

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: Rudolph and Viola Benz Rental Property

Other names/site number: John T. and Valeria Pope Residence

Name of related multiple property listing:

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

2. Location

Street & number: 2839 O'ahu Avenue

City or town: Honolulu State: Hawai'i 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Not For Publication: Vicinity: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

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

Rudolph & Viola Benz Rental Property
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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:) _____

Signature of the Keeper

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register None

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.)

Craftsman

Bungalow

Materials: (enter categories from instructions.)

Principal exterior materials of the property: clapboard wood walls, composition shingle roof, lava rock and wood 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.)

Summary Paragraph

The Benz rental house, sited on a flat lot in Manoa Valley, is a one story, Craftsman Bungalow style house set on a lava rock and post and pier foundation. This house is a good example of a bungalow built in Hawai'i, during the 1920s. The house exemplifies this style with its front facing gable roofs, side gable, overhanging eaves and exposed rafter tails. In addition the house has an asymmetrical floor plan and the exterior walls are clad with 4 inch wide wooden clapboards. The lot is 6,712 square feet with the house being 1,465 square feet. It is located in a residential neighborhood. Lava rock walls are found along the perimeter of the property as well as landscape elements on the street side of the lot and along the asphalt driveway. The house is surrounded by lawn and mature vegetation along the front, rear and north facing sides of the house. A more recent wood carport with its one-story addition is at the rear of the property and does not contribute to the historic character of the property. The house is in good condition and retains its integrity of design, materials, workmanship, location, setting, feelings and associations.

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Narrative Description

This Craftsman Bungalow is located at 2839 O'ahu Avenue in Honolulu, Hawai'i on the island of O'ahu. Its gable roof with two front facing gables, facing the street, and figure four brackets. There is also a side gable over the bay window. The roof is covered with asphalt shingles and the gable openings have diamond shaped paned glass. A portion of the roof is flat that covers the front porch area. The exposed eaves are decorative and have a curved end and a notch in the center. The house has a post and pier foundation and has wood lattice covering the openings to allow ventilation below the house. The exterior is clad in 4 inch clapboard siding with 3 1/4" of the siding being exposed. The majority of the double hung windows are six over one with three being eight over one found in the dining room, bedroom #2 and large bathroom.

The entrance to this asymmetrical house is on the south west side of the house adjacent to the driveway. Six concrete steps flanked by lava rock shoulders lead up to the enclosed porch which now functions as an enlarged entry or sitting room with built-in bookcases on the north wall. A louvered window is located near the entry door and the other walls have sliding windows. This porch enclosure alteration was completed in 1941. Two pairs of original pocket doors with twelve lights access the porch to the living room-dining room shared space. The dining room has a bay window with the center bay having eight over one double hung windows and flanking bays having six over one double hung windows. Fir wood flooring covers the entry, dining and living room. The ceiling height in the entry is 7 feet - 3 inches, while the rest of the house has 10 foot high ceilings and appear to be canec.

The kitchen is accessed through an opening from the dining room / living room and a pocket door from bedroom #3. This pocket door may have been a later addition. The kitchen has been updated but the five pairs of original double hung windows and original rear entry door are all intact. The exterior door has a concrete landing and seven concrete steps flanked with lava rock shoulders to access the asphalt driveway.

On the south east corner of the living-dining room is a pocket door which leads to a small hallway to access the three bedrooms and one bathroom. Bedroom #1 appears to be the master bedroom and is adjacent to the living room. This is the largest bedroom with the biggest closet and a small bathroom (bathroom #1) addition. This small bathroom was an addition in the early 1960's but is part of the original footprint of the house with a 94" ceiling height. There are four, six over one double hung windows in this bedroom and one double hung, one over one window in the small bathroom. Between bedroom #1 and bedroom #2 is a large bathroom (bathroom #2) that has been updated but has an original sliding door and an eight over one, double hung window. Bedroom #2 is the second largest bedroom and has two, six over one double hung windows and one, eight over one double hung window. Bedroom #3 is the smallest bedroom and has three windows; two, six over one double hung windows and one, one over one double hung window. From this bedroom one can access the hallway to the living room/dining room as well as, to the kitchen. The flooring throughout has tile except the entry and dining/living room.

At the rear of the property at the end of the asphalt driveway is a wood frame carport. It measures 18 feet by 18 feet with a concrete slab foundation and has a storage space to its left side. This structure is non-contributing.

