

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: Jack and Jessie Milton 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: 2728 Hillside Avenue

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Not For Publication: ☐ Vicinity: ☐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:

 X 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

Jack and Jessie Milton Residence
Name of Property

Honolulu

Hawaii
County and State

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 ☐

Jack and Jessie Milton Residence Honolulu
Name of Property

Hawaii
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>0</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

Jack and Jessie Milton Residence
Name of Property

Honolulu

Hawaii
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Nineteenth/Early Twentieth Century American Movement

Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: clapboard walls, composition shingle roof,
lava rock and 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 Jack and Jessie Milton Residence is situated on the uphill side of Hillside Avenue in Manoa valley in a quiet residential neighborhood. It faces east and sits on the second terrace of a terraced 13,160 square foot lot. The house is a single story craftsman style dwelling with a composition shingled hip roof with overhanging eaves with exposed rafter tails. It sits on a lava rock post and pier foundation with a diamond pattern lattice apron, and has clapboard walls. It is characterized by a curving lava rock wall on its *makai* end, adjoined by a canted bay window. A projecting front lanai adjoins the bay window. On a terrace above the house an unattached garage sits, fronting on Terrace Drive. The 2,303 square foot house is in good condition and very much retains its integrity of design, materials, craftsmanship, location, setting, feelings and associations.

Narrative Description

The first lava rock retaining wall for the Milton property is set back approximately 18' from Hillside Avenue's lava rock curb. The wall is approximately 4'-7" high with a break on its left (*makai*) side to allow concrete steps access to the property. Two steps rise to a landing and make

Jack and Jessie Milton Residence

Honolulu

Hawaii

Name of Property

County and State

a quarter turn to the right and ascend one more step to a second landing. Here the steps make a quarter turn to the left and ascend another seven steps to a sloping concrete sidewalk, which traverses the lower terrace. This approximately 24' wide, lawned terrace slopes towards the road. At the upper end of the terrace is another lava rock retaining wall. Standing approximately 8' high, it is covered in creeping fig (*Ficus pumila*). At the left side of the wall seven concrete steps lead to a landing where a quarter turn to the right is made and five steps ascend to the second terrace. At the head of the steps a sidewalk runs across the front of the house and to seven concrete steps with a lava rock shoulder which ascend to the front porch. The house sits approximately 15" back from the retaining wall on an approximately 4'-6" high lava rock foundation. The yard in front of the house is covered in grass.

The 10' x 24' lanai projects out from the house and is partially enclosed on its north and east sides. Four squared, paneled, Doric columns run across the east side of the lanai, and between the columns are three sets of 4 x 4 double hung sash windows with fixed, eight-pane sidelights to either side. On the *mauka* (mountain facing) side are a pair of 9 x 9 double hung sash window, with ten-pane fixed sidelights to either side. The lanai has a flat roof with closed, overhanging eaves of beaded tongue and groove. It is adorned by a balustrade parapet with 2" x 2" balusters. The lanai has a scored concrete floor and an 8' high, beaded tongue and groove ceiling. A pair of 6 x 1 single hung sash windows look out on the lanai from the living room. The upper sash's six panes are all vertically aligned in a row, a design followed on all of the single hung windows in the house.

A pair of doors, each with eighteen lites, opens on the 17' x 24' living room. The entry retains its original knobs and hardware. The living room and dining room form a single continuous space which runs across the front of the house. Square, paneled, Doric pilasters demarcate the dining room from the living room. Both rooms have oak floors; 9' high, coffered ceilings; and wallpapered walls with approximately 37" high paneled wainscots. There are two sconces on the west wall of both rooms. A brick fireplace with a paneled facing and wood mantel is centered on the north, or *mauka* wall. Its lava rock chimney runs up the outside of the house. The firebox has a segmental arched opening. To either side of the fireplace is a 6 x 1 single hung sash window, and below the windows are 38" high, built-in bookcases. The bookcases' doors have leaded glass windows and glass knobs.

