

**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: Dr. Frederick C. and Susan Newcomb 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: 1928 Vancouver DriveCity or town: Honolulu State: Hawaii County: HonoluluNot 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

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Signature of certifying official/Title:

Date

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State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

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Signature of commenting official:

Date

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Title :

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State or Federal agency/bureau  
or Tribal Government

Frederick C. and Susan Newcombe Residence Honolulu  
Name of Property

Hawaii  
County and State

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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>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

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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.)

Late 19th/Early 20th Century American Movements

Craftsman Bungalow

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

Principal exterior materials of the property: clapboard walls, composition shingle roof,  
lava rock 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 Frederick C. and Susan Newcombe Residence is situated on the *mauka* (towards the mountains) side of Vancouver Drive in Manoa valley in a quiet residential neighborhood. It sits on a level 8,139 square foot lot with the lawn extending uninterrupted from the house to the street. The single story, bungalow style house has a front facing, gabled roof, with a front facing gable roofed, projecting lanai dominating the right (Diamond Head) side of the house. Both are composition shingled, and are adorned by heavy figure four brackets. Their bargeboards are cut into a curved pattern at their ends. Both roofs have overhanging, open eaves with exposed rafter tails, as does an intersecting Diamond Head side gable, which also features four figure four brackets similar to those of the lanai. The 38' x 40', roughly rectangular shaped, two bedroom house sits on a raised lava rock post and pier foundation. A non-contributing, detached, modern garage stands behind and to the left of the house. The approximately 1,400 square foot house faces south, is in excellent condition and retains its historic integrity of design, materials, craftsmanship, location, setting, feelings and associations.

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## Narrative Description

A concrete driveway runs along the left (ʻEwa) side of the property and house to a non-contributing garage of fairly recent vintage. Two concrete sidewalks, which replaced in-kind similarly situated concrete walkways, lead from the driveway to the front lanai. The lanai, like the house, sits on a lava rock, post and pier foundation, and concrete steps from the terminus of each walkway ascend to the lanai from its left side. The steps are at right angles to each other and have lava rock shoulders with concrete caps. A 3' high, lava rock planter box is at the intersection of the steps. The four front steps and five side steps meet at a concrete landing, with one concrete step leading to the lanai. The steps were re-built in 2018, following the same design and materials as the original steps, which had settled and were threatening the structural integrity of the house.

The 10' x 24' projecting lanai has a tongue and groove, fir floor and a beaded tongue and groove ceiling. Four, heavy, figure four brackets accent the lanai roof's front eave, with two at the corners and two framing a wood slat ventilator in the gable end. Long, wedge-shaped brackets decorate the lanai's front and entry openings. A pair of square, paneled piers with Doric capitals support the outer corners of the lanai. The front railing between the two piers is also paneled. The Diamond Head end of the porch is enclosed, with the paneled railing below and a pair of jalousie windows above. At some point, the jalousies replaced the original windows.

The house is entered through an original door in the *mauka* wall of the lanai. The door has two vertical panels below and a four pane window above. The door's sidelights each have six panes with the verticality of the middle panes echoing the door's panels. The door has its original knob and hardware. The original screen door is also intact.

The door opens on the living room, which with the dining room to its rear, north side, forms an open, flowing L-shaped space. Both rooms have oak floors with a simple border and 8" high baseboards. The 10' high ceilings, as well as the walls, are of canec. The living room ceiling is characterized by three exposed beams running front to rear, while the dining room ceiling continues two of the three beams. A crown molding, the width of the beams, runs around both rooms. An 8' x 12'-10" flat arched opening defines the transition between the living and dining rooms.

In addition to its original front door, the living room has a Wyatt window with three 1 x 1 double hung sash windows in its front wall. In its Diamond Head wall a bank of four jalousie windows have supplanted a pair of presumably double hung windows, and an original 1 x 1 double hung sash window is in its *mauka* wall. In the dining room a modern pair of single pane glass sliding doors with a wood frame opens on a modern deck which squares off this corner of the house.

