

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.

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OCT 16 2015

Nat. Register of Historic Places  
National Park Service

### 1. Name of Property

Historic name: Guard, J.B. House

Other names/site number: Lippman House (TMK: (1) 3-9-003:004)

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: 305A Portlock Road

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Not For Publication: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  local

Applicable National Register Criteria:

\_\_\_A \_\_\_B C \_\_\_D

<b>Signature of certifying official/Title:</b>		<b>Date</b>
		10.9.15
<b>State or Federal agency/bureau or Tribal Government</b>		

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

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
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

11-23-2015

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

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

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>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

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

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

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

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN/Regional Ranch

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: CONCRETE

Walls: CONCRETE (block), STUCCO, WOOD

Roof: WOOD, Shake

### 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.)

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### Summary Paragraph

The J.B. Guard House is located on an oceanfront lot on the eastern edge of Maunalua Bay, in the Portlock neighborhood of Honolulu. The lot is rectangular with its long axis perpendicular to the ocean and is accessed from Portlock Road via a shared-ownership flag driveway that narrows to a publically accessible pedestrian ocean access as it continues along the north side of the parcel. The house is situated on the lot slightly closer to the walkway and ocean sides (north and west). The one story house has an asymmetrical plan with a large living room and enclosed lanai at the center, flanked by a kitchen and service wing on one side and bedroom suites on the other. The garage, although a separate structure from the house, shares a continuous roof, forming a breezeway/entry space between. The roof is a steep, double-pitched, hipped roof; the iconic "Dickey roof" that has become emblematic of Hawaii architecture. The roof is, by far, the dominant visual element of the home. Other character defining features include the stucco covered concrete masonry unit (CMU) walls with their punctuations of patterned masonry grillwork, the expansive indoor/outdoor style living and lanai spaces, and the acid stained concrete floors throughout the interior. The house and site retain significant integrity of location, design, setting, materials, workmanship, feeling, and association.

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

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## Narrative Description

The J.B. Guard House is a one-story home located in the exclusive Portlock neighborhood on the eastern side of the Island of Oahu. The house is within the *ahupua'a* of Waimanalo, in the *moku* of Koolaupoko.<sup>1</sup> The lot is approximately 90' x 140' with one narrow end abutting a neighboring property, and the other along the shoreline of Maunalua Bay. A shared-ownership flag driveway provides access to the house from Portlock Road and a pedestrian beach access continues from the end of the driveway to the Bay along the longer, north side of the property. The parking forecourt is paved with concrete pavers arranged in a spaced ashlar pattern with grass growing between the pavers. A four foot stucco-covered concrete wall encloses the large landscaped garden courtyard and yard area at the front of the house and separates it from the drive court.

The house itself is asymmetrical in plan and is approximately centered on the lot, being only slightly skewed towards the bay and bay access path sides. The primary roof is a steep double-pitched hip "Dickey roof." The upper portion of the roof is sloped at 10 to 12 and the lower is 6 to 12 with the transition occurring approximately 3'- 6" horizontally from the rafter ends. Eaves are closed; sheathed in 1 x 12 "channel rustic" tongue and groove select grade wood with recessed lighting and cut-in decorative vents that are centered over each window and covered in mesh screening. Overall, the roof creates an "L" shape that covers the garage, breezeway, kitchen and service wing, living room, open lanai, and the guest suite. A separate hipped section encloses the master bedroom and a nearly flat roof covers the ocean-side enclosed lanai. Historically and currently, wood shake is the roof material on the main roof. The roof over the enclosed lanai, which is not visible from ground level, was originally pitch and gravel but is now a membrane roof.

The foundation throughout is concrete, with a poured concrete stem wall and CMU walls. The exterior wall surfaces are coated with a heavy brush coat of white cement stucco as is the chimney, which is capped by art deco fluted corners. Original drawings and specifications for the home indicate the interior side of exterior walls are furred with 1/2" x 4" horizontal strips set into the joints of the CMU at approximately 2'-0" on center and projecting out 1/2". On these was set 1-1/4" x 2" vertical furring strips at 1'- 4" on center to adhere finished plasterboard. The plasterboard was applied with 1/4" open joints filled with a plaster of Paris compound. Interior partition walls are standard 2 x 4 walls with plasterboard. Original specifications called for wood backing to be provided at all joints and all plumbing and electrical fixture locations prior to plasterboard application. All interior wall exterior corners and thresholds were to be trimmed in ohia wood but all trim is currently painted. Floors throughout the house are concrete. According to original drawings and specifications:

Floor slab shall be 3-1/2" thick including a 3/4" top dressing composed of one part cement and two parts sand. This finish shall in general be trowelled to a smooth polished surface

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<sup>1</sup> *Moku* and *ahupua'a* are Hawaiian terms that refer to land divisions. An *ahupua'a* is a portion of land that is typically somewhat pie-shaped, and runs from the mountains to the ocean, and an *moku* is a larger district consisting of multiple *ahupua'a*.

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

and marked off in squares about 16" x 16". The top finish shall not be marked off in the baths, kitchen or pantry. In garage, the top finish shall be roughened. <sup>2</sup>

The concrete floors are acid stained in a variety of muted brown colors creating a subtle random checkerboard, and then waxed. According to the specifications: "Cement floors and pavements shall be given Treatment #7 [aforementioned stain and wax] applied by a specialist selected by the Architect."<sup>3</sup>

Upon entering the property, approach to the garden courtyard and open lanai was traditionally along the side of the garage and through a covered and gated breezeway created by the back wall of the garage and the maid's quarters. Entrance today is primarily via the open garage and then through a Dutch door into the courtyard end of the breezeway. This area is also the beginning of an open "hall" that follows the line of the house extending from the breezeway, along the adjacent side of the maid's quarters and past a door that provides entry into the laundry/service area. It then turns, with both the paved area and the roof overhang becoming wider, creating the open lanai space and leading to the large front entry doors.

