

**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: Iwao Miyake Residence

Other names/site number: Miyake/Bannister 3-3-026-0520000

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: 2035 Wilhelmina Rise

City or town: Honolulu State: Hawaii 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Not For Publication: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 x 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 x B x C D

<p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
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IWAO MIYAKE RESIDENCE
Name of Property

Honolulu Hawaii
County and State

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
-

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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>1</u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic / Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic / Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern

Hawaii Regional

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Wood, Tongue and groove walls, concrete hollystone block walls, ¼” temp hard paneling, glazing, concrete foundation, composite bituminous roof

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 Dr. & Mrs. Iwao Miyake Residence is situated on a hillside, residential neighborhood in Wilhelmina Rise. The two-story, modern-style house is oriented northwest to southeast and is situated on a rectangular lot of 0.2479 acres (10,800 square feet) and features the respective residential portion of 2,542 square feet on a footprint of 1,868 square feet including an open car port and a non-contributing lower deck added at a more recent time. The only access point is from Wilhelmina Rise via a down-sloped short, paved driveway terminating in an open carport attached to the residence. The building is L-shaped and configured with a partial downslope roof, a main entrance ground 2nd floor via a path next to the carport with living room, open kitchen, L-shaped lanai and two bedrooms; and a lower floor featuring a lanai, storage, utility rooms and two bedrooms. The hillside is retained by the building with concrete masonry walls perpendicular to the long side of the property. The structure is predominantly made of concrete masonry retaining walls and tongue and groove wood structure with an exposed rafter build-up roof, taking on a butterfly form along its long axis. The façade is articulated through a glazed living room area with open vertical wood slats as jalousie and open hallway consisting of obscure glass, screen and mahogany panelization in the hallway areas. The remainder is clad in vertical redwood siding. The house has a built-up downslope pitched roof. The lower garden originally featured a concrete pad

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terminating into exposed bedrock on the southwestern side and grass with low tree vegetation towards the southeastern end.

Narrative Description

The Dr. & Mrs. Iwao Miyake residence sits on a steep downhill slope in the Wilhelmina Rise neighborhood with a height difference of 38 feet over the length of the residence facing southwest with its long axis. The building is accessible from Wilhelmina Rise on its northwestern short end. The Wilhelmina Rise neighborhood is north of Diamond Head mauka of the H1 freeway and adjacent to Palolo valley. The property is located opposite of the Maunalani Community Center, a playground, and just approximately 200 feet makai of the intersection of Sierra Drive and Wilhelmina Rise, roughly 500 feet south of the Maunalani Nursing and Rehab Center. The original property was developed for former University of Manoa Professor Dr. Iwao Miyake and his family and is currently owned by Drs. Wade & Hanh Bannister. The neighborhood is situated above the Kaimuki and Kahala areas and accessible from Wilhelmina Rise, a linear, steeply ascending road.

Located in a residential neighborhood, the Residence sits parallel to the long side of the downhill sloping property and has a living area of 2,542 square feet on a rectangular lot sized 10,800 square feet. The property faces southeast towards Wai‘alae on the distant coastline. The open carport marks the highest point of the built portion being supported by two concrete masonry unit (CMU) column walls and a storage element that simultaneously defines the northwestern end of the attached living room sitting 7 feet below the carport level. The carport flooring rests on a rectangular CMU retaining wall and post and 2x8 beam structure with tongue and groove fir flooring that has recently been replaced due to decay. The carport roofing is a continuation of the building roof and is of bituminous built-up composition with exposed rafters.

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Access to the residence is gained through a downhill sloped and stepped walkway north and adjacent to the carport area, separated through a simple wood rail and on the other side bound by two-foot tall, sloped CMU wall. The adjacent landscaping on the northwestern corner and access path consists of agaves, volcanic rock, a small water feature, a ti tree and an unidentified tree. Next to the carport, on the southwestern side, is a narrow exterior access to the upper lanai now bound by a new handrail with vertical slats inconsistent with the original design of horizontal boards and beams.

The carport is open on three sides and has exposed roof rafters that extend to form the roof of the living area and lanai as a butterfly shape. The roof is sloped downhill and built-up from sheathing and bituminous material with a tapered wood fascia. Support in the carport on the downhill side is through a shared retaining wall extending as the living room northwest enclosure and an original garage storage build out made from vertical tongue and groove redwood. Two corner CMU hollostone columns support the roof on the drive-in side, one originally held a niche for the electrical main panel which has been since upgraded and moved. The concrete driveway features a longitudinal drain on its low point. The driveway has recently been repaved and the drainage upgraded. A pony wall, also made from hollostone holds mailbox, lighting and marks the upper end of the pedestrian entry to the residence.

The building is L-shaped, however appears with the attachment of the carport as two shifted, parallel rectangles in roof view. The northeastern building portion features on the main level (2nd floor) the kitchen, a stairwell to the lower floor, a hallway and two bedrooms, one of which serves as master bedroom with a shared bathroom. The lower level consists of a former hobby shop (now converted to a gym/lounge and powder room), a stairwell, laundry area, hallway and two bedrooms with a shared bath. The area under the living room is a former open lanai, now enclosed with glass sliding doors, however retaining its original shape and footprint. The lower outside patio was originally an irregular shaped concrete pad that is now extended with a recent, non-contributing rectangular wood deck with railing. The roof is a butterfly roof, with its valley perpendicular to the slope so that the roof slopes approximately run parallel to the hillside. The built-up roofing consists of a bituminous top layer and exposed roof joists and rafters on the underside. The exterior is painted in light grey with dark grey fascia and window framing which does not represent the original intent; window framing typically were lighter in tone, likely white or nicotine, and the woodsiding typically untreated, vertical redwood siding. Overhanging roof eaves showcase exposed rafters and roof joists.

