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: ___Marie Heilman Beach Cottage
   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: ___4935 Kalanianaole Highway
   City or town: ___Honolulu___ State: __Hawaii___ County: __Honolulu___
   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 ___local
   Applicable National Register Criteria:
   ___A ___B ___C ___D

   Signature of certifying official/Title: ____________________________ Date ______________
   State or Federal agency/bureau or Tribal Government

   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.)

- [X] Private:
- [ ] Public – Local  
- [ ] Public – State  
- [ ] Public – Federal

**Category of Property**  
(Check only one box.)

- [X] Building(s)  
- [ ] District  
- [ ] Site  
- [ ] Structure  
- [ ] Object
**Number of Resources within Property**
(Do not include previously listed resources in the count)

<table>
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<th>Noncontributing</th>
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<td>Total</td>
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<td></td>
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</tbody>
</table>

Number of contributing resources previously listed in the National Register **None**

6. **Function or Use**

**Historic Functions**
(Enter categories from instructions.)

___Domestic/Single Dwelling___

**Current Functions**
(Enter categories from instructions.)

___Domestic/Single Dwelling___
7. Description

Architectural Classification
(Enter categories from instructions.)
___ Other 

___________________
___________________
___________________
___________________
___________________

Materials: (enter categories from instructions.)
Principal exterior materials of the property: wood tongue and groove walls, composition shingle roof, wood post and pier foundation

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 Mrs. Marie Heilman beach cottage is situated on the ocean on the Honolulu side of Aina Haina, set back from the Kalanianaʻole Highway on a large, flat, 23,939 square foot lot. The house is surrounded by a level lawn with a naupaka (Scaevola sericea) hedge separating the house and its grounds from the beach. The single story house is of single wall construction with tongue and groove walls and a 6” wide girt 65” above the sill plate. The house is capped by a composition shingle, hip-gablet roof with overhanging eaves and exposed rafter tails. It sits on a post and pier foundation with a horizontal slat apron. The house has 2,128 square feet under roof, remains in excellent condition and retains its historic integrity of design, materials, workmanship, place, setting, feelings and association.

Narrative Description

Plumeria (Plumeria sp.) and Bird of Paradise (Strelitzia reginae), planted along the inside of a low chain link fence, separates the property from the six lane Kalanianaʻole Highway. A macadam driveway runs down the right side of the property from the
highway to the house with a similarly paved drive running off to the left perpendicular to
the driveway to access the carport and former caretaker’s cottage. A mature mango
tree (Mangifera indica) stands just to the mauka (towards the mountain) side of the
carport drive. A volcanic cinder brick sidewalk, laid in a flat basket weave pattern, runs
from the carport drive to the front entry. A mature plumeria (Plumeria acuminata) is to
the right of the sidewalk. The house faces mauka, and three concrete steps lead up to
a single story, flat roofed portico. This 69” x 96” porch’s flat roof is supported on its
outer corners by three wood posts with a diamond pattern running between them. The
sides of the porch are enclosed by a simple balustrade with 2” x 2” balusters. The flat
roof has a simple cornice with a scallop pattern at its lower edge, and the ceiling of the
porch is canec. To either side of the entry is a pair of two pane sliding windows with a
scalloped bottom edge.

A non-historic front door opens on a 12’ long hallway which leads to the living room.
The living room has a 10’ high, canec ceiling and fir floors. The walls are also of canec.
To the right (Honolulu side) the living room flows into a dining area. The dining room
area is demarcated by a flat arched opening which runs the width of the living and
dining rooms, and by a change in elevation of the dining room ceiling, which drops to 7’-
6”. The dining room ceiling and walls are also of canec. Both the dining room and the
living room on their makai side open onto the enclosed rear lanai. The former has a
pair of single pane, floor to ceiling, sliding windows which open onto the lanai and the
latter’s rear wall is composed of two, single pane, fixed glass windows which frame a
flat arched opening.

