

Washington Place (Governor's House)
Beretania and Miller Streets
Honolulu
Honolulu County
Hawaii

HABS No. HI-6

HABS
HI,
2-HONLU,
28-

PHOTOGRAPHS

REDUCED COPIES OF MEASURED DRAWINGS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

ADDITIONAL

PHOTOGRAPHS

Historic American Buildings Survey
National Park Service
Washington, D. C. 20240

HABS
41
24020
28

HISTORIC AMERICAN BUILDINGS SURVEY

WASHINGTON PLACE (GOVERNOR'S HOUSE)

HABS No. HI-6

ADDRESS: Beretania and Miller Streets, Honolulu, Hawaii
OWNER: State of Hawaii
OCCUPANT: Governor of Hawaii and family
USE: Residence

ARCHITECTURAL AND HISTORICAL SIGNIFICANCE

The original central portion, built circa 1847, was a good example of the classical revival mansion with the two-level portico and central stairhall. It is historically one of Hawaii's most significant existing buildings since it was the home of the Dominis family; later, Queen Liliuokalani resided here, and for the past forty-four years it has been the home of the governors of the Territory and State of Hawaii.

HISTORICAL INFORMATION

Land Ownership: 1

Captain John Dominis was an Italian-American ship captain and merchant who had been trading in the Pacific since the 1820's. He had a house on Fort Street, and apparently this was the dwelling advertised for lease or sale in the Polynesian of December 1840. The Washington Place premises on Beretania Street, according to Land Commission Award #850, were sold to Dominis by British Consul Richard Charlton for \$600.00, deed dated December 26, 1840. The records dealing with the Charlton land claim (a source of irritation between Hawaii and Britain for several years) suggest

that the present Washington Place premises were part of a grant from the chiefs to Charlton in 1825-26 to provide a permanent location for a British Consulate. Charlton claimed this, and other lands, as his personal property.

After the settlement of the various claims in Charlton's favor, a portion of this "consulate" property, next door to Washington Place, was sold at auction in 1844, to Dominis, who promptly re-sold most of it to G. P. Judd, agent for the Hawaiian Government. This second lot was also known at the time as the "Beretania" premises. Out of this transaction, Dominis retained a small parcel directly back of his original purchase; this is the portion covered in LCA # 4888.

In 1849 the Land Commission awarded both parcels to Dominis, but a fee simple title, by way of a Royal Patent, was not possible. The original grant to Charlton had been for 299 years, rent and tax free, at the end of which time the property and all improvements were to revert to the Hawaiian Government. In 1889, Captain Dominis' son, John Owen Dominis, petitioned the Hawaiian Government to be allowed to purchase the Government's reversionary interest in the property. This was allowed, and on December 12, 1889, the lease was sold to him for \$250, the upset price, on condition that the property would no longer be considered tax free. With title perfected, Governor Dominis obtained Royal Patent Grant #3462, dated January 20, 1890, for the lands covered in LCA's #850 and #4888, an area of "Acres 1, Fathoms 708".

In the 1940's, additional property along the Miller-Beretania Streets was acquired by the Territory to square off the property. This area is the old "Beretania" premises, a part of which Captain Dominis had owned briefly in 1844. Miller Street was named for British Consul William Miller, who had a house somewhere on the "Beretania" premises in the 1840's. In March 1845, Miller had written to Dominis, then in Manila, accepting the latter's offer to extend the lease on "your House", that is, Dominis's house leased to Miller, dated the 1st of April 1844, for an additional three years, a total of five years from date. Miller also asked to be given first refusal should Dominis wish to sell the premises. It is not clear if this house was the one Dominis advertised in 1840, or a structure somewhere in the vicinity of the present Washington Place which Miller later owned.

Construction of Washington Place: 2

Although most secondary sources suggest work was started in 1841 or 1842, exactly when construction began on Washington Place is not yet clear. The Charlton land claim was not "settled" until 1842, and agitation on it continued to 1847. While it is known that Mrs. Dominis was in Honolulu in April 1837, she and son John Owen were in Boston in July 1842, and did not return to Honolulu until late that year.

