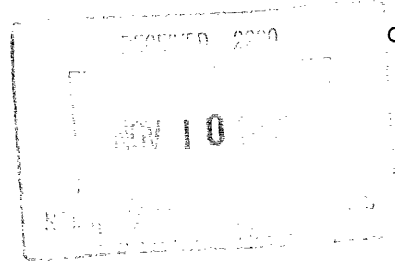


USDI/NPS NRHP Registration Form  
(T. Guard House)  
(Hilo, Hawaii)

NPS Form 10-900  
(Rev. 10-90)

OMB No. 1024-0018

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name : Thomas Guard House  
other names/site number Wylie House / Leonard House / TMK 3-2-3-15-20

#### 2. Location

street & number 240 Kaiulani Street not for publication   
city or town Hilo vicinity   
state Hawaii code 001 county Hawaii code  zip code 96720

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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  nationally  statewide  locally. (  See continuation sheet for additional comments.)

[Signature] November 6, 2003  
Signature of certifying official Date  
\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I,  hereby certify that this property is:  
 entered in the National Register  
\_\_\_\_ See continuation sheet.  
 determined eligible for the  
National Register  
\_\_\_\_ See continuation sheet.  
 determined not eligible for the  
National Register  
 removed from the National  
Register  
\_\_\_\_ other (explain): \_\_\_\_\_

[Signature] 12/23/03  
Signature of Keeper Date of Action  
Edson H. Beall  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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

**Name of related multiple property listing**

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

**Number of Resources within Property**

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

Cat:   DOMESTIC  

Sub:   Single Dwelling  

**Current Functions** (Enter categories from instructions)

Cat:   DOMESTIC  

Sub:   Single Dwelling  

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY AMERICAN  
MOVEMENTS – Neo-Classical Revival

**Materials**

(Enter categories from instructions)

**foundation:** lava rock outside walls; interior posts on cement footings  
**roof :** : presently contemporary composition shingles  
**walls:** Double wood stud walls with sheathing; exterior: bevel wood siding  
**other:** Flooring on main floor is ohia hardwood; fir hardwood flooring on second floor; marble floors in 2<sup>nd</sup> floor baths

**Narrative Description** (see continuation sheets)

**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 a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(See continuation sheets.)

**9. Major Bibliographical References**

**Bibliography** (See 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  
# \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1915-1935  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

House was designed in 1915 and construction was completed in 1916 of the main structure.  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Ripley & Davis, Architects, Honolulu  
Thomas Guard, Owner/Builder

**Primary Location of Additional Data**

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

**10. Geographical Data**

**Acreage of Property** 67,977 sq. ft. (**Less than 10 acres**)

**UTM References**

(Place additional UTM references on a continuation sheet)

Zone Easting	Northing	Zone Easting	Northing
<u>105</u>	<u>279830</u>	<u>21826003</u>	_____
<u>2</u>	_____	<u>4</u>	_____

\_\_\_\_\_ See continuation sheet.

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Barbara J.B. Leonard / Owner

organization \_\_\_\_\_ date January 6, 2003

street & number 240 Kaiulani Street telephone \_\_\_\_\_

city or town Hilo state Hawaii zip code 96720

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name George M. and Barbara J.B. Leonard

street & number 240 Kaiulani Street telephone 808-969-3407

city or town Hilo state HI zip code 96720

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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, P.O. 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  7  Page  2  T. Guard House \_\_\_\_\_  
name of property \_\_\_\_\_  
\_\_\_\_\_ Hawaii, Hawaii \_\_\_\_\_  
county and State

7. Narrative Description

The Guard House is an imposing two-story wood frame mansion built in 1915-1916, set on a high knoll above the Wailuku River gulch. The lot is a long narrow area wedged between the winding street and steep gulch, which falls precipitously away close behind the house. It is informally landscaped with rolling lawns, scattered shrubs, gardens and large trees, all beautifully maintained. The approach is by a winding driveway leading up across the lawns and leading to a circle under an imposing porte-cochere. The driveway also leads to the garage area to the left and back of the house. The site is located on a parcel of land situate, lying and being within the Ahupuaa of Piihonua, in Hilo, Hawaii, comprising portions of the land known as "Reed's Island" or "Koloiki", conveyed by Kamehameha IV to Wm. H. Reed, by Deed dated February 18<sup>th</sup>, 1861, and recorded in the Office of the Registrar of Conveyances at Honolulu, in Liber 13, Page 431. In this setting the main house, painted white, stands out attractively and is in complete harmony with the landscaped terrain.

