access to the court, while the court may also be entered from the northwest corner where fourteen concrete steps descend to the court. The latter steps are bonded by lava rock retaining walls and have a 3" pipe handrail.

A concrete sidewalk runs between and parallel to the Lunalilo Freeway and the north side of the tennis courts. It goes from the driveway at the juncture where it turns down to the parking lot to the caretaker's cottage. The caretaker's cottage is a single story, single wall dwelling which sits on a post and pier foundation with a horizontal slat apron. It has a shallow pitched, composition shingled, front facing gable roof with overhanging eaves and exposed rafter tails. The residence has vertical, redwood tongue and groove walls with an exterior, 2" x 4" girt, which is 51" above the sill plate.

The house faces north and has a left of center entry. Three steps, which run parallel to the façade of the dwelling lead up to a stoop. Both the stair and the stoop feature a railing which has four 1" x 3" rails. The top handrail is a 2" x 4" and the railing's posts are each made of three 2" x 4" joined together. The end post of the steps and the corner post of the stoop both extend upward to support a corrugated metal shed roof which shelters the steps and stoop. A solid core, hinged front door opens on the living room. The living room extends across the length of the house. It has laminated floors and a 7'-9" high, canec ceiling, both of which are found throughout the house unless otherwise noted. The floor features a 3" high baseboard with a quarter round transition from the baseboard to the floor. All interior walls are of vertical, redwood tongue and groove, which retain their natural color.

There is a pair of jalousie windows in the living room's north wall and a fixed single pane window in its west wall with a pair of wood slat jalousies below. Also in the west wall is a solid core, hinged door which opens into space, as its porch and steps no longer exist. Centered in the living room's ceiling is an original, square, semi-flush, ceiling light fixture.

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A hallway runs from the living room's south wall to the back of the house. A 5'-11" wide opening with no door in the hallway's west wall opens on the house's kitchen. The kitchen retains its original cabinets and drawers, all with their original metal pulls. A jalousie window in the west wall is above the stainless steel sink. Across the hall from the kitchen a hollow core, hinged door opens on the first of three bedrooms. The bedroom has a jalousie window in its east wall, and a closet with no door in its south wall.

Further down the hall a door on the west side of the hall accesses the bathroom. The bathroom has a linoleum floor and retains its original tub and shower with its tile walls and also its original linen closet with its double doors and handles. A jalousie window is in its west wall.

At the end of the hallway a door on either side opens into each of the rear bedrooms. The bedroom in the southwest corner has a jalousie window in its west and south walls, and has a closet without any doors in its east wall. The bedroom in the southeast corner has jalousie windows in both its south and east walls, and a closet with no doors in its north wall. It also retains its original square, semi-flush, ceiling light fixture.

Outside the house, the four windows on the west side of the house have scalloped metal awnings, while on the east side of the house the front bedroom window has a scalloped, wood awning. Concrete sidewalks run down both sides of the dwelling. On the west side the sidewalk passes through a 27" high, 16" wide, lava rock retaining wall and descends three concrete steps. On the east side the concrete sidewalk is scored in a diamond pattern. Inscribed in the sidewalk is the message, "Welcome to our home, from the family." Also written in the sidewalk are the names of the family members, including the caretaker, Macario Gomez, his oldest daughter, Mary Jane and her husband Chuck; a cousin Gelacio Pasqual; the oldest son Sonny (the nickname of Fredrian); the youngest son Leroy; and the youngest daughter Paulene Yolando and her husband Ralph Iwane. Beatrice Kano, the oldest daughter of Mary Jane and Chuck, would go on to win the American Open tennis tournament. To the north of the house is a concrete wall with the freeway on the other side.

The Beretania Tennis Club retains its historic integrity of place, workmanship, design, materials, feelings and associations. The construction of the Lunalilo Freeway encroached on the original tennis club property, necessitating the demolition of the original caretaker's house and the construction in 1960 of a new house in the area where there was a former tennis court. Both the 1937 clubhouse and the 1960 caretaker's house retain their historic integrity, with minimal changes happening to either. The major changes to the clubhouse involve the women's and men's locker rooms and the kitchen cabinets, none of which compromise its historic character in a significant manner. The largest change to the caretaker's cottage is the covering of the original termite damaged floor with laminate flooring. It retains its original jalousie windows, redwood walls, canec ceiling, two ceiling lights, floor plan and kitchen and bathroom cabinetry, as well as its exterior design.

As such the property retains:

1. its historic location, as it remains precisely where it was constructed.

