

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Carter-Dyer Residence

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 190 Dowsett 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Not For Publication: ☐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 Historic Preservation Act, as amended,

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

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

 national X statewide X local

Applicable National Register Criteria:

 A B X C D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

Carter-Dyer Residence

Honolulu, HI

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

Signature of commenting official:

Date

Title :

**State or Federal agency/bureau
or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

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Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

House (1)

buildings

sites

structures

objects

1

Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Early Twentieth-century Revivals

Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation – concrete

Walls – wood

Roof – brie

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The 190 Dowsett Avenue Residence is a 4,486 square foot home located on historic Dowsett Avenue in Nu‘uanu, Honolulu. Constructed in 1921, the two-story, Colonial Revival home is an early surviving example of residential design by Swedish architect Carl William Winstedt. The Carter-Dyer Residence is distinguished by its rectangular shape, low-slope roof, and use of symmetry in the exterior and interior of the house. While the home’s architecture is an obvious homage to America’s colonial past, details in the architectural and landscape point to the architect’s desire to create a home that was also suitable to the islands. The original lot size of the residence was 59,408 square feet, which allowed the owners to host guests from their lanai and enjoy the landscaping. The residence decreased to its current 0.4326 acreage in the 1980s, but home maintains the original integrity of its design, materials, and workmanship even a hundred years after its construction.

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Narrative Description

The Carter-Dyer Residence is a two-story, single-family dwelling facing southeast towards Dowsett Avenue. The closed rectangular structure is 55' x 37' in size. It includes five bedrooms, four full baths, and one half bath. The living area is 4,486 square feet.

Two elements make the house distinctive in design. The first is the residence's low-slope roof gives a monolithic feel to the residence. The roof was constructed with a sophisticated gutter system that diverts collected water through the structure and out and away from the house. This system has been unchanged and maintained by the owners. Below the roofline is a short awning. A continuous copper gutter runs along the awning, helping to move water away from the flat roof.

The second unique feature of the Carter-Dyer Residence is the presence of Colonial Revival details throughout the house. Symmetry and balance are key characteristics of Colonial Revival architecture and is seen most notably in the floor plan, the fenestration of the windows and doors on both the first and second floor, and the mounted light fixtures throughout the residence. The Carter-Dyer Residence has a fireplace in the family room, an important element of colonial American homes which sought to re-introduce the concept of "Hearth and Home" and family gathering in twentieth-century living.

Exterior Façade

The property's entrance from Dowsett Avenue through a private gate. An arched red brick driveway connects the driveway and runs through the residence's 23' x 14' porte-cochere (322 square feet). The porte-cochere is supported by four square-columns and has a low-slope roof that matches with the entire structure's low-slope roof. The roof of the porte-cochere is fenced around its perimeter and acts as a second-floor deck accessed through one of the second floor bedrooms. The main doorway is a pair of wooden doors with decorative arched patterns carved in high relief and is accessed from the driveway up two cement steps. The main entrance is flanked with two sidelights which are original to the house.

Multi-paned, double-hung sash windows were chosen as the primary window style for the house. The windows on the façade of the house are mirrored on both halves of the house. There are four windows facing Dowsett Avenue on the first floor. A pair of eight-paned casement windows are frame on both sides of the main entrance. The first floor dining room and living room include two 16-paned windows framed by two eight-paned, double hung sash windows that also face Dowsett Avenue. The second floor the the master bedroom and Bedroom Three have a 16-paned window framed by two eight-paned, double hung-sash windows. Three round-top window doors open from Bedroom Four to the deck above the porte-cochere. Each of the rount-top window doors consists of eight panes. All the windows have white muntins, which coordinates with the home's off-white exterior paint.

The windows on the backside of the house also continue a pattern of symmetry. Looking out from the bar in the recreation room is a single window framed by two eight-paned windows.

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First Floor - Interior

The 2604 square foot first floor is two rooms wide by two rooms deep. The dining room and kitchen are located on the south facing side of the house while the living room and family room are located on the northern side of the house. It is important to note that the rooms on the south side of the house are slightly smaller by two feet than those of the opposite side (i.e. dining room and kitchen are 19.5' x 15' while the family room and living room are 19.5' x 17').