The house is Neoclassical Revival style. A broad, partially glassed-in verandah encloses the long front and entrance end. A striking feature of the verandah is the long colonnade of Greek Doric style columns and entablature skillfully executed in wood and painted white. The exterior woodwork has paneled doors, double hung small pane sashes and molded trim. The front door has sidelights. The roof is gabled with dormer attic windows.

The interior plan is a spacious central entrance hall with a decorated open stairway with wood turned balustrade and a small enclosed service stairway in the West end of the house. On either side of the grand open wood stairway are the large living room and dining room, and service areas beyond. The butler's pantry has built-in cabinets with sliding glass doors and drawers below, along with the original copper sink. Behind the stairway on the first floor is a half bath on the living room side, and a full bath adjacent to the enclosed back porch lanai. The back porch lanai was enclosed in 1935 with windows to keep out the Hilo rains, and is located behind the French doors in the dining room.

The second floor houses four spacious bedrooms, each with paneled doors and screen doors, with transom windows above the double doors. The two original bathrooms have marble tile floors and the original cast iron bathtubs and pedestal sinks. The attic is sturdy, with the rafters braced and tied to the floor joists on each side of the ridge. All framing is done with full dimensional lumber. The wall construction is double wood stud walls with sheathing. Below is a full basement approximately six feet below the grade. This area is carved out of the natural rock which underlies the site, and the exterior walls are built up with the natural stone and cement mortar. Servant's quarters in the West wing of the basement with full bath. The first floor framing is fir wood posts, beams and joists with ohia hardwood floors in the living room and dining room, and fir wood floors elsewhere. Later attached garage added to Northwest corner at lower level, and two additional bathrooms added on the second floor in closet areas.

This house is architecturally significant as a completely integrated example of the large turn of the century urban dwelling, finely constructed, beautifully maintained and skillfully adapted to a rugged hillside site.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section   8   Page   1  

T. Guard House \_\_\_\_\_  
name of property  
Hawaii, Hawaii \_\_\_\_\_  
county and State  
n/a \_\_\_\_\_  
name of multiple property listing

**Statement of Significance**

This site is significant based on a combination of architectural interest and historical association. The house is unique in Hilo, Hawaii, for its Neoclassical Revival style and open breezeways that were more typical of plantation houses in the Southern Part of the United States at the time. The style reflects the influence of the Columbia World Exposition where concepts of the "City Beautiful" created many Neoclassical towns throughout the United States. The use of the vast lanai, wide overhangs and large windows show a consciousness of Hawai'i's tropical climate. It is one of the most intact examples of a house and site built during this era in Hawaii.

The building has further significance in that the architects, Ripley & Davis, were notable architects from Honolulu, Hawaii during the 1910-1930's. Clinton Briggs Ripley was born in 1849 and Louis Edward Davis was born in 1884. Both had begun their architectural careers in other towns before coming to Honolulu to set up practice. Ripley worked in Chattanooga, Tennessee, Los Angeles, California, Manila, Phillipines, and Oakland, California before starting his firm in 1910. Although he had no formal training in architecture, Ripley's designs have been widely recognized in Honolulu architecture. Ripley formed partnerships with various well known architects, including C.W. Dickey (his partnership with Dickey provided such landmarks as the Stangenwald Building, Progress Block Building), Makiki Fire Station and numerous homes of the wealthy) and Arthur Reynolds, one of the first partnerships in Honolulu. It was a prolific partnership producing such notable buildings as Pauahi Hall at Punahou--National Register, Hawaii Hall at the University--State Register, the Kamehameha School for Girls and other prestigious commissions. Reynolds went out on his own in 1913, and Ripley made a new partnership with Louis E. Davis (designer of McKinley High School, Old Tax Office and many other significant buildings throughout the state).

The owner/builder, Thomas Guard, was an executive with the Theo. H. Davies Co. Ltd., (Sugar Factors, Merchants and Commission Agents; Agents for Lloyds) where he began working as an office boy at the age of fifteen. He quickly rose in the company to become its vice president, and when he died in 1964 at the age of 83, he had been with Davies for some 55 years. Mr. Guard left Hilo about 1928 to move to Honolulu. Mr. Guard sold the house to Mr. George Sherman of Honolulu when Mr. Guard was transferred from Hilo to Oahu. Mr. Sherman did not live in the house, but rented it to a widowed piano teacher, a Mrs. Lewis. Around 1933, Mr. and Mrs. George Watt purchased the property but did not move into the house until 1935. The only change the Watts made to the property was to enclose the northern lanai with windows to keep out the Hilo rains. William and Elizabeth Watt Wylie (daughter of George Watt) moved into the house in 1964, a few years after her parent's death. Mr. Wylie passed away in 1982, and Mrs. Wylie passed away in 1997. The property was purchased from the Wylie Estate on June 7, 2002, by George M. and Barbara J.B. Leonard, who currently reside on the property.

