

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: Owens Residence

Other names/site number: Lot 11 on the Burbank Tract

Name of related multiple property listing:

Burbank Tract Multiple Property Nomination

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

2. Location

Street & number: 2420 Burbank Street

City or town: Honolulu State: HI 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Not For Publication: Vicinity: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

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

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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>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register 0

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.)

LATE 19TH EARLY 20TH CENT. AMERICAN MOVEMENT

Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Roof: Asphalt Shingle; Foundation: Stone;
Siding: Clapboard

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 Owens Residence is a one-story wood-frame craftsman/storybook style residence with an enclosed basement and carport. The low pitch intersecting hipped roof has a wide eave overhang and exposed rafters. An entry porch extends from the side of the main façade. The 2420 Burbank Street house is a one-story wood frame craftsman style bungalow with a finished basement and enclosed carport. The low-pitched cross-gabled roof is covered in asphalt shingle, embellished on the front porch of the home with curved roof pitch and flared eaves. The entry porch juts out from the asymmetrical front façade. There is no hedge or fence bordering this property. The interior of the home reflects the craftsman style in materials and design. The house is located in Nuuanu, on Burbank Street, between Wyllie Street and Coelho Way. The house has high integrity of design, materials and workmanship of the late 1920s and early 1930s and the craftsman style. The property is in good condition and has had few alterations since it was built in 1926.

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Narrative Description

The property lot is residential and faces Burbank Street, a quiet residential street in Nuuanu, located between Wyllie Street and Coelho Way. The residence is one story with an enclosed basement. The architectural classification is craftsman/storybook style and contains the following stylistic elements: moderately pitched, intersecting, front and side gabled rooflines with exposed rafters and eave overhangs, entry porch, double hung multi-lit windows, and clapboard siding.

This property has a moderate front lawn and side driveway. The backyard is larger descending down to the Waolani Stream in two levels. The levels were created when the site was excavated partially and the basement, on stilts originally, was enclosed with cinderblock siding. The carport and is located on the southwest side of the house. There is no fence or hedge between the home and the street.

The house has 3 bedrooms and 2 full bathrooms. The total area of the house measures 2626 square feet. The main area measures 143 square feet with a garage that is 234 square feet. The house is a single-family home with a living room, dining room, rear porch and full kitchen. The basement level is a secondary living space with bathroom and bedrooms.

The front façade of the home faces southeast and is asymmetrical. The main entry is a single arched front door. The front entry porch is accessed by 4 stairs on the southeast side and leads to a small platform. To the right of the covered entry door is the exterior wall of the master bedroom, with board and batten siding and an arched grouped multi-lit set of windows with brown trim.

The southwest side of the home is partially obstructed from view by the garage. The enclosed raised lanai, jutting out from the side of the home, has multi-lit windows where screens were originally and sits over the carport at the end of the driveway.

The rear side of the home is half board and batten siding on the main story of the home and painted white cinderblock siding on the enclosed basement level. The main story of the home continues to have multi-lit traditional windows while the glass sliding doors and jalousie windows on the basement level are more modern for convenience. The main story has an extended covered porch jutting out from the rear door of the kitchen. The porch is supported by stilts.

The northeast elevation is similar to the opposing side with board and batten siding and multi-lit windows. The windows are located where the bedrooms are, on either corner of the elevation. One jalousie window is located in the center looking out from the shared bathroom.

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Interior

The interior of the home is laid out with the public spaces in the front of the home and the private spaces on the northeast and rear. All of the windows, other than a few exceptions, are multi-lite. The original hardwood floors are intact but currently covered with carpeting. The walls were originally textured wallpaper have been replaced. However, a small portion of the original wall has been left on the interior of the built in cabinets in the dining room.

