

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: Robertson Residence

Other names/site number: Lot 9 of Burbank Tract

Name of related multiple property listing:

Burbank Tract Multiple Property Listing

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

2. Location

Street & number: 2436 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Not For Publication: Vicinity: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 ___ local

Applicable National Register Criteria:

X A ___ B ___ C ___ D

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
---	---------------------------------

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

Robertson Residence
Name of Property

Honolulu, HI
County and State

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

Robertson Residence
Name of Property

Honolulu, HI
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

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

Robertson Residence
Name of Property

Honolulu, HI
County and State

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: _____

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 Robertson Residence is a one-story wood frame with a second-floor finished attic space with dormers, Craftsman style single-family residence. The house has a steeply sloping gabled roof, with rectangular floor plan. The interior of the house reflects the Craftsman style in the moldings, ceiling motifs, and built-ins. The house is located on lot 9 of the Burbank Tract in Nuuanu, between Wyllie Street and Coelho Way. The residence is set back from the street with a chain-link fence surrounding the exterior of the front yard. The driveway along the southwest side of the property, shared with the neighbor on the rear lot, serves access to the hidden carport behind the house. This house has high integrity of design, materials and workmanship of the mid-1930s and the Craftsman/bungalow style. The property is in good condition and has had few alterations since it was built in 1935. This residence also stands out for its dramatic flared eave roof form.

Robertson Residence
Name of Property

Honolulu, HI
County and State

Narrative Description

The property lot is residential and faces Burbank Street, a quiet residential street in Nuuanu, located between Wyllie Street and Coelho Way. The residence is one story with second-floor finished attic space, and rear carport area. The architectural classification is craftsman style dwelling and contains the following stylistic elements: moderately pitched, intersecting, front and side gabled rooflines (cross gabled roof) with exposed rafters and flared eave overhang, symmetrical front facade, double hung multi-lit windows, small entry portico, and clapboard siding.

This property has a larger yard in comparison to the surrounding properties since the driveway is shared with the rear neighbors, leaving the front lawn undisturbed other than the front entry pathway aligned with the front door of the home. The backyard is small and mostly occupied by the paved parking pad and rear carport. There is a narrow side yard next to the lanai on the northeast side of the lot. The chain link fence and curb separate the lot from the street.

The house has 2 bedrooms and 2 full bathrooms. The total area of the house measures 1,278 square feet. The main area measures 1040 square feet with a garage that is 238 square feet. The house is a single-family home with a living room, dining room, rear porch and full kitchen. The second story contains 3 bedrooms and 1 bathroom.

The roofline of this home is the most prominent character-defining feature. The front of the home, where the main entry and living room are has a steep pitch, side gabled roof with prominent flared eaves and exposed rafters with an intersecting front gabled roof portion where the second-floor finished attic space is. The rear portion of the home is a moderate pitch with the rear of the home having a hip-on-gable, flared eave roof. The two most visible rooflines from the street are the front and southwest sides of the home. The southwest side of the home shows the gabled ends of the side gabled roof with the intersecting

The front façade of the home faces southeast and the main portion of the home is symmetrical. A raised lanai on the northeast side of the property is visible from the front but is not flush with the front side of the house. The siding is narrow clapboard painted a muted warm gray. The entry portico, centered on the façade, is supported by four white painted unelaborated wood columns with a pressed concrete entry platform. The front door is a narrow set of double screen doors with an Asian inspired geometric wooden design on the face. Behind the elaborate screen double door is one standard white painted door. Two white frames double-hung, multi-lite windows flank either side of the entry. One small jalousie window, with arched frame, is centered on the front facing second-floor centered gable.

The southwest side of the home, facing the shared driveway, is asymmetrical with the asymmetrical gabled flared roof intersecting with the (describe roofline/intersection here). The front gabled portion of the façade mimics the front in steep pitch and flared eaves. One set of grouped double-hung, multi-lite windows are centered under the flared gabled roof. A single

Robertson Residence

Name of Property

Honolulu, HI

County and State

door secondary entry, with one unelaborated square pillar, is recessed into the side of the home at the intersection of the front and side gabled roofline. The secondary entry is located where the living room meets the dining room.

Interior

The Robertson residence is laid out in a traditional way with the public spaces in the front and private spaces in the rear and second level. The dining room, kitchen, and living room are located on the southwest side of the home, and the bedrooms and bathrooms are located in the north corner. The kitchen and storage spaces are located in the back of the house.

The main entry door is a decorative double screen door, with joining standard single entry door, accessed from the pathway leading from Burbank Street. The main entrance leads into an open concept living room and family room, distinguished by the different ceiling motifs and wood room frames. The more formal living space is on the east corner of the home with cainic ceiling and two large sets of double-hung multi-lite windows looking out to the front and side yards. This space is the more formal living room because it is the most set apart from the kitchen and private spaced.

The family room, to the left upon entry, has white painted wooden beams on the ceiling and two double-hung multi-lite windows with views to the front yard and side driveway. The flooring is original hardwood. An arched doorway leads from the family room into the dining room.

