

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED APR 8 1980
DATE ENTERED AUG -1 1980

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC House
John Guild Residence

AND/OR COMMON
Spitzer Residence

2 LOCATION

STREET & NUMBER: 2001 Vancouver Drive
CITY, TOWN: Honolulu VICINITY OF: First
STATE: Hawaii CODE: 15 COUNTY: Honolulu CODE: 03

3 CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE |
|---|---|---|---|
| <input type="checkbox"/> DISTRICT | <input type="checkbox"/> PUBLIC | <input checked="" type="checkbox"/> OCCUPIED | <input type="checkbox"/> AGRICULTURE |
| <input checked="" type="checkbox"/> BUILDING(S) | <input checked="" type="checkbox"/> PRIVATE | <input type="checkbox"/> UNOCCUPIED | <input type="checkbox"/> MUSEUM |
| <input type="checkbox"/> STRUCTURE | <input type="checkbox"/> BOTH | <input type="checkbox"/> WORK IN PROGRESS | <input type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> SITE | PUBLIC ACQUISITION | ACCESSIBLE | <input type="checkbox"/> EDUCATIONAL |
| <input type="checkbox"/> OBJECT | <input type="checkbox"/> IN PROCESS | <input type="checkbox"/> YES: RESTRICTED | <input checked="" type="checkbox"/> PRIVATE RESIDENCE |
| | <input type="checkbox"/> BEING CONSIDERED | <input checked="" type="checkbox"/> YES: UNRESTRICTED | <input type="checkbox"/> ENTERTAINMENT |
| | | <input type="checkbox"/> NO | <input type="checkbox"/> RELIGIOUS |
| | | | <input type="checkbox"/> GOVERNMENT |
| | | | <input type="checkbox"/> INDUSTRIAL |
| | | | <input type="checkbox"/> MILITARY |
| | | | <input type="checkbox"/> OTHER: |

4 OWNER OF PROPERTY

NAME: Ralston Development Company
STREET & NUMBER: 420 North Nimitz Highway
CITY, TOWN: Honolulu VICINITY OF: Hawaii

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Bureau of Conveyances
STREET & NUMBER: State Office Building
CITY, TOWN: Honolulu STATE: Hawaii

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Hawaii Register of Historic Places 80:14:1347
DATE: 1980
DEPOSITORY FOR SURVEY RECORDS: Department of Land and Natural Resources
CITY, TOWN: Honolulu STATE: Hawaii

7 DESCRIPTION

CONDITION

EXCELLENT DETERIORATED
 GOOD RUINS
 FAIR UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Spitzer house is a three story wood-framed gable roofed structure distinguished by elaborate bracketing and woodwork in an eclectic style. The rectilinear plan has outset square projections at each corner. These corner elements are individually roofed by two intersecting gabled roofs supported by concrete capped tapered lava rock pillars. One provides space for a fernery, two are sun rooms, and the fourth is part of the kitchen service function.

The design elements are consistent and well developed on each elevation and include ornate figure four brackets, protruding bay windows, coping at the third floor, grille work at the gable boards, and wide and narrow spaced white shingles. All windows are wooden, double hung sash, grouped in two's or three's.

The front or mauka (mountain side) elevation faces Vancouver Place and has a large porte cochere supported by lava rock pillars with figure four brackets. The entry is inset off a centered porch. Double beveled glass and wood doors lead to the main entry hall; to the left are small french doors leading to a sun room. Centered on this front elevation is a bay window. Gabled dormer window on the third floor.

The diamond head or east elevation has a projecting bay window centered at the third floor and an off-set lava rock chimney with arched chimney bonnet. Grouped windows flank the chimney at the first and second floors.

The rear or makai (ocean side) elevation is distinguished by a large lava rock pillared porch across the first floor joining the corner projections. Paired french doors lead out onto this porch from the living, dining, and entry rooms. A short run of concrete steps leads down to a terraced garden.

The west or ewa elevation has a trellised courtyard at the first floor between the corner fernery. A projecting bracketed bay window at the third floor provides a hood for the center window on the second floor.

