

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: Waterhouse Walker Residences

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2404 & 2414 Burbank Street

City or town: Honolulu State: HI 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Not For Publication: ☐ Vicinity: ☐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

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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>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

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.)

LATE 19TH EARLY 20TH CENT. AMERICAN MOVEMENT

Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: FOUNDATION: stone ; WALL: board-and
batten; 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

Two craftsman style homes, both built in the same year, are located in one lot, each with different addresses. The 2408 Burbank Street house is a two-story wood frame craftsman style residence with a partially enclosed basement level and converted garage. The low pitch intersecting hipped roof has a moderate eave overhang and exposed rafters. A full width single story entry porch extends from the center of the main façade.

The 2414 Burbank Street house is a one-story wood frame craftsman style bungalow with a finished basement and enclosed carport. The low-pitched cross-gabled roof is covered in staggered shingle pattern, embellished with decorative braces under the gables and exposed rafters. The central entry porch juts out from the symmetrical front façade. A hedge serves as a low privacy wall in lieu of a fence. The interiors of both homes reflect the craftsman style in materials and design. The houses are approximately 15 feet apart from each other and the lot is located in Nuuanu, on Burbank Street, between Wyllie Street and Coelho Way. The houses have high integrity of design, materials and workmanship of the late 1920s and the craftsman style. The property is in good condition and has had few alterations since it was built in 1927.

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Narrative Description

The property lot is residential and faces Burbank Street, a quiet residential street in Nuuanu, located between Wyllie Street and Coelho Way. One home is two-stories and the other is one-story with a finished basement. The architectural classification of both is craftsman style and contains the following stylistic elements: low pitch intersecting hipped and low pitch cross-gabled roof, exposed rafters and eave overhangs, decorative beam/braces under gables, double hung multi-lit windows and prominent porches.

2408 Residence

The 2408 house is a two-story frame with a partially enclosed basement built into the slope and converted garage living space. The architectural classification is Craftsman style. The elements of the house that are in keeping with the Craftsman style are the following: it has a single story front porch in the center of the main façade, low pitch intersecting hipped roof with moderate eave overhang and exposed rafters, board and batten painted wood siding, and original double-hung multi-lite windows that operate with the traditional rope weight system.

The home sits on the southwest portion of the lot, separated from the 2414 house by a side yard, chain link fence and driveway. This property has a moderate front lawn and is easily visible from the street. The driveway and garage are located on the northeast side of the home.

The house has 2 bedrooms, 1 half bathroom, and 1 full bathroom, sleeping porch, and studio space in the converted garage. The total footprint measures 1,048 square feet. The main area measures 558 square feet, the garage is 126 square feet, the basement is 280 square feet, and the porch is 84 square feet. The single-family home has a living room, dining room, porch, full kitchen, and sleeping porch. The basement level is accessed via a staircase long the east side of the home and the garage is now a small studio space with informal bathroom.

The front façade is narrow and faces southeast towards the street. The first level of the main façade has a full width entry porch with painted concrete ascending stairs, painted wood flooring, centered entry door and board-and-batten siding. The roof of the front porch is a curved low pitch front gabled roof with detailed board and batten pediment. The porch form and design nearly identical to the second home on the lot. The remainder of the front façade, above the porch, is board-and-batten siding with two wood-framed double hung multi-lite windows.

The left side, facing Wyllie Street, is board-and-batten siding on the first and second story and rock on the partially enclosed basement. There is a secondary covered entry door leading out from the kitchen with descending stairs to ground level. The kitchen door leads out to a small covered platform with a set of five wooden stairs leading down to the sloping side yard. The windows are double hung multi-lite. One set of three windows looks out from the living room, and one window looks out from the kitchen. The staircase descending to the basement door continues along the exterior to a concrete landing of the partially finished basement.

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The rear of the home faces the backyard and Waolani Stream. The exterior is board-and-batten siding. The dramatic slope of the site sets the backyard significantly lower than the front of the home. The windows on the rear side are all double hung multi-lite windows. The sleeping porch on the second floor has screen windows and two awnings over windows on the first floor, dining room, and the second floor over the screened in sleeping porch.

The northeast side of the home is also board-and-batten siding on the first and second story and the garage is also on this side. The stairwell and dining room portions of the side extend out from the main portion of the house. The driveway extends from the garage on this side.

2408 Residence Interior

All of the interior walls of the home are board and batten. All windows are double hung, multi-lite with wood framing. Original wood flooring continues throughout the interior with exception of the bathrooms and kitchen. The sleeping porch has tile flooring installed as a better solution to wood floors due to weather.