The main entry leads through the arched doorway into the living room. This room has white painted walls and white carpeting. There are large multi-lite windows facing the west side yard and a large arched opening leads into the dining room space. The dining room has access to the small-enclosed porch. The small porch was only screened in but has since been changed to have windows to prevent leaking. The living and dining room flow together since they are connected with the broad arched opening. The moldings on the ceiling are original.

The kitchen is in the rear west corner of the home. Built in cabinets and an attached dining table and booth are original to the home. The flooring is vinyl tile. The windows are multi-lite and overlook the side yard and garage. The door in the back of the kitchen leads to the rear porch which overlooks the stream and back yard.

The bedrooms are located by the hallway on the east side of the living room. the master bedroom is in the rear of the home with doorways to the hallway and the dining room. A second bedroom is in the corner of the home with a bathroom attached on the east side. the largest bedroom is in the front of the house with windows looking out to Burbank Street and the east side yard.

Changes:

The basement area is not original to the home and was added in the 1960s when Florence Puu, current owner, moved into the house. Part of the lot was excavated to allow space for the enclosed basement. Although not original, the basement is not visible from the street and does not detract from the character of the home.

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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

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY DEVELOPMENT

Period of Significance

1924-1945

Significant Dates

1926

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Herbert Cohen

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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 Owens residence meets criterion A and C at the local level. the Owens residence has contributed to the broad patterns of development in the history of Hawaii during a time of tremendous growth of the outlying neighborhoods of Honolulu in the late 1920s as it is associated with the Burbank Tract Development and is one of the original homes on the Burbank Tract. The home is also significant under criteria C at the local level as an intact example of the craftsman style home and an example of a private dwelling designed by master architect Herbert Cohen. This house is significant on the local level for the period of 1925 and 1926 when the lot was purchased and the residence was constructed.

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

Criteria A

The Owens Residence is significant at the local level under criteria A for community development for the period of 1924 to 1937 when the lot was purchased from Realty Associates Ltd. as part of the Burbank Tract Development.

For the full description of the significance of the Burbank Tract Development, see the Burbank Tract Multi-property nomination section E

Criteria C

The Owens Residence is significant at the local level under criteria C at the local level for architecture. Architect Herbert Cohen designed this home in 1926. The family has kept the original blueprint drawings and have referred to them when making changes to the home. This home is an excellent example of craftsman/storybook style and has retained its integrity on the exterior through the original windows, doors, siding, and overall appearance from the street. the character defining features of this home that have been maintained are as follows: the curved rooflines, exterior materials, windows and doors, original hardware, interior layout, and lot/street view of the home.

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Herbert Cohen designed this home in May 1926 according to the blueprints provided by the current owners of the residence. Cohen also designed a similar looking home in 1927 on Judd Street, close to the Burbank Street residence. A sketch of the Judd Street home was published in the Honolulu Advertiser on Sunday July 17, 1927 with a caption reading “The house is arranged to secure the greatest amount of comfort and beauty and the best utilization of space. It has two bedrooms and an attached garage” (Honolulu Advertiser, July 17, 1927 pg. 26). The home pictured in the paper has similar curved rooflines and layout to the Burbank Street house illustrating the personalized style of Cohen within the same Nuuanu area.

Herbert Cohen, better known as Herbert C. Cayton was born on September 11, 1882 in Pottsville Pennsylvania¹. Herbert Cohen changed the family name in 1928 to Cayton. This home was designed prior to the name change and the drawings are signed by him as Herbert C. Cohen. He was a well known architect and engineer in Hawaii and helped design and develop many buildings including private dwellings such as this home on Burbank Street. Cayton arrived in Hawaii in 1914 as superintendent of construction of federal buildings. In 1919 he resigned from this position and pursued other projects through his private practice in Honolulu. From his private practice he completed private residential home designs as well as other projects. Some examples of his work are the Edgewater Apartments, Ewa Community Church, the U.S. Immigration Station (he designed this with architect Dickey) and the lab buildings for Hawaii Sugar Planters Association².