The 10' x 17' dining room features a semi-circular, lava rock conservatory at its *makai* (ocean facing) end. This plant display area is 5' deep and has three 6 x 1 single hung windows in its rear wall. The middle window is 42" wide, while the two flanking windows are each 36" wide. Eleven lava rock pedestals on which to place plants are in the rear wall. The floor of the conservatory is of concrete and is sunk 6" below the level of the dining room floor. A semi-circular 2" high curb defines a central area. A skylight is in the roof of the conservatory.

The east wall of the dining room is dominated by a large canted bay window. It is comprised of a central 6 x 1 single hung sash window which is flanked on either side by a pair of 4 x 1 single hung sash windows. In the west wall of the dining room are two doors, which lead to the kitchen. The *makai*-most, four panel, hinged door retains its original glass knob and hardware. The other is a swinging, four panel door.

Jack and Jessie Milton Residence
Name of Property

Honolulu

Hawaii
County and State

The kitchen has been remodeled, but retains its original beaded tongue and groove walls and ceiling. Also, to either side of the swinging door, the original butler pantry cabinets remain intact. These cabinets are double stacked, with solid wood doors below and glass windowed doors above. All the doors retain their original glass knobs and hardware. In the kitchen's west wall a pair of 5 x 1 single hung windows are above the stainless steel sink.

On the *makai* side the kitchen has been expanded into a former side room, which retains its canec ceiling. A new pair of eighteen lite doors exit from the *makai* wall onto a new covered landing with three brick steps leading to a brick patio. A 3 x 1 double hung sash window is to either side of the doors. A similar pair of windows are in the kitchen's west wall as well as a door that exits on a long narrow concrete patio with a lava rock base. Two concrete steps descend from here to the back yard.

A four panel door, with its original glass knob and hardware is in the living room's west wall. This opens on an U-shaped hallway with an oak floor and walls handled in a manner similar to the living and dining rooms. A pendant light is suspended from the ceiling. The *makai* leg of the hallway runs front to rear, with two doors in its *makai* wall. The one leads out to the same concrete patio as the kitchen's rear door, while the other opens on a bathroom. The bathroom has been remodeled, but retains its original medicine cabinet and bathtub. The bathtub is set in a niche in the west end of the bathroom, framed by square, paneled, Doric columns. A 6 x 1 single hung window is above the tub. At the end of the front-to-rear section of the hall is a four panel door with its original glass knob and hardware which opens on a bedroom. It has a fir floor and a pair of 5 x 1 single hung windows in its west wall. A sconce is on each of its east, west and south walls. Two four panel doors, with their original glass knobs and hardware, are in the north wall. These doors connect to the two *mauka* side bedrooms.

The base of the hallway runs laterally, with a closet with its original four panel door, glass knob and hardware in its west wall. The *mauka* leg of the hallway was added in the early 1960s, to provide direct access to both of the *mauka* side bedrooms. This portion of the hall was formed by building a Japanese style wall across the *makai* side of the front, master, bedroom. The wall is built of unpainted tongue and groove boards with two *ramma* above. A set of three shoji are centered in the wall and provide access to the front bedroom. The room has a fir floor and a canec ceiling. There are a pair of 6 x 1 single hung sash windows in its front, east, wall and another pair in its north, *mauka*, wall. A single panel sliding door in the west wall opens on a bathroom. This bathroom has been remodeled. It was originally a half bath that in the early 1960s was extended to make a full bath. The bathroom has a pair of jalousie windows in its north wall and a single jalousie in its west wall.

The new hall terminates at a rear, *mauka* side bedroom. It has a four panel door with its original glass knob and hardware. It has fir floors and a 8' high canec ceiling. There is a 5 x 1 single hung sash window in the room's west wall, with a built-in storage seat under the window. The room's closet door has its original glass knob and hardware, and contains a beveled mirror. A single panel door with its original glass knob and hardware leads into the same bathroom as the

Jack and Jessie Milton Residence

Honolulu

Hawaii

Name of Property

County and State

front bedroom. Between the bathroom and closet doors is a built-in vanity. The vanity has two drawers with their original glass knobs.