The entrance leads to the foyer, with a dining room to the left and the living room to the right. The dining room (19.5' x 15') located the left of the main entrance has a set of French double doors that look out to the southside of the property. The crystal chandelier and wall light fixtures that frame the dining room archways in the dining room are believed to be original to the residence. An archway connects the dining room directly to the kitchen (19.5' x 15'). A pantry formerly separated these two room, but was removed by the owners in their 2011 renovation.

The living room (19.5' x 17') located to the right of the main entrance has a sixteen-paned center window, framed with by two eight-paned windows. Two archways connect the living room to the family room (19.5' x 17'). A unique feature of the family room is the fire place and mantel, an important feature of colonial American homes. The red brick-lined fireplace is still functional.

Down the center hallway from the foyer is the first floor's half bathroom and the grand staircase. The dog-leg staircase begins in the center hallway contains 14 steps with a stair landing. The staircase still maintains its original stair rods, hardwood banister, and custom wood balusters painted in white. The carpet runner is also believed to be original. There is also an eight-stepped servant's stairway, which begins in the kitchen and connects to the grand staircase through a door on the stair landing.

The home has consistent interior details. Crown molding is present throughout both the first floor and second floor. The entire house has 'ōhi'a wood flooring. The floors were refinished in 2000 and the owners matched the same flooring in their kitchen after the kitchen's renovation in 2011.

First Floor Changes and Alterations

In 1964, the owners decided to enclose the lanai, altering the first floor's original U-shape. Winstedt's inclusion of a lanai was the home's most island element. The lanai was located underneath the second-floor roof top deck and would have allowed the owners to host gatherings in the back of their house. To enclose the space, two Doric columns and three sets of French double doors with screens were installed. An 800 square foot deck was built from the second floor to cover the extension. Enclosing the lanai created a recreation room along with two smaller lateral spaces adjacent to the recreation room used as a bar and laundry room, respectively.

During the 1964 renovation, the first floor's original walls, windows, and glass doors were maintained and brought indoors. The lanai's original French doors, screens, and window joinery hardware were also kept and can be seen in the half bathroom and family room. In the most

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recent 2011 renovation, the original wall separating the kitchen from the lanai was removed in order to expand the kitchen.

Second Floor - Interior

The 881 square foot second floor contains the home's five bedrooms (one master bedroom and four bedrooms) and three full bathrooms. The spaces on the second floor have largely not been altered, with the exception of the second roof-top deck that covered the former lanai and the 2000 remodel of the master bathroom.

The five bedrooms are named as follows:

1. Master bedroom (19.5' x 17') located on the northeast side of the house
2. Bedroom One (12' x 16') located on the northwest side of the house
3. Bedroom Two (12' x 16') located on the southwest side of the house
4. Bedroom Three (19.5' x 17') located on the southeast side of the house
5. Bedroom Four located on the east side of the house, facing Dowsett Avenue

The Master Bedroom and Bedrooms One and Two have their own bathroom entrances. The master bedroom's bathroom and walk-in closet was remodeled in 2000 following a roof leak.

The second floor maintains most of its original fixtures. All of the second-floor windows, with the exception of the master bedroom and southwest bedroom, are original to the structure and are operated with a metal hand crank. The majority of the bedrooms' doors, faceted-glass doorknobs, keyhole cover plate and keys, and mounted door stops have never been replaced.

Both roof top decks (above the porte-cochere and the covered lanai) are enclosed with a decorative wood railing painted in white.

Garage and Backyard

The original owners of the house built a garage in 1925, four years after completing the main residence. The property includes a two-door, 24' x 20' garage located on the southern side of the property. While not original to the home, it was designed in the Colonial Revival style with the same gutters and low-slope roof. The garage includes a wine cellar and bathroom.

The original Carter-Dyer Residence was originally 53,108 square feet, significantly larger than its current iteration. The long backyard of the property was formerly a feature of the residence. The yard's eucalyptus tree and magnolias are believed to be original to the property.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1911-1921

Significant Dates

1911 – Purchase of lot

1921 – Year of construction

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

National Construction Company

Carl William Winstedt

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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 Carter-Dyer Residence is significant under Criterion A. Phoebe Carter purchased the property from the Dowsett Land Company in 1911 before the company began developing the Dowsett Tract subdivision in 1912. The residence is also eligible under the requirements of Criterion C because of its distinctive Colonial Revival-style. The Carter-Dyer Residence retains its original materials, workmanship, and design features since its completion in 1921. While developed separately, the Carter-Dyer Residence is similar to other Dowsett Avenue homes designed in the Colonial Revival style.