The entrance is situated in extension of the hallway and separates the kitchen from the living area along with a 6'-10" tall free-standing original closet that has been shortened in half of its original length at some point but could be restored due to existing millwork drawings. The entrance appears to be largely extant with an articulated glazing pattern above a new, non-contributing entry door. Original drawings indicate a simple plain-faced door element which could be restored. Between living room and kitchen is a family area identified through a large fixed 6x6 feet plate glazing element facing northwest towards Wilhelmina Rise. The kitchen is a for architect Preis typical open kitchen with a horizontal window band at countertop height and upper cabinets that are partially open. The kitchen has been modified and resurfaced but retains in large its original character and elements. Adjacent to the family room area is a low counter of

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the U-shaped kitchen arrangement that has been altered from its sliding cabinetry to a sitting breakfast countertop. The kitchen is currently being sensibly restored to meet original architectural intent and modern needs. Above the kitchen is a clerestory of partially operable windows. The kitchen and family area ceilings are a drywall ceiling flush with the bottom of the exposed 3x10 rafters running 48 inches off center as originally specified.

The living area is enclosed by a painted (originally untreated) 4" hollow stone wall with running bond and a fully two-sided sliding aluminum glazing enclosure towards an original lanai. Above the glazing sits a steel header supported by a steel corner post, on top of which are vertical wood slats and screening material. Remaining walls are made of untreated vertical redwood tongue and groove. The original Apitong wood flooring is extant. The lanai which cantilevers over the below lanai, is a wood terrace with a newer, non-contributing rail to meet code. Original rail portion with a later added vertical wood lattice is partially extant and original plans could aid in the sensible restoration of the original 24" tall guardrail and an adequate current code response. The ceiling consists of exposed untreated sheathing and rafters in the living room and throughout the building's upper floor. The living room roof is a continuation of the carport downhill sloped build-up roof.

A 39" wide hallway to the bedrooms (one original guest bedroom, a bath, and the master bedroom) continues in axis of the entrance and is labeled as lanai, fully enclosed with lamella glazing frosted glazing and hardboard panels, retaining the original architectural intent. The large lanai bay is divided over both stories in nine vertical columns each horizontally divided in a rectangular pattern. The lower lanai features three bays where the original pattern is replaced with a modern sliding door to the exterior, inconsistent with the original design intent. Horizontal lamella glazing may be original yet was not specified in surviving documentation. The guest bedroom is open to the hallway through original shoji doors and both bedrooms as well as the bathrooms feature original rub-off-stained wood penalization and millwork. The lower bathroom walls and floor as well as the countertop have been recently re-surfaced with stone tiling. The upper bathroom still retains original surfacing and tub. The master bedroom has corner glazing facing the view of Diamondhead and Wai'alaie Beach Park which are visible from the residence. The southern corner window does not appear in the original drawings, but its language is consistent with the built-ins and the general materials in use which suggests it was added during the construction phase, the same window treatment is continued on the lower floor and architecturally framed on the exterior.

The stairwell to the lower floor adjacent to the kitchen has vertical untreated redwood siding, featuring a wet bar upstairs and a laundry sink on the lower floor. The original utility sink has been removed. The stairwell has a glazed front with obscured floor-to-ceiling glazing pattern and an exterior plain faced wood door panel with an awning window above. The original door panel has been replaced with a modern, non-contributing one.

The lower floor layout is largely identical to the upper floor with its arrangement of bedrooms and bathroom. Here the ceilings are finished drywall ceilings. The two bedrooms are extant and conform to extant interior elevation drawings. The bathroom has been remodeled but retains some of the original components and layout. The flooring on the lower floor is not original and

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has been replaced, likely due to decay. Under the upper living area is a former lanai (now guest room or family area) with an adjacent recreational area with a newer powder room that occupy the formerly specified hobby room area. The original concrete flooring has been replaced with new wood flooring. An exposed and painted steel beam resting on hollostone CMU walls support the living area and lanai and serves as the header for sliding glazing to enclose the former open lanai. The glazing was likely added in the 1980s and does not distract from the original intent. The back wall of the lanai is white-painted hollostone CMU, originally left untreated.

The area below the lower end bedroom on the southeastern corner of the building is undeveloped and backfilled with site material. The southeastern and northeastern elevations consist of an overhanging roof, glazing and fixed hardwood panels, painted, vertical redwood siding and a hollostone base wall following the site slope. Original landscaped concrete steps lead into the sloped garden area; the northeastern side received a more recent and non-contributing guard rail.

The southeastern elevation is articulate and stepped with the lower floor having an open trellis for shading. It appears the trellis has been shortened in depth. The roof is asymmetrically overhanging with exposed rafters on either side of the eaves, accentuating the irregular elevation on the southeastern end with the upper floor cantilevering approximately two feet.

The Iwao Miyake residence retains a high degree of architectural craftsmanship with few alterations, many which have been executed to comply with current building codes and some minor alterations on the interior. It is an excellent and rare example of the architect Preis's later residential canon from the mid to late 1950s. The structure was originally conceived in 1957, with building permits being issued in January 1958 and completion in December 1958. Recent changes dating from an unidentified period concern modification to the upper and lower lanai, some interior millwork including the kitchen, and can be considered minor, as they do not distract from the overall quality of the architect's design and are further not visible from the street. Available plan documentation would allow reversal and restoration of the original in large parts. None of the current changes impinge upon the historic character of the house.

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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
-

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- 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
1958

Significant Dates
1958

Significant Person
(Complete only if Criterion B is marked above.)
Alfred Preis, architect

Cultural Affiliation

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Architect/Builder

Alfred Preis (architect)

Shuji Miura (builder)

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 Iwao Miyake residence is significant on the local level under criteria C and serves as an excellent example of a mid-century modern two-story house in Hawai‘i. The house not only includes several distinct features, excellent craftsmanship and exemplary construction, but is also one of the few largely intact residences from that period designed by the Hawaiian master architect Alfred Preis (1911-1994). Some of the features include refined built-in millwork, flexrooms that extend into the lanai through operable shoji doors, a for Preis typical open kitchen design with horizontal window ribbon and overall succinct detailing qualities indicating a high degree of carpentry craft.

The 1958 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: “For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions.” As is noted in the above section, “significant dates”, 1958 is the year of construction.

