

## 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: Franklin H. Dexter Residence

Other names/site number: Portion of Lot 16 in Block 36 (TMK: 3-2-022:023)

Name of related multiple property listings: N/A

### 2. Location

Street & number: 815 10th Avenue

City or Town: Honolulu State: Hawaii County: Honolulu

☐ Not For Publication ☐ Vicinity

### 3. State/Federal Agency Certification

As the designated authority under the National 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 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 ☒ local

Applicable National Register Criteria:

☒ A ☐ B ☒ C ☐ D

<hr/>	
Signature of certifying official/Title:	Date
<hr/>	
State or Federal agency/bureau of Tribal Government	

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

815 10th Ave  
Name of Property

Honolulu, HI  
County & State

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
- ☐ determined eligible for the National Register
- ☐ removed from the National Register
- ☐ Other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply)

- Private ☒
- Public - Local ☐
- Public - State ☐
- Public - Federal ☐

##### Category of Property

(Check only one box)

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

Honolulu, HI  
County & State

(Do not include previously listed sources in this count)

	Contributing	Non-Contributing
<b>Buildings</b>	1	
<b>Sites</b>		
<b>Structures</b>		
<b>Objects</b>		
<b>Total</b>	1	

Number of contributing resources previously listed in the National Register 0

## Historic Functions

(Enter categories from instructions.)

**DOMESTIC/ Single Dwelling**

(Enter categories from instructions.)

## DOMESTIC/ Single Dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19th and 20th CENTURY AMERICAN MOVEMENTS

BUNGALOW/CRAFTSMAN

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

Principal exterior materials of property: Walls: Weatherboard ; Roof: Asphalt Shingle, Foundation: Stone

### 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 locations, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

The 10th Avenue House is a two-story frame, craftsman style bungalow with a rectangular plan, an intersecting gable roof, and a front porch. The walls are clad in 1x4 shiplap siding and the roof is finished with asphalt shingles. The foundation is a concrete slab with stone column supports and low stone perimeter walls. The interior of the house reflects the craftsman style in the interior moldings, archways, and decorative built-ins. It was originally designed to have two separate living units on the first floor. The house is located in Kaimuki, and fronts 10th Avenue. The property is in good condition and has few alterations since the War years. This house has high integrity of design, materials and workmanship of the mid-1920s and the subsequent conversion during the War period of the 1940s.



The type of property is residential, and is part of a middle-class neighborhood dotted with historic homes within the immediate vicinity of 10th Avenue and Maunaloa Avenue. The Dexter residence is part of a quiet, residential neighborhood located in Kaimuki. The house is situated on 10th Avenue, an important arterial road that starts at Alohea Avenue at the base of Diamond Head and leads into and through Palolo Valley.

Parking for two cars is on a concrete paved area in front of the house. A chain-link fence, informal rock border, and surrounding shoulder-high hedges delineate the sides and rear of the property. Several trees surround the house. This property is used efficiently on all sides. Surrounding the house are paved areas used either for access to the house along its perimeter or as work spaces. The outdoor paved work area on the east (mauka) side of the property is presently used as a surfboard repair area. The rear is fashioned as a sitting area. It appears that there is an unused well at the east corner of the property.

The house is a two-story wood-frame building. In style, the house can be defined as a Craftsman style bungalow. The elements of the house that are in keeping with the Craftsman style bungalow are the following: it has a front porch covered with a gable end roof having a sculpted bargeboard edge and an arched louvered opening; hipped roofs with 3'-0" eave overhangs; shiplap wood siding on both floors; bay windows at the front and sides of the house on the second level; and double-hung windows for plenty of light.

The total area of the house measures 4305 square feet. Both floors have very similar square footages except that the second floor is slightly larger due to the bay window sections cantilevering beyond the exterior wall line. The first floor measures 2130 square feet. The second floor measures 2175 square feet. The house was originally designed to be an elevated three-bedroom, one bathroom, single family home with a living room, separate sitting room, dining room, porch and full kitchen and servant quarters facility- accessed via a front staircase. The first floor was most likely designed to have a one-car garage with the rest of the first floor to be used as a basement storage area. However, this area was converted to two separate apartments early on- apparently in 1938 when the house was sold to three separate (but perhaps related) people.

The residence sits on a level site. The front façade of the house faces northwest and has a decorative gable face at the right side with a lava-rock walled concreted stair case just below it. At the left of the façade is a distinctive bay window off the second floor, with 1 x 4 shiplap siding that splays outward at the base of the second floor. The first floor is supported by lava rock piers at the corners and sliding glass doors face the street.

The side elevations are relatively simple, with double hung windows and 1 x 4 shiplap siding with a rounded edge. At the rear of the house off of the right side elevation is a wooden exterior staircase which leads from the kitchen and used as a service entry. The exterior walls are double-wall construction. The exterior walls are approximately 6 1/4" thick. They are clad on the exterior with 1 x 4 shiplap siding, with a curved bottom edge to give a refined, elegant look. The exterior siding is original to the house and it still maintains a look consistent with the entire structure. The shiplap siding flares outward at the bottom portion of the wall of the second floor similar to the front façade.

The foundation of the first level is concrete pad with 18" perimeter stone walls with concrete topping upon which are built 2 x 4 stud walls. The front of the main house sits on a corner stone column at the north corner and a large stone wall that is part of the exterior stair on the right half of

the elevation. There is no interior stair connecting the two floors. The floor-to-ceiling height on the first floor is approximately 7'-6" high to the underside of the joists. The beams supporting the joists are 7'-0" clear to floor.

The roof is a multi-hipped roof with a 3:12 slope, with a gable end at the front elevation. The roof is now an asphalt-shingled roof, though originally wood shingled. The roof eaves have a 3'-0" overhang and are exposed, allowing the wooden rafters and tongue and groove boards underside running lengthwise to be seen. The rafters are spaced 2'-0" on center and are cut vertically at the ends. There are no gutters or downspouts on this roof. It is exceptional that the original roof form is intact and has not been modified over the years.

All the window openings have a defined window frame (approximately 5" wide) and sill. A few window types were built as part of the original house and virtually every window is intact on the second floor. The most predominant are the multi-pane double hung windows. These double hung windows have three-lites on the upper sash and a single lite on the lower sash. Others window types include awning windows and triple-sash sliding windows on the front porch. Most of the windows of this home are double hung windows. These second floor windows are intact. The windows all have wood frames, as was the original design, and the original window openings remain intact.

From ground level the main entry is up a flight of concrete stairs. One enters through a covered and enclosed entry porch, which spans the width of the living room. The porch has its original shiplap siding and sliding windows. The front double entry door is a 10-pane double door. Both doors are original. Directly fronting the entry porch is an elegant living room with a bay window with a built-in seat. The living room/dining room is approximately 18 feet wide by 30 feet long, with 10-foot high ceilings. Between the living and dining rooms is a large arched form extending from the ceiling. The arches sit upon two flanking built-in cabinets which open up towards both the dining and living rooms. The walls and ceilings are sheathed in canec panels elegantly detailed with wood frame moldings and rose moldings to accent the hanging chandeliers at both the dining and living rooms. The dining room is outfitted with a built-in buffet area. A swinging door to the left of the buffet built-in leads to the kitchen at the rear of the house. There is a rear service entry off of the kitchen that leads to a landing. The landing leads to a servants' quarters at the rear of the house and a wooden stair to the back yard.

From the dining room is an opening leading to the bedroom hallway off of which are two bedrooms and a bathroom. This private area of the house is sheathed in 1 x 6 tongue and groove with a center V-groove rather than the more decorative paneled walls of the living/dining.

At the start of the war, the house was modified to accommodate 7 units. The main house was left largely intact. However, the front bedroom, with its separate entry off of the porch was converted to a separate unit by blocking off the interior hallway door leading to the bedroom and adding a small kitchenette and bathroom. The second floor servants' quarters at the rear of the house was converted to an individual living unit- thus a kitchen was installed in the front sitting room. On the first floor, the larger of the two apartments was split into two units and a kitchen and bathroom were added to form Unit #4. The garage was enclosed and a kitchen and bath were added to form Unit #6. When the lower floor units were created, an eave overhang to protect the unit entry ways were installed.

**Square footage of the Seven Units:**

Unit #1: 1366 SF  
Unit #2: 350 SF  
Unit #3: 300 SF  
Unit #4: 449 SF  
Unit #5: 518 SF  
Unit #6: 410 SF  
Unit #7: 547 SF

### Integrity

The design, materials and workmanship of the late 1920s period of significance has high integrity. It is significant that so much of the original exterior structure, including the windows, doors, and hardware are intact. Only one of the windows on the second floor has been changed. Also, both the interior and exterior doors are original, with all of the original hardware. This is remarkable considering that this house has changed owners at least 17 times since its construction.

The original interiors of the house is also still intact. The molding, doors, kitchen cabinetry, ceilings, and built-ins have not been modified. All of the public spaces with the more decorative features are original and in good condition.

The interior modifications made in 1941 and 1942 are not to the same level and skill to which the original structure was built; however, it does show the sense of urgency with which it was built at the start of World War II. These modifications are considered "historic" to the building as it tells the story of wartime Hawaii and, are themselves, over fifty years old. During World War II, the house was used as a boarding house as lack of housing in Hawaii was a problem. The house was partitioned off to create seven separate "boarding rooms." Each was equipped with a bathroom and kitchen. It continued to be used as an apartment house long after the war was over and at present.

By the late 1990s, the house had fallen into a state of disrepair. In 2004, the present owners purchased the house. Its new owners have used considerable resources to renovate the house. They completely renewed the structure- from replacing plumbing and electrical, to rectifying structural damage, and refinishing the entire house. They reroofed the house, refinished the interior floors, and reconditioned the interior walls and other surfaces. Its new owners were mindful of the important architectural features, preserving and restoring the interior and exterior siding, finishes, windows, and details. Ben Kulia, M.D., part owner of the property, stated that when they purchased the house, it was in very bad shape. There was severe termite damage, and all the paint was peeling off from the exterior and internal walls. They spent a few months to prepare the house, replaced the old pipes, repaint the house, and fix termite damage to the walls. However, these were mostly cosmetic repairs. They did not alter windows or make changes to the floor plan. The house had already been divided into different units. They did not add any structure nor change structural components. All of these improvements were done with careful consideration to its historical value. Today, the house is in good condition and has high integrity. Its use as a "boarding house" has continued since 1941 to present.

The location, setting and feeling of the property has been only modestly altered since its early 1920s period of significance due to the demolition of many of the historic homes in the area. The surrounding traffic patterns have not changed. The trees that line the streets were planted by the Outdoor Circle over forty years ago as saplings, and have grown to full height- reaching taller than the telephone poles. They still belong to the Outdoor Circle and cutting them down is not allowed. This has helped to retain the flavor of the pedestrian-oriented streetscape.

**Alterations or Changes to the Property:**

Window air conditioning units have been installed in recent years but these are removable and have not damaged the existing windows.

The individual unit kitchenettes have been updated in recent years but kitchenette footprints have not been changed.

The interior of the bathroom of Unit #1 was remodeled in 2007.

The roof once had wood shingles, but asphalt shingles are now in place. A photovoltaic system has been added to the roof in 2014, but it does not detract from the roof form.



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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark 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 constructions or represents the work of 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 pre-history or history.

### Criteria Considerations

(Mark all the boxes that apply.)

- ☐ A. Owned by 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



815 10th Ave

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

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**Period of Significance**

1929-1945

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**Significant Dates**

1929 (Date of Construction)

1942 (Building was modified to allow for 7 separate living units)

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**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

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**Cultural Affiliation**

N/A

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**Architect/Builder**

Unknown

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**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 Dexter House meets the Historic Register Criteria A and C. The Dexter House has contributed to the broad patterns of development in the history of Hawaii during two periods of Hawaii's history; first, as it was built during a time of tremendous growth of the outlying neighborhoods of Honolulu in the late 1920s, and second, as an example of a large single-family home being converted to a boarding-house during Oahu's severe housing shortage of World War II. Architecturally, this house is of artistic value and is one of the few remaining examples of the craftsman style homes that existed in this area. It holds distinctive characteristics of a type, period, and method of construction.

### 1929 Period of Significance

The Dexter House is significant for its association with the development of the Kaimuki Tract that developed from 1898 through the 1920s. Kaimuki was not heavily populated by the Hawaiian people in the 1800s. John Takasaki writes in this article about Kaimuki, "Long before the Polynesians arrived, Diamond Head made its spectacular debut during the Waipio Stand, and not long after Kaimuki lava dome appeared. They probably came from the same fissure as Maunae, a cinder cone off Sierra Drive. The Kaimuki flow went down to approximately Kapahulu Avenue and it pushed Palolo Stream westward near the present St Louis High School. The result of this flow is a higher elevation, rocky land, and an arid hill between Kahala and Kapahulu from east to west, and between Diamond Head and Maunalani Heights from south to north. The soil is high in iron, but very red, and the winds from the mountains and the sea also met at Kaimuki. This was the condition of the area before man came."<sup>1</sup>

From the 1880s, Kaimuki Hill was selected as a semaphore signal station. Semaphore was then called "marine telegraph", and it seems logical that the early map-makers of Hawaii would name the hill "Telegraph Hill." This semaphore station reported all incoming ships from Koko Head and from Barber's Point. However, in the 1880s and 1890s, no one seemed to inhabit the Kaimuki Hill area except the lonely watchman at the semaphore station, Isenberg's cattle, and some ostriches.

In 1898, Theodore Lansing went into business with A.V. Gear and purchased Kaimuki. They decided to create a high-class residential district. They first bought 260 acres from Paul Isenberg Sr. approximately bounded by Kaapahulu Avenue, Waialae Road, Ocean View Drive and the back of Diamond Head. They also had an option to buy 260 more acres from Paul Isenberg Jr. which joined the Kaimuki Tract from Kahala Avenue and Kealaolu Avenue to the back of Diamond Head. In all about 520 acres, this was the first major sub-division in Hawaii. They dug two wells for the sub-division where the present Kapahulu Pumping Station is located. A second well was dug nearby.

The next problem was water distribution. Lansing asked the services of Frank E. Richardson (F. E. Richardson and Co.) to acquire and install pumps and pipe. They both went to San Francisco to procure the necessary equipment and came back to start the major water distribution system for Kaimuki Tract. Gear and Lansing built a reservoir in the crater of Kaimuki Hill (later called the "Bowl" by many Troop 10 Boy Scouts who met there) and with the help of Richardson, laid a long, sheet-iron main pipe along Kaimuki Avenue with small pipes branching out into the "roadways". Except for Waialae Road, there weren't any "roadways" at that time, and Gear and Lansing hired A. B. Loebenstein as their surveyor to plot the tract into blocks.

Each plot [block] was measured 600 by 400 feet, and the roads were plotted for 50 foot widths. The roads on blueprint looked great, but they needed people to buy lots. Gear and Lansing calculated the lots to run four hundred dollars apiece and the corner lots from five to six hundred dollars.

Due to the slow progress of road construction, people seemed to "trickle" into Kaimuki. Gear and Lansing then offered to run a road to every house in Kaimuki and to give fifty dollars to the family of every newborn babe in Kaimuki. Lansing seemed to be getting desperate about his dream of a "high class" Kaimuki. The first road, after the existing Waialae Road, seemed to be 8th Avenue, established when Mrs. Hendrix Prime bought eight lots (where the existing Liholiho School is today) and insisted on having the old trail paved.

