

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 Building

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: 1164 Nuuanu AvenueCity or town: Honolulu State: HI 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 X local

Applicable National Register Criteria:

___ A ___ B X C ___ D_____
Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal Government

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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

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

☐

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Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

1

Noncontributing

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

commerce

Current Functions

(Enter categories from instructions.)

commerce

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Nineteenth Early Twentieth Century American Movements

Commercial

Materials: (enter categories from instructions.)

Principal exterior materials of the property: brick walls, concrete 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 John Walker Building is located on the north side of Nuuanu Avenue, between Pauahi and Beretania streets along the eastern boundary of the Chinatown Historic District. To the south and west of the building lies Chinatown, which is characterized primarily by one-to-four story commercial buildings, while to the east are many high-rise office and apartment buildings. The rectangular-shaped, brick building stands on a flat, 1,746 square foot lot and faces southeast. The single-story commercial style building has a shallow, built-up gable roof with a monitor which is concealed from the street by a solid parapet. In 1988 a setback, second floor addition was constructed on the rear portion of the roof. A shed roofed corrugated metal canopy, with a decorative, jig sawn edge, runs across the building's façade, and it sits on a concrete slab foundation. The 3,435 square foot commercial building is in excellent condition and retains its integrity of design, materials, location, setting, workmanship, feelings and associations.

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Narrative Description

The symmetric, John Walker building is two bays wide with mirror image store fronts in each bay. Brick pilasters, which at the two ends run to the top of the parapet, demarcate the bays. Each bay is characterized by a single pane display window at its outside edge and a set of double doors on its inner area. Large, fixed, single pane, transoms are above each door and window. The display windows have T-111 kick plates, and the doors have tall upper windows with a single panel below. A shed roofed corrugated metal canopy, with a decorative, jig sawn edge, runs across the building's façade. Above the corrugated metal canopy, the parapet rises. It is plastered and a centered, metal date "1988" is affixed to its face. The parapet is sufficiently high to conceal the set back second story from the sidewalk across the street.

The doors are one step up from the sidewalk, with the northeast set of doors opening into the shop which occupies the entire building. The interior has been remodeled but retains its side and rear exposed brick walls. The floor across the front of the shop is raised two steps above the shop's carpeted concrete floor. The floor at the west corner of the shop is also elevated two steps above the general floor level. The ceiling follows the line of the gable roof and at its ridge line is 20'-5" high. The roof's 2" x 12" rafters and plywood deck are exposed. The rear wall is penetrated by four segmental arched openings. The openings are 3' wide and 9'-6" high and on their northwest sides have the remnant brackets for metal hinges. Beyond the openings is a 9' wide rear addition to the building, part of the 1988 expansion of the structure. The addition has concrete masonry unit (CMU) walls and a slate floor. Its gypsum board ceiling is 9'-8". A door in its northeast wall opens into a half bath, and a door in its northwest wall leads to the outside. A closet with a hinged plywood door dominates the southwest wall of the addition.

A mezzanine runs across much of the ground floor, lowering the ceiling height of the first floor to 9'-7". The ceiling features the exposed 2" x 12" floor joists and plywood floor of the mezzanine. Three 4" pipe columns placed in a front-to-rear manner along the midline of the mezzanine provide additional structural support.

A straight run wood stair with fourteen steps and a 2" diameter pipe handrail on both sides runs between the ground floor and the mezzanine. The mezzanine has a 42" high parapet along its southeast side, which has a solid base surmounted by a 2" pipe railing. A 23" high wood bench, runs in back of the parapet, and has storage inside which is accessed by hinged doors in the seat. The mezzanine has a laminate floor, and a modern, glass and standing seam metal, monitor roof rises from the gable roof. Three 4" pipe columns help support the gable roof's ridge beam. Booths with seats with wood slat backs line the two sides of the otherwise open space. A door in the rear wall is accessed by two wood steps, and opens on a 9' wide back room, the result of the addition to the rear of the building. The southeast brick wall of the new room is the original, rear stepped parapet of the building. At the northeast end of the room three steps lead up to a landing from which sixteen wood steps ascend to the top floor. A 2" pipe railing with cable "rails" runs along the top of the stairwell on its southeast side.

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The top floor is the result of the 1988 addition to the building. It is one large open space, with a door in the northeast wall opening on a bathroom. A food preparation area runs along the main room's southwest wall. In the main room's southeast wall there are two, centered picture windows, while a pair of single pane, bronzed aluminum sliding doors are to either side of the windows. The northeast-most pair of doors opens on a 101' x 128' deck constructed of recycled plastic "lumber". A 38" high, wood railing encircles the deck. It is made of 2" x 4" with a top 2" x 6" hand rail. The other pair of sliding doors opens on a shallow, wood balcony. A flat, standing seam metal, shed roof caps the second floor addition.