These entry doors open directly into the large rectangular living room that forms the core of the house. The living room has a 10'-0" high ceiling that features a cant along the long axes, reflective of the roof form above. Across from the entry, the living room is open to the enclosed lanai via two large framed openings. Mounted between the openings to the lanai is an original floor to ceiling mirror. The floors in both spaces are scored, acid-stained concrete. The enclosed lanai is equal in width to the living room, approximately half its depth, and opens to the back yard and ocean. Both rooms enjoy a panoramic view of the bay and Diamond Head in the distance.

A kitchen and service wing is to the right (north) of the living room and is accessed through a cased opening at the ocean side of the wall dividing the rooms; previously a hinged door separated the two spaces. The service wing is long and relatively narrow (approximately 12'-0") with the kitchen's ocean side wall aligning with the ocean side wall of the living room. The service area/laundry and maid's quarters continue away from the ocean towards, and in line with, the breezeway and garage. The laundry area has exterior doors to both the open lanai and to the side yard opposite. The maid's quarters are a small bedroom space with a split toilet room and separate small shower, both with original fixtures.

The bedroom suites are on the opposite side of the living room. This left (south) wall of the living room features a fireplace with a hearth of fireplace brick and face covered with cement stucco with "neatly struck joints." The extant original Art Deco style banded mantel is of cast stone in a variation on a triple bead. A large mirror, sitting atop the mantel and reaching to the ceiling, is also original. The mirror is framed in a simple cast stone shape echoing the mantel banding. Both the mantel and the stone frame have been painted. Flanking the fireplace are the doors to the master suite and the guest suite.

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<sup>2</sup> Charles W. Dickey, "Specifications for Residence for Mr. and Mrs. J.B. Guard, Maunalua Tract, Honolulu, Hawaii." Specifications in the possession of homeowner. February 14, 1938. Section 2, page 2.

<sup>3</sup> Charles W. Dickey, "Specifications for Residence for Mr. and Mrs. J.B. Guard, Maunalua Tract, Honolulu, Hawaii." Specifications in the possession of homeowner. February 14, 1938. Section 5, page 16.

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

The guest suite is accessed through a very short hallway with doorways filling all four walls; a small closet is at one side, entrance to the guest bath on the other, and the bedroom ahead. The guest bath is original and contains a square step-in shower unit with yellow subway tiles, a wall mounted sink with inset medicine cabinet, and a petite mirrored vanity table. The window in the guest bath is the original brick grill with interior wood framed screen. The door to the guest bath has been removed so the hall doors act as privacy doors for the space. The guest bedroom is a simple square with a sliding door to the outside opposite the entry, a large window at the front wall, and a closet and access to the master bath on the fourth wall.

The master bath is original and is situated between the guest bedroom and the master bedroom. It features a classically styled pedestal sink, toilet, and a small square corner tub, all in pink. Surrounding the tub is 4 x 4 pink tile. Built-in floor to ceiling storage closets flank a simple vanity table along one wall. The opposite wall is dominated by large sliding doors opening onto an enclosed garden area surrounded by a 6'-0" tall lava rock wall and a greenhouse style flat roof with metal security bars like those on the windows throughout the house.

The master bedroom is situated with its ocean-side wall in line with the enclosed lanai. Entry into the bedroom is directly from the living room, adjacent to the fireplace. Like the guest bedroom, the master bedroom is a simple square with windows on two walls. There are two closets, a standard and a walk-in, with attic access located inside the walk-in closet. Access to the master bath is adjacent to the walk-in closet. Currently the bedrooms are carpeted but, according to the specifications, the scored concrete floors continue through these spaces as well.<sup>4</sup>

Most doors in the house are original. The front entry doors are two large four-panel sliders with the upper three panels of glass and the lower panel inset wood. The doors pocket out of sight when open and span a clear opening of 14'-0" when closed. The doors are hung from overhead supports and glide smoothly on bronze rollers in a threshold track. Kitchen, bedroom and closet doors are hollow core flat slab with chrome streamline modern style, round, flat-topped door handles; rooms requiring privacy also have thumb locks. The three sets of original four-panel double swinging doors that opened to the back yard and ocean at the enclosed lanai have been replaced by aluminum framed fixed glass sliding doors. The guest bedroom originally had a double four-panel door with one fixed and one single operating door, opening into the side yard. It has been replaced with an aluminum sliding door of the same width. The master bath was originally designed with a door that also opened to the side yard onto a cement footbath. That door and its adjacent window were changed during construction to the large double slider currently in place, sans footbath.

Originally, the majority of windows were wood sliders with two horizontal muntins. Windows in both bedrooms had transoms and all glass paned windows had accompanying custom wood-framed screens set on the interior of the windows. New replacement windows are single-pane aluminum sliders set within the original openings; screens are now on the outside of the glass.

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<sup>4</sup> Charles W. Dickey, "Specifications for Residence for Mr. and Mrs. J.B. Guard, Maunalua Tract, Honolulu, Hawaii." Specifications in the possession of homeowner. February 14, 1938. Section 2, pp 2-3.