<sup>1</sup> Takasaki, John P. 64

A small break came to Gear and Lansing when the great Chinatown fire took its toll in January of 1900. Many Chinese families and small businesses became homeless, and new homes were sought. Frank Betters, who owned most of the property from 10th Avenue to 12th Avenue facing Waialae, offered to lease his store on 12th and Waialae to Lee Kwai and Lee Yow.

The L. Kwai Yow Store became the center of community interests. The first "town meeting" was held there to take action for a better community. A small group of people decided to incorporate into a small association. The petitioners were Daniel Logan, H. G. David, James H. Fiddes and M. T. Simonton. The board of directors were Albion F. Clark, John Neill, Emil A. Berndt, E. R. Bath and Harry T. Mills. They wanted to improve and beautify Waialae, Kaimuki and Palolo districts by the construction and maintenance of roads and sidewalks, the planting of trees, the establishing of parks and playgrounds, the procuring of adequate water, lighting, fire protection, sewers and other services of common benefit and utility, and the attending to sanitary conditions; the procuring of government assistance and of proper consideration from holders of public utility franchises to which the taxpayers of the said districts might at any time be entitled, and the establishing and maintaining of a clubhouse and grounds within the district for a place of meeting and legitimate recreation for the association, its members and their guests under such rules and regulations as the said association by its by-laws or resolution may provide.

This charter was dated September 28, 1911. It was approved by Governor W. F. Frear on September 29, 1911 for fifty years. These meetings were held in the back room of the L. Kwai Yow store. Also, the first voting poll was there.

The people of Kaimuki decided to take things in their own hands in civic improvements, for the red dirt was just too much. It was all over the children, dogs, cats, floors, furniture, walls inside and out and just about anything that came in contact with Kaimuki. In 1905, the Board of Supervisors was created and the citizens of Kaimuki combined their efforts to elect four of their own men from "Red Hill" to the Board. In no place else in Honolulu was such strong voting power displayed as by the determined Kaimuki people. Improvements came slowly, however, but the Kaimukians never stopped putting pressure. In 1903, the electric trolley car came to Kaimuki, ending at Waialae and Koko Head Avenues. More people came to look at the "salubrious heights", but many didn't like the red dirt.

In 1909, Fort Ruger was procured behind Diamond Head from Gear and Lansing, and there was established a heavy coastal defense system. Also in 1909, the Order of the Sacred Hearts started building their beautiful academy which still stands today. This appears to be the first religious building in Kaimuki. Kaimuki steadily attracted more people, after receiving the largest improvement in its history. In 1925, newly paved streets and sidewalks laid the red dirt for good.

Around this time, Gear and Lansing invested all the profits from the Kaimuki enterprise in a sugar plantation at Maunalei, Lanai. It failed for lack of rainfall or water sources for irrigation; they went bankrupt and the banks took over the Kaimuki-Waialae property. Charlie Stanton, F. E. Steere and Frank E. Thompson formed the Kaimuki Land Company and took over the tracts. They also bought Wilhelmina Rise. Eventually, they turned it over to Waterhouse Trust Company who sold the land for eight cents a square foot and nine cents for corner lots.



### **Block 36**

In 1898, when Kaimuki was being planned, Block 36 was designed to have 16 lots, all rectangular-shaped. The block size is 400' x 600'. Lot 16, a corner lot, was 100' by 150' in size. However, as properties began being sold per square foot instead of per lot as they originally were, property sizes started to get smaller and change. This lot and the others in this area sold for twenty five cents a square foot of land in the 1920s. This property is just one-third of the original Lot 16. The other properties within this block are also multi-sized and some do not follow the original outline of the lots. Across the street on Block 37, Lot 13 is the only lot in the immediate vicinity that retained its original size of 100' and 150'. Kaimuki became a much denser neighborhood than originally planned, but the growing families of Hawaii in the mid to late 1920s were in great need of housing.

This house was built in 1929, just a few years after the roads within Kaimuki were paved in 1925, as this residential community developed. The architectural style of this house resembles that of its time. This simple two-story, rectangular-shaped floor plan structure has its entrance at the center facing the street, clearly visible from the road. The main entrance is on the second floor, up a wide U-shaped concrete and stone stair. The house sits on a level 5000 square foot lot, which was a portion of Lot No. 16 in Block 36 of the tract of land known as the "Kaimuki Tract". The lot size measures 50' wide fronting 10th Avenue and extends 100' deep from the edge of the sidewalk.

### **World War II 1941 Period of Significance**

The second event that it is associated with which has made a significant contribution to the broad patterns of our history was World War II. During World War II, the house was re-defined and adapted to function as a boarding house. The modifications made during this time, though built as temporary modifications, were never removed and have become an important piece of the history of the house as well as a good example of the consequence the War had on housing in Oahu.

Throughout the war years, housing shortage was a significant issue. Housing rents skyrocketed and boarding houses became popular.

The Japanese attack in December 1941 led to martial law, the redirection of resources, and the suspension of many civilian focused capital improvement projects during 1942. Compelled by a need to rebuild the devastated Pearl Harbor naval fleet, Honolulu's population increased 21 percent in the first eight months of 1941. Tens of thousands of construction workers and over one million military and civilian and defense workers were transferred to the islands during the course of the War. War Department of the United States Government created temporary housing projects to address these housing shortages. The City Planning Commission had concerns over the "temporary" was construction conflicts with the City's Master Plan. Thus, it was agreed that this war-time military construction remained the property of the United States during the lease term and upon expiration of the lease to the federal government, the property owner was assumed to have knowledge of the local laws and to make a determination of whether the structure was legal or illegal. The federal government did offer the landowner the option to have the government remove the structure and restore the property to its original condition at the end of hostilities. The Federal Housing Authority, on July 27, 1945, stated that temporary housing structures were to be removed two years after the end of the declared war emergency, unless local conditions demanded otherwise.

Along with the War Department's efforts to relieve the severe housing shortage in Honolulu, The City Commission also took action at the local level. City Ordinance 994, dated August 30, 1943, authorized non-conforming uses and buildings in residential districts during the war emergency.



This specifically allowed the operation of rooming or boarding houses to accommodate more persons than would have been allowed under existing City ordinances.<sup>2</sup> The house was converted to a boarding house under this City Ordinance 994. Larger houses, especially those which had lived out its useful life as an upscale mansion for the wealthy, were the type of houses that were often converted. It is not certain whether boarding was done as an act of patriotism or for financial gain. However, it did substantially relieve the housing shortage for the time, especially because it could be implemented quickly. Whereas building new structures, no matter how "temporary" they were, took a substantial amount of time to construct and several of these new housing facilities were not completed until after the war was over.

In the postwar period, Kaimuki continued to urbanize as a shortage of housing remained a problem. Thus, the Dexter House's usefulness as a boarding house did not end with the War and the apartment-like divisions were not removed post-war. The continued attractiveness of the rental units by boarders of the house was due to the ever-increasing population of Honolulu that resulted from the rapidly expanding new tourist industry. In the late 1940s and 1950s era, numerous residential developments sprang forth as rural farmland tracts were subdivided and sold off.

<sup>2</sup> Johnson, Donald J, 1991.

## **CRITERION C**

### **Architectural Significance**

Under Criterion C, the house embodies the distinctive characteristics of a type, period, or method of construction. It is significant as an intact courtyard complex of the Craftsman/Bungalow style. This style was popular in southern California in the late 1800s and early 1900s before making its way to Hawaii.

The craftsman/bungalow style is an American architectural style and philosophy that began in the last years of the 19th century. As a comprehensive design and art movement it remained popular into the 1930s. The American craftsman style has its origins from the British arts and crafts movement which began as a philosophy and artistic style founded by William Morris in the 1860s. The British movement was a reaction to the industrial revolution with its perceived devaluation of the individual worker and the dignity of human labor. Seeking to ennoble the craftsman once again, the movement emphasized the hand-made over the mass-produced and urged social reform.

The American arts and crafts movement shared the philosophy of the British reform movement and encouraged originality, simplicity of form, local natural materials, and the presence of hand craftsmanship. It was concerned with ennobling the modest homes of the rapidly expanding American middle class, a concern embodied by the craftsman bungalow style. The movement's name came from the magazine, *The Craftsman*, founded in 1901 by designer, furniture maker, and editor Gustav Stickley, and was popularized through such national periodicals as *House Beautiful* and *Ladies' Home Journal*.

The style is usually associated with a low horizontal profile, gabled roofs with wide, open eaves, often with decorative supports, battered columns, partially paned entry doors, wide dormers with more than one window, multi-pane windows, and the use of natural materials. On the interior there is an emphasis on openness, built-in furniture and finely crafted, unpainted woodwork.

The earliest bungalows known to have been built in Honolulu date from 1909. The style became a popular domestic architectural form in Hawaii from 1913 through the 1920s. Hawaii's earlier bungalows, built during the teens are characterized by hip or hip-gable roofs, while those from the 1920s primarily feature gable roofs. Despite the popularity of the style and the fact that a fair number of these residences still stand in Honolulu, only a relatively few have been placed in the Hawaii or National Registers of Historic Places. The Noble, Horn, Hoogs, Grimshaw, and Peterson residences, all in Manoa, and the Stephens residence in Nuuanu are the only gable roofed bungalows built in the 1920s listed in the Hawaii Register of Historic Places.

The Dexter residence is a typical 1920s bungalow constructed in Hawaii. The Craftsman/Bungalow home located on a small garden lot, with front porch, lava rock lined steps, girt, and double-hung windows, became popular enough in Honolulu's residential neighborhoods in the 1920s and 1930s to become identified as a "Hawaiian Style" of architecture.

815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listings (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 # \_\_\_\_\_
- ☐ Historic American Engineering Record # \_\_\_\_\_
- ☐ 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):** \_\_\_\_\_

## 9. Major Bibliographical References

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

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Quitclaim Deed. 24 Nov. 1941. Raw data. Bureau of Conveyances, Honolulu. Indenture between Virgin C. Luiz, Gertrude C. Luiz, and Joseph Santos Fernandes and Adeline Fernandes

Quitclaim Deed. 27 June 1938. Raw data. Bureau of Conveyances, Honolulu. Property deed between Dexter and Hibarger, Jarvis, and Hanley

Quitclaim Deed. 9 Dec. 1938. Raw data. Bureau of Conveyances, Honolulu.

Stephenson, Ross Wayland. The Importance of Planning to Waikiki: A History and Analysis. Doctor of Philosophy in Urban and Regional Planning. University of Hawaii. May 2008.

Takasaki, John. "Kaimuki." *Hawaiian Journal of History* 10 (1976): 64-74. <https://evols.library.manoa.hawaii.edu>. Web. 4 Apr. 2015.



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

---

### 10. Geographical Data

**Acreage of Property**      0.116

Use either the UTM system or latitude/longitude coordinates

#### Latitude/Longitude Coordinates (decimal degrees)

Datum if other than      WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1.	Latitude: <u>21.277934</u>	Longitude: <u>-157.804414</u>
2.	Latitude: _____	Longitude: _____
3.	Latitude: _____	Longitude: _____
4.	Latitude: _____	Longitude: _____

**Or**  
**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927      ☐ NAD 1983

1. Zone: <u>4</u>	Easting: <u>624031</u>	Northing: <u>2353377</u>
2. Zone: _____	Easting: _____	Northing: _____
3. Zone: _____	Easting: _____	Northing: _____
4. Zone: _____	Easting: _____	Northing: _____
5. Zone: _____	Easting: _____	Northing: _____
6. Zone: _____	Easting: _____	Northing: _____
7. Zone: _____	Easting: _____	Northing: _____
8. Zone: _____	Easting: _____	Northing: _____



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

Being a portion of Lot No.16 in Block 36 of the tract of land known as the "Kaimuki Tract" containing a total area of 5,000 Square Feet of land.

The boundary was described as follows in the 1938 deed:

Commencing at the North corner of this land on the East side of Tenth Avenue, being the North corner of said lot 16, and running by true azimuths:

- 1: 298° 31' 30" 100 feet along Lot 12, Block 36;
- 2: 28° 31' 30" 50 feet along Lot 15;
- 3: 118° 31' 30" 100 feet along remaining portion of said Lot 16;
- 4: 208° 31' 30" 50 feet along 10th Avenue to the initial point; containing an area of 5,000 square feet, more or less;

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

Legal boundaries of the property

815 10th Ave  
Name of Property

Honolulu, HI  
County & State

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### 11. Form Prepared By

name/title Lorraine Minatoishi, Ph.D., AIA

organization Minatoishi Architects, Inc.

street & number 1429 Makiki Street

city or town Honolulu state Hawaii zip code 96814

e-mail lm@mahawaii.com

telephone (808) 942-7474

date 05/05/2015

name/title \_\_\_\_\_

organization \_\_\_\_\_

street & number \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

e-mail \_\_\_\_\_

telephone \_\_\_\_\_

date \_\_\_\_\_

---

### 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:** (Check with the SHPO, TPO, or FPO for any additional items.)