The Walker building retains its historic integrity. The largest change to the building, the addition of the second story and rear extension, are not visible from the street, and are consistent with the design regulations governing the City & County's Chinatown Historic District. Other interior alterations are consistent with most all the commercial buildings in Chinatown. The building retains its original brick walls and provides a historic countenance to the street.

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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.)

architecture

Period of Significance

circa 1905

Significant Dates

circa 1905

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

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 John Walker is significant on the local level under criterion C, as a good example of a masonry commercial building constructed in Honolulu during the early twentieth century. The building includes a number of distinctive features and is typical of its period in its design and materials.

The circa 1905 period of significance was chosen in accordance with National Register Bulletin 16A instructions, using the year of construction of the building as the period of significance.

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

The John Walker Building is a good example of a modest, early twentieth century, masonry commercial building in Honolulu. Constructed in Honolulu between 1901-1906, the historic, single-story building typifies the commercial style of the turn of the century with its brick construction, storefronts with display windows, transoms and kickplates, and corrugated metal canopy protecting the sidewalk and entries. Other features of the building which are consistent with its period and function include the tall, segmental arched windows at the rear of the building and its rear, now enclosed but preserved, stepped gable. The monitor roof, although rehabilitated, is original to the building and is unusual on such a modest structure.

Isaac Lewis originally owned this property and upon his death in 1861, he bequeathed it to Manaohia, who retained ownership of this land until 1905 when she gave it to Henry and Dora Doane for love. A two-story frame building which stood on the property was destroyed in the Chinatown fire of 1900. The 1906 Underwriter's fire insurance map includes the single-story brick building with its monitor roof, thus the circa 1905 of construction. In 1908 the Doanes sold the property to building contractor John Walker. Upon Walker's death in 1930, his wife Sophie gained title, and it remained in the Walker family hands until 1959, when it was sold to John Lau.

John Walker (1858-1930) was born in Scotland and came to Hawai'i in 1886. In Honolulu he became associated with Theo Davies & Co. and worked for them for nine years before starting his own building contracting company. According to *Men of Hawaii*, 1930, Walker laid "most of the modern sidewalks in Honolulu" and constructed such buildings as Hawaii Hall at Bishop Museum, the Pacific Guano & Fertilizer Company's laboratory, and Sacred Heart Church on Punahou Street. In 1920 Mr. Walker went into partnership with Alfred Olund, and Walker & Olund obtained a number of major contracts including Pier 11, the Territorial Office Building, Honolulu Hale, and the Territorial Hospital in Kaneohe.

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Walker, although the owner of the building, did not occupy this building, but rather leased it to other enterprises. Contractor H. Mirikitani occupied the building during 1912-1915, and the Sun Lee Tai furniture factory, which specialized in custom koa furniture operated here from 1922-1956.

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9. Major Bibliographical References

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

City and County Tax Office records.

State Bureau of Conveyances, book 272, page 259, book 305, page 301, Transfer Certificate of Titles 198, and 9344, land court documents 236057 and 239614

Coover, Gary, *Honolulu Chinatown*, Honolulu: Rollston Press, 2022

Nellist, Earl, *Men of Hawaii*, Honolulu: Star Bulletin, 1930

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): 50-80-14-10150

10. Geographical Data

Acreage of Property less than one acre

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: BING MAPS

(enter coordinates to 6 decimal places)

1. Latitude: 21.311783 Longitude: -157.860996

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 the Two Eye LLC in 2025 as described by Tax Map Key (1) 1-7-004: 008.

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Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: HI zip code: 96744
e-mail _____
telephone: (808)-542-6230
date: March 18, 2025

Additional Documentation

Submit the following items with the completed form:

