

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: Hong Yip and Dorothy M.K. Young 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: 676 Hakaka StreetCity or town: Honolulu State: HI 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:

\_\_\_ A \_\_\_ B X C \_\_\_ D\_\_\_\_\_  
**Signature of certifying official/Title:****Date**\_\_\_\_\_  
**State or Federal agency/bureau or Tribal Government**

Hong Yip and Dorothy M.K. Young

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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**

**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

☐☐

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Site

Structure

☐

Object

☐

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

Total

Number of contributing resources previously listed in the National Register None

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Single Family

**Current Functions**

(Enter categories from instructions.)

Domestic/Single Family

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern

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

Principal exterior materials of the property: concrete brick walls, redwood tongue and groove walls, concrete foundation, standing seam metal roof

### 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 H.Y. and Dorothy Young residence is situated in a quiet residential neighborhood to the rear of Diamond Head along Hakaka Street. It sits on a flat, 11,922 square foot lot with its front yard running out to the street. The single-story, modern style house faces northeast and sits on a concrete slab foundation. It has an L-shaped floor plan, and its walls are a combination of split face concrete brick in the front, and vertical, 8" wide redwood tongue and groove boards for the remainder of the house. Its low pitched, standing seam metal, intersecting gable roofs have closed overhanging eaves with circular vents at the edge of the soffits. An attached, flat roofed two-car carport projects from the southeast portion of the façade. The 1,974 square foot house is in excellent condition and retains its integrity of design, materials, craftsmanship, location, setting, feelings and associations.

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## **Narrative Description**

The front yard of the Young residence is distinguished by outcrops of a natural sandstone ledge, which interrupt the front lawn and form a berm between the house and the street. A concrete driveway passes through the berm and turns to the left to access the two car carport. The carport has a built-up, flat roof and its northeast wall is of split face concrete brick. Wood storage closets with wood sliding doors line its southwest wall, and its rear, southeast side is open on its northwest end and features a Concrete Masonry Unit (CMU) laundry room on its southeast end. The laundry room has an opening with no door in its northwest wall, and is ventilated by two rows of eight Vista Vu breeze block in both its northeast and southwest walls. Two paired 2" x 4" posts run down the center of the carport and help carry the roof. The ceiling of the carport is open exposing the deck and 2" x 12" structural members of the roof.

To the southeast of the driveway, close to the road there is a 4' high split face concrete pier which houses the mailbox for the house, while in the east corner of the property is a 43" high split face, concrete brick enclosure for the garbage receptacles.

An inset entry is centered on the portion of the façade to the northwest of the carport. To the southeast of the entry is a distinctive wood grille with stylized Chinese happiness and Yin-Yang images. To the other side of the entry is a solid wall of split face concrete brick.

Two steps lead up to the inset entry porch. The steps and the floor of the porch are paved with ceramic tiles. The ceiling of the entry porch is of unfinished redwood tongue and groove and a brass lamp hangs in the south corner. The porch's side walls are of vertical tongue and groove, and in the northwest side wall is a set of three, wood slat, jalousie windows. A set of five panel double doors with a new thumb latch is in the southwest wall.

The doors open on a foyer. The foyer is characterized by built-in redwood shelves along its northwest wall and a cabinet with two pairs of sliding doors along its southeast side. The cabinets are surmounted by a Chinese fretwork screen, which looks into the living room. Both the teak floor with its 2" high baseboard, and the 10' high, open, red wood tongue and groove ceiling of the foyer flow out into the living room. A rice paper, spherical light hangs from the foyer ceiling.

At the southwest end of the foyer's built-in shelves there is a solid sliding door which opens on the master bedroom. The bedroom has a polished concrete floor and an open ceiling continuing the ceiling of the foyer and living room. The northeast wall of the room is of concrete brick, while the northwest wall is of vertical, redwood tongue and groove, and contains the set of three wood slat, jalousie windows which look out onto the entry porch. The windows are recessed from the line of the wall and below the windows built-in shelves continue the line of the wall. In the opposite, northwest wall is a pair of wood framed, single pane, sliding doors, which are flanked by equally broad and high, wood louvers. The gable end above the doors and louvers is of redwood, vertical tongue and groove.