---

**Additional Documentation:**

---

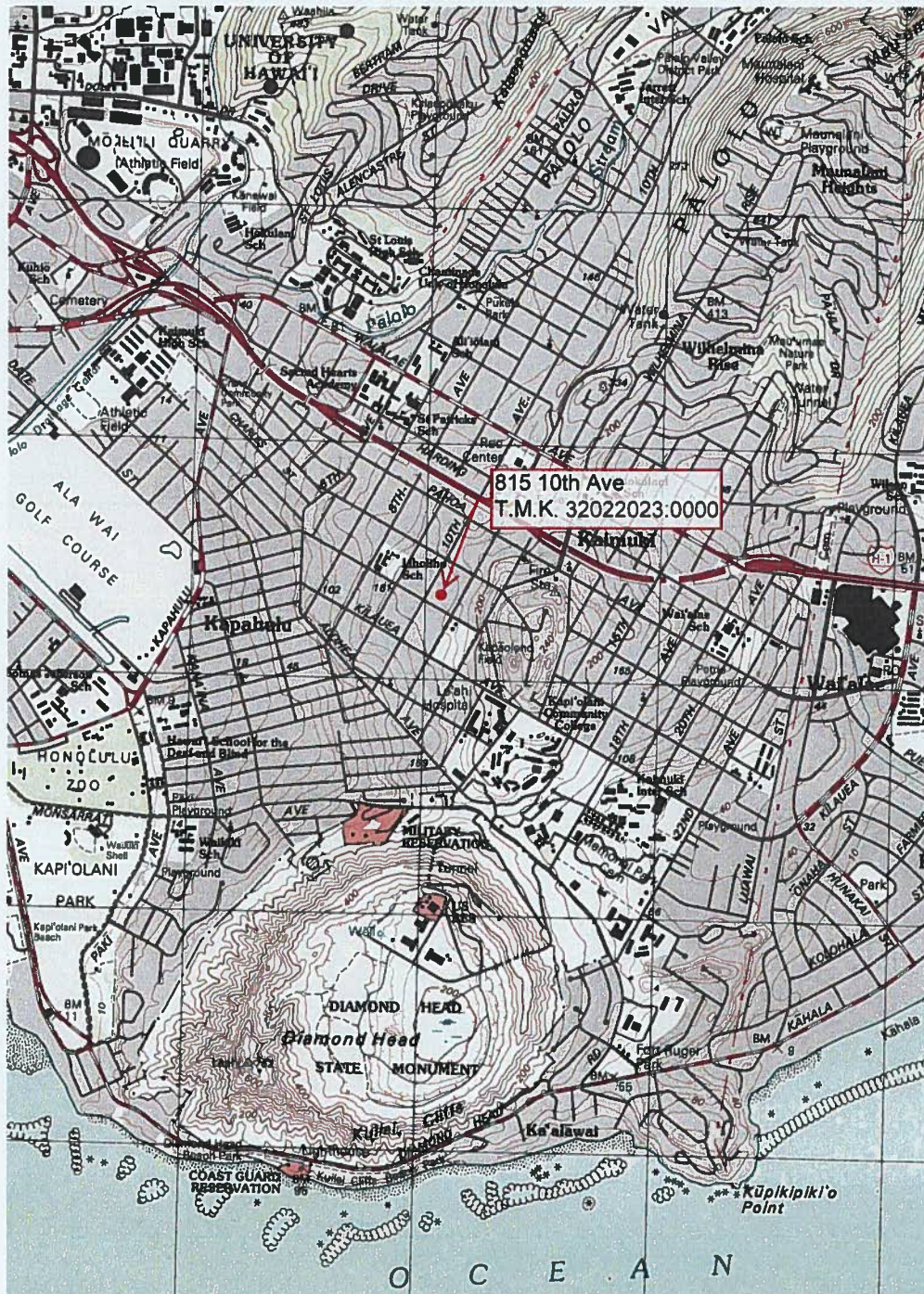
<b>Figure #</b>	<b>Name</b>	<b>Description</b>
1	USGS Map	USGS Map of Honolulu, on the Island of Oahu
2	TMK Map	Current Tax Map Showing Property Boundary and Location
3	Plat Map	Kaimuki Tract 1898
4	Property Records	Quitclaim Deed dated 9/14/1938, page1
5	Property Records	Quitclaim Deed dated 9/14/1938, page2
6	Property Records	Quitclaim Deed dated 12/9/1938, page1
7	Property Records	Quitclaim Deed dated 11/24/1941, page1
8	Property Records	Quitclaim Deed dated 11/24/1941, page2
9	Property Records	Quitclaim Deed dated 11/24/1941, page3
10	Property Records	City and County of Honolulu Property Tax Records, page1
11	Property Records	City and County of Honolulu Property Tax Records, page2
12	Property Records	City and County of Honolulu Property Tax Records, page3
13	Property Records	City and County of Honolulu Property Tax Records, page4
14	Property Records	City and County of Honolulu Department of Planning & Permitting, Building Permit No. 66014
15	Property Records	City and County of Honolulu Department of Planning & Permitting, Building Permit No. 46189
16	Property Records	City and County of Honolulu Department of Planning & Permitting, Building Permit No. 15692
17	Property Records	City and County of Honolulu Department of Planning & Permitting, Building Permit No. 23471
18	Historic Photo	c.1950 Photograph of Jane Chang with sisters with view of 815 10 <sup>th</sup> Ave Residence in background
19	Site Plan	CAD Drawing of Site Plan
20	Floor Plan	CAD Drawing of First Floor Plan
21	Floor Plan	CAD Drawing of Second Floor Plan



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

Figure 1: USGS Map of Honolulu, on the Island of Oahu





[illegible]



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

Figure 3: Kaimuki Tract 1898

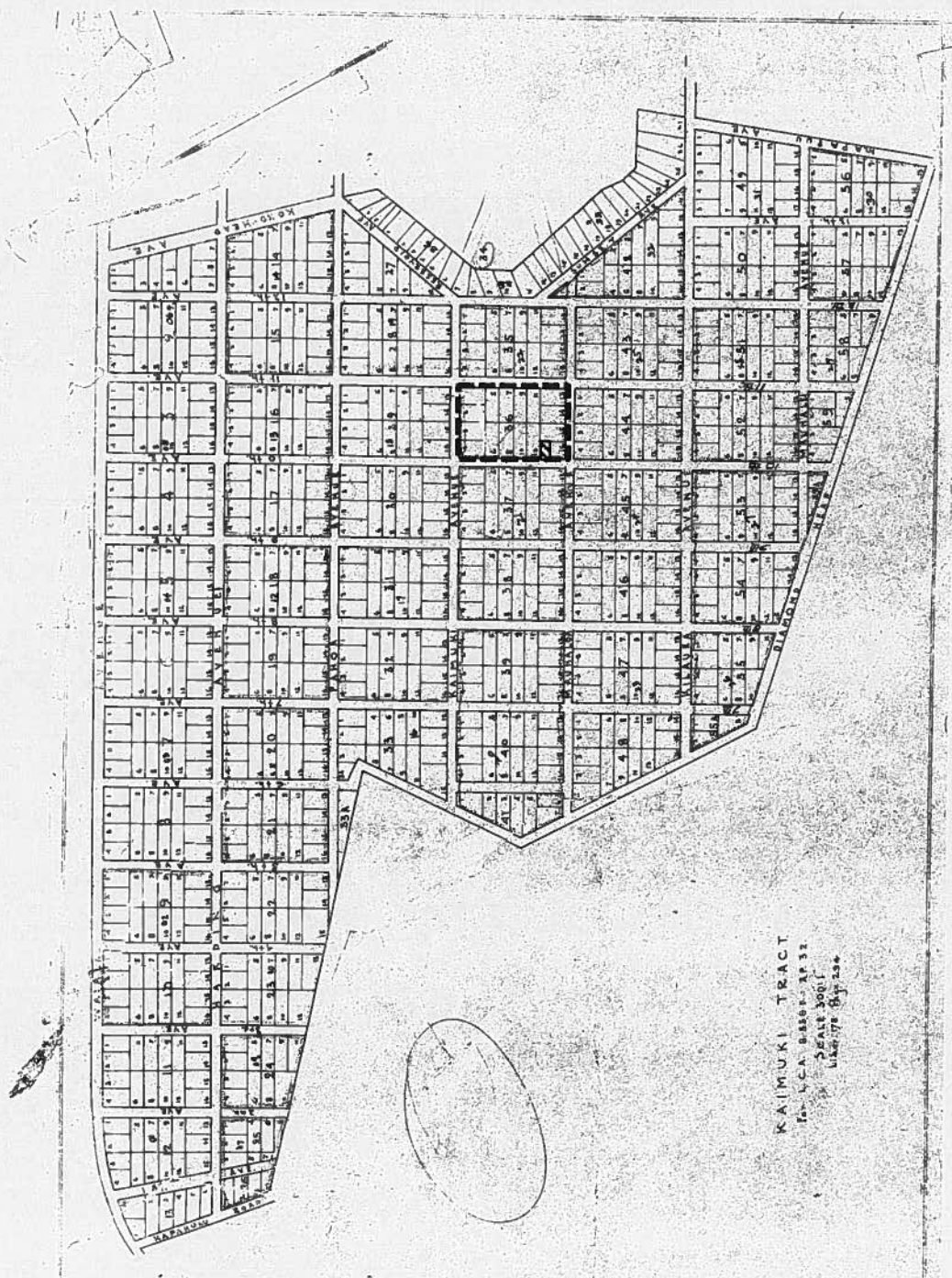


Figure 4: Quitclaim Deed dated 9/14/1938, page 1

LIBER 1459 PAGE 444

QUITCLAIM DEED

THIS INDENTURE, made this 14 day of June, 1937, between FRANKLIN H. DEATER, the party of the first part, and MURIEL ELEANOR HOWARD HEBARGER, ELLWOOD HAMILTON JARVIS and LILLIE JOSE HANLEY, the parties of the second part.

WITNESSETH:

That the said first party, for and in consideration of the love and affection that he bears toward the said second parties, has remise, released, and forever quitclaimed, and by these presents does remise, release, and forever quitclaims, unto the said second parties, and to their heirs and assigns, all that certain piece or parcel of land situate, lying and being at Kaimuki, Kapaehulu, City and County of Honolulu, Territory of Hawaii, and described as follows:

Being a portion of Lot No. 16 in Block 36 of the tract of land known as the "Kaimuki Tract" and shown on the map thereof recorded in the Office of the Registrar of Conveyances of said Honolulu in Liber 178, pages 294-295, containing a total area of Five Thousand (5000) sq. feet of land, a little more or less.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title and interest of said first party in and to said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said second parties, and to their heirs and assigns forever.

The said second parties hereby agree to assume and pay all liens and encumbrances now on said real property and to hold the said first party harmless from all claims and demands growing out of the same.

815 10th Ave  
Name of Property

Honolulu, HI  
County & State

Figure 5: Quitclaim Deed dated 9/14/1938, page2

LIBR 1459 PAGE 445

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals at the City and County of San Francisco, California, on this 14th day of September, 1938.

Franklin H. Dexter  
Notary Public in and for the City and County of San Francisco, California

Quinn Elmer Howard Hager  
Edward H. Jarvis  
Robert Gore Hanley

STATE OF CALIFORNIA  
City and County of San Francisco

On this 14th day of September, 1938, in the year one thousand nine hundred and thirty eight, before me, Mark E. Levy, a Notary Public in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared Franklin H. Dexter

known to me to be the person whose name is subscribed to the within instrument, and he duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the City and County of San Francisco, State of California, the day and year in this certificate first above written.

Mark E. Levy  
Notary Public  
in and for the City and County of San Francisco, State of California

My Commission Expires September 30, 1939

P. No. 1215  
STATE OF CALIFORNIA  
City and County of San Francisco

I, H. A. van der Zee, County Clerk of the City and County of San Francisco, State of California, and ex-officio Clerk of the Superior Court thereof (the same being a Court of Record, having by law a seal), being the officer authorized by the laws of said State of California to make the following certificate, DO HEREBY CERTIFY: That

Mark E. Levy

whose name is subscribed to the Jurat, Affidavit, or Certificate of the Proctor or Acknowledgment of the executed instrument, was, at the time of taking the same, a Notary Public in and for said City and County of San Francisco, residing therein, duly commissioned, qualified and sworn and duly authorized by the laws of said State of California to take Jurats, Affidavits, and the Acknowledgments and Proofs of Deeds or Conveyances for lands, tenements or hereditaments in said State, to be executed therein.

I further certify that I am well acquainted with the handwriting of said Notary Public and verily believe that the signature to said Jurat, Affidavit, Acknowledgment or Certificate is genuine, and that the said instrument is executed or acknowledged according to the laws of said State of California; and that impressions of the seals of Notaries Public are not required by the laws of said State of California, to be filed in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court.

Dated: JUN 27 1938

H. A. van der Zee Clerk

Entered of Record this 14th day of September A. D. 1938 at 3:05 o'clock P. M. and compared. Mark N. Huckestein, Registrar of Conveyances.

-2- By [Redacted] Clerk



Figure 6: Quitclaim Deed dated 12/9/1938



LIBER 1472 PAGE 327

KNOW ALL MEN BY THESE PRESENTS:

That ELWOOD HAMILTON JARVIS and LILLIAN ELIZABETH JARVIS, his wife, and MURIEL ELEANOR HOWARD HIBARGER and GERALD HIBARGER, her husband, and LILLIE GORE HANLEY and JOHN MICHAEL HANLEY, her husband, all being residents of the State of California, hereinafter called the "Grantors", for and in consideration of the sum of TEN DOLLARS (\$10.00) to them and each of them paid by VIRGIN C. LUIZ and GERTRUDE C. LUIZ, husband and wife, both of the City and County of Honolulu, Territory of Hawaii, hereinafter called the "Grantees", receipt whereof is hereby acknowledged, do and each of them does hereby grant, bargain, sell and convey unto said Grantees as joint tenants with full right of survivorship and not as tenants in common, their assigns, and the heirs and assigns of the survivor of them in fee simple, forever:

All of that certain piece or parcel of land (portion of the land described in Land Patent Number 8165, Land Commission Award Number 8559-B, Apana 32, to W. C. Lumalilo) situate, lying and being at Kapahulu, Waikiki, Honolulu, City and County of Honolulu, Territory of Hawaii, being a PORTION OF LOT NUMBER SIXTEEN (16), IN BLOCK NUMBER THIRTY-SIX (36) of the tract of land known as the "KAIMUKI TRACT" as shown on the Map thereof recorded in the Office of the Registrar of Conveyances, in Honolulu, in Liber 178, Pages 294-295, and thus bounded and described:-

COMMENCING at the North corner of this land on the East side of Tenth Avenue, being the North corner of said lot 16, and running by true azimuths:-

- 1:- 298° 31' 30" 100 feet along Lot 12, Block 36;
- 2:- 28° 31' 30" 50 feet along Lot 15;
- 3:- 118° 31' 30" 100 feet along remaining portion of said Lot 16;
- 4:- 208° 31' 30" 50 feet along 10th Avenue to the initial point; containing an area of 5,000 square feet, more or less;



Figure 7: Quitclaim Deed dated 11/24/1941, page 1

LIBER 1677 PAGE 20

THIS INDENTURE, made this the 24<sup>th</sup> day of  
November, A.D. 1941,

BETWEEN

-VIRGIL C. LUIZ- and  
-GERTRUDE C. LUIZ-  
(HUSBAND AND WIFE),

both citizens of the United States  
of America, of Honolulu, City and County of Honolulu, Territory  
of Hawaii, hereinafter called the "Grantors", of the first part,

AND

-JOSEPH SANTOS FERNANDES- and  
-ADELINE FERNANDES-  
(HUSBAND AND WIFE),

likewise citizens of the United  
States of America, of Honolulu aforesaid, hereinafter called  
the "Grantees", of the second part,

WITNESSETH:- That the said Grantors, for and in  
consideration of the sum of

-NINE THOUSAND DOLLARS- (\$9,000.00),

lawful money of the United States  
of America, to them paid by the said Grantees, the receipt whereof  
is hereby acknowledged, do hereby grant, bargain, sell and convey  
unto the said -JOSEPH SANTOS FERNANDES- and -ADELINE FERNANDES-,  
as joint tenants, as hereinafter provided:-

All of that certain piece or parcel of land  
(portion of the land described in Land Patent Number 8165, Land  
Commission Award Number 8559-B, Apana 32, to W. C. Iunailo)  
situate, lying and being at Kapahulu, Waikiki, Honolulu, City and  
County of Honolulu, Territory of Hawaii, being a PORTION OF LOT  
NUMBER SIXTEEN (16), IN BLOCK NUMBER THIRTY-SIX (36) of the tract  
of land known as the "KAIMUKI TRACT" as shown on the Map thereof  
recorded in the Office of the Registrar of Conveyances, in Honolulu,  
in Liber 178, Pages 294-295 and thus bounded and described:-

COMMENCING at the North corner of this land on  
the East side of Tenth Avenue, being the North corner of said Lot  
16, and running by true azimuths:-

Figure 8: Quitclaim Deed dated 11/24/1941, page2

LIBER 1677 PAGE 21

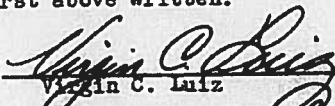
1. 298° 31' 30" 100 feet along Lot 12, Block 36;
2. 28° 31' 30" 50 feet along Lot 15;
3. 118° 31' 30" 100 feet along remaining portion of said Lot 16;
4. 208° 31' 30" 50 feet along 10th Avenue to the initial point.


