

Dyer Beach Cottage
Name of Property

Honolulu, HI
County and State

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. **Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).**

1. Name of Property

Historic name John and Mabel Dyer Beach Cottage

Other names/site number _____

2. Location

street & number 68-427 Crozier Drive ☐ not for publication

city of town Waialua ☐ vicinity

State Hawaii Code HI county Honolulu code 003 zip code 96791

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

Signature of certifying official _____ Date _____

Title _____ State or Federal agency and bureau _____

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby, certify that this property is:

Signature of the Keeper

Date of Action

__ 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:) _____

Dyer Beach Cottage
Name of Property

Honolulu, HI
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	public – Local
<input type="checkbox"/>	public – State
<input type="checkbox"/>	public – Federal
<input type="checkbox"/>	Private

Category of Property

(Check only **one** box)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	building(s)
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing
2	buildings
	Sites
	structures
	objects
	buildings
2	Total

Name of related multiple property listing

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

N/A

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

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century American

Movements

Materials

(Enter categories from instructions)

foundation: Concrete: slab on grade

walls: Wood

roof: Composition asphalt shingle

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The John and Mabel Dyer Beach Cottage at Mokuleia is located in a quiet residential neighborhood, and sits on a deep, narrow, 4,600 square foot, beach front parcel. The modest single story house features a composition shingled, front facing, broken gable roof with overhanging, open eaves and exposed, shaped rafter tails. The asymmetric building has an irregular, 26' x 40' footprint and is sited on a flat, lawn-covered parcel, with a *naupaka* (*Scaevola sericea*) hedge serving as a buffer between the house and the sandy beach and ocean. The single wall cottage runs perpendicular to the beach in a north-south direction, and sits on a poured in place, concrete slab foundation. The dwelling's walls are made of horizontal boards. The 968 square foot house is in good condition and retains its historic integrity of location, setting, design, materials, workmanship, feelings and associations.

Narrative Description

A 6' high, modern wood slat fence separates the beach cottage's yard from the two lane Crozier Drive. To the east (right) of the fence is a double car garage with a corrugated metal, front facing gable roof and a poured in place concrete foundation.. The detached garage is constructed of vertical boards with 4" x 4" corner posts and 2" x 4" interior framing including a girt. Simple trusses support the roof, and the roll up, garage door is new. A corrugated metal, pent roof hood supported by simple brackets at the corners protects the door opening from the elements, and the gable end above the hood features horizontal boards. The garage contributes to the historic character of the property

The beach cottage faces south and sits behind and slightly to the left of the garage. A latched gate located at the intersection of the fence and garage allows access to the yard. An angel trumpet tree (*Brugmansia spp.*) is in the front yard and a scored concrete sidewalk runs down the side of the garage to the front entry of the house, where a similar sidewalk runs across the front of the house.. The house is five bays wide, with the main gable of the roof sheltering the three middle bays, and the breaks to either side sheltering the end bays. The east most bay is recessed 12' from the front of the house. An 11' x 19' lanai stands in front of the west-most bay of the house. This simple, free-standing structure has a flat, corrugated metal roof supported by six, 2.5" pipe columns. The columns sit on 14" high, truncated pyramidal, concrete blocks. The concrete floor of the lanai is ornamented with multi-color, inscribed curvilinear shapes.

A historic five panel door is centered on the house's gable peak and serves as the front entry. It retains its original metal knob. To either side of the door is a bank of two jalousie windows which date from the 1950s-1960s period. The bank of jalousies continues around the east side of the house, with an additional three windows there. The door opens on a large living room which runs the depth of the cottage. The living room has a scored concrete floor with a 4" high curb and an open beam ceiling with twelve simple trusses supporting the roof. In each of the gable ends is a screened vent which is boxed on the interior and has an up-swinging, hinged door to regulate the flow of air. The vent doors are each operated by a rope and pulley system. The interior walls echo the horizontal board construction of the exterior walls, and the 2" x 4" structural system is visible throughout the house.