Guard, J.B. House

Name of Property

Honolulu, Hawaii

County and State

Decorative metal security bars were added to windows throughout the house in the early 1960s. The enclosed lanai window was originally a large three-pane plate glass window with wood panels below, echoing the door details, but this window has been replaced by a full height picture window. Window openings infilled with a decorative brick grillwork can be found in the laundry, maid's quarters, guest bath, and garage. All, except the garage, have wood-framed screens at the interior. The master bath has a small glass block window (2'-0" wide x 2'-6" tall) located over the bathtub.

There are a few plan changes from the February 1938 drawing set, the majority of which appear to have been made at the time of construction. Those include rotating the garage entry from perpendicular to the drive, as shown on the original plans, to a direct entry and removing the center column, as shown on the present day plans. All other garage detailing, such as the brick grills, Dutch man-door, stucco finish, roof lines, and relationship to the main house remained the same. Another change from the original plan is the master bath and dressing room configuration. Construction, fixtures, and built-ins indicate this was a functional change made to the plans rather than a later remodel of the spaces. Other changes to the house include the 1960 replacement of all wood windows with aluminum of the same operation and size, as well as replacement of the enclosed lanai screen doors with aluminum sliders and a fixed picture window. In 2010 the kitchen was updated and the owners have plans to upgrade the fixtures and finishes in the master bath.

The house has undergone very few changes over the years and retains the seven aspects of integrity. The property retains integrity of location in that it has not been moved. Design integrity is retained and intact because no additions or significant alterations have been made to the house. The setting remains the same, with the lot retaining its original size and the surrounding parcels remaining in their residential usage – although views across Maunalua Bay surely have changed significantly since the home was completed in 1939. Integrity of materials and workmanship have also been maintained due to the preponderance of original elements throughout the house, which contributes to the historic feeling of the entire property. The dominant wood shake "Dickey roof" and the meticulously detailed acid-stained concrete floors, the progression of views and spaces, the indoor/outdoor living provided by the two large lanais, and deep overhanging eaves are hallmarks of the iconic architectural style of C.W. Dickey and create a feeling and association with a bygone era upon entry to the property.



Guard, J.B. House  
Name of Property

Honolulu, 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.)

- 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

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

**Areas of Significance**

(Enter categories from instructions.)

Architecture  
\_\_\_\_\_

**Period of Significance**

1938-1939  
\_\_\_\_\_

**Significant Dates**

1939  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

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

**Cultural Affiliation**

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

**Architect/Builder**

Dickey, Charles William  
\_\_\_\_\_  
\_\_\_\_\_

**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 J.B. Guard House is of local significance under Criterion C as an excellent example of a Hawaiian style residence, a regional vernacular, climate-driven design. It is of state significance under Criterion C as the work of a master, being designed by the acknowledged preeminent architect of Hawaiian style architecture and the name sake of the iconic "Dickey roof," Charles W. Dickey. The period of significance is 1938-39, coinciding with its design and construction.

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

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

Criterion C

C.W. Dickey, Architect (1871-1942)

Charles W. Dickey is considered the preeminent architect of the Hawaiian regional style and is best known for his double-pitched hip, Hawaiian-style roof, which has come to be known as the "Dickey-roof." Dickey was also the first person raised in Hawaii to receive a classical architectural education in the United States.<sup>5</sup> Some of Dickey's most famous buildings are the most well-known buildings in Hawaii. These include the Alexander and Baldwin Building (1929), the Halekulani Hotel main building and several cottages (1931), several buildings at Kamehameha Schools (1930s), and the Immigration Station administration building (1934). He also designed several theaters and fire stations, as well as numerous residences of note. A versatile designer, he believed that a wide range of styles and designs could be the basis for a successful adaptation to a regional Hawaiian design:

To be in harmony with the spirit of our people, our architecture should be simple, unpretentious and free from all effort or straining for effect. Any historic style may be modified or used, but after changed to fit our conditions it loses its historic characteristics to such an extent that it might be better called Hawaiian.<sup>6</sup>

Charles William Dickey was born in Oakland, California in 1871. He was the grandson of an early Hawaii missionary family and was raised on Maui from the age of two until he was sent to Oakland for high school, after which he attended the Massachusetts Institute of Technology, receiving an architecture degree in 1894.<sup>7</sup> Dickey returned to Honolulu to begin his architectural career and remained until 1905 when he returned to Oakland where he practiced for the next twenty years, with occasional trips to Hawaii for various commissions, mostly on Maui. Dickey established a Honolulu office with Hart Wood in 1919, while also maintaining his Oakland office. In 1924, Dickey moved permanently to Honolulu.<sup>8</sup> His most notable designs date from the late 1920s and early 1930s, when he was instrumental in defining the Hawaiian regional style of architecture. Dickey's influence on architecture in Hawaii also extended to the talented architects who worked in his office, architects who later made their own indelible mark on the regional architecture of the islands. These included architects such as his partner Hart Wood, whom he had originally met in Oakland, as well as Cyril Lemmon, Douglas Freeth, Roy Kelley, and Vladimir Ossipoff, to name but a few.<sup>9</sup>

Although Dickey's larger commissions garnered the most attention, his houses provided a model for a regional residential architecture as well. The roof form adopted by Dickey was an

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<sup>5</sup> Robert Jay. *The Architecture of C.W. Dickey: Hawaii and California*. (University of Hawaii Press, Honolulu, 1992). p. 3.