At the rear of the house is a third terrace, held in place by an approximately 5' high lava rock retaining wall. A set of concrete steps on the left side of the property go up to this upper level. Nine steps go upward in a *makai* direction to a landing, where a quarter turn to the right is made and another seven steps lead up to the third terrace. A two story, 20' x 28' garage is built into the hillside at this level. Its 9' high, first story is of lava rock and the second of clapboard. It has a flat, built-up roof with overhanging eaves with modillion-like brackets. At its lower story, the building is three bays wide with a modern door in the left bay and 2 x 1 double hung sash windows in each of the other two bays. Another door is in the *mauka* wall of the building, and this side also has two 2 x 1 double hung sash windows. The interior is used for storage. The upper story has a fold up, modern, garage door facing the street. Behind the doors is a two-car garage. On the makai side of the building two concrete steps lead up to two doors. The western most is a five panel door and accesses the garage. The second, modern door opens on a storage area. This level has 6 x 6 double hung sash windows, with one in its south wall, three in its east, and a pair in its north. The north windows are sheltered by a hood. This level of the garage was repaired in 1971.

The Milton residence retains a high degree of integrity, although some modifications have occurred. All the major rooms remain intact, as do the original windows and doors, both interior and exterior. . The remodeled kitchen and bathrooms are secondary spaces, but even these retain ample original fabric to convey a sense of the past. The partitioning of the master bedroom via a Japanese style wall is over fifty years of age, and contributes to the historic character of the house, having been erected shortly after the Teruya family purchased the house. The extension of the rear bathroom off the *mauka* bedrooms is at the rear of the house and not visible from the street. Similarly the new entrance from the kitchen is not noticeable from the street. Both these changes were done in a manner compatible to the original design of the house. Likewise the garage retains its historic integrity and contributes to the historic character of the property with its imposing lava rock first story..

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,

☐

Jack and Jessie Milton Residence
Name of Property

Honolulu

Hawaii
County and State

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

Period of Significance

1920

Significant Dates

1920, circa 1962

Significant Person

(Complete only if Criterion B is marked above.)

Jack and Jessie Milton Residence Honolulu
Name of Property

Hawaii
County and State

Cultural Affiliation

N/A

Architect/Builder

unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Jack and Jessie Milton Residence is significant on the local level under criterion C, as a good example of a craftsman style house built in Honolulu during the early 1920s. The house includes a number of distinctive features, such as its lava rock conservatory and its single hung sash windows, and is typical of its period in its design, materials, workmanship and methods of construction.

The 1920 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions." As is noted in the above section, "significant dates", 1920 is the year of construction and thus the period of significance.

Jack and Jessie Milton Residence
Name of Property

Honolulu

Hawaii
County and State

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

The craftsman style is usually associated with a low horizontal profile, asymmetric massing, gabled roofs with wide, unenclosed eaves, often with decorative supports, battered columns, partially paned entry doors, wide dormers with more than one window, multi-pane windows, and the use of natural materials. On the interior there is an emphasis on openness, built-in furniture and finely crafted, often unpainted, woodwork. The spirit of colonial revival style architecture, with its romantic associations with pastness, is also closely associated with certain manifestations of the craftsman style. The Milton residence entwines these two architectural traditions in a distinctive manner, producing a form which appeared in Honolulu domestic architecture throughout the 1920s and into the 1930s.

Most frequently the craftsman movement in Hawaii is closely associated with the extremely popular bungalow forms. However, the Milton residence does not follow this route, but instead tends more to a colonial base, with its clapboard walls and low hipped roof, as well as its outset front lanai with a parapet. On the exterior the craftsman spirit is evident in the asymmetric massing, the low profile, the use of single hung windows with vertical panes in the upper sashes, and the bay window, as well as the lava rock conservatory, chimney, and raised foundation. The front lanai well embraces both the colonial and bungalow spirit through its use of Doric columns (colonial) but having them squared (craftsman), while the multi-pane windows enclosing the lanai are strongly colonial. In addition, on the interior, the large, flowing living room- dining room space, the built-in bookcases with lead glass doors, the built-in seat in the back bedroom, and three panel doors all stem from the craftsman tradition, while the wall papered and wainscoted walls, the handling of the fireplace, and coffered ceilings instill the formality of the colonial style.