A doorway with no door, in the north wall of the dining room opens on the kitchen, which has been completely remodeled. An original three panel rear door with an upper window is in the west wall of the kitchen and opens on a set of ten wood steps which descend to the back yard. Two doors are situated between lava rock piers under the kitchen, one a single panel door with a

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window above, and the other a vertical wood slat door, open on a quasi-improved workspace and a water heater, respectively.

A doorway with no door in the dining room's west wall accesses a short, front-to-back running hallway which services the bedroom wing. A bedroom is at either end of the hallway and a bath is between the bedrooms. The floors in this part of the house are of fir, and the walls and ceilings are of canec. All room entries and closets have original, single panel doors with their original knobs and hardware. The built-in linen closet in the hall features eight drawers below and two, stacked double door cabinets above.

The front bedroom has a Wyatt window, similar to that in the living room in its south wall, and a pair of 1 x 1 double hung sash windows in its west wall. The bathroom has been remodeledbut retains its 1 x 1 double hung sash window in its west wall. The rear bedroom has a pair of 1 x 1 double hung sash windows in its west and north walls.. A small, remodeled bath is accessed through a door in its south wall.

The Newcombe residence retains its historic integrity, with the major modifications occurring in the kitchen and bathrooms. The façade with its striking front facing gables, figure four brackets, and Wyatt windows remains intact, as does the interior layout. Most of the original doors and windows remain, except those on the east side, which appears to have received the brunt of the weather. The newer windows on this side of the house and are not visible from the street, doing little to detract from the historic character. The same can said for the more recent deck.

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

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**Period of Significance**

1923

**Significant Dates**

1923

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**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 Frederick C. and Susan Newcombe Residence 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 features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1923 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions"



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**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, unenclosed eaves, often with figure four brackets, battered columns, partially paned entry doors, wide dormers with more than one window, and the use of natural materials. On the interior there is an emphasis on openness, built-in furniture and finely crafted, unpainted woodwork.

Few pure craftsman style residences were constructed in Hawaii, and even fewer remain standing, with the Krauss and Burningham residences being two of the best examples. Both of these adhere to the bungalow aspect of the tradition. The earliest bungalows known to have been built in Honolulu date from 1909. The style became a popular domestic architectural form in Hawaii from 1913 through the 1920s. Hawaii's earlier bungalows, built during the teens are characterized by hip or hip-gablet 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 Hawaii or national registers of historic places.

Six examples of bungalows constructed on Oahu during the 1920s are presently listed in the Hawaii Register: the Noble, Peterson, Horn, Grimshaw, and Hoogs residences in Manoa, and the Clark and Stephens residences in Nuuanu. These all have gabled roofs.

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The Newcombe residence is a good example of a bungalow from the 1920s built in Honolulu. Its prominent lanai with its front facing gable roof, paneled columns, and figure four brackets, as well as the use of local lava rock are all typical of the style, and readily convey the style to the passerby. Similarly its roof's open, overhanging eaves with exposed rafter tails is a common bungalow feature in Hawaii, providing the house with a lower profile. The treatment at the top of the lanai's openings is distinctive, with no other examples of such a motif coming to mind. In addition, on the interior, the flowing living-dining room spaces, the built-in linen closet, and two panel front door with vertical panes at the top and sidelights further convey a craftsman sensibility, as do the Wyatt windows, which also enhance ventilation in the house. The 10' wide lanai further facilitates outdoor living and celebrates the semi-tropic climate of the Islands.

The subject residence was constructed in 1923 for Alfred and Mattie Lauritzen (the spelling of their last name on the deed to the property is Larritzen; however in the newspapers and city directories it is spelled Lauritzen) Alf Lauritzen had purchased the property from Wallace and Edna Stone in July 1922, and then in September 1922 married Mattie Anne Sawyer, a teacher at Punahou. In late December 1922 the young couple obtained an \$8,800 mortgage from Lewers & Cooke from whom they acquired the building materials, and most likely the plans, to build the subject house. At the time of constructing the house Mr. Lauritzen was a clerk at Lewers & Cooke. The newly weds lived only for a brief time in the house, and In February 1924 they sold the house to Dr. Frederick C and Susan. Newcombe. After selling the house, the Lauritzens moved to 2004 Hunnewell, and later to 2014 Makiki Street. They left Hawaii with the coming of World War II. At the time of their departure, Mr. Lauritzen was a department manager at Lewers & Cooke.