<sup>6</sup> Ronald Melichar. "C. W. Dickey's Immigration Station: A History of its Site, A Proposal for its Future". (MA Thesis, Columbia University, 1978) p. 37.

<sup>7</sup> Robert Jay. *The Architecture of C.W. Dickey: Hawaii and California*. (University of Hawaii Press, Honolulu, 1992). p. 32.

<sup>8</sup> Robert Jay. *The Architecture of C.W. Dickey: Hawaii and California*. (University of Hawaii Press: Honolulu, 1992). p. 118.

<sup>9</sup> Meredith J. Neil. The Architecture of C.W. Dickey in Hawaii. *Hawaiian Journal of History* 9. p. 102.

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

attempt to replicate the charm of the traditional Hawaiian grass houses and it gained wide and popular acceptance.<sup>10</sup> Lewers and Cooke, a local lumber and hardware company of the day, encouraged home builders to use the “Hawaiian style of roof” because of its “economy of construction and its pleasing appearance.”<sup>11</sup> Both traditional Hawaiian architectural forms and local climate conditions brought him to the tenets he followed in his residential design. He favored open spaces and large windows to provide cross ventilation, allowing trade winds to circulate. The new style often included rough wall surfaces (often stucco over lava blocks).<sup>12</sup> Roofs had wide projecting eaves in order to keep rain out without having to close the windows; and a lanai was “required” in every house. In a 1933 article for *Paradise of the Pacific* Mr. Dickey described his regional vernacular in his own words:

In fact the local architects have had quite a struggle trying to fit historic styles to our needs until, during the past few years, they have rather abandoned these styles and have been designing homes with no thought of history but with an honest sincere and earnest desire to meet the local conditions in a beautiful well balanced and acceptable manner. And this is really the only logical way to proceed for our conditions are unique. We have a very temperate climate with an average temperature of 70 to 80 [degrees Fahrenheit] and an average humidity of 40 to 50 [percent] but nevertheless one is uncomfortable unless the air is stirring and fortunately, the temperature is such that one is not disturbed by a draught. This demand for air calls for openness in design and cross ventilation. We have a God-given trade wind whose soft balmy caressing breezes blow from the northeast about nine or ten months of the year. For real comfort and happiness, this wind must be permitted to enter freely and circulate throughout the house, which calls for large openings and comparatively small wall spaces. There are frequent showers accompanying the trade winds, which must be shut out without the necessity of closing windows. This calls for porches, wide projecting eaves, hoods over windows or other devices, which produce deep shadows and a general effect of coolness and shade. Then comes the lanai, a broad living porch which in most houses serves as the living room. In other words, we almost live outdoors and our architecture and planting bring the outdoors indoors. The spaciousness of the grounds for the average house, the large trees and the broad views of mountains and ocean all call for a simplicity and genuineness in architecture. The designers of the larger and more pretentious houses have in some cases overlooked these requirements and, in straining to follow some transplanted style or to attract attention by elaboration of detail have missed the true spirit of Hawaii. I have often felt that this spirit is more generally exemplified in the unpretentious little bungalows with their sweeping roofs, broad projecting eaves, tropical fern baskets hanging from these eaves, and deep shady lanais, nestling in the shade of great trees and brightened with the endless flowering shrubs and vines. These simple little houses, to me, stand for home life in Honolulu.<sup>13</sup>

<sup>10</sup> “Calls This Hawaiian Architecture.” *Honolulu Advertiser*, March 14, 1926, p. 16.

<sup>11</sup> “Honolulu Faces Great Building Year.” *Honolulu Star Bulletin*, February 11, 1928, Section 2, p.8.

<sup>12</sup> Julia Daina Penkiunas, “American Regional Architecture in Hawaii: Honolulu, 1915–1935.” (Ph.D. dissertation, University of Virginia, 1990). p. 279.

<sup>13</sup> Charles W. Dickey. “Honolulu a City of Homes.” *Paradise of the Pacific* 46, January 1933. p.7.

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

The 1939 J.B. Guard House exemplifies all of these principles laid out by Dickey five years prior to its construction. It is a simple house, unbound by historical style. Its dominant feature from any vantage point is the visually commanding double-pitched hip roof. The concrete masonry walls have a rough-hewn stucco finish punctuated in every room by large openings. Wide roof overhangs protect these openings from the elements while admitting the trade winds. These generous overhangs also provide cover for a graceful entry and open lanai space. Detailing throughout the house is simple and elegant. The scored acid-washed concrete floors are as functional as they are beautiful. The decorative brick grillwork found throughout the house and garage adds visual interest while admitting light and air. Art Deco touches in the details remind us of the predominate style of the day during which the house was designed and built.

### **Additional Information**

#### House Provenance

The house was commissioned by John B. Guard and his wife Juliette, as evidenced by the original construction drawings. Guard was born in Oakland in 1890 and came to Hawaii in 1893. He was a graduate of Punahou School and was employed as manager of McCabe, Hamilton & Renny, Hawaii's oldest stevedore company, which is still in operation today. He was active in local politics and was a member of the Board of Supervisors and the Chairman of the GOP Territorial central committee.<sup>14</sup> Juliette Guard was a descendant of missionaries and the granddaughter of Frank Atherton who was the long time president of Castle and Cooke and was active in the development of the sugar industry in Hawaii as well as a co-founder of Bank of Hawaii.<sup>15</sup>

Although the drawings show the Guards as the homeowners, local tax information designates John Worde Caldwell and his wife Sadie as the original owners of the property. This may be explained by the fact that according to the 1940 census, the Guards were divorced.<sup>16</sup> Given Juliette Guard's opulent Manoa estate post-divorce, it is possible the Portlock home was originally designed as a weekend retreat.

