

**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.

## 1. Name of Property

Historic name: Agner R. and Ruth M. Nylen Residence

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

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: 3024 Diamond Head 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Not For Publication:  Vicinity: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        X   local

Applicable National Register Criteria:

  X   A          B        X   C          D

Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

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

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#### 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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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

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**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>                    </u>	Total

Number of contributing resources previously listed in the National Register None

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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

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

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern Movement  
Streamline Moderne  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Principal exterior materials of the property: concrete masonry unit walls, built up tar roof, concrete slab foundation

### 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 Nylen Residence is situated on Diamond Head Road in Diamond Head Terrace, a quiet residential neighborhood past the end of Kapiolani Park. It faces south and sits on a flat, 5,501 square foot lot with a panax (*Polyscias guilfoylei*) hedge separating the street from the property. It is a two-story, streamline moderne style house which features rounded front corners and a flat, built-up tar roof with overhanging eaves that follow the curvature of the house. The roof has a shallow pitch to the rear. The house sits on a poured in place concrete slab foundation, and its walls are of concrete masonry units (cmu). The main house has 2,388 square feet under roof, and retains its integrity of location, design, materials, setting, craftsmanship, feeling and association.

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#### Narrative Description

A panax hedge separates the Nylen residence from Diamond Head Road, and a straight driveway with two concrete tracks runs down the left side of the property, providing access to the lot. Where the driveway passes the side of the house, a raised concrete lozenge is located between the two tracks to assure that automobiles do not stray too close to the house wall. There is no

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garage. To the right of the driveway, in front of the house, is a macadam paved parking space for two cars.

A 12' x 16', single story dining room wing projects from the front of the house. It has a flat roof with overhanging eaves which are rounded at the corners. A solid parapet rises above the roof. The front of the dining room wing is dominated by two pairs of single pane, sliding windows with a window of twenty seven 6" glass blocks in between. The sliding windows are new, having replaced the original wood windows of the same design. A sill course, 3' above the ground, runs under the windows and across the façade. Above the windows is a flat, concrete, cantilevered, 2' wide hood or awning which runs across the façade and wraps completely around the house, with the exclusion of the entry lanai. The right corner of the dining room wing is fluted above the sill line. A concrete planter box, 6" high and 17" wide, also runs across the front of the wing and wraps around the left side. It contains mature crotons (*Codiaeum variegatum*), which obscure much of the façade and side of the dining room wing.

A scored concrete walkway runs down the right side of the dining room wing and leads to a lanai and the front door. The walk passes the dining room's east wall with its floor to ceiling window of forty two 12" square glass blocks. The lanai is approximately 8' wide and wraps around the east side of the house. It continues the scored concrete paving of the walkway and has a masonite ceiling. The lanai roof was added in 1947 and is supported by three pairs of 4" x 4" posts with a metal pipe trellis with an X or diamond pattern, approximately 18" wide, set between each pair's posts. Lady palms (*Rhapis excelsa*) grow in front of the lanai and screen it from the yard. The southeast corner of the house features a demi-hexagonal, floor to ceiling window composed of three fixed sheets of glass. The part of the lanai that ran down the east side of the house is enclosed, originally only by screens, and since 1985 by six sets of jalousie windows.

The blue front door is original, with molding forming a diamond pattern. It retains its original knob and hardware, with the knob's plate featuring an art deco design. The door enters on the living room. The living room, as well as the remainder of the first floor rooms, other than the kitchen, has a scored concrete floor, which is covered with wall to wall carpeting. There is an 8" concrete baseboard, and the ceiling is 9' high with a corbelled molding transitioning the wall and ceiling. These treatments also may be observed throughout the house on the first floor. The living room features the demi-hexagonal window in one corner. A glass door with five horizontal panes of glass and its original hardware leads out onto the enclosed lanai. A single panel pocket door in the northwest corner of the living room accesses a lateral running hall which accesses two bedrooms, a bath and the kitchen.

