



# United States Department of the Interior

## NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

February 28, 2011

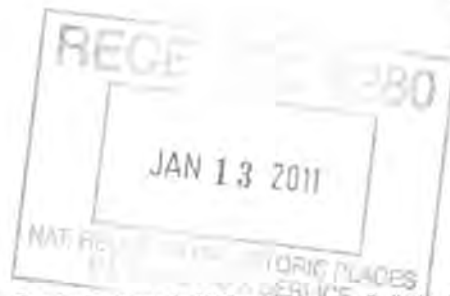
### Notice to file:

This property has been automatically entered in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45<sup>th</sup> day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

Edson Beall  
Historian  
National Register of Historic Places  
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United States Department of the Interior  
National Park Service

057



## 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. Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

### 1. Name of Property

Historic name Walter Irving and Jean Henderson Residence House

Other names/site number \_\_\_\_\_

### 2. Location

street & number 82 Halaulani Place ☐ not for publication

city of town Hilo ☐ vicinity

State Hawaii code HI county Hawaii code 001 zip code 96720

### 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

Puaalehu D. A.  
Signature of certifying official

12/29/10  
Date

Administrator  
Title

STATE HISTORIC PRESERVATION DIVISION  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency and bureau

### 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:)

Edson H. Beall  
Signature of the Keeper

Date of Action

2.28.11

Walter Henderson Residence  
Name of Property

County of Hawaii, Hawaii  
County and State

## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply)

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	public – Local
<input type="checkbox"/>	public – State
<input type="checkbox"/>	public – Federal
<input type="checkbox"/>	Private

**Category of Property**  
(Check only one box)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	building(s)
<input type="checkbox"/>	object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing
1	buildings
	sites
	structures
	Objects
	buildings
1	<b>Total</b>

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

Halaulani Place

**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

## 7. Description

**Architectural Classification**  
(Enter categories from instructions)

Late 19<sup>th</sup>, Early 20<sup>th</sup> Century Movements

Bungalow

**Materials**  
(Enter categories from instructions)

foundation: post and lava rock pier

walls: wood: 5" vertical tongue and groove

roof: corrugated metal

other:

## Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### Summary Paragraph

The Henderson residence sits on a steep, heavily vegetated, 40,739 square foot lot on Halaulani Place and overlooks Pukihāe stream which forms the southern boundary of the property. The single story, 2,146 square foot bungalow is distinguished by its front facing gable roofed, lava rock porch and double hung sash windows with diamond panes in the upper sash. A corrugated metal roof featuring intersecting gables and overhanging, closed eaves, shelters the building's 5" vertical tongue and groove walls, which at one point were sand painted.

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### Narrative Description

The front of the house sits on grade with the road. A short, winding, stone paved walk, defined by a lava rock wall along a portion of its eastern boundary and framed by a pair of lava rock pillars at the property's entrance, leads from the street to the front porch. The porch sits on a low lava rock foundation with two concrete steps leading to the porch. The 9'-4" wide porch has a scored concrete floor and beaded tongue and groove ceiling. Four lava rock piers define the entry and the corners. Battered columns sit on the corner piers and support the front facing gable roof that shelters the porch. The gable end has a pair of rectangular, louvered ventilators and figure four brackets. A wood balustrade runs across the front of the porch and has balusters sawn in a decorative pattern with the profile facing out. On the east side the porch is protected from the elements by two pair of casement windows with a six over one pane pattern.

A pair of single panel pocket doors serve as the front entry. The doors open on the living room. The living room runs the length of the façade and flows into the dining room. Both rooms have coffered ceilings and canec walls with 4'-8" high board and batten wainscot. The ceilings throughout the house are 10' high and the floors are of fir. The living room has an L-shape with a niche with a diamond paned, canted bay window extends outward for the width of the porch in the front. The west wall of the room includes a dutch door with a diamond paned window in its upper door, as well as a fireplace. The original lava rock fireplace suffered earthquake damage and as a solution it was enclosed with a more modern, rectilinear fireplace. The east wall of the living room is dominated by a large modern window. The dining room has a built-in sideboard or buffet in its rear wall, and has a pair of modern double doors in its east wall which access a deck of recent origin. The kitchen is behind the dining room and is accessed by a swinging door with an art deco push plate. The kitchen has been remodeled.

To the west of the living-dining-kitchen are two bedrooms and a bath served by a hallway that traverses the depth of the house. The hall has a wainscot similar to the common spaces, and had two closets, although one has been converted to house a stacked washer-dryer. The bedrooms have canec ceilings and walls, and the bath, which retains its original tub, retains its beaded tongue and groove ceiling. The rear bedroom is accented by a canted bay window in its south wall. All doors are five panel and retain their 1930s small glass knobs.