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The house retains its historic integrity, with the enclosure of the front porch in 1941 having a significance in its own right. The exterior remains intact, including its windows, and the only major changes to the interior have transpired in the kitchen and bathrooms, all secondary spaces.

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

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1922

Significant Dates

1922, 1941

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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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 Benz rental property is significant on the local level under criterion C, as a good example of a bungalow style house built in Honolulu during the 1920s. The house includes a number of distinctive carpentry features and is typical of its period in its design, materials, workmanship and methods of construction. The period of significance reflects the year the house was completed, 1922.

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

The Craftsman Bungalow style is an American architectural style and philosophy that began in the last years of the 19th century. As a comprehensive design and art movement it remained popular into the 1930s. The American Craftsman style has its origins from the British arts and crafts movement which began as a philosophy and artistic style founded by William Morris in the 1860s. The British movement was a reaction to the industrial revolution with its perceived devaluation of the individual worker and the dignity of human labor. Seeking to ennoble the craftsman once again, the movement emphasized the hand-made over the mass-produced and urged social reform. The American arts and crafts movement shared the philosophy of the British reform movement and encouraged originality, simplicity of form, local natural materials, and the presence of hand craftsmanship. It was concerned with ennobling the modest homes of the rapidly expanding American middle class, a concern embodied by the craftsman bungalow style. The movement's name came from the magazine, *The Craftsman*, founded in 1901 by designer, furniture maker, and editor Gustav Stickley, and was popularized through such national periodicals as *House Beautiful* and *Ladies' Home Journal*.

The style is usually associated with a low horizontal profile, gabled roofs with wide, open eaves, often with decorative supports, battered columns, partially paned entry doors, wide dormers with more than one window, multi-pane windows, and the use of natural materials. On the interior there is an emphasis on openness, built-in furniture and finely crafted, unpainted woodwork.

The earliest bungalows known to have been built in Honolulu date from 1909. The style became a popular domestic architectural form in Hawai'i from 1913 through the 1920s. Hawai'i's earlier bungalows, built during the teens are characterized by hip or hip-gable roofs, while those from the 1920s primarily feature gable roofs. Despite the popularity of the style and the fact that a fair number of these residences still stand in Honolulu, only a relatively few have been placed in the Hawai'i or National Registers of Historic Places. Only the Noble, Horn, Hoogs, Grimshaw, and Peterson residences, all in Manoa, and the Stephens residence in Nuuanu are gable roofed bungalows built in the 1920s period that are listed in the Hawai'i Register of Historic Places.

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The Benz rental property is a typical 1920s bungalow constructed in Hawai'i with its horizontal profile, front facing gable roofs with figure four brackets, lava rock foundation and step shoulders, clapboard siding, 6 x 1 double hung sash windows, diamond paned windows in the gable end, and open living room-dining room area which flows out to the front lanai, via two pairs of pocket doors. Its dining room bay window, while a picturesque element often found in early bungalows in Hawai'i, is not as frequently seen in 1920s examples of the style. The flat roofed front porch with bracketed eaves was a not uncommon feature utilized on cottages and bungalows in Hawai'i during the 1920s, and can be readily found on a number of bungalows in Kaimuki. The enclosure of this porch in 1941 is an alteration which has happened to a number of older homes with porches, especially in Manoa valley. This deviation from the original plan is sufficiently of age to be significant in its own right. The sliding windows with horizontal panes used in the porch's enclosure are typical of their period and were often employed during the decade prior to World War II.

The Halelena Tract's file plan was approved in July 1915. Dr. Rudolph and Viola Benz purchased lots 20 and 21 of the Halelena Tract from the Henry Waterhouse Trust Company in January 1920. At the rear of the property they built a two story house which now fronts on Anuenue Street. In September 1922 they commenced construction on two identical bungalows on the part of the two lots fronting Oahu Avenue. According to the building permit application, these cost \$4,000. These were presumably used as rental units. In 1924, Dr. and Mrs. Benz built a \$25,000 house at 2238 Manoa Road which upon its completion became their primary residence. The Benzs retained possession of the three residences on lots 21 and 22 until September 1933 when they sold the two story house. In October 1935, they sold the two bungalows to Gustave and Hazel Ballentyne, who within weeks sold the subject of this nomination to John T. and Valeria Pope. Mr. Pope (1900-1977) was a department manager for the Honolulu Paper Company at the time, and later rose to be vice president of this company. The Popes resided in the house until 1966, when Linda Kim Park and her parents, Jacob Young Dhoke Park and Hope Kim Park purchased the property. The house still remains within the ownership of this family.

