

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: Armstrong Building

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: 175 N. King 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Not For Publication: Vicinity: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 XC ___D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

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

Signature of commenting official: _____ **Date** _____

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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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

commerce

Current Functions

(Enter categories from instructions.)

commerce

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late nineteenth and twentieth century revivals

Romanesque revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: lava rock walls and foundation, corrugated metal awning, wood store fronts

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.)

Summary Paragraph

The Armstrong Building is located at the corner of King and River streets, along the western boundary of the Chinatown Historic District. To the east of the building lies Chinatown, which is characterized primarily by one-to-four story commercial buildings, while to the west is Nu'uaniu Stream. It sits on a flat, 9,466 square foot lot. The two-story Romanesque revival style building is characterized by a dressed bluestone facade and has a built-up flat roof. It has seven store fronts on its King Street side and another two on its River Street side. The building features a beveled corner and has a shed roofed corrugated metal canopy, with a decorative, jig sawn edge, running down both street facing facades. A round arched opening on the River Street facade leads into a rear courtyard. The building has a basement with lava rock walls. The 14,440 square foot commercial building is in good condition and retains its integrity of design, materials, location, setting, workmanship, feelings and associations.

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Narrative Description

The Armstrong Building stands at the corner of King and River streets and faces east. Its northeast corner is beveled. In the beveled corner a set of double doors on the ground level provides entry to the corner shop. The doors each feature a tall window above and a single panel below. A single pane transom is above each door. Above the doorway at the second story is a 1 x 1 double hung sash window, and in a stone above the window the name "Armstrong" is chiseled in capital letters.

The building is seven bays long on its King Street facade, with each bay demarcated by a stone pilaster. Each pilaster terminates with a pyramidal cap which breaks the line of the parapet. Each bay at the second story contains a set of three 2 x 2 double hung sash windows, except for the north most bay which only contains two 1 x 1 double hung sash windows. On the first story each bay contains a store front, except for the north most bay, which only contains two display windows, each with two single pane transoms, which service the corner shop. Each store front has a centered, recessed, double door entry with diagonal side walls. The entry is flanked by single pane display windows, which are augmented by single pane display windows in the entry's side walls. Wood kick plates are below the display windows and transoms are above all the windows and the doors. The wood doors feature a window above and a single panel below.

Along its River Street side the building is five bays long. The bays are demarcated with pilasters with pyramidal caps. At ground level, the eastern most bay contains three display windows with a pair of single pane transoms above. These service the corner shop. The bay to the west of the eastern most bay contains a store front with a centered double doorway flanked by a display window on either side. The doorway is not recessed, and the windows have a wood kick plate below. A pair of single pane transoms is above each window and the doorway. The corner shop has now expanded to encompass this store space as well.

All the shops have been remodeled on the interior. They have laminate or plywood floors and tongue and groove ceilings. The walls are covered in gypsum board. New wood steps access the basements. The basement storage spaces have lava rock walls, and the ceilings feature the exposed floor joists and floors under deck.

The center bay on River Street features a large round arched opening which is secured by a metal gate. The two bays to the west of the archway, repeat the pattern of the bay to the east of the archway. On the second story, all bays contain three 2 x 2 double hung sash windows, except the center bay which features a round arched window. The round arched window is comprised of three 1 x 1 double hung sash windows, with the upper sashes conforming to the curve of the arch. The upper sashes have sash horns.

The passageway leading to the courtyard has an original tongue and groove ceiling, a west brick wall and an east undressed lava rock wall. The trapezoidal shaped courtyard is bounded on the east and north by the building, while along the west and south sides runs a plastered brick wall surmounted by a metal screen. The building's exterior walls facing the courtyard are of

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undressed lava rock. A reconstructed, wood lanai-walkway runs across the second story and is accessed by wood steps at its south and west ends. It is sheltered by a corrugated metal shed roof with overhanging eaves. Seven pipe columns support the walkway along the east side and another two pipe columns support the walkway along the north side.

