

Architectural Reconnaissance Level Survey of Buildings Located within the Stadium Bowl-O-Drome Area of Potential Effect

Mo`ili`ili, Honolulu

NOVEMBER 2017

Prepared by Fung Associates, Inc.

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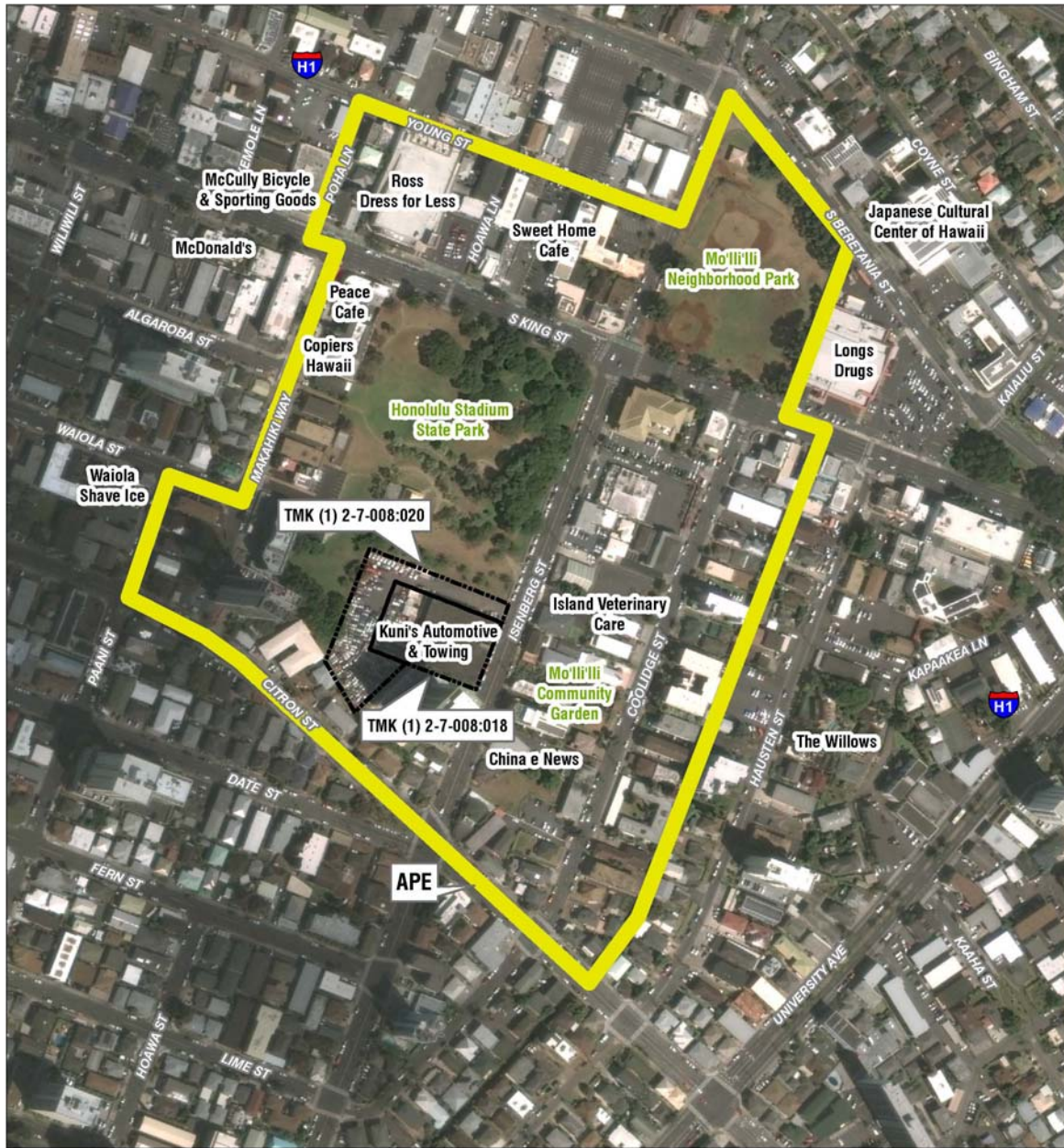
Introduction

This architectural reconnaissance survey was undertaken at the request of the State Historic Preservation Division (SHPD) in anticipation of future development of the Stadium Bowl-O-Drome property (TMKs: 2-7-008: 018 and 020).

The objective of the survey is to ascertain whether any possible historic properties are located within the Area of Potential Effect (APE) should the property under the control of the Bernice Pauahi Bishop Estate on which the present Stadium Bowl-O-Drome sits be developed, and to identify any adverse effects, as well as mitigative alternatives should adverse effects exist. A brief historic context of the Moiliili neighborhood surrounding the Stadium Bowl-O-Drome property was prepared as a part of this survey.

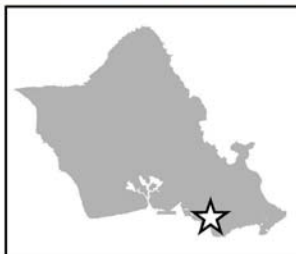
In anticipation of Section 106 consultation of the National Historic Preservation Act (NHPA) of 1966, as amended, the survey boundary was limited to surface historic properties along TMKs within the identified APE. A map showing the project and survey area can be found on the next page (see Figures 1 and 2).

The survey followed a methodology which included performing background research, completing a site visit to photograph and gather information on the buildings located in the APE, and writing up the results of the survey so any identified properties may be placed in the SHPD's Statewide Inventory of Historic Places (SIHP).




LEGEND

-  APE
-  Site boundary




**Proposed Area of Potential Effect
820 Isenberg**

Department of Hawaiian Home Lands (DHHL) Island of O'ahu



Linear Scale (feet)
0 150 300



Source: Geographic Information System (GIS), ESRI World Street Map, 2016.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Figure 1: Area of Potential Effect



Figure 2: Project Area

Coverage and Methodology

The survey examined a one block area surrounding the Stadium Bowl-O-Drome property. The area surveyed is considered the overall APE, which encompasses portions of Tax Map plats (1) 2-7 and 2-8. The project area consists of Tax Map Keys: (1) 2-7-008: 018 and 020.