The living room flows into the dining room with its front sliding windows and glass block windows. On the dining room's west wall is another pair of sliding windows, similar to those in the front wall. A swinging door in its north wall connects the dining room and kitchen. The kitchen retains its original walls and configuration. The cabinets are original, but have new doors. The blue tiled kitchen counter and back splash follows the curve of the house. At the curve there is a window of forty 7 1/2 " square glass blocks. To the left of this window is a window of two stacked awning windows. This window replaced the similar original window.

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To the right of the glass block window is a pair of original sliding windows, each with three horizontal panes. A hinged door at the northwest corner of the kitchen leads to the outside. The door is a solid door with a jalousie window in the top and is not original. It descends one step to a scored concrete sidewalk which runs along the left side of the house which is recessed after the kitchen. The sidewalk merges with the right track of the driveway. The walk is partially protected from the elements by the 2' wide flat, concrete awning.

A second hinged door in the kitchen's north wall, which retains its original hardware and metal knob, opens on the hallway. The hallway wall curves to make a bend to approach the kitchen door. The lateral running hallway has a bedroom door at its east end and a bathroom door at its west end. In between, on the north wall is a door leading into a second, L-shaped bedroom. The bathroom has been remodeled and has two jalousie windows in its west wall. The northern most jalousie was originally a door which led directly into the bathroom. The door has been removed and the space in-filled. The concrete step leading up to the exterior bathroom door remains.

The L-shaped bedroom has a set of three, three-horizontal-pane sliding windows in its north wall, and a hinged door in its west wall which exits onto the side walkway. The door retains its original knob and hardware. A fixed three-horizontal-pane window adjoins the door. The second bedroom, at the east end of the hall, also has a set of three three-horizontal-pane windows in its north wall. A pocket door in the east wall of this room opens on a bathroom, which has been completely remodeled, except for a recessed rectangular ceiling light. It has two tall jalousie windows in its north wall and two high and small jalousie windows in its east wall.

At the rear of the house, on the exterior, a straight run of fifteen wooden steps ascend to a second story landing which runs approximately a third of the way across the rear elevation. The steps and landing follow the streamlined design of the house and their walls are curved at either end of the landing. A hinged door leads into the second story, which was added to the house in 1946. All the finishes on this floor are new; however the spaces and fenestration remain intact. The front, north side, room has a 7' high ceiling. The room has to the west side of the front door a food preparation area and to the east a dining area. A set of three jalousie windows flank the entry door on each side. The east side set of jalousies has a row of six 8" square glass blocks below it. In the west wall is a window composed of eighteen 8" square glass block with two sets of three fixed glass louvers above. Beyond the dining area, in the east wall a door opens on a bedroom. This room has in its east wall a pair of windows, each comprised of 45 8" glass blocks with three sets of two slat jalousie windows above. The north wall has a set of three jalousie windows with a row of nine 8" glass blocks below.

On the west side of the front room a bathroom projects into the space. The bathroom has been remodeled. It has a window made of thirty 8" glass blocks with two glass, fixed slats above. A glass door in its south side opens onto a shower, which one needs to step into. The shower has a window similar to the bath, and a glass door on its south side which opens on a second bathroom, which has also been remodeled.

A pair of pocket doors, each with four, horizontal, obscure glass panes, separates the front room from the rear, south side, room. The south side room has an 8' high ceiling and a wall breaks it

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into two spaces, one a living room and the other a bedroom.

The two rooms follow the curve of the house. The living room has a set of four square awning windows stacked three high at the curve and a set of three rectangular awning windows to either side, again stacked three high. The bedroom has similar fenestration as the living room, except rather than three sets of rectangular awning windows its sets are comprised of two. All the windows are new, replacing similar original windows. A door in the north wall of the bedroom leads into the bathroom previously mentioned, which has a single sliding window.

In the back yard is a patio with concrete block pavers, which is elevated above the surrounding lawn by the height of a block. It was constructed in the 1950s.

