

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: Dr. Claude and Helena Buffet Residence

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 1828 McKinley Street

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide **X** local

Applicable National Register Criteria:

___ A ___ B **X** 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>
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<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>

Dr. Claude and Helena Buffet Residence _____ Honolulu
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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>1</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th/Early 20th Century American Movements

Craftsman Bungalow

Materials: (enter categories from instructions.)

Principal exterior materials of the property: horizontal lap walls, composition shingle roof, lava rock 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 Claude and Helena Buffet Residence is situated on the *west* side of McKinley Street at the corner of Kakela Street in Manoa valley in a quiet residential neighborhood. It sits on a level 7,822 square foot lot with the lawn extending from the house to a wood slat fence which separates the property from the street. The single story, bungalow style house has a front facing gabled roof, with a projecting, front facing gable roofed, lanai dominating the right side of the house. The roofs are composition shingled, and have overhanging, open eaves with exposed rafter tails, as also does intersecting north and south side gables. The 32' x 53', roughly rectangular shaped, two bedroom house sits on a raised lava rock post and pier foundation with a diamond pattern lattice apron and its walls have horizontal lap siding. A non-contributing, detached, garage stands behind the house and is accessed from Kakela Street. The 1,660 square foot house faces east, is in excellent condition and retains its historic integrity of design, materials, craftsmanship, location, setting, feelings and associations.

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Narrative Description

The Dr. Buffet residence faces east and is separated from the street by a white, vertical, wood slat fence. The fence demarcates the property line and is 18' from the street, with a lawn on both sides of it. A mock orange (*Murraya paniculata*) hedge is immediately behind the fence. The fence is 39" high and has cmu posts. A brick paved walkway runs from the street to the bungalow's projecting lanai, passing through a gate with a thumb latch. A set of eight concrete steps, which are now slate covered, ascend to the lanai's front door, which is not original. The steps have historic, three tier, lava rock shoulders, as well as a more recent metal handrail on each side. The lava rock shoulders are each 19" wide and have concrete caps.

The projecting lanai is enclosed and has square corner columns with "Doric" capitals. It has a 3' high paneled railing, which is surmounted by fixed and sliding windows. The fixed windows are not all original, but replaced similar historic windows. To the left (south) of the door is a sixteen pane fixed window, while to the right (north) of the door are four twelve pane fixed windows. The two sides of the lanai also have twelve pane windows, with a single fixed window on the south side and a set of three sliding windows on the north. A red canvas awning runs across the front of the lanai and shelters the windows from the elements. A similar awning is also above the pair of front facing dining room windows. The lanai has a 9' - 4" high, paneled ceiling and a tile floor, which is not original. In the west wall of the lanai a historic pair of fifteen pane, pocket doors open on the living room. The historic doors retain their original hardware.

The doors open on the living room, which has an oak floor with 9" high baseboards. The 9' - 4" high, paneled ceiling features a crown molding and two original, ornate, cast metal, Cephas B. Rogers four socket, flush mount, ceiling lights, which were manufactured in Danberry, Connecticut. The 15' wide living room projects 3' beyond the house's north wall line. This projection on the exterior is accentuated by an intersecting gable roof with a round arched wood slat ventilator in its gable end. A similar vent is also in the bungalow's front facing gable.

A set of three 6 x 1 double hung sash windows is in the living room's north wall and a pair of fifteen pane pocket doors in the south wall opens on the dining room. In the west wall, a flat arched doorway with no door, with non-historic jigsaw brackets in its upper corners, leads into a front-to-rear running hallway, while a second flat arched opening, defined by non-historic five pane sidelights, opens onto a sitting room.

The sitting room has an oak floor and paneled ceiling with crown molding. A pair of 6 x 1 double hung sash windows is in its north wall. Its west wall is dominated by a bookcase which frames a closet with a pair of non-historic louvered doors. A doorway without a door in its south wall opens on the hall.

The dining room also has oak floors and a paneled ceiling with crown molding. Its wall papered walls feature a 5' high, paneled wainscot capped by a shallow cornice. It has a pair of 6 x 1 double hung sash windows in both its east and south walls. A doorway without a door in its west wall opens on the kitchen. The kitchen has been remodeled, but retains its scored tongue and groove walls and ceiling. Its floor is new laminate. An original bank of five 6 x 1 double hung

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sash windows is in its south wall, above the stainless steel sink and counter. In the west wall, a single pane glass door with a wood frame and a non-historic knob goes out to the back yard via an ADA accessible ramp, while a doorway without a door in the north wall allows access to the kitchen from the hall.