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USDI/NPS NRHP Registration Form  
(T. Guard House)  
(Hilo, Hawaii)

NPS Form 10-900-a  
(8-86)

Page 7  
OMB No. 1024-0018

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   9, 10   Page   3  

T. Guard House \_\_\_\_\_  
name of property

Hawaii, Hawaii \_\_\_\_\_  
county and State

n/a \_\_\_\_\_  
name of multiple property listing

**Bibliography:**

- Original blueprints of the house
- Original letters from Thomas Guard to the subsequent owners of the house Mr. And Mrs. George Watts
- Document written by June Hitchcock Humme, April, 1989, and obtained from the Hawaii State Preservation Office.
- Notable homes built by Architect Ripley: Baldwin House, Ripley and Dickey, 1899; Hawaii Hall, University of Hawaii, Ripley and Reynolds, 1911.
- Certified Abstract of Title Continued April 7, 1913, until February 20<sup>th</sup>, 1930 (Map Liber 258, Page 192)

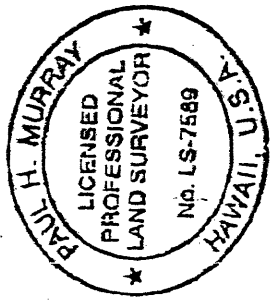
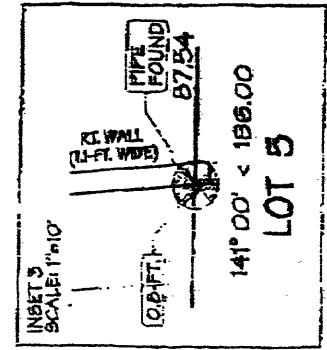
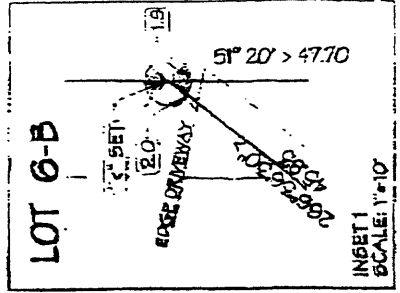
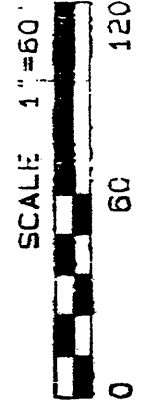
**Verbal Boundary Description:**

The historic property includes all the lands and property as noted on TMK: (3)2-3-15:20 owned by Barbara and George Leonard on January 2003. (See enclosed map.)

**Boundary Justification:**

The nomination includes all the property historically associated with the house that remains intact.

- SHOWN IN INSET 2.
- 0.8-FT. OF A RETAINING WALL EXTENDS OVER THE WEST BOUNDARY INTO LOT 5 AS SHOWN IN INSET 3.
  - THE FRONT AND REAR YARD BUILDING SETBACK IS 20-FT. AND A MINIMUM CLEAR-SPACE OF 14-FT. FOR PERMITTED PROJECTIONS. THE SIDE YARD BUILDING SETBACK IS 10-FT. AND A MINIMUM CLEAR-SPACE OF 6-FT. FOR PERMITTED PROJECTIONS.