The area surveyed encompasses approximately 50 acres. The boundaries run from the *mauka* (north) side of Citron Street to the *makai* (south) side of Young Street. The area is bounded on the west by Paani Street and Makahiki Way, and on the east by both sides of Coolidge Street. This area was deemed to be potentially indirectly visually effected should a high-rise building be erected on the Stadium Bowl-O-Drome property. The survey examined all properties within the APE built prior to 1969.

Prior to the start of any fieldwork, background research was undertaken. The preliminary background research involved an examination of pertinent materials provided by the client, and City & County tax records publicly available online. The SHPD inventory files disclosed that this area is not yet included in the Statewide Inventory of Historic Places.

Mayu Ohama and Don Hibbard, both of who meet the Secretary of the Interior's Professional Qualifications Standards as architectural historians, walked the survey area on the afternoons of March 6 and 8, 2017, examining all the buildings in the survey area. Approximately seven hours were spent in the field photographing and taking notes on the physical character of the buildings and structures within the study area. One hundred percent of the survey area was investigated.

Following the site survey, additional research was undertaken by Don Hibbard, who meets the Secretary of the Interior's Professional Qualification Standards as an architectural historian, at the County Tax Office, Department of Planning and Permitting, and Hawaii State Library. This included a review of tax records, newspaper articles, and building permits. Following the gathering of information, this report was prepared, reviewed, and finalized.

Reconnaissance level inventory forms were completed for 90 properties.

Historic Context

Moiliili has a long history stretching back to pre-contact times. This study will concentrate on the development of the area's built environment during the twentieth century, and more specifically the area to either side of Isenberg Street between Kapiolani Boulevard and King Street. Those interested in the broader expanse of Moiliili and other aspects of the area's history will find *Mō`ili`ili: The Life of a Community*, written by Laura Ruby, contains invaluable information beyond the scope of this project.

Nineteenth century Moiliili was sparsely settled, primarily by Hawaiians and Chinese, with much of the area characterized by wetlands. Development was primarily situated east of what is presently known as University Avenue, where there were fast lands and/or numerous *kuleana*. It was here, at the location now occupied by the Contessa Apartments (built 1971), that the stone Kamoiliili Church was completed in 1846, as an *apana* church to Kawaiahao (see Figure 3). It was also here that a stone quarry was developed in the 1880s, where the University of Hawaii's lower campus is now located, and in December 1882, train operation began along Beretania Street, running from the quarry to Alapai Street to deliver materials for road work in the city.



Figure 3: Kamoiliili Church, completed in 1846 (no longer extant).

The quarry provided employment to a number of people. The 1900 census reported that 84 of Moiliili's 364 residents worked either at the quarry or in a quarry-related occupation – such as draying, stable keeping, or stone trucking. In 1900, 76 of these 84 men who found quarry-related employment were

Japanese. In 1910, the Honolulu Construction and Draying Company leased the quarry area, and from 1911 until November 1949 they operated the quarry. Following the close of quarry operations, the University of Hawaii acquired the property in December 1953.

During the 1890s a number of Japanese began to move into the Moiliili area, with the Kihachi and Shika Kashiwabara family reputedly the earliest to settle in the area (1893, see Figure 4). They built a home on leased lands now occupied by Longs Drugs. In addition to their house, they also erected a number of rentals on the property to form a residential “camp.”



Figure 4: The home of Kihachi and Shika Kashiwabara, built in 1897-98, is considered the first grand home in Moiliili.¹

Over the next two decades, this pattern of development would become common in the greater Moiliili area, especially on lands east of present day University Avenue. On the east side of Kashiwabara camp was Tanaka camp; west of Kashiwabara camp was another camp operated by Kikutaro and Kalei Matsumoto for Mr. Matsumoto’s employees (see Figure 5). Mr. Matsumoto was a building contractor and quarry operator. His quarry was located west and north of today’s Church of the Crossroads. By 1900, 188 of the area’s 346 residents were Japanese. By midcentury, almost ninety percent of the population was Japanese.

¹ Image provided by Ruby, Laura, *Mō`ili`ili----The Life of a Community* (Honolulu: Mō`ili`ili Community Center, 2005).