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2. its historic design as minimal alterations have transpired to the courts, clubhouse or caretaker's residence.
3. its historic materials as minimal alterations have transpired
4. its historic workmanship as minimal alterations have transpired
5. its historic feeling as minimal alterations have transpired
6. its historic association as the tennis club continues in operation

It no longer retains

1. its historic setting as the Lunalilo Freeway now runs along the mauka side of the property, and the Admiral Thomas Apartments now rise on its makai side.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
-

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- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance**

(Enter categories from instructions.)

architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1937-1960  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1937  
1960  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

clubhouse builder: S. Horita,  
caretaker's cottage: plans and construction: Hicks Homes

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Beretania Tennis Club is significant on the local level under criterion C as a good example of a single wall tennis clubhouse designed during the 1930s in Hawai'i in a Hawai'i regional style. Also, its caretaker cottage is significant under criterion C as a good example of a Hicks Home built in Hawai'i in 1960. Both the clubhouse and the house are typical of their periods in their design, materials, workmanship and methods of construction.

The 1937-1960 period of significance was chosen in accordance with National Register Bulletin 16A guidelines, with the period encompassing the construction of both the clubhouse and the caretaker's residence.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Hawai'i Regional Style**

The idea of developing a style of architecture appropriate for Hawai'i extends back into the mid-nineteenth century and may be associated with the conscious development of the lanai as a place for outdoor living. During the late 1870s and early 1880s, the more or less typical five-foot-wide American porch was greatly widened in Hawai'i, and gradually residents transformed it into a living space, essentially an open-air living room, completely furnished with tables, lounging chairs, rockers, and lauhala mats and adorned with tropical plants and orchids often placed in Chinese ceramic pots. The lanai served not only as a transition between house and garden but also as an informal arena for socialization and quietude, its atmosphere sharply contrasting with

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the staid Victorian parlor. Often the family dined here, and callers were received, allowing the ebb and flow of household life to be conducted in an open-air environment.

At the end of the nineteenth century a young C. W. Dickey, with his partner C. B. Ripley, began thinking on an appropriate regional style of architecture for Hawai'i and placed an emphasis on the lanai. His thinking matured in the mid-1920s at a time when members of Hawai'i's society were seeking a style of architecture appropriate for the Islands. In 1926 Dickey introduced what he termed, "a distinctive Hawaiian type of architecture," [*Honolulu Advertiser*, March 14, 1926] with the Halekulani cottages (no longer extant). These buildings had enclosed lanai, lava rock foundations and piers, casement windows, and gracefully sloping, double pitched hipped roofs which became known as the "Hawaiian" or "Dickey" roof. The new Hawai'i regional style as promulgated by C. W. Dickey was characterized by its double pitched hipped roof, use of casement or sliding windows, the presence of lanai, the use of local materials, and an emphasis on cross ventilation and indoor-outdoor relationships. The character of these houses derived from their simple massing and dominant roof, rather than applied ornamentation.

The Beretania Tennis Club conveys the basic premises Dickey laid out with the Halekulani cottages. It includes a double pitched hipped roof, and features a lanai completely open on two sides. The sliding windows in the kitchen allows this utilitarian space to be opened up and provides excellent cross ventilation, as also do the screened ventilators in the locker rooms. In addition, the single wall building's board and batten walls convey a less formal, more recreational frame of mind. The character of the building derives from its simple massing and low horizontal profile, rather than applied ornamentation. As such the building stands as a fine example of the Hawai'i regional style as applied to a non-residential building.

While the Hawai'i regional style may be found on a number of residences both large and small, and in major business blocks such as the C. Brewer Building, Alexander & Baldwin Building, and the Gumps store, as well as such institutional buildings as the Territorial Office Building in Wailuku, the Circuit Court Building in Lihue, the Girls Reform School in Kailua, Harkness Nurses Home at Queens Hospital, the Immigration Station, the Mutual Telephone Building in Hilo, Montague Hall on the campus of Punahou School, Kamehameha School, such plantation offices as those in Ewa and Waiialua, and such libraries as those in Wailuku, Honokaa and Kaunakakai, the number of more vernacular, non-residential applications of the style still standing throughout the island chain is rather limited. In addition to this tennis clubhouse, other examples which come to mind include the Irwin Health Center and also the Puu O Hoku Ranch Office, both on Molokai, and the modest, concrete block, gas station at Kalaupapa. The tennis clubhouse's less enclosed design with its large lanai distinguishes it from the other non-residential buildings of its scale.

### **Caretaker's Cottage**

The construction of a new caretaker's cottage at the tennis club was necessitated by the building of the Lunalilo Freeway which adversely possessed a portion of the tennis club's property where the original caretaker's cottage stood. The club contracted with Hicks Homes to build the new caretaker's cottage.