Dr. Newcombe, "a plant physiologist with an international reputation," [Star Bulletin, October 1, 1927, page 1] and his wife Susan came to Hawaii in 1923 following his retirement as the head of the botanical department at the University of Michigan, in Ann Arbor, where the couple had resided from 1887 until 1923. Mrs. Newcombe died at the age of 66 in July 1927, and less than three months later her husband followed her to the grave at the age of 69. During his brief time in Hawaii he organized and started both the Hawaii Botanical Society and the Hawaii Academy of Science, both of which remain active until today. Newcombe was born in Flint, Michigan on May 11, 1858. He was a teacher in the Michigan School for the Deaf from 1880-1887, and then went on to college. He received his BS from the University of Michigan in 1890 and his Ph.D. from the University of Leipzig in 1893. He started teaching botany at the University of Michigan in 1890 and in 1895 became chair of the botanical department, a position he held until his retirement in 1923 due to failing health. During his years at the University of Michigan he was the president of the Botany Society of America and the editor in chief of the *American Journal of Botany*. He and his wife came to Hawaii in hopes of rejuvenating their health.

Dr. Newcombe willed his home to the University of Michigan, which in December 1928 sold the residence to Honolulu architect Marshall H Webb and his wife Marguerite. Mr.

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Webb (1879-1931), was a native of Philadelphia, who attended Drexel Institute where he studied marine engineering. Upon his arrival in Hawaii in 1903 he worked for the Board of Public Works as a draftsman, and in 1907 joined the U.S. Engineer's Office to work on the design of Fort Ruger. In 1909 he and Walter Emory formed the partnership of Emory & Webb. As a major architectural firm in Honolulu, the partnership was responsible for many important buildings including: St. Louis High School, the Hawaii Theater (Hawaii and national registers), the Charles Montague Cooke Jr. residence in Manoa (Hawaii and national registers), the Honpa Hongwanji Temple in Nuuanu, and the Advertiser Building. Upon Emory's death in 1929, Webb became the firm's senior partner. [Hibbard, *Buildings*, pp.27, 34, 37, 61, 86, 90-91, 98, 122, 127-128, 151, 169-170, 182, 193, 195, 197, 259, and 263.] Most likely the prominent figure four brackets were added to the house during Marshall Webb's ownership.

Following her husband's death Mrs. Webb remarried and in 1933 sold the property, and the house has passed through a number of hands, remaining incredibly intact, considering the number of owners. The house continues to stand today, in excellent shape, contributing to the overall historic ambiance of Manoa Valley.

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Name of Property

Hawaii  
County and State

## 9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1920-1969.

City and County Tax Office records.

State Bureau of Conveyances, book 645, page 274; book 661, page 320; book 715, page 350, book 987, page 224

Hibbard, Don Buildings of Hawaii, Charlotte, Virginia: University of Virginia Press, 2011.

"Recent Real Estate Sales," *Honolulu Advertiser*, July 20, 1922, page 8

"Lauritzen-Sawyer," *Honolulu Star-Bulletin*, September 23, 1922, page 4

"Mortgages," *Honolulu Advertiser*, December 21, 1922, page 16

"Michigan Man Buys Manoa Home for \$15,000," *Honolulu Star-Bulletin*, February 29, 1924, page 10

"Funeral Services," *Honolulu Advertiser*, July 12, 1927, page 9

"Dr. Newcombe Taken by Death," *Honolulu Star-Bulletin*, October 1, 1927, page 1

"Newcombe Funeral This Afternoon: Service at Home," *Honolulu Advertiser*, October 2, 1927, page 4

"Tribute Paid to Memory of Dr. Newcome," *Honolulu Star-Bulletin*, October 3, 1927, page 15

### 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

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County and State

Name of Property

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

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## 10. Geographical Data

Acreage 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: 21.301235

Longitude: - 157.823639

1.