The rear wall of the living room is dominated by two pairs of sliding windows, each with three horizontal panes. A doorway leading to a centered, inset, rear lanai is to the west of the windows. The door is not historic. The rear lanai has a scored concrete floor, and has an open beam ceiling with four simple trusses. The rear elevation of the cottage dates from 1949-1950, as the original ocean front side was destroyed by the 1946 tsunami.

Two five panel doors, with original metal knobs, are in the living room's east wall and open on bedrooms. Originally this was a single bedroom, but in the late 20th century a plywood, floor-to-ceiling, partition wall was erected to make it into two rooms. As a result of the partitioning a bank of four clerestory, jalousie windows have been divided with three and a half in the larger, rear room and a half in the front room. Both rooms have a scored concrete floor and their ceiling follows the slope of the roof with the rafters exposed. The rear bedroom has in its north wall a casement window with four horizontal panes, which is flanked on either side by a fixed window with four horizontal panes. The smaller room, has no windows except for the half jalousie. A door in its south wall leads to the front yard. The door is historic and retains its original metal knob. It has three panels below and most likely a window above, whose opening has been boarded over.

The west wall of the living room has three five panel doors, all of which retain their metal knobs. The middle door accesses a closet. The south-most door opens on the kitchen. The kitchen retains its historic shelving and cabinets. The stainless steel sink and counter are also historic and run beneath a six pane sliding window in its south wall. To the east of the sink a door in the south wall, with a screen top panel, leads out to the lanai. Two sliding windows are in the west wall, one with eight panes and another with six. Both of these windows have wood plank shutters which are hinged on the side. The kitchen's flooring is not historic and its ceiling follows the slope of the roof.

The north-most door opens on a bathroom. It has a concrete floor and its ceiling follows the slope of the roof. A toilet is located in a chamber behind a five panel door at the northwest corner of the room. Its concrete floor is one step up from that of the rest of the bathroom, and a clerestory level jalousie window ventilates the room. A shower is to the south of the toilet chamber and is accessed from the south. Its floor is new and a historic single panel door with a high vent allows direct entry into the shower from the outside. Adjacent to the shower on the south are a pair of clerestory height jalousie windows, and the south wall of the bathroom is comprised of shelving.

A door with a bottom panel and four infilled panes on top, in the north wall of the bathroom, leads into a bedroom. This room also has a scored concrete floor and its ceiling follows the slope of the roof. A pair of sliding windows, each with three horizontal panes, is in its north wall. A two panel door in its east wall opens out on the inset lanai. A pair of jalousie windows above the top of the door, run from the door in a northerly direction. This room jogs out past the line of the west wall of the house and a two panel door in its south wall accesses the side yard. This door opens on a scored concrete sidewalk which runs down the west wall of the house. At the south end of the sidewalk, on its west side is a built-in, hibachi-like, concrete fireplace.

The house retains a high degree of integrity. The major alteration, the makai wall, was constructed in 1949-1950 to replace the original pre-tsunami wall, is over fifty years old and significant in its own right. Similarly the jalousie windows found in the bedrooms and living room are also over fifty years of age, dating from the 1950s-1960s period, and significant in their own right. The primary character defining features of the house: its horizontal wood siding, broken gable roof, and many of its original doors and windows, remain intact. As such the cottage retains its integrity of place, setting, design, materials, workmanship, feeling, and association.

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)

Property is:

☐ 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

Period of Significance

1933-1967

Significant Dates

1933, 1950

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Builders: Walter Tanabe and Wilfred de Jarlais

Period of Significance (justification)

The period of significance extends from the time the house was constructed until 1962, at which time Mary A. Mendonca died.

Criteria Considerations (explanation, if necessary)

NA

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Dyer beach cottage is architecturally significant (Criterion C) on a local level as a good example of a beach cottage constructed in Hawaii during the period 1930-1950. The house is typical of its period in its use of materials, method of construction, craftsmanship, and design.