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

Criterion A

Community Planning and Development

The Dowsett Company Ltd. formed after the death of James Isaac Dowsett, a well-known merchant in the islands. The Dowsett family migrated to Hawaii from Rochester, Kent, England. James Dowsett was born in the islands in December 15, 1829 and was the family's youngest son. Dowsett was financially successful through the whaling, lumber, and import industries. He was also well connected with the social and political elite in Honolulu. Having being raised in Nu'uano, he was life long friends with Kamehameha IV, Kamehameha V, and Lunalilo.¹

After Dowsett's death in 1899, his family formed the Dowsett Company Ltd. to oversee James Dowsett's properties. Dowsett's land holdings included 273 acres in Nu'uano Valley in Honolulu, which the Dowsett Company decided to create into the subdivision now known as Dowsett Tract. The Dowsett Company began making improvements to their Nu'uano holdings in 1912. Under the management of David Dowsett, the Dowsett Company used cutting edge engineering and design to make division a community for the future. The company was the first development company in Honolulu to use concrete in constructing neighborhood sidewalks and storm gutters.² The new streets that connected Nu'uano Avenue to Dowsett Tract were made with concrete and paved with asphalt for the increasing number of car owners in the city.³ Water, gas, electric, and sewage lines were laid for every lot, making immediate construction possible for each buyer.

Because of the Dowsett Company's investment into the infrastructure of Dowsett Tract, the subdivision was celebrated as an "example of what should be done by the real estate men when

¹ "Jas. I. Dowsett Was a Native of Honolulu." *The Hawaiian Gazette*, June 17, 1898.

² "Dowsett Company Puts on Market Beautiful Nuuanu Valley Tract," *Honolulu Star-Bulletin*, February 24, 1917.

³ "Dowsett Tract," *Honolulu Star-Bulletin*, February 24, 1917.

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they open upon new tracts for homes”.⁴ The first 52 lots of Dowsett Tract was described as the “most beautifully improved residential subdivision ever placed upon the Honolulu market” and opened for sale in February 1917.⁵ Each lot boasted an “uncommonly large” size with 110 feet of frontage and 150 feet in depth at only 17 cents a square foot.⁶ Bishop Trust Company Limited managed all of the land transactions.

The Carter-Dyer Residence was one of earliest lots sold by the Dowsett Company in what became Dowsett Tract. The owner, Phoebe Carter, was the second daughter of Territorial Governor of Hawai‘i George Carter and a descendant of the Judd family who settled in the islands in late 1820s. She purchased the 59,408 square foot lot directly from the Dowsett Company in 1911, significantly earlier than others who bought lots after the creation of the subdivision in 1917 and into the 1920s.

Criterion C

Architecture and Integrity

In 1917, Phoebe Carter married Vivian Oxenham Dyer, a clerk at C. Brewer and Company.⁷ In 1920, the Dyers hired architect Charles William Winstedt and his contracting company, National Construction Company, to design and construct their house for \$20,000.⁸ The residence was completed the following year in 1921 and given the address 178 Dowsett Avenue. Dyer took out permits to construct the Dowsett Avenue property in 1920 and the house was completed in 1921. In 1925, a garage and servants’ quarters were erected on the property at the cost of \$1650.⁹ It is unknown whether Winstedt was also hired to design these additional structures.

Swedish architect Carl William Winstedt (d. May 4, 1943) arrived in Hawai‘i from Alaska around 1917.¹⁰ Winstedt and the National Construction Company actively constructed homes and notable buildings around O‘ahu between the late 1910s and 1920s. Some of Winstedt’s most famous buildings include Winstedt House, now known as Pākī Hale (1918), Waimea Rock Silo-St. Michael Parish (1926), and the Egholm Residence (1926).¹¹ Winstedt’s work abruptly ended in when the National Construction Company filed for bankruptcy in 1931.

The Carter-Dyer Residence displays strong colonial elements, a style that was in vogue in the early 1920s and was a favorite style for single family homes throughout the American mainland.

⁴ “Much Road Work of Substantial Nature Under Way,” *The Honolulu Advertiser*, February 15, 1917.

⁵ “Dowsett Tract.”

⁶ “Dowsett Tract.”

⁷ “Wedding on Saturday,” *Honolulu Star-Bulletin*, September 19, 1917.

⁸ “Building Permits of Week Run Very Low,” *Honolulu Star-Bulletin*, n.d.

