

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: Charles J. and Louisa Henderson Residence

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: 3965 Noela Place

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B X 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

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u></u>	buildings
<u></u>	<u></u>	sites
<u></u>	<u></u>	structures
<u></u>	<u></u>	objects
<u>1</u>	<u></u>	Total

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

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: 12" redwood tongue and groove walls,
standing seam metal roof, concrete slab foundation, 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 Henderson Residence is situated in a quiet residential neighborhood situated on the lower flank of Diamond Head at the end of a dead end street. It sits on a 17,410 square foot lot that slopes down towards the ocean. It is a single story, modern Hawaiian style house with a concrete slab foundation and stained, 12" wide redwood tongue and groove walls. Its low pitched, standing seam metal, intersecting hipped and gabled roofs are overhanging with open eaves and exposed rafter tails. The house is characterized by a rectangular main body, with several wings projecting from it on various sides. The house, which is in excellent condition, has 3,359 square feet under roof, and retains its integrity of location, setting, design, materials, craftsmanship, feelings and association.

Narrative Description

The macadam paved driveway to the Henderson residence runs directly from the terminus of Noela Place. Lined by oleander (*Nerium indicum*) it opens into a motor

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court with a short driveway extending off the right (*maka*) side to the garage. The two car, 22' x 24' garage wing projects from utility/servants wing which extends off the right (town) side of the hip roofed main body of the house. The garage is sheltered by the utility wing's gable roof, and has a concrete floor and two jalousie windows in its right wall. A door in its rear wall enters into the kitchen, and a door in its left wall leads out to a pebble concrete walk that accesses the front entry.

Two sets of three cmu block steps lead down from the motor court to the front entry of the house. A mock orange (*Murraya paniculata*) hedge is along the first set of steps screening them from the garage driveway, and the steps closer to the house have a planter box on their right side with a mature plumeria tree (*Plumeria acuminata*). Both sides of this set of steps are adorned by lauae (*Microsorium scolopendria*). The steps lead down to an 11' x 16' pebble concrete porch/walkway which is set under the roof of the main house. A 3" x 3" post at the base of the steps helps support the roof. To the right along the walk is the tongue and groove plank door to the garage, which retains its original hardware and has a mail slot to its left. Immediately in front of the steps is a wood slat screen made of 1" x 4" boards with their edges facing outward. Behind the screen is a 10' x 24' Japanese stone garden that is open to the sky.

To the left of the steps the pebble concrete walk leads to the front entry, with its 2' x 6' "porch" defined by the side of the house on its left and an opening to the Japanese stone garden on its right. The solid core double door entry opens onto a beige terrazzo floored entry hall with a bleached paneled ceiling. The entry hall has bleached, paneled walls. In its rear wall is a bleached single panel swinging door with a wood handle that opens on the kitchen. A single, fixed pane window serves as the entry hall's right wall and looks out into the stone garden. To the left the entry hall flows into the living room. The entry's terrazzo floor and paneled ceiling are continued in the living room, as well as the rear lanai.

To the left of the intersection of the entry hall and the living room is a 2' x 9' niche in the *mauka* wall. Built-in bookcases dominate the living room's right (town) side wall and in the left wall a pair of pocket doors with a fabric covering open on the bedroom wing's hallway. In the *mauka* wall a set of three sliding doors, each of two panes, and their accompanying screen doors, open on an inset, 8' x 21', front lanai. This has concrete cap block pavers, which extend beyond the eave line of the house and out into the front garden area. The left wall of the lanai is the bedroom wing wall and a wood slat screen provides privacy for the windows overlooking the lanai. The garden is enclosed by an approximately 6' high concrete block wall with gates in both side walls and the back wall being V shaped. A planter defined by four courses of concrete cap blocks is set out from the walls with the rear wall planter curving outward. A mature lychee tree (*Litchi chinensis*) is in the planter to the right (town) side of the lanai. The two garden gates are of wood and have slatted center panels. Three coral block steps lead up to the gate that opens on the motor court.