The period of significance runs from the date the house was constructed until the death of Mabel Dyer in 1967. The significant date of 1933 reflects when the house was constructed, and that of 1950 reflects when the reconstruction of the *makai* (ocean) rear wall was completed.

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

The Dyer beach cottage is significant as a good example of a vernacular beach house built in Hawaii between 1930 and 1950. Constructed in 1933, its single wall, horizontal wood siding, broken gable roof, open beam ceiling, scored concrete floors and large, open living room evoke a sense of casual living associated with ocean retreats in the Islands. The use of a door leading from the outdoors to the shower is also another feature associated with beach cottages in Hawaii, and the free standing lanai originally used for dining with its accompanying concrete hibachi is another celebration of outdoor living away from the city. The cottage's simple, unadorned design and seemingly additive floor plan well reflect its vernacular origins. A simple, straight-forward building, its doors appear to have been recycled from an older building(s), as such multi-paneled doors fell out of use after the first two decades of the twentieth century. The variety of windows also indicates that some may also have been recycled, as could some of the lumber used in the walls and framing.

Approximately a dozen beach houses on Oahu have been placed in the Hawaii or national registers of historic places, including one in Mokuleia, the Mendonca beach house. Unlike the Dyer beach cottage, the Mendonca beach house was architect designed, as are many of the beach houses presently on the registers. These include the Alfred Hocking beach house in Waimanalo, the two-story Mark Robinson beach house in Kailua, and a number of houses in Lanikai. The Kahuku Plantation Manager's beach house at Kawela Bay, the Coral House at Kualoa, and Marie Heilmann beach house near Aina Haina, although not architect designed are all more substantial than the Dyer beach house. As such, the Dyer beach cottage stands as a good example of a modest, vernacular building constructed in Hawaii during the first half of the twentieth century for use as a beach retreat.

The subject property was part of a 3,456 acre parcel which Samuel N. Emerson to .Joseph P. Mendonca and Gaspar Silva in 1878. Emerson was the eldest son of the missionaries Rev. John S. Emerson and Ursula Sophia Emerson, who were stationed in Waialua beginning in 1832. In 1880 Mendonca and Silva partitioned their land holding in two, with Mendonca coming into sole ownership of the lands at Mokuleia. On March 15, 1924, J. P. Mendonca sold 17.78 acres of beach front land to C. C. Crozier, who subdivided 15 acres into sixty seven lots, known as the Mokuleia Beach Lots. He ran electricity to the lots and provided artesian water as well. In March 1924 the properties were placed on the market with Bishop Trust Company serving as the realtor. The lots had 50' to 70' beach frontages and ranged from 5,000 to 50,000 square feet in size. They were sold at twenty five cents a square foot. In 1929, John and Mabel Dyer purchased lot 33, which was one of the smaller lots in the subdivision. In 1933, during the height of the Great Depression in Hawaii, Mrs. Dyer's brother, Wilfred de Jarlais and the Waialua contractor Walter Tanabe constructed the beach cottage on the property. They mixed and poured the reinforced concrete foundation and after it was cured, a large tent was erected on it. During the summer, Mrs. Dyer, her two children, her brother, his wife and son, lived in the tent as the beach cottage was built around them. The family, who lived in Waikiki, and operated an Asian import store, Dyer's Gift Shop, at 1160 Fort Street, used the new cottage as a beach retreat. However, during World War II, with the advent of gas rationing and the beach cottage being a forty to sixty minute drive away they used it less frequently and in 1945 sold it to J. D. Charles on an agreement of sale. After the 1946 tsunami demolished the *makai* wall of the house, the new owners quit making payments and in 1950 the Dyers regained unencumbered title to the property. They repaired the collapsed wall, developing the deep centered lanai as part of the rebuilding. The beach cottage remains in the hands of the family to this day.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

City and County of Honolulu tax records.