The residence is designed with public spaces downstairs and private bedroom spaces on the second story. The main entrance leads into the living room. One set of three windows, one large central window with two narrow flanking, are centered on either side of the living room. A doorway leading to the central hallway is on the right side of the rear wall.

The dining room is located in the rear of the first floor with painted wood paneled ceiling. Two smaller double hung windows face out to the northeast side yard, and a set of wood framed sliding windows take up most of the rear wall of the dining room facing the backyard and Waolani Stream. There are two doorways into the dining room from the hallway and the kitchen.

The kitchen, in the west corner of the home, is accessed through the hallway or dining room. The kitchen is relatively large with original narrow wood paneled ceiling. One window, above the sink, faces southwest and the other, centered over a built in spice cabinet, faces the rear yard. A single wooden door in the kitchen leads out to the southwest side yard. The kitchen is lined with built in cabinets and pantries.

The staircase to the second floor is a switchback design with continued escalation instead of a leveled landing. Multiple windows in the stairwell and high ceiling create a well naturally lit corridor.

The second floor has 2 bedrooms on the south and west side of the house, 1 sleeping porch, and one shared bathroom accessed from the central hallway. The sleeping porch is located in the rear overlooking the stream with windows taking up majority of the walls for an abundance of natural light and cross breezes. The shared full bathroom separates the two bedrooms on the southwest side of the home. The master bedroom is slightly larger and faces southwest towards the street with three windows. The secondary bedroom is closest to the sleeping porch with four total windows. Both bedrooms have one closet each. The shared full restroom is painted light blue with tile flooring.

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2408 partially finished basement and converted garage

The exterior stairs on the southwest side of the home accesses the basement. The entry door is located on southeast elevation. The basement is partially enclosed with concrete flooring, and a small bathroom. The garage has been converted into an open living space. The walls have not been changed from when it was used as a garage and the living space is visually open with screens and glass instead of a partition wall.

2414 Residence

The 2414 house is a one-story frame with a finished basement living space built into the slope leading to the rear of the site. The architectural classification is Craftsman style bungalow. The elements of the house that are in keeping with the Craftsman style bungalow are the following: it has a covered front porch that juts out from the symmetrical façade, cross-gabled roof with curved gables and exposed eave overhangs, board and batten painted wood siding, and original double-hung multi-lite windows that operate with the traditional rope weight system.

The home sits on the northeast portion of the lot, separated from the 2408 house by a side yard, driveway and chain link fence. Trees and hedges occupy the front lawn providing privacy for the front of the home from the street. This property is used efficiently on all sides with stepping-stones leading to the driveway and garage for accessibility. A garage and workshop is located on the side of the house facing Wyllie Street. A storage shed is located on the north side of the property closest to Waolani Stream.

The house has 3 bedrooms and 2 full bathrooms. The total area measures 1,600 square feet. The main floor measures 1,184 square feet with a garage that is 160 square feet. The finished basement floor measures 256 square feet. The house is a single-family home with a living room, dining room, two bedrooms, porch and full kitchen. The basement level studio has a small kitchenette, full bathroom, and study/bedroom space.

The front façade of the home faces southeast and is symmetrical. The left and right side of the main façade had two identical multi-lite, wood framed, double hung windows. The center of the main façade has a front porch that juts out from the center with a curved low pitch front gabled roof and wood slat vent on detailed board and batten pediment.

The central front porch is the focus of the main façade. The porch is accessed by a set of three green painted concrete steps ascending from the front walkway off of Burbank Street. The original wood flooring of the porch is painted dark green to match the window and door frames throughout the exterior of the home. The porch roofline is a curved front gable with a board and batten wood pediment. Two square columns support the front of the porch roof. The front entry doors are a set of double, wood framed, multi-pane panels, painted green centered between a set of double hung windows.

The left side, facing Wyllie Street, is partially obstructed by the garage and workshop. This side of the home is where the kitchen and living room are located. The siding is white painted board

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and batten. The windows on this side are double hung and are visible above the roof of the garage. The backdoor to the home is located behind the carport, up a set three of three wooden stairs where the laundry machines are located. The rear door leads into the kitchen. The staircase ascending to the rear door continues along the outside of the home down to the concrete platform for access to the finished basement.

The rear of the home faces Woalani Stream and backyard. The stone foundation is visible from this side. Above the stone foundation is a board and batten wall painted green. The green board and batten encloses the finished basement level. The board and batten wall on the main level is painted white. Wood frame double hung windows are on this side, one window on the basement level and four on the main level looking out from the living room.