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Behind the living room's rear wall is a 12' wide enclosed lanai. It is accessed from either end of the living room wall through pocket doors with fabric coverings. A pair of bronzed anodized aluminum sliding doors, with fixed panes to either side, enclose this space. At the left end of the lanai is a high wood slat screened vent for the bedroom wing, and on the right side a pair of fabric covered pocket doors open onto the dining area. A 4'-6", terrazzo paved walkway runs along the *makai* and right sides of the lanai/dining room. An approximately 30" high, concrete block parapet with a centered, built-in wood bench runs along the outer edge of the walkway. A cable railing with a wood frame extends the parapet to meet safety code requirements. At the town side terminus of the walk eight concrete block steps lead down to the side yard. At the *makai* end of the walk a set of twelve terrazzo steps lead down to a lower level with the swimming pool and its deck.

The right (town) side wall of the dining area has a pair of wood, single pane sliding doors which access the terrazzo paved walkway. To the *mauka* side of the dining area is the kitchen. The kitchen has been remodeled and the rear wall between this room and the dining space has been removed. The kitchen does retain much of its original cabinetry as well as its stainless steel counter tops and sink. The wood slat screened vents above the cabinets on the garage side wall also remain intact, as do the two front sliding glass windows with their fixed transoms and Japanese style, exterior wood screen composed of small square openings. The sliding windows look out on the stone garden space.

To the town side of the kitchen a hallway leads down the service wing. The hall, like the kitchen has a new laminate flooring, but retains its original bleached redwood walls and plaster board ceiling. Going down the hall, on the left is a bathroom and on the right a closet. Both retain their original doors and hardware. The bathroom has built-in cabinets under its sink and a box light above. A pair of wood jalousie windows above the sink provide ventilation. At the end of the hall is the former servant's quarters which now functions as a laundry room. It has a concrete floor and a pair of single pane sliding windows in its *makai* wall and a fixed pane window and a pair of more recent jalousie windows located high on the wall for ventilation. This room also retains its original hinged door.

The bedroom wing of the house has three bedrooms and two baths and features koa floors throughout. A front to back running hallway accesses the bedrooms. It has bleached, paneled walls and a plastered ceiling. At the rear (*makai*) end of the hall a pocket door closes off the master bedroom, its dressing rooms and bath. The approximately 16' x 18' master bedroom is at the terminus of this wing and has its original plaster board walls and ceiling. The left side wall is dominated by a pair of single pane wood pocket doors which open on a 3'-6" wide, inset, screened balcony which runs the full 18' length of the bedroom wall. Prior to reaching the master bedroom two single door sized openings lead into the his and hers dressing rooms. These have built-in, bleached redwood cabinets, fabric covered sliding closet doors, built in shelving, a built-in vanity and mirrored sliding doors. Indirect lighting runs above

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the built-ins. The two dressing rooms terminate at the bathroom. The bathroom sink has a pink marble counter top with a light box above. Two wood slat jalousie windows are above the bathroom sink and counter. A built-in set of drawers are under the counter. The sink's wood towel rack remains in place. Pocket doors separate the one dressing room and the sink section of the bathroom from the toilet and shower section.

The middle child's bedroom is accessed off the hallway by a pair of pocket doors. It has bleached paneled walls and a plasterboard ceiling. Shoji doors open on its screened balcony. A pair of built-in bookcases adorn its *makai* side wall, and its *mauka* wall contains closets with bleached panel doors similar to the walls. Also in this wall is a pocket door that leads to an L-shaped bathroom which is shared with the front bedroom. The bathroom retains its original cabinets, shower/ tub and sink. Two jalousie windows provide ventilation and light. New tile flooring is in this room.

The front bedroom is at the *mauka* end of the hallway. It has a pair of single pane wood pocket doors which access its screened balcony. A bank of built-in drawers and closets, made of bleached redwood dominate its *makai* wall. A hinged, mirror faced door accesses the shared bathroom. The town side wall to this room has a pair of single pane, sliding windows. The front, plaster board wall has no openings.