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

Criterion C

The Iwao Miyake residence is significant on the local level under criteria C and serves as an excellent example of a mid-century modern house in Hawai‘i. It was built by Alfred Preis for Dr. Iwao Miyake and his family. Dr. Miyake, the original owner was an accomplished university Professor of Physics and at the University of Manoa in Hawaii. The house not only includes several distinct features, excellent craftsmanship, and exemplary construction, but is also one of the few largely intact residences from that period designed by the Hawaiian master architect Alfred Preis.

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Preis was the founder and director of the Hawaiian State Foundation on Culture and the Arts, founder of The Hawaiian Arts Alliance, the designer of the USS Arizona Memorial and other noteworthy Hawaiian modern buildings. Among the registered Preis residences, which include the Alfred Preis residence from 1947, the Oswald Bushnell residence from 1949, the Edward T. Lau residence from 1951, and the Carlo Panfiglio residence from 1952, it can be considered a sister residence to the registered Paul Leong residence from 1957. Both are similar in configuration and massing, yet both also retains a distinctly different articulation and craft, making each unique. The residence is a showcase of high craftsmanship with built-in furnishing and refined exterior detailing. The object is in good conditions with minor alterations, none of which are visible from the street (approach) and do not impinge on its historic value. The interior is in good condition still showcasing built-in furnishings in bedrooms and the living areas. It has distinct fenestration patterns through a creative arrangement of different window types (clear, frosted and jalousie) and varying datums of the window rails. These arrangements occur in the lanai and in the family zone window area. Original wall surfacing and rub-off treatments of wood surfaces are largely extant and in good condition, except for the sbathrooms where moisture affected the durability of materials and as result resurfacings have taken place yet without affecting the original layout. The open kitchen retains some of its original qualities and the ribbon window, resurfacing and changes to the built-in cabinetry have occurred to fit current standards.

The 1958 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: “For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions.” As is noted in the above section, “significant dates”, 1958 is the year of construction. The building reflects in style and compactness on the credo of the architect to provide clients with the maximum they aspired, this residential object showcasing the dialogue between a compact design with elegant and idiosyncratic modern features.

Criterion B

Alfred Preis (1911 – 1994) was born into a lower middle class Jewish family in Austria. He studied architecture at the Technical University in Vienna, where he was exposed to classical training and the current trends. His studies got disrupted once Austria got annexed by Nazis on March 12, 1938. At this point Preis sought to leave the country and after a rushed marriage to Janina Wernikowska a few days after the annexation he managed to complete his studies despite of ongoing purges. After a year of trying to obtain passports, find employment and sponsorship, and another two months of arduous travel he finally arrived in Hawai‘i on June 22, 1939.

In Honolulu he found mentorship and work with local architects Dahl & Conrad and he quickly rose in the ranks to become associate in the firm. On December 8, 1941, shortly after the Japanese attack on Pearl Harbor, Preis and his wife were arrested on suspicion of being enemy aliens and briefly interned on Sand Island. By May 1943 Preis had created enough profile and independence to become self-employed and opened his office, Alfred Preis Associates. Over the next 20 years he would build nearly 180 structures, mostly residential but also several notable public buildings such as Laupahoe Elementary and High School as partner in Associated Architects, the First United Methodist Church, three buildings for the International Longshore and Workers Union (ILWU)

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and several park structures such as in Pu‘unui Park, Booth Park, Halone Blowhole, and the Honolulu Zoo entrance in Kapiolani Park. He frequently collaborated on public school projects as well as planning and housing projects with Valdimir Ossipoff, Philip Fisk, Allan Johnson and Thomas Perkins, the latter two would remain his longest collaborators and participate in the design of the USS Arizona Memorial, his most recognizable work. He was instrumental in re-instating the local AIA Chapter and served there in various roles. All aforementioned collaborators are now considered critical members of the early Hawaiian post-war modernism, with Ossipoff having gained most international recognition in the recent years.

Public planning activism/advocacy paired with a broad portfolio, a steady presence in local newspapers and publications, led Preis to terminate his frequently awarded practice and accept the personal invitation by Governor John A. Burns to fill the position as the first State Planning Coordinator in 1963. While this role was politically unstable and cut in 1964, he managed to transition into the role of founder and director of the newly formed Hawaiian State Foundation on Culture and the Arts approved by the Hawaiian State legislature in 1965. In this role he not only dedicated his work to the support of local artists and culture but also initiated and drafted state bill 298 which was approved as “Art in State Buildings Law,” to be administered by the foundation. It mandated that 1% of the construction costs of new state buildings be set aside to purchase art. This made Hawai‘i the first state in the nation with a so-called “1% law”.

After 17 years in public service, Preis retired in 1980 and founded the Hawai‘i Arts Alliance, a non-profit organization dedicated to the support of Hawaiian culture and heritage in education. In March 1980 he was decorated for his services by the local AIA chapter of Honolulu and by the Hawaiian House of Representatives with the “Living Treasure of Hawai‘i Award” to honor his endless contribution to the architecture, culture and arts of Hawai‘i among others. His public appearances declined with his ailing health. In 1993 he was bestowed with an Honorary Doctorate by the University of Hawai‘i and on March 29, 1994, Preis passed away, leaving behind a rich legacy of architectural work and public engagement. He is the first civilian to have been honored at the USS Arizona Memorial with flags at half-staff and presentation of the flag upon his death. In 2012 Governor Abercrombie proclaimed May 30th “The Alfred Preis and USS Arizona Memorial Day” through an Executive Chamber Proclamation. Alfred Preis’s legacy is impactful in the shaping of the state of Hawai‘i and its modern history. His contributions continue to shape the Hawaiian cultural environment. Both institutions he created, the State Foundation on Culture and the Arts and the Hawaiian Arts Alliance, continue to play a consistent role in the preservation and fostering of the creative cultural environment on the archipelago. Alfred Preis and his achievements have been published and exhibited internationally.