To the east and below the house, in a separately terraced area is a swimming pool, which dates from circa 1940.

The house retains much of its original fabric. The deck on the side and rear of the house has been repeatedly remodeled over the years, as have the openings leading out to it. The kitchen and bath has been remodeled and a carport added on the west side. Despite these alterations the house retains its integrity, as the major interior changes have not significantly altered the character and texture of the primary public spaces. Also the deck and carport are not on primary elevations. The former is transparent when viewing the house from the street, and the latter does not obstruct any major viewplanes of the building.

Walter Henderson Residence  
Name of Property

County of Hawaii, Hawaii  
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)

Property is:

- ☐ 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

Community planning and development

### Period of Significance

1925-1959

### Significant Dates

1925

### Significant Person

(Complete only if Criterion B is marked above)

### Cultural Affiliation

### Architect/Builder



**Period of Significance (justification)**

The period of significance commences with the construction of the house and concludes in 1959 in accordance with national register guidelines.

**Criteria Considerations (explanation, if necessary)**

NA

**Statement of Significance Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

The Henderson residence is significant at the local level for its associations with the development of Halaulani Place as well as the development of Hilo as described in the Multiple Property nomination Halaulani Place, 1917-1960. In addition, it is architecturally significant as a good example of a bungalow constructed in Hawaii in the 1920s.

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

The Henderson bungalow was constructed in 1925, and is architecturally significant as a good example of a bungalow constructed in Hawaii during the 1920s. The large house is typical of bungalows built in Hawaii in the period with its multi-gabled roof and use of lava lava rock in its porch elements, as well as its foundation and chimney. The interior, with its coffered ceilings, use of beaded tongue and groove, built-in sideboard and bookcase, and floor plan are all typical of its period.

**Developmental history/additional historic context information** (if appropriate)

This lot was one of the four which Waterhouse Trust Company sold after the Security Trust Company went into receivership. In 1922 Chirin Ueso purchased this lot and its neighbor to the mountain side, and in turn sold the two lots to the Hawaii Mill Company in June 1924. The mill company reputedly built the house and sold it to the Hendersons, most likely via an unrecorded contract, as the Henderson family occupied this house in 1925, and in 1930 acquired title to it from the Hawaii Mill Company. The Hendersons resided here until 1956, when the house was sold to Mr. and Mrs. William Walter.

Walter Irving Henderson was born in Ecclefechan, Scotland in 1892. He came to Hilo in 1923 and in that year entered into business with Ross Marshall. Marshall & Henderson emerged as a well known accounting and auditing firm in Hilo, and later became known as Henderson, Henderson & Dobbins, after Mr. Henderson's son, Richard, and son-in-law, Ralph Dobbins, became partners in the company.

In 1956 William B. and Beryl Kalaninohea Blackshear Walter purchased the home from the Hendersons. Mr. Walter was an engineer with C. Brewer and Company. Mrs. Walter served on the Board of W. H. Shipman. Mrs. Walter's Great Grandparents were the missionaries Reverend and Mrs. Shipman, who were assigned to the Kau Station in July 1855. The Walters lived in the home until 1991. Their son, William Walter, grew up on Halaulani Place and is President of W. H. Shipman.

Walter Henderson Residence  
Name of Property

County of Hawaii, Hawaii  
County and State

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

### 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 # \_\_\_\_\_

### Primary location of additional data:

☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other  
Name of repository: \_\_\_\_\_

"Retired Businessman W.I. Henderson Dies," *Hilo Tribune Herald*, December 21, 1961, page 1

Hawaii State Bureau of Conveyances, book 1075, page 279; book 3148, page 465; and book 722, page 488.

Polk's City Directories for Hawaii, 1923-1962

Interviews with Richard Henderson by Jane Stevenson, March and April, 2009.

Historic Resources Survey Number (if assigned):

## 10. Geographical Data

**Acreage of Property** Less than one acre  
(Do not include previously listed resource acreage)

### UTM References

(Place additional UTM references on a continuation sheet)

1	05.	280884.	2183279	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (describe the boundaries of the property)

This nomination includes the lands owned by John and Jane Stevenson in 2009 as described by Tax Map Key 2-6-006: 004.

**Boundary Justification** (explain why the boundaries were selected)

This is the lands historically associated with this historic property.