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Utilizing such efficiencies of plantation era housing as single wall construction, canec ceilings, and post and pier foundations, coupled with volume production using standard plans and pre-cut lumber, Hicks Homes built a reputation for quality houses at reasonable prices. The houses featured vertical tongue and groove walls, picture windows with jalousies below, and gable or hipped roofs. Initially the floors and walls were of Douglas fir, but by 1959 Hicks had upgraded the houses to oak floors and redwood walls. By 2001 more than 16,000 Hicks Homes had been built in Hawai`i, [*Star Bulletin*, September 9, 2001, page 70] and by then Hicks Homes had become a household name in Hawai`i. Developer and realtor Abe Lee noted, “Whenever Realtors or consumers see a [post-World War II] single-wall home in Hawai`i, they say it is a Hicks Home. That is akin to saying all tissues are Kleenex or all copiers are Xerox.” [Hicks, page i]

Harold Hicks, the founder of Hicks Homes, was born in Los Angeles and went into the home building field in 1941. In 1950 he and his family moved to Hawai`i with Hicks being manager for Ernie Nowell Construction Company, which was building homes in Aina Haina. He went into business for himself in 1954 and began to develop low-cost homes that could be erected on owners’ lots, fulfilling an on-going Hawai`i need for low cost housing. In 1956 he came out with the “Homemaker” model home, which was a pre-planned, pre-cut house which he would build for \$6,240, a little over \$7 a square foot. [For biographical information on Harold Hicks see *Advertiser*, March 30, 1967, page 33] During 1956 he sold 150 of these houses, and over the course of 1957 his plant expanded three times in order to meet the demand which required the completion of over one house a day. [*Advertiser*, January 12, 1958, page 20] By 1960, when the caretaker’s cottage was constructed, over 2,500 Hicks Homes had been built and the company offered a choice of one hundred different plans. [*Star Bulletin*, January 24, 1960, page 36] In 1961, the company was employing approximately 300 workers and more than 600 houses a year were being sold. In that year, Mr. Hicks went into semi-retirement, with his son, David assuming the presidency of the company. At the time of Mr. Hicks death in 1967 over 10,000 Hicks Homes had been built.

At the time when Harold Hicks’ reduced his activity in the company, the *Star Bulletin* observed, “Hicks Homes is as well known as the Royal Hawaiian Hotel, where the cost of a two-month vacation could pay for a Hicks Home.” [*Star Bulletin*, April 2, 1961, page 24] In 2006, the Building Industry Association of Hawaii named Harold Hicks the Most Influential Contractor in Hawaii for the past fifty years, even though he was only alive for eleven of those years. [Hicks, page xvii] The company remained in operation until 2009.

The three bedroom, one bath, caretaker’s house stands as a good example of a Hicks Home built in a Modern style in Hawai`i in 1960, with its redwood walls, canec ceilings, jalousie windows, single wall construction, post and pier foundation, and gable roof with overhanging eaves and exposed rafter tails. Also the presence of a living room picture window with jalousies below was a common feature in a Hicks Home. The house is not only typical of its period, but helped define the essence of low-cost housing in Hawai`i during the late 1950s-1970s period. No Hicks Homes are currently listed in either the Hawai`i or National Registers of Historic Places.

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## Early History of the Beretania Tennis Club and Tennis in Hawai`i

The origins of tennis lay shrouded in mystery, however, historians can trace its roots back at least to medieval times, and images of the game can be found from the thirteenth century onward. Writers point to France or the Netherlands as the most likely country of origin for the game, but it quickly spread throughout western Europe, and was associated with courtly life. It enjoyed popularity during the Renaissance, when professional players, both men and women, emerged, and in the sixteenth century the racquet was introduced to hit the ball rather than the gloved hand. This indoor game, known today as real or royal tennis, declined in popularity in the late eighteenth-early nineteenth centuries, but was taken outdoors and rejuvenated in England in the early 1870s as the modern game of lawn tennis with the present rules for the game promulgated by the Marylebone Cricket Club in 1875. The game quickly grew in popularity and spread throughout Europe, and reached the United States by 1874. It would take another seven or eight years for the game to reach Hawai`i.