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9. Major Bibliographical References

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

Primary resources:

City and County of Honolulu Public Records

Preis Family Archive

“Building Permits Listed,” The Honolulu Advertiser, January 26th 1958, p 15

“Owner’s Notice of Completion of Contract,” Honolulu Star-Bulletin, December 23rd 1958, p 22

“Younn Scientists” The Honolulu Advertiser (Honolulu, Hawaii) · January 24th, 1960, p 56

“Architecture: Yesterday, Today, and Tomorrow, An interview with Alfred Preis FAIA-ME,” in Hawaii Architect, December 1984, p 7-9

Sanders, P., “Alfred Preis, FAIA: AIA community mourns loss,” in Hawaii Architect, Volume 23, Number 6, June 1994

Books

Fairfax, G. W., The Architecture of Honolulu, Island Heritage Book, 1971

Fung Assoc., Hawaii Modernism Context Study, Historic Hawai‘i Foundation, 2011

Haines, F. S., Architecture in Hawai‘i, A Chronological Survey, Mutual Publishing, 1993

Mason, G., Oral Histories of 1930’s Architects, AIA Honolulu Chapter, 1982

Rossi, J., Kodama-Nishimoto, M., The State Foundation on Culture and the Arts, An Oral History, Center for Oral History, Social Science Research institute, University of Hawai‘i at Mānoa, 1991

Sakamoto, D., Hawaiian Modernism, The Architecture of Vladimir Ossipoff, Honolulu Museum of Art & Yale, 2008

Schmitzberger, A., Alfred Preis Displaced, The Tropical Modernism of the Austrian Emigrant and Architect of the USS Arizona Memorial at Pearl Harbor, Pacific Historic Parks & Doppelhouse Press, 2022

Seckel, H., Hawaiian Residential Architecture, Bishop Museum Press, 1954

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Seckel, H. W., A Guide to Architecture in Honolulu, Hawaii Chapter of the American Institute of Architects, 1957

Slackman, M., Remembering Pearl Harbor, The Story of the USS Arizona Memorial, Pacific Historic Parks, 2012

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): 50-80-14-10221

10. Geographical Data

Acreage of Property 0.2479 acres

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 21.295587 | Longitude: 157.789439 |
| 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 Drs. Wade and Hanh Bannister as described by Tax Map Key 3-3-026-052. The downslope property is rectangular in shape oriented approximately northwest to southeast. The northern property line extends for 180 feet and six inches, turns 90 degrees and extends for 60 feet turning 90 degrees to face northwest and extends 180'. The property line parallel to the street extends northeast for 60 feet. The residence occupies the topographically upper half of the property with an overall

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length of 82'4-1/2", a front setback of four inches from the property line and approximately ten feet from the street curb and two side yard setbacks of roughly 9'4-1/2" and 10' respectively. The original property length was identified in original architectural drawings with 240' yet canceled tax maps indicate the property length as earliest recorded with 180' length consistent with the current recorded outline.

Historic Resources Survey Number:

50-80-14-10221

Boundary Justification (Explain why the boundaries were selected.)

This parcel of land has been historically associated with this residence.

11. Form Prepared By

name/title: Axel Schmitzberger, Prof, R.A.

organization: A Platform

street & number: 537 Redfield Avenue

city or town: Los Angeles state: California zip code: 90042

e-mail axel@aplatfrom.design

telephone: 310.869.3004

date: 2025-06-02

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.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

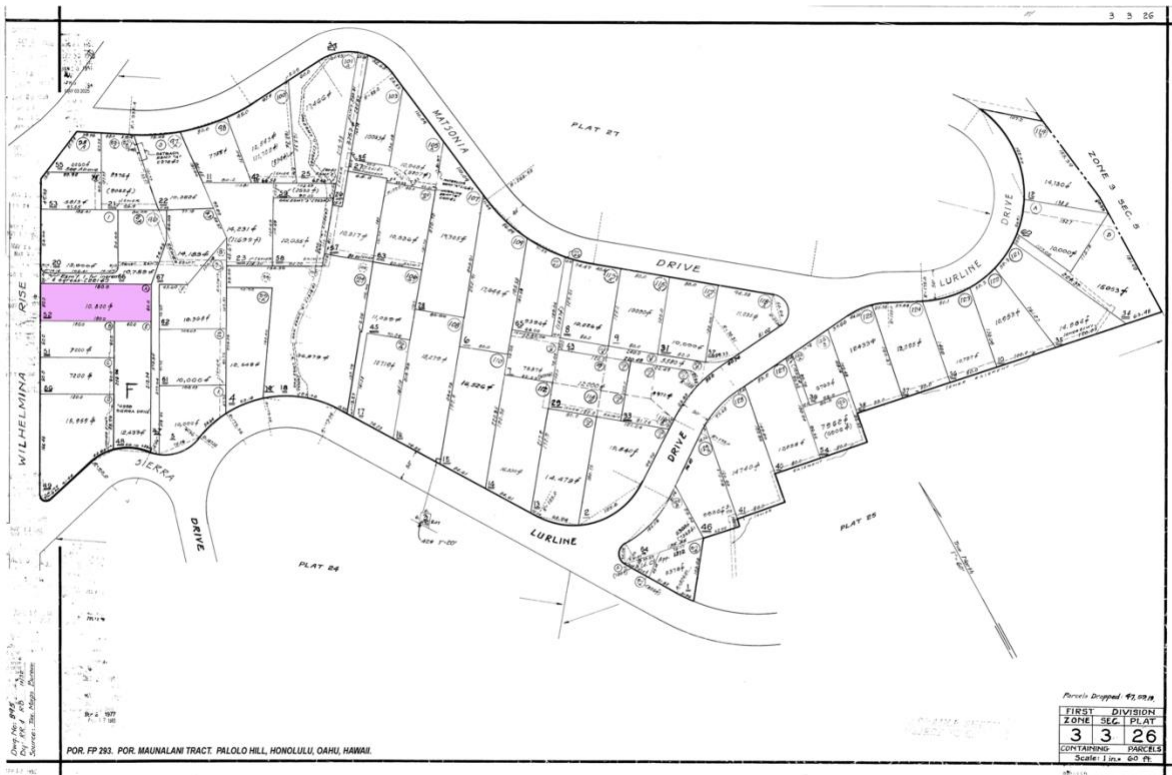
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ESRI Map of property with TMK (cyan outline)