John Caldwell was a civil engineer born in Florida in 1883 and moved to Hawaii in 1912 as part of the US Engineering Department doing highway survey work. He went on to become the Superintendent of Public Works, Chairman of the Board of Harbor Commissioners, and eventually ran his own financing firm.<sup>17</sup> His wife Sadie was active in Honolulu society and a

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<sup>14</sup> *Honolulu Advertiser*

"Jack Guard Returns Home to Wind Up Campaign for Seat As Member of Board: Prominent Candidate Experienced in Handling Men." October 2, 1930, p.1/p.4 c. 3.

"Guard to Become New Republican Chairman: Former Supervisor to Be Proposed at Party Convention to Succeed King." July 8, 1934, p. 1. C. 5.

<sup>15</sup> , Spencer Leineweber, William Chapman, and Lowell Angell. "National Register of Historic Places, Nomination of Historic Frank C. Atherton House, 22344 Kamehameha Avenue, 2002, page 7.

<sup>16</sup> Sixteenth Census of the United States, Bureau of the Census. National Archives and Records Administration, Record Group 29. Micropublication T627.

<sup>17</sup> John William Siddall, ed., *Men of Hawaii, A Biographical Reference Library Complete and Authentic of the Men of Note and Substantial Achievement in the Hawaiian Islands*, Volume II, Revised. (Territory of Hawaii: Honolulu Star Bulletin, 1921), page 71.

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

member of the Daughters of the American Revolution.<sup>18</sup> Mrs. Caldwell lived in the house until her death in 1960 when it was sold to Frank and Catherine Lippman.<sup>19</sup>

Frank Dexter Lippman was born in Los Angeles in 1917 and graduated from Stanford University. His first visit to the islands was in 1928 when his father's yacht, Talayha, won "First to Finish" in the California to Hawaii Transpac yacht race. Twenty-five years later, he returned to Hawaii with his wife Catherine and their three children to build a swimming pool for his brother-in-law, Lyle Guslander's Kauai Hotel, the Coco Palms. Lippman was a general contractor, vice president of Island Holidays and vice president of Amfac's hospitality construction division. He was well known in sailing circles as a C-20 racer and was a member of both the Waikiki and Kaneohe yacht clubs. His wife Catherine was born in Minneapolis, Minnesota in 1916. She was a registered nurse and one of United Airlines' first stewardess. In 1939 she was named Miss United Airlines and represented United in Long Beach, California, at Wings Over the Nation. An avid C-20 racing sailor, she was a spousal member of both Waikiki and Kaneohe Yacht clubs. She was also a member of Clipped Wings and the Hawaii Kai Garden Circle. When Frank Lippman died in 1996 his daughter Cheryl Kay Lippman and her husband Neal Kiyoshi Tomita moved into the Portlock family home. The house is presently owned by the Cheryl K. Lippman Trust.<sup>20</sup>

Cheryl was born in Oakland, California in 1947 and graduated from Punahou School. She was a Hawaiian Airlines Stewardess, taught school for 17 years for the Hawaii Department of Education (DOE), and was Principal of both Waikiki Elementary and Stevenson Middle Schools. Cheryl's husband, Neal Tomita, was born in Honolulu in 1947 and graduated from Leilehua High School. He taught for Hawaii's DOE for 19 years, was the Principal of both Aiea and Pauoa Elementary Schools, and retired as the State of Hawaii's DOE Specialist in Fine Arts.

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<sup>18</sup> "Aloha Lodge D.A.R. Chooses Nat. Delegate: Mrs. J.W. Caldwell to Go to Washington Convention in April." *Honolulu Advertiser*, February 13, 1924, p.1 c.5.

<sup>19</sup> City and County of Honolulu, Real Property Assessment Division. Residential Property Appraisal Card, History for Parcel (1) 3-9-003:004.

<sup>20</sup> Biographical information provided by Cheryl Lippman. May 2015.

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

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## 9. Major Bibliographical References

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

Dickey, Charles W. Construction Drawings. "Residence for Mr. and Mrs. J.B. Guard, Maunalua Tract, Honolulu." February 14, 1938. Three (3) sheets. Drawings in the possession of homeowner.

Dickey, Charles W. "Specifications for Residence for Mr. and Mrs. J.B. Guard, Maunalua Tract, Honolulu, Hawaii." February 14, 1938. Specifications in the possession of homeowner.

City and County of Honolulu, Real Property Assessment Division. Residential Property Appraisal Card, History for Parcel (1) 3-9-003:004.

### *Honolulu Advertiser*

"Aloha Lodge D.A.R. Chooses Nat. Delegate: Mrs. J.W. Caldwell to Go to Washington Convention in April." February 13, 1924, p.1 c.5.

"Honolulu Faces Great Building Year." February 11, 1928, Section 2, p.8.

"Calls This Hawaiian Architecture." March 14, 1926, p. 16.

"Jack Guard Returns Home to Wind Up Campaign for Seat As Member of Board: Prominent Candidate Experienced in Handling Men." October 2, 1930, p.1/p.4 c. 3.

"Guard to Become New Republican Chairman: Former Supervisor to Be Proposed at Party Convention to Succeed King." July 8, 1934, p. 1. c. 5.

