



United States Department of the Interior

NATIONAL PARK SERVICE

Pacific West Region
333 Bush Street, Suite 500
San Francisco, CA 94104-2828



H38 (PWRO-CR)

October 21, 2015

Polly Tice
Mason Architects, Inc.
119 Merchant Street, Suite 501
Honolulu, HI 96813

Re: Final Historic American Buildings Survey documentation for Dillingham Boulevard Residences

Dear Ms. Tice,

The National Park Service acknowledges the receipt of and accepts the Historic American Buildings Survey (HABS) documentation for the Dillingham Boulevard Residences, HABS Nos. HI-558, HI-558-A, HI-558-B and **HI-558-C**. The completed documentation will be transmitted to the Prints and Photographs Division of the Library of Congress. The records are in the public domain and will be accessible through the library. We will also transmit a copy of each report to the Hawaii State Historic Preservation Officer.

Sincerely,

Christy Avery
Historian

DILLINGHAM BOULEVARD RESIDENCES, TEIXEIRA HOUSE
1927 Dillingham Boulevard
Honolulu
Honolulu County
Hawaii

HABS No. HI-558-C

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Oakland, California

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

DILLINGHAM BOULEVARD RESIDENCES, TEIXEIRA HOUSE
1927 Dillingham Boulevard
Honolulu
Honolulu County
Hawaii

HABS No. HI-558-C

Documentation: 2 Exterior Photographs (2012)

Charles Greenleaf, Photographer

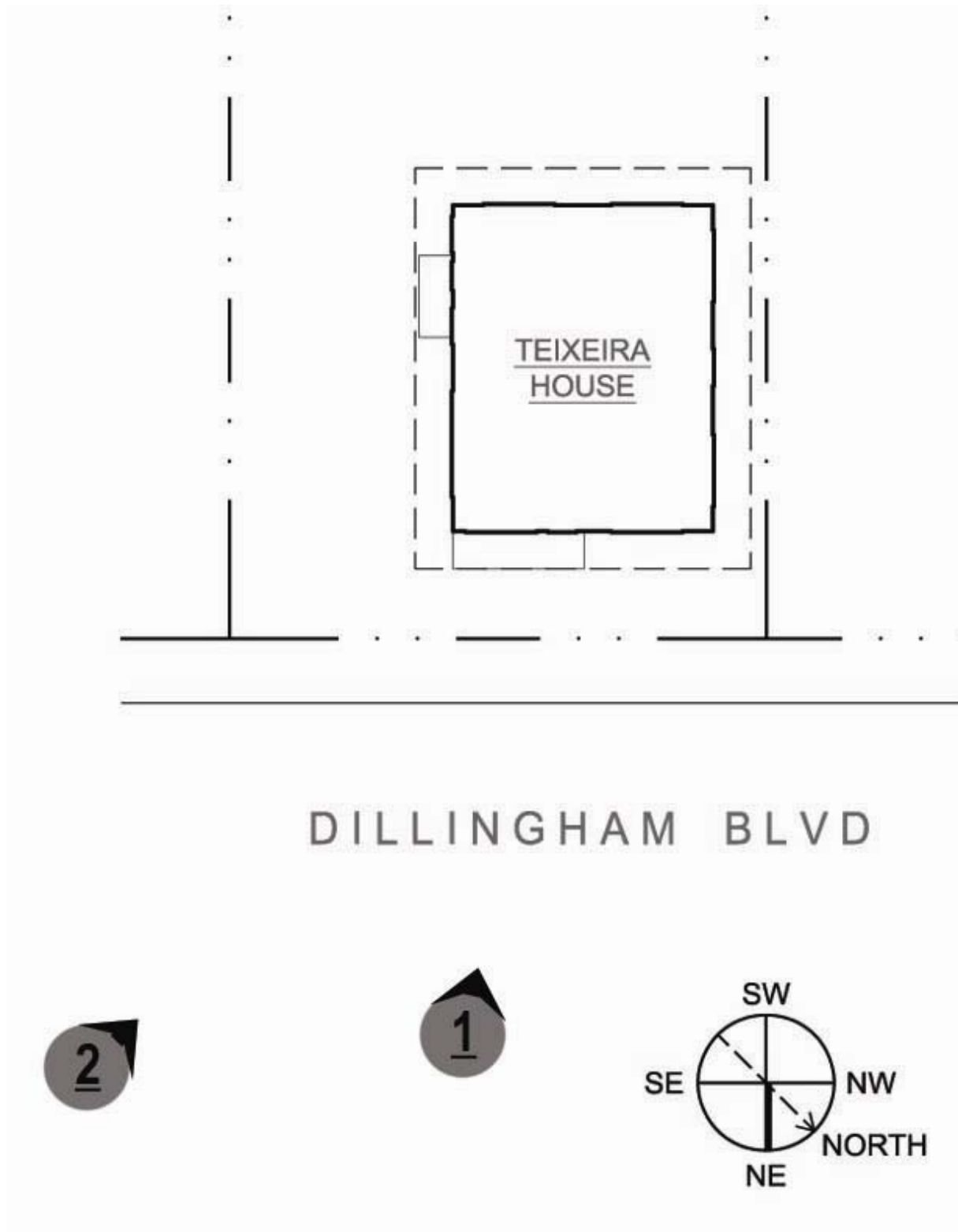
August 2012

NOTE: Permission was not obtained from owner for the large-format photographer to access interior, so no interior photographs are provided.

HI-558-C-1	FRONT ELEVATION OF TEIXEIRA HOUSE. VIEW FACING SOUTHWEST.
HI-558-C-2	OVERVIEW OF TEIXEIRA HOUSE, SHOWING ADJACENT PROPERTIES ON EITHER SIDE. VIEW FACING WEST.

DILLINGHAM BOULEVARD RESIDENCES, TEIXEIRA HOUSE
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Key to Photos



HISTORIC AMERICAN BUILDINGS SURVEY
DILLINGHAM BOULEVARD RESIDENCES, TEIXEIRA HOUSE

HABS No. HI-TTT

Location: 1927 Dillingham Boulevard, Honolulu, Hawaii

The coordinates for the residence, representing the approximate center of the house are; latitude 21.328549 and longitude -157.881717; these coordinates were obtained in July 2013 through Google Earth using NAD 1983. There is no restriction on the release of the locational data to the public.

Present Owner: Ann T. Hinch Trust, Woodrow K. Howell Trust, Patrinos Family Trust, Beverly P.S. Rodrigues Trust, and John A. Shaw

Present Occupants: Tenants

Present Use: Rental housing

Significance: The Teixeira House embodies the distinctive characteristics of a type, period, and method of construction. It is significant as an example of a 1940s single-wall, urban dwelling in Hawaii influenced by Plantation Style housing. It is associated with the residential development of Dillingham Boulevard (originally North Queen Street) and the Kalihi neighborhood of Honolulu. Built to replace an earlier house destroyed by a military plane crash, and subsequent fires that also killed 14 people, the Teixeira House is also associated with a significant event in the neighborhood's history. The house was built during the pre-Statehood period when residential use dominated this street. After 1959 the neighborhood transitioned into a mixed, commercial-residential area. The house retains a high degree of integrity of location, design, materials, workmanship, feeling and association.

**Architectural
Historians:** Kelema Moses and Polly Tice
Mason Architects, Inc.
119 Merchant Street, Suite 501
Honolulu, Hawaii 96813

Project Information: This report is part of the documentation for properties identified as adversely affected by the Honolulu Rail Transit Project (H RTP) in the City and County of Honolulu. This documentation was required under Stipulation V.C. (1, 2) of the Honolulu High Capacity Transit Corridor Project (HHCTCP) Programmatic Agreement (PA), which was signed by the U.S. Department of Transportation's Federal Transit Administration, the Hawaii State Historic Preservation Officer, the United States Navy, and the Advisory Council on Historic Preservation. After consultation with

the City and County of Honolulu, the National Park Service, Pacific West Regional Office, in a letter dated June 29, 2011, stipulated the details of the required documentation efforts, including HABS documentation for this and other properties affected by the H RTP. Archival photographs were taken by Charles Greenleaf, Silverhouse Photography, Athens, GA. The field work was conducted in May 2012. The draft was submitted in November 2013 and the report was finalized in April 2014.