In 1880, S wrote a letter to the editor of the *Pacific Commercial Advertiser* expressing surprise that,

No one has endeavored to procure that most fascinating of games---lawn tennis. This is an amusement which, like billiards, can always be improved upon. Ordinary players may indulge with much satisfaction in an ordinary game, but to the skillful, all manner of twists and curves may be practiced with a sleight of hand equal to that required for the manipulation of a cue. A complete outfit with net, six bats and extra balls may be purchased in Sydney for fifteen dollars, including freight. With a little letter writing and a slight expense, many a family could set up an attraction for innumerable garden parties. I have never seen anyone take up his bat and acquired the rudiments without developing an inordinate passion for the game. [*Pacific Commercial Advertiser*, October 9, 1880, page 2]

Despite this recommendation, it seems tennis did not appear in Hawai`i until late 1881 or 1882, with the first mention of the game in the newspapers coming in February 1882, when it was reported, "The opening game of the 'Social Lawn Tennis Club' will be played on their ground at Kewalo this afternoon, at 3 o'clock." [*Daily Bulletin*, February 4, 1882, page 1] Two weeks later the newspaper reported the club would again gather in Kewalo at 3:30, and advised, "those who desire to join in lawn tennis are requested to bring with them rackets and balls." [*Daily Bulletin*, February 18, 1882, page 1] By April the club had moved to grounds adjoining St. Andrews Cathedral. [*Daily Bulletin*, April 15, 1882, page 1] Following this move nothing further is reported in the newspapers relating to the club.

In addition to coverage of the Social Lawn Tennis Club, in February 1882, the *Pacific Commercial Advertiser* announced that the Minister of the Interior had agreed to place the Drill

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Reserve in Makiki at the disposal of the Honolulu Athletic Association. The Kingdom would place the grounds in order and fence them, and in return the association would maintain the property in good condition. The members anticipated using the grounds for ancient Hawaiian games of skill, cricket or baseball, and lawn tennis. The association indicated, "Ladies who may desire to play lawn tennis there may rely upon the materials for the game being there." [*Pacific Commercial Advertiser*, February 25, 1882, page 2]

On March 4, 1882, the *Advertiser* reported,

The reserve at Makiki, which has been appropriated for the use of the Honolulu Athletic Association, has been cleared of weeds and leveled where uneven, a body of prisoners having been at work upon it all the week. A supply of water is being on to the ground and it is expected that the fence will be completed before next Saturday. Until the work of improvement is completed and the weather is more settled, there will be no lawn tennis games organized on the ground. [*Pacific Commercial Advertiser*, March 4, 1882, page 3]

By the end of April 1882, the newspaper found,

The game of lawn tennis appears to be growing in favor in Honolulu. The beautiful lawn in front of the residence of one of our leading physicians [most likely Dr. McKibbon] almost daily presents a lively scene, with two tennis courts in use at once. A Lawn Tennis Club has been instituted and the Athletic Association in order to promote the game has imported two sets of first class material. [*Pacific Commercial Advertiser*, April 29, 1882, page 3]

By October Thomas Thrum was advertising that his store carried Jeffrey's Lawn Tennis sets, [*Daily Honolulu Press*, October 7, 1882, page 2] and a month later a writer for the *Daily Bulletin* observed that McInerny's was carrying Lawn Tennis waists, "which are simply a new edition of the old style of dress called jumpers." [*Daily Bulletin*, November 4, 1882, page 2]

Following the initial enthusiasm at the introduction of tennis to Honolulu the game appears to have settled into a small niche within the social and sporting life of the city, and the *Pacific Commercial Advertiser* in 1885 observed, "a small coterie of young people keep up lawn tennis with praiseworthy enthusiasm." [*Pacific Commercial Advertiser*, January 23, 1885 page 2]. The game's play was relegated to private courts, with infrequent mention of it in the newspapers, usually in relation to garden parties, or when an occasional tournament was organized. Lawn tennis tournaments most consistently centered on the courts at the Wodehouse and McKibbon residences, [see *Daily Bulletin*, February 28, 1884, page 3 and April 15, 1892, p. 2, and also *Star Bulletin* May 25, 1892, page 3] and in May 1888 the *Hawaiian Gazette* announced tennis had finally arrived in Lahaina. [*Hawaiian Gazette*, May 22, 1888, page 5]

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In April 1892 the *Daily Bulletin* noted a tennis tournament would, “as usual”, be played at the Wodehouse and McKibbon courts, but went on to muse, “would it not be better for those who desire to put life into tennis and to give it a more prominent place among the sports in which ladies may indulge, if the games were played on more extensive grounds and where ample arrangements are made for non-players.” [*Daily Bulletin*, April 15, 1892, page 3]

