

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 PropertyHistoric name: John Walker Beach House

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. LocationStreet & number: 876 Mokulua DriveCity or town: Kailua State: Hawaii County: HonoluluNot 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 ___local

Applicable National Register Criteria:

___A ___B ___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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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Walls: CONCRETE (block), WOOD (Vertical board)

Roof: ASPHALT (shingle)

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 John Walker Beach House is located on a beachfront lot in the northern portion of the Lanikai neighborhood in the Windward Oahu town of Kailua. The lot is rectangular, with the narrow ends fronting the beach and Mokulua Drive. The Craftsman Bungalow house is centered in the width of the lot, and set away from the street, close to the beach, with a small lawn on the beach end, and a larger lawn on the street end. A second building is located on the lot, to the southwest of the house, which includes a garage with an apartment above. The house is a modest-sized, one-story bungalow and is rectangular in plan. It is constructed of vertical wood boards, and textured concrete block. The roof is hipped, with a gable section over the entry porch, and has four small hipped dormers - one for each side of the house. Two of the main features of the house are the textured concrete blocks, which resemble quarried lava rock, and the outset entry porch, which features these blocks on its front wall, and two support columns. The house retains most of its integrity of location, design, setting, materials, workmanship, feeling and association.

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Narrative Description

The John Walker Beach House is a modest-sized, one-story home located in the exclusive Lanikai neighborhood on the windward side of the Island of Oahu in the present-day town of Kailua. The house is within the ili of Waimanalo, in the ahupuaa of Koolaupoko. The lot is approximately 56' x 150' with one narrow end along Mokulua Drive, and the other along the shoreline of Lanikai Beach. The house is set back from the street, with a large yard between the house and the street, and a smaller yard with a patio on the ocean side. Also on the property is a two-story building with a garage on the first floor, and a small apartment above; it is located on the south corner of the street end of the lot.

The house is approximately square in plan, with an inset corner at the northeast side, and a small rectangle extending at the southwest side, which is the entry porch. The roof is a complex hip shape with a gable at the entry porch, and four hip dormers, one on each of the house's four main sides. The eaves are wide, with exposed rafter tails, and decorative brackets at the entry porch. The dormers and the gable-front all have centered fixed-louver vent panels.

Most of the foundation is post and beam with concrete footings, but three of the five porches have concrete block foundations. The walls are vertical tongue and groove board with a center girt. The two secondary porches with concrete block foundations have textured concrete block cheek-walls, while the larger entry porch has a wall approximately 3 feet high as well as square columns made of the same textured concrete block. There is also a decorative concrete balustrade along the front of the entry porch.

The house has five porches, two on the Mokulua Drive-facing side of the house, one on the southeast side, and two on the northwest side. Three of the porches feature textured concrete blocks, manufactured by John Walker's construction company (see significance section for more information) in their walls. The largest porch is on the western end of the Mokulua Drive side of the house. Its outer wall, cheek wall along the steps, and columns supporting the gable roof are constructed of Walker's textured concrete blocks. This porch exhibits two characteristics typical of Craftsman-style houses; rustic columns (here using Walker's blocks to create the effect), and brackets at the eaves. The porch has three decorative wood brackets at the gable front eaves. The other porches are simpler, with two also constructed of the textured concrete block. The other porch on this side of the house, a service porch leading into the kitchen, has two cheek walls constructed of the material; the central porch on the northwest side of the house has one textured concrete block cheek wall. The three porches with textured concrete block walls have concrete steps. The other two porches are constructed of wood, and both have wood steps.

Windows along the three sides of the house not facing the ocean are primarily 2/2 double hung, and are typically either single or paired. The bathroom window on the north side of the building is smaller than the other windows, and is 6/6 double hung. The windows at the northeast and southeast corners of the house are 3x3 sliding, while the windows on the side of the house facing the beach are large single, fixed glass with wood awning-type ventilation panels below.

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The house has five entry doors, one off of each porch. The main entry door is in the large, street-facing porch, and is a wood panel door with a large wired, frosted glass panel in the top half. This door opens into the house's main hallway. A second entrance, opening into the kitchen, is located on the same side of the house, to the right, and has the same type of door, with a matching screen door. On the southeast side of the house is a five panel wood door that opens into an en-suite bathroom. There are two more doors on the northwest side of the house. The first is a non-historic single-panel glazed door that is off of the small, centered porch and opens into the shower of the house's hall bathroom. A second door is located close to the ocean end of this side of the house and is a wider than standard wood panel door with a single panel on the lower half, and three glass panels on the upper half. The ocean-facing side of the house has no doors.