The courtyard is paved with concrete. On the ground floor each shop, except the third and fourth shops from the north, has a back door which opens into the courtyard and a 6 x 6 double hung sash window. The back portions of the third and fourth shops from the north have been appropriated to install modern restrooms, both a men's and women's room, entered through a common opening. The 6 x 6 double hung windows from the two shops were retained and open into the bathrooms.

On the north side of the courtyard two double doorways, each with tall upper panes and a lower wood panel, open onto a shop and an office. Both have windows similar to those of the shops in the east side of the courtyard. The eastern-most of the two doors opens onto an office which was partitioned off from the shop in front. The shop has access to the courtyard via a set of double doors similar to the rear ones, which opens onto the passageway between the courtyard and the street. All the doors and windows, except the last mentioned, have brick lintels and concrete sills. The exception has a concrete lintel.

On the second floor there are six offices which open onto the lanai/walkway on the east side of the courtyard. Four of the six offices retain their historic five panel doors, while all six doors retain their single pane transoms. All the offices retain their tongue and groove floors and ceilings. They have three 2 x 2 double hung windows in their east wall, except the western-most office which has five. In addition to the rear door, the offices have 6 x 6 double hung sash windows to either side of the door. A portion of the rears of the second and third offices from the south was appropriated to install modern restrooms. Each of these offices lost a window, which now looks into the restrooms. The demising walls between the offices are of brick.

The two offices fronting the north side of the courtyard each have a door and one 6 x 6 double hung sash window facing the courtyard. The doors have transoms, and the eastern most office door is a historic five panel door. The original office on the east side has been divided into three offices, with the other two offices having historic five panel doors and a transom in their east wall opening on the lanai/walkway. Again, on the second floor all the doors and windows have brick lintels and concrete sills, except the two doors accessing the newly made offices.

A tax act project in the 1980s, the Armstrong Building retains its historic integrity. The major alterations to the building involve the installation of restrooms on the first and second stories, and this is on the rear, courtyard elevation and not visible from the street. Other alterations include the installation of new doors where historic doors had been lost and the remodeling of most of the first-floor retail spaces. These are acceptable changes within the Chinatown Historic District and considering the overall historic character of the building do not detract from the building's integrity.

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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
- 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

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Areas of Significance
(Enter categories from instructions.)
architecture

Period of Significance
1905

Significant Dates
1905

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
William Mutch

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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 Armstrong Building is significant on the local level under criterion C, as a good example of a Romanesque revival style commercial building constructed in Honolulu during the early twentieth century. The building includes a number of distinctive features and is typical of its period in its design and materials.

The 1905 period of significance was chosen in accordance with National Register Bulletin 16A instructions, using the year of construction of the building as the period of significance.

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

Criterion C

The Romanesque revival style was popularized in America during the late nineteenth century by Henry Hobson Richardson with his Trinity Church in Boston catapulting him to national attention and making him the most famous High Victorian architect in the United States. The style was characterized by its massive masonry construction, round arches over openings, asymmetric facades and decorative elements such as pilasters and rough-hewn stones. In addition, its large, arched opening were frequently devoid of columns or piers, and transoms over flat arched windows were often set deep into the façade. The buildings in this style derived their effect from mass, volume and scale rather than decorative detailing. These ponderous forms, “seemed to stand for and from eternity” and ‘brought to mind and eye an impression of solidity, an attitude of stability, a mood of security.” [Gowans, page 352]

The Romanesque revival appeared in Hawaii the late 1880s, just as the style was beginning to decline on the mainland. The style first appeared in the Bishop Museum (1890) with the Kamehameha School (1891) and Masonic Hall (1892) appearing in the next two years. However, the style did not attain great popularity until after the overthrow of the monarchy, when such buildings as Pauahi Hall (1895), the Irwin Block (1896), Love Building (1896), Bishop Estate Building (1896), and Central Fire Station (1897) being constructed in a Romanesque revival style. All of these buildings were constructed of bluestone, a dense lava rock, which became the building material utilized in buildings following the Romanesque style. A number of more modest buildings appeared after 1900 with more subdued Romanesque characteristics, including the Armstrong Building (1905), the T. Sumida Building (1909/1916), and Fishel Block (1914), all in Chinatown, as well as the Podmore Building (1902) (Hawai`i and National Registers).

