

**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: Claude and Myrtle Swann 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: 2902 Komaia Place

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Not For Publication:  Vicinity: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

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

<p>_____</p> <p><b>Signature of certifying official/Title:</b></p> <p>_____</p> <p><b>State or Federal agency/bureau or Tribal Government</b></p>	<p>_____</p> <p><b>Date</b></p>
---------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------

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

Claude and Myrtle Swann Residence \_\_\_\_\_ Honolulu  
Name of Property

Hawaii \_\_\_\_\_  
County and State

---

#### 4. National Park Service Certification

I hereby certify that this property is:

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

---

Signature of the Keeper

Date of Action

---

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Claude and Myrtle Swann Residence Honolulu  
Name of Property

Hawaii  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>2</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register None

---

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

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

**Current Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

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

Claude and Myrtle Swann Residence Honolulu  
Name of Property

Hawaii  
County and State

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late Nineteenth/Early Twentieth Century Revivals

Spanish mission revival

---

---

---

---

---

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

Principal exterior materials of the property: plastered cmu walls, tile roof, poured in place concrete 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 Claude and Myrtle Swann Residence is located on Komaia Place in Manoa valley, a quiet residential street which runs above Manoa Road. The house faces southeast and is sited on a terraced 21,214 square foot lot with a 8' to 11' high lava rock retaining wall at the base of the property. Bougainvillea (*Bougainvillea, sp.*) grows at the top of the wall and hangs over it. A single-car garage is at street level and is built into the hillside. The two story Spanish mission revival style house sits on the first terrace and is composed of two masses: 1. To the right is a twenty foot wide two story bedroom wing with a front facing, skewed gable roof, and 2. To the left is a slightly lower, 40' wide main body with a lateral running gable roof. Both roofs are clad in green clay tile. An inset lanai runs across the façade of the main body. The house sits on a concrete slab foundation and has plastered cmu walls. The 2,682 square foot dwelling is in very good condition and retains its integrity of design, materials, workmanship, location, setting, feelings and associations.

Claude and Myrtle Swann Residence Honolulu  
Name of Property

Hawaii  
County and State

### Narrative Description

The Swann residence sits above Komaia Place on a terraced lot. On the left side of the property a concrete driveway runs up to a second house on the property. This modern style house is further up the hillside and to the left of the driveway and the historic house. It was built in 1972 and is a non-contributing building. The property's front lava rock retaining wall wraps around its left corner and runs up the right side of the driveway

At street level on the right side of the property an 11' x 28" lava rock, garage is built into the hillside. The garage has a non-historic roll up door. The roof of the garage is flat and planted with grass, forming part of the front lawn. Directly behind the garage roof a garden wall extends from the bedroom wing in a *mauka* direction. It has a round arched opening with a green clay tile cap. A wrought iron gate in the opening accesses the side yard.

To the left of the garage a wrought iron, double gate opens on a straight run of fourteen concrete steps which lead up to the main terrace on which the house sits. The house has a flat, front lawn with the front and side retaining walls extending approximately 17" above the lawn. A walkway, paved with modern tiles runs from the steps to the front lanai of the house. The lanai is at ground level and is three bays wide, with each bay demarcated by a 17" x 24" rectangular pier to form a flat arched arcade. The 9' x 40' lanai has an acid stained concrete floor, and its ceiling features the roof's deck and rafters. A Spanish lamp hangs from the ceiling. The *makai* (southwest) facing end wall of the lanai is enclosed with a single fixed pane of glass. A metal slat awning, which predates 1968, runs across the front of the lanai.

At the *mauka* (northeast) end of the lanai a single, spindle-adorned, round arched door opens onto the bedroom wing's stairwell. It retains its original knob and hardware. Two sets of round arched doorways with double doors, in the rear wall of the lanai, open on the living room. The living room doors each have four pane windows and a lower panel, as well as their original knobs and hardware. The living room has an acid stained concrete floor with a 4" concrete baseboard. The ceiling is open beam with four king post trusses. The *makai* (southwest) wall of the living room is dominated by a fireplace with its firebox framed by a single course of tiles. To either side of the fireplace is a set of double doors similar to those in the living room's front wall. Above the high masonry mantle, to either side of the chimney flue is a rectangular masonry grille.