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:

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

The property being nominated includes all the property owned by the H. Keith Nishihara and Catherine Lu in 2019 as described by Tax Map Key 2-8-021-004.

**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: August 7, 2019

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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.
- **Parcel map**
- **Additional items:** sketch of floor plan
- **Owner:** H. Keith Nishihara and Catherine Lu  
1468 Richardson Avenue  
Los Altos, California 94024

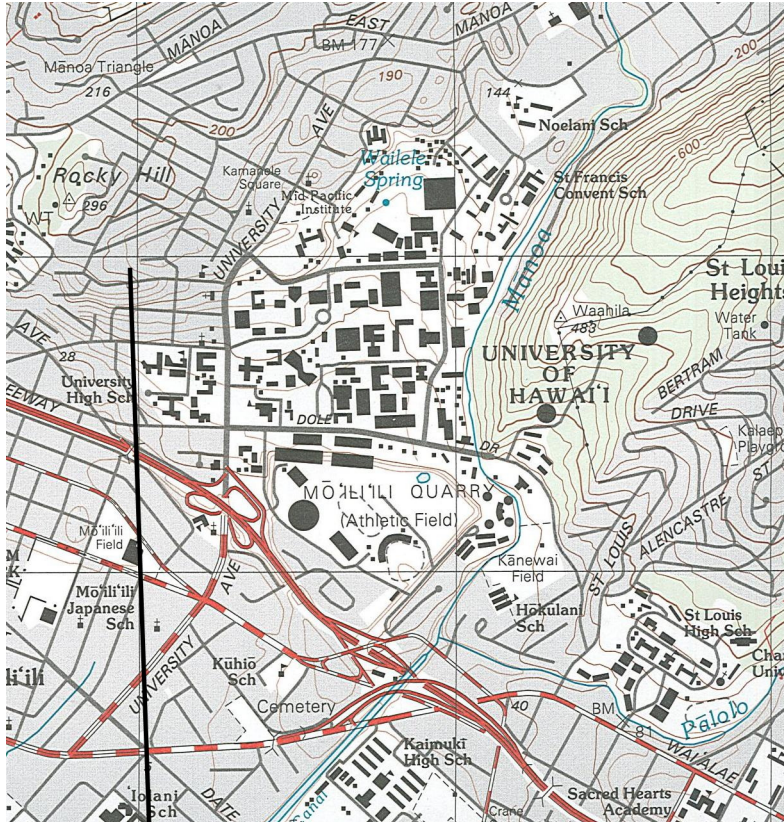
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to 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.

# TMK Map



## USGS Map



Newcomb Residence



## Floor Plan:

Newcombe residence  
floor plan

not to scale



## Photo Log

Name of Property: Dr. Frederick C. and Susan Newcombe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2019

View of the house from the south

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## Photo Log

Name of Property: Dr. Frederick C. and Susan Newcombe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2019

View of the front of the house from the southwest

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## Photo Log

Name of Property: Dr. Frederick C. and Susan Newcombe Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2019

View of the lanai from the west

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Photo Log

Name of Property: Dr. Frederick C. and Susan Newcombe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2019

View of the front door from the southeast

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## Photo Log

Name of Property: Dr. Frederick C. and Susan Newcombe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2019

View of the front door from the north

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## Photo Log

Name of Property: Dr. Frederick C. and Susan Newcombe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2019

View of the living room from the northeast

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## Photo Log

Name of Property: Dr. Frederick C. and Susan Newcombe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2019

View of the dining room from the south

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## Photo Log

Name of Property: Dr. Frederick C. and Susan Newcombe Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: June 10, 2019

View of the hall linen closet the house from the southwest

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