The Nylen residence retains a high degree of integrity. The second floor addition and lanai roof were undertaken in 1946 and 1947, respectively, and have achieved significance in their own right. On the exterior the only major alteration to the house has been the replacement of the front windows, and while these did not use the same material, they did use the same design, and while important elements they are of secondary visual consideration when compared to the massing and design of the residence with its rounded corners and flat roof with curving overhanging eaves. The enclosing of the bathroom's exterior door and the use of jalousie windows on the second story's rear elevation and in the first floor bathroom, all are not visible from the street and occur in secondary spaces. This is also true of the replacement of the screens on the east side enclosed lanai with jalousie windows. Similarly the second floor living space is a secondary space and its refurbishing does not compromise the historic character of the house. The masonry construction of the house with its streamline elements and extensive use of glass block windows well over shadows the alterations that have transpired. As such the Nylen residence retains its historic integrity.

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## 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

### Areas of Significance

(Enter categories from instructions.)

Architecture  
Communiy Development and Planning

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



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**Period of Significance**

1939-1947  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1939, 1946, 1947  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

designer: William S. C. Pung  
contractor: Masao Kimura  
\_\_\_\_\_

**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 Nylen Residence is significant on the local level under criterion C, as a good example of a house built in Honolulu in the 1930s in a streamline moderne style. The house includes a number of distinctive features and is typical of its periods in its design, materials, workmanship and methods of construction.

The house is also significant at the local level under criterion A for its associations with the development of Diamond Head Terrace as a residential area.

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

Streamline modern style architecture emerged in the United States during the 1930s. Rejecting traditional ornamentation, it looked to the modern machine age and industrial design for inspiration. In part, it reflected the austere economic climate by removing all unnecessary ornament, focusing on streamlined forms, such as smooth walls, rounded edges, and circular windows. The style was heavily influenced by the shapes of modern transportation: automobiles, airplanes, trains, and ocean liners. It embodied a sense of the new technological age and a hope for a better future. The style was characterized by an emphasis on simple lines and a very clean look, aerodynamic curves and flowing forms, smooth wall surfaces, an emphasis on horizontality, flat roofs with ledge coping, cantilevered awnings, horizontal bands of windows often set flush with wall surfaces, and the use of new materials, such as glass block, chrome, vitrolite or Carrera glass, stainless steel, and neon signage. The primary entry of a streamline moderne house commonly did not serve as a focal point, although it did present a palette for contrasting materials and colors.

Residences designed in a streamline moderne style in Hawaii are rare. They stand out among adjacent dwellings because of their design, although they are generally in keeping with their neighborhoods in terms of their size and cost of construction, in a period when both housing reformers and the recently established Federal Housing Authority (FHA) advocated designs that provided the maximum accommodation with a minimum means. Houses in this style appeared in Honolulu for a very brief window of time, approximately 1938-1941, and then with the advent of World War II the style disappeared, although in commercial architecture buildings with rounded corners were exceedingly popular in Honolulu in the late 1940s and through the 1950s and into the 1960s.

No streamline moderne houses in Hawaii are listed in either the Hawaii or National Registers of Historic Places. Only one streamline moderne building, the Emerald Building, designed by Alfred Preis in 1941, is listed in the Hawaii Register of Historic Places. Only two other examples of streamline modern houses come to mind: the house at 1876 St. Louis Drive and the Topping residence at 3692 Diamond Head Circle, designed by Dahl & Conrad.

The house is also significant for its associations with the Diamond Terrace tract (see plat map), the former estates of James Campbell and George Beckley, which were subdivided in 1921, with the roads, sewer and water in place by the end of June 1921. The tract was laid out in a grid pattern and was bounded by the far sides of Kalakaua Avenue, Hibiscus Drive, Coconut Avenue and Poni Moi Road (originally named Carnation Avenue). Diamond Head Road and Kiele (originally Croton) Avenue ran east-west to tri-sect the subdivision. Approximately one third of the 73 lots were sold sight-unseen in 1921; however, the Pacific Trust Company did not open the tract for sales until 1924. With lots selling for as low as \$3,200 in 1924, it was considered the most affordable property in Waikiki. Newspaper articles and advertisements praised the new

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subdivision and asserted it to be, “Honolulu’s choicest beach section” which had “unsurpassed beauty” (*Honolulu Advertiser*, February 1, 1925, page 16), and advised the lots presented, “exceptional land values on the slope of Diamond Head [that is] sure to increase in value and offers a good investment as well as one of the finest home locations that can be had in the city.” (*Honolulu Advertiser*, April 13, 1924, page 14). The house sites were each developed by their individual owners resulting in a variety of forms and styles, primarily, but not exclusively, single story in height. The Nylen residence is one of the later dwellings constructed in this residential tract.