A 6'-8" wide, flat arched opening in the living room's rear wall opens on the dining room. The dining room floor is one step down from the living room. The dining room ceiling is of wood, with three large beams laterally spanning the space. A modest chandelier hangs from the ceiling. The floor of black and red tiles is original. The rear wall of the dining room has a pair of bi-fold doors, with each fold having fifteen lites. The doors open on a rear garden area. Round arched doorways are in both of the dining room's side walls. These doorways are one step up from the dining room floor. The *makai* (southwest) doorway has no door and goes into the kitchen, and the *mauka* (northeast) single panel door retains its original knobs and hardware and enters a bedroom.

Claude and Myrtle Swann Residence \_\_\_\_\_ Honolulu  
Name of Property

Hawaii \_\_\_\_\_  
County and State

The kitchen has been remodeled, but it retains its 12' high, tongue and groove ceiling. Its two original windows in the side wall have been replaced with jalousie windows. A round arched opening with no door leads into a rear pantry. The pantry has two jalousie windows in its rear wall and a round arched, single panel door in its *makai* wall leads to the outdoors.

The second dining room door leads into a rear bedroom. This room has acid stained concrete floors, and four candle shaped sconces grace the walls. Its side and rear walls have been covered in wood paneling, and the windows in these walls are jalousie. There are two single panel, round arched doors in its southeast wall, each of which retain their original knobs and hardware. The *mauka*-most door has a mirror and opens on a closet, the other door opens on the front-to-rear hall which services the bedroom wing.

The hall has an acid stained concrete floor and has two doors in its *mauka* wall, which open on a bathroom and a bedroom. In addition a round arched telephone niche is in the *mauka* wall. A round arched opening in the hall's *makai* wall provides access to the living room, and a round arched opening at its southeast terminus leads into the stairwell to the second floor. A ceiling light provides the hall with illumination.

The bathroom retains its original single panel door with its original knobs and hardware, as well as its original tile floor, tub and shower. The doorway is sufficiently recessed from the hall to allow room for a laundry closet which has five drawers with their original pulls, below and a cabinet with a single panel door and its original pull above. A pair of jalousie windows in the *mauka* wall flank the non-historic sink and counter. The floor is of yellow hexagonal tiles with a border of square yellow tiles with a black trim separating the border from the main floor. The tub is sunken and the shower is entered through a round arched opening. The tub has a row of black tiles as a splash panel and has black fixtures. Above the tub is a masonry grille with a diamond pattern. The masonry grille looks out on a laundry lanai, which is under roof at the north corner of the house. The 8' x 14' lanai has a concrete floor and is open on its *mauka* side.

The front bedroom retains its original single panel, round arched door with its original knobs and hardware, as well as its original acid stained concrete floor. Two jalousie windows are in its front and side wall. The front windows have metal slat, shed roofed hoods, which pre-date 1968.

At the southeast end of the hall a round arched opening leads into the stairwell. To the right is a round arched doorway which opens on the front lanai. In the front wall is an under-stair niche with a masonry grille in its rear wall. The spiral staircase has sixteen concrete steps and a wrought iron railing. A Spanish style lamp hangs from the stairwell ceiling. A masonry grille is in both the southeast and southwest walls of the stairwell. At the head of the stair a single panel door with its original knob and hardware opens on a large room. This room has a laminate floor and a pair of jalousie windows in its front wall and four similar windows in its *mauka* side wall. A hood similar to that on the first story front windows, shelters the front pair of windows. Outside the front windows is a narrow mock balcony which runs across the front of the bedroom wing. Also on the exterior, a diamond shaped masonry grille is above and to the left of the windows, serving as a vent for the attic.

Claude and Myrtle Swann Residence \_\_\_\_\_ Honolulu  
Name of Property

Hawaii \_\_\_\_\_  
County and State

A single panel door with its original knob and hardware in the northwest wall of the room opens on a bathroom. This is modern in character and has two glass block windows in its *mauka* wall and a jalousie window in its northwest wall.

In the room's *makai* wall a doorway with a new door opens on a large bedroom, which is one step down. This large bedroom originally was a rear, second floor, inset lanai, but was converted into a bedroom in the opening years of the twenty-first century. The spaces between its 31" high masonry balustrade's square balusters were in-filled with glass, and masonry walls and wire mesh screens enclosed the upper part of the lanai's openings, with three screen panels on its northwest side and one panel on its southwest side. The lanai retains its acid stained concrete floor, but its ceiling has been altered by the inclusion of two console "supported," rusticated, open beams. On the lanai's *makai* side a modern door opens on the head of a straight run of concrete steps. The seven steps run parallel to the side wall of the house and lead to a landing from which four steps descend to a door to a basement storage area under the rear corner of the house, and another four lead to the kitchen's side door.