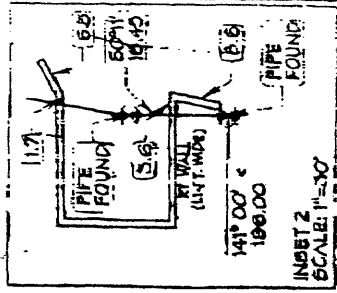
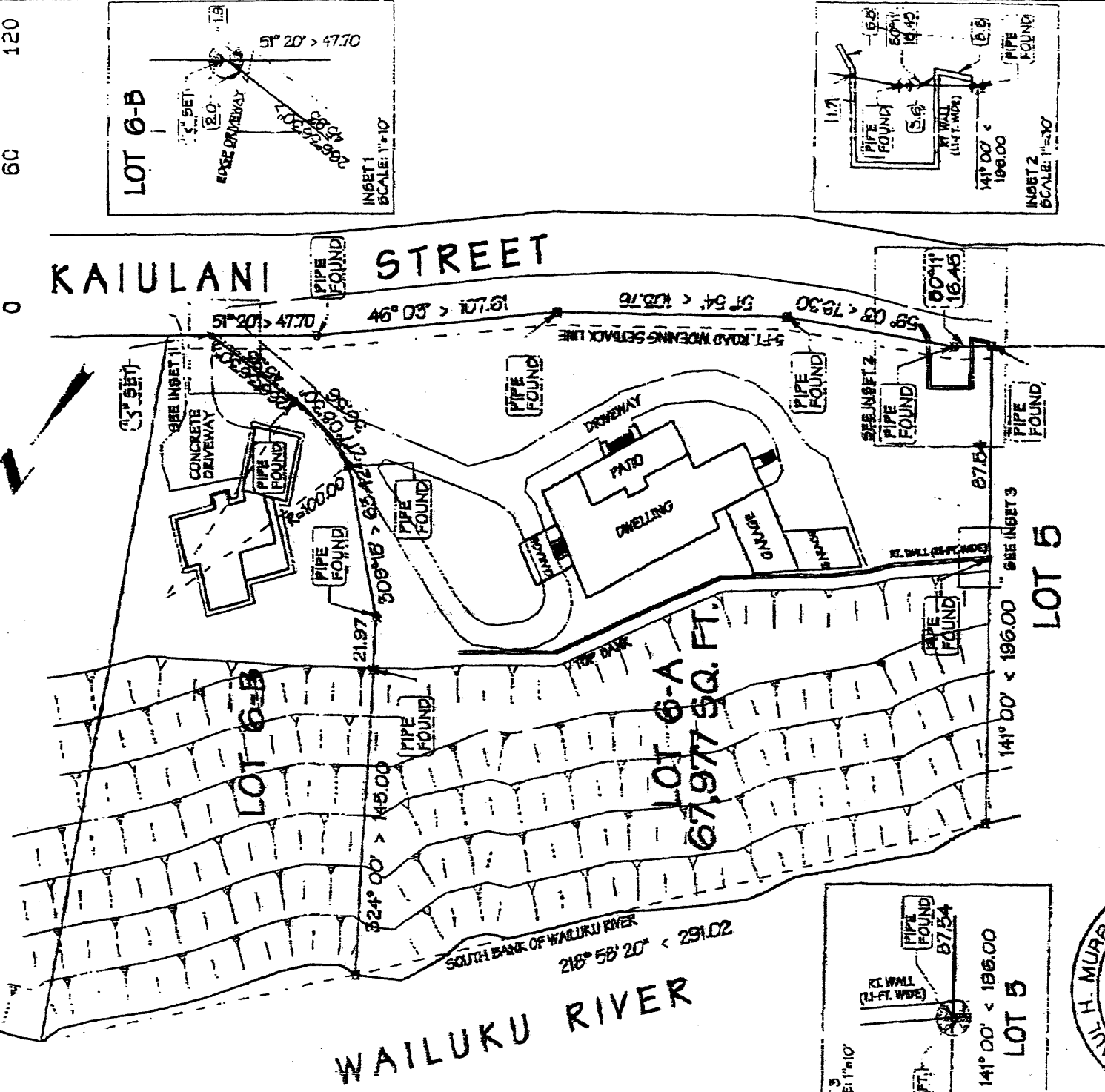
THIS WORK WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

