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☐ Not For Publication ☐ Vicinity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

Signature of certifying official/Title: __________________________ Date: __________

State or Federal agency/bureau of Tribal Government

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

Signature of commenting official: __________________________ Date: __________

Title: __________________________ State or Federal agency/bureau of Tribal Government
4. National Park Service Certification

I hereby certify that this property is:

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

Signature of Keeper __________________________ Date of Action ____________

5. Classification

Ownership of Property
(Check as many boxes as apply)

Private ☑
Public - Local ☐
Public - State ☐
Public - Federal ☐

Category of Property
(Check only one box)

Building(s) ☑
District ☐
Site ☐
Structure ☐
Object ☐
Number of resources within Property
(Do not include previously listed sources in this count)

<table>
<thead>
<tr>
<th>Contribution</th>
<th>Contributing</th>
<th>Non-Contributing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Sites</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Objects</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/ Single Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/ Single Dwelling
7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th and 20th CENTURY AMERICAN MOVEMENTS
BUNGALOW/CRAFTSMAN

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 splay 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 ¼" 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. The completely renewed the structure- from replacing plumbing and electrical, to rectifying structural damage, and refinishing the entire house. They reroofed the house, refinishing 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.
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
Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1929-1945

Significant Dates

1929 (Date of Construction)

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

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown
Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The 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 Maumae, 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.”

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 rom Paul Isenberg Sr. approximately bounded by Kaapahulu Avenue, Waialae Road, Ocean View Drive an 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.

1 Takasaki, John P: 54
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. Fiddle 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 it 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. 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.

---

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 1950s. 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 paneled 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.
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.)


"Honolulu Internet Permit System - Tax Map Key." Honolulu Internet Permit System - Tax Map Key. Honolulu City and County, Department of Planning and Permitting, n.d. Web. 4 Apr. 2015.


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


### 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: 21.277934  
    Longitude: -157.804414
  2. Latitude:  
    Longitude: 
  3. Latitude:  
    Longitude: 
  4. Latitude:  
    Longitude: 

**Or UTM References**

Datum (indicated on USGS map):

- [ ] NAD 1927  
- [ ] NAD 1983

1. **Zone:** 4  
   Easting: 624031  
   Northing: 2353377
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
11. Form Prepared By

<table>
<thead>
<tr>
<th>name/title</th>
<th>Lorraine Minatoishi, Ph.D., AIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>organization</td>
<td>Minatoishi Architects, Inc.</td>
</tr>
<tr>
<td>street &amp; number</td>
<td>1429 Makiki Street</td>
</tr>
<tr>
<td>city or town</td>
<td>Honolulu</td>
</tr>
<tr>
<td>state</td>
<td>Hawaii</td>
</tr>
<tr>
<td>zip code</td>
<td>96814</td>
</tr>
<tr>
<td>e-mail</td>
<td><a href="mailto:lm@mahawaii.com">lm@mahawaii.com</a></td>
</tr>
<tr>
<td>telephone</td>
<td>(808) 942-7474</td>
</tr>
<tr>
<td>date</td>
<td>05/05/2015</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>name/title</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>organization</td>
<td></td>
</tr>
<tr>
<td>street &amp; number</td>
<td></td>
</tr>
<tr>
<td>city or town</td>
<td></td>
</tr>
<tr>
<td>state</td>
<td></td>
</tr>
<tr>
<td>zip code</td>
<td></td>
</tr>
<tr>
<td>e-mail</td>
<td></td>
</tr>
<tr>
<td>telephone</td>
<td></td>
</tr>
<tr>
<td>date</td>
<td></td>
</tr>
</tbody>
</table>

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:

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

THIS INDENTURE, made this ___ day of June, 1937, between FRANKLIN E. DHARTZ, the party of the first part, and WILHELM KAEHOH EHNBERG, ELLWOOD HAMILTON JARVIS and LILIE T. 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 remised, 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, Wahiawa, City and County of Honolulu, Territory of Hawaii, and described as follows:

Being a portion of Lot No. 16 in Block 30 of the tract of land known as the "Kaimuki Tract" and shown on the map thereof recorded in the Office of the Register of Conveyances of said Honolulu in Libr. 170, pages 294-295, containing a total area of Five Thousand (5000) square 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, 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.
Figure 5: Quitclaim Deed dated 9/14/1938, page 2

IN THE NAME OF GOD, the parties hereto have hereunto
set their hands the 9th day of September, 1938.

