



## Striking a Balance: A Sense of Place vs. Affordable Housing

By Tyler Dang



Community members attend Mālama Mānoa's panel discussion at Noelani Elementary

On October 25, Mālama Mānoa hosted a community panel at Noelani Elementary School to explore one of the most pressing questions facing the valley today: how do we accommodate the need for housing while preserving the character that makes Mānoa unique?

The discussion featured Kiersten Faulkner of the Historic Hawai'i Foundation and Calvert Chipchase of Cades Schutte, who brought perspectives from historic preservation and land use law. Together, they examined the tension between increasing housing demand and maintaining the physical and cultural qualities that define Mānoa.

## Uncle Ed: A Most Extraordinary Volunteer *By Darah Dung, MidWeek*

Mānoa is fortunate to count Edwin Tagawa, known affectionately as Uncle Ed or Mr. Ed, among its residents. A Mālama Mānoa member since 2013, he embodies the quiet generosity that strengthens our valley. In a letter to the *Mahalo Nui* column, Mae Fujii of Hawai'i Kai described him as “down to earth - the epitome of kindness,” always ready to assist kūpuna or anyone needing directions, a cup of water, a place to sit, a ride, or simply an arm when walking distances.

Uncle Ed volunteers at the Department of Motor Vehicles at Kapālama through RSVP, the O'ahu Retired and Senior Volunteer Program, where he greets and directs people waiting in long lines. Closer to home, he serves weekly at

A central theme of the evening was that Mānoa's “sense of place” goes beyond aesthetics. It reflects the valley's history, scale, and the way people live within it. The discussion benefited from differing perspectives, with panelists approaching the issue from both preservation and development viewpoints, creating a more balanced and engaging conversation.

At the same time, the need for housing remains real and immediate. The discussion highlighted that solutions are not one-size-fits-all, and that different neighborhoods, including Mānoa, require context-sensitive approaches. Strategies such as adaptive reuse, incremental density, and careful zoning were discussed as ways to introduce housing while respecting existing character.

Audience questions underscored the complexity of the issue, ranging from concerns about infrastructure and traffic to questions about how policy decisions are made and who has a voice in shaping them. One attendee noted that she appreciated the discussion around expanding accessory dwelling units (ADUs) in the valley, particularly when paired with appropriate parking requirements to help mitigate neighborhood impacts.

The conversation made clear that balancing growth and preservation will require continued community engagement and thoughtful decision-making.

Ho'ōla 'Āina Pilipili Gardens in Mānoa, a University of Hawai'i community project located alongside the UH Lab School and College of Education. There, he gets down on his hands and knees to weed and care for the garden, which offers respite, recreation, and socialization for all, especially those with disabilities. The garden features native Hawaiian plants, cultural activities, educational seminars on healthy living, cooking demonstrations, and herbal tea brewed from māmaki leaves.

In May, Uncle Ed was recognized as the Older Americans Act (OAA) Best Male Volunteer from O'ahu, an honor he accepted with humility and grace. Mānoa is stronger because of neighbors like him.

### MISSION STATEMENT

*Our Mission is to promote community; celebrate our cultural diversity and heritage; and preserve, protect and enhance the special qualities of historic Mānoa Valley.*

# President's Corner, Spring 2026

By Thom Benedict

Those of us who are fortunate enough to live in Mānoa understand this valley is more than a place on a map. It is where neighbors greet one another by name, where generations grow up beneath the same rain-kissed trees, and where community is not just an idea, but something we practice every day.



That spirit of connection is what continues to guide Mālama Mānoa. Our mission remains steady. We work to promote community, celebrate our cultural diversity and heritage, and preserve, protect, and enhance the special qualities of historic Mānoa Valley. As we move into spring,

we have meaningful opportunities to bring that mission to life together.

This season, we are excited to host a series of Mānoa Stream Cleanups. Our streams are vital to the health of the

valley, and caring for them is one of the most tangible ways we can mālama 'āina. Whether you can join for an hour or a morning, your presence makes a difference. These cleanups are not only about stewardship, but also about reconnecting with neighbors while caring for the place we all call home.

Looking ahead, we are building momentum for our upcoming Fall Festival and other community events. These gatherings remind us that a vibrant valley depends on participation from all of us.

I encourage you to consider how you might support your neighbors this season. That could mean volunteering at an event, lending a hand at a cleanup, welcoming someone new to the valley, or simply showing up. Small actions, repeated across a community, shape the place we share.