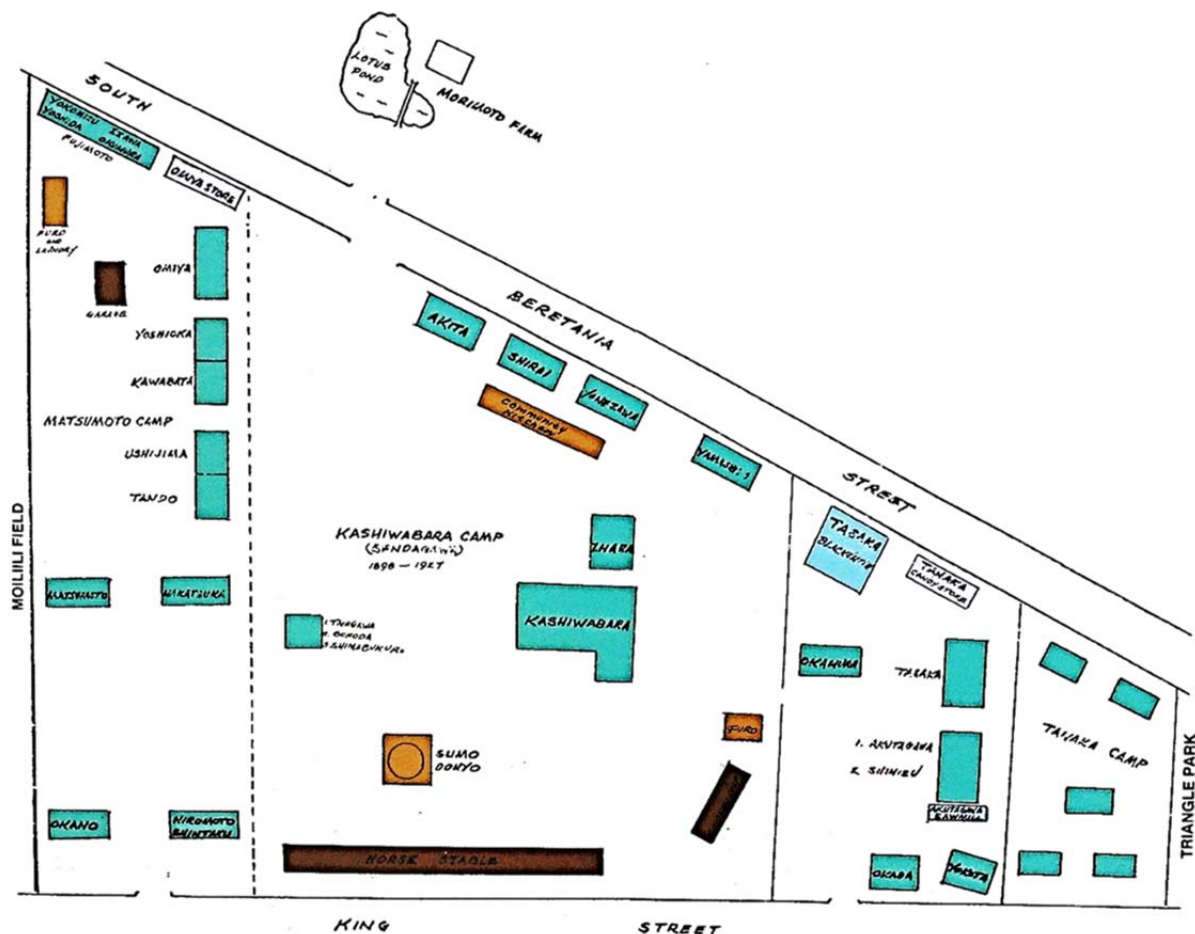


Figure 5: Diagram of the Matsumoto Camp, Kashiwabara Camp, Tanaka Camp, located in Moiliili, 1898-1927.²

During the nineteenth and early twentieth centuries, that portion of Moiliili south of King Street and west of present day University Avenue was not developed in any extensive manner. Much of this area was originally under water and part of Land Commission Award (LCA) 7713, which King Kamehameha III deeded to Victoria Kamamalu in 1861. It included the area named Kapaakea and extended over to Keauhou. Upon the princess's death, the lands passed to her father; then in turn to her half-sister Ruth Kaelekolani; and subsequently, to Bernice Pauahi Bishop in 1883, ultimately becoming part of today's Bishop Estate.

The other major nineteenth century landholding in the study area was Land Grant 3098, which lay to the south and west sides of LCA 7713. This area encompassed approximately 118 acres (see Figure 6). King Lunalilo, in return for \$1,000, granted these lands to Hawaii Supreme Court Justice Lawrence McCully in May 1873; previously, McCully leased these lands from the government.

² Ibid.

In 1900, eight years after the Hawaii Supreme Court Justice’s death, the McCully Land Company platted the McCully Tract, which encompassed 53 blocks and extended from what is now Algaroba Street down to the present day Ala Wai Canal, and from Kalakaua Avenue to just beyond present day Makahiki Way. The main *mauka-makai* thoroughfare was McCully Street. The streets that ran perpendicular to McCully Street were named after trees: Algaroba, Citron, Fern, Date, Lime, Banyan (later renamed Waiola), and Mango (later incorporated into Kapiolani Boulevard). Orange, Palm, and Tamarind Streets – although platted – did not materialize.

Like the area immediately *mauka* and *makai* of it, most of the McCully tract was underwater and utilized for wetland agriculture, resulting in slow sales, as the company refused to give buyers the deed to their purchase until the lands were filled. As a result, the Guardian Trust Company – owned by Walter Dillingham and W. O. Smith – acquired the stymied real estate project in 1912. However, it was not until the construction of the Ala Wai Canal (1921-1928) and subsequently, the Manoa-Palolo Canal (1935-1936) and Alanaio Canal (1929) that the wetlands in the McCully-Moiliili area – including the inland fishponds, Loko Kapaakea, Loko Maalahia, and Loko Opukaala – were filled and made suitable for urban development.