Containing an Area of 5,000 Square Feet, or thereabouts, and being the same land that was conveyed to the said -VIRGIN C. LUIZ- and -GERTRUDE C. LUIZ-, husband and wife, as joint tenants, by -ELWOOD HAMILTON JARVIS-, and -LILLIAN ELIZABETH JARVIS-, his wife, and -MURIEL ELEANOR HIBARGER- and -GERALD HIBARGER-, her husband, and -LILLIE GORE HANLEY- and -JOHN MICHAEL HANLEY-, her husband, by Deed dated November 12th, A.D. 1938 and recorded in said Registry Office in Liber 1472 on Pages 327-331.

TO HAVE AND TO HOLD the said granted premises, together with all of the buildings, improvements, rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto the said Grantees, as joint tenants, with full rights of survivorship, and unto their assigns and the heirs and assigns of the survivor of them forever.

A N D the said Grantors, do hereby for themselves and their heirs, executors and administrators, COVENANT with the said Grantees, their heirs and assigns as aforesaid; that they are lawfully seized in fee simple of said granted premises; that the same are free and clear from all encumbrances, and that they have good right to sell and convey the same; that they will and their heirs, executors and administrators, shall WARRANT AND DEFEND the same unto the said Grantees, their heirs and assigns forever against the lawful claims and demands of all persons.

I N \_ W I T N E S S \_ W H E R E O F, the said -VIRGIN C. LUIZ- and -GERTRUDE C. LUIZ- have hereunto set their hands and seals the day and year first above written.

  
Virgin C. Luiz (SEAL)


  
Gertrude C. Luiz (SEAL)

Honolulu, HI  
County & State


BOOK 1677 PAGE 22

TERRITORY OF HAWAII, }  
CITY AND COUNTY OF HONOLULU. } SS.

On this 21<sup>st</sup> day of November, 1941, before me personally, appeared VIRGIN C. LUIZ and GERTRAUDE C. LUIZ, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

  
Notary Public, First Judicial Circuit,  
Territory of Hawaii.  
My Commission expires June 30, 1945.

Entered of Record this 24th day of November A. D. 1941 at 1:16 o'clock P. M. and compared. Mark N. Huckestein, Registrar of Conveyances

By  Clerk



**DESCRIPTION OF IMPROVEMENTS** C-0

**13. USE TYPE & OCC.**

1-PHASE ☐ 2-PHASE ☐ 3-PHASE ☐ 4-PHASE ☐ 5-PHASE ☐ 6-PHASE ☐ 7-PHASE ☐ 8-PHASE ☐ 9-PHASE ☐ 10-PHASE ☐ 11-PHASE ☐ 12-PHASE ☐ 13-PHASE ☐ 14-PHASE ☐ 15-PHASE ☐ 16-PHASE ☐ 17-PHASE ☐ 18-PHASE ☐ 19-PHASE ☐ 20-PHASE ☐ 21-PHASE ☐ 22-PHASE ☐ 23-PHASE ☐ 24-PHASE ☐ 25-PHASE ☐ 26-PHASE ☐ 27-PHASE ☐ 28-PHASE ☐ 29-PHASE ☐ 30-PHASE ☐ 31-PHASE ☐ 32-PHASE ☐ 33-PHASE ☐ 34-PHASE ☐ 35-PHASE ☐ 36-PHASE ☐ 37-PHASE ☐ 38-PHASE ☐ 39-PHASE ☐ 40-PHASE ☐ 41-PHASE ☐ 42-PHASE ☐ 43-PHASE ☐ 44-PHASE ☐ 45-PHASE ☐ 46-PHASE ☐ 47-PHASE ☐ 48-PHASE ☐ 49-PHASE ☐ 50-PHASE ☐ 51-PHASE ☐ 52-PHASE ☐ 53-PHASE ☐ 54-PHASE ☐ 55-PHASE ☐ 56-PHASE ☐ 57-PHASE ☐ 58-PHASE ☐ 59-PHASE ☐ 60-PHASE ☐ 61-PHASE ☐ 62-PHASE ☐ 63-PHASE ☐ 64-PHASE ☐ 65-PHASE ☐ 66-PHASE ☐ 67-PHASE ☐ 68-PHASE ☐ 69-PHASE ☐ 70-PHASE ☐ 71-PHASE ☐ 72-PHASE ☐ 73-PHASE ☐ 74-PHASE ☐ 75-PHASE ☐ 76-PHASE ☐ 77-PHASE ☐ 78-PHASE ☐ 79-PHASE ☐ 80-PHASE ☐ 81-PHASE ☐ 82-PHASE ☐ 83-PHASE ☐ 84-PHASE ☐ 85-PHASE ☐ 86-PHASE ☐ 87-PHASE ☐ 88-PHASE ☐ 89-PHASE ☐ 90-PHASE ☐ 91-PHASE ☐ 92-PHASE ☐ 93-PHASE ☐ 94-PHASE ☐ 95-PHASE ☐ 96-PHASE ☐ 97-PHASE ☐ 98-PHASE ☐ 99-PHASE ☐ 100-PHASE ☐ 101-PHASE ☐ 102-PHASE ☐ 103-PHASE ☐ 104-PHASE ☐ 105-PHASE ☐ 106-PHASE ☐ 107-PHASE ☐ 108-PHASE ☐ 109-PHASE ☐ 110-PHASE ☐ 111-PHASE ☐ 112-PHASE ☐ 113-PHASE ☐ 114-PHASE ☐ 115-PHASE ☐ 116-PHASE ☐ 117-PHASE ☐ 118-PHASE ☐ 119-PHASE ☐ 120-PHASE ☐ 121-PHASE ☐ 122-PHASE ☐ 123-PHASE ☐ 124-PHASE ☐ 125-PHASE ☐ 126-PHASE ☐ 127-PHASE ☐ 128-PHASE ☐ 129-PHASE ☐ 130-PHASE ☐ 131-PHASE ☐ 132-PHASE ☐ 133-PHASE ☐ 134-PHASE ☐ 135-PHASE ☐ 136-PHASE ☐ 137-PHASE ☐ 138-PHASE ☐ 139-PHASE ☐ 140-PHASE ☐ 141-PHASE ☐ 142-PHASE ☐ 143-PHASE ☐ 144-PHASE ☐ 145-PHASE ☐ 146-PHASE ☐ 147-PHASE ☐ 148-PHASE ☐ 149-PHASE ☐ 150-PHASE ☐ 151-PHASE ☐ 152-PHASE ☐ 153-PHASE ☐ 154-PHASE ☐ 155-PHASE ☐ 156-PHASE ☐ 157-PHASE ☐ 158-PHASE ☐ 159-PHASE ☐ 160-PHASE ☐ 161-PHASE ☐ 162-PHASE ☐ 163-PHASE ☐ 164-PHASE ☐ 165-PHASE ☐ 166-PHASE ☐ 167-PHASE ☐ 168-PHASE ☐ 169-PHASE ☐ 170-PHASE ☐ 171-PHASE ☐ 172-PHASE ☐ 173-PHASE ☐ 174-PHASE ☐ 175-PHASE ☐ 176-PHASE ☐ 177-PHASE ☐ 178-PHASE ☐ 179-PHASE ☐ 180-PHASE ☐ 181-PHASE ☐ 182-PHASE ☐ 183-PHASE ☐ 184-PHASE ☐ 185-PHASE ☐ 186-PHASE ☐ 187-PHASE ☐ 188-PHASE ☐ 189-PHASE ☐ 190-PHASE ☐ 191-PHASE ☐ 192-PHASE ☐ 193-PHASE ☐ 194-PHASE ☐ 195-PHASE ☐ 196-PHASE ☐ 197-PHASE ☐ 198-PHASE ☐ 199-PHASE ☐ 200-PHASE ☐ 201-PHASE ☐ 202-PHASE ☐ 203-PHASE ☐ 204-PHASE ☐ 205-PHASE ☐ 206-PHASE ☐ 207-PHASE ☐ 208-PHASE ☐ 209-PHASE ☐ 210-PHASE ☐ 211-PHASE ☐ 212-PHASE ☐ 213-PHASE ☐ 214-PHASE ☐ 215-PHASE ☐ 216-PHASE ☐ 217-PHASE ☐ 218-PHASE ☐ 219-PHASE ☐ 220-PHASE ☐ 221-PHASE ☐ 222-PHASE ☐ 223-PHASE ☐ 224-PHASE ☐ 225-PHASE ☐ 226-PHASE ☐ 227-PHASE ☐ 228-PHASE ☐ 229-PHASE ☐ 230-PHASE ☐ 231-PHASE ☐ 232-PHASE ☐ 233-PHASE ☐ 234-PHASE ☐ 235-PHASE ☐ 236-PHASE ☐ 237-PHASE ☐ 238-PHASE ☐ 239-PHASE ☐ 240-PHASE ☐ 241-PHASE ☐ 242-PHASE ☐ 243-PHASE ☐ 244-PHASE ☐ 245-PHASE ☐ 246-PHASE ☐ 247-PHASE ☐ 248-PHASE ☐ 249-PHASE ☐ 250-PHASE ☐ 251-PHASE ☐ 252-PHASE ☐ 253-PHASE ☐ 254-PHASE ☐ 255-PHASE ☐ 256-PHASE ☐ 257-PHASE ☐ 258-PHASE ☐ 259-PHASE ☐ 260-PHASE ☐ 261-PHASE ☐ 262-PHASE ☐ 263-PHASE ☐ 264-PHASE ☐ 265-PHASE ☐ 266-PHASE ☐ 267-PHASE ☐ 268-PHASE ☐ 269-PHASE ☐ 270-PHASE ☐ 271-PHASE ☐ 272-PHASE ☐ 273-PHASE ☐ 274-PHASE ☐ 275-PHASE ☐ 276-PHASE ☐ 277-PHASE ☐ 278-PHASE ☐ 279-PHASE ☐ 280-PHASE ☐ 281-PHASE ☐ 282-PHASE ☐ 283-PHASE ☐ 284-PHASE ☐ 285-PHASE ☐ 286-PHASE ☐ 287-PHASE ☐ 288-PHASE ☐ 289-PHASE ☐ 290-PHASE ☐ 291-PHASE ☐ 292-PHASE ☐ 293-PHASE ☐ 294-PHASE ☐ 295-PHASE ☐ 296-PHASE ☐ 297-PHASE ☐ 298-PHASE ☐ 299-PHASE ☐ 300-PHASE ☐ 301-PHASE ☐ 302-PHASE ☐ 303-PHASE ☐ 304-PHASE ☐ 305-PHASE ☐ 306-PHASE ☐ 307-PHASE ☐ 308-PHASE ☐ 309-PHASE ☐ 310-PHASE ☐ 311-PHASE ☐ 312-PHASE ☐ 313-PHASE ☐ 314-PHASE ☐ 315-PHASE ☐ 316-PHASE ☐ 317-PHASE ☐ 318-PHASE ☐ 3



Figure 11: City and County of Honolulu Property Tax Records, page 2

**RESIDENTIAL APPRAISAL CARD**

**PRC**

CARD NO. 32223

7. ADD'L IMPVTS  
PAVED AREAS ☐ RET. WALLS ☐ FENCES ☐ BARBEC. ☐ SWIM. POOL ☐ SHAPE ☐ AV. DEPTH ☐

8. ZONING 2-1-1

9. MOD. FACTOR CORNER

1. TOPOGRAPHY 2. ST. IMPVTS  
LEVEL ☐ SLOPING ☐ GRADE ☐ GRAVEL ☐ PAVED ☐ CURB ☐ GUTTER ☐ SIDE WALK ☐

3. UTILITIES  
WATER ☐ ELEC. ☐ GAS ☐ SEWER ☐ UNDERG'D ☐

4. USE  
REL. ☐ COM'L ☐ IND. ☐ AGR. ☐ INST. ☐

10a. COMPUTATION OF LAND VALUE

NO.	STNR.	U.V.	AREA	ADJ. U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1					1963	12515		1964	12515

11. BLDG. PERMIT RECORD

PUR.	DATE	PER. NO.	AMOUNT	BY	NO.	AREA	U.V.	YR.	VAL.
Rep. Bldg. Ct.	6/5/68	800-	1.11 C. 1.66		18	1956	12515	1963	12515

12. DEPRECIATION 961

NO.	YR. CONSTR.	AGE	EXP.	% GD.	ADJ. %	ADJ. U.V.	YR.	VAL.
1	1968	57	3.0	50		12515	1968	12515

10b. COMPUTATION OF IMPROVEMENT VALUE 1963

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1963	12515		1964	12515

10c. COMPUTATION OF IMPROVEMENT VALUE 1964

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1964	12515		1965	12515

10d. COMPUTATION OF IMPROVEMENT VALUE 1965

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1965	12515		1966	12515

10e. COMPUTATION OF IMPROVEMENT VALUE 1966

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1966	12515		1967	12515

10f. COMPUTATION OF IMPROVEMENT VALUE 1967

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1967	12515		1968	12515

10g. COMPUTATION OF IMPROVEMENT VALUE 1968

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1968	12515		1969	12515

10h. COMPUTATION OF IMPROVEMENT VALUE 1969

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1969	12515		1970	12515

10i. COMPUTATION OF IMPROVEMENT VALUE 1970

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1970	12515		1971	12515

10j. COMPUTATION OF IMPROVEMENT VALUE 1971

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1971	12515		1972	12515

10k. COMPUTATION OF IMPROVEMENT VALUE 1972

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1972	12515		1973	12515

10l. COMPUTATION OF IMPROVEMENT VALUE 1973

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1973	12515		1974	12515

10m. COMPUTATION OF IMPROVEMENT VALUE 1974

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1974	12515		1975	12515

10n. COMPUTATION OF IMPROVEMENT VALUE 1975

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1975	12515		1976	12515

10o. COMPUTATION OF IMPROVEMENT VALUE 1976

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1976	12515		1977	12515

10p. COMPUTATION OF IMPROVEMENT VALUE 1977

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1977	12515		1978	12515

10q. COMPUTATION OF IMPROVEMENT VALUE 1978

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1978	12515		1979	12515

10r. COMPUTATION OF IMPROVEMENT VALUE 1979

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1979	12515		1980	12515

10s. COMPUTATION OF IMPROVEMENT VALUE 1980

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1980	12515		1981	12515

10t. COMPUTATION OF IMPROVEMENT VALUE 1981

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1981	12515		1982	12515

10u. COMPUTATION OF IMPROVEMENT VALUE 1982

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1982	12515		1983	12515

10v. COMPUTATION OF IMPROVEMENT VALUE 1983

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1983	12515		1984	12515

10w. COMPUTATION OF IMPROVEMENT VALUE 1984

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1984	12515		1985	12515

10x. COMPUTATION OF IMPROVEMENT VALUE 1985

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1985	12515		1986	12515

10y. COMPUTATION OF IMPROVEMENT VALUE 1986

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1986	12515		1987	12515

10z. COMPUTATION OF IMPROVEMENT VALUE 1987

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1987	12515		1988	12515

10aa. COMPUTATION OF IMPROVEMENT VALUE 1988

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1988	12515		1989	12515

10ab. COMPUTATION OF IMPROVEMENT VALUE 1989

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1989	12515		1990	12515

10ac. COMPUTATION OF IMPROVEMENT VALUE 1990

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1990	12515		1991	12515

10ad. COMPUTATION OF IMPROVEMENT VALUE 1991

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1991	12515		1992	12515

10ae. COMPUTATION OF IMPROVEMENT VALUE 1992

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1992	12515		1993	12515

10af. COMPUTATION OF IMPROVEMENT VALUE 1993

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1993	12515		1994	12515

10ag. COMPUTATION OF IMPROVEMENT VALUE 1994

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1994	12515		1995	12515

10ah. COMPUTATION OF IMPROVEMENT VALUE 1995

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1995	12515		1996	12515

10ai. COMPUTATION OF IMPROVEMENT VALUE 1996

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1996	12515		1997	12515

10aj. COMPUTATION OF IMPROVEMENT VALUE 1997

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1997	12515		1998	12515

10ak. COMPUTATION OF IMPROVEMENT VALUE 1998

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1998	12515		1999	12515

10al. COMPUTATION OF IMPROVEMENT VALUE 1999

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	1999	12515		2000	12515

10am. COMPUTATION OF IMPROVEMENT VALUE 2000

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2000	12515		2001	12515

10an. COMPUTATION OF IMPROVEMENT VALUE 2001

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2001	12515		2002	12515

10ao. COMPUTATION OF IMPROVEMENT VALUE 2002

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2002	12515		2003	12515

10ap. COMPUTATION OF IMPROVEMENT VALUE 2003

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2003	12515		2004	12515

10aq. COMPUTATION OF IMPROVEMENT VALUE 2004

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2004	12515		2005	12515

10ar. COMPUTATION OF IMPROVEMENT VALUE 2005

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2005	12515		2006	12515

10as. COMPUTATION OF IMPROVEMENT VALUE 2006

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2006	12515		2007	12515

10at. COMPUTATION OF IMPROVEMENT VALUE 2007

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2007	12515		2008	12515

10au. COMPUTATION OF IMPROVEMENT VALUE 2008

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2008	12515		2009	12515

10av. COMPUTATION OF IMPROVEMENT VALUE 2009

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2009	12515		2010	12515

10aw. COMPUTATION OF IMPROVEMENT VALUE 2010

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2010	12515		2011	12515

10ax. COMPUTATION OF IMPROVEMENT VALUE 2011

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2011	12515		2012	12515

10ay. COMPUTATION OF IMPROVEMENT VALUE 2012

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1	2163	626	2012	12515		2013	12515