Thank you for continuing to show your aloha for Mānoa. I look forward to seeing you at our upcoming events and working alongside you to keep this valley strong, connected, and thriving.

With aloha,

**Thom Benedict**  
President, Mālama Mānoa

## Tracy Sullivan Bio

Tracy Sullivan lives in the Grace Cooke/Harold St. John house, a historic home in College Hills with her husband, two young children, and dog, Bluey. Her sansei father is



originally from Kona on the Big Island, and her mother is originally from Okinawa. Tracy grew up at her family home in Mililani and graduated from Mililani High School. She earned a Bachelors in Mechanical Engineering and Masters in Project Management at Stevens Institute of Technology in

Hoboken, New Jersey. Tracy returned to Hawai'i to work for a local medical startup, where she met her husband-to-be Christopher Sullivan. She currently works for Pacific Instruments, a Hawai'i-based medical instruments company where she serves as the Director of Quality Assurance and Engineering. In her free time, Tracy enjoys reading, volunteering at her children's schools, travel, and gardening.

👋 Aloha!

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# Historic Mānoa Homes recently added to the State Historic Register

By Thalya DeMott and Veneeta Acson



**The Jennie McLean Residence** – A prominent College Hills home reflecting Mānoa’s early residential character.

The **Jennie McLean** Residence in College Hills is a two-story house with a centered porte-cochère, shingle walls, and a cruciform floor plan. The house, constructed in 1925, represents a blend of Colonial Revival, Craftsman, and Neo-Classical styles featuring a small ballroom with an elevated stage and over 9-foot-high ceiling. The foyer features a stair with a turned balustrade. Jennie McLean (1865-1948) was the original owner; daughter of publisher Robert Grieve. James L. McLean was a notable figure in the Inter-Island Steam Navigation Company.

Vancouver Highway was the original name of University Avenue, with the present Vancouver Drive being named Mānoa Avenue. The current street names seem to have resulted from the 1922 street name reform undertaken by the City and County.



**The Raymond P. and Victoria Tuthill Residence** – A hillside home that blends seamlessly with its natural surroundings. Photo: Alex Schmitzberger

The **Raymond P. and Victoria Tuthill** Residence is a single-story, L-shaped mid-century modern house on a hillside in upper Mānoa. The 1950 wood-framed structure designed by Hawai’i architect Alfred Preis features excellent craftsmanship with redwood paneling, a low-slope gabled roof, wood deck, and exterior patio. The property includes original glass block interior features, shoji doors, and stained fir flooring. The terraced front yard contains natural volcanic rock, a fern grove with an ‘auwai, and tropical flora including kalo, ginger, and ti.



**The Walter J. and Emma Snyder Residence** – A pre-war home showcasing early modern influences in Mānoa.

The **Walter J. and Emma Snyder** Residence, built in 1938 and located along Mānoa Road, is a modern-style house with Hawai’i regional influences built prior to WWII. The house has a double pitched hipped roof with overhanging eaves and flared walls at the base. Original features include plaster ceilings, and decorative metal railings with a wood and lava rock foundation. The architect, J. Alvin Shadinger, known for designing affordable housing in Hawai’i, contributed to the development of modern residential architecture in Hawai’i. Mr. Snyder moved to Hawai’i in 1923 and became president of Peerless Roofing Company.

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**The Allen W. T. and Lily Bottomley Residence** – A distinguished early 20th-century residence with formal architectural elements.

The **Allen W. T. and Lily Bottomley** House on the slope of Tantalus was built in 1921 and is a Neo-Classical Revival style lava rock building. Designed by architect C. W. Winstedt, it reflects the style's formal elegance with colonnaded porches and arched windows. Antechambers on both floors and front and rear lanai promote air circulation. Allen Bottomley was born in Scotland, migrated to Hawai'i in 1900, and became president of both American Factors and the Bank of Bishop. Winstedt also participated in the building of Aloha Tower and McKinley High School.



**The Albert O. Stevenson Residence** – A modernist home designed with openness, light, and ventilation in mind.

The **Albert O. Stevenson** Residence, built in 1952, is one of more than a dozen houses designed by renowned architect Alfred Preis on the same street in upper Mānoa. The modernist-style house features innovative ventilation,

sliding glass walls, single-wall redwood paneling, varied ceiling heights, and floor-to-ceiling windows to enhance the garden views. The home's L-shaped footprint creates a feeling of spaciousness, and the concrete structural foundation adds to the sturdiness and longevity of the home. With only three different owners during its 75 years, the home has been carefully maintained with few modifications.