Very few examples of this craftsman-colonial hybrid style have been placed in the Hawaii Register of Historic Places, with only the neighboring Dr. Archibald Sinclair residence and the Edward B. Loomis residence on Sonoma Street in Manoa coming immediately to mind. Both of these residences utilize more recognizable colonial revival signifiers, while at the same time adopting the craftsman spirit. The Milton residence splendidly embodies the melding of the craftsman and colonial forms in a well handled and distinctive manner.

The house is also architecturally of interest because of several distinctive features, rarely found in twenty first century Hawaii. The lava rock conservatory at the end of the dining room is a rare example of this interior adornment. Literally inviting the lush vegetation of the outside in, such a feature could be found in a number of Honolulu residences from the opening years of the twentieth century, but are now most uncommon. The only example which comes to mind is in the dining room of the Hocking residence, which is listed in the Hawaii and National Registers of Historic Places. Photographs reveal that the no longer extant Steiner residence in Waikiki, and the no longer extant J. P. Cooke residence in Makiki also once featured conservatories. The

Jack and Jessie Milton Residence

Honolulu

Hawaii

Name of Property

County and State

presence of this feature in the Milton residence is a rather late use of this form, as the Steiner residence dates from 1912, and the other two houses from the turn of the century.

The use of single hung sash windows is also rare for Honolulu, where double hung sash windows are the norm. Double hung sash windows allow for better control of ventilation, but single sash windows are usually less expensive to install and maintain. The reason for their extensive use in this house is unknown.

The house was built in 1920 for Jack and Jessie Milton. Jack Milton was a prominent realtor in Honolulu. He was born (1875) and raised in Kentucky. In 1906 he married Jessie Hunt in Hartwell, Kansas, and in 1908 the couple moved to Hawaii, where Mr. Milton first worked for the Home Insurance Company and then with Trent Trust Company's real estate department. In 1917 he organized his own realty company. In addition to buying and selling real estate, he also provided mortgage money, and developed unimproved properties by erecting dwellings upon them. On September 8, 1919, he acquired this vacant property from William P. Johnson and on it constructed this house, which served as his family home until 1922, when the Miltons sold it to Mary F. Buckland. She, in turn, sold the house in 1925 to the Methodist Episcopal Mission. This organization used the house as a residence for its superintendent, the Reverend William H. Fry. The Mission sold the property to Reverend Fry in 1950, and following his death, his family sold the house to Stanley and Haruko Teruya. The house still remains in the Teruya family's possession, with their daughter Ruby Uehara residing in the home.

Jack and Jessie Milton Residence
Name of Property

Honolulu

Hawaii
County and State

9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1917-1930.

City and County Tax Office records.

State Bureau of Conveyances, book 525, page 168; book 658, p. 231; book 809, p. 155; Book 2320, p. 337; and book 4156, p. 277.

Building permit number 102868

Siddall, John William, *Men of Hawaii*, Honolulu, Star Bulletin Press, 1921

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): _____

10. Geographical Data

Acreage of Property less than one acre

Jack and Jessie Milton Residence Honolulu
Name of Property

Hawaii
County and State

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 21.310120

Longitude: 157.815832

1.

2. Latitude:

Longitude:

3. Latitude:

Longitude:

4. Latitude:

Longitude:

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 Ruby Uehara and the Peter Teruya Trust in 2017 as described by Tax Map Key 2-9-015: 022.

Boundary Justification (Explain why the boundaries were selected.)

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

Jack and Jessie Milton Residence Honolulu
Name of Property

Hawaii
County and State

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail:
telephone: (808)-542-6230
date: November 1, 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** sketch of floor plan
- **Owner:**