Walter Henderson Residence  
Name of Property

County of Hawaii, Hawaii  
County and State

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**11. Form Prepared By**

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name/title Don Hibbard  
organization Mason Architects, Inc. date February 22, 2009  
street & number 119 Merchant Street, Suite 501 telephone (808) 536-0556  
city or town Honolulu state Hawaii zip code 96813  
e-mail \_\_\_\_\_

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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A full-scale 7.5 minute USGS map with property location indicated is included.
- **Photograph(s):** A b/w photo meeting National Register photo submission requirements is included, along with a cd-rom containing a TIFF file of the photo.
- **Photographic Key:** A photo key with direction of view of residence indicated is attached.
- **Additional items:** A PDF copy of this entire National Register of Historic Places Registration Form is also included, located on the cd-rom containing the Photo TIFF file.



Walter Henderson Residence

Name of Property

County of Hawaii, Hawaii

County and State

Photo Key: Walter Henderson Residence



Walter Henderson Residence

Name of Property

County of Hawaii, Hawaii

County and State

**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 18 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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section \_\_\_\_\_ Page \_\_\_\_\_

=====

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 11000057

Date Listed: 2/28/2011

Henderson, Walter Irving & Jean, House  
Property Name

Hawaii HI  
County State

Halaulani Place, 1917-1960 MPS  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

2/28/11

Date of Action

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Amended Items in Nomination:

Certification:

The documentation was submitted by the nominating authority as a "nomination" that "meets" the National Register Criteria.

[The certification blocks on the nomination form were inadvertently left blank and have now been corrected.]

These clarifications were confirmed with the Hawaii SHPO office.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Henderson, Walter Irving and Jean, House  
NAME:

MULTIPLE Halaulani Place, 1917-1960 MPS  
NAME:

STATE & COUNTY: HAWAII, Hawaii

DATE RECEIVED: 1/13/11 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 2/28/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000057

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2-28-11 DATE

ABSTRACT/SUMMARY COMMENTS:

The property is locally significant under National Register Criteria A and C in the areas of Community Planning & Development and Architecture. The handsome early, twentieth-century design was a significant component of the successful Halaulani Place sub-development and reflects the growing prosperity of twentieth-century Hilo.

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.







NAME OF PROPERTY: Walter Henderson Residence

CITY OR VICINITY: Hilo

COUNTY: Hawaii

STATE: HI

NAME OF PHOTOGRAPHER: Don Hibbard

DATE OF PHOTOGRAPH: February 17, 2009

LOCATION OF ORIGINAL DIGITAL FILE: 119 Merchant  
ST., #501, Honolulu, HI 96813

DESCRIPTION OF VIEW: North facade and  
west elevation, camera facing southeast.