PART I. HISTORICAL INFORMATION

A. Physical History

1. **Date of erection:** 1945
2. **Architect:** A family member associated with the house stated that the residence was designed and built by her grandfather, Antone Teixeira¹.
3. **Original and subsequent owners, occupants, uses:** Annie Teixeira (1935).² Current owners are Ann T. Hinch Trust, Woodrow K. Howell Trust, Patrinos Family Trust, Beverly P.S. Rodrigues Trust, and John A. Shaw.³
The property has been used as a rental house since its construction.
4. **Builder, contractor, suppliers:** Antone Teixeira, a yard foreman for Hawaiian Construction and Draying (HC& D) Co., Ltd, built this residence.⁴ (HC&D Co., Ltd.'s main business was to supply and transport construction materials. The company was founded in 1908 and is in business today as Ameron Hawaii.⁵)
5. **Original plans and construction:** No drawings have been located for this house. Its design and construction remain largely as originally built. Only minor changes have occurred.
6. **Alterations and additions:** Alterations at the Teixeira House include replacement of some original double-hung windows with jalousies, substitution of lattice foundation screening with horizontal wood strips, removal of most of the rock wall at the front of the lot, and the removal of the carports. Comparison of photographs of the property taken in 1999 and the current condition indicate that these changes took place at some point between June 1999 and April 2008.

B. Historical Context

This house was built in a residential development known as the "Kapiolani Tract." (See Historical Context, Dillingham Boulevard Residences, HABS No. HI-558 for development history.)

¹ "Homeowners fear impact of system," *Honolulu Star Bulletin*, November 4, 2008. p. A3.

² City and County Real Property Assessment Division. Field Book Land Sheet for TMK 1-2-009-018.

³ City and County Real Property Assessment Division. Website www.honolulupropertytax.com for same TMK.

⁴ "Homeowners fear impact of system," *Honolulu Star Bulletin*, November 4, 2008. p. A3.

⁵ Ameron Hawaii. "History / Present / Future." Company web page www.ameronhawaii.com/hist.html.

Tax records and a map dated 1937 indicates that the parcel at 1927 Dillingham Boulevard was owned by Annie N. Teixeira at that time. The 1937 map also indicates that the Teixeira family owned two other properties with multiple houses in the block between Puuhale Road and Mokauea Street, but on the opposite side of Dillingham Boulevard. The owners for these additional properties are listed on the map as “Antone Teixeira,” and “A. Teixeira.”⁶

The present-day house replaced an earlier residence, which in 1944 was rented by Leo Kaiser, who was a policeman. A June 1944 airplane collision severely damaged the earlier residence. In this crash, at least 14 people were killed in the neighborhood after two U.S. Army Air Forces aircraft, approaching each other at near-right angles, collided at approximately 1,000 feet. The “left wing of one hit the tail of the other,” and one of the planes, “minus one wing, zoomed down toward Dillingham Blvd., sheered [sic] off the top of Police Officer Leo Kaiser’s home, 1927 Dillingham Blvd., and then hit the pavement in front of the house.”⁷ Mr. Kaiser and his family were not harmed in the accident, but “about all Officer Kaiser recovered was a pair of handcuffs.”⁸ Residents could still recall this deadly World War II event forty years later.⁹

The following year (1945), a new residence, the present-day Teixeira House, was designed and built by Antone Teixeira.¹⁰ Mr. Teixeira worked for HC&D Co., Ltd. (now Ameron Hawaii) as a yard foreman. He died in 1956.¹¹ Annie retained ownership of the house until 1985, two years before her death,¹² when the property was transferred among her heirs.¹³

PART II. ARCHITECTURAL INFORMATION

A. General Statement

- 1. Architectural character:** The Teixeira House is a small one-story, vernacular house. It is typical of many other urban dwellings in Hawaii, which were influenced by plantation housing. The house has a rectangular plan, and the main level contains a living room, kitchen, bathroom, and two bedrooms. The plan very closely resembles an 875 square foot floor plan advertised in the *Homes In Hawaii; Suggestions for the Home-Builder* catalogue, which was published by building material supply company Lewers & Cooke, Ltd., in 1931.¹⁴ The Lewers & Cooke design resembles an even earlier (ca. 1921) plan

⁶ City and County of Honolulu, Department of Public Works, Bureau of Plans. Dillingham Boulevard, Waiakamilo to Puuhale Parcel Map. No. 11-D. 1937.

⁷ “Death Toll in Plane Crash Stands at 14,” *Honolulu Star Bulletin*, June 9, 1944. p. 1.

⁸ *Ibid.*, p. 6.

⁹ Ethnic Studies Oral History Project, *Kalihi Place of Transition* (Honolulu: Social Science Research Institute, University of Hawaii at Manoa) 1984.

¹⁰ “Homeowners fear impact of system,” *Honolulu Star Bulletin*, November 4, 2008. p. A3.

¹¹ “Teixeira, Antone,” *Honolulu Advertiser*, November 13, 1956. Obituary at the University of Hawaii, Hamilton Library, Honolulu Newspapers Clippings Morgue, on microfiche in Biography section under: Teixeira, Anton.

¹² “Annie Nahua Teixeira,” *Honolulu Advertiser*, November 18, 1987. Obituary at the University of Hawaii, Hamilton Library, Honolulu Newspapers Clippings Morgue, on microfiche in Biography section under: Teixeira-Teixeira, A.

¹³ City and County Real Property Assessment Division. Field Book Land Sheet for TMK 1-2-009-018.

¹⁴ Lewers & Cooke, Ltd. *Homes in Hawaii; Suggestions for the Home-Builder* (Honolulu: Author) [1931]. p. 19.

developed by the Hawaii Sugar Plantation Association (HSPA), titled "Cottage for One Family."¹⁵

The Teixeira House is single-wall construction with tongue-and-groove boards strengthened by two exterior girts. Its high foundation is an atypical feature for a level lot, although common on hillside parcels. The house is supported by an elevated post-and-beam foundation. This foundation elevates the living space approximately 5' above grade (at the highest point), with a crawl space below enclosed by wood lath foundation screening. Some of the foundations include lava rocks and square concrete blocks. The open eaves of the hipped roof extend approximately 2'-6" beyond the exterior walls and further over the front and kitchen entries. Consistent with modest, single-wall urban dwellings of Hawaii, the Teixeira House is plain, with little ornamentation, but is significant because it embodies the distinctive characteristics of a type, period, and method of construction. (See Architectural Character, Dillingham Boulevard Residences, HABS No. HI-558.)

2. **Condition of fabric:** The house is in fair condition. There have been a number of alterations, including the replacement of original wood sash with jalousie windows, replacement of foundation-screening materials, removal of most of the rock wall at the front of the lot, and the removal of a carport (that was added after the house's construction). However, the house is a relatively unaltered example of a vernacular 1940s single-wall residence in Hawaii.

B. Description of Exterior

1. Overall shape and dimensions:

- a) The Teixeira House is rectangular in plan. It closely resembles an 875 square foot floor plan advertised in the *Homes In Hawaii; Suggestions for the Home-Builder* catalogue (1931), as well as an even earlier plan (ca. 1921) developed by the HSPA, titled "Cottage for One Family."
- b) Dimensions: The overall dimensions of the one-story residence are 24' x 30', for a total living area of 720 square feet.