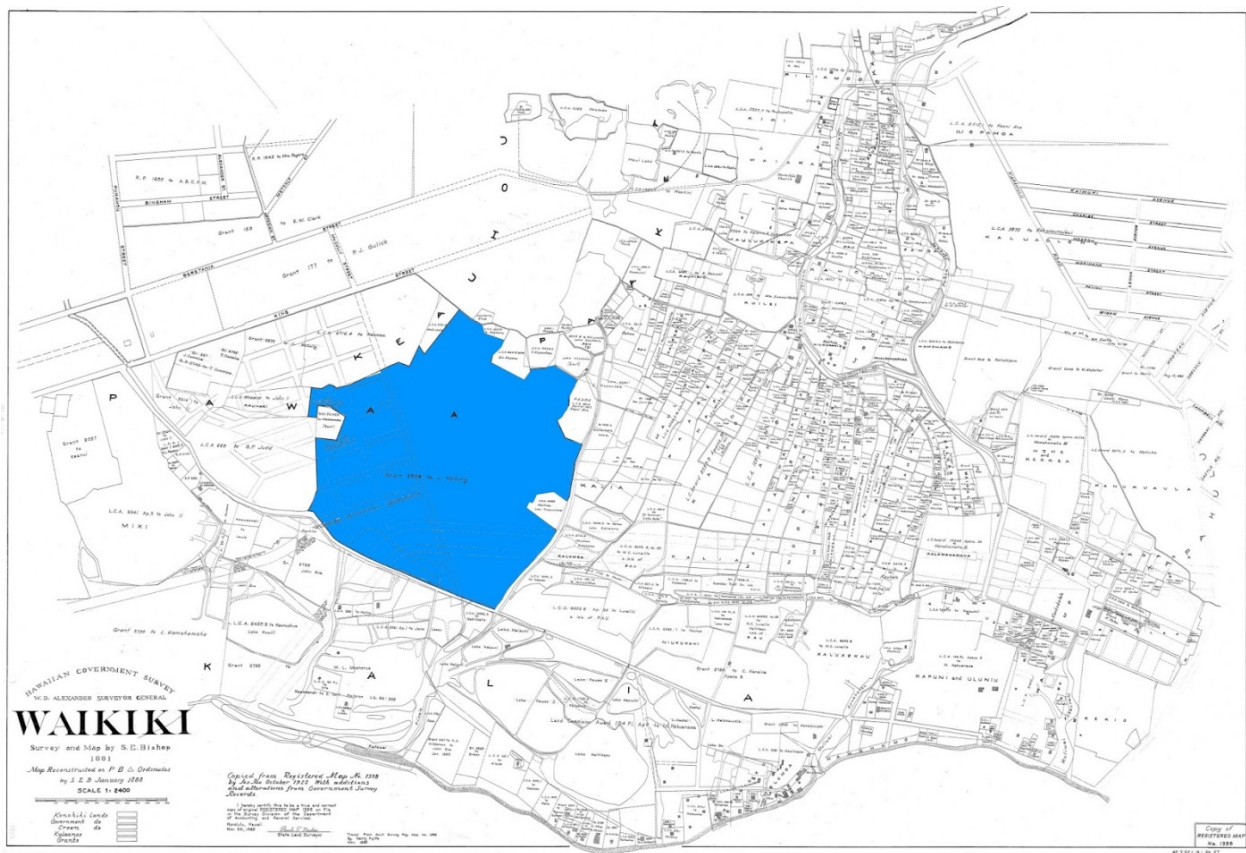


Figure 6: Land Grant 3098 area in McCully is shown in blue on this Waikiki Survey and Map by S.E. Bishop, produced under the authority of the Hawaiian Government Survey. The map outlines Konohiki Lands, Government Lands, Crown Lands, and Grants. Map dated 1881.

Following annexation, the Bishop Estate divested itself of the lands encompassing LCA 7713, little by little. As a result, these lands developed in a sporadic manner, with much of the area requiring reclamation prior to assuming an urban use. As such, early changes in the area were gradual and episodic rather than an overnight, planned transformation.

One of the earliest post-annexation developments in the area was Moiliili Field. In 1903, the Honolulu Rapid Transit & Land Company acquired property from the Bernice Pauahi Bishop Estate, in the area of the present day intersection of King and Isenberg streets. They developed Moiliili Field as a venue for sporting events. Although built as an attraction to encourage ridership on the company's new line from Kalakaua Avenue and King Street to Kaimuki, the field soon fell into disrepair. In 1914, the company undertook a major refurbishment of the baseball diamond and bleachers. With these improvements, the field supplanted the Athletic Park near downtown as the major center for organized sports in Honolulu; along with Aala Park, Moiliili Field became the favored location for carnivals.

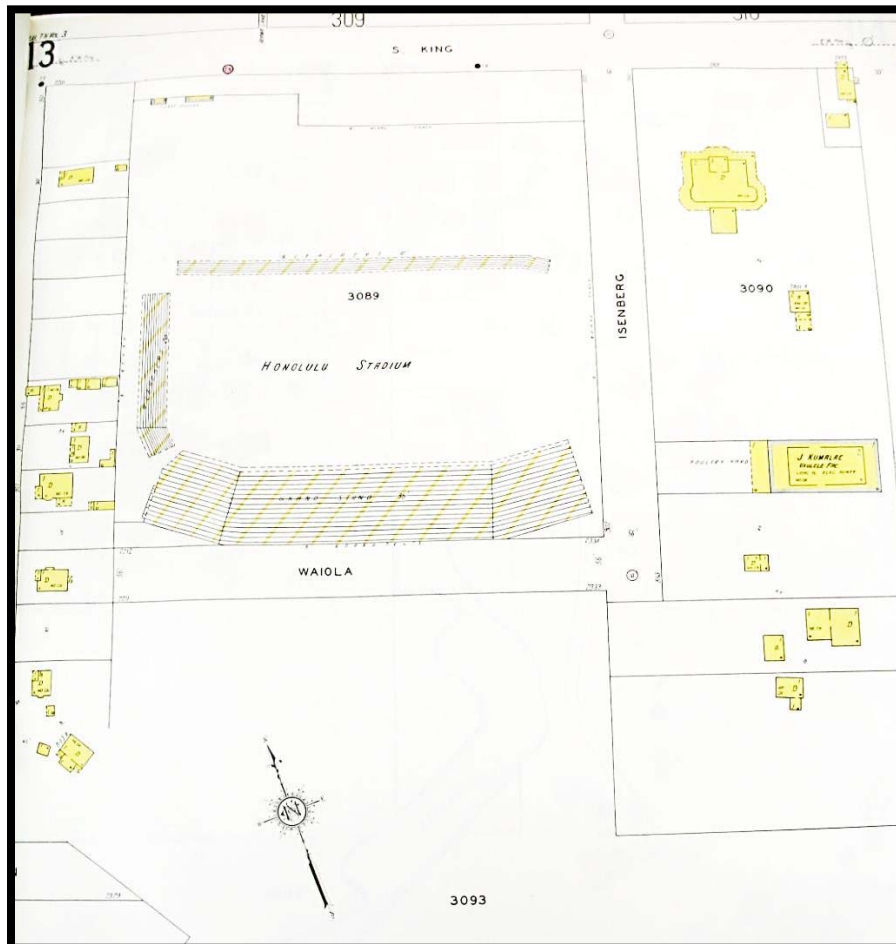


Figure 7: 1927 Sanborn map showing Honolulu Stadium, located on a 14-acre parcel at the intersection of S. King and Isenberg Streets. Two small ticket booths are located in the northwest corner of the property, fronting on S. King Street. Most buildings in the area were wood-framed buildings (yellow); primarily dwellings with small auto shops, or commercial, such as the J. Kumalae Ukulele Factory.

Mr. John Ashman Beaven (1869-1946) obtained a lease on the revitalized field in 1918 and further developed it by adding a large grandstand to promote baseball and football games. Beaven was born in New York. He worked in Connecticut, San Francisco, and Asia before settling in Hawaii in 1910. A newspaper man and lawyer by profession, in 1912, he established the Oahu Baseball League and the Oahu Service Athletic League. In addition, he was Secretary of the Outrigger Canoe Club, and quickly emerged as Honolulu's primary sports promoter.