The enclosed lanai is lower than the main part of the house and is accessed from the
living room by four concrete steps. Its approximately 10’ high ceiling is of canec and it
features a scored concrete floor with a 12” square pattern. The ceiling follows the slope
of the shed roof that covers the lanai. The lanai’s rear wall is completely enclosed by
screens, with a total of eight panels. The second and third panels from the left are
sliding screen doors. Above the eight panels are screened transoms. On the right side
of the lanai a set of four wood steps leads up to an eight panel sliding door which opens
on the master bedroom. The bedroom is a modern addition constructed in 2015. It
replaced a carport which stood on that side of the dwelling. It is set back from the rear
wall of the lanai, and a hinged screen door exits the lanai from this right side. Like the
rear wall, this corner of the lanai also has only screening for a wall. The left wall of the
lanai has a pair of single pane fixed windows. Beyond the lanai is the back yard, beach,
and ocean. The rear yard is landscaped with five coconut palms (Cocos nucifera), a
date palm (Phoenix dactylifera), a beach heliotrope (Meseeseschmidia argentea) and a
hala (Pandanus odoratissimus).

The dining room has a new door in its right (town side) wall, which also accesses the
master bedroom. On its rear (mauka) wall is a fixed, fifteen pane shoji and a set of
louvered double doors. The doors open on the kitchen. The L-shaped kitchen retains
its original beaded tongue and groove walls and ceilings, and its historic cabinetry. A
pair of two pane, sliding windows look out on the front yard. Adjoining the sliding
windows is a single pane fixed window. On its town side, the kitchen is recessed from the
town wall of the house. This part of the kitchen has a pair of single pane
fixed windows in its *mauka* and town side walls.

A set of louvered, double doors in the living room’s left (Koko Head) wall leads into the
hallway which services the bedroom wing. Three doors in the hall’s Koko Head wall
lead into a front and rear bedroom and a central bathroom. All three rooms have been
enlarged approximately by 10’ in the Koko Head direction, as a result of a 1967
addition. The additional space is readily noticeable by the decreased, 7’-8” ceiling
heights as compared to the original room’s 10’ high ceilings.

The front bedroom has canec walls and ceiling, and its addition primarily was utilized for
a new bathroom at the Koko Head end of the room. Two jalousie windows are in the
bathroom. The bedroom itself features a pair of double pane sliding windows which
look out on the front yard.

The rear bedroom also has canec walls and ceiling. The additional space from the
1967 construction expanded the bedroom in the Koko Head direction. The addition has
four wood slat jalousies in its Koko Head wall and two single pane fixed windows in its
*makai* wall, with three jalousie windows below. The addition is recessed from the line of
the rear wall of the original house. The original part of this bedroom has a picture
window in its *makai* wall with a pair of wood slat jalousie windows below. A single panel
sliding door in the *mauka* wall of the bedroom accesses the central bathroom. This
doors accompanied the addition.

The bathroom was also extended at its Koko Head end, and a jalousie window, as well
as a door with a jalousie window to the outside was placed in the new Koko Head wall.
The door provides easy access to the shower from the beach. This bathroom has been
completely remodeled.

In addition to the main house there is a T-shaped building which contains a car
port/laundry room, caretaker’s dwelling, and gardener’s shed. The three functions are
each contained in a separate wing of the building. The 12’ x 46’ head of the T contains
the dwelling unit and the gardener’s shed, while the 14’ x 21’ carport and laundry room
projects out from the main body on the town side of the building. On the *makai* end, the
main body of the building has tongue and groove walls and sits on a post and pier
foundation. It is sheltered by a shallow pitched, lateral running, gable roof. The built-
up, pitch and gravel roof has overhanging eaves with exposed rafter tails. This is the
dwelling unit and is entered from the town side through a pair of four pane sliding doors,
with similar fixed paneled windows to either side. The doors open on a living area with a
7’-6” high canec ceiling. It retains its original Douglas fir floor. The *makai* wall of the
living area has a pair of sliding windows, each with three horizontal panes, flanked on
either side by a fixed window of a similar design. The Koko Head wall has two pairs of
jalousie windows. A valance encircles the room on three sides. A food preparation
area is also incorporated into the living space and a screened opening, with an exterior,
A wood screen rendered in an Asian motif is over the sink. A flat arched opening with no door in the mauka wall of the living area leads into a bedroom space. It has a 6’-6” high canec ceiling and a pair of jalousie windows in its Koko Head wall. Most of the partition wall between the sleeping and living area is comprised of a screen with an Asian motif.

A single panel door, with its original metal knob and hardware, in the sleeping area’s town side wall, opens on a bathroom. This room is one concrete step down from the bedroom. It has a concrete floor and canec ceiling. Its makai wall contains a jalousie window as well as a historic door frame with a more recent door, which opens on the outdoors.