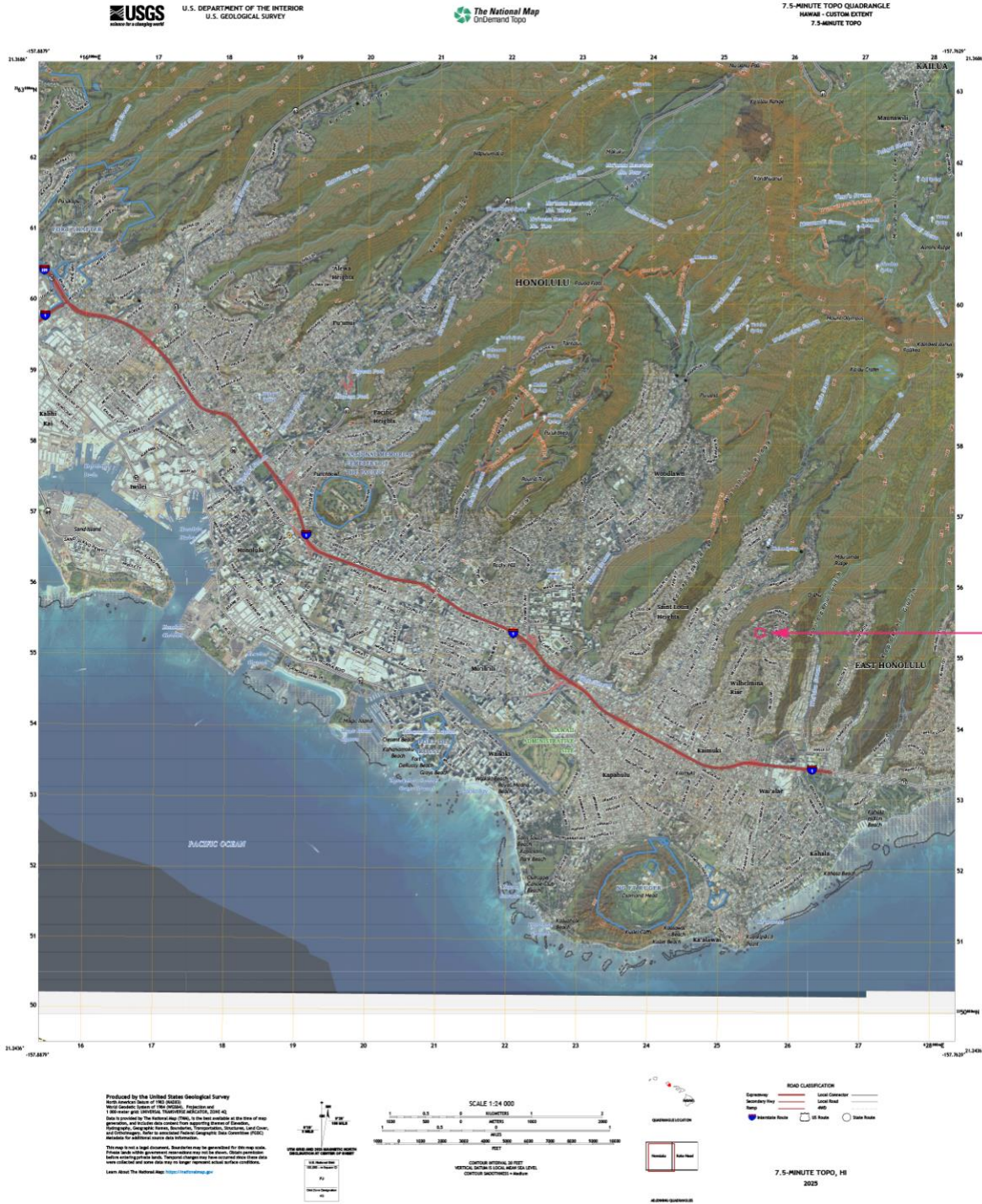


Plat map with TMK (property shaded magenta)



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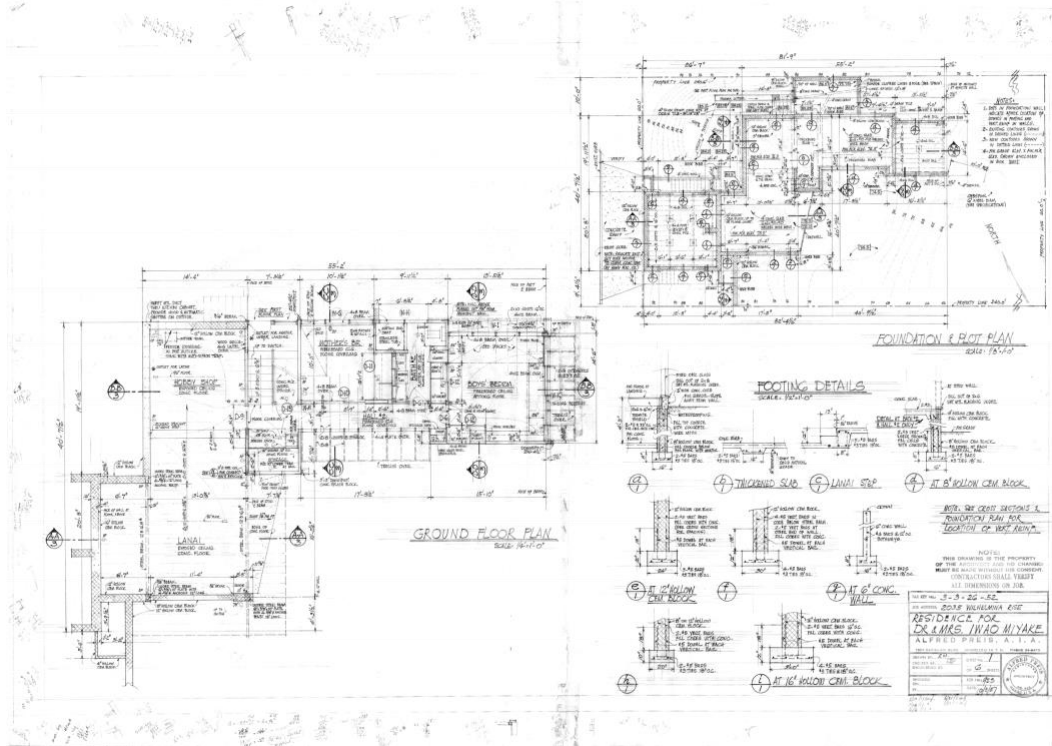