10az. COMPUTATION OF IMPROVEMENT VALUE 2013

NO.	AREA	U.V.	YR.	VAL.	ADJ. U.V.	YR.	VAL.
1</							

LINE	SEC	RANGE	TOWNSHIP	SECTION	FRONT	RATIO	DEPTH	LOT	AREA	U.P.V.	1946	U.P.V.	1949	U.P.V.	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391
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LINE		TERMINATION OF MAMU		FIELD BOOK LAND SHEET	
OWNER		DESCRIPTION		3-11	
Por Lot 16 Bl 36 Kalmuki Tr		VIVE HISTORY		2	
1		1841	1842	1843	1844
2		1845	1846	1847	1848
3		1849	1850	1851	1852
4		1853	1854	1855	1856
5		1857	1858	1859	1860
6		1861	1862	1863	1864
7		1865	1866	1867	1868
8		1869	1870	1871	1872
9		1873	1874	1875	1876
10		1877	1878	1879	1880
11		1881	1882	1883	1884
12		1885	1886	1887	1888
13		1889	1890	1891	1892
14		1893	1894	1895	1896
15		1897	1898	1899	1900
16		1901	1902	1903	1904
17		1905	1906	1907	1908
18		1909	1910	1911	1912
19		1913	1914	1915	1916
20		1917	1918	1919	1920
21		1921	1922	1923	1924
22		1925	1926	1927	1928
23		1929	1930	1931	1932
24		1933	1934	1935	1936
25		1937	1938	1939	1940
26		1941	1942	1943	1944
27		1945	1946	1947	1948
28		1949	1950	1951	1952
29		1953	1954	1955	1956
30		1957	1958	1959	1960
31		1961	1962	1963	1964
32		1965	1966	1967	1968
33		1969	1970	1971	1972
34		1973	1974	1975	1976
35		1977	1978	1979	1980
36		1981	1982	1983	1984
37		1985	1986	1987	1988
38		1989	1990	1991	1992
39		1993	1994	1995	1996
40		1997	1998	1999	2000
41		2001	2002	2003	2004
42		2005	2006	2007	2008
43		2009	2010	2011	2012
44		2013	2014	2015	2016
45		2017	2018	2019	2020
46		2021	2022	2023	2024
47		2025	2026	2027	2028
48		2029	2030	2031	2032
49		2033	2034	2035	2036
50		2037	2038	2039	2040
51		2041	2042	2043	2044
52		2045	2046	2047	2048
53		2049	2050	2051	2052
54		2053	2054	2055	2056
55		2057	2058	2059	2060
56		2061	2062	2063	2064
57		2065	2066	2067	2068</



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

Figure 14: City and County of Honolulu Department of Planning & Permitting, Building Permit No. 66014

7-10-00500-00 8828 14 100 01

DEPARTMENT OF BUILDINGS  
CITY AND COUNTY OF HONOLULU  
BUILDING PERMIT  
OFFICE COPY  
Numerical

Zone	Sec.	Plat	Parcel	Lot
3	2	22	23	

66014 66014  
Permit No. 66014  
Est. Cost \$ 200.00  
Fee \$ 5.00

Legal Owner W. S. CHOY Address 815 10TH AVE.  
Lessee, Tenant Address  
Builder H. N. BABA Address 403 10TH AVE.  
Plans By Address  
Plumbing Contractor LATER Address  
Electrical Contractor LATER Address  
To construct and/or repair, etc., all in accordance with Territorial Laws, and Ordinances of the City and County of Honolulu, to-wit:

New Building 2nd : Class of Construction 2 : Stories 2 : Moving None : Old Building  
Repairing Alteration : Addition None : Reconstruction None : Demolition  
Now Occupied as: Dwelling To be Occupied as: Same  
At 815 (No.) 10TH AVE (Street) HON. T. H. OLSON BLDG (District)

Dimensions \_\_\_\_\_ : Ground Floor Area \_\_\_\_\_  
Walls WOOD : Floor CONCRETE : Ceiling CANEC  
Roof Overhang \_\_\_\_\_ : Ft. Roof \_\_\_\_\_ : Basement Floor CONCRETE  
Partitions WOOD : Foundation \_\_\_\_\_ : Kind of Toilet \_\_\_\_\_  
Connection to Sewer ✓ : To Cesspool \_\_\_\_\_ : Area of nearest building on same property \_\_\_\_\_  
Distance between walls of this and the nearest building on the same property \_\_\_\_\_  
Distance between walls of this building and the nearest interior boundary \_\_\_\_\_  
Free clearance between the bottom of floor sills and ground \_\_\_\_\_

Construction to be completed on or about \_\_\_\_\_  
Remarks Building cane floor at end of wood partition in basement for shower + drying garage

APPROVED: 10/10/47 V. L. [Signature] Date \_\_\_\_\_  
AGENT, TERR. BOARD OF HEALTH  
Date 10/10/47 [Signature] Date \_\_\_\_\_  
CHIEF ENGINEER, FIRE DEPARTMENT  
Date 10/10/47 [Signature] Date \_\_\_\_\_  
FOR SUPERINTENDENT OF BUILDINGS APPLICANT

© PATENTED



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

Figure 15: City and County of Honolulu Department of Planning & Permitting, Building Permit No. 46189

17000'00'05 2011 99 NOV 61

**DEPARTMENT OF BUILDINGS**  
CITY AND COUNTY OF HONOLULU  
**BUILDING PERMIT**

OFFICE COPY  
Numerical

Zone	Sec.	Plat	Parcel	Lot
3	2	22	23	

Permit No. 46189  
Est. Cost \$ 400.00  
Fin 3

Legal Owner M. Young Chung Address 815-10th Ave  
Lessee, Tenant Kaminku Realty Co. Address 3175 Huihuan  
Builder Dyama Address   
Plans By  Address   
Plumbing Contractor  Address   
Electrical Contractor  Address   
To construct and/or repair, etc., all in accordance with Territorial Laws, and Ordinances of the City and County of Honolulu, to-wit:  
New Building 3 1/2 Stories 2 Moving  Old Building   
Repairing  Alteration  Addition  Reconstruction  Demolition   
New Occupied as Apartment To be Occupied as Office  
At 815-10th Ave (No.) (Street)  
Dimensions  Ground Floor Area 3500  
Walls  Floor  Ceiling   
Roof Overhang  Ft.: Roof  Basement Floor   
Partitions  Foundation  Kind of Toilet   
Connection to Sewer  To Cesspool  Area of nearest building on same property { 1st Story   
Distance between walls of this and the nearest building on the same property { 2nd Story   
Distance between walls of this building and the nearest interior boundary   
Fire clearance between the bottom of floor sills and ground  Ft.  
Construction to be completed on or about 1/18/48  
Remarks Repair

APPROVED:  
Date 1-19-48 A. K. Seabury AGENT, TERR. BOARD OF HEALTH  
Date 1/19/48 A. K. Seabury CHIEF ENGINEER, FIRE DEPARTMENT  
Date 1/19/48 A. K. Seabury FOR SUPERINTENDENT OF BUILDINGS

APPLICANT  
A. K. Seabury

PATENTED

815 10th Ave  
Name of Property

Honolulu, HI  
County & State

Figure 16: City and County of Honolulu Department of Planning & Permitting, Building Permit No. 15692

7100000'S 2158 88 030 6-  
DEPARTMENT OF BUILDINGS  
CITY AND COUNTY OF HONOLULU  
BUILDING PERMIT  
OFFICE COPY  
Numerical

Zone	Sec.	Plat	Parcel	Lot
3	2	22	33	

Permit No. **15692**  
Est. Cost \$ 500.00  
Fee \$ 3.00

Legal Owner V. C. Ruiz Address 815 10th Avenue  
Lessee, Tenant \_\_\_\_\_ Address \_\_\_\_\_  
Builder owner Address \_\_\_\_\_  
Plans By \_\_\_\_\_ Address \_\_\_\_\_  
Plumbing Contractor None Address \_\_\_\_\_  
Electrical Contractor M Address \_\_\_\_\_  
To construct and/or repair, etc., all in accordance with Territorial Laws, and Ordinances of the City and County of Honolulu, to-wit:  
New Building \_\_\_\_\_; Class of Construction 3rd; Stories 1; Moving \_\_\_\_\_  
Old Building ☒; Repairing ☒; Alteration ☒; Addition \_\_\_\_\_  
Now Occupied as: Dwelling To be Occupied as: same  
At 815 10th Avenue (No.) (Street) (District)  
Dimensions \_\_\_\_\_; Ground Floor Area \_\_\_\_\_  
Walls \_\_\_\_\_; Floor \_\_\_\_\_; Ceiling \_\_\_\_\_  
Roof Overhang \_\_\_\_\_ Ft.; Roof \_\_\_\_\_; Basement Floor \_\_\_\_\_  
Partitions \_\_\_\_\_; Foundation \_\_\_\_\_; Kind of Toilets \_\_\_\_\_  
Connection to Sewer \_\_\_\_\_; To Cesspool \_\_\_\_\_; Area of nearest building on same property \_\_\_\_\_  
Distance between walls of this and the nearest building on the same property \_\_\_\_\_  
Distance between walls of this building and the nearest interior boundary \_\_\_\_\_  
Free clearance between the bottom of floor joists and ground \_\_\_\_\_ Ft.  
Construction to be completed on or about \_\_\_\_\_  
Remarks General Repairs and minor alterations to Residence.

APPROVED:  
Date 11-9-38 H. S. Smith Date 12/9/08  
AGENT, TERR. BOARD OF HEALTH  
Date 12/9/08 [Signature] Date \_\_\_\_\_  
CHIEF ENGINEER, FIRE DEPARTMENT  
FOR SUPERINTENDENT OF BUILDINGS

815 10th Ave  
Name of Property

Honolulu, HI  
County & State

Figure 17: City and County of Honolulu Department of Planning & Permitting, Building Permit No. 23471

BUILDING DEPARTMENT CITY AND COUNTY OF HONOLULU BUILDING PERMIT APPLICATION		PERMIT NO. 23471	
<b>APPLICANT FILL IN AREA BELOW</b>		<b>FOR BUILDING DEPARTMENT USE</b>	
OWNER Estate of Rev. Z. Komagata C.O. Mr. Leslie Asari	ZONE 2 SEC 22 PLAT 23	LOT NO. 23	LOT AREA 50.00
OWNER'S ADDRESS 64 Poialo Way	OCCUPANCY GROUP Apt.	DISTRICT Kaimuki	PERMIT FEE \$6.00
CONSTRUCTION SITE ADDRESS 815 - 10th Avenue	PROF. REG. NO.	TYPE OF CONSTRUCTION MINIMUM ACTUAL	NO. OF STORIES EXISTING FINAL
PLAN MAKER	STATE LIC. NO.	FLOOR AREA (SQ. FT.) EXISTING NEW TOTAL	REMARKS
ADDRESS	TEL. NO.	ZONING AND CZC DATA	
CONTRACTOR Tsukamoto Plumbing, Inc. C-630	STATE LIC. NO.	LUI FAR PERMITTED AREA	AREA SHOWN ON PLAN
ADDRESS 3020 Wai'alea Avenue	TEL. NO. 732-2772	STRUCTURE CODE	CENSUS TRACT-BLOCK NO.
DESCRIPTION OF WORK TO BE DONE Connect to city sewer lateral.		ZONE (USE DISTRICT)	SET BACK
PROPOSED USE		GP OR DLUM DESIGNATION	SHORELINE S/S
ESTIMATED VALUE OF WORK: \$1,000.00		WORK WILL	
NATURE OF WORK		ADD DELETE	
1. <input type="checkbox"/> NEW BLDG. 5. <input type="checkbox"/> ALTERATION 9. <input type="checkbox"/> RETAINING WALL		RESIDENTIAL UNITS TOTAL	
2. <input type="checkbox"/> FOUNDATION ONLY 6. <input type="checkbox"/> REPAIR 10. <input type="checkbox"/> ELECTRICAL		HOTEL ROOMS ROOMS	
3. <input type="checkbox"/> SHELL ONLY 7. <input type="checkbox"/> DEMOLITION 11. <input type="checkbox"/> PLUMBING		OFF-STREET PARKING SPACES SPACES	
4. <input type="checkbox"/> ADDITION 8. <input type="checkbox"/> FENCE 12. <input type="checkbox"/> OTHER		STORIES STORIES	
SEWAGE DISPOSAL <input type="checkbox"/> NEW <input type="checkbox"/> EXISTING <input type="checkbox"/> NOT APPLICABLE		BLDG. HEIGHT FT.	
METHOD # 11624		GROUND FLOOR AREA SQ. FT.	
1. <input type="checkbox"/> PUBLIC SEWER 2. <input type="checkbox"/> AEROBIC UNIT 3. <input type="checkbox"/> CESSPOOL		APPROVAL OF OTHER AGENCIES (ROUTE AS INDICATED)	
5. <input type="checkbox"/> OTHER (SPECIFY)		AGENCY SIGNATURE DATE	
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City and County ordinances and State laws regulating building construction.		CITY AND COUNTY	
SIGNATURE (OWNER OR AGENT) DATE		PLANNING DEPT.	
NOTES TO APPLICANT: SEPARATE SIGN PERMIT SHALL BE OBTAINED AS NECESSARY. ELECTRICAL AND PLUMBING WORK SHALL BE DONE BY DULY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 46C, HAWAII REVISED STATUTES. POST PERMIT PLACARD ON SITE OF WORK. THIS PERMIT EXPIRES IF WORK IS NOT STARTED WITHIN 180 DAYS OF ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 90 DAYS. VIOLATING ANY OF THE PROVISIONS OF THE BUILDING, ELECTRICAL OR PLUMBING CODES IS PUNISHABLE BY FINE AND/OR IMPRISONMENT.		DIV. OF ENGINEERING	
		DRIVEWAY & LOT GRADING	
		HIGHWAY	
		DRAINAGE	
		DIVISION OF SEWERS	
		FIRE DEPT.	
		HON. REDEV. AGENCY	
		BD. OF WATER SUPPLY	
		STATE OF HAWAII	
		HEALTH DEPT.	
		FIRE MARSHAL	
		LAND & NATURAL RESOURCES	
		HIGHWAYS DIVISION	
		DIV. OF INDUSTRIAL SAFETY	

Permission is hereby given to do above work according to conditions hereon and according to approved plans and specifications pertaining thereto, subject to compliance with ordinances and laws of City and County of Honolulu and State of Hawaii.