**The Dr. Henry L. Gibson / Oscar and Edith McIntyre Residence** – A historic hillside home with strong ties to Mānoa's early development.

The **Dr. Henry L. Gibson Residence / Oscar and Edith McIntyre** Residence on the slope of Round Top was built for Henry L. Gibson, a notable figure in dentistry who moved to Hawai'i in 1926 and sold his house to Captain Oscar Owen McIntyre and Edith McIntyre in 1935. Architecturally the house is classified as Late Nineteenth-Early Twentieth Century Revival, specifically Mediterranean revival style, situated on a sloping, terraced lot with a single-story L-shaped plan design, rough plastered lava rock walls, and a composition shingled roof. Mediterranean revival style emerged in Hawai'i in the 1920s, influenced by Spanish mission revival architecture, which is characterized by minimal ornamentation, clay tile roofs, and stucco walls. The house has remained in the McIntyre family.

The **Charles and Alice Loomis** Residence in Rocky Hill and built in 1927 is classified as American Revival which reflects the Colonial Revival movement in the U.S. The house features a gambrel roof with flared eaves, a box bay window, and horizontal lap siding and is set on a lava rock

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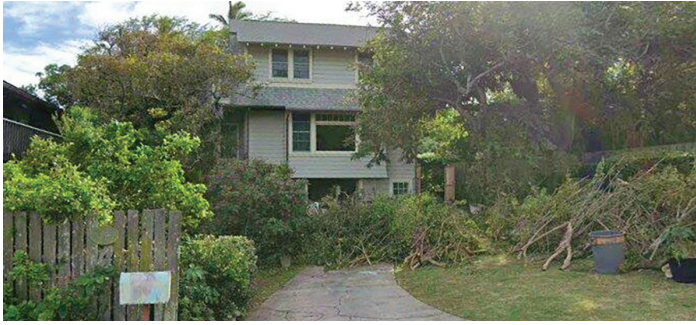
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**The Charles and Alice Loomis Residence** – A classic revival-style home set within the Rocky Hill neighborhood.

foundation. Charles Loomis was a prominent figure in the YMCA and contributed to educational and social initiatives in Hawai‘i. Along with Frank C. Atherton he was one of the founders of the Institute of Pacific Relations and served as its secretary.



**The Clarence and Sue Thomas Residence** – A distinctive cottage with European-inspired design details. Photo: Kikuyo Hibbard

The **Clarence and Sue Thomas Residence** on the slope of Round Top is classified as an English Tudor/French Norman Cottage. The house was built in 1931 and was designed by Hart Wood (1880-1957), who adapted Tudor style to Hawai‘i’s climate, reflecting the Tudor revival style, half-timbering, and asymmetric massing. Original features, such as the garage’s folding door tracks, remain intact. In addition, the front door’s thumb latch and the interior’s open beam ceiling in the living room, and board and batten walls further convey the Tudor spirit, as well as relating to

the arts and crafts movements. Clarence L. Thomas was the accountant and office manager for Islands Welding and Supply.



**The Duke Cho Choy and Mary Choy Residence** – A thoughtfully designed home centered around light, space, and connection to nature.

The **Duke Cho Choy and Mary Choy** House near the intersection of University Avenue and E. Mānoa Road is a mid-century modern home built in 1957 and designed by locally born Stephen Oyakawa, one of Frank Lloyd Wright’s apprentices. The house features large plate-glass windows and sliding doors throughout that bring nature and natural light into the home, all erected around a central courtyard for all five bedrooms with built-in shelving, bedroom bureaus, and desks. Duke Cho Choy, known as the “people’s doctor,” was a well-loved pediatrician who founded The Third Arm, a free medical clinic in Chinatown in the 1970s and ‘80s.



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To learn more about requirements, process, and benefits, see *A Guide for Nominating Residences to the Hawai‘i Register of Historic Places* by the Historic Hawai‘i Foundation:

[https://historichawaii.org/wp-content/uploads/2019/04/RegisterGuide\\_HHF.pdf](https://historichawaii.org/wp-content/uploads/2019/04/RegisterGuide_HHF.pdf)

If you prefer not to handle the process yourself, qualified professionals are available to assist for a reasonable fee.