Sixteenth Census of the United States, Bureau of the Census. National Archives and Records Administration, Record Group 29. Micropublication T627.

Dickey, Charles W. "Honolulu a City of Homes." *Paradise of the Pacific* 46, January 1933.

Jay, Robert. *The Architecture of C.W. Dickey: Hawaii and California*. University of Hawaii Press: Honolulu. 1992.

Leineweber, Spencer, Chapman, William, and Angell, Lowell. "National Register of Historic Places, Nomination of Historic Frank C. Atherton House, 22344 Kamehameha Avenue, National Park Service. U.S. Department of the Interior, 2002, page 7.

Neil, Meredith J. The Architecture of C.W. Dickey in Hawaii. *Hawaiian Journal of History* 9.

Melichar, Ronald. "C. W. Dickey's Immigration Station: A History of its Site, A Proposal for its Future". (MA Thesis, Columbia University, 1978) p. 37.

Penkiunas, Julia Daina. "American Regional Architecture in Hawaii: Honolulu, 1915–1935." (Ph.D. dissertation, University of Virginia, 1990).

Siddall, John William ed., *Men of Hawaii, A Biographical Reference Library Complete and Authentic of the Men of Note and Substantial Achievement in the Hawaiian Islands*, Volume II, Revised. (Territory of Hawaii: Honolulu Star Bulletin, 1921).

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

**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** .3099

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: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |



Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |            |                 |                   |
|------------|-----------------|-------------------|
| 1. Zone: 4 | Easting: 633972 | Northing: 2353227 |
| 2. Zone:   | Easting:        | Northing:         |
| 3. Zone:   | Easting:        | Northing:         |
| 4. Zone:   | Easting :       | Northing:         |

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

The boundaries correspond to TMK (1) 3-9-003:004, a rectangular lot with the driveway access and street at the west, the beach and bay to the east, and walls on the north and south property lines.

**Boundary Justification** (Explain why the boundaries were selected.)

These boundaries were selected because they contain the historic house, as well as the yard, garage and parking associated with the house.

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**11. Form Prepared By**

name/title: Angie Westfall, Architectural Historian  
organization: Mason Architects  
street & number: 119 Merchant Street Suite 501  
city or town: Honolulu state: HI zip code: 96813  
e-mail: aw@masonarch.com  
telephone: 808-536-0556

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Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