The bedrooms are all located off the northeast side of the home, facing Coelho Way. This side has five windows total, all double hung. The center portion of this side has an awning covering the window in the bathroom. The bathroom juts out between the bedroom, each bedroom has two double hung windows.

2414 Residence Interior

The residence is designed with a large living and dining room as the core, separating the bedroom wing of the home from the kitchen. The kitchen is located on the southwest side of the living room; the private spaces are located to the northeast of the living room. The main entry is located off of Burbank Street. The main entrance leads into the living room. There is one rear entry located on the southwest side of the home leading into the rear of the kitchen. There is no staircase on the interior from the basement to the main floor.

The living room is the largest room and serves as the heart of the home with a set of large double doors leading out to the front porch and two oversized double hung windows on either side of the main entry doors. The ceiling in the living room chipboard painted white, where canec was originally, and the original wood flooring is currently covered with carpet. The white painted board and batten walls of the room is a character-defining feature that continues throughout the rest of the house. A molded ledge protrudes out from the wall, serving as a shallow display shelf, wrapping round the room. Four double hung windows line the rear of the living room facing the rear yard. Two windows are located on the southwest wall, next to the kitchen, and one window is located in the north corner of the living room facing the northeast side yard.

A simply framed doorway, located in the center of the northeast wall of the living room, leads into a small transition space that divides the public spaces from the private spaces. The hallway still has the original wood flooring exposed, unlike the living room, and has painted board and batten wood siding on walls and ceiling.

The two bedrooms are on this side of the home, divided by a shared full bathroom. The bathroom is accessed from the door in the hallway, and have many of the same similarities with board and batten walls, carpet, and original double hung windows. The master bedroom has two windows facing the northeast side yard, and two facing Burbank Street. One closet is on the northeast corner of the room with the original door removed for convenience. The second bedroom

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identically mirrors the master with the windows facing the northwest rear yard, and the northeast side yard.

The bathroom is in its original location with board and batten walls, built in shower and tub, and vanity. The vinyl flooring has been replaced. One window in the center of the northeast wall is jalousie instead of double hung.

The kitchen, in the south corner of the home, is separated from the living room by a small hallway with exposed original wood flooring, two closets, and one original light fixture. The kitchen is relatively small with board and batten walls, original wood flooring, and original narrow wood paneled ceiling. Two double hung windows are centered between the built in, on the northeast side, and the sink and counter space, on the southwest side. Two smaller double hung windows are located above the sink. A single wooden door in the rear of the kitchen accesses the partially enclosed mudroom/laundry room. The kitchen complete with original built in cabinets and cupboards.

2414 Finished Basement

The basement is accessed by the exterior stairs on the southwest side of the home leading from the door in the kitchen. The entry door is located on the corner of the southeast elevation closest to the rear yard. The basement is an open studio layout with one restroom. A small partial kitchenette with cabinets is located on the wall separating the living space from the storage and office area behind it. Two double hung windows are located on the northwest side of the basement facing the rear yard.

Integrity

The design, materials and workmanship of the late 1920s period of significance have high integrity. It is significant that so much of the original exterior structures, including the windows, doors, and hardware are intact. Both the interior and exterior doors are original, with all of the original hardware. The original interiors of the houses are also still intact. The doors, kitchen cabinetry and built-ins have not been modified other than the replacement of one set of cabinets and counter in the 2408 home. All of the public spaces and private spaces with have original board and batten walls that are in good condition. Parts of the original wood flooring have been covered with carpeting, but this is easily removable.

The homes have always been used as single dwellings since being built in 1927. The location, setting and feel of the property has been only modestly altered since its early 1920s period of significance due to the demolition of some of the homes on the street.

Alterations and Changes

The original garage, referenced in figure XX, has been expanded with a small 15'x15' workshop. The added workshop is not visible from the street and does not negatively impact the historic home. The basement living space is original but was enlarged in XX. The basement was only enlarged to the confinements of the floor above.

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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 DEVELOPMENT

ARCHITECTURE

Period of Significance

1925-1945

Significant Dates

1927 (Date of Construction)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

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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 Waterhouse-Walker residence meets the historic Register Criteria A and C. The Waterhouse-Walker Residence has contributed to the broad patterns of development in the history of Hawaii during a time of tremendous growth of the outlying neighborhoods of Honolulu in the late 1920s as part of the Burbank Tract Development. Architecturally, this house is of artistic value and is one of the few remaining examples of the Craftsman style homes that existed in this area. It holds distinctive characteristics of a type, period and method of construction.

