

**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: Luther and Addie Hough Beach Cottage

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: 68-433 Crozier Drive

City or town: Waialua State: Hawaii County: Honolulu

Not For Publication: ☐ Vicinity: ☐

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

X A \_\_\_ B X C \_\_\_ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

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**Category of Property**

(Check only **one** box.)

Building(s)	<input checked="" type="checkbox"/>
District	<input type="checkbox"/>
Site	<input type="checkbox"/>
Structure	<input type="checkbox"/>
Object	<input type="checkbox"/>

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>                    </u>	buildings
<u>                    </u>	<u>                    </u>	sites
<u>                    </u>	<u>                    </u>	structures
<u>                    </u>	<u>                    </u>	objects
<u>2</u>	<u>                    </u>	Total

Number of contributing resources previously listed in the National Register None

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

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**Current Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

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Hough Beach Cottage  
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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late Nineteenth/Early Twentieth Century American Movements

Hawaii Plantation

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

Principal exterior materials of the property: wood tongue and groove siding, composition shingle roof, wood post and pier 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 Luther and Addie Hough Beach Cottage at Mokuleia is located in a quiet residential neighborhood, and sits on a deep, narrow, 4,400 square foot, beach front parcel. The modest single story house features a composition shingled hip roof with overhanging, open eaves and exposed rafter tails. The building has a rectangular, 20' x 34' 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, vertical tongue and groove walled, cottage runs perpendicular to the beach in a north-south direction, and sits on a post and pier foundation with a horizontal slat apron. The two bedroom, one bath, 680 square foot house is in good condition and retains its historic integrity of location, setting, design, materials, workmanship, feelings and associations.

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### Narrative Description

A wood fence, comprised of vertical slats of varying widths, separates the Hough Beach Cottage from the street, with a freestanding garage at the west end of the fence. The single car garage faces south and opens directly on the street. It has a new door. The front wall and front portion

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of the west wall are of T-111, enclosing what previously was a carport. The east and rear wall, as well as the back portion of the west wall, are of vertical tongue and groove. The garage has a new asphalt paved floor and three simple trusses support the composition shingled, front facing gable roof. The roof has overhanging eaves with exposed rafter tails. The rear of the garage has two rooms, which are accessed from the east and north sides. This rear portion sits on a concrete slab foundation with a 4" high curb. The room to the east is a laundry room and is entered via a five panel door in the east wall of the garage. It has a six pane awning window in its north wall. The room on the west side is used for storage. It has a single panel door and 1 x 1 double hung sash window in its north wall and a 1 x 1 double hung sash window in its west wall. A wood slat grille, built of vertical 1" x 1" lumber, covers the rear double hung sash window. Both doors are secured by non-historic hasps.

An opening in the east wall of the garage, which features a modern wood gate, opens on a walkway which accesses the adjacent beach cottage. The walkway is made of square concrete pavers and runs towards the road. The walk leads to a set of four concrete steps which run along the west wall of the cottage, ascending in a northerly direction to a landing and the kitchen door.

The house faces north, with its back to the street. An enclosed, shed roofed lanai, which dates from after the 1946 tsunami, runs across the front of the house. The lanai sits on a raised concrete foundation, and two centered, concrete steps, with a wood post and rail hand rail on their west side, ascend to the double doors, with their wood screens, which serve as the main entry to the house. A curving concrete sidewalk runs from the steps to the east to the neighboring house.

The fifteen pane double doors open on the lanai. The lanai has a concrete floor scored in 2' squares. The ceiling follows the slope of the shed roof and has a new wood covering. To either side of the double doorway is an opening with a pair of sliding windows. Each window has three horizontal panes. A similar window is in the west wall, while the east wall is of tongue and groove. The windows sit on a built-in shelf which wraps around the three external walls of the lanai. A centered, concrete step on the south side of the lanai ascends to the living room. The living room is open to the lanai.

The living room has a fir floor, which is found throughout the house, and an 8'-10" high canec ceiling. An original pendant light hangs from the middle of the ceiling. A 5.5" high baseboard is at the intersection of the floor and the tongue and groove walls. An internal girt strengthens the walls. A built-in bookcase with three shelves separates the living room from the lanai. A pair of 1 x 1 double hung sash windows is in the living room's west wall, and a single panel pocket door in its west wall opens on a front bedroom. In the rear, south wall two five panel doors, which retain their original metal knobs and hardware, access a rear bedroom and a bath, while a doorway with no door, to the west of the two doors, leads into the kitchen.