Records do show that in January 1844, Dominis paid Israel Wright for constructing a "gate on the Charlton estate"; in June, I. S. Hart was paid for a gate post and some work; and in December of the same year, John Sweetman was paid for "pulling down an old wall and rebuilding the same," also, plastering and white-washing 42 feet of wall separating Capt. Dominis' and General Miller's premises. In September 1844, Captain Dominis wrote to Boston ordering wood (including lath and shingles), paint, oil, nails, assorted locks and fastenings, window blinds, window and door frames, a front door (his supplier reported this should "make quite a show" in Honolulu), and window glass. This order was sent out in April 1845, and was received in Honolulu in November of the same year. In December of 1845, Andrew Auld was paid for work on a pump box (he had done some pump work for Dominis in 1841) location not known.

Early in 1846, a contract was drawn up for Israel H. Wright to paint all woodwork of the dwelling house erected next to the Beretania premises, and to do the glazing, bedding the glass in putty, for the sum of \$150. The entire project was to be under the direction of Isaac S. Hart, Master Carpenter. Isaac Hart regularly signed notes authorizing the bearer to be paid for work done.

In May of 1846, a contract was drawn whereby Daniel Jenner (who signed himself Danielli Ganez) was to dig a cellar for a dwelling house, 4 feet deep; was to build 28 square columns, pyrisal (sic) and capitol with wall 12 feet high; to pave the lower verandah with tiles; to plaster all inside above and below including upper verandah; to arch all doors and windows; and to place short columns between the pillars. Pay was to be

weekly, according to work completed, for a total of \$750. "Extras" crept in as work continued and Jenner was not finished until late in 1847.

A third contract, dated June 1846, arranged for William Sumner (who signed himself Summeyr) to provide on the premises by September 1 next, 1000 coral stones, 30" by 20", trimmed for the mason to lay; line as was needed; and such additional coral blocks as may be required to complete the building "to be erected on the premises." There is also a receipt dated October 1846 for moving two loads of furniture, as well as assorted receipts for work done by various artisans, and several bills for materials. These are all dated between 1844 and 1847. The Polynesian for May 22, 1847 noted among the buildings of importance in Honolulu that season the "elegant and costly mansion of Captain Dominis, nearly completed."

We are unable to locate any reference to the coral foundations being laid in 1841 or 1842, the date frequently given in secondary reports, nor can we locate any source for the oft-claimed finishing date of early 1846. The dating on the bills may reflect Captain Dominis' trading missions, whereby everything was paid off when he returned with new funds, or it may reflect nothing more involved than the simple fact that the building was constructed between 1844 and 1847.

As yet, there is no certain identification of the designer or builder of the house. Honolulu had no official architects at that time, but a list of "Foreigners in Honolulu" published by the Polynesian in January 1847, lists some 34 house carpenters, 12 masons, 1 brickmaker, 5 painters and mentions several native mechanics also. Isaac Hart, carpenter, and Israel Wright, painter, both naturalized Hawaiians, are listed. Their naturalization may be the source of the oft-repeated statement that the house was built by "native" workers. There is no mention of Jenner or Ganez. Isaac Adams, born in 1817, second son of Alexander Adams (long time pilot for the port of Honolulu) and often listed in secondary sources as being the architect-builder of Washington Place, is not listed. The Polynesian for April 1848, does announce his appointment as poundmaster for Honokahua, Maui.³

The story is that Captain Dominis embarked on several trading voyages while the house was building, using the profits to pay off accumulated debts and resume operations. How many trips Captain Dominis made while the house was under construction is not yet clear. It is known that on August 5, 1846, the American brig Wm. Neilson, Captain Weston, sailed from Honolulu for Manila and China, never to be heard from again. The Wm. Neilson was due back by Christmas and Captain Dominis was supposed to be out purchasing Chinese-made furniture for his house, as well as making a last general trading voyage. The brig was listed as "due last month" in March of 1847, and by May was presumed lost. Intelligence from China dated June 1847, reported her unheard of at that end. Captain Weston had commanded the packet ship Congaree out of Honolulu to Boston in November 1844, when she and the Globe, Captain Doane, engaged in a speed trial home. The Congaree left Boston for Honolulu in April of 1845, commanded now by Doane, carrying the supplies ordered by Dominis for his new home.⁴