The interior of the house is similar to a typical bungalow, with bedrooms located along one side of the entrance, and common rooms on the other side of the entrance. However, typically bungalow entrances lead either to a hallway with bedrooms to one side and a living room to the other, or directly into the living room. In this case, the street side of the house is made to look like the front of a typical bungalow, however the main entrance accesses a hallway in what is essentially the back of the house. Doors on the left of the entry hallway lead to a bedroom and a bathroom. The bathroom has a door leading from the shower to the porch outside. An opening to the right of the hall (which is likely not original) leads to the kitchen. The hall turns ninety degrees to the right before opening into the living room on the left, which fronts the beach. The living room is the largest room in the house, spanning the entire beach side of the house, and half the length of the house. There is a door off of the left side of the living room leading into the second bedroom on the northwest side of the house. This bedroom has its own access to the hall bathroom. The hallway continues past the living room door, and makes a second ninety degree right turn. There is then a door to a third bedroom on the left of the hallway, a door to a pantry on the right, and a door to the kitchen directly ahead. The bedroom off of this portion of the hallway has an en-suite bathroom, which also has its own door to the outside.

The interior of the house retains a good amount of historic fabric. The walls and ceiling are typically narrow vertical tongue and groove boards. The bathrooms retain at least some historic fixtures, and most doors and windows are historic with their historic hardware. The kitchen has been renovated, but the historic walls, cabinets and open shelves have been retained. The floors are original hardwood in most of the house, with ceramic tile in the bathrooms that may be historic, and new ceramic tile in the kitchen. There are built-in wardrobes in all of the three bedrooms. The closet that is located between the hall bathroom and the bedroom off of the living room has screened ventilation panels typical of houses of this period.

The house has seen few alterations over time. The most significant alteration was on the beach-side of the house, at the living room. Here, it appears that a former screened porch was enclosed (likely in the 1940s), based on the use of the sliding windows at either side of the room. The fixed glass windows in the living room are likely replacements for earlier screened openings. A second alteration is the addition of a second bathroom at the southern corner of the house during the 1930s. Also, at an unknown date, the opening into the kitchen from the hall was made. Finally, a small gable-roofed addition connected the southern corner of the house to the garage building until recently, but the date of that addition is unknown, and it has since been removed.

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The garage and apartment are in a tall, narrow building that is separate from the main house. It is constructed of vertical wood board, and has non-historic doors and windows. Historic photos show that the house had a single-story separate garage as early as 1927 that was located where the current garage building stands today. Based on inspection of the extant building materials, the first floor of the garage is the original garage structure, while the second story was added in 1987. The garage is not considered a contributing building due to the alterations to it, but it does not significantly detract from the house's integrity.

There is a historic concrete pad at the east corner of the property. This pad appears to have been a boat launch, and further contributes to the house's period of significance.

The house retains much of the seven aspects of integrity. Its location is completely intact. Design is retained, as the house has had relatively few alterations over the years. The setting is somewhat compromised with the subdivision of the house's two original combined lots, and the overall changes to the neighborhood. Nonetheless, the house's primary relationships, to the road and beach, are retained. Integrity of materials is retained, with much of the historic materials: tongue and groove walls, Walker's textured concrete block, as well as historic windows, doors, and hardware remaining. Integrity of workmanship has been retained, with hallmarks of Craftsman Style visible at the porch, in the brackets and rustic-looking textured concrete block elements. Additionally, the built-in wardrobe units and kitchen cabinets maintain the integrity of workmanship in this house. The house's integrity of feeling is retained, with the extant original elements at the interior and exterior contributing to the feeling of a comfortable beach bungalow, especially the living room and its relationship to the beach and view of the ocean. The integrity of association is somewhat compromised, because the overall sense of the neighborhood as a sparsely populated place of weekend homes for the well-off, has changed to a denser neighborhood made up primarily of full-time residences for the wealthy, and vacation rentals for visitors.

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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

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Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Entertainment/Recreation

Social History

Architecture

Period of Significance

ca. 1927-2001

Significant Dates

1927

Significant Person

(Complete only if Criterion B is marked above.)

John Walker

Cultural Affiliation

Architect/Builder

John Walker

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 John Walker Beach House is of local significance under Criterion A for its association with the development of the Lanikai neighborhood, of state significance under Criterion B for its association with Hawaii contractor John Walker, and of local significance under Criterion C for its embodiment of the Craftsman Bungalow Style, and use of Walker's patented concrete block as a decorative element (the block is discussed primarily in the Criterion B section as part of the history of Walker's company).

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

Criterion A

The John Walker Beach House was one of the earliest residences constructed in the first section of the Lanikai Beach Tract subdivision, opened in 1924. Based on property transfer records and historic photographs, the home was constructed sometime between 1924 and 1927. It was a beach retreat for Walker's family, which consisted of himself, his wife, their seven daughters, and one son. At the time the tract was developed, Lanikai was advertised as a prime location for weekend and vacation homes for Honolulu's well-to-do. The development included large lots, all either on the beach, or having access to the beach, and opportunity for membership in a to-be-developed country club with a golf course. The windward side had seen little previous development until this time, with the land mostly in agricultural use, and access to Honolulu via treacherous roads (Old Pali Road, or old Kalaniana'ole Highway).