Franklin A. Dexter

[Signature]

[Signature]

Ruth E. Levy

[Signature]

MARK E. LEVY

Notary Public

De Young Bldg., San Francisco, California

On this 9th day of September, 1938

I, FRANKLIN A. DEXTER, Notary Public in and for the City and County of San Francisco, State of California, being duly commissioned and sworn, personally appeared before me, MARK E. LEVY, a Notary Public and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared...

[Signature]

Franklin A. Dexter

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

[Signature]

In and for the City and County of San Francisco, State of California

J. H. A. von der Zee, County Clerk of the City and County of San Francisco, State of California, and Clerk of the Superior Court thereof (the same being a Court of Record, having been a Court of Record before the laws of said State of California), do hereby certify that:

MARK E. LEVY

[Signature]

H. Powers, Clerk

[Signature]

Entered of Record this 14th day of September A.D. 1938 at 3:06 o'clock P.M. and compared, Mark B. Housen, Register of Conveyances.

[Signature]

27
Figure 6: Quitclaim Deed dated 12/9/1938

KNOV: 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 2065, Land Commission Award Number 8599-B, Apana 31, to W. C. Lumaiilo) 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 294-296, and thus bounded and described:

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

1: - 299° 31' 30" 100 feet along Lot 12, Block 36;
2: - 29° 31' 30" 50 feet along Lot 15;
3: - 119° 31' 30" 100 feet along remaining portion of said lot 16;
4: - 209° 31' 30" 50 feet along 10th Avenue to the initial point; containing an area of 5,000 square feet, more or less;
THIS INDENTURE, made this the 24th day of November, A.D. 1941,

BETWEEN

VIRGINIA C. LUIZ

and

ERTRUDE 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 8185, Land
Commission Award Number 8536-B, Apapa 38, to W. C. Lumeiello)
situate, lying and being at Kapiolani, 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 "KAIKUKI TRACT" as shown on the Map thereof
recorded in the Office of the Registrar of Conveyances, in Honolulu,
in Liber 175, 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 amplitudes:
Figure 8: Quitclaim Deed dated 11/24/1941, page 2

1. 296° 31' 30" 100 feet along Lot 12, Block 36;
2. 28° 31' 30" 50 feet along Lot 15;
3. 116° 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. LUZ" and "GERTRUDE C. LUZ", husband and wife, as joint tenants, by "ELWOOD HAMILTON JARVIS", and "MILDRED ELIZABETH JARVIS", his wife, and "MURIEL ELEANOR HIBARGER" and "GERALD HIBARGER", her husband, and "LILLY GENE HAMLEY" and "JOHN MICHAEL HAMLEY", her husband, by Deed dated November 12th, A.D. 1936 and recorded in said Registry Office in Liber 1492 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.

And 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.

IN WITNESS WHEREOF, the said "VIRGIN C. LUZ" and "GERTRUDE C. LUZ" have hereunto set their hands and seals the day and year first above written.

[Signatures]

Virgin C. Luz
Gertrude C. Luz
TERRITORY OF HAWAII.
CITY AND COUNTY OF HONOLULU.

On this 21st day of November, 1941, before me personally appeared VIRGINIA C. LUIZ and OBERNIME 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 1:18 o'clock P.M. and compared. Mark N. Hucklestein, Registrar of Conveyances

By Clerk
Figure 10: City and County of Honolulu Property Tax Records, page 1
Figure 12: City and County of Honolulu Property Tax Records, page 3