Demand outstripped Moiliili Field's grandstand and bleacher capacity. In 1925, Beaven purchased a 14-acre parcel from the Kaauiia Land Trust.³ The land was comprised of coral flats and duck ponds adjacent to King Street and diagonally opposite Moiliili Field.⁴ Beaven then organized Honolulu Stadium Ltd. to develop and manage a new sports stadium with a 23,000 seating capacity. The new stadium became the epicenter for sports in Honolulu, quickly eclipsing Moiliili Field (see Figures 7 and 8). Here, Beaven operated the Hawaii Baseball League, retiring from the stadium's management in 1939.



Figure 8: Aerial view of Moiliili in July 1959, view facing north. Honolulu Stadium (no longer extant), can be seen directly at the center of this photograph, circled in yellow. The Ala Wai Community Park is seen in the foreground; Manoa Valley in the background.

³ The Kaauiia Land Trust came into existence and obtained these lands, as well as Moiliili Field, in 1922 – when the Honolulu Rapid Transit & Land Company separated its public utility and land operations into two entities, the Honolulu Rapid Transit Company and the Kaauiia Land Company.

⁴ These lands were originally part of LCA 7713 and were included in the Honolulu Rapid Transit Company's initial land purchase from Bishop Estate in 1903.

With the ascendancy of the new stadium, Moiliili Field was converted into a community park with the Kaauila Land Trust leasing the park to the City & County of Honolulu for one dollar per year. In 1939, the land company informed the city that it would not renew the lease on the park as they intended to sell the approximately 3.7-acre property and its baseball diamond to investors who were interested in developing a residential subdivision on the property. As a result, the City & County of Honolulu acquired Moiliili Field in 1941, and continues to operate it as a recreational park today.

Honolulu Stadium would have a more prolonged life than Moiliili Field as Honolulu’s premier sporting venue, but it eventually shared a similar ending. Since 1936 – when University of Hawaii President David Crawford (who also served as Honolulu Stadium Ltd.’s inaugural vice president) had convinced many stockholders in the company to donate their shares to the University of Hawaii’s Board of Regents – the University held a controlling interest in the stadium. With an eye towards a larger sporting facility, the owners allowed the stadium to deteriorate after World War II, and with the opening of the State’s new Aloha Stadium in Halawa in 1974, the useful life of Honolulu Stadium came to an end. The stadium closed its gates after an Islander baseball game on September 8, 1975. Under threat of condemnation, the stockholders of Honolulu Stadium Ltd. agreed to sell the stadium and its land to the State of Hawaii for \$8.5 million. In September 1976, the stadium was razed and in 1978, Stadium Park – under the administration of the City & County of Honolulu – was opened to the public (see Figure 9).



Figure 9: View of the Old Stadium Park, which stands on the site of the original Honolulu Stadium demolished in 1976.

However, not all of the original stadium land acquisition is included in Stadium Park. Almost immediately after the acquisition of the 14-acre parcel, Honolulu Stadium Ltd. sold 4.93 acres of its lands on the west side of the property to the Union Trust Company, who in turn developed the Stadium Tract along the east side of Makahiki Way. In April 1926, the trust company sold these newly platted lots to the Hawaiian Industrial Company, which was owned by Ushisuke Taira and Seiji Miwa. This company then proceeded to sell its lots to individual owners. By 1927 there were four single-family, wood dwellings along the east side of Makahiki Way between Waiola and King Streets. Within four years these were joined by four more houses, while a masonry service station and plumbing supply store commanded the corner lot at King Street and Makahiki Way.

The other part of the original parcel – which is not included in Old Stadium Park – is on the south side of the park. Originally this was a parking lot and a staging area for such events as stock car races. In April 1955, the Honolulu Stadium Corporation signed a lease with Adelaide and Arthur Stagbar to operate a bowling alley on this property. Opening in December 1955 as Stadium Bowl-O-Drome, this bowling center remained in operation until May 2007.

In addition to Moiliili Field and Honolulu Stadium, the third major building near the intersection of King Street and what would become Isenberg Street was the residence of Jonah Kumalae, an ukulele manufacturer (see Figure 7). In 1917, Kumalae purchased fourteen acres of LCA 7713 from Charles M. Cooke Ltd. This included the fast lands along King Street, as well as Kapaakea Pond, which extended from the location of the present-day Willows restaurant on the east to Coolidge Street on the west. Also in that year, Kumalae acquired the rights to Claus Spreckels' former mansion, which stood on Punahou Street. He dismantled and rebuilt the three-story house on his Moiliili property, minus the second story.

In 1937, Kumalae sold the house to the St. Louis Alumnae Association, who converted it into a clubhouse. In July 1950, the house went up in flames – the result of a soda dispensing machine's faulty electrical wiring. The Alumnae Association built a new, more modest clubhouse, designed by Wood & Weed, at the rear of their lot in 1953.

Modern commercial structures eventually also came to occupy the property – with Chunky's Drive-In Restaurant (constructed 1964) on the corner of King and Isenberg Streets, and on the rear of the lot facing Isenberg Street, Super Value Market was constructed in 1957. Today, a branch of the First Hawaiian Bank stands on the corner, and Agu Restaurant occupies the former Super Value Market.

In 1919, Kumalae sold approximately ten acres of his parcel, including Kapaakea Pond to attorney Frank Thompson. Thompson had filled much of the newly acquired area, and the Leahi Investment and Land Company, managed by H. Mirikitani, moved forward to subdivide this property as the Mirikitani Tract (File Plan 233). The proposed subdivision extended approximately 832' south of King Street, encompassing both sides of present day Hausten Street (then named Thompson Street), as well as both sides of present day Coolidge Street (originally named Mirikitani Street). In addition, the subdivision included the Kumalae residence and ukulele factory and six lots south of it, with each of the six lots having approximately a 40' frontage on the then-proposed extension of Isenberg Street. The venture foundered, and P.E.B. Strauch acquired the ten acre, unimproved Mirikitani subdivision in October 1924

with the intention of developing a 60 lot subdivision. His plans also did not immediately materialize and eventually Frederick E. Steere of the Henry Waterhouse Trust Company, on May 12, 1926, obtained approval for the 11.226-acre McKinley Park Tract (File Plan 253). Sales were brisk in the new subdivision and by 1927 most all the lots were developed. These were primarily small, wood-framed, residential complexes comprised of three or four duplexes, as well as around a dozen single-family residences. Jonah Kumalae still retained the large corner lot at King Street and what would become Isenberg Street.