Lanikai was originally known as Kaohao, meaning "the tying," or "the leading on the leash" after a Hawaiian legend. It was historically used for Hawaiian warriors to practice spear throwing. After the Great Mahele of 1848 allowed for private ownership of land in the Hawaiian Kingdom, the area was owned by Harriet Kalama, queen consort of Kamehameha III, and ten other chiefs. Harriet Kalama partnered with Judge Charles C. Harris to go into the sugar business on her windward lands, and when the business failed, Harris acquired title to Kalama's lands on the windward side of O'ahu. Harris left the land to his daughter, Nannie R. Rice who subsequently leased the land to Joseph P. Mendonca and C. Bolte for use as a cattle ranch. James B. Castle acquired the leasehold interest with an option to purchase the land in 1907, and Castle's son Harold K.L. Castle purchased the land in 1917. In 1924, Charles R. Frazier along with several partners, purchased approximately 300 acres of Kaohao, partly from Harold K.L. Castle, and partly from the Helene Irwin Crocker, heir to W.G. Irwin, owner of the Waimanalo Sugar Plantation. Frazier renamed this property Lanikai (translated as "sea heaven" but intended to mean "heavenly sea" by the developers, who were using English sentence structure rather than Hawaiian), and set about to create a residential development out of it.

The initial offering was for thirty-three fee-simple beach lots, though many more were planned for the subdivision, according to the original 1924 map by the Trent Trust Company, Ltd. The lots ranged in size from approximately 5,000 square feet to approximately 17,000 square feet. Covenants attached to the sale of the lots stipulated that no more than one house could be built on each lot, and houses were required to be placed at least eighteen feet from property lines. According to the developers, Lanikai was the perfect location for a home, where:

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the climate is ideal, the view, superb; the site is but 40 minutes drive from town; the sporting opportunities are various (including swimming, fishing, boating, hiking); the beach, protected by a reef and favored by landward breezes, is always safe for bathing; the property is secluded and cool; and each lot has a right-of-way to the beach.¹

Additionally, the promotional material pointed out to investors that:

[c]onstantly increasing population makes such places highly desirable; the scarcity of such property enhances its value; the prospective improvement of the entire windward side of Oahu will emphatically benefit it; fair building restrictions will maintain a high order of improvements; improved roads remove former obstacles of ingress – and – important consideration in the purchase of Hawaiian property – every lot is sold in Fee Simple.²

A second section of the development was opened to buyers in 1926. This section was known as the Lanikai Extension and had 32 additional lots to the south of the original beach lots. A newspaper article published at the time the extension opened mentioned that deed restrictions prohibited construction of more than one house per lot, and required that each house cost a minimum of \$2,500. A final section of Lanikai was opened in 1947, after the land was sold by Charles R. Frazier to a group of local businessmen. This section of 48 lots was called the Lanikai Heights Subdivision, and was the farthest south of the three sections. These lots were also large, from 10,000-18,000 square feet, sold fee simple with restrictions on building design to “assure an attractive neighborhood development.”³

Infrastructure was developed supporting the neighborhood in the years just before and after the initial land offering. Roads were upgraded or constructed, from the improvement of the Pali Road from Honolulu to Kailua in 1921, to the completion of local roads in the Lanikai development in 1925. Lanikai was electrified with the initial 1924 development, but didn’t receive municipal water until 1928, using wells until that time.

Historic photos show that in the early years of the development, the land was sparse, with mainly sand and grass lots in the 1920s, and houses widely separated. In 1929, a Honolulu Advertiser article noted that population on the windward side had seen a rapid increase, with more and more people opting to live there on a permanent basis.⁴ In historic photographs from the 1940s, many more trees and shrubs are visible with houses filling many previously empty lots. In 1949, an Advertiser article noted that Lanikai (which at that time included Waimanalo and Kailua) had nearly surpassed Lihue and Wiluku for “fifth place in population standings in the territory,” with a population of approximately 8,000.⁵ With the increasing use of Lanikai for permanent housing, the expiration of deed restrictions in 1950, and the overall increase in population on the island in the 1950s and beyond, Lanikai became even more populous.

¹ “Lanikai, A Futuregraph.” *Honolulu Advertiser*, May 10, 1924. p 5.

² “Lanikai, A Futuregraph.” *Honolulu Advertiser*, May 10, 1924. p 5.

³ “Last Tract At Lanikai To Be Opened.” *Honolulu Advertiser* June 15, 1947. p 4.

⁴ “Windward Oahu Population on Rapid Increase.” *Honolulu Advertiser* May 12, 1929. Society Section p. 13.

⁵ “Lanikai Nears Wailuku, Lihue In Population.” *Honolulu Advertiser*, October 30, 1949. p 16.

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Criterion B

John Walker was born in Scotland in 1859, and came to Hawaii in the 1880s. By 1884, he was listed as a plowman at Hakalau Plantation Co. on Hawaii Island. A serious bout of typhoid fever necessitated his move to Honolulu, where he went to work for Theo H. Davies & Co. Here, he worked in a variety of capacities, including construction, and was listed as a warehouseman in the 1890 Husted's City Directory of Honolulu and Hawaiian Territory.⁶ Walker remained with the Theo H. Davies for nearly a decade before striking out on his own. Walker founded a contracting company that ultimately became the Walker-Moody Construction Co. Ltd., one of the longest lasting construction companies in the state.