### **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.)

Guard, J.B. House  
Name of Property

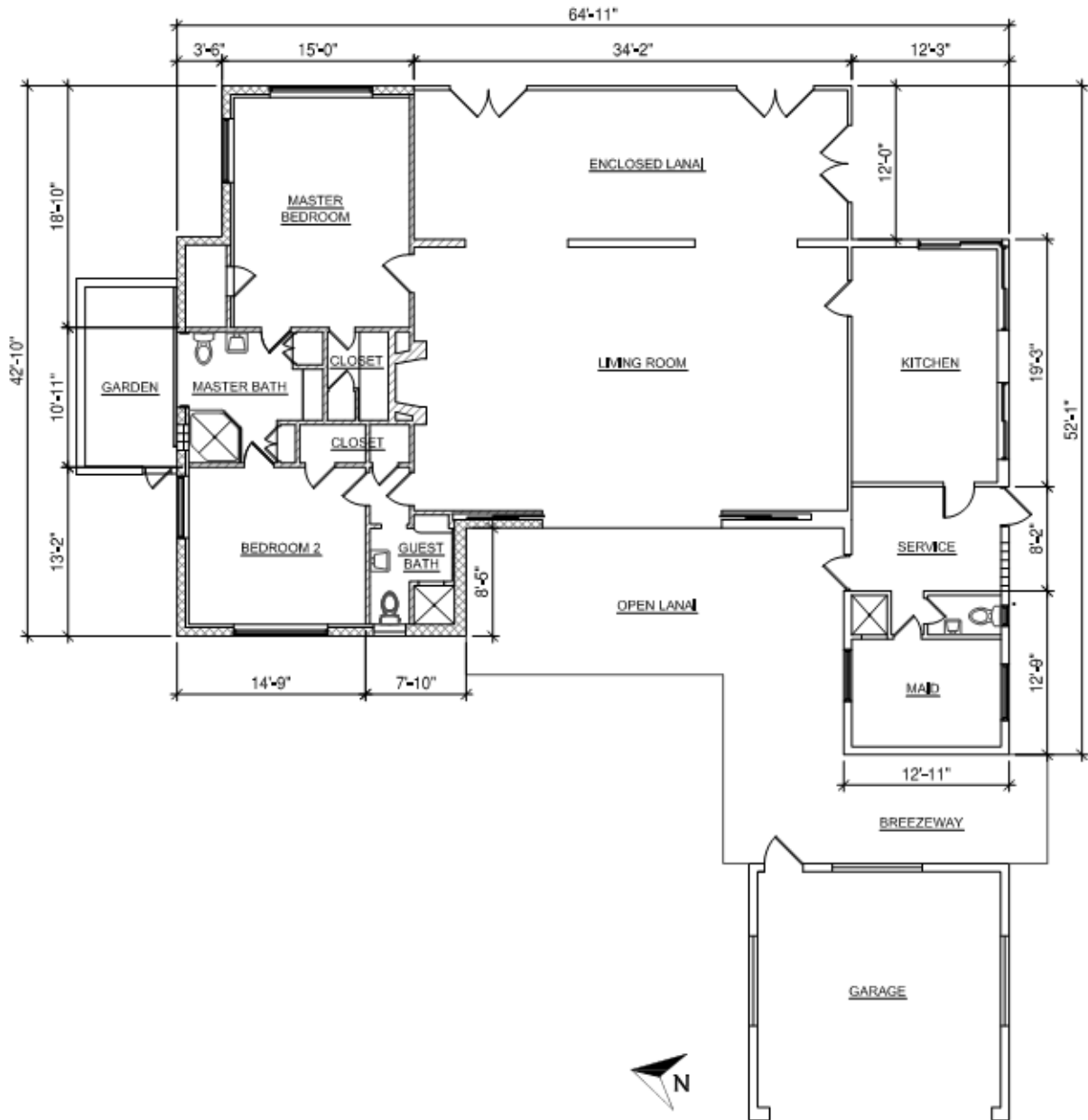
Honolulu, Hawaii  
County and State



USGS Mokapu Point Quadrangle Hawaii-Honolulu Co.  
7.5 Minute Series 1998 (arrow added)

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State



Overall Plan view (Mason Architects)

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
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: J.B. Guard House

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

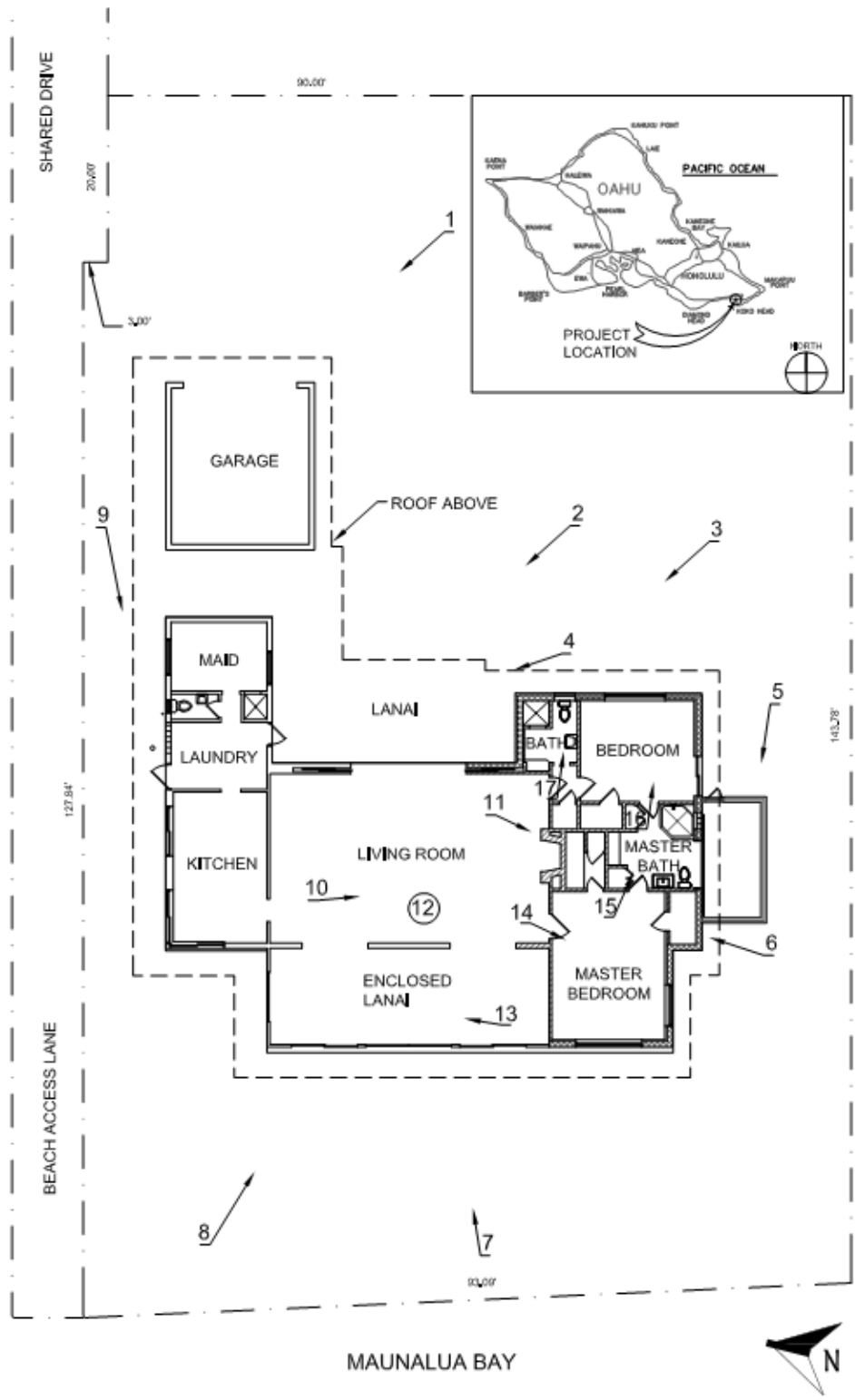
Photographer: Glenn Mason

Date Photographed: January 16, 2015 and February 7, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State



Site Plan and Photograph Key (Mason Architects)



Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0001. Garage and garden wall. Camera facing northwest.

1 of 18.



Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0002. Partial front elevation towards garage. Camera facing northwest.

2 of 18.





Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0003. Front elevation. Camera facing west,

3 of 18.



Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0004. Front open lanai with breezeway to the right and door to maid's quarters (laundry) at center, and sliding doors to living room at left. Camera facing north.