The dining room serves as the transition space from the public entertaining spaces to the kitchen and private quarters. A secondary entry is located next to the multi-lite bay window looking out to the side yard and shared driveway. The dining room is small with hardwood floors and cainic ceiling. A small bump out on the side of the living room now serves as a small computer space with desk and has an original built in cabinet portion for additional storage. Two separate doorways, side by side, allow access into the kitchen and bedroom corridor.

The kitchen is narrow with tongue and groove walls and ceiling. One pair of small double-hung multi-lit windows is located above the sink overlooking the side yard and shared. Counters and white cabinets span the entire kitchen with countertops continuing throughout. An extended counter juts out, separating the kitchen from the additional area in the rear of the house.

The bedroom corridor is a private space accessed through a doorway on the rear north corner of the kitchen past the enclosed stairwell to the second floor. The bedrooms are located on the north corner of the property, with one shared full bathroom between the two. The secondary bedroom is in the north corner of the home and the master bedroom closer to the living and dining rooms. Each bedroom has double hung, multi-lite windows with cainic ceilings and carpeting.

The second floor is accessed by an enclosed staircase in the rear of the kitchen next to the hallway. The second floor was made a livable attic space by the Robert Ho Family who had four daughters. The walls of the attic space are recessed built in closets allowing for storage. A full bathroom is located at the top of the stairs and jalousie windows allow for natural light and

Robertson Residence
Name of Property

Honolulu, HI
County and State

ventilation throughout. The hardwood floors are original as well as the hardware, doors and paneled ceiling.

Robertson Residence
Name of Property

Honolulu, HI
County and State

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

Robertson Residence
Name of Property

Honolulu, HI
County and State

Areas of Significance

(Enter categories from instructions.)

COMMUNITY DEVELOPMENT

Period of Significance

1925-1945

Significant Dates

1935

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Unknown

Architect/Builder

Unknown

Robertson Residence
Name of Property

Honolulu, HI
County and State

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 Robertson residence meets the register Criteria A. The Robertson 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 it is associated with the Burbank Tract development and is one of the original homes built as part of the Burbank Tract. This house is significant on the local level for the period of 1925 and 1926 when the lot was purchased and the residence was constructed.

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

Criteria A

The Robertson home is significant at the local level under criteria A for community development for the period of 1925 to 1935 when the lot was purchased from Realty Associates Ltd as part of the original Burbank Tract Development.

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

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 Winifred D. Robertson who purchased the lot for \$2,900.00 in September of 1925. The home was built in 1935. The ten year delay between the initial purchase of the lot and the construction of the home was probably due to the tract itself still in the process of being developed with roads, electric, gas and water lines. Robertson later sold the property to Robert Pak Chon Ho and Rose York Lan Ho in August of 1956. The Ho family had five children and altered the home to suit the size of their family soon after moving in with a slight expansion to the rear of the home, where the kitchen is, and finishing the attic space with a bathroom and multiple closets and storage space for the daughters to use as closet space.

The Ho Family lived in the house for many years. Robert Ho was chief of the general practices department at St. Francis Hospital, and was a practicing physician in Honolulu from 1953 until 1967. Robert Ho went to Roosevelt High School (1942) and completed his pre-medical degree at the University of Hawaii and graduated magna cum laude from Temple University School of Medicine. In addition to his impressive schooling and career in Honolulu, Dr. Ho was a member

Robertson Residence
Name of Property

Honolulu, HI
County and State

of the Board of Governors, Honolulu Medical Society; American Academy of General Practice; Chief of general practice at Children's Hospital; Chief of staff at St. Francis Hospital; and president of the Ho Society. In an article in the Honolulu Star Bulletin, in January of 1963, Robert Ho is credited with sponsoring his cousin Yi Wan Kwock who was the 4,000th refugee from China to enter the United States under President Kennedy's Emergency Program. After Robert Ho died suddenly of a heart attack, in 1967, his wife and family continued to live in the home, which was eventually trusted to his children in 1987.

Valerie Ho sold the home to the current owners, Sinclair and Debbie Brown in 2011. Sinclair and Debbie Brown were both born and raised in Hawaii and live in the home with their twin boys.

Robertson Residence
Name of Property

Honolulu, HI
County and State

9. Major Bibliographical References

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

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 _ 0.1295

—

Robertson Residence
Name of Property

Honolulu, HI
County and State

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: 21.3309 | Longitude: -157.84743 |
| 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 TMK 180060740000

Robertson Residence
Name of Property

Honolulu, HI
County and State

Boundary Justification (Explain why the boundaries were selected.)

This parcel of land has been associated with this residence since construction

11. Form Prepared By

name/title: Lorraine Minatoishi, Ph.D., AIA and Natalie Besl
organization: Minatoishi Architects, Inc
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.)

Robertson Residence
Name of Property

Honolulu, HI
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:

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.