Agner Raymond Nylen and his wife, Ruth M. Nylen, acquired the lot on which this residence sits from John Gray in November 1938. They proceeded to construct a single story, modern style house on the lot during 1939. Following the war, in 1946 they added the second story to the house. The designer of the house was William S. C. Pung, a structural engineer who worked in the Territorial Department of Public Works. The original house was constructed by Masao Kimura. The 1946 addition was designed by the owner, and built by Craft Carpenter Shop.

Twenty one houses in the tract have been placed in the Hawaii Register of Historic Places. These include six houses on Kalakaua Avenue and two on Coconut Avenue which are part of the English Tudor/French Norman Cottages thematic nomination, as well as the Plum residence, Montgomery residence, Haynes residence, Harrison rental, Morgan duplex, Watumull House, Dickey residence, two houses built by the Egholms, Botley residence, Ketchum residence, and 2954 & 2956 Hibiscus Place.

Agner Raymond Nylen (1898-1985) was born in San Francisco and came to Hawaii during World War I while in the Merchant Marine. For many years he operated the Depot Pawn Shop on Aala Street. Following World War II he sold military surplus, and then opened the Aala Pawn Shop at the intersection of King and Beretania Streets. He retired from business in the 1960s when the City and County expanded Aala Park and demolished the building in which he operated his pawn shop. This residence has remained in his family’s possession.

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## 9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1939.

City and County Tax Office records.

State Bureau of Conveyances, book 1472, page 77.

Building permits number 17617, 51884, 52476, 65589

Interview with owner, the grandson of the original owner, on September 11, 2014.

*Honolulu Advertiser*, April 6, 1921, page 1

*Honolulu Advertiser*, June 8, 1921, page 2

*Honolulu Advertiser*, October 24, 1926, page 4

*Honolulu Advertiser*, April 13, 1924, page 14

*Honolulu Advertiser*, May 11, 1924, page 15

*Honolulu Advertiser*, February 1, 1925, page 16

*Honolulu Advertiser*, May 16, 1926, page 15

*Honolulu Star-Bulletin*, October 30, 1926, Section 2, page 6

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### **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 # \_\_\_\_\_

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**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):** \_\_\_\_\_

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**10. Geographical Data**

**Acreeage of Property** less than one acre

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

Latitude: 21.259635

Longitude: 157.817729

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

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

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

The property being nominated includes all the property owned by Ray Nylen in 2014 as described by Tax Map Key 3-1-034: 029.

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

This is the parcel of land associated with this residence since its construction.

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**11. Form Prepared By**

name/title: Don Hibbard  
organization: self  
street & number: 45-287 Kokokahi Place  
city or town: Kaneohe state: Hawaii zip code: 96744  
e-mail \_\_\_\_\_  
telephone: (808)-542-6230  
date: November 23, 2014

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**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:** sketch of floor plan
- **Owner:**