The Swann residence retains its historic integrity, albeit some modifications have transpired. The major modifications have occurred in the kitchen, the windows and rear, second story lanai. The windows are not readily noticeable, as a result of the house's strength of design. Only four are on the front of the house and these are obscured by hoods and vegetation and are not involved with the principal focal point of the façade, the front lanai. In addition the larger masonry grilles are the primary exterior features of the bedroom wing to draw the eye. The kitchen is a secondary space, as is the second story rear lanai, neither of which is visible from the street. The modern style non-contributing second house on the property does not impinge on the Swann residence as it is further up the mountainside and off to the side.

Claude and Myrtle Swann Residence \_\_\_\_\_ Honolulu  
Name of Property

Hawaii \_\_\_\_\_  
County and State

### 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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Claude and Myrtle Swann Residence \_\_\_\_\_ Honolulu  
Name of Property

Hawaii \_\_\_\_\_  
County and State

**Period of Significance**

1930 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1930 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Robert Miller \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 Swann Residence is significant on the local level under criterion C, as a good example of a Spanish mission revival style house built in Honolulu during the late 1920s and early 1930s. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

Claude and Myrtle Swann Residence Honolulu  
Name of Property

Hawaii  
County and State

---

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

The Spanish mission revival style began in California during the late 19th century inspired by the 18th century Spanish missions in California and the southwest. It enjoyed its greatest popularity between 1890 and 1930 in numerous residential, commercial, and institutional structures including schools and railroad depots. The style is characterized by its minimal ornamentation, clay tile roofs, stucco walls and use of round arched openings.

The earliest Spanish revival style residences known to have been built in Hawaii date from the late 1890s when C.W. Dickey adapted the form for houses designed for Henry Cooper and William Irwin (no longer extant). The former was constructed of blue stone and featured an interior courtyard, while the latter was described by the *Pacific Commercial Advertiser* as, "of the California Mission order, which is simply a modification of the architectural designs of all civilized southern countries. The influence of Byzantine, Italian renaissance, Moorish and Spanish renaissance, may all be traced to what is known today as 'California Mission architecture.' For eight centuries this general style has held sway as the beau ideal of southern climates, and it is certainly most appropriate for Honolulu." [*Pacific Commercial Advertiser*, October 4, 1899]. The annexation of Hawaii as a territory of the United States led to a surge of colonial revival style houses, and it was not until the 1920s that Spanish architectural forms emerged in large numbers on the streets of Honolulu. Hart Wood designed a pair houses in this style in the early 1920s for Herman Von Holt and Francis I'i Brown, and later in the decade for Georges Canavarro (Hawaii Register). Other architects, most notably Robert Miller and Louis Davis, designed a number of houses in this style throughout the 1920s and into the early 1930s. Louis Davis' Spanish style Eric Moir residence is on the register, as is the Robert M. Purvis residence designed by C.W. Dickey, and the Donald Hayselden II residence by Thomas Gill. The Spanish mission revival and Spanish Colonial styles, which Bertram Goodhue in 1917 strongly advocated as highly appropriate for Hawaii, was the style of choice for public buildings during the 1920s. The popularity of these styles is well-reflected in such registered buildings as the Honolulu Post Office, Hawaiian Electric Building, Richards Street YWCA, Armed Forces YMCA, Honolulu Hale, McKinley High School, Waialua Elementary School, the Police Station and District Courthouse on Bethel Street, and various fire stations throughout the city. The Swann residence stands as a good example of the Spanish mission revival style as applied to middle class housing.

The Swann residence is a late manifestation of the style and is typical of the form as it was rendered in Hawaii. It includes all the major signifiers of the style with its tile roof, stucco walls and extensive use of round arched openings. Other Spanish mission elements include the spiral stair with its wrought iron railing, the mock balcony on the second story of the bedroom wing and the hanging Spanish light fixtures in the lanai

Claude and Myrtle Swann Residence \_\_\_\_\_ Honolulu  
Name of Property

Hawaii \_\_\_\_\_  
County and State

and stairwell. The spindle work in the door accessing the stairwell from the lanai is also typical of the style. In addition, the house also incorporates masonry grilles, which became popular in Hawaii's Mediterranean and Asian influenced architecture following their introduction by Hart Wood in 1924. The presence of the lanai, at both the entry and on the second story at the rear, were very typical of residential design in Hawaii from the 1880s onward, and were easily incorporated in mission style houses.