*Paul H. Murray*  
 PAUL H. MURRAY LPLS  
 LICENSED PROFESSIONAL LAND SURVEYOR

plm 02-72, sgs-5, sgs-5-b, pro, p-14

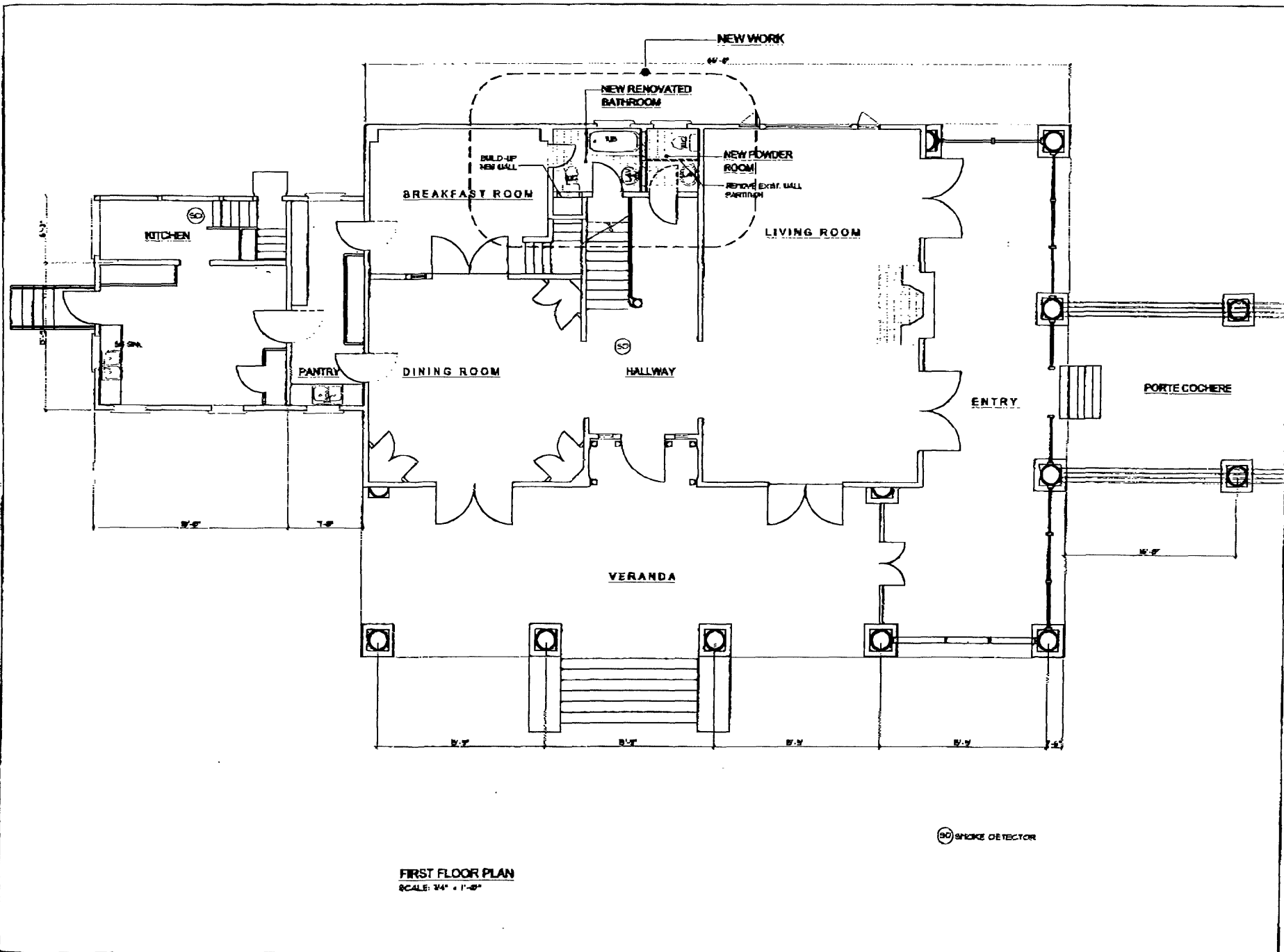
# PLAN SHOWING

LOT 6-A, 67,977 SQ. FT.  
 KOLOIKI, PIHONUA, SOUTH HILO, ISLAND OF HAWAII, HAWAII  
 SURVEY AND PLAN BY PAUL H. MURRAY & ASSOCIATES, LLC  
 HILO, HAWAII  
 MAY 27, 2002  
 TMK 2-3-15: 20









**FIRST FLOOR PLAN**  
SCALE: 3/4" = 1'-0"

(90) SMOKE DETECTOR

DATE	6/20/07
PROJECT	LEONARD HOUSE
ADDRESS	240 KAIULANI STREET HILO, HAWAII 96720
ARCHITECT	SUZUKI/MORGAN ARCHITECTS, LLC 170 SOUTH WILSON STREET, SUITE 200 HILO, HAWAII 96720 PHONE: (808) 935-4433 FAX: (808) 935-4433
DESCRIPTION	FIRST FLOOR PLAN
REVISIONS	14 AUGUST 2007 AS NOTED
BY	FR
CHECKED	
SCALE	A-1