2. **Foundation and walls:** The Teixeira House has a post-and-beam foundation supported by wood posts with 4x4 nominal dimensions. The perimeter posts rest on a 4"-wide concrete curb, 5" of which is above grade. The interior posts are set atop lava rocks or square concrete blocks. The posts and diagonal braces support five nominal 4x4 beams, on which rest nominal 2x6 joists under the 3"-wide floorboards. Within the crawl space is a small (about 6' x 8') laundry area whose concrete floor is about 1'-4" below grade. The laundry area retaining walls are approximately 2' high, extending about 8" above the dirt of the crawl space. The crawl space is primarily screened in by 1" x 3" horizontal wood strips, but also with a few other materials, including wood lattice, with lath placed diagonally.

The walls of the house are comprised of a single layer of vertical tongue-and-groove boards, measuring approximately 5½" in width. Two horizontal girts

¹⁵ Hawaii Sugar Plantation Association, Cottage for One Family drawing. (Territory of Hawaii: Author) ca. 1921.

(measuring approximately 2" x 2"), set approximately 10" apart, wrap around the house, at about mid-window height.

3. **Structural system, framing:** The Teixeira House is a wood-frame, single-wall building. The foundation - consisting of wood posts, sills, and joists – is visible beneath the house. The roof framing was not accessible for viewing.
4. **Openings – windows and screens:** The house has a total of eighteen windows. Windows are single, pairs or triplets, all with the same 2'-8" width but of two different heights. The kitchen and bathroom windows are approximately 4' tall, while the remaining windows in the dwelling are approximately 5' tall. The trim around the windows is about 4½" wide with 7"-wide trim between the paired or triplet groupings. Because of the single-wall construction, all of the windows frames project out from the house walls.

There are five extant, original one-over-one-light, double-hung wood windows, located on the northwest and northeast facades. On the northwest façade, one original window remains in bedroom 1, and one in bedroom 2. On the northeast façade, one pair remains in the living room, and one single is retained in bedroom 1. The remaining original window sashes have been replaced with jalousies.

Each window has a painted, wood-framed screen. The screens have half-round trim pieces around the perimeters with a plain profile cross-bar at mid-height. The screens are attached to the window frames by two metal screen clips at the top.

All of the windows have a simple decorative crown molding at the top of the frames. The bases are simple, with a sloped sill and plain apron, approximately 5" tall.

5. **Openings – Doors:** The Teixeira House has two entrances set within simple wood frames on the northeast and southeast facades of the main level. The doorway opening on the northeast façade, the formal entry to the house which accesses the living room, measures about 3' x 7'. A 5" board is on the top of the doorframe, so the non-historic wood door at the front entrance is only 6'-7" in height. It has a single-light, three-panel wood door whose glazing has been replaced with jalousies. The doorknob is a brass fixture. It has a non-historic screen door, with decorative scrollwork on the exterior. The kitchen entrance, on the southeast side of the house, is approximately 3'-wide x 6'-3" in height. The historic door is a single-light, three-panel wood door whose glazing has been replaced with plywood.

Below the main floor, there are two small doors on the southeast side of the house that lead through the foundation screening into the laundry area and the crawl space. At the bottom of the stair on this side is a flush, painted plywood door, approximately 2'-6" wide and 5' high that accesses the laundry area. The other door, directly behind the southeastern staircase, is also wood and has approximately the same dimensions. Its five horizontal members (of varying widths), along with its approximately 4" wide vertical members on either side, give the impression of a roughly made four-panel door. This door provides access to the rest of the crawl space.

6. Roof:

- a) Shape: The Teixeira House has a hip roof with wide, overhanging eaves. The exposed, chamfered rafters extend out over the northeastern and southeastern entry stair landings. Extensions made to the rafter tails on the southeastern side, near the south corner, provide shade for the doorway to the crawl space.
- b) Materials: The visible roofing material is asphalt shingles over wood sheathing in various dimensions ranging from nominal 1x6 to 1x10 boards.

7. Exterior Details:

- a) Entries and porches:

There are two entrances to the house. The door that faces Dillingham Boulevard is located near the mid-point of the northeastern façade and serves as the front entry. It leads into the living room directly from a concrete landing. A concrete stair, with eight risers measuring 7" and seven treads measuring 11¾", terminate at the landing, which is approximately 3'-6" x 5' in size.

A metal railing extends along the exterior of the landing and stair. The railing is comprised of three painted, thin metal bars, spaced approximately a foot apart. The top portion of the railing, the handrail, is a flat metal bar that terminates at the base of the stair in a decorative coil. The three parallel members are supported by vertical metal rods, or balusters, with 1"-square cross sections, located approximately 3' apart along the stair, and at the corners of the landing. The rods have a ridged texture similar to steel reinforcing.

The kitchen entrance, on the southeastern side of the house, is accessible by way of a wood landing approximately 3' x 4' in size. The landing has a railing consisting of vertical wood balusters, about 2" square in section, topped by a nominal 2x4 handrail, with nominal 4x4 corner posts. The landing is approached by way of a utilitarian wood stair. The railing extends from the top of the landing to the bottom of the stair and is comprised of three painted, nominal 2x4s, which follow the slope of the stair. Wood nominal 4x4 posts at top and bottom support them, with a nominal 2x4 vertical member centered in between. Eight wood steps lead to the landing; seven of them have open risers measuring 7" and treads measuring approximately 10". The top step has a riser of 3-½" and a tread of about 7". Two steps of unequal heights lead to the kitchen from the landing.

- b) Garage/carport: There were two former carports at the Teixeira House, photographed in 1999, that are no longer extant.¹⁶ Both carports appear to date from a period after the house itself was constructed. The one-car carport near the corner of the house required alterations to a 4' x 10' portion of the crawl space near the north corner of the house. The carport on the southeast side of the house may have sheltered more than one car.

¹⁶ Mason Architects, Inc., Primary Corridor Transportation Project Inventory Form, "Teixeira House." December 1999.

C. Description of Interior

1. **Floor plan:** The living room and kitchen are located along the left (southeast) half of the house. They are visually connected through a rectangular pass-through at counter height and a framed doorway opening in the wall between those rooms. The bedrooms, bathroom, and a hallway are situated along the right (northwest) side of the house. The bathroom separates the front and rear bedrooms which are located at each end of the hallway. The hallway is accessible through a framed opening between it and the living room.

The floor plan very closely resembles the layout in an 875 square foot design advertised in the *Homes In Hawaii; Suggestions for the Home-Builder* catalogue, published by building material supply company Lewers & Cooke, Ltd., in 1931.¹⁷ In turn, the Lewers & Cooke design resembled an even earlier (ca. 1921) plan developed by the HSPA, titled "Cottage for One Family," although the HSPA design did not include a bathroom.

2. **Flooring and baseboards:** Throughout most of the house, the flooring material consists of 12" x 12" vinyl tiles. However, the bathroom flooring is a brown contact sheet in a faux-wood pattern. The house typically has painted wood, nominal 1x4 baseboards, with a ¾" quarter-round shoe molding, or trim, at the base.
3. **Wall and ceiling finishes:** The walls and ceilings of the Teixeira House are largely painted nominal 1x6 tongue-and-groove boards, although there are several exceptions to this, as described below. Ceiling moldings consist of nominal 1x4 boards with ¾" quarter-round trim throughout.

In addition to the quarter-round trim pieces which are part of the ceiling and base moldings, there is also quarter-round trim around the door frames.

Original wall finishes in the living room, hall, kitchen, bedrooms and bath include nominal 1x6 wood tongue-and-groove wall board, which has been painted. Similarly, the original ceiling finishes in the rooms appear to have been the same tongue-and-groove boards. Replacement wall and ceiling finishes include smooth painted finishes (bedroom 1 ceiling and two living room and two bathroom walls), as well as a surface coating of possibly plaster or spackling paste over the wall boards in part of the hallway. Both bedrooms have small sections of laminate panel that have been applied over the wall boards.