Below the house on its *makai* side is a swimming pool area. The 480 square foot pool has a concrete cap block paved deck at its end and sides closest to the house, which gives way to a wooden deck with a built-in bench encircling its perimeter. To the town side of the pool is a flat roofed lanai which is also paved with concrete cap blocks. Rolled asphalt covers the roof. It has cmu sides and is open on the pool facing side. The ceiling is 8' high and two 7' high pipe columns support the roof on the open side. An 8' high cmu retaining wall demarcates the terrace the house sits on and the lower pool area.

At the base of the terrazzo steps which lead from the house down to the pool, is a polished concrete bench which overhangs its cmu base. This defines the end of the pool deck and on the opposite side of it is a set of five concrete block steps which descend to a guest bedroom, tucked in under the master bedroom wing. A hinged door opens on a short hallway with a concrete floor and paneled walls. To the left is a closet and to the right a bathroom. The bathroom has a pair of jalousie windows in its side wall and retains its original shower. At the end of the hall is a pocket door which opens on the bedroom. This too has bleached redwood tongue and groove and plaster board walls, and has two pair of single pane sliding windows in its side wall. High on its back wall are five sets of wood slat jalousies which provide ventilation from the unimproved basement area under the master bedroom wing.

To the right of the entry landing to the guest quarters is a set of nine concrete block steps which descend down to a wood gate similar to those in the front enclosed garden. This opens on an unimproved side lot area. The steps are defined on the *mauka* side by the end of the bedroom wing and on the *makai* side by a cmu wall which is

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surmounted by a wood slat screen made of 2" x 4" slats placed with their edges facing outward and a 4" x 4" frame. The screen extends to the eave line.

The side yard on the town side of the property is improved. It is entered through a wood slat gate off the side of the garage. A concrete cap block paved walkway and its accompanying steps lead down to the poolside lanai. A closet on the side of the garage was originally a tool shed, and now houses the hot water heater.

The house provides unobstructed views of Diamond Head from its entry and garden, as well as the pool area. Looking *makai* a view of Kapiolani Park and the ocean is enjoyed.

The Henderson residence retains a high degree of integrity, with the remodeling of the kitchen and a portion of the service wing being the only major interior alteration to the house. The high quality of design of the remainder of the house mitigates this alteration and readily conveys the historic character of the dwelling. On the exterior the only major change was the replacement of the deteriorated standing seam copper roof with a new standing seam metal roof. The rear lanai's original sliding doors have been replaced with bronzed anodized aluminum sliding doors and at the swimming pool level the wood deck's benches has been repaired in-kind. Again, when placed in the overall context of the house these changes are inconsequential and do not detract in any significant manner to the historic character of the house.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ 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

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Period of Significance

1960

Significant Dates

1960

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Johnson & Perkins

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 Henderson Residence is significant on the local level under criterion C, as a good example of a house built in Honolulu during the late 1950s in a modern Hawaiian style. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. It is also the work of a master having been designed by Johnson & Perkins, and possesses high artistic values.

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

The Henderson residence is significant as a superb example of Honolulu architects Johnson & Perkins' residential work of the late 1950s – early 1960s period. Rendered in a modern Hawaiian style the house is typical of the firm's work with its fine attention to detail and flowing indoor-outdoor relationships.