However, it was not until March 1895 that efforts were made to formally organize tennis in Honolulu. The Pacific Tennis Club was formed in that month and before the end of the month games were being played on the club’s courts at Merchant and Richards on land donated by William Irwin for this purpose. [*Pacific Commercial Advertiser*, March 19, 1895, page 7 and March 21, 1895 p 5, and *Star Bulletin*, March 11, 1895, page 3] Four months later, in July 1895, the Beretania Tennis Club was formed with J. C. Cooke as president, W.L. Stanley, vice president, W. G. Singlehurst, secretary, B. F. Beardmore, treasurer, and with W. C. Parke, L. de L. Ward and C. H. Atherton sitting on an executive committee. By August twenty two members, including Prince David Kawananao, had joined, (*Independent*, July 9, 1895, page 3, and *Star Bulletin* August 3, 1895) and in August courts were laid out and opened at the Beretania Street School Grounds, where the club had obtained a five year lease from the Board of Education for an unused portion of the parcel. [*Honolulu Star*, August 5, 1895, page 3]

On July 23, 1895 the *Advertiser* rightfully reported, “There has been more interest manifested in tennis during the last six months than since the introduction of the game in Honolulu several years ago.” [*Pacific Commercial Advertiser*, July 23, 1895, page 3] In January 1896 the Beretania Tennis Club erected a pavilion at their courts for the comfort of their members and the spectators who came to watch the games. [*Pacific Commercial Advertiser*, January 22, 1896 page 1]

Beretania Tennis Club  
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Beretania Tennis Club 1896 club house at Piikoi and Beretania streets

In 1897 the Hawaii Tennis Association was formed and the organization adopted as a whole the rules of the American Lawn Tennis Association. The association was comprised of the Pacific Tennis Club, Beretania Tennis Club, Valley Tennis Club, Kamehameha Tennis Club and the Punahou Tennis Club, and the organization frequently met at the office of architects Ripley & Dickey, as C. W. Dickey was an active member of the Pacific Tennis Club. [*Pacific Commercial Advertiser*, February 27, 1897, page 2 and May 11, 1897 p7]

The Beretania Tennis Club's five year lease expired on June 30, 1900, and the club was notified that the Territory of Hawai'i needed to expand the school grounds into the area of the tennis courts. The Board of Education allowed the club to remain on the site until it could find a new location, which it did in October 1900. [*Pacific Commercial Advertiser*, August 22, 1900, page 7, and October 5, 1900, page 2] Mr. Charles Cooke, for a nominal consideration, offered the club part of his vacant lot at Beretania Street facing Thomas Square. Here three cinder courts and a handsome new clubhouse were built at the corner of present day Hotel Street and Ward