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

CRITERIA A

The Waterhouse Walker Residence is significant for its association with the development of the Burbank Tract that was developed from 1924 through the 1930s. The Burbank Tract, further described in the Burbank Street multiple property nomination, was developed by Realty Associates Ltd.

For the full description of the significance of the Burbank Tract Development, see the Burbank Tract Multi-property nomination section E.

CRITERIA C

Under Criterion C, the house embodies the distinctive characteristics of a type, period, or method of construction. It is significant as an intact example of a single-family dwelling built in the Craftsman/Bungalow style. This style was popular in southern California in the late 1800s and early 1900s before making its way to Hawaii.

The craftsman/bungalow style is an American architectural style and philosophy that began in the last years of the 19th century. As a comprehensive design and art movement it remained popular into the 1930s. The American craftsman style has its origins from the British arts and crafts movement, which began as a philosophy and artistic style founded by William Morris in the 1860s. The British movement was a reaction to the industrial revolution with its perceived devaluation of the individual worker and the dignity of human labor. Seeking to ennoble the craftsman once again, the movement emphasized the hand-made over the mass-produced and urged social reform.

The American arts and crafts movement shared the philosophy of the British reform movement and encouraged originality, simplicity of form, local natural materials, and the presence of hand

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craftsmanship. It was concerned with ennobling the modest homes of the rapidly expanding American middle class, a concern embodied by the craftsman bungalow style. The movement's name came from the magazine, *The Craftsman*, founded in 1901 by designer, furniture maker, and editor Gustav Stickley, and was popularized through such national periodicals as *House Beautiful* and *Ladies' Home Journal*.

The style is usually associated with a low horizontal profile, gabled roofs with wide, open 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, unpainted woodwork.

The earliest bungalows known to have been built in Honolulu date from 1909. The style became a popular domestic architectural form in Hawaii from 1913 through the 1920s. Hawaii's earlier bungalows, built during the teens are characterized by hip or hip-gable roofs, while those from the 1920s primarily feature gable roofs.

The Waterhouse Walker Residences, located on the joined tract lots, are significant under Criteria C. The Waterhouse Walker Residence was built in 1927 and is a Craftsman bungalow-style house typical of those built in the late 1920s. It has a staggered shingled roof pattern, cross-gabled roof, with overhanging eaves. The Waterhouse Walker residence is significant at the local level under criterion A for its associations with the development of the Burbank Tract on which most of the houses on this street were built between the 1920s and 1930s and retain their original styles with only modest changes over the years. While the individual houses have changed, taken collectively you can see much of the original architectural styles of middle class houses built in 1925 to 1935 in this part of Nuuanu.

Owner History

This property is associated as part of the Burbank Tract development of 1925. The tract was developed when Realty Associates Limited subdivided the Burbank Estate, which was sold to the company by Mary Burbank in 1924. The first owner to buy the lot from Realty Associates Limited was Margaret Waterhouse Walker who purchased the two lots, 12 and 13, for \$5,400 in April of 1926. The two homes were built in 1927, the two story home on the southwest portion of the lot was built for \$3,700. Leila W. Reitow later inherited the home after the death of Margaret W. Walker on September 24, 1953. The property was appraised in 1953 for a total of \$20,000. Leila Rietow, mother of current owner Robert Rietow trusted this home to her children who continue to keep it within a family trust intended for Robert Rietow's two nephews.

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9. Major Bibliographical References

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

Sanborn Fire Insurance Map from Honolulu, Oahu County, Hawaii. Sanborn Map Company, Vol. 6, ; Reprinted 1956, 1956. Map. Retrieved from the Library of Congress, https://www.loc.gov/item/sanborn01537_018/. (Accessed March 14, 2018.)

McAlester, Virginia. *A field guide to American houses: the definitive guide to identifying and understanding America's domestic architecture.* New York: Alfred A. Knopf, 2014.

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 .2419

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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: 21.33056 Longitude: -157.84792

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 described by Tax Map Key
120060210000

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Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with the two residences since construction.

11. Form Prepared By

name/title: Lorraine Minatoishi, Ph.D., AIA and Natalie Besl
organization: Minatoishi Architects
street & number: 1132 Bishop Street, Suite 1511
city or town: Honolulu state: HI zip code: 96813
e-mail lm@mahawaii.com
telephone: (808)942-7474
date: April 26, 2018

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.)

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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:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of ____.

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.