<table>
<thead>
<tr>
<th>Year</th>
<th>Taxes Due</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>5000</td>
<td>100000</td>
</tr>
<tr>
<td>1981</td>
<td>6000</td>
<td>120000</td>
</tr>
<tr>
<td>1982</td>
<td>7000</td>
<td>140000</td>
</tr>
<tr>
<td>1983</td>
<td>8000</td>
<td>160000</td>
</tr>
<tr>
<td>1984</td>
<td>9000</td>
<td>180000</td>
</tr>
</tbody>
</table>

Note: The above table is an example of how property tax records might be displayed. The actual data will vary depending on the specific year and property.
Figure 14: City and County of Honolulu Department of Planning & Permitting, Building Permit No. 66014

<table>
<thead>
<tr>
<th>Zone</th>
<th>Sec.</th>
<th>Plat</th>
<th>Parcel</th>
<th>Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3</td>
<td>2</td>
<td>22</td>
<td>23</td>
</tr>
</tbody>
</table>

**DEPARTMENT OF BUILDINGS**

**CITY AND COUNTY OF HONOLULU**

**BUILDING PERMIT**

**OFFICE COPY**

**Issued**

**Permit No.** 66014

**Est. Cost** $200

**Fee** $50

**Legal Owner:** W. S. CHOU

**Address:** 815 10th Ave.

**Leasee, Tenant:**

**Address:**

**Builder:** H. N. BABA

**Address:** 403 10th Ave.

**Plumber:**

**Address:**

**Electrician:**

**Address:**

To construct and/or repair, etc.: all in accordance with Territorial Laws, and Ordinances of the City and County of Honolulu, in-o-f-f.

**New Building:**

**Class of Construction:**

**Stories:**

**Moving:**

**Old Building:**

**Repairing:**

**Addition:**

**Reconstruction:**

**Demolition:**

**New Completed or**

**Demolition:**

**To be Occupied on**

**At:** 815 10th Ave.

**H. N. BABA**

**Occupied on**

**Date:**

**Occupied on**

**Date:**

**Dimensions:**

**Height:**

**Ground Floor Area:** 2725 sq ft

**Walls:**

**Floor:**

**Roof Overhang:**

**Ceiling:**

**Paint:**

**Foundation:**

**Kind of Toilet:**

**Distance between walls of this and the nearest building on the same property:**

**First Story:**

**Second Story:**

**Distance between walls of this building and the nearest interior boundary:**

**Free distance between the bottom of floor slabs and ground:**

**Construction to be completed on or about:**

**Remarks:**

**Approved:**

**Date:** 10/11/47

**By:**

**Date:** 10/10/47

**By:**

**Fire Department:**

**Date:**

**For Superintendence of Buildings:**

---

36
Figure 15: City and County of Honolulu Department of Planning & Permitting, Building Permit No. 46189

<table>
<thead>
<tr>
<th>Area</th>
<th>Rev.</th>
<th>Plat</th>
<th>Period</th>
<th>Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>32</td>
<td>24</td>
<td>23</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Legal Owner</th>
<th>Lease</th>
<th>Tenant</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>M. Young, Inc.</td>
<td>815 10th Ave</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Builder</th>
<th>Plumbing Contractor</th>
<th>Electric Contractor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kamaile Construction</td>
<td>Gama</td>
<td>Umu</td>
</tr>
</tbody>
</table>

Permit No. 46189

<table>
<thead>
<tr>
<th>New Building</th>
<th>Class of Construction</th>
<th>Stories</th>
<th>Moving</th>
<th>Old Building</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>New Occupied</th>
<th>Alteration</th>
<th>Additions</th>
<th>Restoration</th>
<th>Demolition</th>
</tr>
</thead>
<tbody>
<tr>
<td>C.H. Motors</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>At</th>
<th>10' Ave</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Dimensions</th>
<th>Ground Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Walls</th>
<th>Floor</th>
<th>Ceiling</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roof Overhang</th>
<th>Fix</th>
<th>Roof</th>
<th>Basement Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Partitions</th>
<th>Foundation</th>
<th>Kind of Toilet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Connection to Sewer</th>
<th>To Campus</th>
<th>Area of nearest building on same property</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Distance between walls of this and the nearest building on the same property</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Distance between walls of this building and the nearest interior boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fire distance between the bottom of floor eaves and ground</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Construction to be completed on or about</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