USGS 7.5" Map with property circled and indicated

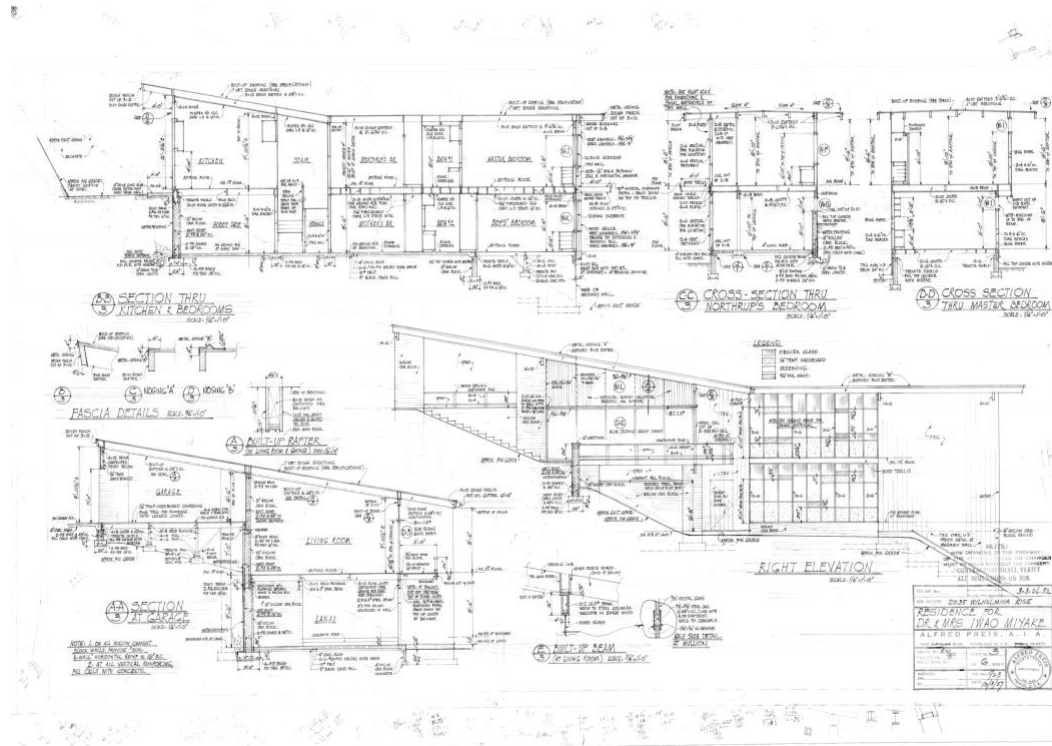
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Drawings

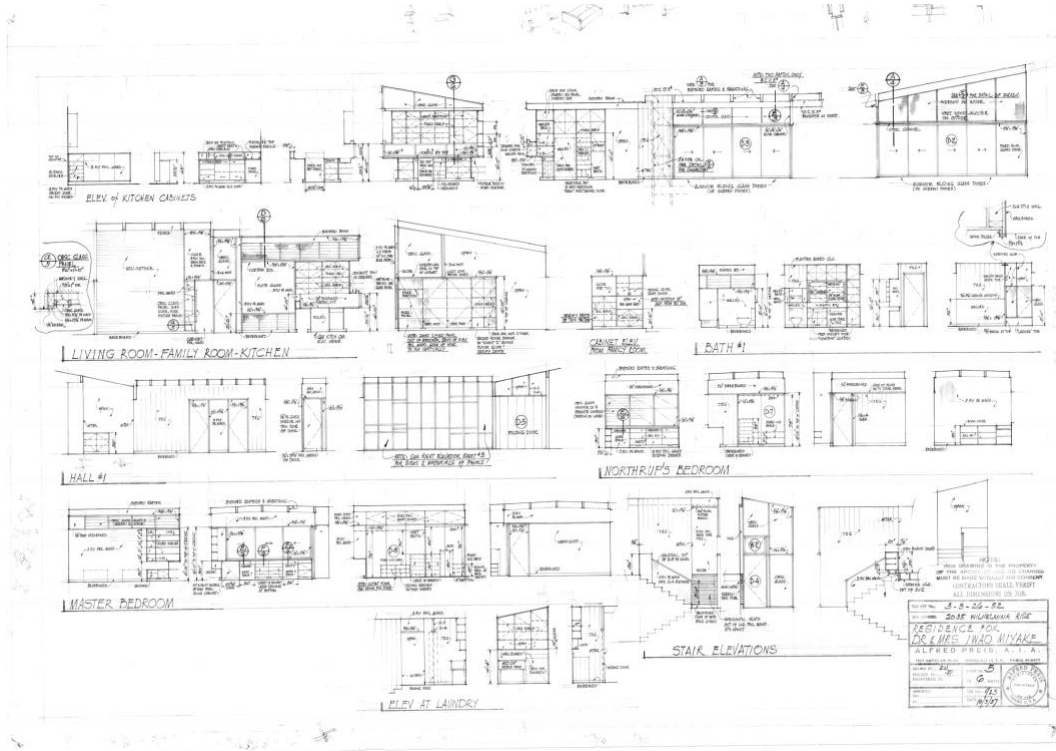


Lower floor plan, foundation plan, foundation details. Below: sections, elevation.



IWAO MIYAKE RESIDENCE
Name of Property

Honolulu Hawaii
County and State



Interior elevations for millwork.