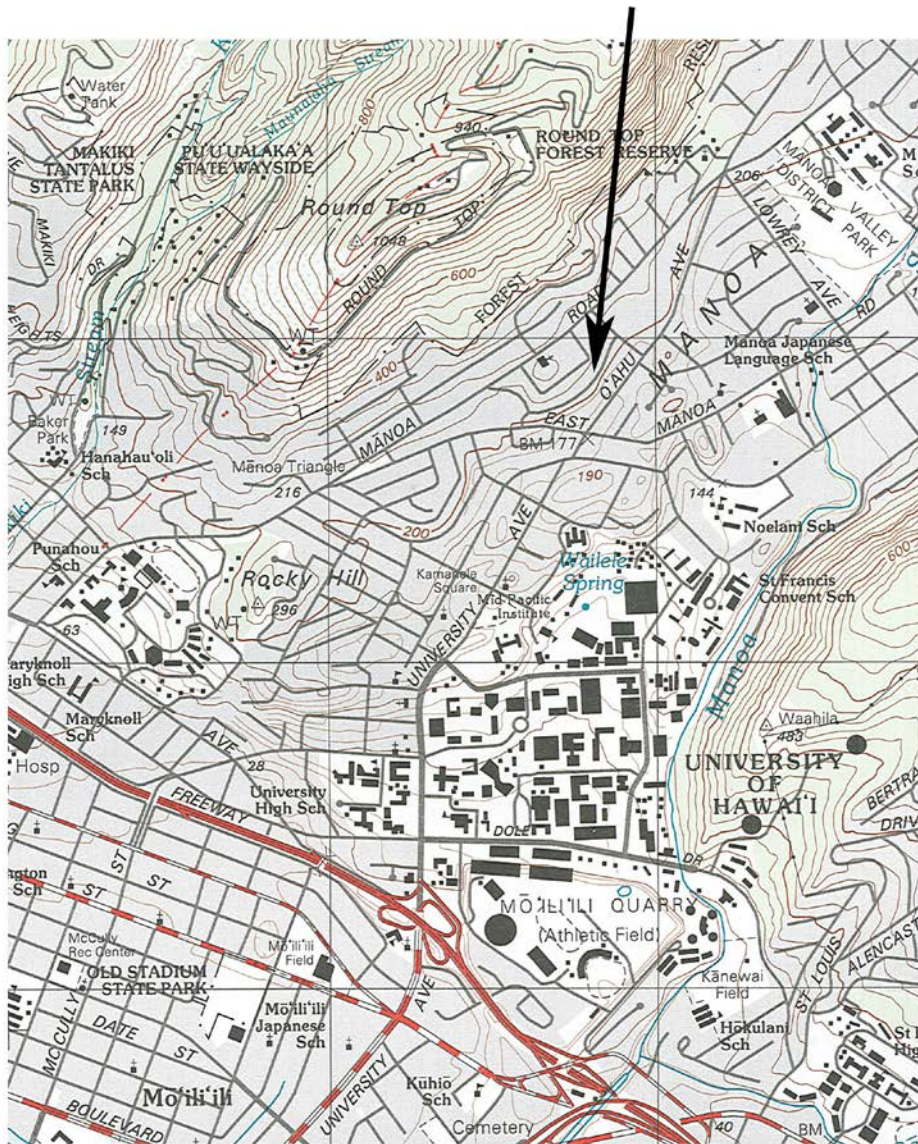
Peter Teruya Trust and Ruby Uehara
c/o/ Ruby Uehara
2728 Hillside Avenue
Honolulu, Hawaii 96822