The hall services not only the kitchen and sitting room, but also provides access to the two bedrooms and bath room. The hallway has an oak floor, as do the two bedrooms, and has two closets, one in its south wall and another in its north wall. At the end of the hall, original, single panel doors, with modern knobs access the bedrooms and bath. The bathroom door is in the west wall and opens on a remodeled room which still retains its 6 x 1 double hung sash window. The door on the south side of the hall opens on the master bedroom, which has a set of three 6 x 1 double hung sash windows in its south wall. It has its original paneled ceiling. A new set of louvered double doors in its west wall enters a bathroom, which was added to the rear of the house in the 21st century.

The second bedroom is entered through a door in the north wall. This room also retains its paneled ceiling and features a pair of 6 x 1 double hung sash windows in its north wall, and a single similar sash window in its west wall. The latter, on the exterior has a shed roofed hood.

Under the front of the house is an improved basement, which serves as a workshop. It has lava rock walls with diamond pattern lattice covering all openings. A lattice door is at its southeast corner. One step descends to the workshop's scored concrete floor. The house's floor joists serve as the ceiling. Three large steel I-beams reinforce the floor structure.

To the rear of the house is a garage and servant's quarters, which has been remodeled on the interior and a deck added to its rear. Although in its original location, it no longer contributes to the historic character of the property. The two car garage fronts on Kakela Street with a short concrete driveway connecting to the street. A lava rock wall runs along the east side of the driveway and encloses this corner of the backyard. A panax (*Polyscias guilfoylei*) hedge separates the north side of the property from Kakela Street.

The garage has a composition shingled hip roof, vertical tongue and groove walls, and a lava rock, poured concrete foundation. The garage has a new roll up door, and a historic five panel door in the east wall of the garage opens on three wood steps which descend to the back yard. A servants quarters is attached to the rear of the garage and is accessed by three wood steps that lead up to a new deck. The former servant's quarters has been remodeled into a studio and has new vinyl 1 x 1 double hung sash windows.

The Dr. Buffet residence retains its historic integrity. The overall character of its bungalow design is very evident, and it retains its original double hung sash windows, floors, doors, many interior doors and interior floor plan. Major modifications have occurred in the kitchen and bathrooms, which are secondary spaces. The application of slate to the front steps, a tile floor on the enclosed lanai, and the sidelights at the entry to the sitting room are dwarfed by the otherwise intact character of the house.

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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

Areas of Significance

(Enter categories from instructions.)

Architecture

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Period of Significance

1929

Significant Dates

1929

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

unknown

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

The Dr. Claude and Helena Buffet Residence is significant on the local level under criterion C, as a good example of a bungalow style house built in Honolulu during the 1920s. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1929 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions"

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

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 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, unenclosed eaves, often with figure four brackets, battered columns, partially paned entry doors, wide dormers with more than one window, and the use of natural materials. On the interior there is an emphasis on openness, built-in furniture and finely crafted, unpainted woodwork.

Few pure craftsman style residences were constructed in Hawaii, and even fewer remain standing, with the Krauss and Burningham residences being two of the best examples. Both of these adhere to the bungalow aspect of the tradition. 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-gablet roofs, while those from the 1920s primarily feature gable roofs. Despite the popularity of the style and the fact that a fair number of these residences still stand in Honolulu, only a relatively few have been placed in the Hawaii or national registers of historic places.

Seven examples of bungalows constructed on Oahu during the 1920s are presently listed in the Hawaii Register: the Newcomb, Noble, Peterson, Horn, Grimshaw, and Hoogs residences in Manoa, and the Clark and Stephens residences in Nuuanu. These all have gabled roofs.