At the same time that the McKinley Park Tract was being sold off to prospective home owners and investors, the McCully Tract – after remaining in wetland agriculture for several decades – also began to assume an urban appearance, as the Dillingham-owned Hawaiian Dredging Company began to fill the tract’s wetlands using materials garnered by the expansion of the Ala Wai Canal. The canal had been completed as specified by 1924; however, Hawaiian Dredging was awarded a new contract to widen the canal an additional one hundred feet to satisfy Dillingham’s need for inexpensive fill for the McCully Tract parcels.

In April 1926, the *Honolulu Advertiser* reported that roads were finally being constructed on the recently reclaimed lands, and “two houses are now under construction with a number more contemplated.”⁵ The article went on to note the area “has been having something of a boom during the past two months. In that time approximately \$150,000 worth of property has been sold by the Bishop Trust Company.”⁶ As part of this development, the Hawaiian Dredging Company channelized the Nao Stream from the present day Willows restaurant down to Date Street. The section of the stream between Date Street and Kapiolani Boulevard was purchased by the Territory of Hawaii and received the same treatment, in anticipation of the extension of Kapiolani Boulevard beyond Kalakaua Avenue.

The much larger McCully Tract took longer than the relatively small McKinley Park Tract to develop – especially with the crash of the stock market in October 1929 and the ensuing Great Depression. However, by the late 1930s the McCully Tract too was dotted with many modest wood residences. Thus, on the eve of World War II, Moiliili was a product of the individual efforts of a variety of private property owners. Typical of the city as a whole, it had grown without any effective planning for the future.

In 1940, City Planning Engineer Charles R. Welsh sought to rectify this situation by developing a master plan for Honolulu. Unfortunately, with the outbreak of World War II, such planning was all but curtailed, and it was not until the close of the war that a Master Plan for the City was adopted. The master plan designated the King Street corridor in Moiliili as business, and the area below that business designation as hotel/apartment. The subsequent development of the area around Isenberg and King Streets reflected the authorized uses under the adopted zoning code (see Figure 10).

⁵ “McCully Tract Roads Being Constructed” (Honolulu: *Honolulu Advertiser*, April 25, 1926), 14.

⁶ Ibid.

ZONE MAP OF HONOLULU

Showing Hotel and Apartment House Districts, Business Districts and Industrial Districts

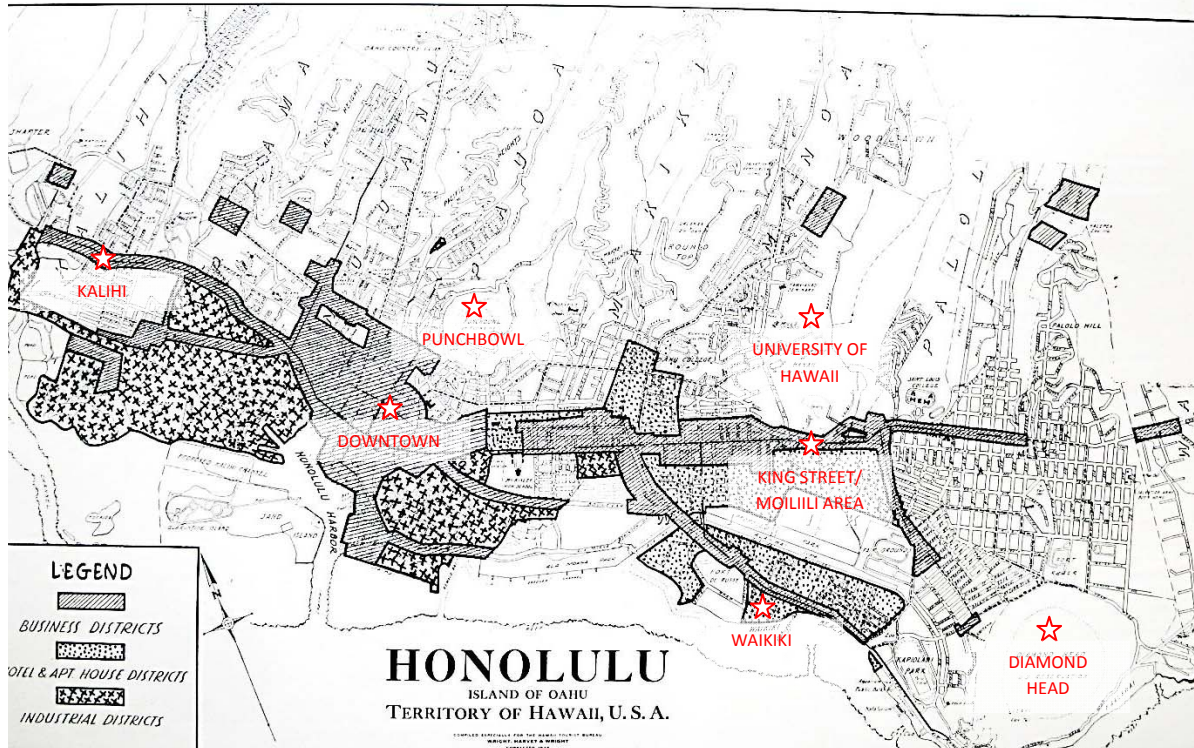


Figure 10: The 1940 Zoning Map of Honolulu illustrates areas considered business districts, residential/hotel/apartment districts, and industrial districts. King Street continuing east and bisected by Kalakaua Avenue is zoned for business and commercial, while immediately south, the Moiliili area is distinguished as a residential district.

In the 1950s, new business buildings appeared along the King Street proximity, including such enterprises as the previously mentioned Chunky's Drive-In, Super Value Market, and Stadium Bowl-O-Drome, as well as Star Market (1954), B.K. Kop's Hula Supply Center (1955) and Leilani Chop Suey (1959). The Leilani Chop Suey business was operated by the Lee family and eventually became Maple Garden restaurant in 1975. The Waiola Store, which was erected at Waiola and Pani Streets in 1940, is a rare example of a business building constructed in the area prior to adoption of the 1945 Master Plan.