IWAO MIYAKE RESIDENCE
Name of Property

Honolulu Hawaii
County and State

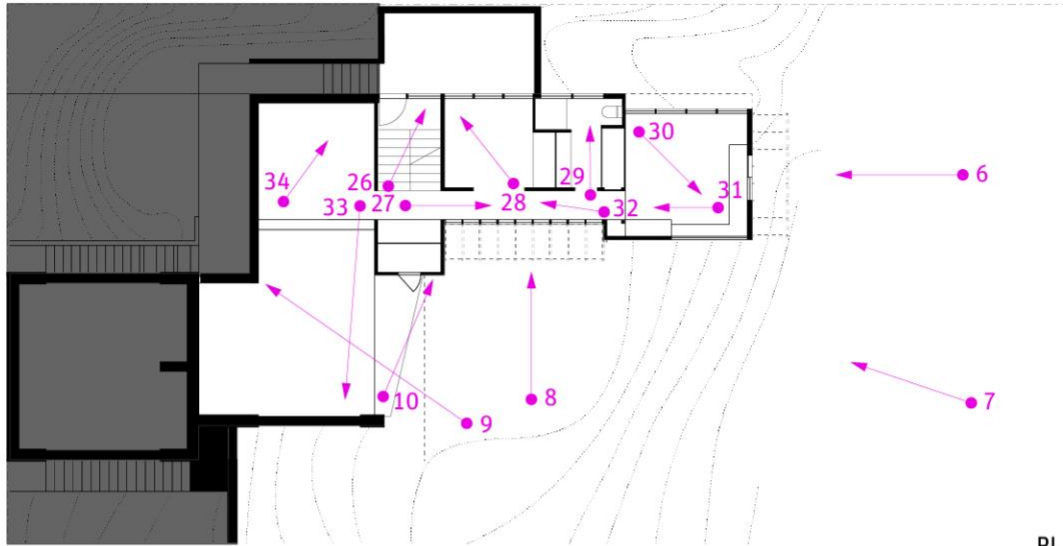
Photographs


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.

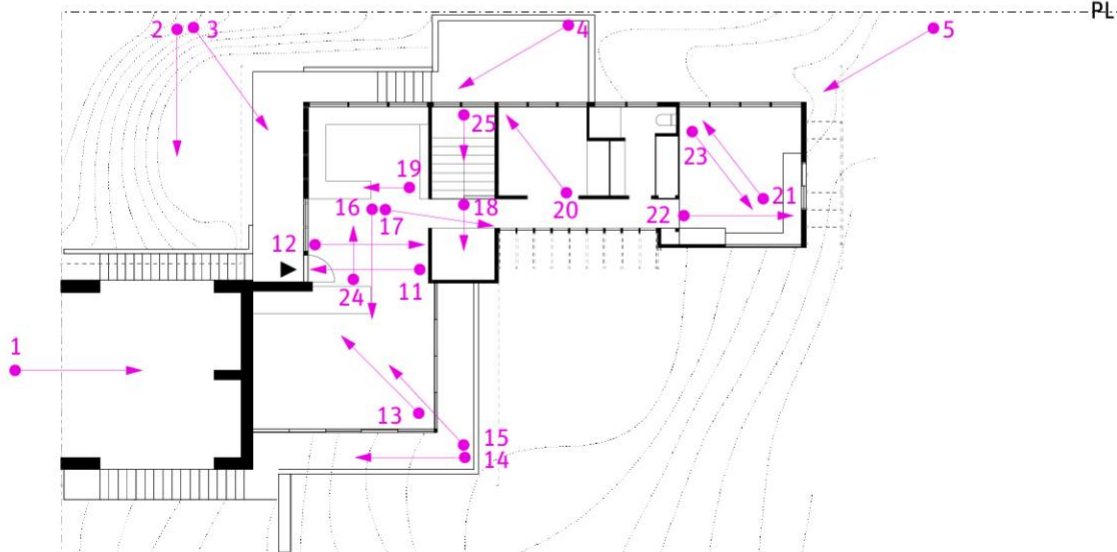
Photo Log


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Name of Property

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County and State



LOWER FLOOR 1'=1/16" 



UPPER FLOOR 1'=1/16" 

Camera location index map

IWAO MIYAKE RESIDENCE
Name of Property

Honolulu Hawaii
County and State

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise
City or Vicinity: Honolulu
County: Honolulu
State: Hawaii
Photographer: Axel Schmitzberger
Date Photographed: 04-02-2024
Street view of carport facing southeast.
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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of entrance, carport and frontyard facing south.

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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
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Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of northwest and northeast façade

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IWAO MIYAKE RESIDENCE
Name of Property

Honolulu Hawaii
County and State

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of northeast elevation, lower entrance to stairwell, view of kitchen windows facing west.

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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of southeast elevation and northeast elevation.

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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of southeast elevation.

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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of building, backyard facing north.

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IWAO MIYAKE RESIDENCE
Name of Property

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County and State

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise
City or Vicinity: Honolulu
County: Honolulu
State: Hawaii
Photographer: Axel Schmitzberger
Date Photographed: 04-02-2024
View of hallway lanai elevation.
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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of lower lanai with deck.

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IWAO MIYAKE RESIDENCE

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Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of lower deck with exterior storage closet.

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IWAO MIYAKE RESIDENCE

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City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View towards entrance facing northwest.

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IWAO MIYAKE RESIDENCE

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State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of family area towards hallway.

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IWAO MIYAKE RESIDENCE

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City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of entrance, living area and kitchen.

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IWAO MIYAKE RESIDENCE

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City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of upper, exterior lanai with living area.

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IWAO MIYAKE RESIDENCE

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County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of exterior lanai towards living area

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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
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Name of Property

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City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of living area facing Diamondhead (southwest)

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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
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Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of upper lanai facing south.

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IWAO MIYAKE RESIDENCE

Name of Property

Honolulu Hawaii

County and State

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of upstairs wet bar.