Walker started his company in 1895 as a sole proprietor, and specialized in stone and concrete. He constructed many of the concrete sidewalks in downtown Honolulu in the company's early years. These concrete sidewalks were imprinted with the Walker company name, and were so well known that men who were out of work were said to be working for John Walker, as they were pounding the sidewalks in search of work.⁷ In 1905, Walker and his company received contracts from the Territory of Hawaii to construct several public works projects. These included the Alakea Slip in Honolulu Harbor, which was considered one of the most important public works of the time. It also included a new electric plant in downtown Honolulu, and a new oil tank at the Beretania Street Pumping Station. Two years later, Walker was contracted by the Territory to build a new royal tomb, where Queen Liliuokalani, her family, and the remains of a number of past kings were to be interred. The tomb was completed in 1910.

In 1911, Walker Construction began production of a distinctive type of decorative concrete block that replicated the look of lava rock. This material was used in numerous buildings on Oahu, built by Walker and other construction companies. Extant examples include the Sacred Heart Church on Wilder Avenue, which was constructed in 1914; the Hawaii Building on Bethel Street, built in 1924; and Walker's Lanikai beach house, where the block was used for the porches' walls and columns. The material was also used in Walker's family home on Piikoi and King Streets, which is no longer extant.

The Walker-Moody Construction Company described the blocks as follows:

[F]orms were hammered in such a way that when the concrete was tamped in and dried, it took on a rough, lava-like surface. The "Walker" tile was used extensively in Honolulu's buildings during this period...Walker secured a patent

⁶ Moody, Max Washington, Ross Wayne Moody, Lyle Ross Moody, and John Ross Moody. "Construction in the Hawaiian Islands from 1895-2011: Walker-Moody's Contribution to the Industry Through Four Generations." *Walker-Moody*. 2011. <http://www.walker-moody.com/construction/company-history/company-history/> (accessed December 15, 2014). p. 7.

⁷ Moody, Max Washington, Ross Wayne Moody, Lyle Ross Moody, and John Ross Moody. "Construction in the Hawaiian Islands from 1895-2011: Walker-Moody's Contribution to the Industry Through Four Generations." *Walker-Moody*. 2011. <http://www.walker-moody.com/construction/company-history/company-history/> (accessed December 15, 2014). p. 9.

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on the process and...the company continued to manufacture this type of tile for its own use.⁸

In 1913, Walker became president of a company that specialized in doors, blinds and moldings. He also became president of Honolulu Construction & Draying Co., Ltd., which went on to become Ameron HC&D. (This company is still in operation, specializing in concrete.)

In 1920, Alfred W. Olund, an engineer from Minnesota, joined Walker's company, working on the construction of the Laboratory Building for the College of Hawaii (University of Hawaii). Two years later, Olund became a partner, and in 1924, the company was renamed Walker and Olund. The company acted as general contractors and builders, constructing the Bank of Hawaii building on Bishop Street in 1927, Honolulu Stadium the same year, and Honolulu Hale in 1928. Other important projects of the 1920s included the Territorial Office Building, Sacred Heart Church, and Kaneohe Hospital.

In 1923 John Walker secured several patents for inventions related to concrete block and masonry work. For example, the U.S. Patent Office records show John Walker of Honolulu, Territory of Hawaii as holder of patent Nos. 1448884, 1448885, and 1478776 for three devices: a multiple tile mold to create hollow tiles in groups, a core lifter, to remove cores from hollow tile molds, and a mortar gauge to apply uniform quantities of mortar to hollow tiles. It is possible that received a patent for the textured concrete block at this time as well.

In September 1928, John Walker suffered a stroke while at his beach house in Lanikai, and died a few days later. Upon Walker's death, his wife Sophie became vice president and director of the company, while Alfred Olund assumed leadership of the company. Walker's only son, John George Walker, was also actively involved in running the company. However, he died only a few years later, in 1932. This left the company solely to Alfred Olund and Sophie Walker.

The company was hired in 1929 to construct the C. Brewer and Company Ltd. building on Fort and Queen Streets, and despite the Great Depression, the company remained busy during this period. But by 1939 it had run into significant financial trouble under Olund's management. Olund was asked to resign, and Max Moody, who had his own engineering firm, was brought in to manage the company. A few years later, Moody became president of the company, and ultimately the two firms were merged to become Walker-Moody Construction Co. At the time, the 100-person company was working on ten contracts worth a total of approximately \$1 million.