APPROVED:

Date: 1-19-45

[Signature]

Date: 11/8/45

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

DEPARTMENT OF BUILDINGS
CITY AND COUNTY OF HONOLULU
BUILDING PERMIT

Legal Owner: C. Ruiz
Lease, Tenant: Address:
Builder: Owner: Address:
Plans By: Address:
Plumbing Contractor: None
Electrical Contractor: None

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 Story: 1 Moving
Old Building: Repairing
Alterations: Addition

To be Completed:

At: 815 10th Avenue

Dimensions: Ground Floor Area:

Walls: Floor: Ceiling:
Roof Overhang: Ft. Roof:
Partitions: Foundation:
Kind of Toilet:

Connections to Sewer:

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:

Construction to be completed on or after:

Remarks:

APPROVED:
Date: 16-9-38

Rated to meet strength of existing structure.

Date: 19-9-38

Chief Building Code Official

Date: 19-9-38

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

<table>
<thead>
<tr>
<th>APPLICANT FILL IN AREA BELOW</th>
<th>FOR BUILDING DEPARTMENT USE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OWNER</strong></td>
<td></td>
</tr>
<tr>
<td>Estate of Rev. S. Kanuga</td>
<td></td>
</tr>
<tr>
<td>816 10th Avenue</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>CONTRACTOR</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PLANNING CONTRACTOR</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>DESCRIPTION OF WORK TO BE DONE</strong></td>
<td>Connect to city sewer lateral.</td>
</tr>
</tbody>
</table>

**NATURE OF WORK**

- NEW BLDG.
- ALTERATION
- FOUNDATION ONLY
- SHELL ONLY
- ADDITION
- REMOVING WALL
- REPAIR
- DEMOLITION
- ELECTRICAL
- PLUMBING
- PENCE
- OTHER

**SEWAGE DISPOSAL**

- PUBLIC SEWER
- PRIVATE SEWAGE TREATMENT PLANT
- OTHER

**APPROVAL OF OTHER AGENCIES (ROUTE AS INDICATED)**

- CITY AND COUNTY:
  - PLANNING DEPT.
  - DIV. OF ENGINEERING
  - HIGHWAY
  - DRAINAGE
  - DIVISION OF SEWERS
  - FIRE DEPT.
  - MON. REVD. AGENCY
  - BD. OF WATER SUPPLY

- STATE OF HAWAII:
  - HEALTH DEPT.
  - FIRE MARSHAL
  - LAND & NATURAL RESOURCES
  - DIV. OF INDUSTRIAL SAFETY

Permission is hereby given to do above work according to conditions hereof 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.

Signed: __________________________
Date: __________________________

This shall be occupied until a certificate of occupancy has been issued.

OFFICE DATE: 23471

[Handwritten signature]

[Examining官的Saturday]
Figure 18: c. 1950 Photograph of Jane Chang with sisters with view of 815 10th 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
Figure 20: CAD Drawing of First Floor Plan
Figure 21: CAD Drawing of Second Floor Plan
### Photographs, Exterior:

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

<table>
<thead>
<tr>
<th>Name of Property:</th>
<th>815 10th Ave Residence</th>
</tr>
</thead>
<tbody>
<tr>
<td>City or Vicinity:</td>
<td>Honolulu</td>
</tr>
<tr>
<td>Photographer:</td>
<td>Maryam Abhari</td>
</tr>
<tr>
<td>Date Photographed:</td>
<td>May 2015</td>
</tr>
<tr>
<td>Description of Photograph:</td>
<td>Front elevation oblique looking east</td>
</tr>
</tbody>
</table>
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
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
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
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
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
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
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
**Figure 12 of 14:**