☐ This building shall not be occupied until a certificate of occupancy has been issued.

OFFICE COPY

FOR DIRECTOR AND BUILDING SUPERINTENDENT

DATE



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 18: c. 1950 Photograph of Jane Chang with sisters with view of 815 10<sup>th</sup> Ave Residence in background**

**Name of Property:** 815 10th Ave Residence

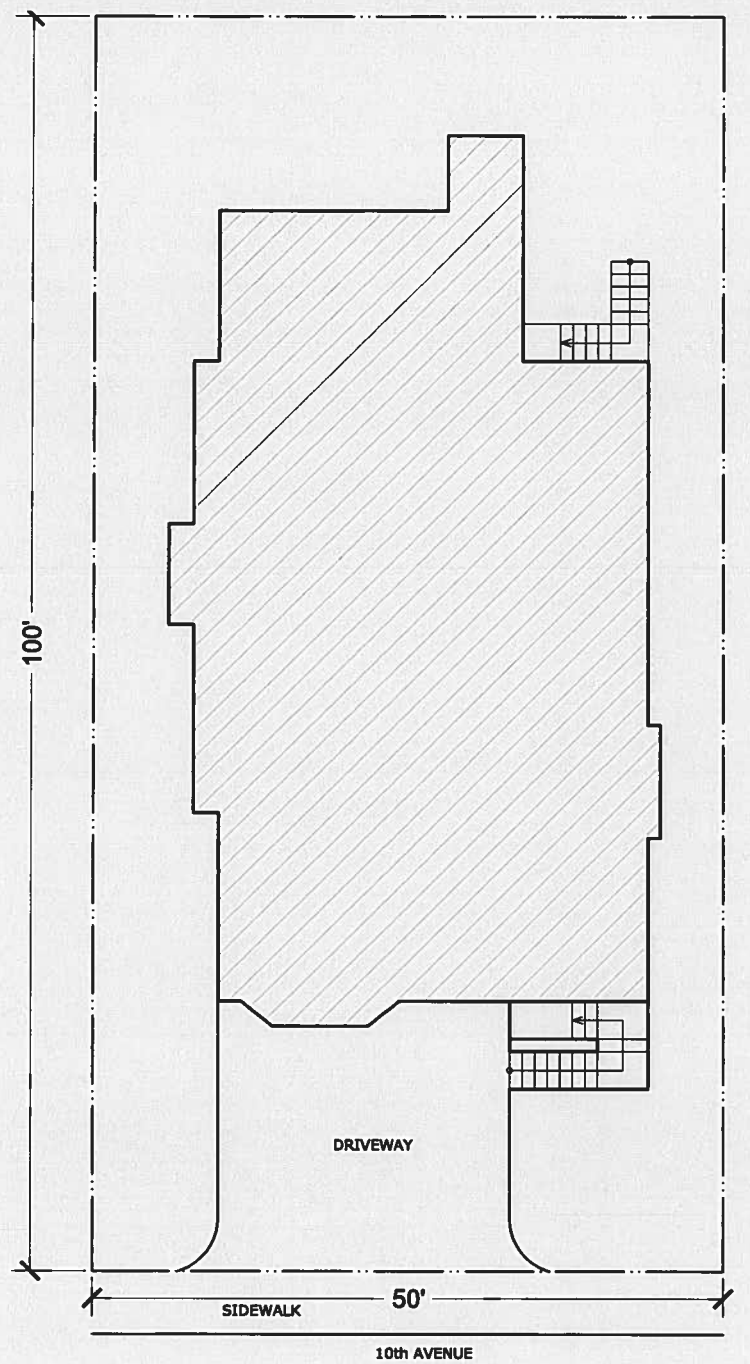
**City or Vicinity:** Honolulu

**Photographer:** Unknown

**Date Photographed:** 1950s



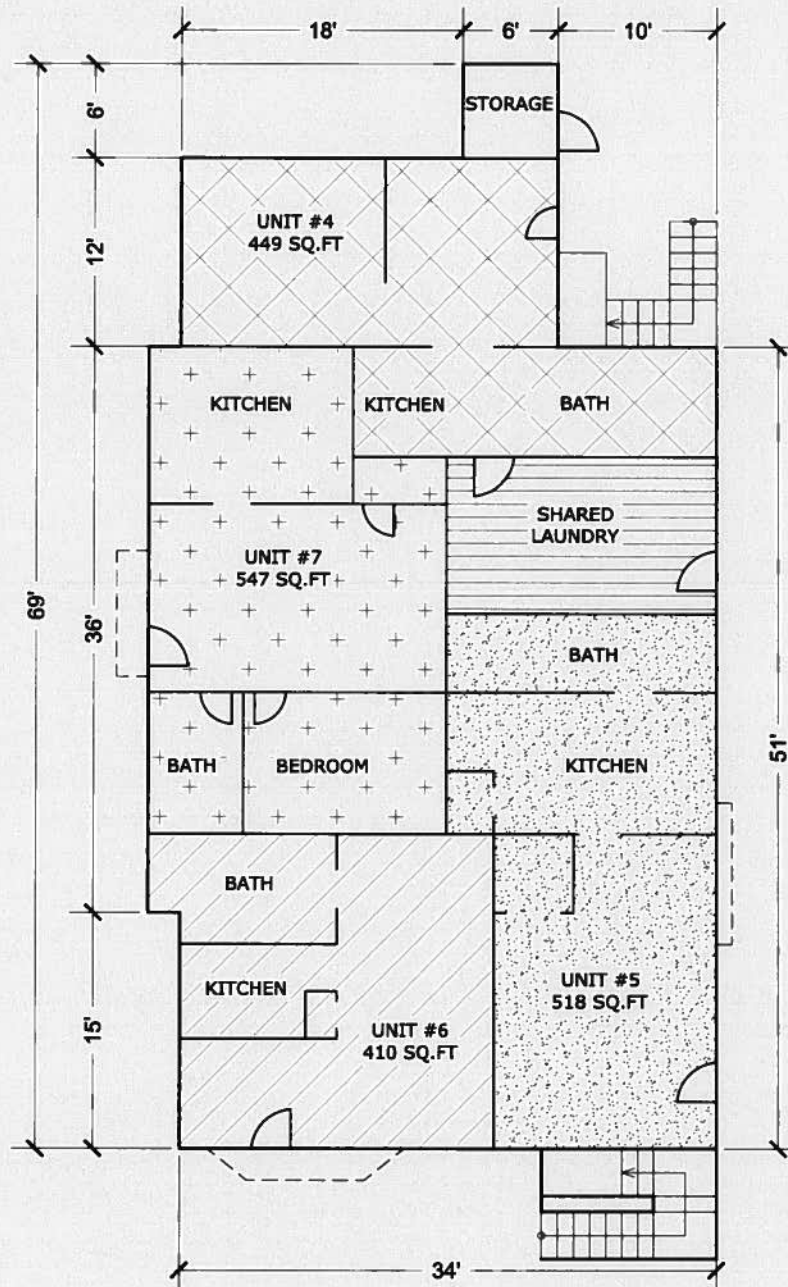
Figure 19: CAD Drawing of Site Plan



0 1 5 10 FEET

SITE PLAN

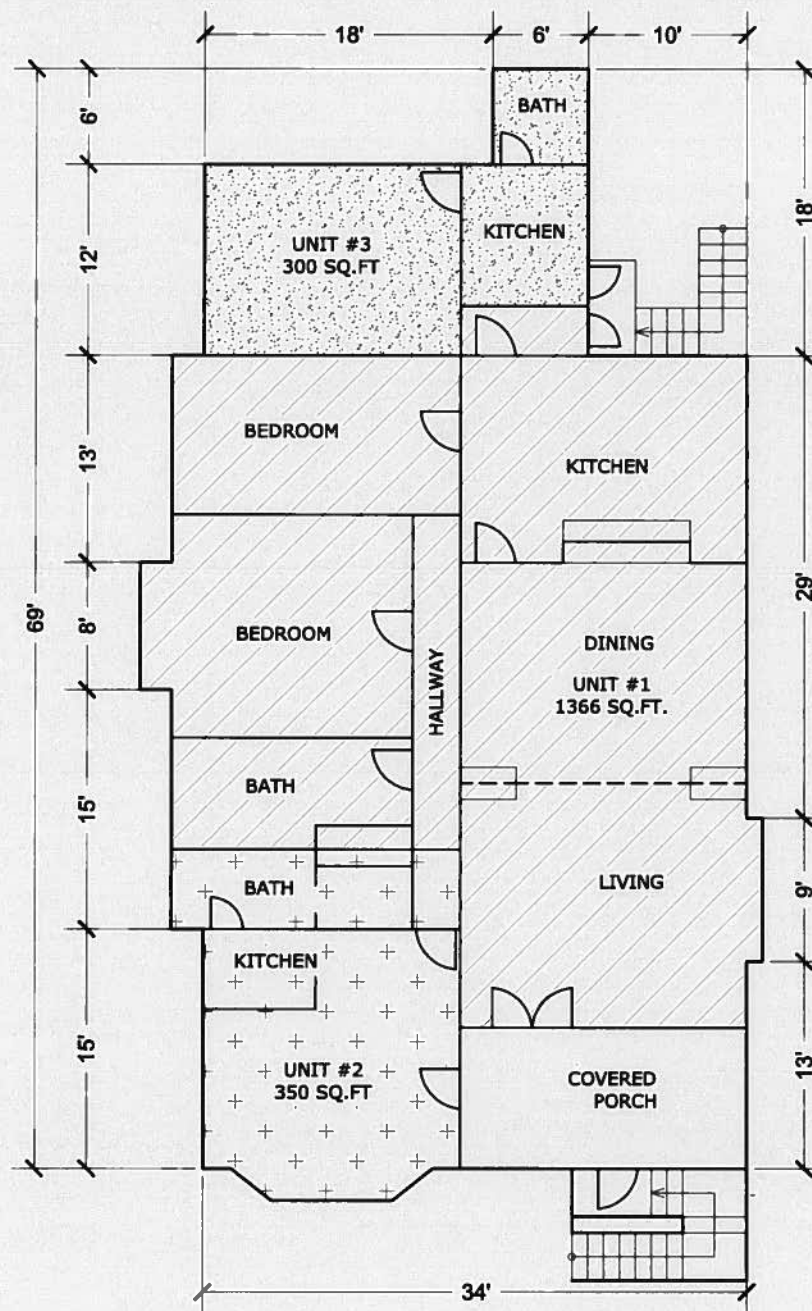
Figure 20: CAD Drawing of First Floor Plan



FIRST FLOOR PLAN



Figure 21: CAD Drawing of Second Floor Plan



**SECOND FLOOR PLAN**

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**Photographs, Exterior:**

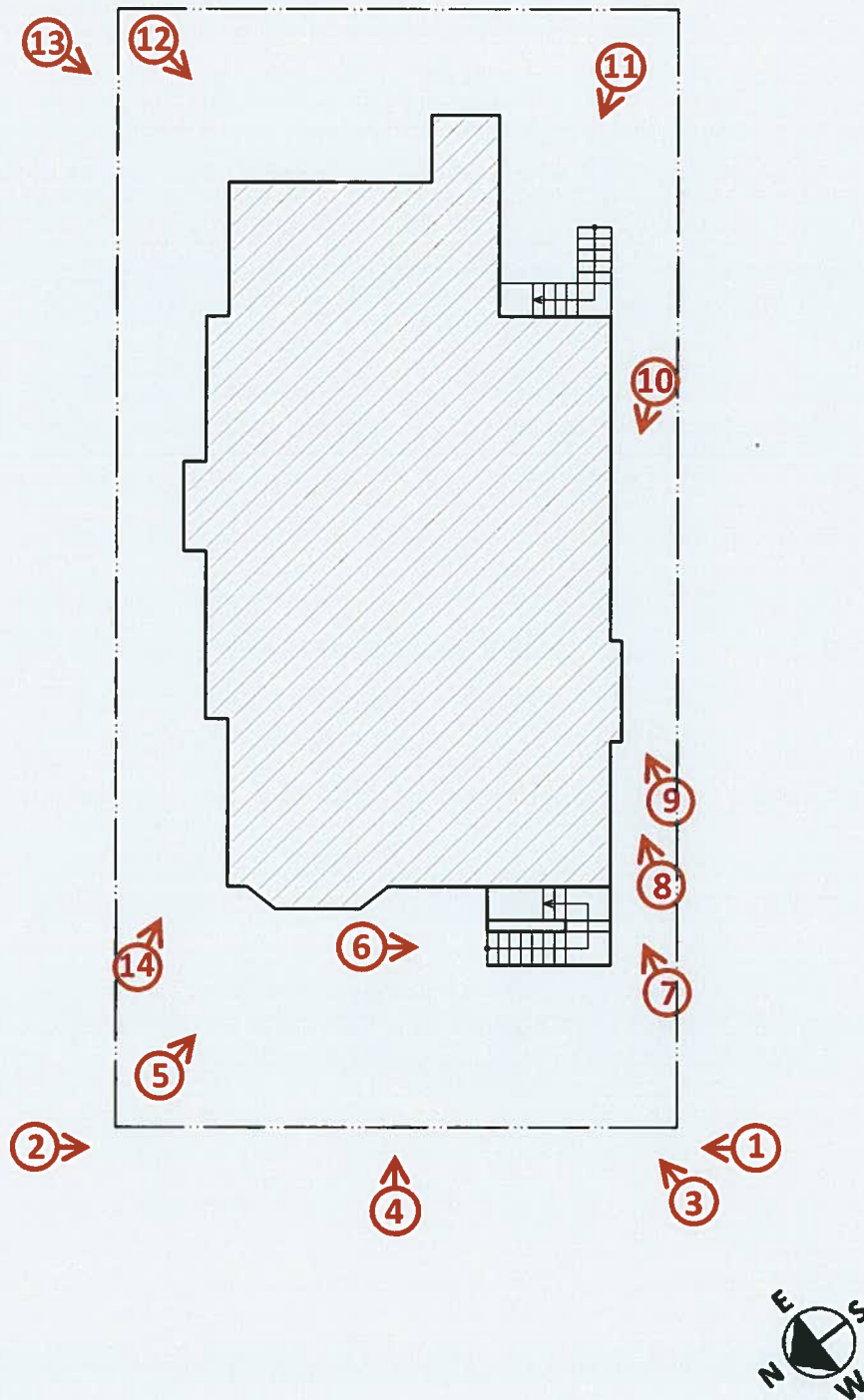
---

<b>Photo #</b>	<b>Name</b>	<b>Description</b>
1 of 14	Setting	10 <sup>th</sup> Ave driveway looking towards Kaimuki Ave facing northeast
2 of 14	Setting	10 <sup>th</sup> Ave driveway looking towards Maunalua Ave facing southwest
3 of 14	Property Exterior	Front elevation oblique looking east
4 of 14	Property Exterior	Front elevation
5 of 14	Property Exterior	Front oblique of facade
6 of 14	Property Exterior	Front stairs
7 of 14	Property Exterior	Front makai corner looking east
8 of 14	Property Exterior	Makai side entry showing south elevation
9 of 14	Property Exterior	Makai (south) elevation
10 of 14	Property Exterior	Makai (south) elevation oblique looking northwest
11 of 14	Property Exterior	View of rear stairs looking northwest
12 of 14	Property Exterior	Rear oblique looking southwest
13 of 14	Property Exterior	Mauka (north) side oblique looking southwest
14 of 14	Property Exterior	Mauka side elevation oblique