Moody had a history of military work in Hawaii, primarily for the Navy, beginning in 1934. Moody secured contracts for the company of about \$750,000 in 1941, including an engine repair shop and equipment repair building for the Navy. However, when Pearl Harbor was attacked on December 7 of that year, he was called to active duty with the Naval Reserve. Due to Moody's military positions in naval shipyard construction, later as director of all naval construction on

⁸ Moody, Max Washington, Ross Wayne Moody, Lyle Ross Moody, and John Ross Moody. "Construction in the Hawaiian Islands from 1895-2011: Walker-Moody's Contribution to the Industry Through Four Generations." *Walker-Moody*. 2011. <http://www.walker-moody.com/construction/company-history/company-history/> (accessed December 15, 2014). P 12

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Oahu, and finally Superintendent of all construction, Walker-Moody Construction was “not allowed to participate in any military construction during the war and, instead, rented much of its equipment to the Navy and released many employees to the military.”⁹ Moody was released from active duty in 1946, and resumed his work with the company. From that time on, the company thrived, and work on a variety of projects within the first few years after the war, including more buildings at Kaneohe Hospital, construction of Leahi Hospital, Waikiki Beach Shops, Maui Memorial Hospital, Palolo Valley housing, Aina Haina Elementary School, and Baldwin High School, and its first million dollar contract in 1948. More hospitals, schools and stores followed, as well as the first Arizona Memorial at Pearl Harbor in 1958.

In 1958, Sophie Walker died, and her daughters sold their interest in the company to the Moodys and other employees of the company. The company expanded outside of Hawaii and began work on several projects in American Samoa in 1960, including work for American Can, Star-Kist Tuna and Van Camp Tuna, all in Pago Pago. Another important project for the company was the construction of the Arizona Memorial in 1962. The memorial was designed by Johnson & Perkins and Preis Architects, and has become one of the most visited sites in the state, and the site of annual commemorations of the December 7, 1941 attack.

The company continued its growth during Hawaii’s boom construction years of the 1960s, and through the following several decades, celebrating 100 years in business in 1995. The company also continued to work in American Samoa until the 1990s.

In 2011 Walker-Moody published a history on their company’s website, chronicling over 115 years of construction in Hawaii, showing hundreds of projects completed throughout the Hawaiian Islands and in American Samoa.

John Walker was also well known in Honolulu for the development of thousands of varieties of hibiscus, working on his horticultural hobby for years in the garden of the family home on King Street, as well as in the lot next to his company’s offices. Ultimately, 2,500 of the 6,000 varieties in existence at the time of his death were attributed to him. Amongst the varieties he developed was a “milestone event among hibiscus growers...a double white hibiscus.”¹⁰

Criterion C

The John Walker Beach House is a good example of bungalow architecture, adapted for its location on the beach in Hawaii. A book on bungalows describes them as: “[l]ow and spacious, simply built, inexpensive and ‘trying to be “artistic,” the one or one-and-a-half-storey suburban bungalow was set snug to the ground, with overhanging eaves, shaded porches and rough stones

⁹ Walker-Moody Construction Company, Ltd. "Walker-Moody Company Profile." *Walker-Moody*. <http://www.walker-moody.com/pdf/Company%20Profile.pdf> (accessed December 24, 2014). p. 5.

¹⁰ Moody, Max Washington, Ross Wayne Moody, Lyle Ross Moody, and John Ross Moody. "Construction in the Hawaiian Islands from 1895-2011: Walker-Moody's Contribution to the Industry Through Four Generations." *Walker-Moody*. 2011. <http://www.walker-moody.com/construction/company-history/company-history/> (accessed December 15, 2014). p. 14.

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for chimneys and foundations.”¹¹ This house is a bungalow in the Craftsman Style, constructed of single wall wood boards with porch elements made of Walker’s patented textured concrete blocks. The house is one story, with a small footprint, only three bedrooms and no formal rooms, conforming to the classic bungalow aesthetic. Its exterior decoration, with brackets at the eaves and rough, stone-like porch walls and columns lend the home its Craftsman Style appearance. The only deviation from standard bungalow designs is in the layout of interior rooms, a departure made, presumably, to better suit the house's ocean-front location. While the front door from the porch would typically enter into the more public living spaces, in this house, it enters into a hall between a bedroom and the kitchen, much as a back porch normally would. This allows the entire space along the ocean side of the house to function as a large living room that frames serene views of the Pacific Ocean. This interior layout is a reversal of the standard bungalow floor plan, although from the street, the house maintains the standard bungalow appearance.

¹¹ King, Anthony D. *The Bungalow: The production of a global culture*. London: Routledge & Kegan Paul, 1984.

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9. Major Bibliographical References

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

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Previous documentation on file (NPS):

_____ preliminary determination of individual listing (36 CFR 67) has been requested

John Walker Beach House
Name of Property

Honolulu, Hawaii
County and State

- ☐ 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 .2583

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

John Walker Beach House
Name of Property

Honolulu, Hawaii
County and State

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 4	Easting: 632955	Northing: 2366288
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries correspond to TMK 4-3-008-093, with the street at one side, the beach at the other, as well as a fence on the north side, and a wall at the south.

Boundary Justification (Explain why the boundaries were selected.)

These boundaries were selected because they contain the historic house, as well as the yard, parking and other buildings and structures associated with the house.