4. **Openings:**
 - a) Doorways and doors: Interior doors include a single-panel wood entry door and single-panel wood closet doors, as well as a modern replacement door with six raised panels.
 - b) Attic: There is attic access in the bathroom ceiling, by way of an approximately 2'-6" square panel built of tongue-and-groove boards. Its simple wood frame has mitered corners. (The attic could not be accessed.)
5. **Door and window hardware:** There is no historic door hardware in the Teixeira House. The extant double-hung windows have sash locks. Wood-frame screens are affixed to the exterior of the windows with metal clips.

¹⁷ Lewers & Cooke, Ltd. *Homes in Hawaii; Suggestions for the Home-Builder* (Honolulu: Author) [1931]. p. 19.

6. Decorative features and trim:

- a) Kitchen cabinets and built-ins: The kitchen has an historic ceiling-to-floor, painted wood, built-in cabinet on the northwest wall. The entire unit is approximately 6' wide, with the upper two sections measuring 1'-3" deep and 2'-0" deep at the bottom. The cabinet has a symmetrical design. The top section has four doors in a row; the outer two are wood with a recessed single-panel and the inner two are also wood-frame but with clear glass inserts. The middle section of the built-in cabinet, has a central open countertop area flanked by one cabinet on each side. The cabinet doors are wood with a single recessed panel. Within the open area is the tongue-and-groove rear wall of the kitchen on either side of a centrally located mirror. On each side of the mirror, approximately at mid-height, is a small quarter-circle wood shelf secured to both the rear kitchen wall and to the flanking cabinets. Directly below the counter is a horizontal row of three drawers that extend the full width of the cabinet. Drawer fronts are flush, with slightly rounded edges. Below the drawers the cabinet is comprised of four, approximately 2' deep, base cabinets; the two inner cabinets align with the glass-door cabinets above, and the outer cabinets align vertically with the outer cabinets above. All four base doors have a recessed single-panel. All of the cabinet doors have low-sloped arched door pulls oriented vertically, which are painted white. Small exposed hinges allow the doors to swing outward. The drawers have horizontal handles; some chrome, some painted white. The same molding along the ceiling of the kitchen also extends along the top of the cabinet. A quarter-round trim wraps around the base of the cabinet, in keeping with the typical floor molding.

The sink and sink base in the kitchen appear original to the house. Located centrally against the rear wall, the sink rests atop a nearly 5'-wide x 1'-11" deep wood cabinet base. The sink consists of a large slab of cast iron with white enamel finish that extends the full length of the cabinet base. The basin is located in the center, and grooved, integral drain boards flank either side. The faucet, with two lever handles and an integrated soap dish, is made of white metal and is also historic. Directly below the sink's drain boards are two drawers. The drawer fronts are flush, with slightly rounded edges. Below that, the center of the cabinet base was designed with two recessed single panel wood doors to swing outward, although the door on the right side is missing. On either side is a single cabinet door of the same style. The drawers have low-sloped arched handle pulls, oriented horizontally. All of the cabinet doors have low-sloped arched door pulls, oriented vertically. Small exposed hinges allow the doors to swing outward. All of the hardware on the sink base is painted white.

- b) Bathroom cabinets and bedroom closets: There is a recessed built-in medicine cabinet in the bathroom, located adjacent to the sink, on the center of the short wall that defines one side of the front bedroom's closet. The recessed shelved cabinet, which has no door, is approximately 1'-6" wide x 2' high x 3" deep and has four inset shelves equidistant from each other. It has a painted wood frame, approximately 2" wide, with mitered corners.

The closet in the front bedroom is small, approximately 2' deep x 3' wide with walls finished in vertical tongue-and-groove boards. The only storage

in the rear bedroom is on its southeast wall. It consists of an added wood shelf located approximately 2' from the ceiling, with a horizontal pole beneath it, which extends from an added vertical support to the southwest wall. The shelf is about 1'-6" deep, and the front is open.

- c) Other interior features: The wall separating the living room and kitchen has a framed pass-through that extends the entire length of the wall. From top to bottom, the opening is approximately 3' high and 9' wide. At the bottom of the pass-through, approximately 3' from the floor, is a shelf approximately 11" wide.

7. Mechanical / Electrical:

- a) Electric wiring: Painted wood wire mold conceals the electrical wires from the ceiling to the switches, outlets, and fixtures. The extent to which any upgrades have been made to the electrical system is not known.
- b) Lighting: There are no historic light fixtures in the house. The modern lighting consists of flush, ceiling-mounted fixtures centered in each of the rooms. Types include incandescent fixtures with square profile shades, and a few un-shaded fluorescent fixtures (with both tube and compact fluorescent lamps).
- c) Plumbing: The bathroom has modern plumbing fixtures. The kitchen has a large, historic, enamel-finish, cast-iron sink with integrated drain boards, as well as a historic faucet.

D. Site

- 1. **Exterior terrace privacy walls/fences/enclosures:** On the southeastern side of the lot, a 5'-high concrete masonry unit (CMU) wall separates the residential parcel from the adjacent commercial plaza. The rear property line is the CMU wall of the commercial building that fronts on Colburn Street. A chain-link fence approximately 6'-high extends along the property line on the northwest side of the Teixeira parcel. Along the front of the Teixeira lot, a four-section chain-link gate extends from the southeastern CMU wall to a post near the bottom of the front entry stair. A small section of lava rock wall, which appears to be of relatively new construction, is located on the east side of the carport opening. It is approximately 3' in length and 1' in height, and functions as part of the building foundation. A remnant of the original lava rock wall remains at the front property line. It is approximately 5' long, 2' wide, and 3'-6" high and is surmounted by a 4" concrete cap. Wire mesh about 5' in height is located behind this wall. Another section of wire mesh, approximately 3' in height, extends from the end of the rock wall to the north corner of the house.
- 2. **Historic landscape design:** The historic landscape design is unknown, and no historic plantings or trees appear to be extant.
- 3. **Planting areas:** The house has a small garden at the rear, and a narrow yard on the northwest side. These planting areas have an assortment of plants, including a citrus tree and various types of palms. The front yard and driveway on the southeast side are entirely paved with concrete. There are some plants in pots, including two snake plants (*Sansevieria trifasciata*) – also known as mother-in-law's tongue, areca palms (*Dyopsis lutescens*), and a dragon tree (*Dracaena marginata*) near the east corner of the house.

4. **Other buildings:** The rear of the Teixeira House faces a single-story, single-wall vernacular house built in 1936. A narrow garden area, with tropical plantings and a clothesline, separates the two buildings.

PART III. SOURCES OF INFORMATION

A. Primary Sources

Architectural Drawings and Early Views

No original drawings or early photographs were located for this report. Floor plans for similar houses were found in a catalogue by Lewers & Cooke's and in a set of HSPA drawings. These drawings are included in the Field Notes of this report.

Maps

City and County of Honolulu, Department of Public Works, Bureau of Plans. Dillingham Boulevard, Waiakamilo to Puuhale Parcel Map. Nos. 11-C and 11-D. 1937. *These maps, filed at the Real Property Assessment Division, produced by a City and County department for a federally funded road project, are considered in the public domain.*

Sanborn Map Company. *Insurance Maps of Honolulu, Island of Oahu, Territory of Hawaii.* New York: author. 1950. On-line and microfilm copies at University of Hawaii, Hamilton Library.

State of Hawaii Bureau of Conveyances. Liber 245, p 409.