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The southwest wall of the bedroom has a closet with a pair of solid sliding doors. To the southeast of the closets an opening in the wall, without any door leads into a short, front-to-rear hallway. The hallway terminates at the southwest wall of the house which has a pair of jalousie windows, which are screened on the exterior by a wood screen similar in design to that in the façade. The northwest wall of the hallway is mirrored, and a closet with a pair of sliding doors runs along the southeast wall. A new door with a wood slat transom is in the northwest wall of the hallway and opens on a bathroom which has been remodeled. A pair of wood slat jalousies are in the bathroom's southwest wall, and in the walk-in shower, in the northeast wall, are a pair of jalousie windows. The ceramic tile, bathroom floor is not original.

The foyer flows out into the living room, which runs the length of the remainder of the house. The front, northeast, wall of the living room is dominated by a large window with four pairs of sliding, shoji-like panels. Each panel has two rows of five vertical plastic panes. A transom with four pairs of sliding, shoji-like panels runs above the entire set and offers further ventilation. The transom echoes the lower panels with each of its panels having five vertical panes. This window on the exterior is adorned by an ornate wood screen. The window is also distinctive in its use of a sill vent, which is comprised by circular holes which can be controlled by a sliding board with corresponding holes.

Near the southeast end of the living room, a low dividing wall with built-in shelves on its southeast side, marks the start of the dining area. The living room flows around the partition into the dining area features in its northeast wall two closets, each with floor-to-ceiling double doors which match the vertical tongue and groove walls. The southeast most closet houses a clothes washer and drier, while the other has shelves for storage. In the southeast wall a bronzed aluminum framed pair of glass sliding doors, which replaced an original deteriorated wood pair, opens onto a new wood ramp which descends to the side yard. Between the doors and the northeast wall of the dining area is a large, floor-to-near-ceiling wood slat jalousie window.

The kitchen is to the southwest of the dining area, and it has been opened up by an island counter supplanting the former room's northwest wall. The kitchen has been remodeled. In its southeast wall there are three jalousie windows at the northeast end, and one at the southwest end. The latter replaced a door which opened on a concrete stoop. Two concrete steps lead down from the stoop to the side yard, and sunken in the stoop is a covered cylinder which holds a garbage can. A lever on the spring loaded cover allows for foot operation.

The southwest side of the living room opens on an enclosed lanai. The lanai has a concrete floor and redwood tongue and groove ceiling which follows the slope of its shed roof. The ceiling runs from 8' to 10' in height. The lanai's northeast wall has three, wood framed, single pane, sliding doors, while its south wall has a pair of wood framed, single pane sliding doors, all of which open on the living room-kitchen area. A pair of single pane sliding screens is in the northwest wall and the southwest hall has three large, wood framed, single pane sliding screens as well as a pair of screened sliding doors. The northwest and southwest walls were enclosed in the twenty first century.

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Between the lanai and the kitchen a front-to-rear hallway flows into the bedroom wing of the house. It has the same teak floor as the living room and kitchen and a 7'-9" ceiling. At the start of the hallway there are a closet with a push latch and three wood slat jalousies in the northwest wall of the hallway. The windows look out on the backyard. On the opposite wall, a pair of louvered sliding doors opens on a bedroom. The room has redwood, vertical tongue and groove walls, a polished concrete floor and a 7'-9" ceiling. A pair of jalousie windows are in its southeast wall, and a built-in desk is in its east corner. The desk has six drawers and shelving above it. A closet with a pair of solid sliding doors is in the northeast wall.

An original hinged door, with its original knob and hardware, is in the southeast wall of the hall and opens on a bathroom. The bathroom has been remodeled and includes a tub-shower across its southeast wall with tile walls and a pair of vertical jalousie windows. Across the hall from the bathroom a pair of floor-to-ceiling, tongue and groove, double doors open on a linen closet.

At the end of the hallway an original door, with its original knob and hardware, opens on a foyer for the rear bedroom. It has a 7' high ceiling and a door in its southeast wall opens on a bathroom which has been remodeled. The bathroom has a jalousie window in its southeast wall. A doorway without a door in the foyer's southwest wall leads into the bedroom. The room has a wood floor and a 7'-9" high ceiling. There is a pair of jalousie windows in its southeast wall, and in its northwest wall there is a pair of wood slat jalousies as well as a non-original hinged door which opens on the backyard. Along the southwest wall is a built-in desk and a closet with two pairs of sliding doors. The closets have built-in shelves.