The front bedroom has a pair of 1 x 1 double hung sash windows in its west wall. A light, similar to that in the living room, hangs from the canec ceiling. The tongue and groove walls feature an internal girt. A closet runs across the south wall and has a pair of sliding doors. Above the closet four cabinets with hinged doors provide additional storage.

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The door at the east end of the living room's south wall leads into the rear bedroom. This bedroom has a light similar to the living room's, hanging in the middle of its canec ceiling. It has a pair of sliding windows, each with two horizontal panes, in its east and south walls. The tongue and groove walls feature an internal girt. A closet with a pair of sliding doors projects from its north wall. A five panel door in its west wall connects with the bathroom.

The bathroom is entered from the living room. It has a linoleum floor and canec ceiling, and its tongue and groove walls have a girt. The room retains its built-in shelves. A two panel door in the south wall opens on a shower with a concrete floor and at the south end of the shower is a changing-drying area, which is new. The walls of this addition are of plywood and a pair of small, vinyl, sliding windows with obscure glass are located high in its north and west walls. The floor is of wood slats, and the ceiling is the deck of the shed roof that shelters this addition.

The kitchen has a linoleum floor and a canec ceiling. Built-in shelves line the east and north walls, Floor cabinets with plywood doors are below a counter on the east wall and under the sink, which is along the south wall. Above the sink is a 1 x 1 double hung sash window. A similar window is in the west wall of the kitchen, as is a hinged door, whose upper panel is a screen, with a sliding wood panel to secure it. The door opens on the concrete landing whose steps connect to the walkway to the garage. The door has a new knob.

The Hough Beach Cottage retains a high degree of integrity. It retains its original floors, walls and canec ceilings, as well as most of its fixtures in the bathroom and kitchen, and its doors and windows. The front lanai was added after the 1946 tsunami and has attained significance in its own right. The only major alteration to the cottage was the addition of the changing-drying space at the rear of the shower. This is small in comparison to the overall composition, is located in the rear, and does not diminish the historic character of the cottage.

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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  
Community Development  
\_\_\_\_\_  
\_\_\_\_\_



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**Period of Significance**

1926-1946

**Significant Dates**

1924

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**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 Hough Beach Cottage is architecturally significant under criterion C on a local level as a good example of a beach cottage constructed in Hawaii during the 1920s. The house is typical of its period in its use of materials, method of construction, craftsmanship, and design. It is also significant at the local level under criterion A for its associations with the development of the Mokuleia Beach Lots subdivision.

The 1924 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." As is noted in the above section, "significant dates", 1924 is the year of construction.

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

The Hough Beach Cottage is significant as a good example of a vernacular beach house built in Hawaii during the 1920s utilizing single wall construction methods developed on the Islands' sugar plantations. . Constructed in 1924, its single wall, vertical tongue and groove walls, canec ceilings, post and pier foundation, and use of double hung and sliding windows are all typical of its period and the style of architecture developed for plantation housing. A simple, straight-forward building, its doors appear to have been recycled from an older building(s), as such five panel doors fell out of use after the first two decades of the twentieth century. The openness of the enclosed lanai and living room spaces, the rather small bedrooms, and the use of open shelving in the bathroom and kitchen all bespeak an air of informality associated with a vacation retreat.

Approximately a dozen beach houses on Oahu have been placed in the Hawaii or national registers of historic places, including two in Mokuleia, the Mendonca Beach House and the Dyer Beach Cottage. Many of the registered beach houses,, including the Mendonca Beach House, the Alfred Hocking Beach House in Waimanalo, the two-story Mark Robinson Beach House in Kailua, and a number of houses in Lanikai, were architect designed. 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 Hough Beach Cottage. As such, the Hough Beach Cottage, as well as the Dyer Beach Cottage, stand as good examples of a modest, vernacular building constructed in Hawaii during the first half of the twentieth century for use as a beach retreat.

The beach cottage is also significant under criterion A for its association with the development of the Mokuleia Beach Lots subdivision in Mokuleia. The subject property was part of a 3,456 acre parcel which Samuel N. Emerson sold 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 1925, Crozier sold lot 32 to Joshua and Marion Pratt, who, in turn, sold it to Luther and Addie Hough in May 1926. The Hough's obtained a mortgage from Crozier and presumably constructed the cottage, as in July 1927 the *Star Bulletin* reported that the Hough's eight year old son Rufus, who was, "spending the summer at Mokuleia," [*Star Bulletin*, July 2, 1927, page 2] was among the first to see the tri-motored airplane, flown by Lt. Lester J. Maitland and Lt. Albert Hegenberger, to emerge from the fog and head towards Wheeler Field, where the pilots completed the first trans-Pacific flight between California and Hawaii. Rufus Hough had gotten up at 5:30 in the morning that day on a hunch the plane might fly by. When he saw the plane a little after 6 a.m., he "called my mother to come see it." [*Ibid.*]