Commissioner Ten Eyck and the Naming of Washington Place:⁵

The Wm. Neilson carried as passengers, besides Captain Dominis, George Brown and his son. Brown was the Ex-U. S. Commissioner, a person as cordially loathed in Honolulu for his troublemaking tendencies as was the Britisher Charlton. Brown was replaced by Anthony Ten Eyck, who arrived in Honolulu on June 9, 1846 with his wife and child. Mrs. Ten Eyck died in November of the same year. In November 1847, Foreign Minister Wyllie wrote privately to Ten Eyck asking if it were true, as rumored, that Ten Eyck was to board with Mrs. Dominis. Apparently, late in 1847, Ten Eyck took up residence in the new Dominis mansion, either boarding with Mrs. Dominis and her son John, or renting the place temporarily vacated by the bereaved widow Dominis. On February 22, 1848, U. S. Commissioner Ten Eyck wrote Wyllie that he had "christened the elegant mansion of Mrs. Dominis by the name of Washington Place" and asked that it be permitted to retain that name "in commemoration of the Great and Good Founder of American Independence." Wyllie presented the matter to the King, Kamehameha III, who concurred and the matter was formally announced in the "By Authority" column of the government newspaper Polynesian in February 26, 1848.

Later History of Washington Place:

Until the 1890's no descriptions of Washington Place are known except as may be gleaned from visitors. A letter to John O. Dominis in August 1848 from an officer of the U.S. Preble, ⁶ asked for measurements of the house, height of the drawing room upstairs and the generic names of the garden plants. He also wanted information on its naming, saying, "I think you told me that Mr. Ten Eyck had something to do with it." Apparently the name caught on quickly. Constance Gordon-Cummings visited in 1883 and was taken to Washington Place by Governor Dominis. She noted that the house was "alike the home of his mother and of Princess Liliuokalani, his wife. The latter occupied her own suite of apartments." ⁷

Liliuokalani, ⁸ writing in 1898, referred frequently to her home in Palama, to a cottage on the grounds of Washington Place which she shared with her husband, and to the fact that Mrs. Captain Dominis had not approved of the marriage of her son to a Hawaiian chiefess and did not always hide the fact that Washington Place was her home. It is likely that Liliuokalani preferred to live away from Washington Place as much as was possible.

A note in the Pacific Commercial Advertiser for December 15, 1886, says, "This morning the Royal Hawaiian Band will play at the residence of Mrs. Dominis, Washington Place. On Thursday it will do duty at the residence of H.R.H. Princess Liliuokalani, Palama, where a reception and dance will be given." The Band also serenaded Mrs. Dominis regularly on her birthday. Mrs. Mary Dominis died on April 25, 1889, and the premises went to her son, John Owen Dominis, Governor of Oahu. Governor Dominis died in 1891, only a few months after Liliuokalani had succeeded her brother, Kalakaua, as Hawaii's monarch.

The first detailed description of Washington Place is in a newspaper article of the Pacific Commercial Advertiser for March 9, 1895. At that time Liliuokalani was confined to Iolani Palace on charges of encouraging the recent attempt to overthrow the Provisional Government (which had deposed her in 1893) and restore the monarchy. Washington Place was under armed guard, but vacant. This account describes the house as in good condition, comparing favorably with any in Honolulu.

Entering from Beretania Street, the visitor was in a large hallway, with a staircase leading to the upper floor. The staircase was constructed of koa wood, with a light and airy balustrade and top rail. On the left of the hallway were two large rooms, the first a sitting room, the second the bedroom of the Queen. On the other side of the hallway was the main parlor or reception room, the music room and the dining room. In the rear of the dining room were the pantries and kitchens, fitted with all modern conveniences. From the kitchen was a stairway to the wine cellar in the basement, a brick compartment accessible only via the kitchen. Upstairs, the hallway was a duplicate of the one below. On the left were the two large rooms used by Governor and Mrs. Dominis as sitting room and bedroom, the furnishings of the latter being transferred to the back left room downstairs after the death of the Governor. Across the hall were two other large rooms. All the furniture was of native manufacture (meaning made in Hawaii, but not necessarily by native Hawaiians), except that in the main drawing room.