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The Armstrong Building is a good example of the Romanesque revival style applied to a commercial building in Honolulu during the early 1900s. It modestly incorporates a number of the characteristics of the style including the use of bluestone, the use of pilasters, which break the line of the parapet to emulate a rampart, a round arched opening and window on River Street which are bereft of columns or piers, and deep, recessed transom windows. The use of a bricks in the lintels of the rear windows is also a trait found in a number of Romanesque revival buildings. Its use of materials and mass allow it to continue to be an imposing presence in Chinatown. The building is one of approximately twenty bluestone buildings to remain standing in Honolulu. As such the Armstrong Building stands as a very good example of the Romanesque revival style as it appeared in Hawai'i in the opening years of the twentieth century.

William Mutch (1848-1920) was the designer and builder of the Armstrong Building. He was born in Scotland, and arrived in Honolulu 1882. He worked on the 1892 and 1898 additions to the Bishop Museum and during the 1890s was the head carpenter for Kamehameha School. He left the school to go into private practice and constructed such buildings as the Alexander Young Hotel, the Moana Hotel, the government fish market, the Waterhouse building on Hotel Street, the addition to the Progress Block, and the Colussa Building. The Progress Block, Waterhouse Building and Bishop Museum all used bluestone. Mutch died in San Francisco while visiting the mainland in 1920. [*Star Bulletin*, September 2, 1895, p. 5 and May 31, 1920, page 1; *Advertiser*, February 14, 1895, August 27, 1905, and June 1, 1920, page 2, and Coover page 80]

James Armstrong in partnership with L.L. McCandless had Mutch design and build the Armstrong Building in 1905. In 1922 the partnership was dissolved, with McCandless retaining possession of the Armstrong Building, while Armstrong kept ownership of the partners' building on Hotel Street. [Coover, page 266]

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9. Major Bibliographical References

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

City and County Tax Office records.

State Bureau of Conveyances, book 3862, page 316

Coover, Gary, *Honolulu Chinatown*, Honolulu: Rollston Press, 2022

Gowans, Alan, *Images of American Living*, New York: J. B. Lippincott, 1964

Hibbard, Don, *Buildings of Hawaii*, Charlottesville, Virginia: University of Virginia Press, 2011

“Local Brevities,” *Star Bulletin*, September 2, 1895, page 5

“Senator Waterhouse’s Office,” *Honolulu Advertiser*, February 14, 1895, page 2

“Local Brevities,” *Honolulu Advertiser*, August 27, 1905, page 12

“William Mutch Dies on Coast,” *Honolulu Advertiser*, June 1, 1920, page 2

“Mutch Dies in S. F.,” *Star Bulletin*, May 31, 1920, page 1

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

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Other

Name of repository: _____

Historic Resources Survey Number (if assigned): 50-80-14-10149

10. Geographical Data

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: BING MAPS

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 21.313123 | Longitude: -157.864436 |
| 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: |

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

The property being nominated includes all the property owned by the Iris Holdings LLC in 2025 as described by Tax Map Key (1) 1-7-002: 028.

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: HI zip code: 96744
e-mail _____
telephone: (808)-542-6230
date: March 17, 2025