Also, a number of walk-up apartments – primarily built of concrete masonry unit (CMU) blocks, but also some new buildings of wood – began to supplant the older wood dwellings in the area. Many of these new walk-up apartments were built primarily in the 1960s – perhaps at times when owners recognized an opportunity to maximize the economic potential of their lots. Thus, by 1965, five masonry apartment buildings were to be found on Coolidge Street between King and Citron Streets, and four more could be found on the same block along Isenberg Street. In addition, a number of people elevated their wood houses to add a CMU dwelling unit on the ground floor.

Similarly, by 1965 along Makahiki Way, four two-story masonry apartments had supplanted four of the street's eight wood dwellings. Also by this time the streetscape on Citron Street between Isenberg Street and Makahiki Way had become one of walk-up apartments.

High rise apartments also began to appear in the greater Moiliili area in the 1960s, with the ten-story, 77-unit Park Terrace (now named the Ala Wai Cove, built 1961) at 509 University Avenue the first to extend above the height of the trees in the neighborhood. With the revision of the Honolulu comprehensive Zoning Code in 1969, even larger buildings began to cast their shadows on the area, with the 25-story Ala Wai Plaza (1970), 36-story Marco Polo (1971), 38-story Ala Wai Skyrise (1971), 37-story Contessa Apartments (1971) and 19-story Kaimana Lanais (1974) all built within five years of the passage of the new ordinance. Similarly, within the neighborhood of Isenberg and Citron Streets, the 20-story Scenic Towers were designed by Ernest Hara and completed in 1974, and the 17-story H & M Apartments designed by Robert Matsushita opened at Date and Paani Streets in 1975.

Survey Results

Of the 90 properties examined in the RLS, none are presently listed in either the Hawaii or National Registers of Historic Places. Approximately half of the properties surveyed (47) appear to meet the criteria for listing in the Hawaii and National Registers of Historic Places for their associations with the architectural traditions of Hawaii. Of these 47 properties, the majority are eligible for listing under Criterion C, including one public space area – Moiliili Community Park.

Eligible properties found throughout the survey area encompass residential (including apartments), commercial, religious residential, and commercial and mixed use, and park or public spaces. Details about each property type are below, and recommendations are provided for future study.

Notably, Stadium Bowl-O-Drome was determined eligible for listing under both Criteria A and C – as a good example of a bowling alley constructed in Honolulu during the 1950s, and for its strong associations with the history and development of bowling, both locally in Hawaii and on the national scene, with the owners successfully campaigning for multi-ethnic teams to compete together. A separate, intensive level architectural survey was undertaken for the Stadium Bowl-O-Drome.

There are 43 properties that do not appear to meet the criteria for listing in either historic register because their historic integrity has been compromised.

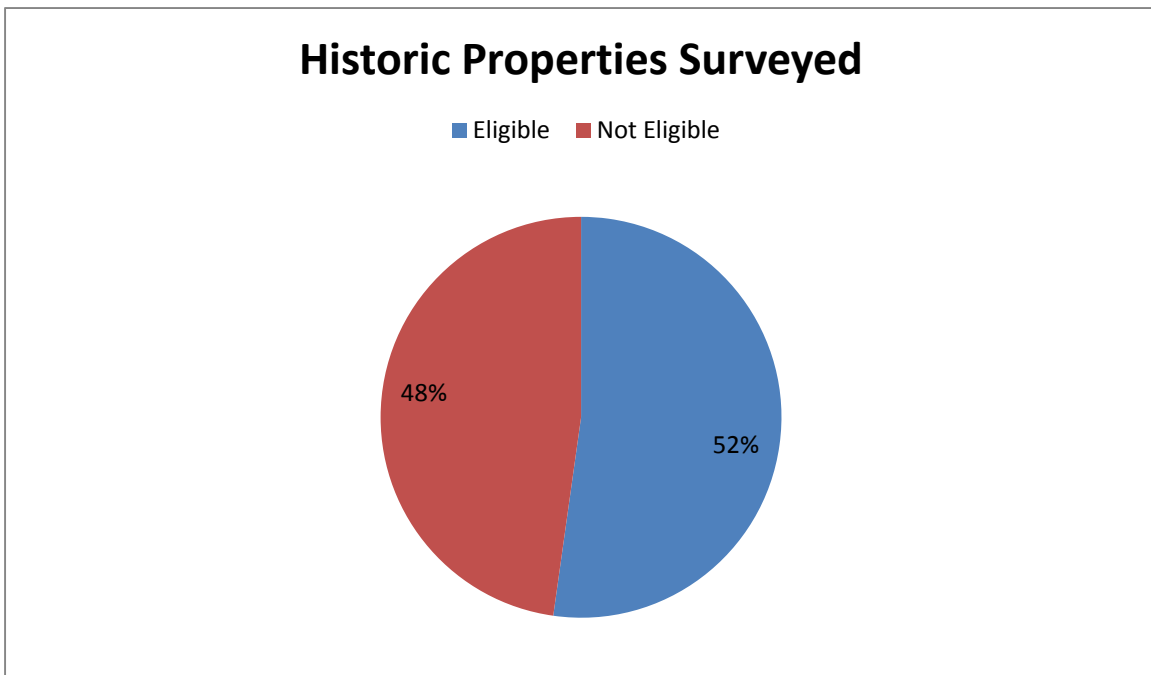


Figure 11: Of the 90 buildings visually surveyed, 47 buildings appear to be eligible for listing in the Hawaii State and National Registers of Historic Places.