Dr. Benz (1886-1969) was a prominent surgeon and physician in Honolulu. He was born in Australia, but later migrated to Hawai'i, becoming a United States citizen in 1913.

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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, 1915-1966.

City and County Tax Office records.

State Bureau of Conveyances, book 537, page 326; book 543, page 162; book 628, page 434; book, 1296, page 310; book 1301 page 93; book 5489, page 226; book 1214, p. 105; and book 1296, p. 310

Building Permit Number 29474, dated March 27, 1941

File Plan No. 0155

Honolulu Advertiser, September 6, 1922, page 13 and November 9, 1924, page 14.

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): _____

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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 (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 21.311048 | Longitude: -157.813716 |
| 2. Latitude: 21.311211 | Longitude: -157.813590 |
| 3. Latitude: 21.311027 | Longitude: -157.813347 |
| 4. Latitude: 21.310853 | Longitude: -157.813484 |

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: |

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

The property being nominated includes all the property owned by John M and Linda Hayama Trusts as described by Tax Map Key 2-9-020: 050.

Boundary Justification (Explain why the boundaries were selected.)

This is the land historically associated with this house since the 1930s

11. Form Prepared By

name/title: Anna Maria R. Grune and Don Hibbard
organization: Grune Design
street & number: 720 Old Mokapu Road
city or town: Kailua state: HI zip code: 96734
e-mail: calgalinkailua@gmail.com
telephone: 808-783-9623
date: 2/4/2016

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.)
- Owner information:

John M and Linda Hayama Trusts
3148-C East Manoa Road
Honolulu, Hawaii 96822

Rudolph & Viola Benz Rental Property

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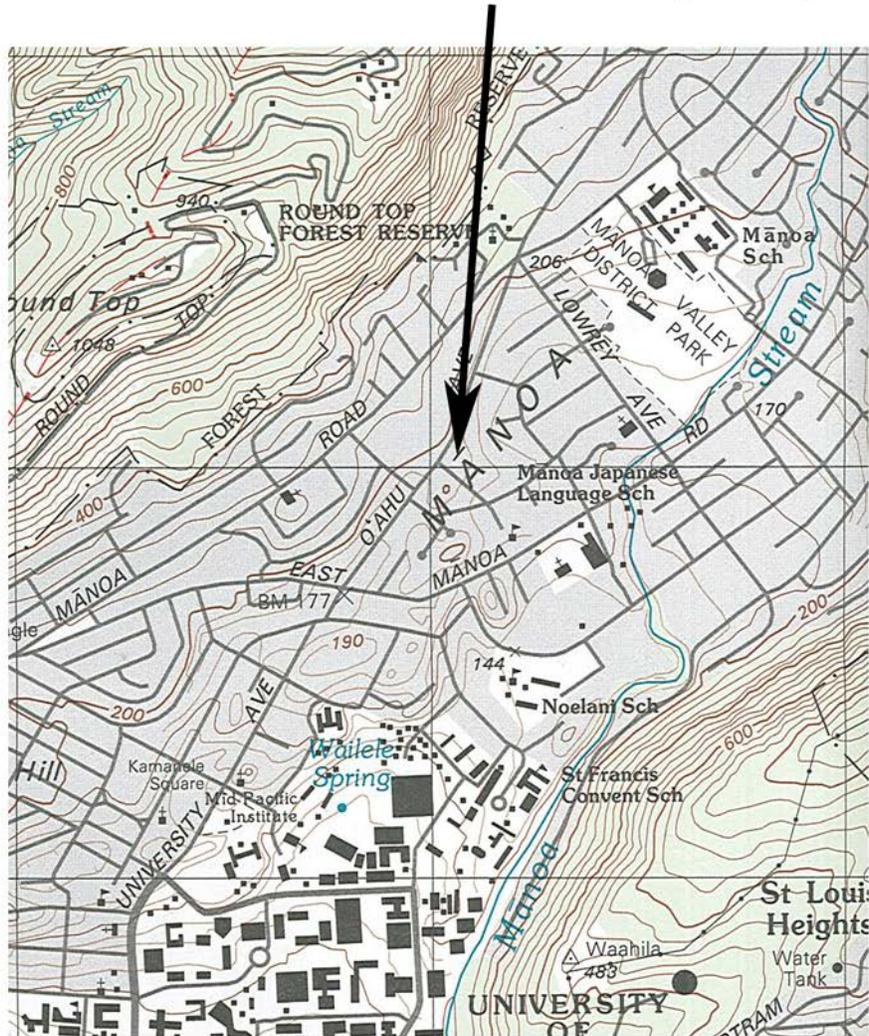
County and State

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.).