Additional Documentation

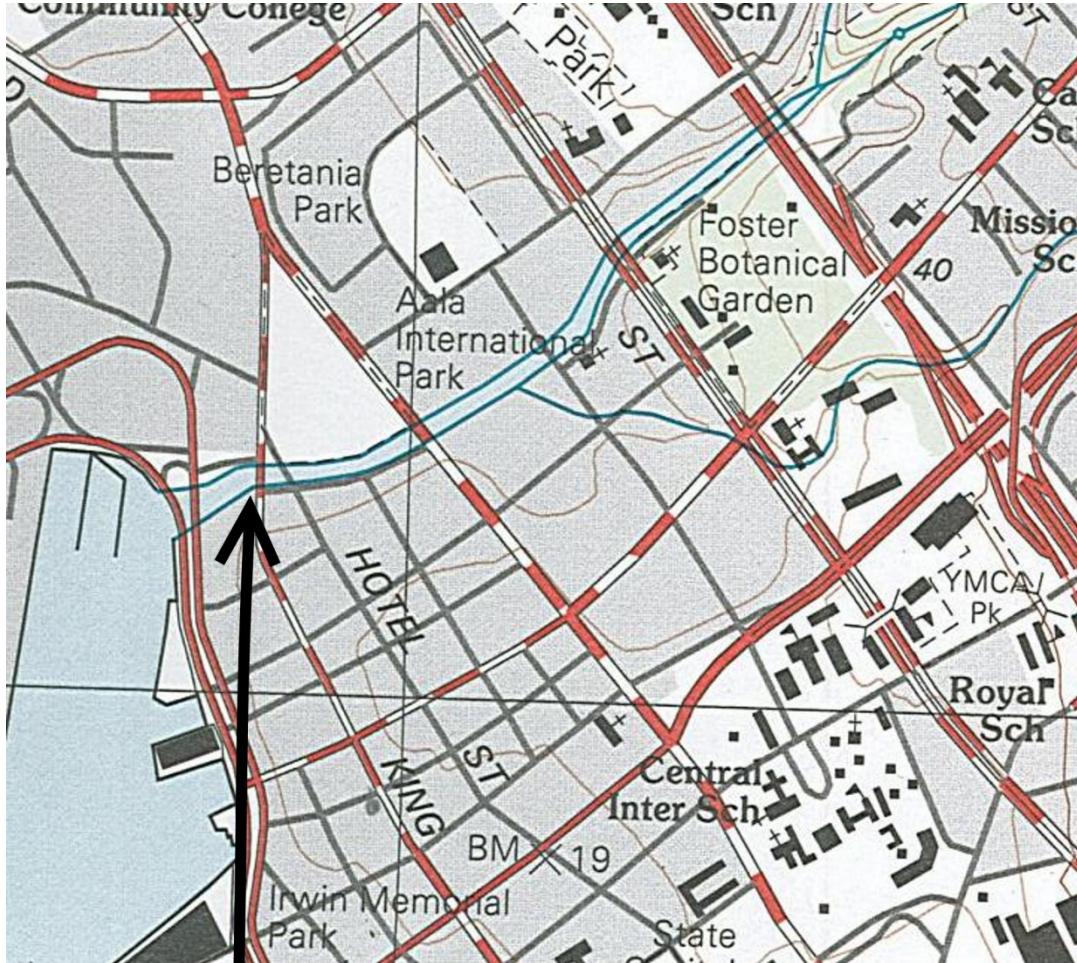
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **TMK Map**
- **Additional items:** photo key
- **Owners:** Iris Holdings LLC
c/o Lee Stack
1 North Hotel Street
Honolulu, HI 96817

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USGS Map



USGS 7.5 series, Honolulu Quadrangle, 1998 (portion)