815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Photo Key:**  
**Setting and Exterior Photos**





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 1 of 14:**

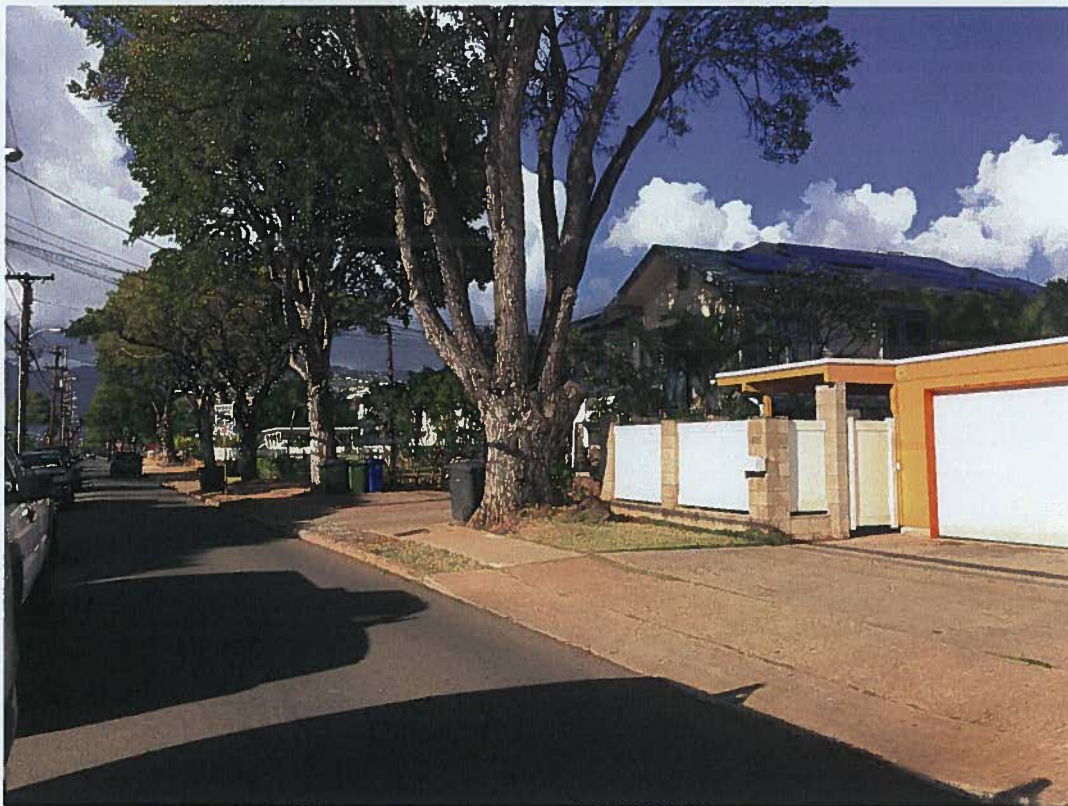
**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Maryam Abhari

**Date Photographed:** May 2015

**Description of Photograph:** 10th Ave driveway looking towards Kaimuki Ave facing northeast



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 2 of 14:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Maryam Abhari

**Date Photographed:** May 2015

**Description of Photograph:** 10th Ave driveway looking towards Maunaloa Ave facing southwest



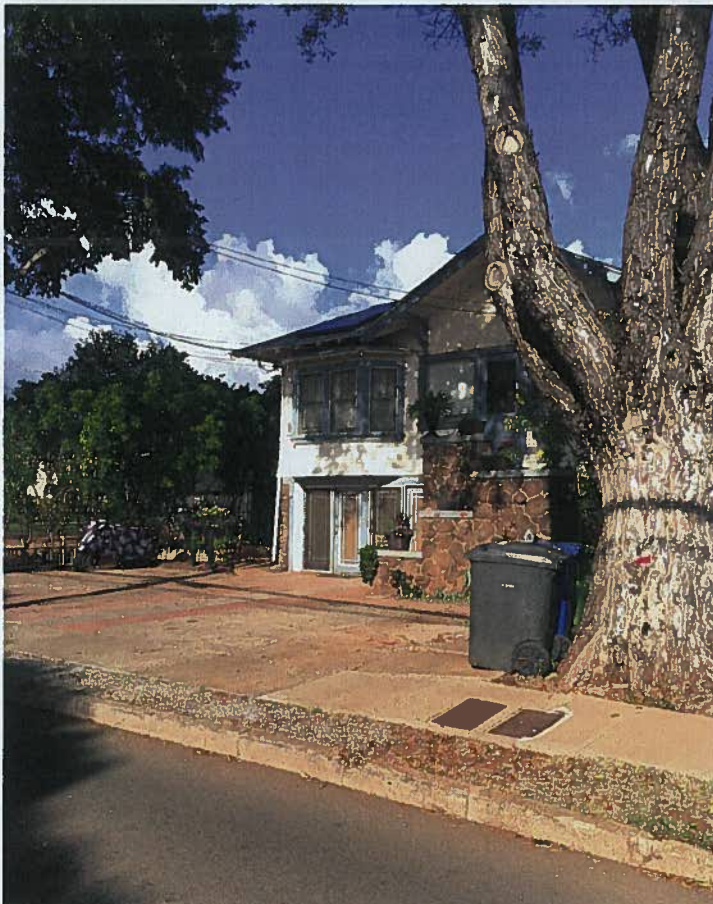


815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 3 of 14:**

**Name of Property:** 815 10th Ave Residence  
**City or Vicinity:** Honolulu  
**Photographer:** Maryam Abhari  
**Date Photographed:** May 2015  
**Description of Photograph:** Front elevation oblique looking east





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 4 of 14:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Maryam Abhari

**Date Photographed:** May 2015

**Description of Photograph:** Front elevation



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 5 of 14:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Maryam Abhari

**Date Photographed:** May 2015

**Description of Photograph:** Front oblique of facade



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 6 of 14:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Maryam Abhari

**Date Photographed:** April 2015

**Description of Photograph:** Front stairs





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 7 of 14:**

**Name of Property:** 815 10th Ave Residence  
**City or Vicinity:** Honolulu  
**Photographer:** Maryam Abhari  
**Date Photographed:** April 2015  
**Description of Photograph:** Front makai corner looking east



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 8 of 14:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Maryam Abhari

**Date Photographed:** April 2015

**Description of Photograph:** Makai side entry showing south elevation





**Figure 9 of 14:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Maryam Abhari

**Date Photographed:** April 2015

**Description of Photograph:** Makai (south) elevation





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 10 of 14:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Maryam Abhari

**Date Photographed:** April 2015

**Description of Photograph:** Makai (south) elevation oblique looking northwest



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 11 of 14:**

**Name of Property:** 815 10th Ave Residence  
**City or Vicinity:** Honolulu  
**Photographer:** Maryam Abhari  
**Date Photographed:** April 2015  
**Description of Photograph:** View of rear stairs looking northwest





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 12 of 14:**

**Name of Property:** 815 10th Ave Residence  
**City or Vicinity:** Honolulu  
**Photographer:** Maryam Abhari  
**Date Photographed:** April 2015  
**Description of Photograph:** Rear oblique looking southwest





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 13 of 14:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Maryam Abhari

**Date Photographed:** April 2015

**Description of Photograph:** Mauka (north) side oblique looking southwest



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 14 of 14:**

**Name of Property:** 815 10th Ave Residence  
**City or Vicinity:** Honolulu  
**Photographer:** Maryam Abhari  
**Date Photographed:** April 2015  
**Description of Photograph:** Mauka side elevation oblique





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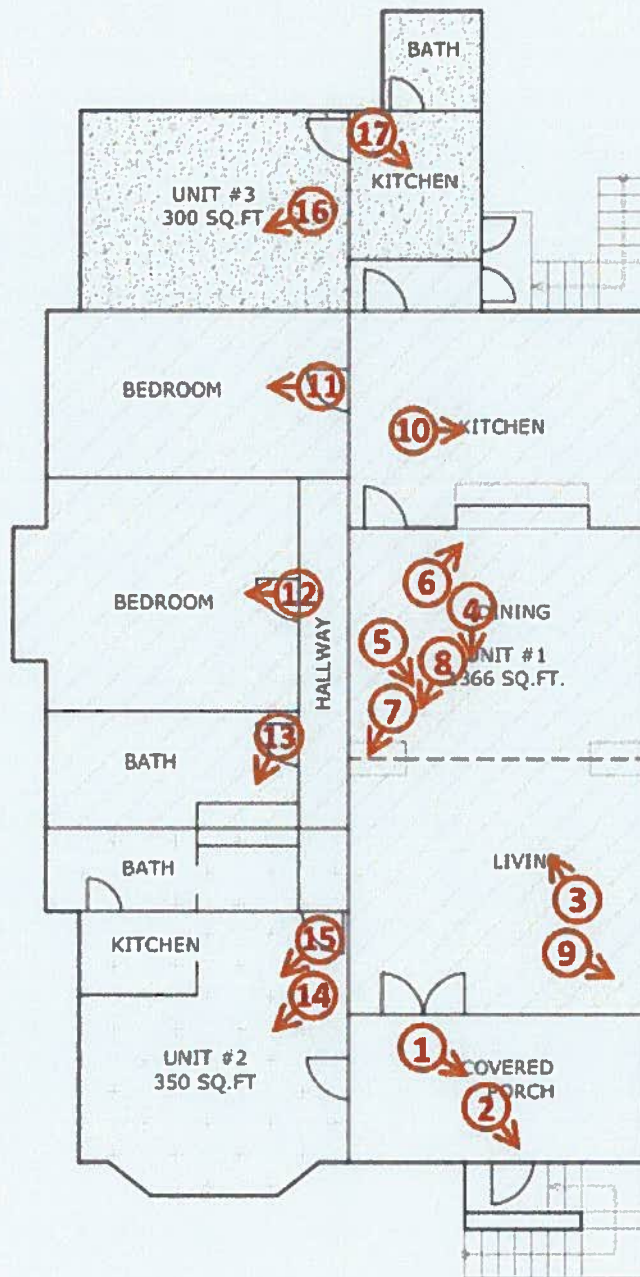
**Photographs, Interior:**

---

<b>Photo #</b>	<b>Name</b>	<b>Description</b>
1 of 26	Property Interior	Second floor entry alcove
2 of 26	Property Interior	Second floor entry looking out to street
3 of 26	Property Interior	Unit #1 living/dining overall view
4 of 26	Property Interior	Unit #1 looking towards living room from dining
5 of 26	Property Interior	Unit #1 living room
6 of 26	Property Interior	Unit #1 built-in dining room case
7 of 26	Property Interior	Unit #1 built-in dining room divider console
8 of 26	Property Interior	Unit #1 arch and cove molding detail
9 of 26	Property Interior	Unit #1 ceiling detail
10 of 26	Property Interior	Unit #1 kitchen
11 of 26	Property Interior	Unit #1 bedroom1
12 of 26	Property Interior	Unit #1 bedroom2
13 of 26	Property Interior	Unit #1 bathroom built-in
14 of 26	Property Interior	Unit #2 room looking towards bay window
15 of 26	Property Interior	Unit #2 panoramic overall
16 of 26	Property Interior	Unit #3 room
17 of 26	Property Interior	Unit #3 kitchen and door leading to open-air vestibule/garage space
18 of 26	Property Interior	Unit #4 living room
19 of 26	Property Interior	Unit #4 kitchen
20 of 26	Property Interior	Unit #5 living room
21 of 26	Property Interior	Unit #5 panoramic of kitchen
22 of 26	Property Interior	Unit #6 panoramic overall
23 of 26	Property Interior	Unit #7 kitchen
24 of 26	Property Interior	Unit #7 panoramic overall
25 of 26	Property Interior	Unit #7 bathroom
26 of 26	Property Interior	Shared Laundry

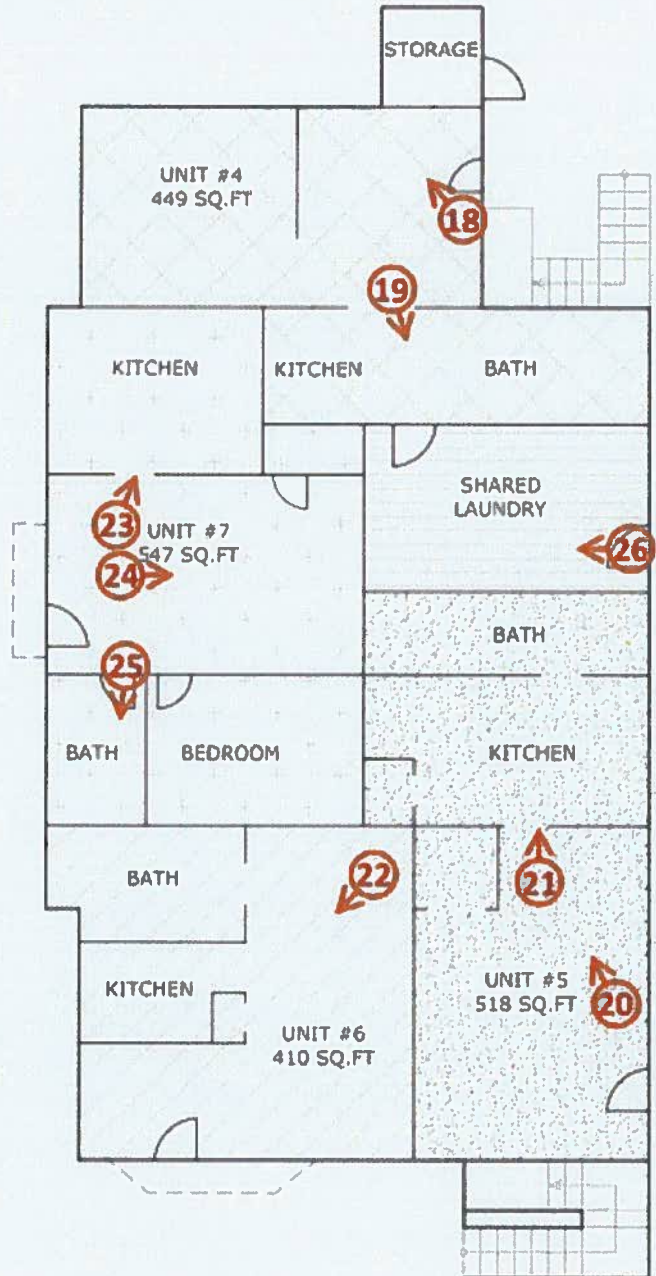


**Photo Key:  
Second Floor Interior Photos**



**SECOND FLOOR**

**Photo Key:  
First Floor Interior Photos**



**FIRST FLOOR**

815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 1 of 26:**

**Name of Property:** 815 10th Ave Residence  
**City or Vicinity:** Honolulu  
**Photographer:** Lorraine Minatoishi  
**Date Photographed:** March 2015  
**Description of Photograph:** Second floor entry alcove