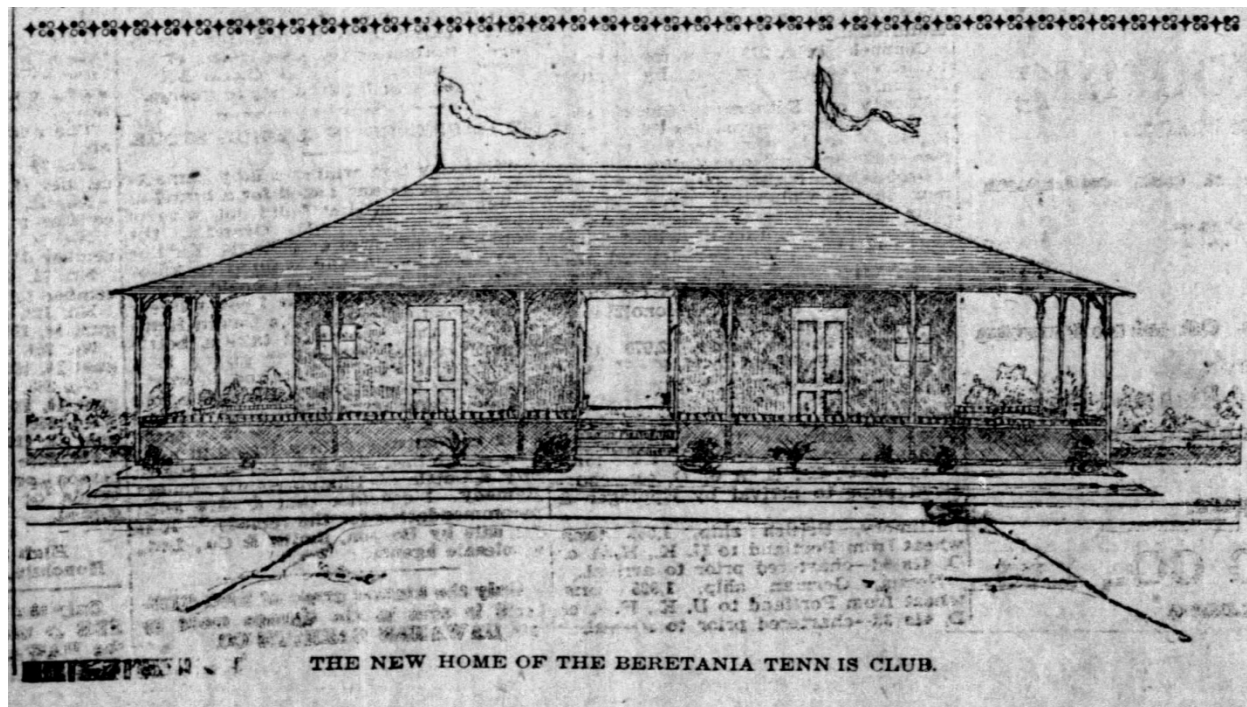
Beretania Tennis Club

Honolulu, HI

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Avenue. [*Pacific Commercial Advertiser*, October 27, 1900, page 9] The club remained at this location until 1937, when it moved to its current location.



Beretania Tennis Club 1900 club house at Ward Avenue and Hotel Street

The move to Victoria Street was made with an eye to improving the club's facilities. Such a move was made possible thanks to the generosity of the Castle brothers, Alfred L. and W. R. Jr., who donated the land, which was a portion of the premises of their childhood home, the residence of their parents, William R. and Ida Castle. Alfred Castle was a long time member of the club and an ardent tennis player. With regards to the new courts, the *Advertiser* noted, "The new courts are laid out with a view to perfect playing conditions and the three doubles courts lie exactly correct for light." [*Honolulu Advertiser*, May 6, 1937, page 11] The former courts and clubhouse were taken over by the newly formed Thomas Square Tennis Club. [*Advertiser*, June 22, 1937, page 10]

While the club was at the Ward Avenue and Hotel Street location it hosted numerous internationally known tennis stars, including the Japan champion Zenzo Shimizu, Bill Tilden, the first American man to win the Wimbledon championship (1920) and the number one men's amateur player during the period 1920-1925, and various Davis Cup teams from the United States, Japan, Australia and Germany. At the present location, in addition to hosting many tournaments, the club featured a number of exhibition matches over the years which involved the German, Australian, and Japanese Davis Cup teams.

Since the dissolution of the Pacific Tennis Club in 1916, the Beretania Tennis Club has been the oldest private tennis club in Honolulu.

Beretania Tennis Club  
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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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Wilson, Elizabeth, *Love Game*, Chicago: University of Chicago Press, 2016

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Untitled, February 18, 1882, page 1

Untitled, April 15, 1882, page 1

“The Corner Loafer,” August 4, 1882, page 2

Untitled, November 4, 1882, page 2

advertisement, *Daily Honolulu Press*, October 7, 1882, page 2

“Beretania Tennis Club,” *Honolulu Star*, August 5, 1895, page 3

*Honolulu Advertiser*

“Calls This ‘Hawaiian Architecture,’” March 14, 1926, p. 16

“Beretania Tennis Club Opens New Courts, May 6, 1937, page 11

“Thomas Square Tournament to Start June 26,” June 22, 1937, page 10

Notice of Completion, July 3, 1937, page 11

“For Lands Sake,” January 12, 1958, page 20

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*Pacific Commercial Advertiser:*

“Athletic Games,” October 9, 1880, page 2

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“Notes of the Week,” March 4, 1882, page 3

“Notes of the Week,” April 29, 1882, page 3

*Star Bulletin*

“2,000 Visitors Inspect 3 New Hicks Homes,” January 24, 1960, page 36

“Hicks Took Hawaii by Storm with Build-on-Your-Lot Homes,” April 2, 1961, page 24

“Founder’s Kin Helped Save Hicks Homes,” September 9, 2001, page 70

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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 # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** 50-80-14-10104

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**10. Geographical Data**

**Acreeage of Property** less than one acre

Beretania Tennis Club  
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Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: Bing Maps:

<https://www.bing.com/maps/?cp=21.304728%7E-157.846949&lvl=16.0>

(enter coordinates to 6 decimal places)

- |                        |                        |
|------------------------|------------------------|
| 1. Latitude: 21.304722 | Longitude: -157.846954 |
| 2. Latitude:           | Longitude:             |
| 3. Latitude:           | Longitude:             |
| 4. Latitude:           | Longitude:             |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The property being nominated includes all the property owned by the Beretania Tennis Club Inc. in 2025 as described by Tax Map Key (1) 2-4-013: 072

**Boundary Justification** (Explain why the boundaries were selected.)

This is the parcel of land associated with the tennis club since its construction.