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The Houghs lived in Makiki at 1670 Liholiho Street. Mr. Hough was born July 10, 1893 in Honolulu and graduated from Honolulu High School (later named McKinley). He was a cashier for Hawaiian Pineapple and a well known swimming coach at the Central YMCA, as well as the coxswain for the Myrtle Boat Club. On May 1, 1933, two days after her birthday, Mrs. Hough, who was from Wailuku, Maui, died at the age of 39. Seven months later, in December 1933, Mr. Hough sold the beach cottage to Eric and Eunice Hinrichsen of Wahiawa. The 1946 tsunami lifted the house off its foundation and moved it inland. The front lanai with its concrete foundation was added to the repaired house as a safeguard from future high waves.

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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, 1920-1935.

City and County Tax Office records.

State Bureau of Conveyances, documents 7159 and 29749

"Land Court Mortgages," *Star Bulletin*, May 22, 1926, page 13.

"Eight Year Old Lad One of First to Glimpse Fokker," *Star Bulletin*, July 2, 1927, page 2

"Birthdays," *Honolulu Advertiser*, July 10, 1933, page 3

"Mrs. Addie Hough," *Star Bulletin*, May 1, 1933, page 5

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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

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☐ Local government

☐ University

☐ Other

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

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

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## 10. Geographical Data

**Acres of Property** less than one acre

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: BING

(enter coordinates to 6 decimal places)

Latitude: 21.580747

Longitude: 158.149289

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:

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

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The property being nominated includes all the property owned by Jennifer M. Dyer in 2022 as described by Tax Map Key (1) 6-8-004: 027.

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

This parcel of land has been historically associated with this beach cottage.

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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: December 21, 2021

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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.
- **Additional items:** floor plan
- **Owner:** Jennifer Dyer  
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.).

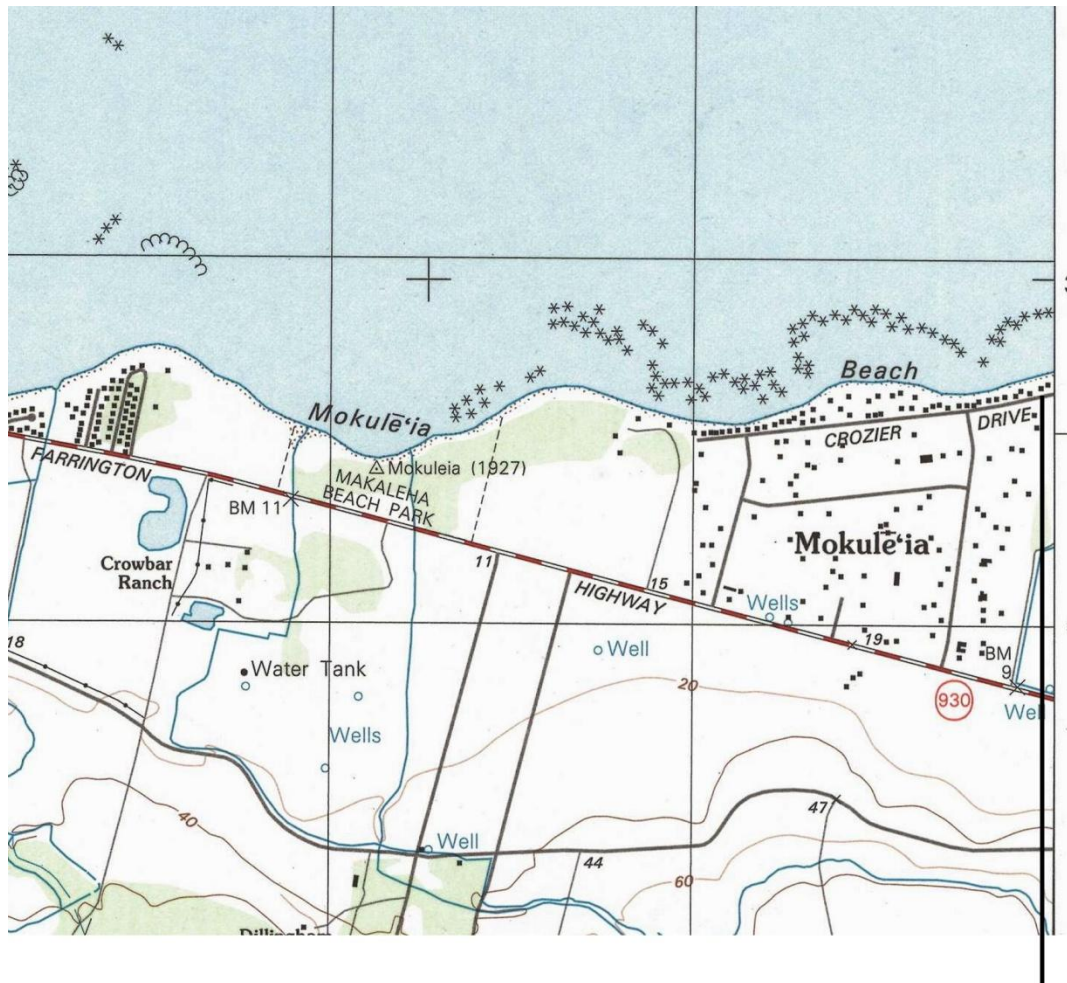
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