This home has maintained its original character and virtually all of the character defining features that were original to this home such as windows, roofline, layout, materials and overall appearance from the street. The changes made to the home includes the downstairs portion of the residence which serves as a living space. The additional living space is not visible from the street and does not negatively impact the character of the home.

Owner History

This property is associated as part of the Burbank Tract development of 1925. The tract was developed when Realty Associates Limited subdivided the Burbank Estate, which was sold to the company by Mary Burbank in 1924. The first owner to buy the lot from Realty Associates Limited was David Richard Owens and his wife Mildred Arloween Owens who purchased the lot for \$3,500.00 in April of 1926. The home, designed by architect Herbert Cohen, was built in 1926 for the Owens family. The family later sold the property to Joseph and Florence Puu in 1960 for \$35,000. The Puu family soon excavated and enclosed the sloped site in the rear of the home to make an apartment for Florence Puu’s sister to live in.

¹ Nellist, George F. *Men of Hawaii, a Biographical Record of Men of Substantial Achievement in the Hawaiian Islands. IV*, Honolulu Star-Bulletin, 1930.

² Piper, Frederica, *3033 Oahu Avenue Residence* Historic Nomination, 1999.

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9. Major Bibliographical References

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

Sanborn Fire Insurance Map from Honolulu, Oahu County, Hawaii. Sanborn Map Company, Vol. 6, ; Reprinted 1956, 1956. Map. Retrieved from the Library of Congress, https://www.loc.gov/item/sanborn01537_018/. (Accessed March 14, 2018.)

McAlester, Virginia. *A field guide to American houses: the definitive guide to identifying and understanding America's domestic architecture*. New York: Alfred A. Knopf, 2014.

“Another Estate Now Subdivided”. *Honolulu Advertiser*, May 8, 1925, page 4.

“Building Permits”. *Honolulu Advertiser*, December 12, 1925, page 13.

“Burbank Tract”. *Honolulu Advertiser*, January 31, 1925, page 2.

“Death of Mrs. Maria Hoffmann”. *Honolulu Advertiser*, January 24, 1902, page 11.

“December Slaes of Bishop Co. Total \$67,800; Dr. Huddy Purchases Piikoi Street Home”. *Honolulu Advertiser*, December 27, 1925, page 8.

“Historical Folks Meet”. *Honolulu Advertiser*, January 12, 1902, page 1.

“Interest in Residential Sites Grows”. *Honolulu Advertiser*, September 13, 1925, page 33.

“Mary Burbank 92 Years Old”. *Honolulu Advertiser*, September 6, 1939, page 2.

“Miss Burbank Honored at Tea”. *Honolulu Advertiser*, September 12, 1937, page 22.

“Miss Mary Burbank, Historical Figure, Dies at Age of 98”. *Honolulu Advertiser*, January 11, 1946, page 4.

“Nuuanu Valley”. *Honolulu Advertiser*, April 10, 1927, page 13.

“Nuuanu”. *Honolulu Advertiser*, May 13, 1925, page 12.

Papers of the Hawaiian Historical Society Number 20, Honolulu Hawaii, March 1939.

Nellist, George F. *Men of Hawaii, a Biographical Record of Men of Substantial Achievement in the Hawaiian Islands. IV*, Honolulu Star-Bulletin, 1930.

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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 # _____

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 0.1697

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: 21.33074 Longitude: -157.84776

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

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 described by Tax Map Key
180060220000

Boundary Justification (Explain why the boundaries were selected.)

This location has been associated with the residence since construction.

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11. Form Prepared By

name/title: Lorraine Minatoishi, Ph.D., AIA and Natalie Besl
organization: Minatoishi Architects, Inc
street & number: 1132 bishop Street, Suite 1511
city or town: Honolulu state: HI zip code: 96813
e-mail lm@mahawaii.com
telephone: (808)942-7474
date: April 26, 2018

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.)

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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:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

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

1 of ____.

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

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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.