Beretania Tennis Club  
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### 11. Form Prepared By

name/title: Don Hibbard  
organization: self  
street & number: 45-623 Kokokahi Place  
city or town: Kaneohe state: HI zip code: 96744  
e-mail \_\_\_\_\_  
telephone: (808)-542-6230  
date: October 31, 2024

### Additional Documentation

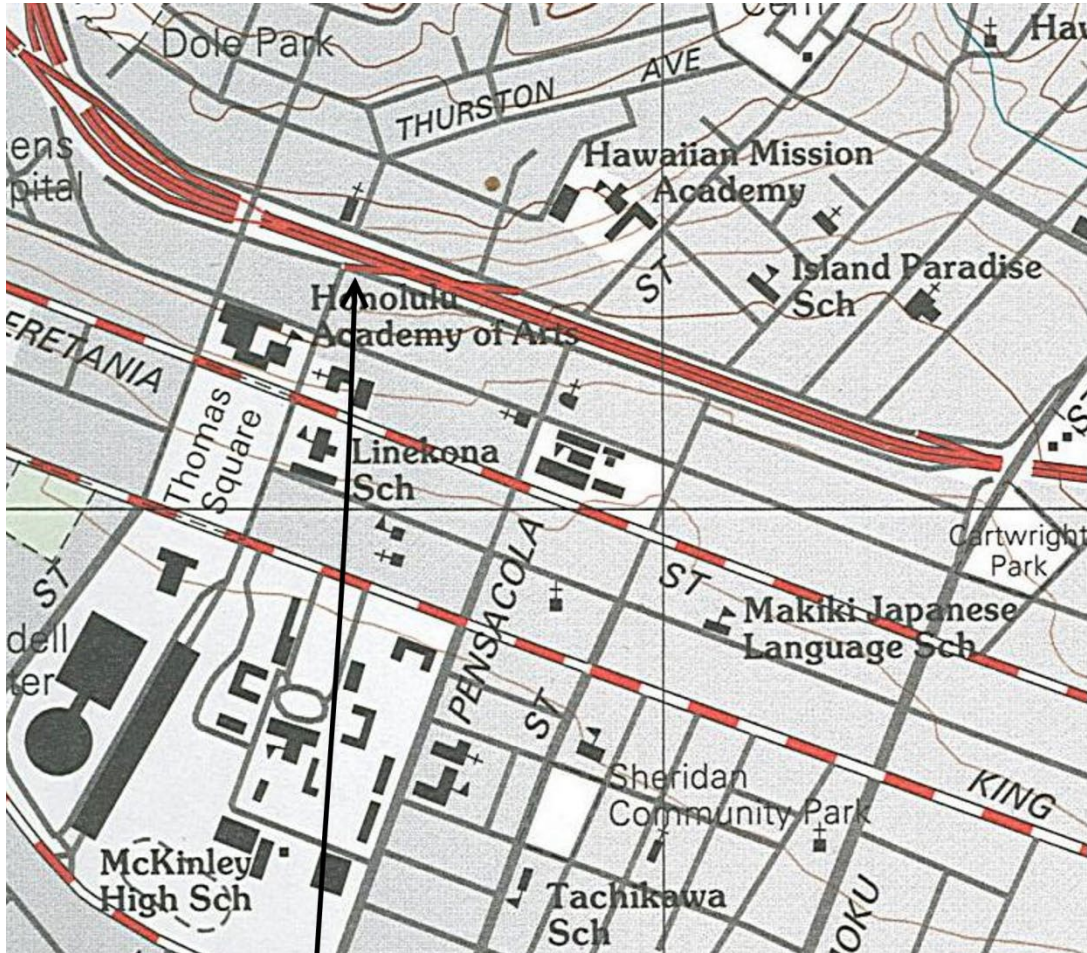
Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Tax Map**
- **Additional items:** sketch of floor plans for clubhouse and caretaker's cottage.
- **Owner:**  
Beretania Tennis Club  
Attention: Doug Smith  
1325 Victoria Street  
Honolulu, HI 96814