U.S. Geological Survey (USGS). Honolulu Quadrangle [map] 7.5 minute series (topographic), 1:20,000. Honolulu, HI: U.S. Department of the Interior, USGS. 1998.

B. Secondary Sources:

Ameron Hawaii. "History / Present / Future." Company web page www.ameronhawaii.com/hist.html, accessed April 30, 2012.

"Annie Nahua Teixeira," *Honolulu Advertiser*. November 18, 1987. Obituary at the University of Hawaii, Hamilton Library, Honolulu Newspapers Clippings Morgue, on microfiche in Biography section under: Teixeira-Teixeira-TeXera, A.

City and County of Honolulu Real Property Assessment Division. Field Book Land Sheet for TMK 1-2-009-018.

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Ethnic Studies Oral History Project. *Kalihi Place of Transition*. Honolulu: Social Science Research Institute, University of Hawaii at Manoa. 1984.

Hawaii Sugar Plantation Association, Cottage for One Family drawing. (Territory of Hawaii: Author) ca. 1921. (private collection)

Honolulu Star Bulletin

“Death Toll Crash Stands at 14.” June 9, 1944. p.1.

“Homeowners fear impact of system.” November 4, 2008. p. A3.

Lewers & Cooke, Ltd. *Homes in Hawaii; Suggestions for the Home-Builder*. Honolulu: Author. [1931]. p. 19.

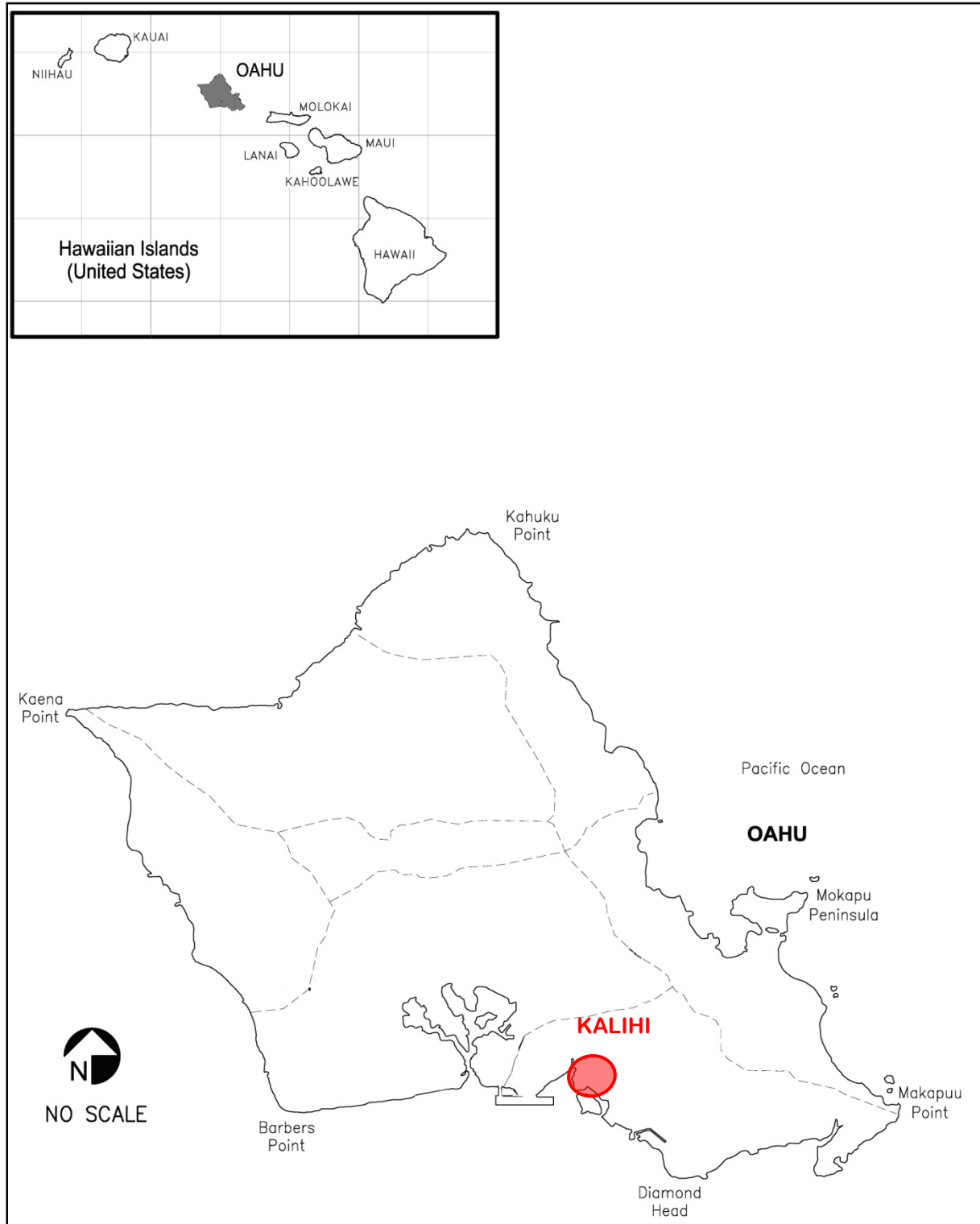
Mason Architects, Inc. Honolulu High Capacity Transit Corridor Project, Surveyed Property Considered Eligible for National Register: Teixeira House. Prepared for the November 2008 Honolulu High-Capacity Transit Corridor Project Draft Environmental Impact Statement/Section 4(f) Evaluation. July 2008.

Mason Architects, Inc. Primary Corridor Transportation Project Inventory Form, “Teixeira House.” December 1999.