Hawaii State Bureau of Conveyances: Documents 79296 and 117874

Sorenson, Betty Dyer, *Born and Raised in Waikiki*, Santa Cruz, California: Limu Press, 1995

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 # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
 Name of repository: _____

Dyer Beach Cottage
Name of Property
State

Honolulu, HI
County and

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage)

Latitude/Longitude Coordinates

Datum if other than WGS84: BING MAPS
(enter coordinates to 6 decimal places)

Latitude: 21.580834

Longitude: -158.149203

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 Jennifer Dyer in 2021 as described by Tax Map Key 6-8-004: 028.

Boundary Justification (explain why the boundaries were selected)

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

11. Form Prepared By

name/title Don Hibbard

organization N/A

date January 20, 2021

street & number 45-287 Kokokahi Place

telephone (808)-542-6230

city or town Kaneohe

state Hawaii zip code 96744

Dyer Beach Cottage

Name of Property
State

Honolulu, HI

County and

e-mail

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.
- **Additional items:** tax map and sketch of floor plan
- **Owner:**

Jennifer Dyer L Trust
68-433 Crozier Drive
Waialua, Hawaii 96791

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.

Dyer Beach Cottage

Name of Property
State

Honolulu, HI

County and

- Floor Plan

Dyer Beach Cottage

Name of Property
State

Honolulu, HI

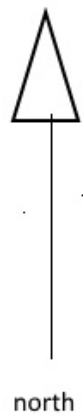
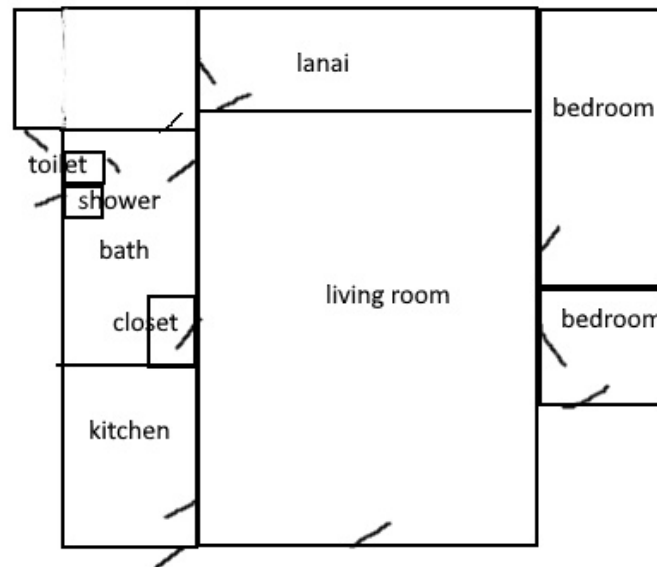
County and

USGS Map

TMK Map



Floor Plan



Dyer Residence not to scale

Photo Log

Name of Property: John and Mabel Dyer Beach House

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 11, 2020

View of the garage and fence from the south

1 of 9



Photo Log

Name of Property: John and Mabel Dyer Beach House

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 11, 2020

View of the front of the house from the south. Garage to right, lanai to left

2 of 9



Photo Log

Name of Property: John and Mabel Dyer Beach House

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 11, 2020

View of the ocean side of the house from the north

3 of 9



Photo Log

Name of Property: John and Mabel Dyer Beach House

City or Vicinity: Mokuleia

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 11, 2020

View of living room from the northeast

4 of 9



Photo Log

Name of Property: John and Mabel Dyer Beach House

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 11, 2020

View of the living room from the southeast

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Photo Log

Name of Property: John and Mabel Dyer Beach House

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 11, 2020

View of the gable end vent from the northwest

6 of 9



Photo Log

Name of Property: John and Mabel Dyer Beach House

City or Vicinity: Mokuleia

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 11, 2020

View of kitchen from the east

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Photo Log

Name of Property: John and Mabel Dyer Beach House

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 11, 2020

View of northeast bedroom from the south

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Photo Log

Name of Property: John and Mabel Dyer Beach House

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: November 11, 2020

View of lanai from the northwest

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