11. Form Prepared By

name/title: Lesleigh Jones/Architectural Historian
organization: Mason Architects
street & number: 119 Merchant Street Suite 501
city or town: Honolulu state: HI zip code: 96813
e-mail: lj@masonarch.com
telephone: 808-536-0556
date: 20 February, 2015

John Walker Beach House
Name of Property

Honolulu, Hawaii
County and State

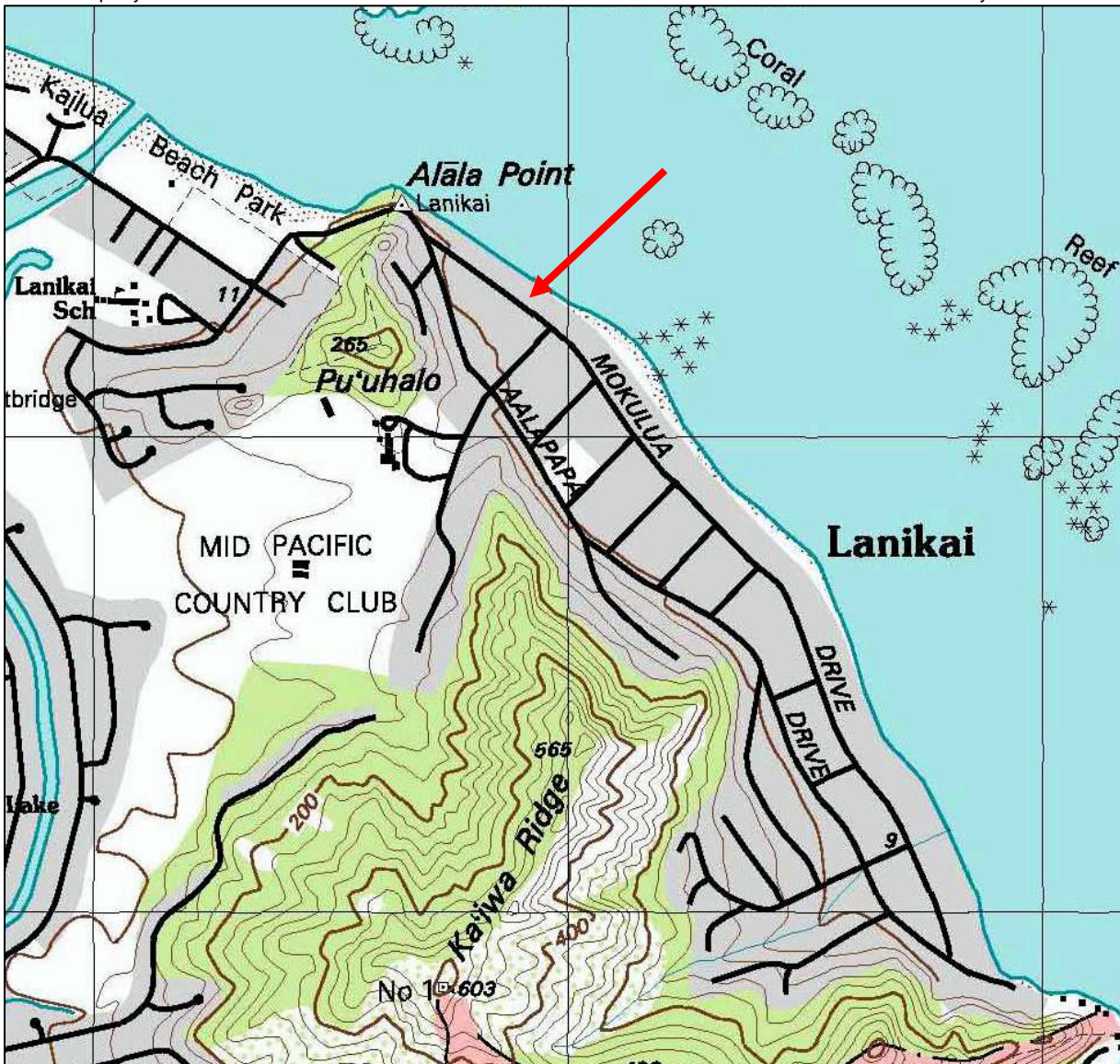
Additional Documentation

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:** (Check with the SHPO, TPO, or FPO for any additional items.)