Among the outbuildings mentioned was the two-room cottage the late Governor had used as his private den or office, one room of which contained his large collection of old-fashioned guns, pistols and cutlasses, and his collection of pipes and walking-canes. It is possible that the wine cellar referred to is the cellar Daniel Jenner contracted to build in 1846. The two-room cottage has already been mentioned as a retreat of the Governor and Liliuokalani, and she remarks in her history that this collection of ancient guns was claimed as a cache of weapons her followers were to use in the uprising. She also remarked that during the occupation of 1895, Washington Place had been ransacked for incriminating papers and materials, including the cellar where they presumably hoped to unearth an arsenal of firearms and ammunition. "Here they undermined the foundations to such a degree as to endanger the whole structure, but nothing rewarded their search."

Liliuokalani continued to occupy Washington Place until her death November 11, 1917, receiving there the honors due a Queen. One of her heirs, Prince Kalaniana'ole, suggested that Washington Place be purchased by the Territory for a Governor's Mansion. While the matter was being debated, Territorial Governor McCarthy

leased the premises from her estate and moved into the house in October 1918. The next year the Legislature arranged to purchase Washington Place; in 1921 the legal questions had been settled and the Territory acquired the property at condemnation for \$55,000.

In 1922 the Territory began major repairs to the termite-ridden structure. The process reduced the building to a shell of coral blocks and mortar. Outside, a port cochere was built following the line of the original structure. On the Waikiki side a new ballroom was added, glassed in on three sides and furnished for use as a lounge or reception room as well as a dance floor. This was later called the glassed-in lanai and has been added to since then. In the rear, a complete new official dining room breakfast room (or family dining room), kitchen and pantries were added. The dining room was glassed in 2 sides, looking out on the back garden. Bathroom and ballroom closets were installed at this time. Such a complete job was done that it was felt only minor repairs would be necessary for some time to come. The kitchen, however, needed additional work in 1926, and in 1934 the lanai and dining room were repaired. Only minor repairs were possible during World War II, but the 1950's saw additions to the lanai area, as well as constant replacement of termite-damaged lumber.

In 1963 a new kitchen was constructed. Inside, a family room was developed upstairs by removing a wall put up to provide extra bedrooms, and the guest room, master-bedroom and den were redone. Seepage and termites were causing wallpaper and outside plaster to peel, and these were also repaired. In 1965 the roof was repaired, along with additional internal improvements. 10

Furnishings: 11

During the 1922 major repairs, much of the old furniture was found to be badly damaged by termites. Some was salvaged through special repairs, but most was thrown out. As the Executive Mansion, the furnishings of Washington Place, except the personal possessions of its occupants, belong to the State Government. The Queen's Room on the first floor contains the most complete collection of Liliuokalani furnishings, much of it gathered from various sources over the years. A few other pieces grace the public rooms. Also, available for State occasions, is what remains of the heavy, ornate silver service sent to Kamehameha III by Louis Napoleon of France.

Grounds: 12

The original grounds of Washington Place were said to have been planted by Mrs. Captain Dominis as the first private garden in Honolulu, carefully watered until the yard was a handsome, cool retreat. Certainly by 1848 the garden was sufficiently interesting for a visitor to ask for a list of the plants in the yard. Just when the roadside fence was first installed is not clear. In 1926 a contract was let to light the grounds, including ornamental iron lamp posts around the driveway. Concrete gate posts with concrete curbing between them were constructed along the Beretania Street side of the grounds at the same time. In early 1941, there was some agitation in the newspapers over the proposed removal of some trees in Washington Place yard to allow the widening of Beretania Street. When the work was finally done in 1944, all but one tamarind tree were spared by simply curving the curbing where necessary. The fence and gate at the entrance were moved back at the same time. The expansion of the grounds was delayed until 1948, when a new garage and servants quarters were built on the additional land. In May of 1948, a four foot ornamental iron fence was constructed around Washington Place, replacing the barbed wire barricade (probably dating from World War II) that the fire department considered a hazard. The garden area received a major overhaul in 1963 with the aid of a community group.