Ray Nylen  
47-395 Ahaolelo Road  
Kaneohe, Hawaii 96744

**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.).

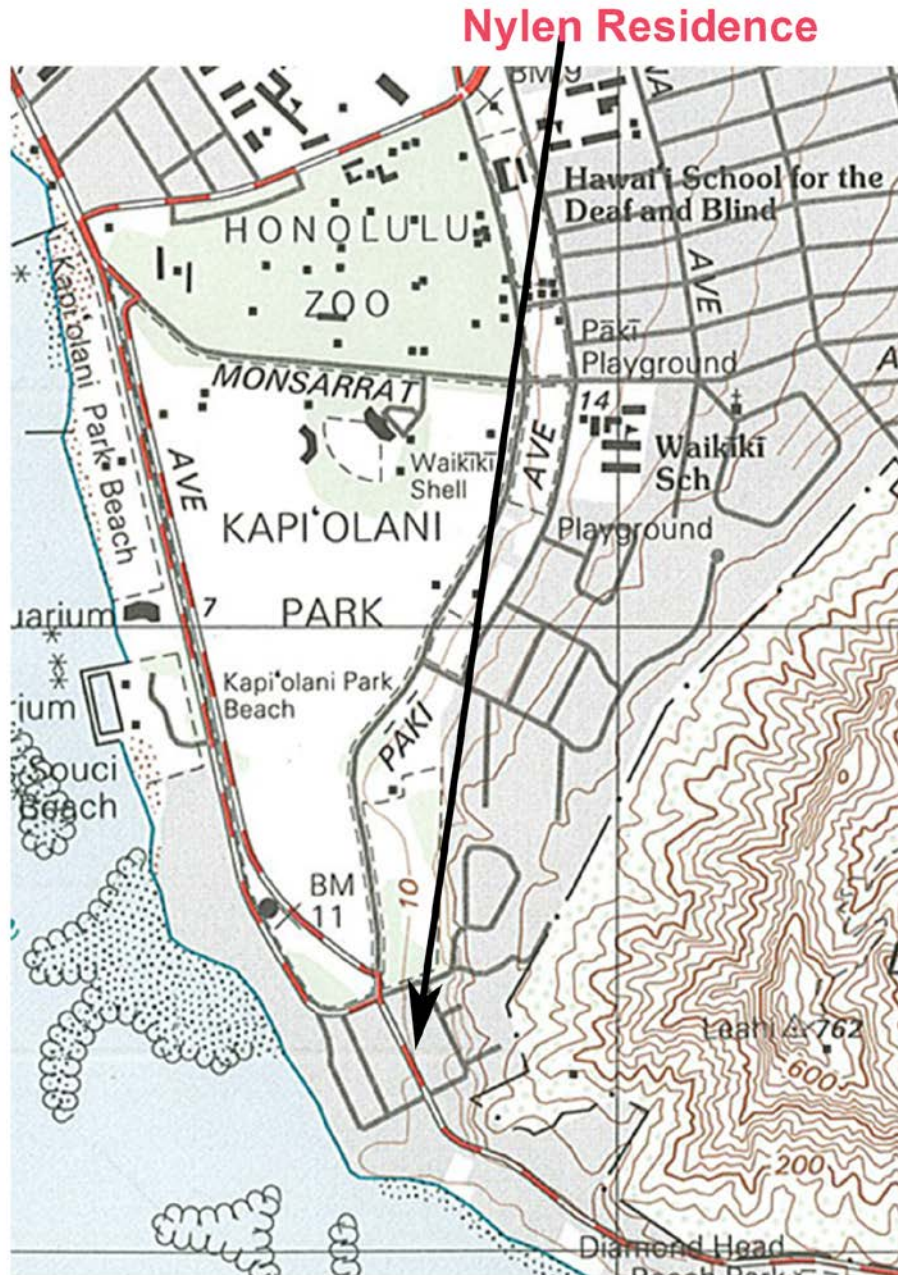
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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## USGS Map