On the exterior, a concrete sidewalk runs down the southeast side of the house and leads to the kitchen stoop. From there square, cast concrete, stepping stones lead to the back of the house. A clothes line with T pipe poles parallels the stepping stones on the southeast side. A mock orange hedge defines the property line on this side. A 4' high, curved lava rock retaining wall is at the end of the side yard, and seven CMU steps descend to a lower back yard. The rear bedroom is cantilevered out from a below grade rear wall which has a set of double sliding doors which accesses a partially finished basement work area. The work area has a front, southwest wall of vertical tongue and groove, and CMU walls on the other three sides. It has a concrete floor and 7' high ceiling with the 2" x 12" floor joists exposed. In its southeast wall are a pair of single pane fixed windows, flanked by jalousie windows.

A set of modern wood ramps go from the lower yard up to the courtyard formed in the intersection of the two wings of the L-shaped house. A 6'-7" high lava rock retaining wall holds in the upper courtyard and has five concrete steps with lava rock cheeks walls descending to the lower yard. A concrete sidewalk runs from the enclosed lanai along the perimeter of the house to the wood ramp.

The Young residence retains its historic integrity, retaining such distinctive features as the wood screen across its living room window, the flowing, finely appointed interior with its redwood ceiling and walls, and spacious rear lanai allowing the outside in. The presence of the standing

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seam metal roof does not detract from the exterior's horizontal dignity nor compromise the overall composition of the façade with its distinctive wood screen and inset entry. On the interior the only major change has been the removal of the kitchen wall, but the sensitive placement of the island counter in its stead maintains a strong sense of the original spatial configuration. Also, the enclosing of the rear lanai was also handled in a sensitive manner through the use of screens rather than walls and windows which allows the outside in, while keeping insects out. The remodeling of the bathrooms occurred in secondary spaces and do not diminish the historic character of the house in a substantial manner. Also the wood ramp is in the rear and does not compromise the historic character of the house.

As such the property retains:

1. its historic location, as it remains precisely where it was constructed.
2. its historic setting as its neighborhood remains residential
3. its historic design as minimal alterations have transpired
- 4 its historic materials as minimal alterations have transpired
- 5 its historic workmanship as minimal alterations have transpired
- 6 its historic feeling as minimal alterations have transpired
- 7 its historic association as minimal alterations have transpired



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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
- ☐

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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**

1962

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**Significant Dates**

1962

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**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

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**Cultural Affiliation**

N/A

**Architect/Builder**

architect: Vladimir Ossipoff

**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 Hong Yip and Dorothy Young Residence is significant on the local level under criterion C, as a good example of a house built in Honolulu during the 1960s in a modern style. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. It is also the work of a master having been designed by Vladimir Ossipoff, and possesses high artistic values.

The 1962 period of significance was chosen in accordance with National Register Bulletin 16A instructions, using the year of construction of the house as the period of significance

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

The Young residence is significant as a good example of the residential work of the master Honolulu architect Vladimir Ossipoff during the late 1950s - early 1960s. Rendered in a modern Hawaii regional style the house is typical of Ossipoff's work with its fine attention to detail, various built-in pieces, flowing indoor-outdoor relationships, and modern style.

Vladimir Ossipoff (1907-1998) was born in Russia, but his family moved to Japan after the overthrow of the Czar. In 1923, the family relocated to Berkeley, California, where Vladimir graduated from high school and the University of California at Berkeley's school of architecture in 1931. He moved to Hawai'i in 1932. He worked briefly in the office of C. W. Dickey and then headed the architecture office for Theo Davies' building supply department, before opening his own office in 1936. During the 1950s and 1960s he established himself as the premier architect in the islands by blending modern and regional sensibilities in high quality residential designs.