The carport has a scored concrete floor and a shallow built-up, pitch and gravel, butterfly roof. Its side walls are of 12” planks at the lower level and open on the top. The opening in the mauka wall is screened by 1’ x 2” vertical slats, while on the makai side a square lattice is employed. To the rear of the carport is a store room, accessed by a single panel door with a screened top. The Koko Head wall of the store room has a rectangular screened opening, rather than a window. The laundry room and previously mentioned bathroom are on the makai side of the carport wing. The laundry room also has 12” wide board walls with square lattice above and a concrete floor.

The gardener’s shed is to the mauka end of the building. It has a built-up, shallow pitched shed roof, which slopes down in the Koko Head direction. It has board and batten walls and an enclosed work area with a brick floor at its mauka end. Two single pane sliding windows are in the mauka wall looking out on the work area.

The Heilman beach cottage retains a high degree of integrity. It retains its original walls, floors and ceilings and its original front windows, as well as its historic kitchen. The only major alterations to the house have been the 1967 addition on the Koko Head side and the master bedroom placed on the town side of the house. The master bedroom addition replaced a non-historic carport and is recessed on both the mauka and makai sides, diminishing its visual impact. The 1967 addition was done in a compatible manner to the original house, utilizing the same construction methods of the 1930s dwelling. It too is recessed on the makai side. The overall historic integrity of the main house, as well as the caretaker’s cottage, coupled with the intact character of the parcel, running from Kalanianaole Highway to the ocean, more than offsets any detrimental effects of the two additions on the historic character of the property.
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.
- [X] 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

Areas of Significance
(Enter categories from instructions.)

- Architecture

Section 8 page 8
Period of Significance
   c. 1932

Significant Dates
   c. 1932

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

Cultural Affiliation
   N/A

Architect/Builder
   unknown

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 Mrs. Marie Heilman beach cottage is significant on the local level under criterion C as a good example of a beach cottage designed during the 1930s in Hawaii which incorporates a single wall, plantation type of construction. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The circa 1932 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.” According to City and County of Honolulu tax records, the house appears to have been
Placed into use in 1933.

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

The Heilman beach cottage is significant at the local level as a good example of a modest beach cottage constructed in Hawaii during the pre-World War II era. Beach cottages constructed during this period were developed as second homes which allowed families a retreat from urban living and provided ocean recreation opportunities. Such cottages are rather rare on Oahu, with the Wrenn beach cottage and Boyen beach cottage in Lanikai, Alfred Hocking beach cottage in Waimanalo, the Mendonca beach cottage at Mokulē`ia, and Trentino in Kahuku, being the only such dwellings on Oahu listed in either the Hawaii or National Registers of Historic Places. Of these cottages only the Mendonca beach cottage retains its original, spacious, beach front grounds. Other ocean front houses listed in the Hawaii or National Registers, such as the Boettcher Estate and the Harold Castle Beach Home, both in Kailua, the Beyer Estate at Aina Haina, and the Coral House past Kualoa, functioned as primary residences for their owners and were more substantial in character.

When compared to the beach cottages listed in the Hawaii Register of Historic Places, the Heilman cottage is significant as it is representative of a more modest type of beach cottage, employing single wall, post and pier construction methods deriving from the plantation tradition in a straight-forward manner without architectural pretensions. As such it is a very good, and rare example of a pre-World War II beach cottage constructed on Oahu in a vernacular idiom. The house is typical of its period, not only with the use of tongue and groove walls, but also for the use of canec, a material developed between 1926-1930 on the island of Hawaii by the Hawaiian Cellulous Company, and produced by Hawaii Cane Products in Hilo from 1932 to 1963. As such this house is also important as an early example of the use of this termite resistant material in Hawaii.

The cottage is of further importance in that it still stands on its original, unsubdivided parcel, retaining the ambiance of its broad lawn and mature trees.

Also noteworthy is not only the retention of the caretaker’s cottage on the property, but also the cottage’s high degree of integrity, with its historic interior still very much intact. Examples of intact servants’ quarters are rare, as most have been upgraded. Examples of free standing servants’ housing with accompanying gardener’s shed and carport are even rarer.