Washington Place today continues to serve as the Governor's Mansion, and is currently the oldest continuously occupied residence in Honolulu. It is also a memorial to Hawaii's last monarch, Queen Liliuokalani; a plaque commemorating her most famous musical composition, "Aloha Oe," was unveiled in 1929. 1946 was chosen as the centennial year for Washington Place, and appropriate celebrations were planned, including tours of the residence. Traditionally, Washington Place holds an Open House each New Years, when the general public may come to visit the Governor and view his home.

Occupants:

The following people have owned or occupied Washington Place:

Mrs. Mary Dominis, from its completion in 1846 or 1847 until her death in 1889

Governor John Owen Dominis, 1889 until his death in 1891
Queen Liliuokalani (Lydia Dominis), 1891 until her death
in 1917
Governor Charles J. McCarthy, Leasee, 1918-1921

As the official home of the Governors of Hawaii:

Wallace R. Farrington, 1922-1929
Lawrence M. Judd, 1929-1934
Joseph B. Poindexter, 1934-1942
Ingram M. Stainback, 1942-1951
Oren E. Long, 1951-1953
Samuel W. King, 1953-1957
William F. Quinn, 1957-1962
John A. Burns, 1962-

NOTES - HISTORICAL INFORMATION

1. AH-Land Commission Awards #850, #4888; Royal Patent Grant #3462;
testimony from Mrs. Captain Dominis to the Land Commission.
AH-Charlton Land Claims. Testimony and Supplements, 1845, 1846
and 1847.
AH-Int. Dept/Ltr Bk 39 p. 435 (1889, Aug 14) Hassinger to
Alexander; Int. Dept/ Land/1889, Aug 13; into Dept/ Land/
1889, Aug 14 Alexander to Hassinger; Haw Gazette 1889,
Dec 17 p. 7. The Article in the PCA for March 9, 1895
says Dominis paid \$255 for the lease.
AH-Private Coll/ ms93/ Dominis-Accounts, 1842-47.
2. AH-Private Coll/M-93/ J.O. Dominis-Corr.
AH-Private Coll/M-93 Dominis-Accounts, W.P.
3. Isaac Adams is first mentioned as the architect-builder in a news-
paper article in the PCA for March 9, 1895 (by which time the only
Dominis living was Liliu). Adams, this says, "though only a common
mechanic, had the brains of an architect, and his work is in
existence to show it, not only in Washington Place, but in others
that were erected shortly afterward." There is no indication where
or what these other houses erected by Adams may be. It is likely
that the name was pulled from this article and re-used in the
Advertiser articles of 1912 Aug. 25, and 1922 March 12.

4. Friend 1846 Aug 15 p. 126; 1847 March 1, 1847 May 15, 1847 Aug 12;
Polynesian 1847 May 22.
AH-Private Coll/M-93/Dominis-Accounts, W.P.
5. Polynesian 1846 June 27, 1846 July 11, 1846 Nov 7.
AH-FO&EX/ 1847 Nov 16 Wyllie to Ten Eyck; 1848 Feb 21, 22 Wyllie to
Ten Eyck; 1848 Feb 22 Ten Eyck to Wyllie.

The letter of Nov. 1847 from Wyllie to Ten Eyck is the only primary
source reference to TenEyck actually living at Washington Place.
6. AH-Private Coll/m-93/ J. O. Dominis - 1848 Dec 6.
7. Quoted in Friend 1883 August, p. 68.
8. Liliuokalani. Hawaii's Story by Hawaii's Queen. Boston; Lee &
Shepard. 1898. p. 409.
PCA 1889 April 26, p. 3.
9. Picturesque Honolulu. Hawaiian Gazette. 1907 p. 26.
PCA 1918 Sept 18, 1918 Oct. 9, 1919 Feb 6, 1921 May 12.
Legislative Publication. 1919. House Document #55, Washington Place.
10. PCA 1922 March 12, 1922 April 23, 1923 August 19.
Star-Bulletin 1934 March 17, 1942 August 24;
Adv. 1946 May 18, 1948 Dec. 19;
Paradise of the Pacific 1952 Feb p. 13;
Star-Bulletin 1963 may 15 p. 19.
11. Star-Bulletin 1934 March 17.
AH-Liliuokalani Trust Records.
12. Reports, Superintendent of Public Works (esp. 1926).
Star-Bulletin 1941 Feb 27 p. 8.
Adv. 1944 July 15, 1946 Oct 5 p. 4, 1948 May 13 p. 13;
Star-Bulletin 1948 May 12 p. 19, 1949 May 6, 1948 June 22,
1963 May 15 p. 19.