Original Construction Date of Buildings Surveyed

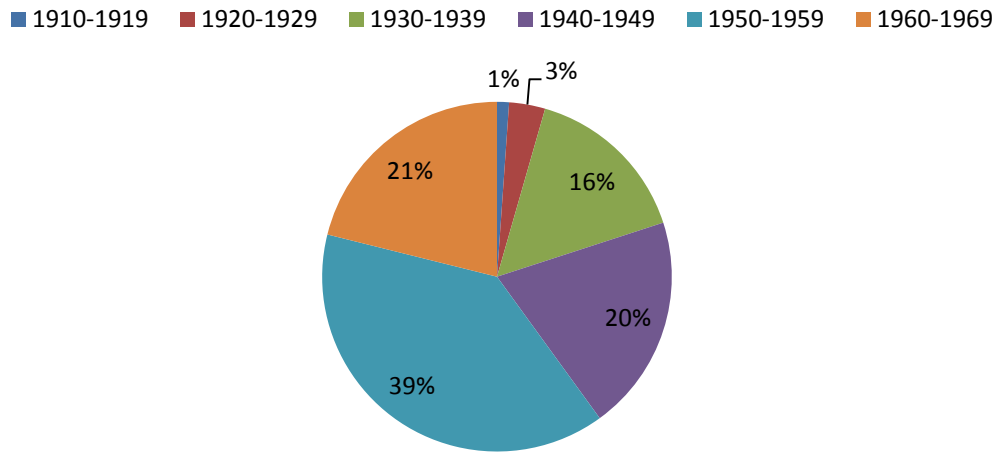


Figure 12: Buildings surveyed are identified above by decade of original construction date.

Building Types in Moiliili

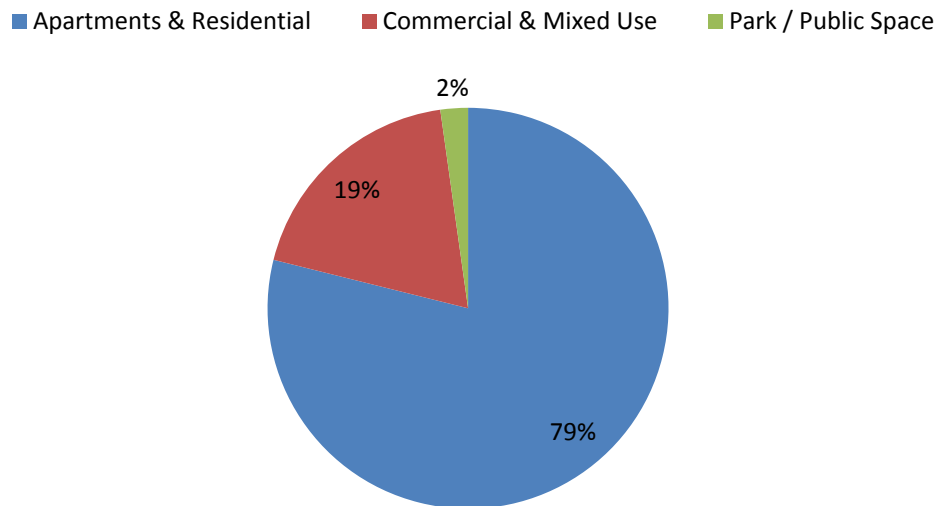


Figure 13: Moiliili is a primarily residential area, with commercial and mixed use buildings integrated throughout, and dedicated public space.

Original construction dates of all buildings surveyed were identified through City & County tax records. Of those identified as being over 50 years of age, approximately one-third were constructed during the 1930s and 1940s, and more than half were originally constructed during the 1950s and 1960s. There are very few properties that exist from the pre-1930s era; of the 4 properties that remain from this era, only one (917 Coolidge Street) was determined eligible for listing on a historic register.

The area is essentially residential in character, with commercial and a handful of mixed-use buildings primarily situated along the King Street corridor. The one religious property identified – the Moiliili Nishi Hongwanji Dormitory – is also residential in nature. Eligible residential properties were found throughout the area.

Most of the buildings are one to three stories in height, with several non-historic high-rise buildings within the APE or on its periphery, including the 20-story Scenic Towers condominium which sits on the property adjacent to the Stadium Bowl-O-Drome.

Summary of Potential Effects and Treatment Recommendations

This survey was completed at the request of the Hawaii State Historic Preservation Division under Hawaii Revised Statutes Chapter 6E-8 and in anticipation of Section 106 of the National Historic Preservation Act. The review processes are designed to identify significant historic properties in project areas/APEs and to develop and execute plans to handle impacts to significant historic properties. The survey supports the historic preservation review process by providing baseline information about historic properties within the APE and identifying potential effects that may be caused by a project.

This architectural reconnaissance survey included properties within a one block radius of the subject property located at 820 Isenberg Street built prior to 1969. The survey area encompassed approximately 50 acres. Individual historic properties were identified throughout the area; no potential historic districts were identified. The large survey boundary was meant to include all architectural properties that could be affected by the redevelopment project in the absence of a final design. Effects of the redevelopment project will need to be assessed once a design is provided for evaluation.

The area around Isenberg Street, between King Street and Kapiolani Boulevard, has witnessed many changes in the first 80 years of the twentieth century, transforming from an area dominated by wetland agriculture to a single-family residential district during the period 1926-1960, to a neighborhood characterized by apartment living. There are few pre-war buildings that remain, and even fewer that are eligible. The pre-war and post-war properties determined potentially eligible (see Appendix A) may be individually listed on a historic register should individual owners desire tax benefits.

Few of the identified historic properties, have the potential to be physically affected as construction will be limited to the project area. The area also combines mixed use purposes and mixed density throughout. Since 1970, the land use has become increasingly apartment oriented, with increasingly taller buildings as the trend for the future. Today, the Moiliili streetscape presents a variety of forms ranging from small business buildings to single-family residences, to low-rise and high-rise apartments, which reflects the course of the last 100 years of its history. As such, we believe future development of the Stadium Bowl-O-Drome property will not affect the eligible, historic properties within the APE.

However, future development of the Stadium Bowl-O-Drome property will likely affect the historic building, which is determined significant under Criteria A and C.

Pending further consultation with SHPD, the following recommendations are included to help facilitate state and federal review processes.

- Historic research to the Historic American Building Standard (HABS) survey with photographic documentation, according to the appropriate level as recommended by National Park Service. HABS level documentation shall also document artwork in the bowling alley.
- Where feasible, salvage available historic items from the Stadium Bowl-O-Drome, to be incorporated into future development plans and/or an educational component detailing the history of the building.

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