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## USGS

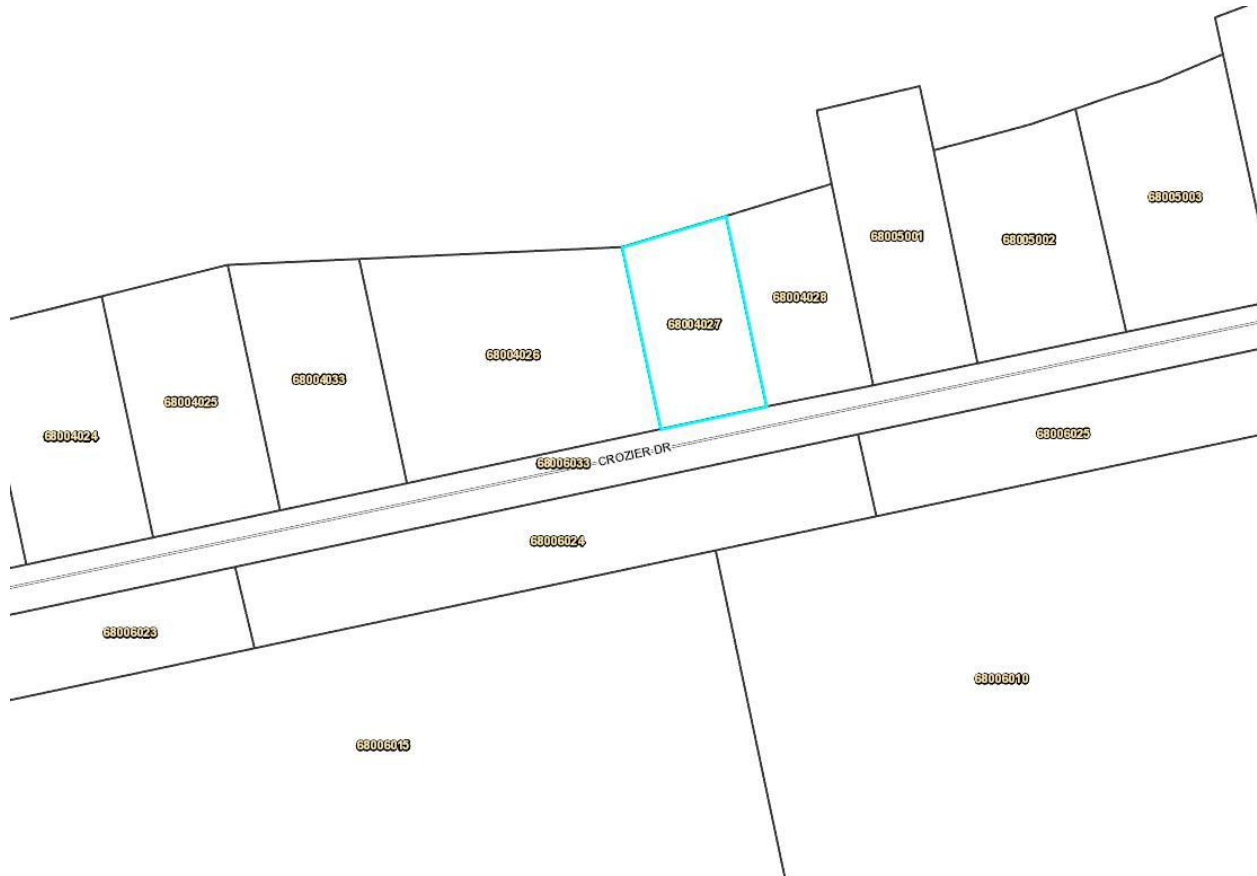


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## Tax Map

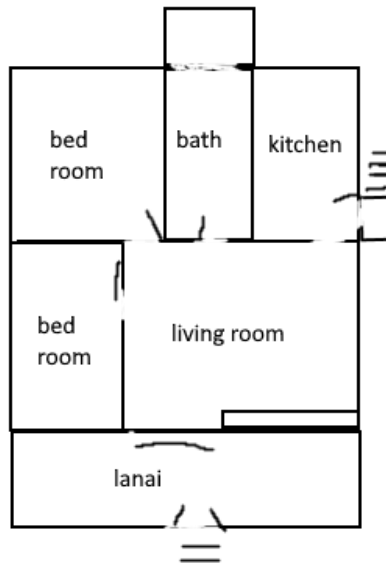


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## Floor Plan

Hough  
Beach  
Cottage



Not to scale



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## Photo Log

Name of Property: Hough Beach Cottage

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 22, 2021

View of the house, garage and fence from the south

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Hough Beach Cottage Honolulu  
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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 house and garage from the northwest

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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 front of the house from the north

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Hough Beach Cottage  
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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 enclosed lanai from the southeast

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## Photo Log

Name of Property: Hough Beach Cottage

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 22, 2021

View of the living room and enclosed lanai from the southwest

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## Photo Log

Name of Property: Hough Beach Cottage

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 22, 2021