Allen Johnson and Thomas Perkins met each other at the University of California at Berkeley's architectural school. Another schoolmate, Vladimir Ossipoff, came to Hawaii in 1932. He prevailed upon Tom Perkins (d. 1996), who had been one year ahead of him at Berkeley to migrate to Hawaii. Perkins arrived in 1933 and worked for a year as a draftsman for the Honolulu Planing Mill. After that he went to work as a designer and draftsman for Claude Stiehl. When Stiehl's office was slow he would go do work for C.W. Dickey. Allen R. Johnson (1906-2000) was born in Houston, Texas, and grew up in El Paso. He attended a local college for a year, and then transferred to Berkeley where he received a Bachelor of Arts in Architecture in 1930, and a Masters in Architecture in 1931. Architectural positions were difficult to find during this time because of the Great Depression, so for two years he worked in San Francisco as a commercial artist for a printing plant. In 1934 he was able to get an architectural position with Montgomery Ward in Chicago. The department store was building stores all over the country, and at that time had the largest architectural office in Chicago, employing approximately one hundred draftsmen and engineers. He remained in Chicago for two years before accepting Perkins' offer to come work in Stiehl's office in 1936. The two worked for Stiehl until 1939, when they left to form their own firm, Johnson & Perkins. In 1940, the two architects decided to travel to Japan. In the spring Perkins departed, and Johnson and his wife Charlotte, were to follow. Shortly after Perkins' departure the federal government cancelled all passports to Asia. Johnson wrote Perkins that work was slow due to the fear of war and he was closing their office to work for the Hawaii Housing Authority. He suggested Perkins not return home as being single only the draft awaited him. Perkins remained in Asia for over eighteen months, living in Japan for half that time and then traveling to other areas of Asia. He managed to catch the last boat out of Manila destined for Hawaii, and war was declared when he was halfway home. Following the war, the pair resumed their architectural partnership. They decided to remain small, as they wanted to design buildings rather than be managers of a large office. As a result much of their work was residential in character, many of which won Hawaii Chapter A.I.A. design awards. Larger commissions included the Mary Richards Atherton House for the University of Hawaii YWCA, the Wahiawa Intermediate and High School, the Moanalua Shopping Center (no longer extant) and a number of apartments, including the Tropic Seas in Waikiki. Other residences from the early 1960s include the Dr. Pershing Lo residence, and Kenneth Kingrey residence. The architects continued to practice until 1992.

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The Henderson residence stands as a superb example of Johnson & Perkins' late 1950s/early 1960s residential work, remaining almost completely intact. This prominent Honolulu architectural partnership was known for their meticulous designs with exquisitely crafted carpentry work and flowing spaces, resulting in beautiful living environments. The house is typical of their work and stands as an excellent example of a late 1950s/early 1960s modern Hawaiian style residence with its well appointed interiors, shallow pitched hipped roof, use of lanai and balconies, expansive openings and windows, especially the use of pocket and sliding doors and windows, and the presence of Japanese detailing including the employment of decorative wood screens, paneled ceilings, shoji, and the inclusion of a Japanese style stone garden. Such elements as the indirect and box lighting in the dressing rooms and bathrooms, the stainless steel counters in the kitchen, the use of terrazzo floors and bleached hardwood walls, all bespeak the 1950s/1960s period. In addition, the koa floors in the bedroom wing add another high quality element which places the house in Hawaii. In 1969, the Hawaii Chapter of the American Institute of Architects and the Hawaii State Foundation on Culture and the Arts undertook an exhibition to commemorate the tenth anniversary of Hawaii's statehood. The 44 page booklet *A Decade of Design* presented a permanent pictorial record of that exhibition on the architecture of the first years of statehood. The Henderson residence was one of only sixteen houses to be included in the exhibition and booklet.

Charles J. Henderson was the son of U.S. Senator Charles B. Henderson of Nevada. Born in Elko, Nevada in 1903, he joined the American Trust Company in San Francisco in 1927 and came to Honolulu in 1930 to become the vice president of Theo Davies. In 1936 he joined Hawaiian Pineapple Company as an assistant to the president. In 1939 he became treasurer of that company and a year later was promoted to treasurer and vice president. From 1945 until his retirement in 1958, he served as executive vice president of Castle & Cooke. He retired because of his health and in 1959 commissioned this home. In 1960 he died. His widow, the former Louise Erdman, the daughter of Mrs. John Erdman and niece of Walter F. Dillingham continued to reside in this residence until 1973.

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9. Major Bibliographical References

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

City and County Tax Office records.