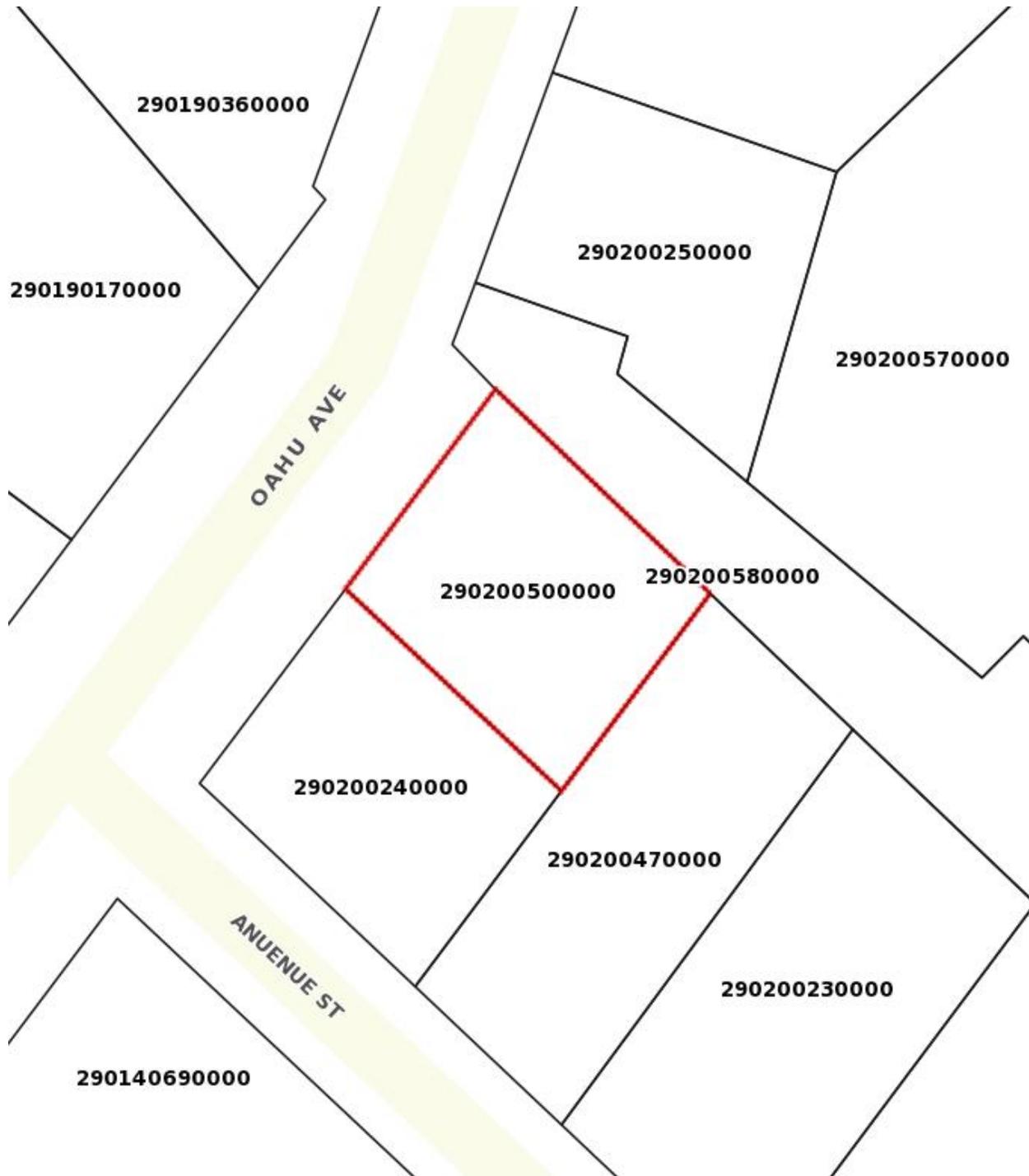
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