Contact Mālama Mānoa at [malamamanoa12@gmail.com](mailto:malamamanoa12@gmail.com) for more information and referrals.

Do you have an older home that you would like to move? If so, please contact Willie Lum at [manoakane@gmail.com](mailto:manoakane@gmail.com) or call (808) 221-3386. Please keep in mind that you will need to allow plenty of time to get all the necessary permits to do this move.

# Education Grant Awards

## *Supporting Aloha Āina Education in Mānoa*

By Piʻikea Miller

In Fall 2024 Mālama Mānoa (MM) awarded four grants, one of which went to Hālau Kū Māna (HKM) New Century Public Charter School, a public charter school serving grades 6-12. HKM provides an aloha āina education that integrates ancestral Hawaiian knowledge with academic skills, aiming to empower students to act with integrity and drive positive change both locally and globally.

The 11th-grade class focuses on students' connection to the land through traditional and contemporary kalo (taro) agriculture. Throughout the school year, students collaborate weekly with the Lyon Arboretum to maintain and restore an ancient loʻi (wetland taro patch) system in Mānoa, specifically in the ʻili (a smaller land division within an ahupuaʻa) called ʻAihualama. Student learning encompasses historical and scientific research about Mānoa ahupuaʻa, and includes building traditional rock walls, maintaining the loʻi and ʻauwai (irrigation channels), growing and identifying kalo varieties, managing pests and diseases, and enhancing stream health. The work of building and maintaining a functional loʻi is a foundation for broader ecological literacy, and cultivates student confidence in using tools, asking questions, and tracking environmental indicators.

MM's grant helped HKM to purchase tools and supplies needed to open a new loʻi and maintain existing ones.

## The Kūpuna Village Concept

By Barb Morgan

Across the mainland, communities are responding to the growing desire among older adults to age-in-place with dignity, connection, and purpose. The "Village" model is one thoughtful, neighbor-driven approach. It is a grassroots nonprofit network that helps older residents remain in the homes and neighborhoods they love while being more engaged, connected, and supported.

Here in Mānoa, more than 7,000 residents in 96822 are age 70 and older. Research from the UH Center on Aging and AARP tells us that 90% of elders prefer to remain at home as they grow older. In a valley where many of us know one another by name, we have the caring spirit and shared history to help make that possible for our cherished kūpuna.

This Mānoa Village would not necessarily be a building, but rather a supportive network created by and for our community. This Village allows neighbors to both give and receive support for inevitable life changes such as assistance with rides to appointments, help with technology, small household tasks, deliveries, or referrals to trusted services. Just as



Hālau Kū Māna students hard at work in the ʻAihualama Loʻi.

This grant benefitted not only the 11th graders, but visiting students from Tahiti, the University of Hawaiʻi, other partner schools and educators from as far away as California.

**Next grant deadline - September 1, 2026**

**For more info:**

**<https://www.malamamanoa.org/endowment-program>**

importantly, this Village also creates new opportunities for friendship, shared learning, and renewed purpose through a wide variety of community inspired social, cultural, health connections, and learning opportunities.

Having lived in Mānoa for many years and spent my career working with children and families, I believe deeply in the strength of neighborhood-based community to create a robust Kūpuna aging-in-place program. We are beginning to explore whether this model could work here and are seeking residents who may wish to participate on a Creation Committee.

With heartfelt mahalo to Mālama Mānoa for helping share this idea, I welcome your thoughts and questions at [barb.morgan4567@gmail.com](mailto:barb.morgan4567@gmail.com) with the subject line "Mānoa Village."

For those who wish to learn more about the national Village movement, additional information is available at [vtvnetwork.org](http://vtvnetwork.org).

## WAYS TO GIVE

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## *It is with heavy hearts that we at Mālama Mānoa bid aloha to two of our former members*

Allyn Bromley was an innovative artist, beloved professor, expert printmaker and long-time resident of Mānoa. She relocated to Hawai'i in 1952 and immediately knew this would be her cherished home, becoming a passionate environmental advocate. Allyn was co-designer of our logo featuring the Ko'olau above Mānoa Valley, framed by kalo leaves.