John Walker Beach House
Name of Property

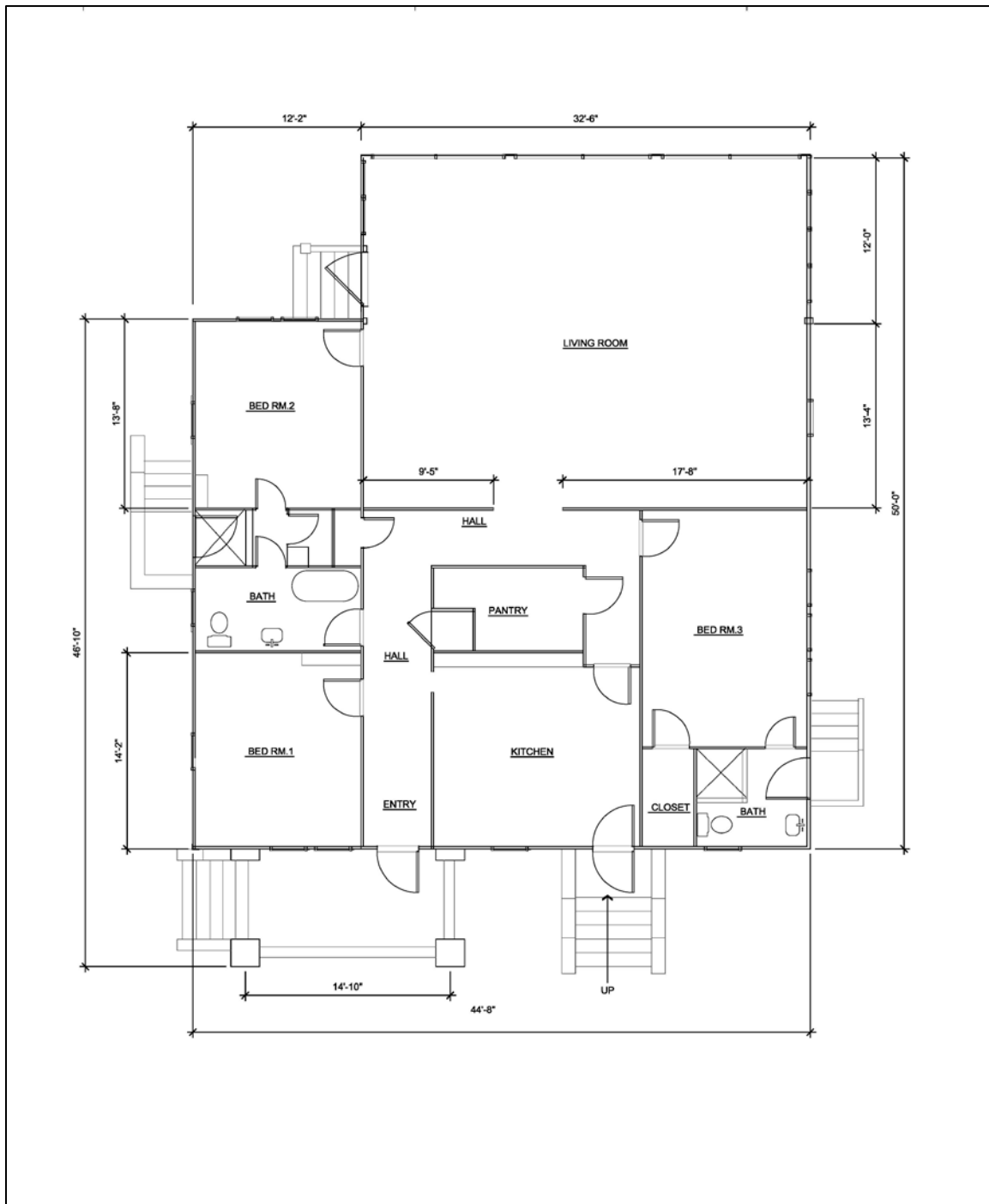
Honolulu, Hawaii
County and State



USGS Mōkapu Point Quadrangle Hawaii-Honolulu Co. 7.5-Minute Series 1998 (arrow added).

John Walker Beach House
Name of Property

Honolulu, Hawaii
County and State



Overall plan view (Mason Architects).

John Walker Beach House
Name of Property

Honolulu, Hawaii
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Walker Beach House

City or Vicinity: Kailua

County: Honolulu

State: Hawaii

Photographer: Marianne Cooper

Date Photographed: March 8, 2014, June 17, 2014, July 22, 2014, September 12, 2014,

John Walker Beach House
Name of Property

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Walker_Beach_House_01. Mokulua Drive-facing side of house showing main porch, service porch and yard, with garage building to the right. Camera facing southeast.

1 of 13.



John Walker Beach House
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Walker_Beach_House_02. Northwest side of house showing bathroom porch and side walkway. Camera facing northeast.

2 of 13.



John Walker Beach House
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Walker_Beach_House_03. Northeast (ocean) side of house showing fixed glass windows and ventilation panels.

3 of 13.



John Walker Beach House
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Walker_Beach_House_04. Southeast side of house showing open eaves, double-hung windows and walkway to beach. Camera facing southwest.

4 of 13.



John Walker Beach House
Name of Property

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Walker_Beach_House_05. Main entry porch, showing textured concrete block wall and columns, as well as eave brackets and gable vent. Camera facing north.

5 of 13.



John Walker Beach House

Name of Property

Honolulu, Hawaii

County and State

Walker_Beach_House_06. Detail of beach-side of house showing fixed pane windows and dormer with fixed-louver vent. Camera facing southwest.

6 of 13.