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

Milton Residence



TMK Map



Floor Plan

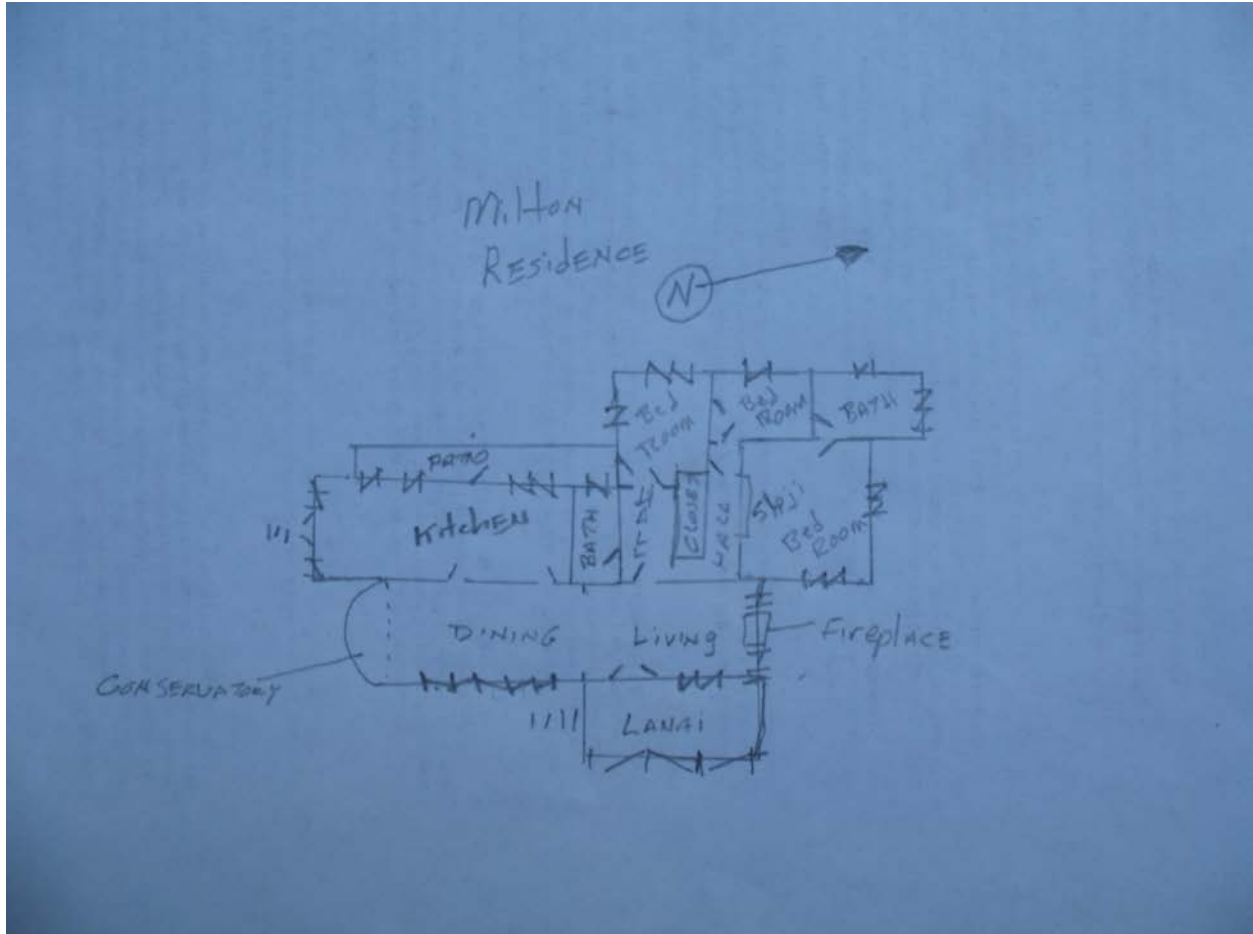


Photo Log

Name of Property: Jack and Jessie Milton Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 3, 2016

View of the facade from the east

1 of 9



Photo Log

Name of Property: Jack and Jessie Milton Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 3, 2016

View of the rear from the southwest

2 of 9



Photo Log

Name of Property: Jack and Jessie Milton Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 3, 2016

View of the lanai from the south

3 of 9



Photo Log

Name of Property: Jack and Jessie Milton Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 3, 2016

View of the living room from the south

4 of 9



Photo Log

Name of Property: Jack and Jessie Milton Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 3, 2016

View of the dining room from the north

5 of 9



Photo Log

Name of Property: Jack and Jessie Milton Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 3, 2016

View of the conservatory from the north

6 of 9



Photo Log

Name of Property: Jack and Jessie Milton Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 3, 2016

View of the wall with *shoji* and *ramma* from the north

7 of 9



Photo Log

Name of Property: Jack and Jessie Milton Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 3, 2016

View of the rear of the garage from the east

8 of 9



Photo Log

Name of Property: Jack and Jessie Milton Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: October 3, 2016

View of the front of the garage from the southwest

9 of 9