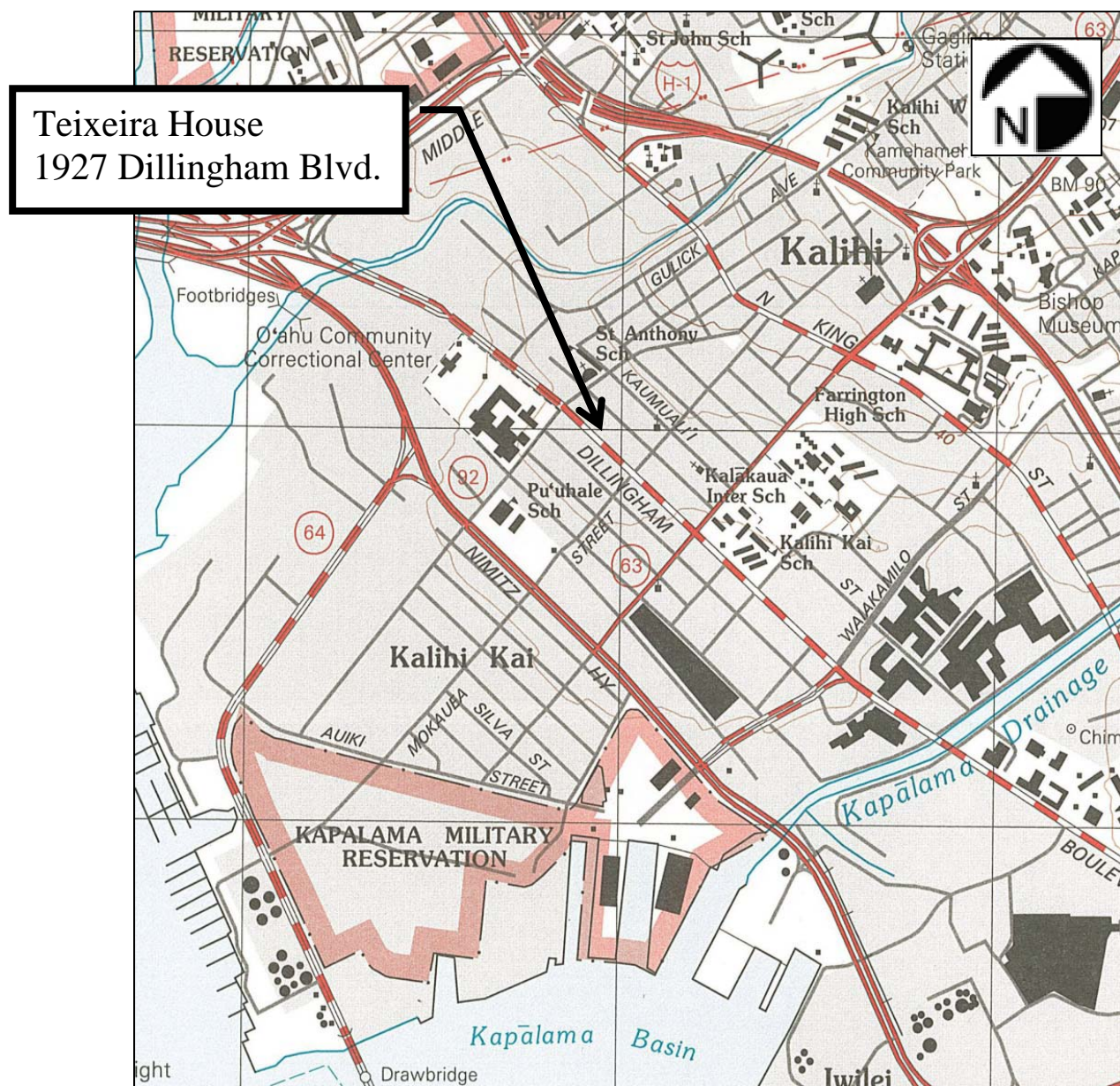
C. Likely Sources Not Yet Investigated

Bishop Museum Archives, in Honolulu, Hawaii.

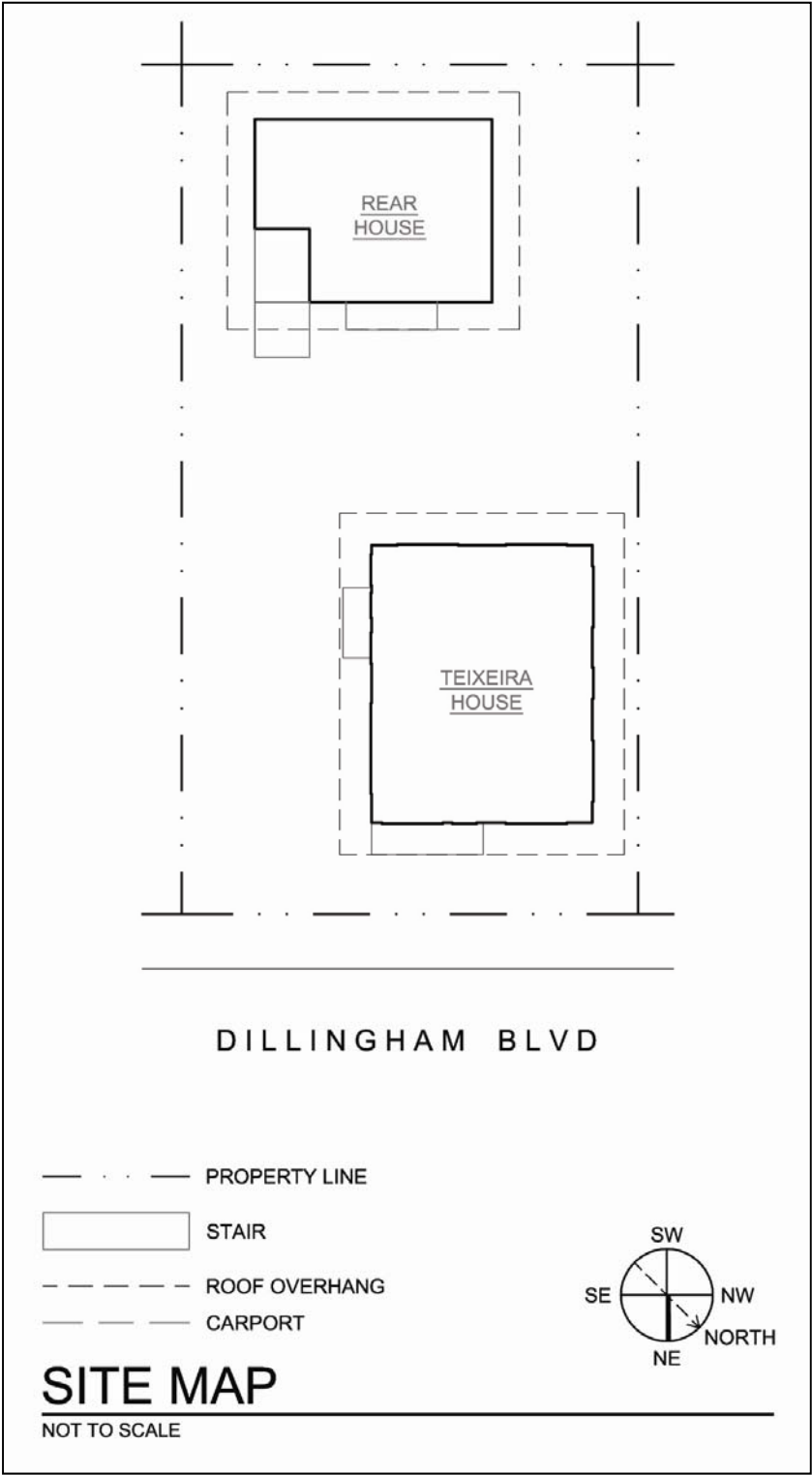
Map showing Hawaiian Island chain and location of Kalihi area of Honolulu on Oahu.
Mason Architects, Inc., August 2012.



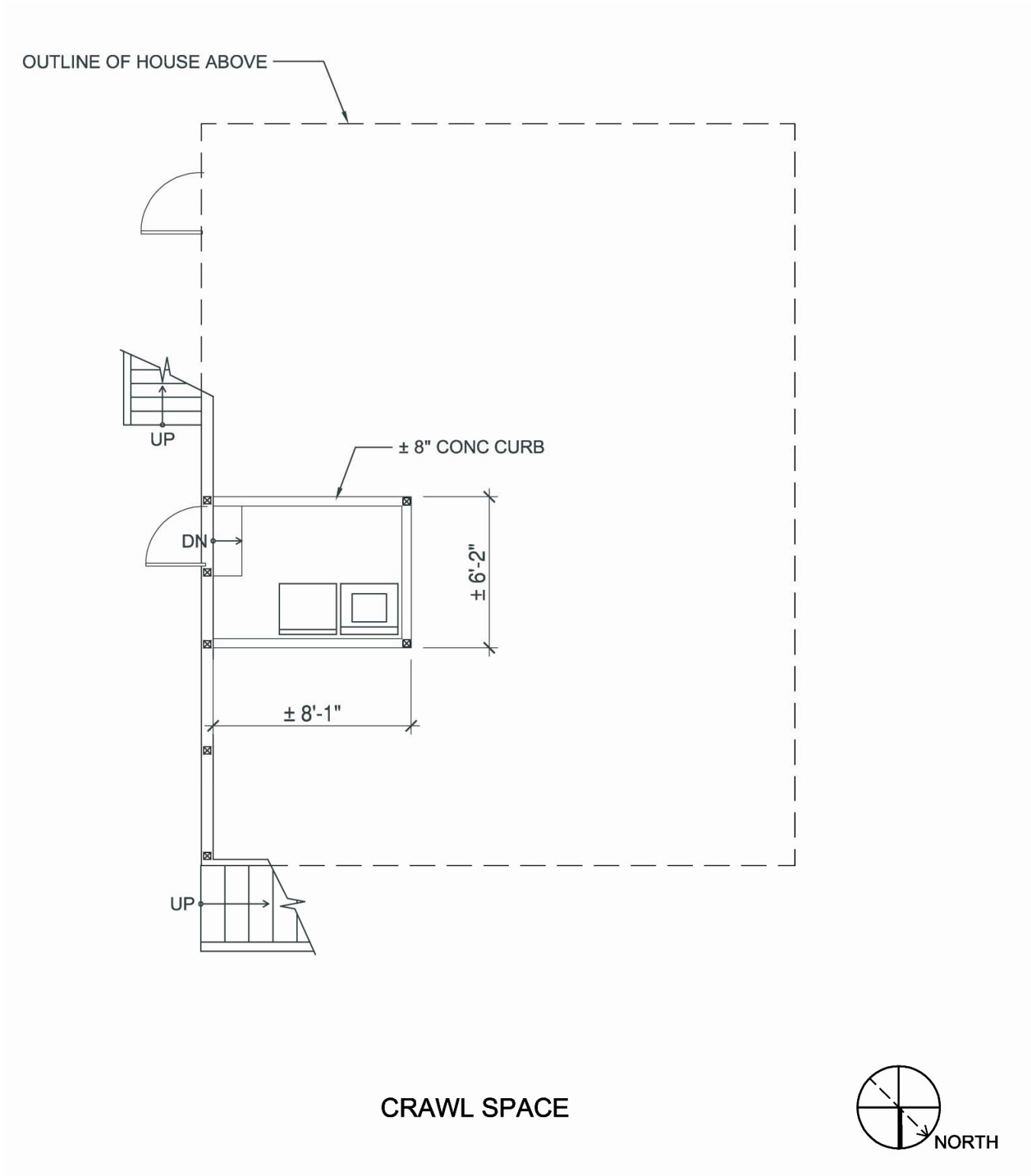
Map showing location of Teixeira House. USGS, 1998