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IWAO MIYAKE RESIDENCE
Name of Property

Honolulu Hawaii
County and State

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise
City or Vicinity: Honolulu
County: Honolulu
State: Hawaii
Photographer: Axel Schmitzberger
Date Photographed: 04-02-2024
View of kitchen facing northwest.
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IWAO MIYAKE RESIDENCE
Name of Property

Honolulu Hawaii
County and State

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise
City or Vicinity: Honolulu
County: Honolulu
State: Hawaii
Photographer: Olivier Koning
Date Photographed: 04-02-2024
View of upper bedroom with extant millwork facing north.
20 of 34



IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of upstairs master bedroom facing north.

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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
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Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of upstairs master bedroom to exterior with extant millwork.

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IWAO MIYAKE RESIDENCE

Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of upstairs master bedroom facing south with extant millwork.

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Honolulu Hawaii

County and State



IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

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Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Olivier Koning.

Date Photographed: 04-02-2024

View of kitchen facing northeast.

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IWAO MIYAKE RESIDENCE
Name of Property

Honolulu Hawaii
County and State

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise
City or Vicinity: Honolulu
County: Honolulu
State: Hawaii
Photographer: Axel Schmitzberger
Date Photographed: 04-02-2024
View of stairwell towards laundry area and wet bar.
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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

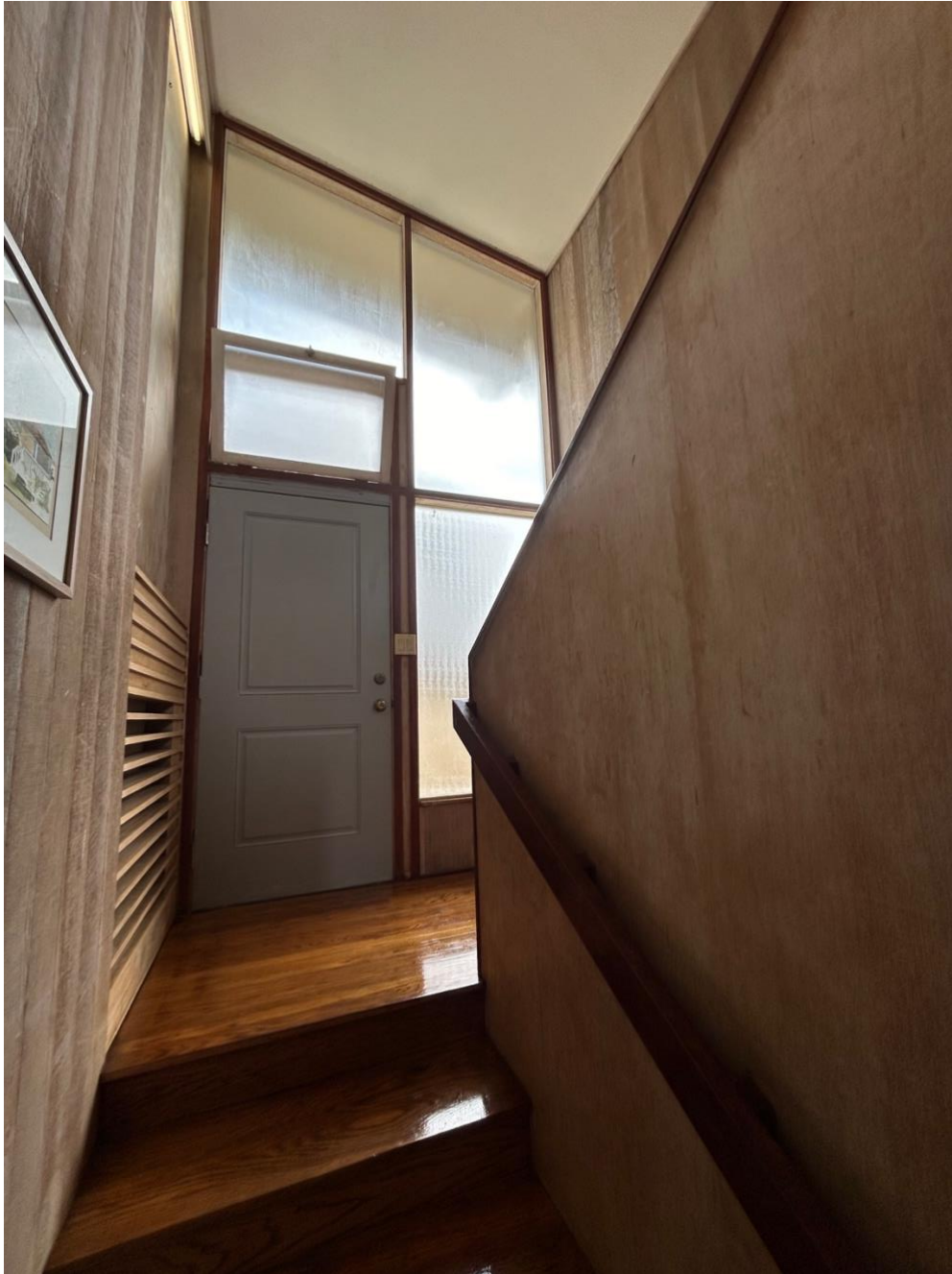
State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of stairwell facing secondary entrance facing east.

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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of lower hallway lanai.

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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

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City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of lower guest bedroom facing north.

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IWAO MIYAKE RESIDENCE

Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of lower bathroom.

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Honolulu Hawaii

County and State



IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of lower children bedroom facing south.

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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

Name of Property

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City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of lower lanai from children bedroom.

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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

Name of Property

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of lower lanai, bathroom and guest bedroom.

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IWAO MIYAKE RESIDENCE
Name of Property

Honolulu Hawaii
County and State

Name of Property: Iwao Miyake Residence 2035 Wilhelmina Rise
City or Vicinity: Honolulu
County: Honolulu
State: Hawaii
Photographer: Axel Schmitzberger
Date Photographed: 04-02-2024
View of lower lanai facing west.
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IWAO MIYAKE RESIDENCE

Honolulu Hawaii
County and State

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County: Honolulu

State: Hawaii

Photographer: Axel Schmitzberger

Date Photographed: 04-02-2024

View of former hobbyroom now gym/lounge with powderroom facing east.

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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.