The architect of the house, Robert Miller (1890-1953), strongly believed that Mediterranean architectural traditions were most suitable to Hawaii's environment, and in a December 12, 1925 article in the *Honolulu Star-Bulletin* he declared that buildings considered to be in a Hawaiian style were in fact simply an adaptation of Spanish architecture. Three Robert Miller designed Spanish Mission revival houses have been listed in the Hawaii Register: the J. P. Mendonca, Riley Allen, and Richard M. Botley residences. The Swann residence is similar in scale to the Botley residence, and includes many of the design proclivities also present in that residence. In addition to his residential work, Miller was one of the architects involved with Honolulu Hale, and also rendered the Kalihi and Kaimuki fire stations in a Spanish mission style.

Miller paid high attention to detail, which may be seen in this house is such elements as the spiral stair, the open beam ceiling of the living room, the dining room tile floor and ceiling with exposed rafters, and the exquisitely colored, acid stained concrete floors used on both lanai as well as the first floor living room, hall and bedrooms. The acid stained concrete floors are exceptional and were typical of the late 1920s-1930s period in Hawaii. These beautiful floors became popular in Hawaii after 1926, following the arrival to the islands of Robert Lammens, a native of Belgium, who perfected this concrete coloring technique in 1916. The high quality of color in these floors well reflect Lammens' high level of craftsmanship.

The house is part of the Komaia subdivision, which was platted in May 1927 by the Hawaiian Trust Company, acting on behalf of the United States Investment Company, a real estate development firm operated by Royal A. Vitousek and David Livingston Crawford. The Swanns purchased the lot on which this house stands in March 1930, and in June of that year applied for a building permit to construct the \$7,000 house. Claude Swann was born in South Dakota, and was a basketball and baseball star, who came to Hawaii in the early 1920s with the Los Angeles Blues basketball team. He decided to stay in Hawaii and for many years worked as a salesman for Honolulu Sporting Goods Company. He died in 1961, and Myrtle died in 1968. Upon Myrtle's death the house was sold to Charles E. Meyer, whose family still owns the dwelling.

The Depression was not kind to the United States Investment Company, and in August 1932 the company dissolved under duress.

Claude and Myrtle Swann Residence Honolulu  
Name of Property

Hawaii  
County and State

Claude and Myrtle Swann Residence Honolulu  
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, 1929-1968.

City and County Tax Office records.

State Bureau of Conveyances, book 889, p. 4; book 1050, p. 246; book 6317, p. 206.

File Plan 270, Komaia Tract

"Irwin Residence," *Pacific Commercial Advertiser*, October 4, 1899

"Honolulu Architectural League of Nations," *Honolulu Star Bulletin*, December 12, 1925, section 2, page 8

"Building Permits," *Honolulu Star-Bulletin*, June 24, 1930, page 12.

"Services Friday for Claude Swann," *Honolulu Star Bulletin*, May 17, 1961, page 15

"Claude Swann," *Honolulu Advertiser*, May 17, 1961, page 24

"G. Robert Miller, Architect, Dies," *Honolulu Advertiser*, March 14, 1953, section 2, page 11.

---

### 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):** \_\_\_\_\_

Claude and Myrtle Swann Residence \_\_\_\_\_ Honolulu  
Name of Property

Hawaii \_\_\_\_\_  
County and State

---

## 10. Geographical Data

**Acreeage 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: 21.31445

Longitude: 157.81532

1. Latitude:

Longitude:

2. Latitude:

Longitude:

3. 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 Charles and Megan Meyer in 2018 as described by Tax Map Key 2-9-017-026.

Claude and Myrtle Swann Residence \_\_\_\_\_ Honolulu  
Name of Property

Hawaii \_\_\_\_\_  
County and State

**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: self  
street & number: 45-287 Kokokahi Place  
city or town: Kaneohe state: Hawaii zip code: 96744  
e-mail \_\_\_\_\_  
telephone: (808)-542-6230  
date: April 18, 2018

---

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** sketch of floor plan
- **Owner:** Charles and Megan Meyer  
2882 Komaia Place  
Honolulu, Hawaii 96822

**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.