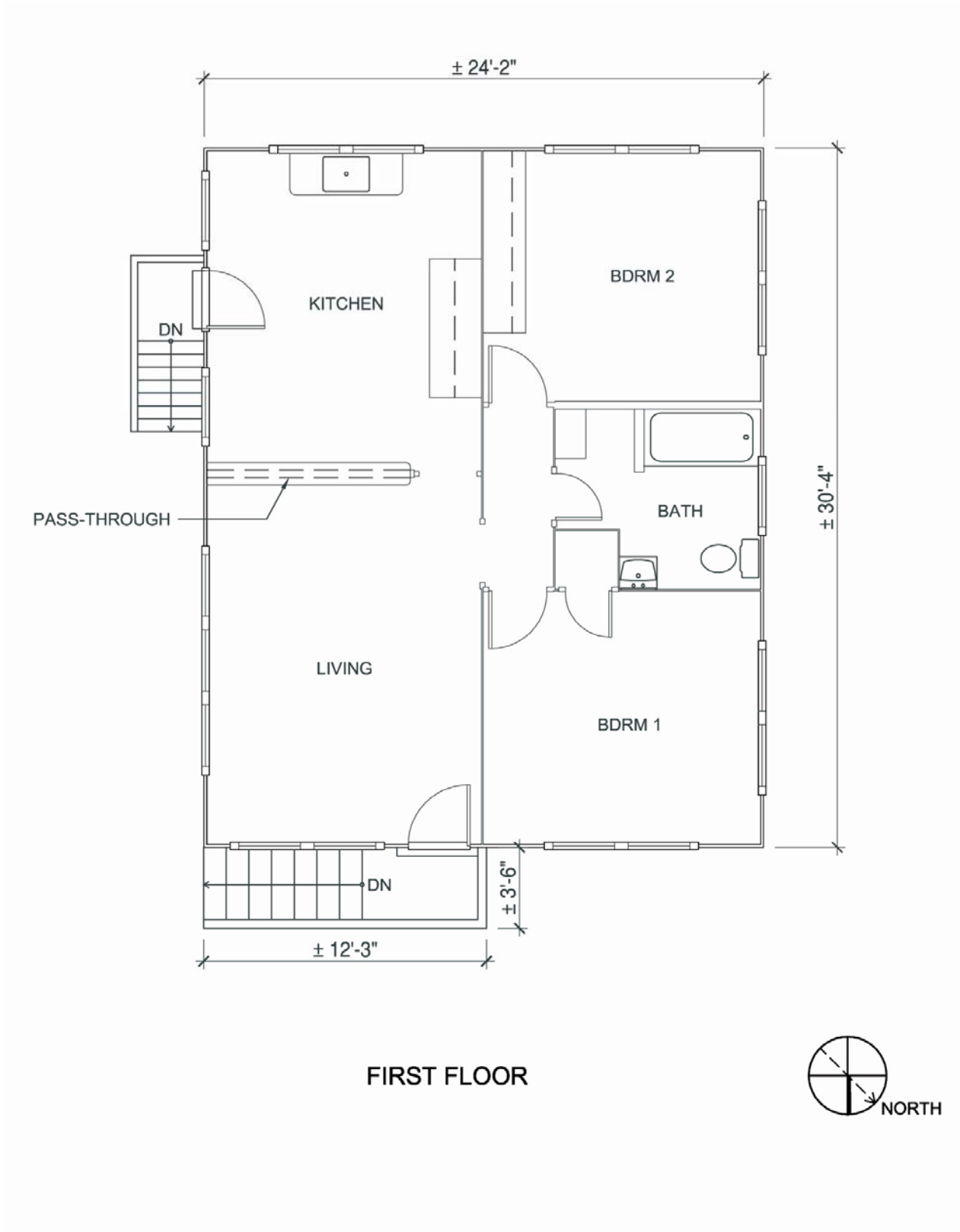
Site Plan *Mason Architects, Inc., August 2012*