Prepared by,

Frances Jackson

Frances Jackson
State Archives
Honolulu, Hawaii

ARCHITECTURAL DESCRIPTION

The central original portion, 44'-6" by 61'-3" in size, has been altered with many wings, additions and interior changes since 1921. Descriptions below apply to the original section unless otherwise noted.

EXTERIOR:

Foundations - Cellar walls and foundations are of coral stone set in lime-sand mortar.

First Floor Wall Construction - Walls are coral stone faced with cement mortar lined to simulate ashlar stone work.

Second Floor Wall Construction - Wood frame, six inches in thickness, faced with exterior $5\frac{1}{2}$ " siding and interior plastered.

Verandahs (Lanais) - On the first floor level, the square piers are masonry, faced with cement mortar; the floor is concrete.

On the second floor level, circular wood Tuscan columns are used. There is a three-foot wood railing with thin square spindles. The flooring is of wood.

Entrance - The front doorway is an impressive design somewhat in the manner of the familiar fan-window - with sidelights. The three and one-half foot door is of recent design, but the leaded glass and carved spindrels apparently are original.

Windows - Windows (French doors), first and second floors, are eight-light glazing above with panels below. Seven-inch plain facing is topped with moulded trim.

Roof - Hipped roof with a raised flat deck covers the center portion; it is covered with wood shingles. A classical cornice extends out two feet. The lanai covered terrace and porte-cochere are flat roofed, covered with built-up composition roofing. Both added - not original.

INTERIOR

First Floor Plan - Entering the front doorway there is a spacious

combined area of the Reception Room Music Room, Hawaiian Exhibit Room and Stairhall. Massive pilasters are the result of recent remodelling. Personal accounts indicate that earlier there were three separate rooms and a long central stairhall.

To the left of the stairway is the bedroom of Queen Liliuokalani still furnished in the manner prior to her death in 1917.

Bathrooms have been modernized.

Stairway - A natural finished handrail with a newel post at the landing and a spiral terminal at the first floor.

Flooring - Wood flooring throughout; uniformly colored gray rugs on wall-to-wall carpeting throughout the first floor.

Wall and Ceiling Finish - In the three major first floor rooms, the walls are papered above a three-foot high painted wood wainscot.

The walls of the stairhall are painted plaster above the wood wainscot.

All ceilings are painted plaster.

Doorways and Doors - Few of the original interior doors remain; these are five-paneled, 3'-0" by 7'-3" in size.

Trim - Door and window facings are plain, usually without moulds. At the ceiling, on the first floor, there is a six-inch moulded cove.

Second Floor Plan - The stair lands in a 13' by 28' upper hall with access to a sitting room and three bedrooms with baths.

Portions of the verandah have been screened.

Additions and Modifications - Apparently there were few changes in the original central house prior to 1922; personal accounts indicate that there was a bathroom adjacent to the Queen's bedroom on the first floor (probably installed in the latter half of the nineteenth century); a one-story kitchen wing, porch and servants' toilet had been added to the rear.

In 1922, major additions were made. These included the glassed-in Lanai, the porte-cochere and the rear one-story wing with Dining Room and Kitchen. Family bedrooms were added to the second-story of this wing, later. In 1954, the large Covered Terrace was constructed and in 1959, the second-story TV-room was built above the glassed-in Lanai. An elevator and the metal fire-escape were added in 1963.

Some wood beams, siding and trim have been replaced, and there is evident need for further replacement of termite-infested material.