<table>
<thead>
<tr>
<th><strong>Name of Property:</strong></th>
<th>815 10th Ave Residence</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City or Vicinity:</strong></td>
<td>Honolulu</td>
</tr>
<tr>
<td><strong>Photographer:</strong></td>
<td>Maryam Abhari</td>
</tr>
<tr>
<td><strong>Date Photographed:</strong></td>
<td>April 2015</td>
</tr>
<tr>
<td><strong>Description of Photograph:</strong></td>
<td>Rear oblique looking southwest</td>
</tr>
</tbody>
</table>
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
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
<table>
<thead>
<tr>
<th>Photo #</th>
<th>Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 of 26</td>
<td>Property Interior</td>
<td>Second floor entry alcove</td>
</tr>
<tr>
<td>2 of 26</td>
<td>Property Interior</td>
<td>Second floor entry looking out to street</td>
</tr>
<tr>
<td>3 of 26</td>
<td>Property Interior</td>
<td>Unit #1 living/dining overall view</td>
</tr>
<tr>
<td>4 of 26</td>
<td>Property Interior</td>
<td>Unit #1 looking towards living room from dining</td>
</tr>
<tr>
<td>5 of 26</td>
<td>Property Interior</td>
<td>Unit #1 living room</td>
</tr>
<tr>
<td>6 of 26</td>
<td>Property Interior</td>
<td>Unit #1 built-in dining room case</td>
</tr>
<tr>
<td>7 of 26</td>
<td>Property Interior</td>
<td>Unit #1 built-in dining room divider console</td>
</tr>
<tr>
<td>8 of 26</td>
<td>Property Interior</td>
<td>Unit #1 arch and cove molding detail</td>
</tr>
<tr>
<td>9 of 26</td>
<td>Property Interior</td>
<td>Unit #1 ceiling detail</td>
</tr>
<tr>
<td>10 of 26</td>
<td>Property Interior</td>
<td>Unit #1 kitchen</td>
</tr>
<tr>
<td>11 of 26</td>
<td>Property Interior</td>
<td>Unit #1 bedroom1</td>
</tr>
<tr>
<td>12 of 26</td>
<td>Property Interior</td>
<td>Unit #1 bedroom2</td>
</tr>
<tr>
<td>13 of 26</td>
<td>Property Interior</td>
<td>Unit #1 bathroom built-in</td>
</tr>
<tr>
<td>14 of 26</td>
<td>Property Interior</td>
<td>Unit #2 room looking towards bay window</td>
</tr>
<tr>
<td>15 of 26</td>
<td>Property Interior</td>
<td>Unit #2 panoramic overall</td>
</tr>
<tr>
<td>16 of 26</td>
<td>Property Interior</td>
<td>Unit #3 room</td>
</tr>
<tr>
<td>17 of 26</td>
<td>Property Interior</td>
<td>Unit #3 kitchen and door leading to open-air vestibule/garage space</td>
</tr>
<tr>
<td>18 of 26</td>
<td>Property Interior</td>
<td>Unit #4 living room</td>
</tr>
<tr>
<td>19 of 26</td>
<td>Property Interior</td>
<td>Unit #4 kitchen</td>
</tr>
<tr>
<td>20 of 26</td>
<td>Property Interior</td>
<td>Unit #5 living room</td>
</tr>
<tr>
<td>21 of 26</td>
<td>Property Interior</td>
<td>Unit #5 panoramic of kitchen</td>
</tr>
<tr>
<td>22 of 26</td>
<td>Property Interior</td>
<td>Unit #6 panoramic overall</td>
</tr>
<tr>
<td>23 of 26</td>
<td>Property Interior</td>
<td>Unit #7 kitchen</td>
</tr>
<tr>
<td>24 of 26</td>
<td>Property Interior</td>
<td>Unit #7 panoramic overall</td>
</tr>
<tr>
<td>25 of 26</td>
<td>Property Interior</td>
<td>Unit #7 bathroom</td>
</tr>
<tr>
<td>26 of 26</td>
<td>Property Interior</td>
<td>Shared Laundry</td>
</tr>
</tbody>
</table>
Photo Key:
Second Floor Interior Photos
Photo Key:
First Floor Interior Photos
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
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
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
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
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
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
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
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 bedroom 1
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
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
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
### 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

![Image of the property](image-url)
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
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
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 Residence
Honolulu
Lorraine Minatoishi
March 2015
Unit #5 living room
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
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
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
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
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