View of the living room from the west, front bedroom in background

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## Photo Log

Name of Property: Hough Beach Cottage

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 22, 2021

View of the living room's rear wall from the south, doorways to bedroom, bathroom and kitchen in background

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Name of Property: Hough Beach Cottage

City or Vicinity: Mokuleia

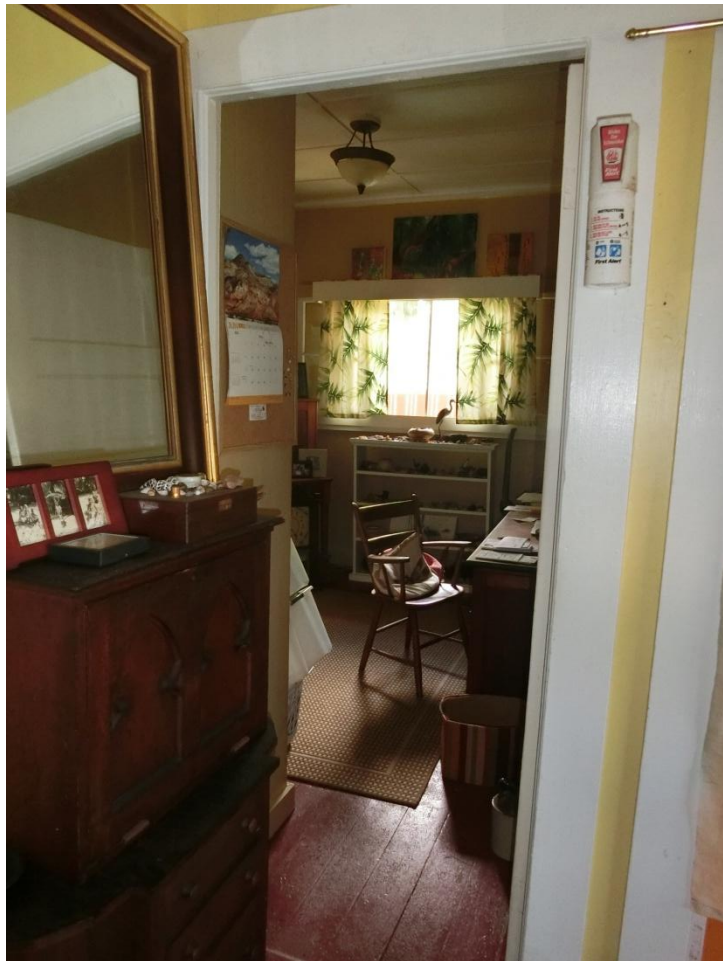
County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 22, 2021

View of the rear bedroom from the living room from the southwest

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Hough Beach Cottage Honolulu  
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## Photo Log

Name of Property: Hough Beach Cottage

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 22, 2021

View of the rear bedroom door, living room in background, from the northeast

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## Photo Log

Name of Property: Hough Beach Cottage

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 22, 2021

View of the kitchen from the southwest

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Hough Beach Cottage Honolulu  
Name of Property

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## Photo Log

Name of Property: Hough Beach Cottage

City or Vicinity: Mokuleia

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 22, 2021

View of the kitchen from the northeast

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