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Rendered in a modern Hawai'i regional style, the Young residence was one of a number of fashionable residences designed by Ossipoff in the postwar period, which solidified his reputation as one of the most adroit architects of the period in Honolulu. Other houses of the period designed by this superb architect include: the LeRoy Bush residence, Dr. Liljestrand residence, and Linus Pauling residence, all on Tantalus, Cyrus Loo residence in Makiki, E. J. Greaney residence near Diamond Head, Marshall Goodsill residence, John Clarke Jr. residence, and Dr. Carl Mason residence all behind Diamond Head, and John Dilks residence in Kailua. The Liljestrand, Dilks, Greaney, Loo, Clarke, Mason, and Goodsill residences have been placed on either the Hawai'i or National Registers of Historic Places. In addition, the pre-World War II Boutcher residence in Kailua and the Black and Johnson residences in Honolulu, all late 1930s-early 1940s Ossipoff designs, have been listed in the Hawai'i Register of Historic Places. In addition to many splendid modern Hawai'i regional style houses, Ossipoff also designed the Pacific Club (1960), the First Hawaiian Bank's Kalihi branch (1961), the IBM Building (1962), the Outrigger Canoe Club (1963), the Thurston Memorial Chapel on the Punahou School campus (1966), Bachman Hall on the University of Hawai'i campus (1949) (HR, NR), and the Liberty Bank (1952) (HR) at the corner of King and Smith streets.

The Young residence stands as a very good example of Modern style residential architecture in Hawai'i and especially Ossipoff's residential work. The low profile of the house and its use of concrete brick walls well reflect the proclivities of the Modern Movement in Hawai'i, while its integration into the natural sandstone ledge in the front yard reveals Ossipoff's sensitivity to the natural setting of the place. The interior redwood tongue and groove walls, rice paper pendant lights, and teak floors, were typical of the period and its manifestation of the Mid-Century Modern style in Hawai'i. The presence of the spacious rear lanai well typifies the period's ideal of living outside and Ossipoff's concern with indoor-outdoor relationships, which is further displayed by his including sliding doors in both the dining room and master bedroom, which provide vistas and exits to the outdoors. The closets in the dining room and hallway which smoothly integrate with the tongue and groove wall is also typical of Ossipoff's work, and his distinctive handling of the living room sill ventilators is also meticulously handled in a graceful manner. The sill vents also reflect the architect's concern for natural ventilation, as does the louvered sliding doors for the hallway bedroom and placement of windows to provide cross ventilation in the hallway, master bedroom, and rear bedroom. The finely crafted built-in desks, chests of drawers, and shelving found throughout the house further reflect the architect's attention to detail and craftsmanship. In addition, the house's flowing floor plan and high living-dining room ceiling instills a strong sense of openness. The house is also distinguished by Ossipoff's inclusion of Chinese motifs, rendered in a modern manner, in the living room window's wood screen and the screen between the foyer and living room. These not only reflect the ethnicity of the owners, but also celebrate the multi-cultural nature of Hawai'i's society.

The Youngs acquired this property from the Territory of Hawai'i at an auction held September 29, 1957, as part of the Territory's sale of the Diamond Head View Lots subdivision, resulting from the government's obtaining the property following the closing of Fort Ruger. The Youngs eventually obtained a deed to the land from the State of Hawai'i in June 1962, and received a

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permit to build the house in the same month. The Youngs lived in this house for the remainder of their lives, with Mr. Young working as a chemist at the Hawaii Pineapple Institute.

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## 9. Major Bibliographical References

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

City and County Tax Office records

Polk's City Directories for Honolulu, 1959-1964

Sakamoto, Dean, *Hawaiian Modern*, New Haven, Connecticut: Yale University Press, 2007

Building Permit number 195484, issued June 18, 1962

State Bureau of Conveyances book 4303, page 453

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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):** 50-80-14-10101

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## 10. Geographical Data

**Acres of Property** less than one acre

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Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: Bing Maps:

<https://www.bing.com/maps/?cp=21.263017%7E-157.794288&lvl=16.9>

(enter coordinates to 6 decimal places)

1. Latitude: 21.263016 Longitude: -157.794285

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 owned by the Rodney Nishimoto and Amy Munekiyo in 2025 as described by Tax Map Key (1) 3-1-045: 006.