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The Buffet residence is a good example of a bungalow from the 1920s built in Honolulu. Its prominent, projecting, gable roofed enclosed lanai, square columns, and the use of local lava rock are all typical of the style, and readily convey the style to the passerby. Similarly its roof's open, overhanging eaves with exposed rafter tails is a common bungalow feature in Hawaii, providing the house with a lower profile. In addition, on the interior, the flowing living-dining room spaces with their fifteen pane pocket doors and oak floors further convey a craftsman sensibility, as do the 6 x 1 double hung sash windows, which also enhance ventilation in the house. The Cephass B. Rogers four socket, flush mount, ceiling lights, are also of note. Cephass Brainerd Rogers (1836-1919) was the eldest of four brothers who gained national recognition for their manufacture of silver plated goods and flatware. Their business started in Meridian, Connecticut in 1866 as C. Rogers & Brothers. Over the years the company underwent several name changes and in 1903 was bought out by International Silver Company. Rogers went on to establish Cephass B. Rogers in Danbury, Connecticut which produced light fixtures in a craftsman style. These rather ornate light fixtures are the first the author has encountered in his many years of looking at historic houses in Hawaii.

The subject residence was constructed in 1929

Dr. Claude Buffet was born in Grand Bank, Newfoundland, Canada in 1874. He graduated from McGill University. He practiced medicine in Kohala on the island of Hawaii at least 1902 for a number of years. In 1911 he and his wife left the island of Hawaii and went to New York where Dr. Buffet did post-graduate study in medicine. Upon his return to Hawaii in 1912 he remained on Oahu and became the government physician stationed at Kahuku. His first wife, Maria Orr Buffet died in 1914 and in 1919 he married Helena Schmidt, who was a teacher at the Waiahole School. They lived in Kahuku until 1929 when Dr. Buffet retired and relocated to Honolulu.

WILL ADD MORE IN APRIL WHEN HAVE ACCESS TO LIBRARY'S HAWAIIAN ROOM AND THE BUREAU OF CONVEYANCES

Dr. Claude and Helena Buffet Residence Honolulu
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9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1900-1933.

City and County Tax Office records.

State Bureau of Conveyances, document 19271

Hibbard, Don *Buildings of Hawaii*, Charlotte, Virginia: University of Virginia Press, 2011.

"Brevities," *Hawaii Herald*, May 11, 1911, page 5

"Services Today for Dr. Buffet," *Honolulu Advertiser*, November 4, 1958, page 19

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Dr. Claude and Helena Buffet Residence _____ Honolulu
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Latitude/Longitude Coordinates

Datum if other than WGS84: BING Maps

(enter coordinates to 6 decimal places)

Latitude: 21.301999 Longitude: - 157.825328

1.

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

The property being nominated includes all the property owned by Mark Bogart Trust in 2022 as described by Tax Map Key 2-8-021-030.

Boundary Justification (Explain why the boundaries were selected.)

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

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11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail _____
telephone: (808)-542-6230
date: January 29, 2022

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.
- **Parcel map**
- **Additional items:** sketch of floor plan
- **Owner:**