4 of 18.





Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0005. Exterior view of enclosed garden at Master Bath.  
Camera facing west.

5 of 18.



Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0006. Art deco detailed chimney. Camera facing up and north.

6 of 18.





Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0007. Rear elevation. Camera facing east.

7 of 18.



Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii Honolulu\_J.B. Guard House\_0008. Rear (Oceanside) elevation. Camera facing southeast.

8 of 18.





Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0009. North side elevation. Note decorative brick grillwork. Camera facing southwest.

9 of 18.



Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0010. Living Room. Note chamfered ceiling and original fireplace and mirrors. Camera facing south.

10 of 18.





Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0011. Detail of fireplace mantel. Camera facing southwest.

11 of 18.



Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0012. Detail of acid stained concrete floors in Living Room. Camera facing down and east.

12 of 18.



Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0013. Enclosed lanai. Camera facing north.

13 of 18.





Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0014. Master Bedroom. Camera facing south.

14 of 18.



Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0015. Master Bathroom. Camera facing southeast.

15 of 18.





Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0016. Guest Bedroom. Camera facing southeast.

16 of 18.



Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0017. Guest Bathroom. Note decorative brick grillwork. Camera facing east.

17 of 18.





Guard, J.B. House  
Name of Property

Honolulu, Hawaii  
County and State

Hawaii\_Honolulu\_J.B. Guard House\_0018. Decorative eave vent. Note original recessed light to left. Camera facing up and south.

18 of 18.



**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.





























































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Guard, J.B., House  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: HAWAII, Honolulu

DATE RECEIVED: 10/16/15      DATE OF PENDING LIST: 11/06/15  
DATE OF 16TH DAY: 11/23/15      DATE OF 45TH DAY: 12/01/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000847

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      11-23-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

*Example of Local Style by Hawaii's first native-born  
Architect, who utilizes a distinctive ~~Roofline~~  
Roofline*

RECOM./CRITERIA Accept C

REVIEWER J. Hubbard      DISCIPLINE \_\_\_\_\_

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

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

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

NEIL ABERCROMBIE  
GOVERNOR OF HAWAII



RECEIVED 2280

OCT 16 2015

Nat. Register of Historic Places  
National Park Service

WILLIAM J. AILA, JR.  
CHAIRPERSON  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

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FIRST DEPUTY

WILLIAM M. TAM  
DEPUTY DIRECTOR - WATER  
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BOATING AND OCEAN RECREATION  
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CONSERVATION AND RESOURCES ENFORCEMENT  
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FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAIHOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING  
601 KAMOKILA BLVD, STE 555  
KAPOLEI, HAWAII 96707

October 10, 2015

Paul Lusignan  
C/O James Gabbert  
National Park Service  
1201 "Eye" Street, 8<sup>th</sup> Floor  
Washington, DC 20005

RE: JB Guard House National Register Nomination  
305A Portlock Road, Honolulu, Hawaii 96825  
Waimanalo, Koolaupoko, Oahu

Dear Mr. Lusignan,

I am pleased to recommend the JB Guard House for inclusion in the National Register of Historic Places. **The enclosed disk contains the true and correct copy of the nomination for the JB Guard House to the National Register of Historic Places.** Thank you for reviewing and processing this nomination. Contact Megan Borthwick at (808) 692-8029 or Megan.Borthwick@hawaii.gov if you have questions related to this submittal.

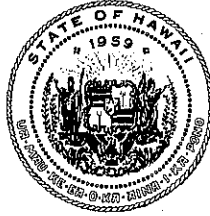
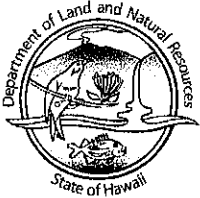
Mahalo,

A handwritten signature in black ink, appearing to read "Alan Downer", with a long horizontal flourish extending to the right.

Dr. Alan Downer  
Deputy State Historic Preservation Officer



DAVID Y. IGE  
GOVERNOR OF HAWAII



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA  
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ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

August 28, 2015

Cheryl Lippman  
305 A Portlock Ave  
Honolulu, Hawaii 96825

SUBJECT: JB Guard House  
305 A Portlock Ave  
Honolulu, Hawaii 96825

---

Aloha Cheryl Lippman,

Thank you for the nominating the above mentioned property to the Hawaii Register of Historic Places. On August 28, 2015, your nomination was presented before the Hawaii Historic Places Review Board and they officially listed the property on the Hawaii Register of Historic Places.

The Hawaii Historic Places Review Board recommended this nomination for listing on the National Register of Historic Places. If you would like our office to forward this nomination to the National Park Service, please submit the nomination to our office following Park Service Submittal Guidelines in hard copy or digital format. You can find these requirements on the Park Service Website: <http://www.nps.gov/nr/publications/>

Mahalo,

A handwritten signature in black ink, appearing to read "Alan S. Downer".

Dr. Alan S. Downer  
Deputy State Historic Preservation Officer

CC: Angie Westfall  
Mason Architects  
119 Merchant Street  
Honolulu, Hawaii 96813

# Mason Architects, Inc.

---

## Transmittal

To: National Park Service

Date: September 22, 2015

From: Angie Westfall

Project: Lippman Register Nomination

MAI Job Number: 1505

Address: 305A Portlock Road, Honolulu,  
Hawaii

Transmitting: 2 CDs

---

The enclosed disk contains the true and correct copy of the nomination for the J.B. Guard House to the National Register of Historic Places.