Floor Plan of Crawl Space *Mason Architects, Inc., August 2012.*



Floor Plan of Main Floor *Mason Architects, Inc., August 2012.*



**HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS**

HABS No. HI-558-C-1



**HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS**

HABS No. HI-558-C-2



FIELD NOTES

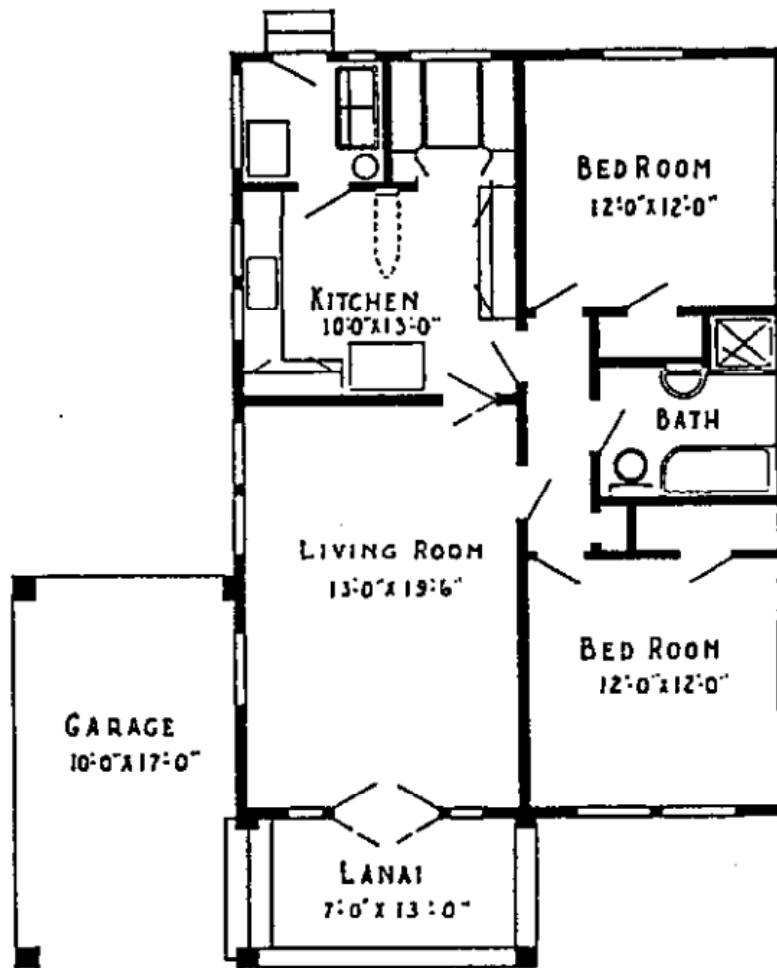
DILLINGHAM BOULEVARD RESIDENCES, TEIXEIRA RESIDENCE HABS No. HI-558-C

**1927 Dillingham Boulevard,
Honolulu, HI**

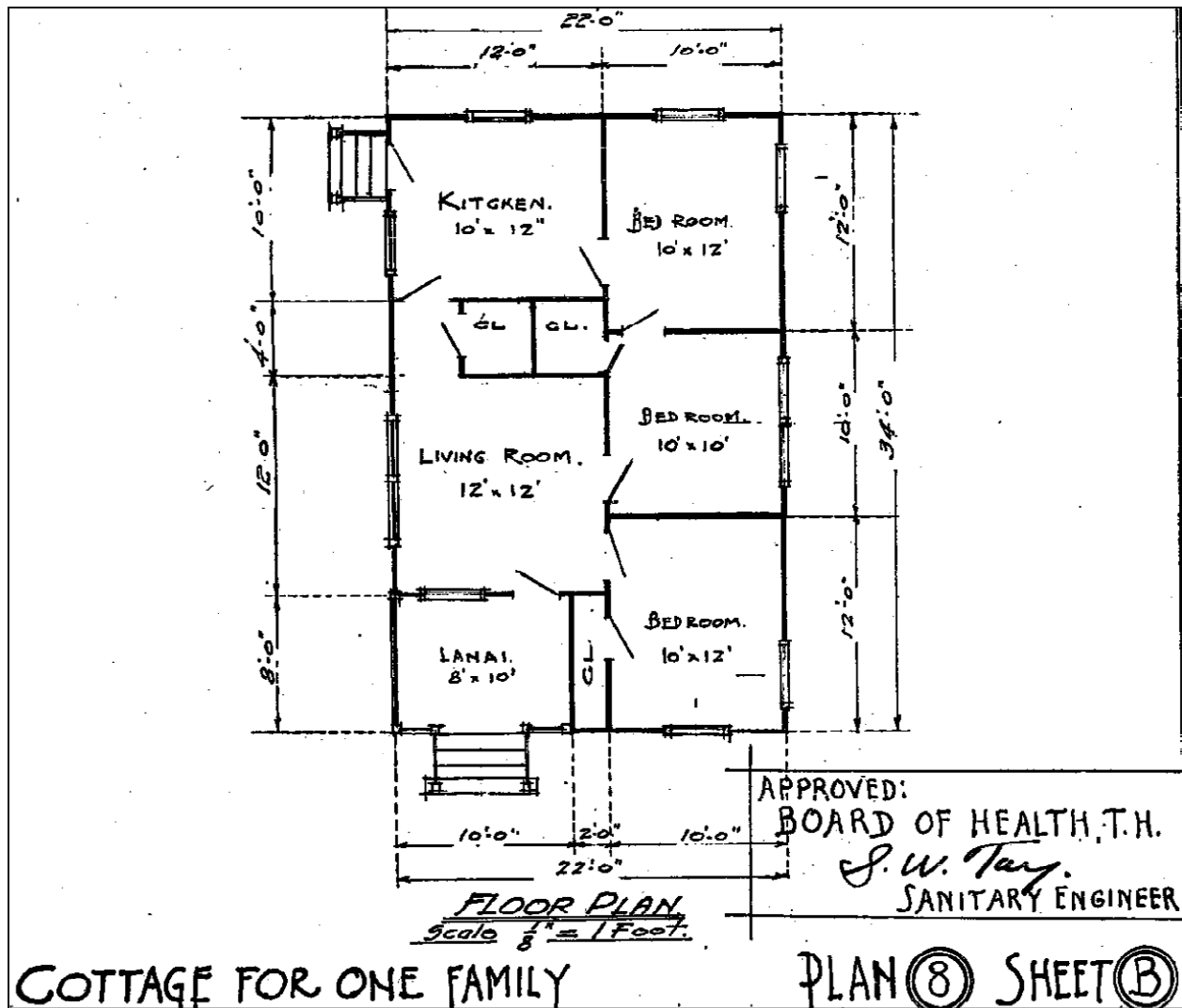


Photograph of the Teixeira Residence taken by Mason Architects, Inc. (1999) showing intact original lava rock wall.

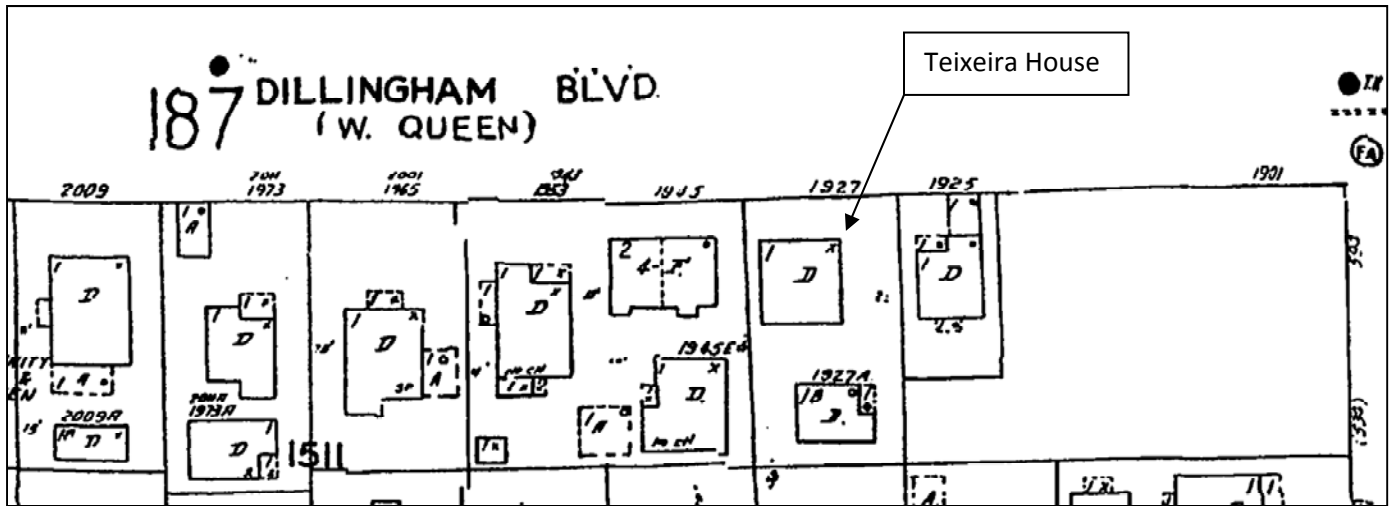
LEWERS & COOKE, LTD.



Floor Plan (875 sq. ft.) shown in *Homes In Hawaii; Suggestions for the Home-Builder* catalogue (p. 19), published by building material supply company Lewers & Cooke, Ltd. [1931].



Ca. 1921 plan developed by the Hawaiian Sugar Planters Association, titled "Cottage for One Family."



Portion of 1950 Sanborn Map showing the location of the Teixeira House at 1927 Dillingham Boulevard.