Not much is known about Mrs. Marie Heilman. She was born in Bemidji, Minnesota on August 5, 1901, and died in Honolulu on April 29, 1998. When and how she arrived in Hawaii is unknown, and she does not appear in the Honolulu City Directories until 1937. She is in neither the 1930 nor 1940 federal censuses for Hawaii. However, in 1924 she obtained a thirty year lease for this property from Bishop Estate, and according to records in the tax office constructed the current house on the property in 1933. From 1937 up until World War II she resided in Waikiki and worked for Frank Nichols Ltd.
Heilman Beach Cottage Honolulu Hawaii

Presumably this cottage was a second, recreational dwelling. Following World War II she worked in real estate and made this property her primary residence until 1952, when she assigned her lease to Charles and Mary Gregory. The property remained in the hands of the Gregories and their descendants until it was recently purchased by the current owners.
9. Major Bibliographical References

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

Polk’s City Directories for Honolulu, 1920-1955.

City and County Tax Office records.


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:

__X_ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other

Name of repository: _____________________________________

Historic Resources Survey Number (if assigned): ____________

10. Geographical Data

Acreage of Property ____less than one acre_________
Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**
Datum if other than WGS84:__________
(enter coordinates to 6 decimal places)
Latitude: 21.275456  Longitude: 157.764288

**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 Aloha Hawaiian Properties Trust LP in 2016 as described by Tax Map Key 3-5-022: 014.

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

This is the parcel of land associated with this building since its construction.
Heilman Beach Cottage Honolulu Hawaii
Name of Property County and State

11. Form Prepared By

name/title: _____ Don Hibbard ________________________________
organization: _______ self ______________________________________
street & number: 45-287 Kokokahi Place_______________________
city or town: ___Kaneohe________ state: __Hawaii____ zip code: _96744_____
e-mail________________________________
telephone: __(808)-542-6230______________
date: ____August 10, 2016__________

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:** sketch of floor plan

- **Owner:** Aloha Hawaiian Properties Trust
c/o Blake and Beth Horio
104 Midwest Club Parkway
Oakbrook, Illinois 60523.

Paperwork Reduction Act Statement: This information is being collected for applications 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.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
USGS Map

Heilman Beach Cottage
TMK Map
Floor Plan

[Diagram of a floor plan with labeled rooms: Bedroom, Bathroom, Living, Dining, Screened Wall, Enclosed Lanai, Master Bedroom, Kitchen, Hall, Beach Cottage, Not to Scale]
Plot Plan
HEILMAI BEACH COTTAGE

Highway

drive way

sidewalk

CARE TAKER COTTAGE AND CARPORT

MAIN HOUSE

OCEAN

NOT TO SCALE
Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of house from the north

1 of 12
Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu  State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of entry from the northeast

2 of 12
Photo Log

Name of Property:  Mrs. Marie Heilman Beach Cottage
City or Vicinity:  Honolulu
County:  Honolulu  State:  Hawaii
Photographer:  Don Hibbard
Date Photographed:  July 2, 2016
View of caretaker’s cottage/carport/gardener’s shed from the west

3 of 12
**Photo Log**

Name of Property:  Mrs. Marie Heilman Beach Cottage

City or Vicinity:  Honolulu

County:  Honolulu  State:  Hawaii

Photographer:  Don Hibbard

Date Photographed:  July 2, 2016

View of rear of the house from the south

4 of 12
**Photo Log**

Name of Property:  Mrs. Marie Heilman Beach Cottage

City or Vicinity:  Honolulu

County:  Honolulu  State:  Hawaii

Photographer:  Don Hibbard

Date Photographed:  July 2, 2016

View of living room from the dining room from the west

5 of 12
Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage
City or Vicinity: Honolulu
County: Honolulu  State: Hawaii
Photographer: Don Hibbard
Date Photographed: July 2, 2016
View of dining room from living room from the east
6 of 12
Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu  State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of enclosed lanai from the east

7 of 12
Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu  State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of lanai, looking into the living room from the southwest

8 of 12
Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu       State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of kitchen from the southwest

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Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu    State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of cottage living room looking into bedroom from the south

10 of 12
Photo Log

Name of Property: Mrs. Marie Heilman Beach Cottage

City or Vicinity: Honolulu

County: Honolulu  State: Hawaii

Photographer: Don Hibbard

Date Photographed: July 2, 2016

View of cottage entry from the southwest

11 of 12
Photo Log

Name of Property:  Mrs. Marie Heilman Beach Cottage

City or Vicinity:  Honolulu

County:  Honolulu  State:  Hawaii

Photographer:  Don Hibbard

Date Photographed:  July 2, 2016

View of cottage living room from the north

12 of 12