Mark Bogart
3631 Woodlawn Terrace
Honolulu, Hawaii 96822

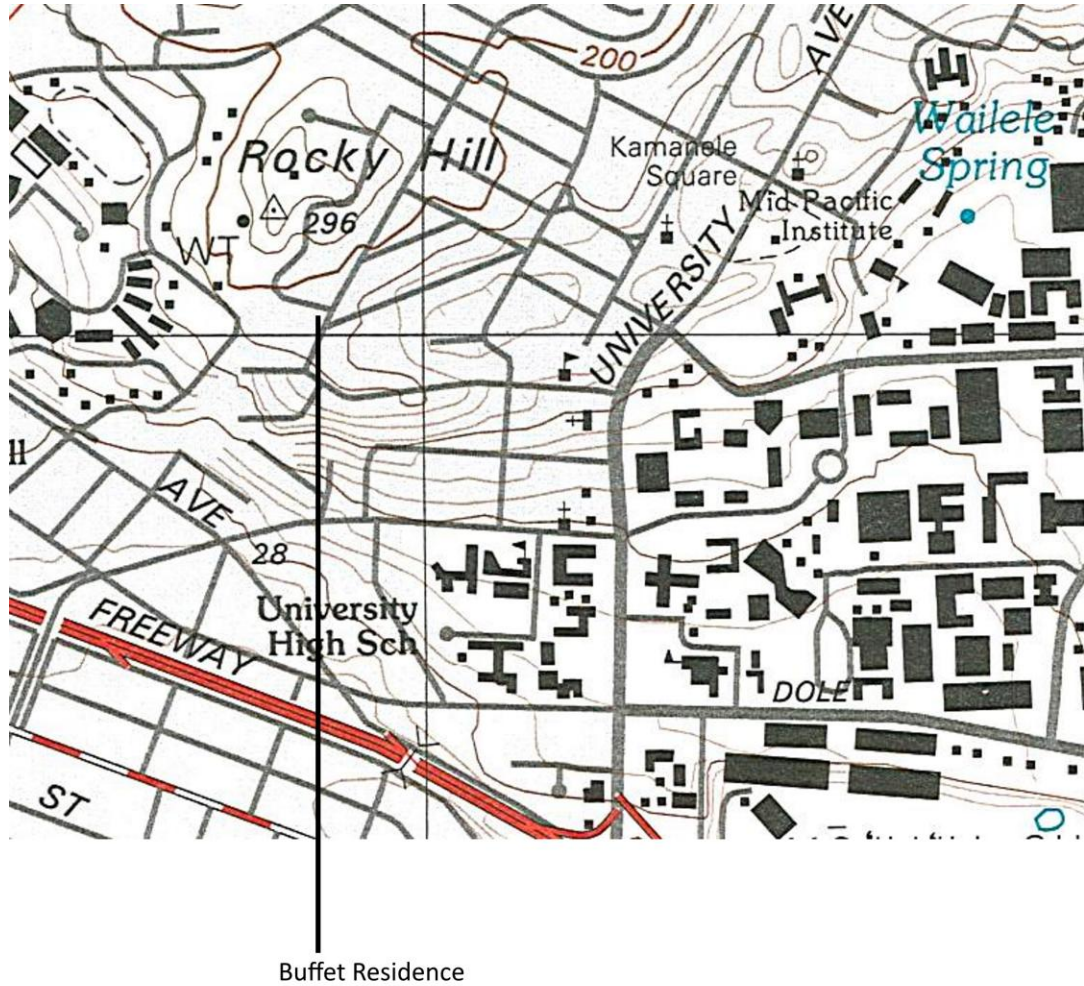
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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USGS Map



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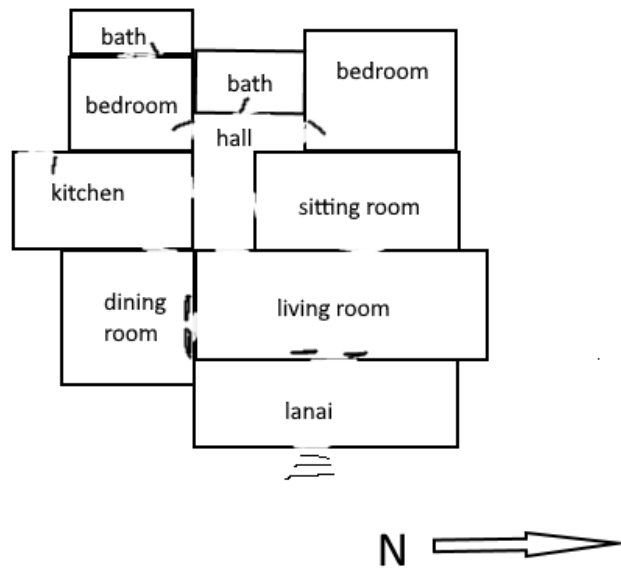
Tax Map



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Floor Plan



Buffet Residence

not to scale

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Photo Log

Name of Property: Dr, Claude and Helena Buffet Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 3, 2021

View of the front of the house from the east

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Dr. Claude and Helena Buffet Residence Honolulu
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Name of Property: Dr, Claude and Helena Buffet Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 3, 2021