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

This is the parcel of land associated with this building 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: HI zip code: 96744  
e-mail \_\_\_\_\_  
telephone: (808)-542-6230  
date: December 7, 2024

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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.
- **Tax Map.**
- **Additional items:** Sketch of floor plan
- **Owner:** Rodney Nishimoto and Amy Munekiyo  
676 Hakaka Street  
Honolulu, HI 96816



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## USGS MAP



Young Residence



Hong Yip and Dorothy M.K. Young

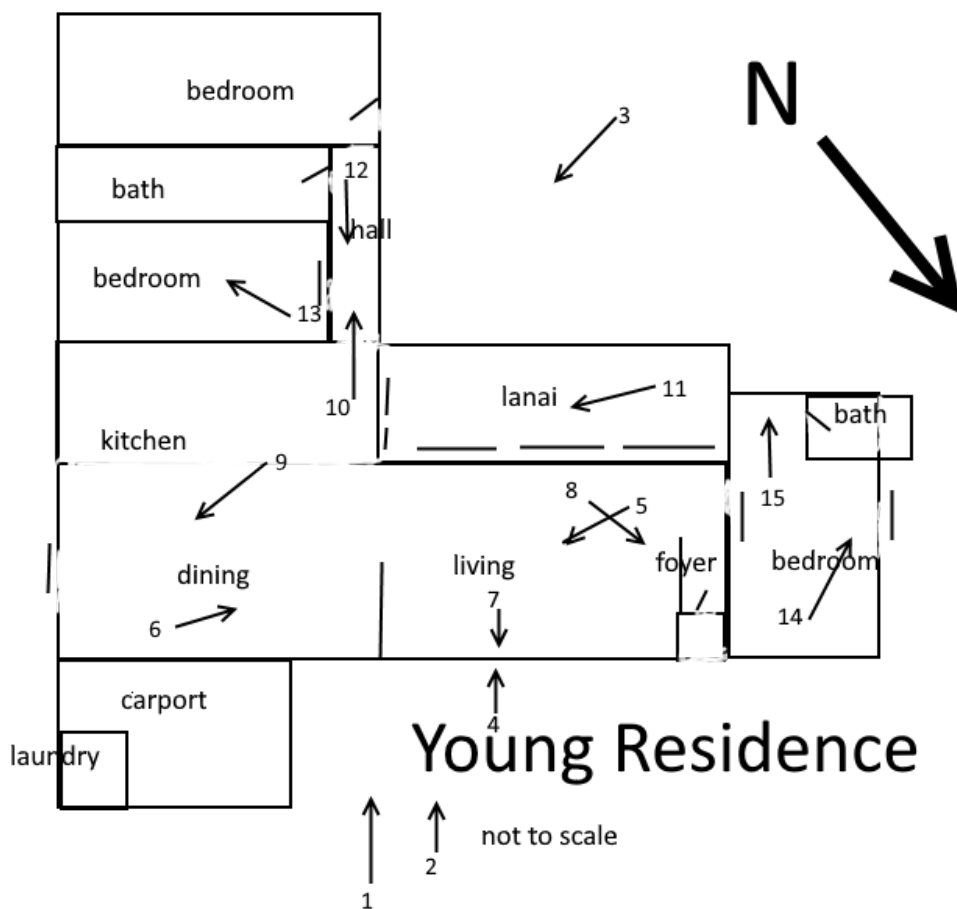
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**Photo Key**



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### Photo Log

Name of Property: Hong Yip and Dorothy Young Residence

City or Vicinity: Honolulu

County: Honolulu

State: HI

Photographer: Kikuyo Hibbard

Date Photographed: July 8, 2024

1. View of the front from the northeast
2. Drone view of the property from the northeast
3. View of the rear of the house from the west
4. View of the wood grille from the northeast
5. View of the living-dining room from the west
6. View of the living room from the southeast
7. View of the sill vent from the southwest
8. View of the screen between foyer and living room from the south
9. View of the dining area from the southwest
10. View of the kitchen and bedroom wing hall from the northeast
11. View of the lanai, kitchen in background from the northwest
12. View of bedroom wing hall from the southwest
13. View of the bedroom at start of hall from the northwest
14. View of the master bedroom from the east
15. View of the master bedroom closet and dressing area from the northeast

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**Paperwork Reduction Act Statement:** This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.