USGS Map

Benz Rental Property



TMK Map



Floor Plan

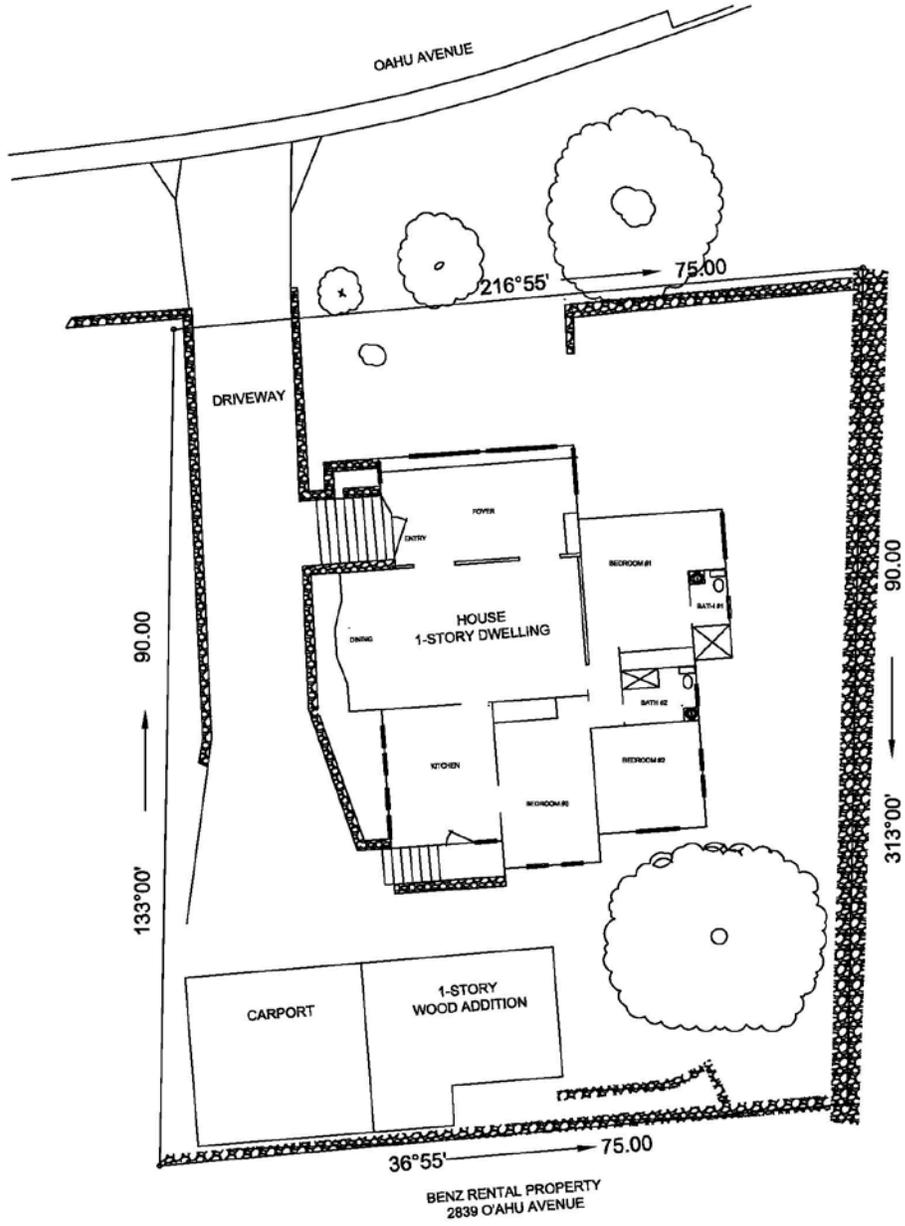


Photo Log

Name of Property: Rudolph and Viola Benz Rental Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2015

View of the facade from the west

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Photo Log

Name of Property: Rudolph and Viola Benz Rental Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2015

View of front entry and dining room bay window from the southwest. Carport in background

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Photo Log

Name of Property: Rudolph and Viola Benz Rental Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2015

View of the enclosed lanai from the southeast

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Photo Log

Name of Property: Rudolph and Viola Benz Rental Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2015

View of the enclosed lanai looking into living/dining room from the northwest

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Photo Log

Name of Property: Rudolph and Viola Benz Rental Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2015

View of the living room, looking into enclosed lanai from the south

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Photo Log

Name of Property: Rudolph and Viola Benz Rental Property

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2015

View of the dining room from the north

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