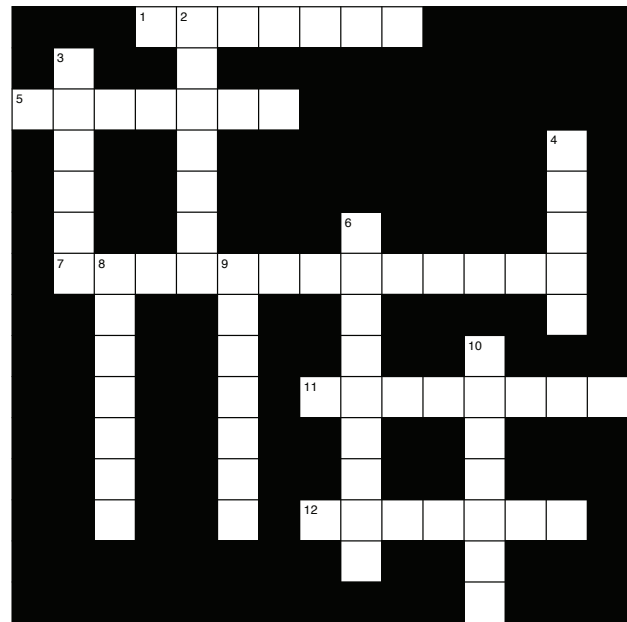


Robin Otagaki retired in 2009 from Punahou School, where as a science educator he inspired countless students. Robin was active in the community, including his participation in Mālama Mānoa stream cleaning events and in the Mānoa Christmas Parade. His fun-loving personality brightened every room he entered.



They will both be greatly missed.

## Malama Manoa Community Crossword



### ACROSS

1. Last name of the current Hawaii House representative for Manoa's district.
5. What often appears when sun breaks through after a Manoa shower.
7. Where locals pick up fresh manapua without leaving the valley.
11. Scenic hilltop drive above the valley with sweeping Honolulu views.
12. Hawaiian word for responsibility and privilege to care for place and community.

### DOWN

2. Fast-growing invasive tree known for sudden branch drop hazards.
3. Historic tea room locals bring visitors when they want to slow things down.
4. Ancient Hawaiian temple on founder Mary Cooke's historic home property (now MHC).
6. Guided neighborhood walks hosted by Malama Manoa.
8. Manoa Marketplace grocery anchor for essentials.
9. Elementary school near Manoa Marketplace; Hawaiian for 'heavenly mist.'
10. Street by the historic Waioli building.

Answers on bottom of back page



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Founding President: Mary M. Cooke, 1936 - 2022

## Calendar of Events 2026

### Mānoa Walkabouts: O’ahu Avenue in the Springtime

- On May 9, join fellow Mālama Mānoans for a leisurely walk along beautiful O’ahu Avenue. Enjoy the historic homes and their lush lawns, learn the origins of local street names, and explore the unique use of lava rock throughout the neighborhood.
- We will meet at the upper parking lot of Mānoa District Park, then walk makai along Mānoa Road to the five-way intersection at Lowrey Avenue, Mānoa Road, and O’ahu Avenue. From there, we will continue along the ‘Ewa side of O’ahu Avenue to E. Mānoa Road. At the large monkeypod tree, we will cross the street and return along the Diamond Head side, continuing to learn about the homes and surrounding flora on our way back to the park.
- 9:00 AM, rain or shine. Approximately 1 to 1.5 hours.
- For questions, contact Veneeta Acson at [acson99@gmail.com](mailto:acson99@gmail.com)

### Mānoa Stream Clean Up: June 13th 9:00 AM 11:00 AM

- Meet at: Mānoa District Park. Near the Kahaloa Dr. entrance (picnic table by the amphitheater). Volunteers needed - visit our website under the Steam Cleaning tab for more info

**Albizia Stream Sweep:** Coming in September, stay tuned

## Community Calendar

**Mānoa Neighborhood Board No. 7:** Meetings are held 6:30-8:30 PM on the first Wednesday of every month at Noelani Elementary School Cafeteria and can also be attended online. <https://cchnl.webex.com/cchnl/j.php?MTID=m0703b535a40c894de5b9cd9e2a50ae05>  
Meeting Number/ Access Code: 2483 095 1817, Password: NB07

### Community Crossword Answers:

Across: 1 GARRETT, 5 RAINBOW, 7 ISLANDMANAPUA, 11 TANTALUS, 12 KULEANA  
Down: 2 ALBIZIA, 3 WAIOLI, 4 HEIAU, 6 WALKABOUT, 8 SAFEWAY, 9 NOELANI, 10 OAHUAVE