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 2 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Second floor entry looking out to street



**Figure 3 of 26:**

**Name of Property:** 815 10th Ave Residence  
**City or Vicinity:** Honolulu  
**Photographer:** Lorraine Minatoishi  
**Date Photographed:** March 2015  
**Description of Photograph:** Unit #1 living/dining overall view





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 4 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #1 looking towards living room from dining





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 5 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #1 living room



**Figure 6 of 26:**

**Name of Property:** 815 10th Ave Residence  
**City or Vicinity:** Honolulu  
**Photographer:** Lorraine Minatoishi  
**Date Photographed:** March 2015  
**Description of Photograph:** Unit #1 built-in dining room case



**Figure 7 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #1 built-in dining room divider console



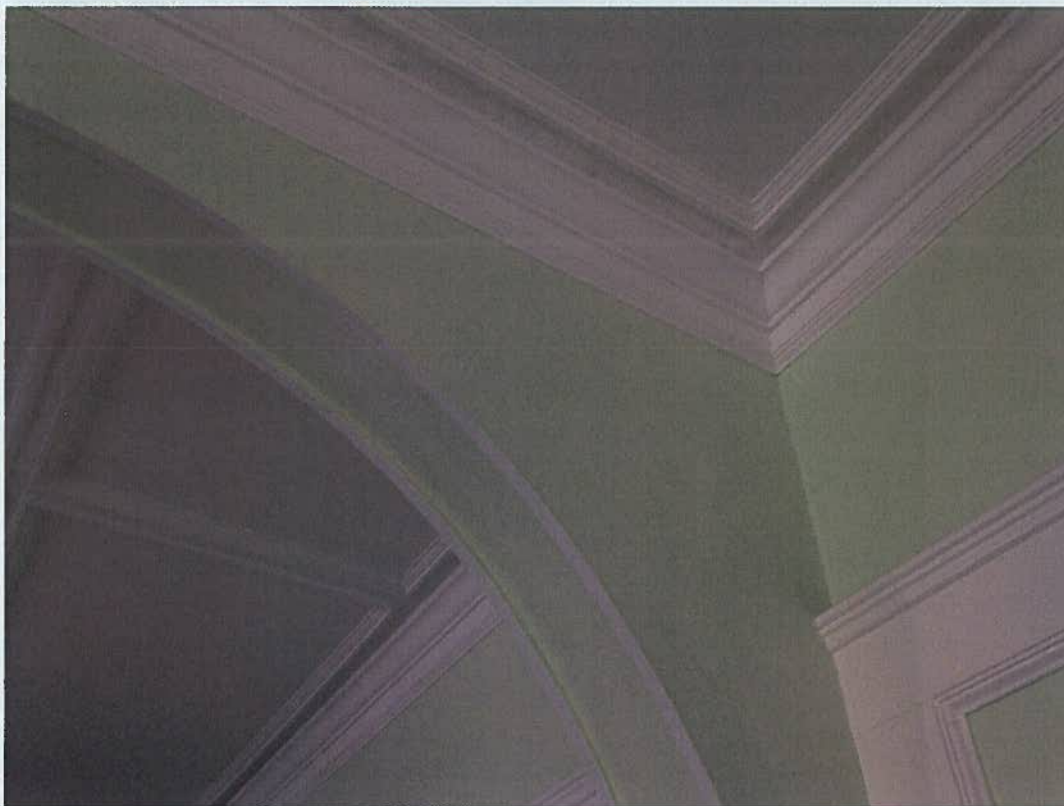


815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 8 of 26:**

**Name of Property:** 815 10th Ave Residence  
**City or Vicinity:** Honolulu  
**Photographer:** Lorraine Minatoishi  
**Date Photographed:** March 2015  
**Description of Photograph:** Unit #1 arch and cove molding detail



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 9 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #1 ceiling detail



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 10 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #1 kitchen





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 11 of 26:**

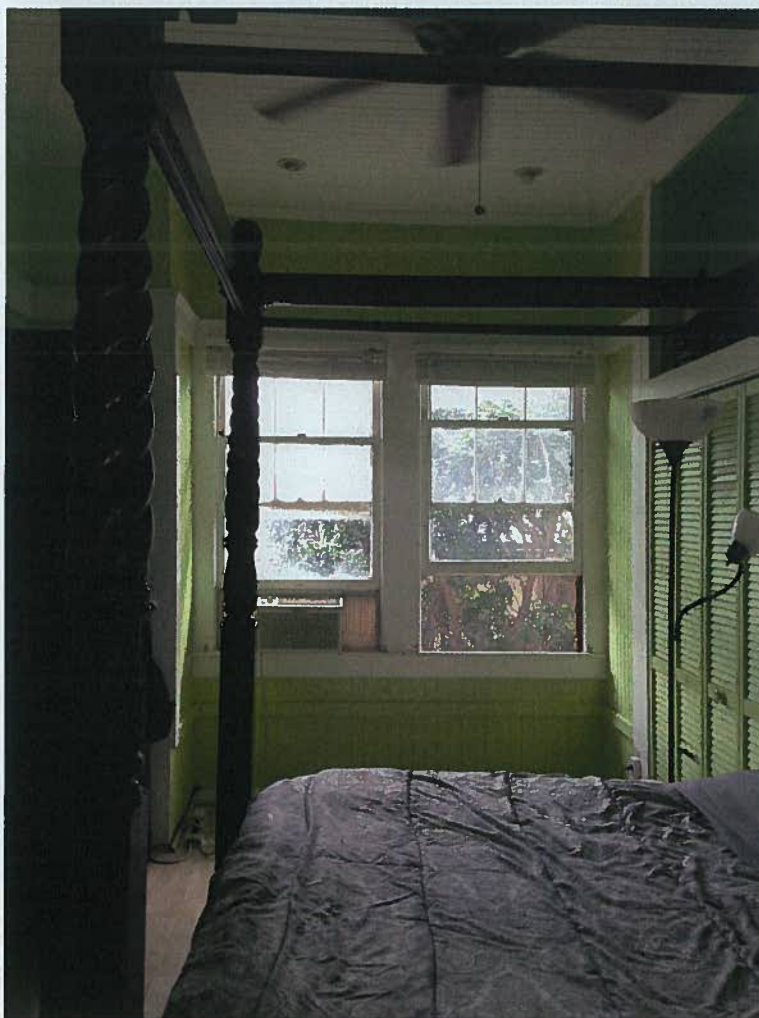
**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #1 bedroom1



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 12 of 26:**

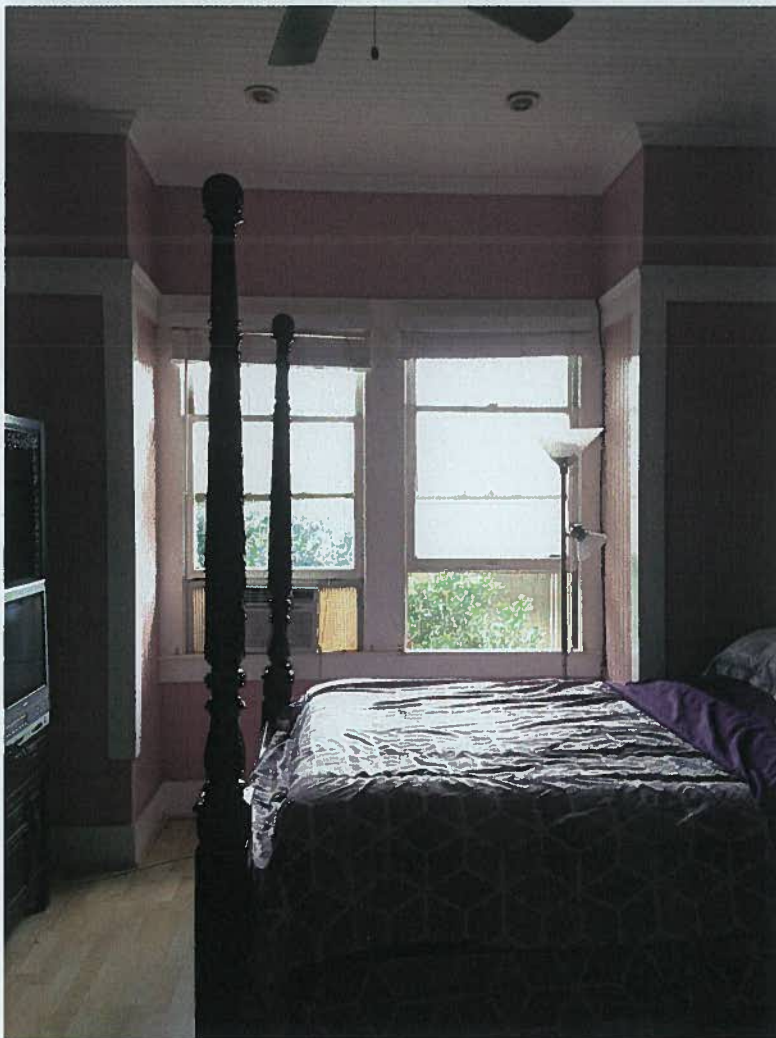
**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #1 bedroom2



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 13 of 26:**

**Name of Property:** 815 10th Ave Residence  
**City or Vicinity:** Honolulu  
**Photographer:** Lorraine Minatoishi  
**Date Photographed:** March 2015  
**Description of Photograph:** Unit #1 bathroom built-in





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 14 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #2 room looking towards bay window



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 15 of 26:**

**Name of Property:** 815 10th Ave Residence  
**City or Vicinity:** Honolulu  
**Photographer:** Lorraine Minatoishi  
**Date Photographed:** March 2015  
**Description of Photograph:** Unit #2 panoramic overall



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 16 of 25:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #3 room





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 17 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** kitchen and bath, and door leading to open-air vestibule/garage space



**Figure 18 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #4 living room



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 19 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #4 kitchen and door leading to open-air vestibule/garage space





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 20 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #5 living room



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 21 of 26:**

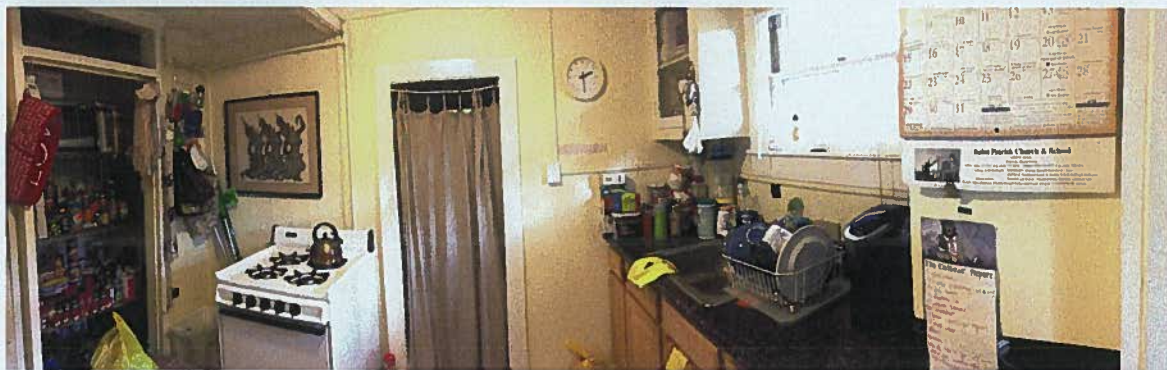
**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #5 panoramic of kitchen



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 22 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #6 panoramic overall





**Figure 23 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #7 kitchen



**815 10th Ave**  
Name of Property

**Honolulu, HI**  
County & State

**Figure 24 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #7 panoramic overall



815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 25 of 26:**

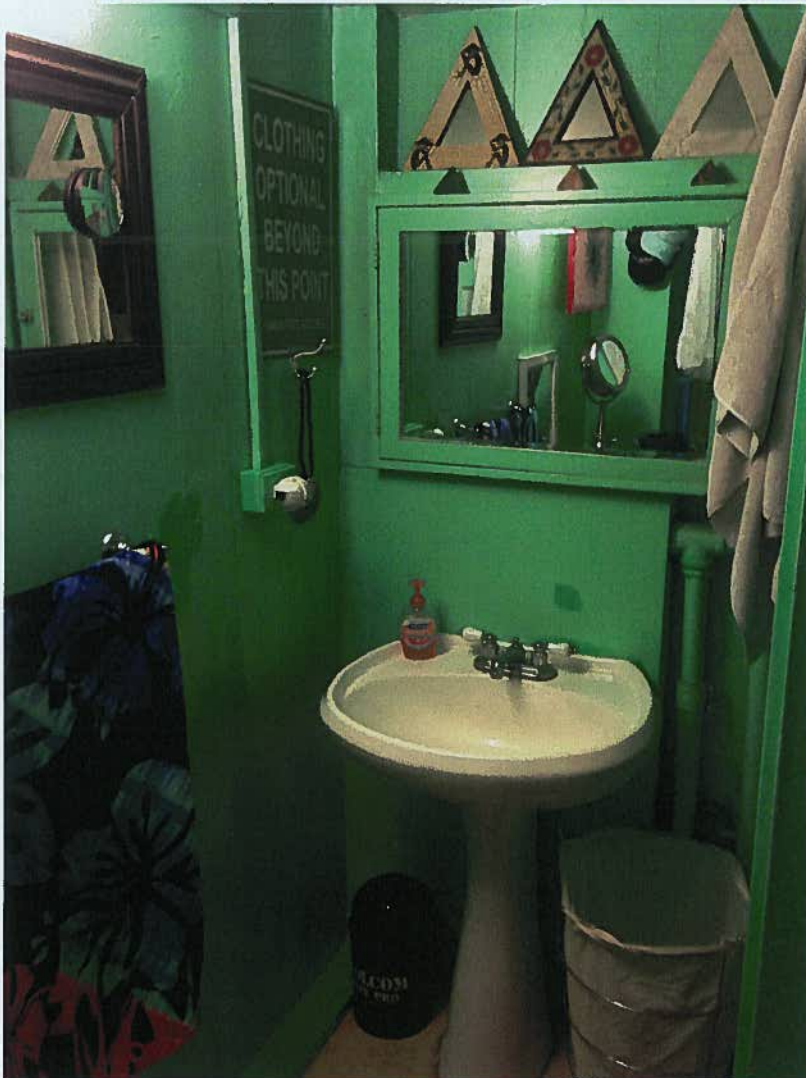
**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Lorraine Minatoishi

**Date Photographed:** March 2015

**Description of Photograph:** Unit #7 bathroom





815 10th Ave  
Name of Property

Honolulu, HI  
County & State

**Figure 26 of 26:**

**Name of Property:** 815 10th Ave Residence

**City or Vicinity:** Honolulu

**Photographer:** Maryam Abhari

**Date Photographed:** May 2015

**Description of Photograph:** Shared Laundry