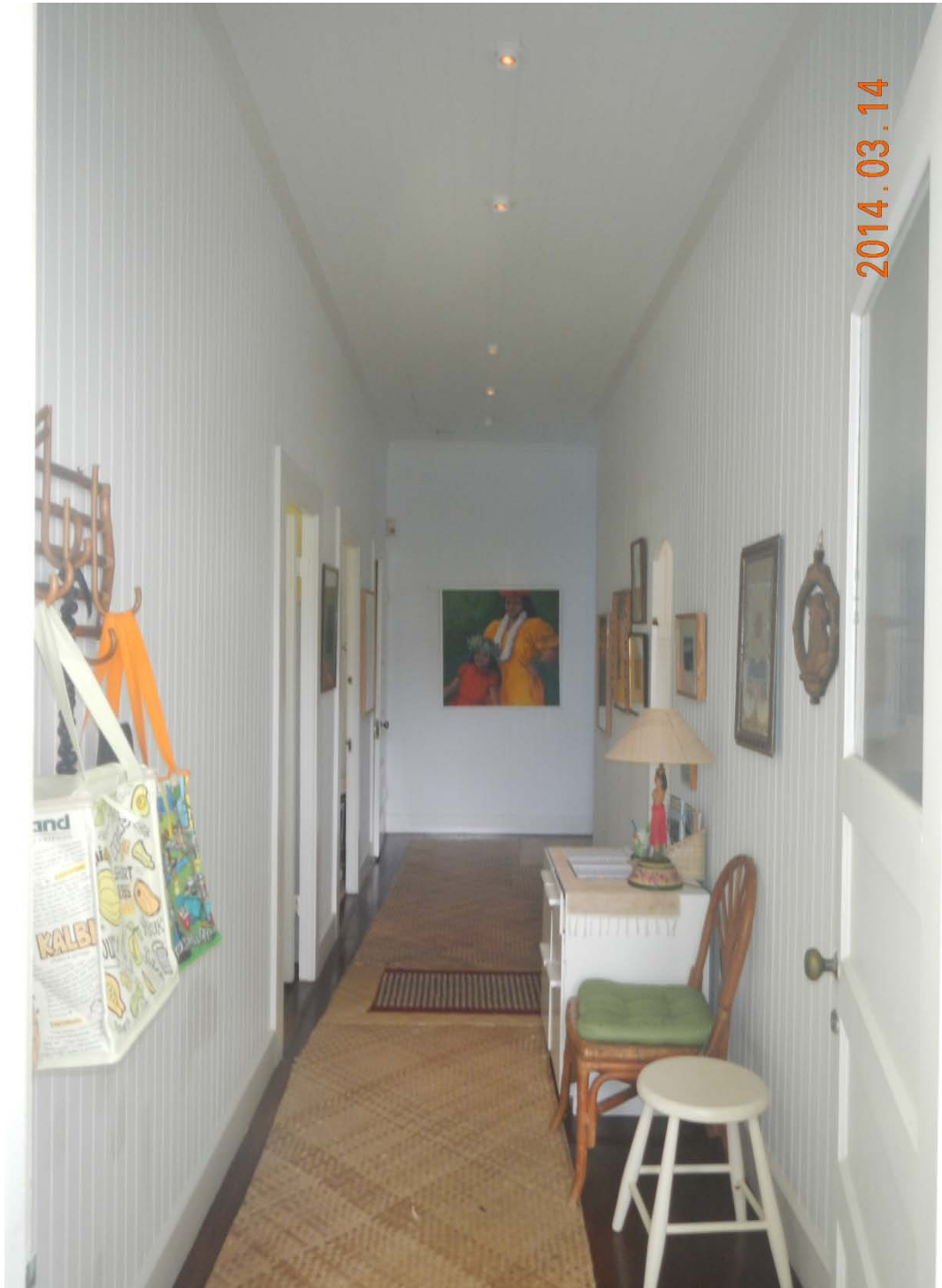


John Walker Beach House
Name of Property

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Walker_Beach_House_07. Entry hallway from main entry door, showing historic door and tongue and groove walls. Camera facing northeast.

7 of 13.



John Walker Beach House

Honolulu, Hawaii

Name of Property

County and State

Walker_Beach_House_08. Living room showing fixed glass windows, sliding windows and view of Lanikai Beach. Camera facing northwest.

8 of 13.



John Walker Beach House

Name of Property

Honolulu, Hawaii

County and State

Walker_Beach_House_09. Renovated kitchen showing historic vertical board walls and open shelving. Camera facing northwest.

9 of 13.



John Walker Beach House

Honolulu, Hawaii

Name of Property

County and State

Walker_Beach_House_10. Main bathroom showing vertical board walls and historic sink.
Camera facing northwest.

10 of 13.



John Walker Beach House

Honolulu, Hawaii

Name of Property

County and State

Walker_Beach_House_11. Side entrance door and sliding 4x4 window on northeast side of house. Camera facing northeast.

11 of 13.



John Walker Beach House

Honolulu, Hawaii

Name of Property

County and State

Walker_Beach_House_12. Bedroom showing vertical board walls, doors with historic hardware and original built-in wardrobe. Camera facing south.

12 of 13.



John Walker Beach House

Honolulu, Hawaii

Name of Property

County and State

Walker_Beach_House_13. Yard between Mokulua Drive and house, showing garage building with apartment above. Camera facing southeast.

13 of 13.



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.