NUMBER OF PHOTOGRAPHS: Photo # 1 of 1



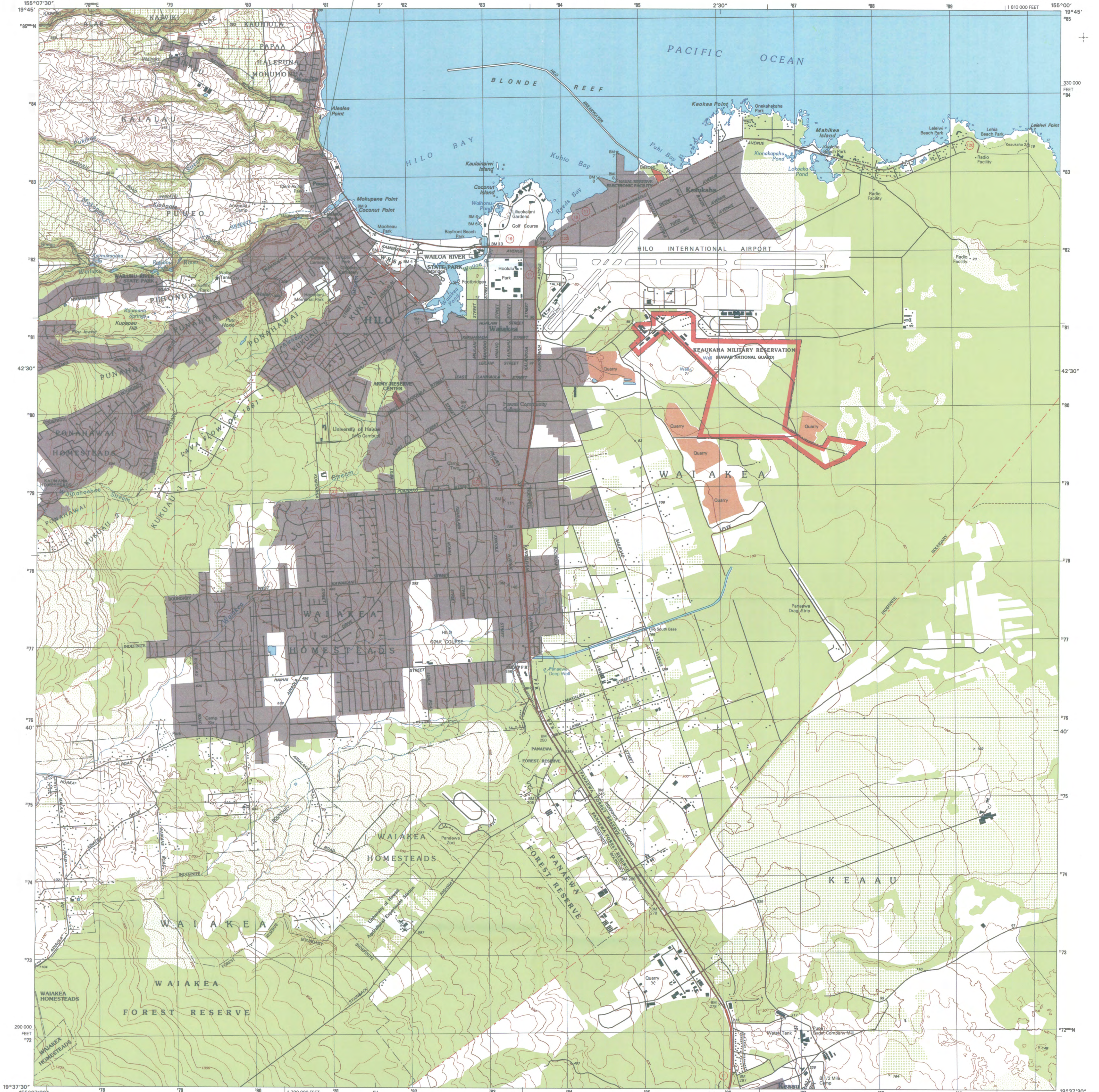


U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

Walter Henderson Residence  
82 Halawani Place; HILO, Hawaii County, HI  
UTM Reference: 05, 280884, 2183279

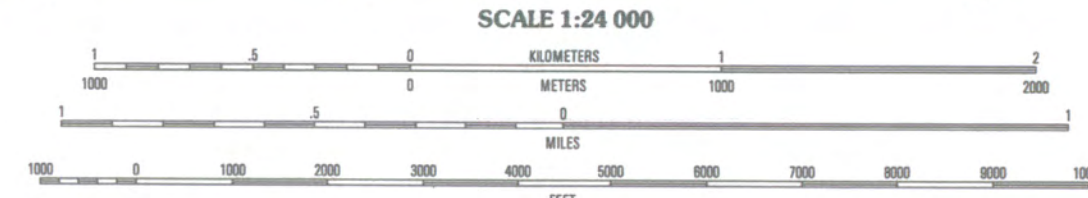
U.S. DEPARTMENT OF DEFENSE  
NATIONAL IMAGERY AND MAPPING AGENCY

HILO QUADRANGLE  
HAWAII-HAWAII CO.  
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey  
in cooperation with National Imagery and Mapping Agency  
Topography compiled 1961. Planimetry derived from imagery  
taken 1959. Survey control current as of 1966.  
North American Datum of 1983 (NAD 83). Projection and  
1000-meter grid: Universal Transverse Mercator, zone 5  
10 000-foot ticks: Hawaii Coordinate System of 1983  
(zone 1)  
Old Hawaiian Datum is shown by dashed corner ticks  
The values of the shift between NAD 83 and Old Hawaiian Datum  
for 7.5-minute intersections are obtainable from National Geodetic  
Survey NADCON software  
There may be private inholdings within the boundaries of the  
National or State reservations shown on this map

UTM GRID AND 1998 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 20 FEET  
SUPPLEMENTARY CONTOUR INTERVAL 10 FEET  
DATUM IS MEAN SEA LEVEL  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2 FEET

FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION  
Primary highway  
hard surface .....  
Secondary highway  
hard surface .....  
Light-duty road, hard or  
improved surface .....  
Unimproved road .....  
Interstate Route  
U.S. Route  
State Route

QUADRANGLE LOCATION

1	2	3	1 Akaka Falls
			2 Papihou
			3 Pihouma
4	5	6	4 Pihouma
			5 Kanae Ranch
			6 Pua Mahala
			7 Mountain View
6	7	8	8 Pahoehoe North

ADJOINING 7.5' QUADRANGLE NAMES

HILO, HI  
1995

NIMA 5917 II NE-SERIES W833