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# Tax Map

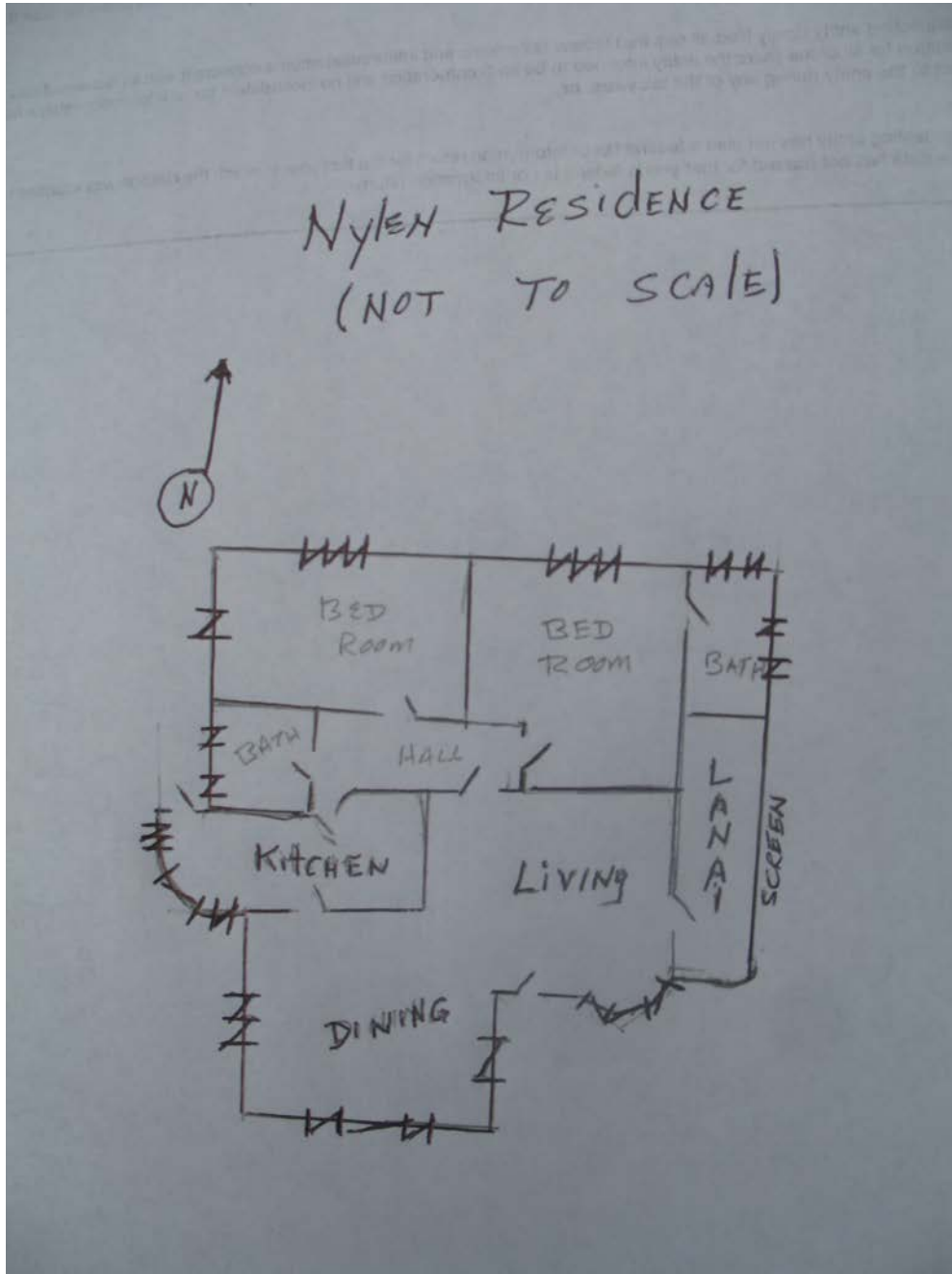




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## Floor Plan



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**Photo Log**

Name of Property: Nylen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 19, 2014

View of the façade from the southwest

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Name of Property: Nylen Residence

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City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 19, 2014

View of the entry from the south

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Name of Property: Nylen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 19, 2014

View of the dining room from the northwest

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Name of Property: Nylen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: September 11, 2014

View of the kitchen from the east

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Name of Property: Nylen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: September 11, 2014

View of the rear steps from the west

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Name of Property: Nylen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: September 11, 2014

View of the second floor front bedroom from the southwest

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Name of Property: Nylen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: September 11, 2014

View of the second floor pocket doors from the south

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Name of Property: Nylen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: September 11, 2014

View of the second floor shower with adjoining bathrooms from the south

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Name of Property: Agner and Ruth Nylen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: September 11, 2014

View of the living room window from the south

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