SITE

The original tract as owned by the Dominis family and Queen Liliuokalani comprised about 1.46 acres. The Territory of Hawaii acquired additional property to Miller Street, making a total of about 3.1 acres. The Beretania Street and Miller Street sides and a portion of the rear line are enclosed with a wrought iron fence set on a concrete base. The northwest side has a chain-link fence.

Outlying structures include garage, laundry, servants' quarters, and tool house. A loop drive of asphalt paving enters from Beretania Street. Paved service drives to the rear connect with Miller Street. Major walks are paved with brick. The grounds are planted with an interesting variety of trees, shrubs and flowers.

Prepared by,

Melvin M. Rotsch

Melvin M. Rotsch
Supervisory Architect, HABS
National Park Service

August 1966

APPROVED:

A. Lewis Koue

DATE: 6/8/67

A. Lewis Koue, FAIA
Supervising Architect
Historic Structures and HABS
San Francisco Planning and Service Center
National Park Service

HABS
HI
2-HONLU,
28-

Addendum to
Washington Place (Governor's House)
Beretania and Miller Streets
Honolulu
Honolulu County
Hawaii

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94107**

HISTORIC AMERICAN BUILDINGS SURVEY
WASHINGTON PLACE

This report is an addendum to a 14-page report previously transmitted to the Library of Congress in 1967.

Location: Beretania and Miller Streets, Honolulu, Hawaii

Date of Construction: 1847

Present Owner: State of Hawaii

Description:

Additions to Washington Place were completed in 1988. These include a new family room and interior stair. The new family room was constructed on the second floor at the Waikiki (southeast) side of the building, above the 1922 lanai addition. On the northeast side of the family room, a new stairway leads from the family dining room at the first floor to the interior corridor on the second floor.

The family room was constructed in the same general location as a 1959 TV room, which was removed for the new construction. The new family room is 27'-3" wide by 22'-11" deep (measuring from the center of the stud walls). The walls are sheathed with horizontal shiplap exterior siding matching the original house. The hipped roof is wood framed with 2x10 rafters at 16" on center, and 2x6 wood joists. The enclosed eaves extend 1'-9" from the exterior wall. The roofing is wood shingles.

Along the exterior wall of the family room are round, wood columns similar to those at the second floor of the original house. There are four columns at each of the three exterior elevations of the family room. The northeast elevation of the room has a double French door that leads to the first floor roof. This door has 3-pane sidelights and an 11-pane fixed transom, and six-over-six double-hung window on either side. The southeast side has three pairs of six-over-six double-hung windows, and the southwest side has two six-over-six double-hung windows.

The room is entered from an enclosed exterior lanai on the southeast elevation of the original house. Two steps with oak flooring in a recessed vestibule lead up to the family room from the hallway. The entry door is a double French-style sliding wood door with a fixed transom. Double-door closets are located inside the room on either side of the interior entry doorway. The ceiling is eleven feet high. The interior wall and ceiling finish is veneer plaster over gypsum board, and the floor is carpeted. There are two pendant lights and fourteen recessed downlights in the ceiling.

The new small 6'-0" wide stairway leads from the southwest side of the family room to the second floor hallway (originally the exterior lanai). The stairway has a middle landing and a landing at the top. The upper landing has two exits, one leading to the interior hallway and the other onto the roof of the first floor. Both of these doors are wood French-style doors with awning transoms. The stair has stained oak treads, railing, and wall base, and painted wood risers. At the first floor of the stairwell, the walls are vertical tongue-and-groove boards, while at the second floor the walls and ceiling finish inside the stairway is veneer plaster over gypsum board.

At the first floor, a hallway on the exterior side of the stair has a door to a closet under the stair, and to an exterior door. The door into the closet is a four-panel wood door. The exterior door is a wood French-style door. A concrete landing and step are outside of this door, and lead to a previously constructed brick pathway alongside the house.

Sources:

Hong, Norman G., drawings titled "Fire Escape and other Improvements at Washington Place," filed with the Department of Accounting and General Services, State of Hawaii, September 1987.

Historian:

Katharine B. Slocumb, Mason Architects, Inc., 2001.