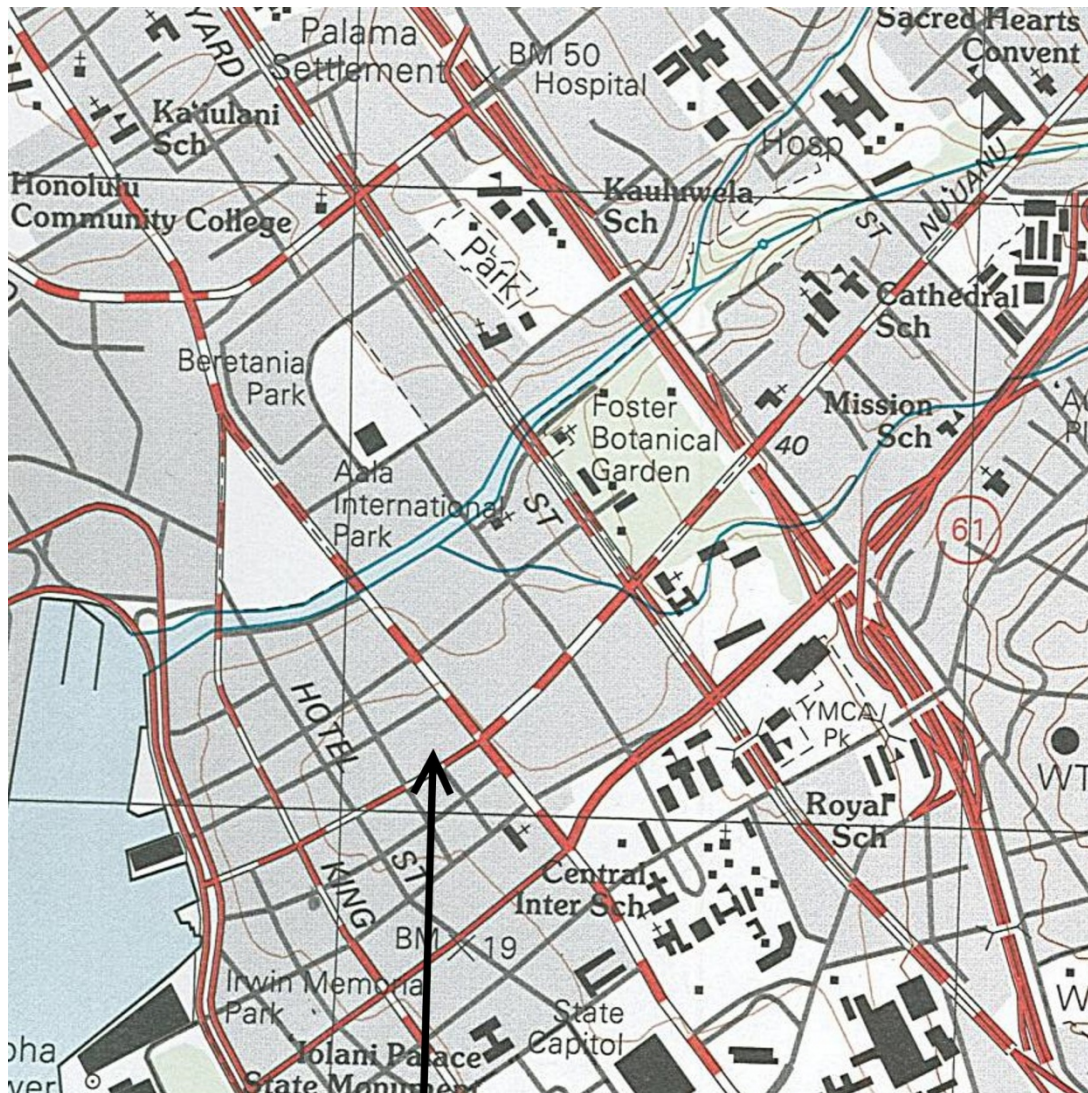
- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **TMK Map**
- **Additional items:** sketch of floor plan
- **Owners:**

Two Eye LLC
c/o Wei Fang
P.O. Box 61634
Honolulu, HI 96839

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USGS Map



USGS 7.5 minute series, Honolulu Quadrangle, 1998 (portion)

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Tax Map

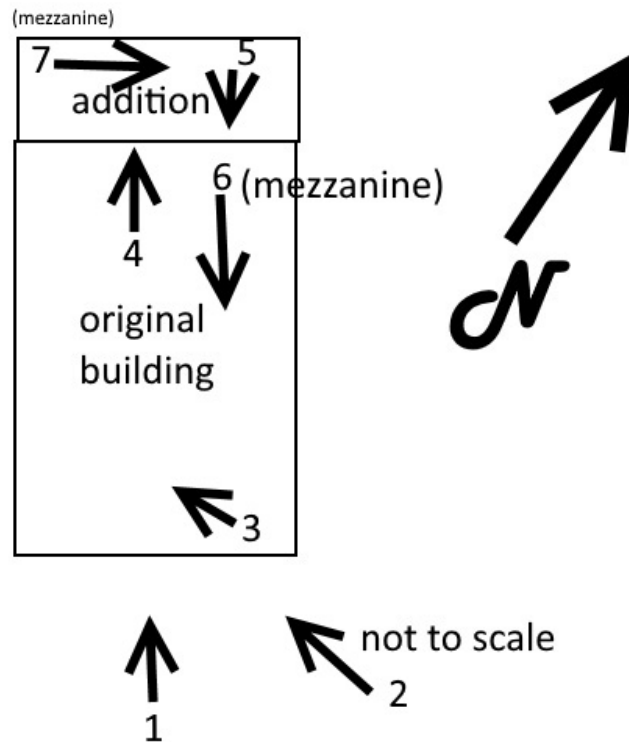


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Photo Key

John Walker Building



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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: Honolulu

County: Honolulu

State: HI

Photographer: Kikuyo Hibbard

Date Photographed: February 5, 2025

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

1. View of the building from the southeast
2. View of the front and side from the east
3. View of the first floor from the east
4. View of the first floor from the southeast with segmental arched opening in background
5. View of the segmental arch from the northwest
6. View of the mezzanine from the northwest
7. View of the stepped gable at end of mezzanine from the west

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Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.