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**USGS MAP**



Beretania Tennis Club

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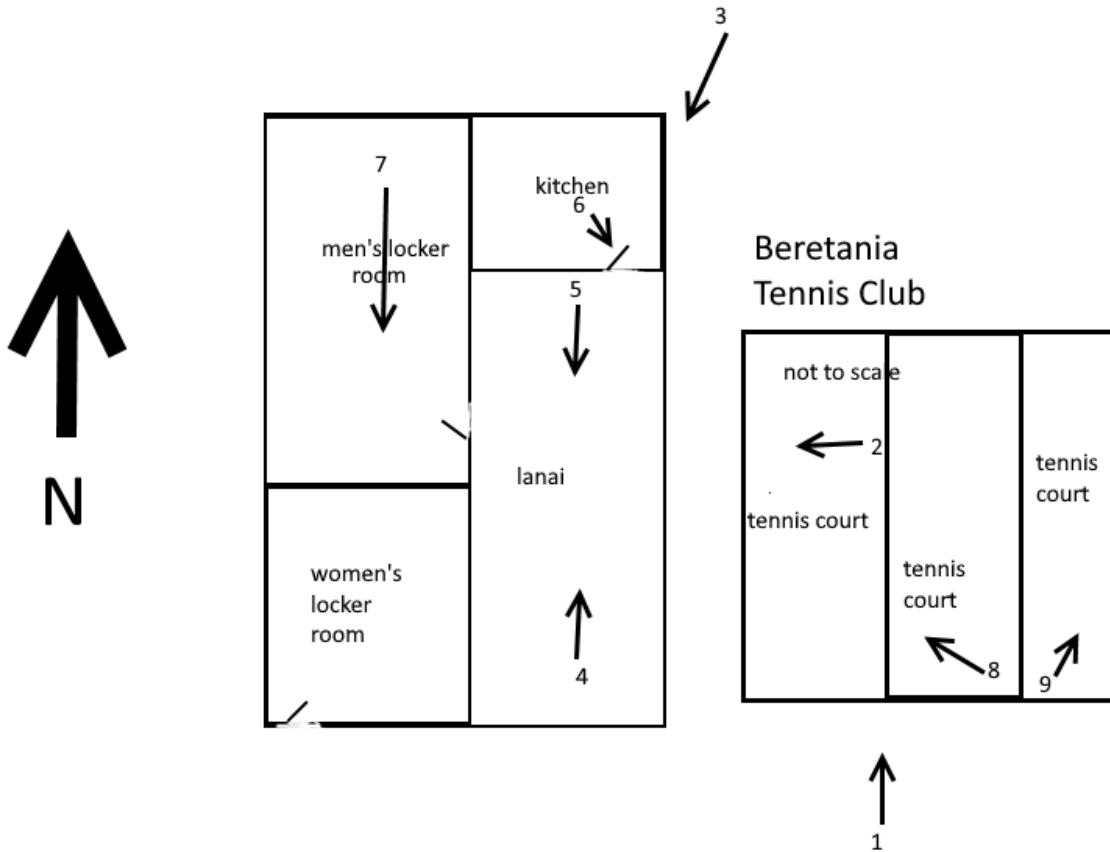
### TAX MAP



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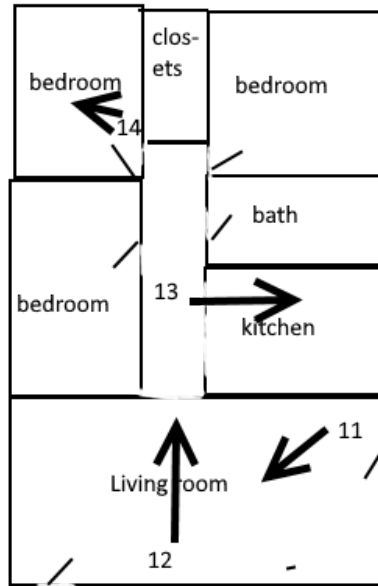
### Club House and Tennis Courts Photo Key



Beretania Tennis Club  
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**Photo Key for Caretaker's Cottage**



Caretaker's  
Cottage  
not to scale



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### **Photo Log**

Name of Property: Beretania Tennis Club

City or Vicinity: Honolulu

County: Honolulu

State: HI

Photographer: Kikuyo Hibbard

Date Photographed: September 12, 2024

1. Drone view of the property from the south
2. View of the clubhouse from the east
3. View of the clubhouse from the northeast
4. View of the clubhouse lanai from the south
5. View of the clubhouse lanai from the north
6. View of the kitchen from the northwest
7. View of the men's locker room from the north
8. View of the upper courts from the southeast
9. View of the lower court from the southwest
10. View of the caretakers house from the northwest
11. View of the caretaker house's living room from the west
12. View of caretaker's house's living room from the north
13. View of the caretaker's house's kitchen from the east
14. View of the caretaker's house's bedroom ceiling light from the east

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**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

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