The interior plan is typical; parlour and living-room to the left of the central entry hall, dining and kitchen to the right. Straight run stairs, turning only for the last few steps, lead to a central hallway on both the second and third floors. The interiors are remarkably intact; no significant alterations have been made.

8 SIGNIFICANCE

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES 1919

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Spitzer Residence is architecturally significant as a typical upper-class residence in the eclectic style. The residence sits on the corner of Vancouver and Hunnewell as a major visual element in the residential neighborhood. Once typical of the area, it is now only one of two that remain. The scale massing, and detailing are dominant within the neighborhood.

The present form dates from a major remodeling undertaken in 1919 by John Guild, Secretary of Alexander and Baldwin. The lot and house had been previously owned by Benjamin Dillingham, founder of the Oahu Railway and Land Company; Richard Bickerton, Supreme Court Justice and Privy Council Member under Queen Lilioukalani; Grace Merrill, sister of Architect Charles Dickey, and wife of Arthur Merrill, principal of Mid Pacific Institute. The original house predates the Merrill's ownership (1911). In 1922, John Guild was convicted of embezzling \$755,895.52 from Alexander Baldwin. The house was sold to the company for \$1.00 and Guild was sent to prison where he died in 1927. In 1925, merchant Arthur J. Spitzer and his wife Selma purchased the house. They lived here until 1970.

Predating Hawaii zoning law by some fifty years, the Seaview area was one of the first areas (1915) to impose restrictive covenants for design and view planes. The covenant imposed a minimum set back of 25' from the road, as well as minimum cost expenditures and use controls. It is likely that this is the reason that John Guild remodeled an earlier house on the site in 1919 rather than rebuilding a new house. The remodeled house does not conform to the setback requirements.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Interview: Charles Merrill - July, 1979
 Doug Guild - July, 1979

Title Search, Title Guarantee, Honolulu, Hawaii

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 20,576 sq ft
 UTM REFERENCES less than one

ACREAGE NOT VERIFIED

A 0,4 | 6,2,1,8,6,5 | 2,3,5,6,2,8,0
 ZONE EASTING NORTHING
 C | |

B | |
 ZONE EASTING NORTHING
 D | |

VERBAL BOUNDARY DESCRIPTION

TMK 2-8-16:28

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| | | | |
| | | | |

11 FORM PREPARED BY

NAME / TITLE

Spencer Leineweber, AIA

ORGANIZATION

Historical Architect

DATE

February 5, 1980

STREET & NUMBER

735 Bishop St., Suite 425

TELEPHONE

536-3333

CITY OR TOWN

Honolulu

STATE

Hawaii 96813

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Historic Sites Program Director

DATE February 26, 1980

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR OF THE NATIONAL REGISTER

DATE 8/1/80

DIRECTOR OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

ATTEST:

DATE 7-22-80

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

JUL 21 1980

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

Prior to a major 1919 remodeling, the Guild residence was a large two-story bungalow style house which featured brown shingles. No detailed historic photographs of the house of this era exist, and all knowledge of the former appearance is based upon several aerial photographs of Manoa valley and the present physical evidence. From this information it has been determined that the large brackets, outset square projections, porte cochere and inset centered porch all derive from the period of John Guild's occupancy. Also during this period the original brown shingles were painted white.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| |
|----------------------|
| FOR NPS USE ONLY |
| RECEIVED JUL 21 1980 |
| DATE ENTERED |

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

The John Guild residence is architecturally significant for its use of eclectic elements which transformed this rather large, but straight-forward, bungalow into one of the more prestigious houses in the area. The original house with its noteworthy shingle treatment, which created alternating wide and narrow bandings on the facade, and its upper story bay windows and large dormer, was greatly embellished by the addition of the heavy brackets and the four corner rooms and the porte-cochere. Combining highly stylized bungalow features with Queen Anne and Swiss Chalet, the house represents a formidable architectural statement to the street. No other residence in Honolulu exhibits this combination of details, and the use of such heavy bracketing is unique in Honolulu to this house.

Originally numerous large, well-designed houses lined Vancouver Drive; however with the passing of the years many of these dwellings have disappeared. The John Guild residence is one of approximately a half dozen commanding remnants of the earlier time which are scattered along the drive.