The State Bureau of conveyances, Book 3822, page 78 and Book 5944, page 456

Original blue prints dated June 1959

A Decade of Design, Honolulu: American Institute of Architects Hawaii Chapter, 1969

"Former Isle Executive Charles Henderson Dies," *Honolulu Star Bulletin*, September 27, 1960, page 1

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
 - ☐ Other State agency
 - ☐ Federal agency
 - ☐ Local government
 - ☐ University
 - ☐ Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acree 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: 21.262342

Longitude: 157.815778

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 the Limit LLC in 2015 as described by Tax Map Key 3-1-029: 034

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

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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: March 18, 2015

Additional Documentation

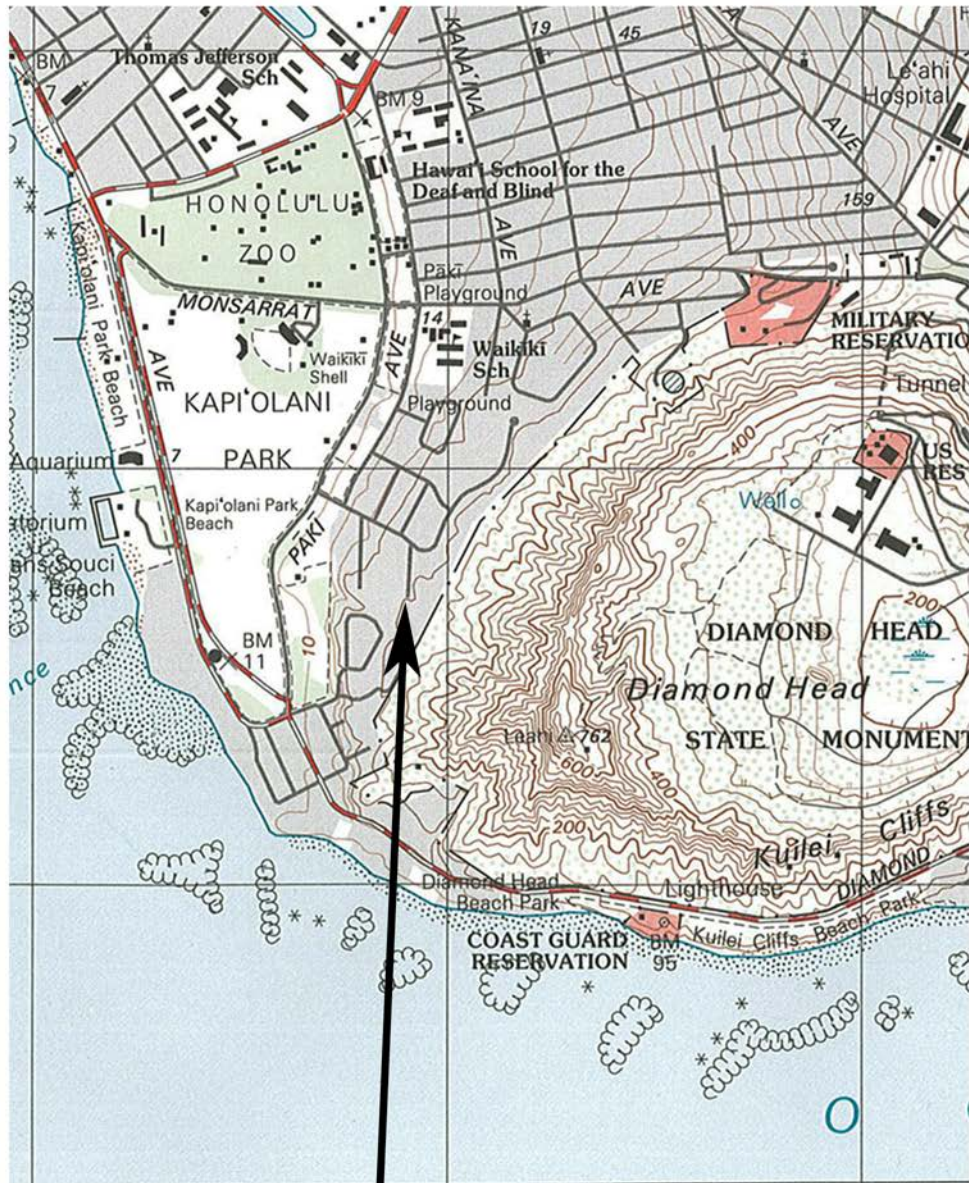
Submit the following items with the completed form:

- **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:** floor plan
- **Owner:** Limit LLC
Attn: Lisa Eveleth
1330 Ala Moana Boulevard, Suite 200
Honolulu, Hawaii 96814

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



Henderson Residence

TMK Map



Floor Plan