View of the lanai from the southeast

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County: Honolulu

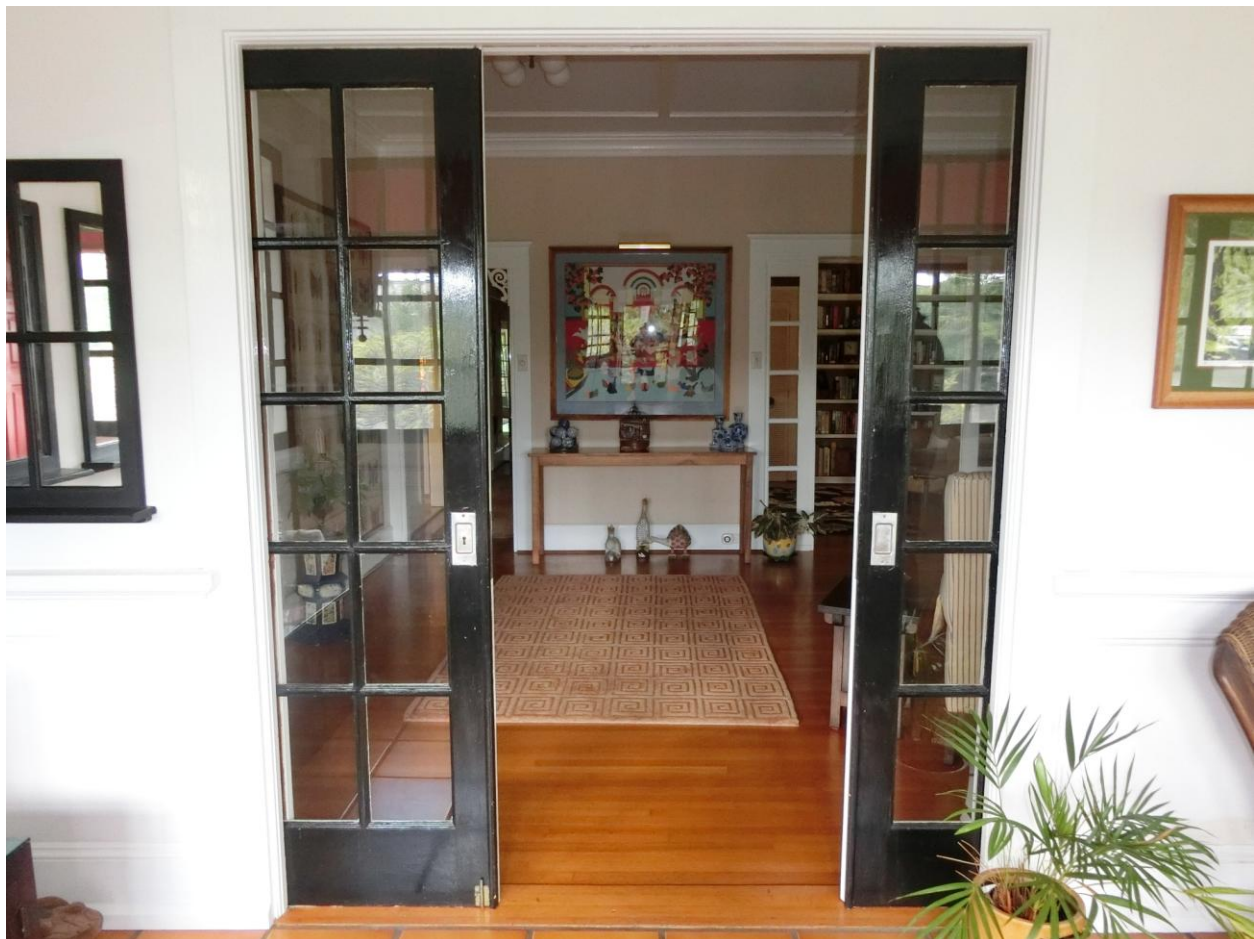
State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 3, 2021

View of the front pocket doors from the east from the lanai, looking into living room

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Dr. Claude and Helena Buffet Residence Honolulu
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City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 3, 2021

View of the living room from the northwest, lanai and dining room pocket doors in background

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Dr. Claude and Helena Buffet Residence Honolulu
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Name of Property: Dr, Claude and Helena Buffet Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 3, 2021

View of the living room from the southeast

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Name of Property: Dr, Claude and Helena Buffet Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 3, 2021

View of the dining room from the southeast

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Name of Property: Dr, Claude and Helena Buffet Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 3, 2021

View of the kitchen from the north

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Name of Property: Dr, Claude and Helena Buffet Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 3, 2021

View of the sitting room from the south

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Name of Property: Dr, Claude and Helena Buffet Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 3, 2021

View of the living room's Cephas B. Rogers ceiling light from the east

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