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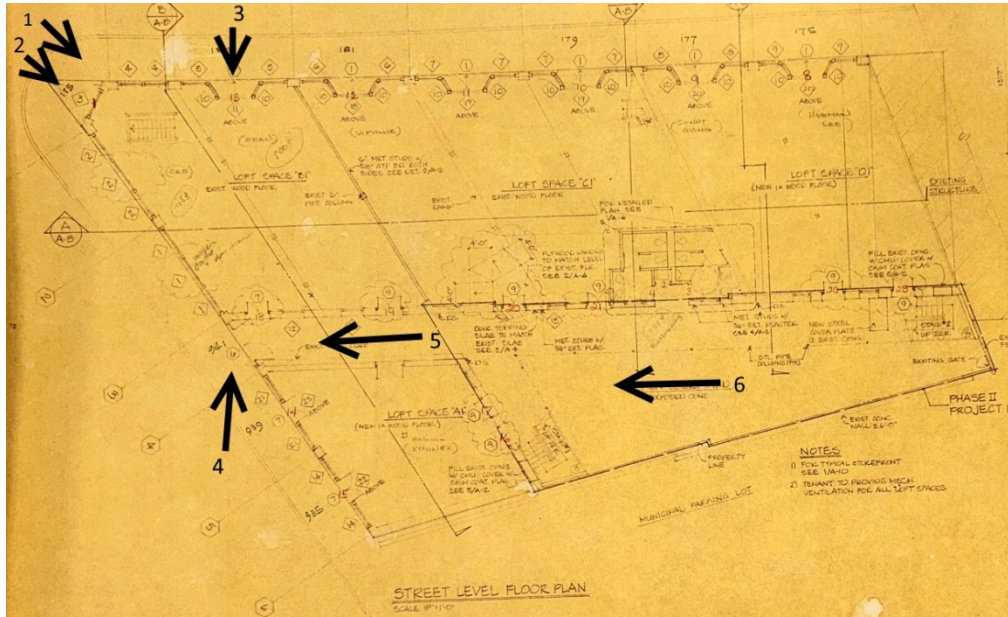
Tax Map



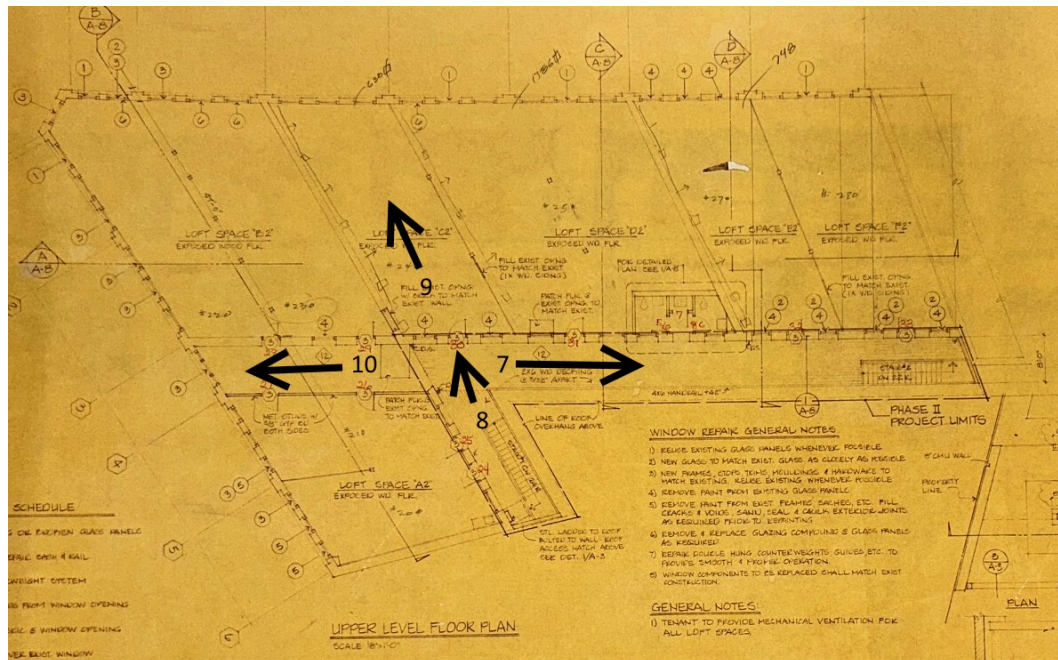
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Photo Key:



Second Floor:



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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Armstrong Building

City or Vicinity: Honolulu

County: Honolulu

State: HI

Photographer: Kikuyo Hibbard

Date Photographed: February 12, 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. View of the building from the northeast
2. View of the clipped corner from the northeast
3. View of typical King Street store front from the east
4. View of the River Street round arched opening and store fronts from the northwest
5. View of the passageway from courtyard to the street from the south
- 6 View of the courtyard from the south
7. View of the second floor lanai/walkway from the northwest
8. View of typical office entry from the west
9. View of the interior of an office from the west
- 10 View of the second floor round arched window from the south

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Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

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

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.