⁹ “Gets Permit,” *Honolulu Star-Bulletin*, October 29, 1925.

¹⁰ “Unclaimed Letter List,” *Honolulu Star-Advertiser*, February 21, 1917.

¹¹ CJS Group-Architects Ltd and Honolulu (Hawaii) Dept of Parks and Recreation, *Waikiki War Memorial Park and Natatorium, Kapiolani Park, Honolulu, Oahu, Hawaii: Final Historical Background Report* (CJS Group-Architects, Ltd., 1985), 40.

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However, the majority of Winstedt's Honolulu buildings and residences were built in the Spanish Revival-style, making the Colonial Revival-style Carter-Dyer Residence a unique building in Winstedt's short career in Hawai'i.

Although owners of Dowsett Tract properties designed their homes independently, many of the homes on Dowsett Avenue built during the early 1920s were designed in the Colonial Revival-style. Other Dowsett Avenue homes listed on the Register of Historic Places include the Isabelle Jones House (71 Dowsett Avenue), the Olund Residence (72 Dowsett Avenue), and the Thomas King Victor House (155 Dowsett Avenue).

The Carter-Dyer Residence will celebrate its centennial anniversary in 2021 and the home's five owners have worked to preserve the original integrity of the house from major changes. Phoebe Carter Dyer and Vivian Dyer divorced in 1929, the later returning to England. Following her divorce from Dyer, Phoebe Carter remarried Californian Douglas Alexander and left Hawai'i permanently. She sold her residence in 1931 to Mr. George and Eva Sumner, who owned the property for twenty years. The Sumners hosted many guests and tours because of their home was an example of Pacific island architecture.¹²

After the passing of Eva Sumner in 1985, the 59,408 square foot property was sold to Mitsuba USA Inc. in 1987. Mitsuba USA subdivided the original lot into four properties and retained ownership over the Carter-Dyer Residence (Lot 458; 18,843 square feet). 174 Dowsett Avenue (Lot 460; 10,845 square feet), 184 Dowsett Avenue (Lot 455; 10,845 square feet), and 203 Dowsett Avenue (Lot 457; 12,575 square feet) were a part of the original Carter-Dyer property. The property's original pool and pool house located on Lot 460 and Lot 455 were lost during the sale. The original hedges facing Dowsett Avenue along all four properties are still present, showing the former connection between the lots.

In late 1980s, the house was sold to the Brewer family, who resided there until 2000. Steve Dung and Adelia Chung Dung are the current owners of the house.

¹² "Four Island Homes to Be Shown On Vassar 'Pacific Living' Tour," *Honolulu Star-Bulletin*, October 12, 1957; "Vassar Club Plans Homes Tour," *Honolulu Star-Advertiser*, October 13, 1957.

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9. Major Bibliographical References

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

“Building Permits of Week Run Very Low,” *Honolulu Star-Bulletin*, (June 16, 1920): 9.

CJS Group-Architects Ltd and Honolulu (Hawaii) Dept of Parks and Recreation, *Waikiki War Memorial Park and Natatorium, Kapiolani Park, Honolulu, Oahu, Hawaii: Final Historical Background Report* (CJS Group-Architects, Ltd., 1985), 40.

“Dowsett Company Puts on Market Beautiful Nuuanu Valley Tract,” *Honolulu Star-Bulletin*, (February 24, 1917): 44.

“Dowsett Tract,” *Honolulu Star-Bulletin*, (February 24, 1917): 16.

“Four Island Homes to Be Shown On Vassar ‘Pacific Living’ Tour,” */Honolulu Star-Bulletin/*, October 12, 1957; “Vassar Club Plans Homes Tour,” *Honolulu Star-Advertiser*, (October 13, 1957): 44.

“Gets Permit,” *Honolulu Star-Bulletin*, (October 29, 1925): 11.

“Jas. I. Dowsett Was a Native of Honolulu.” *The Hawaiian Gazette*, (June 17, 1898) 2.

“Much Road Work of Substantial Nature Under Way,” *The Honolulu Advertiser*, (February 15, 1917): 6.

Sheldon, Noah. *The Colonial Revival House*. New York: Harry N. Abrams Books, 2004.

“Unclaimed Letter List,” *Honolulu Star-Bulletin*, (February 21, 1917): 15.

“Wedding on Saturday,” *Honolulu Star-Bulletin* (September 19, 1917): 10.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- ☐ Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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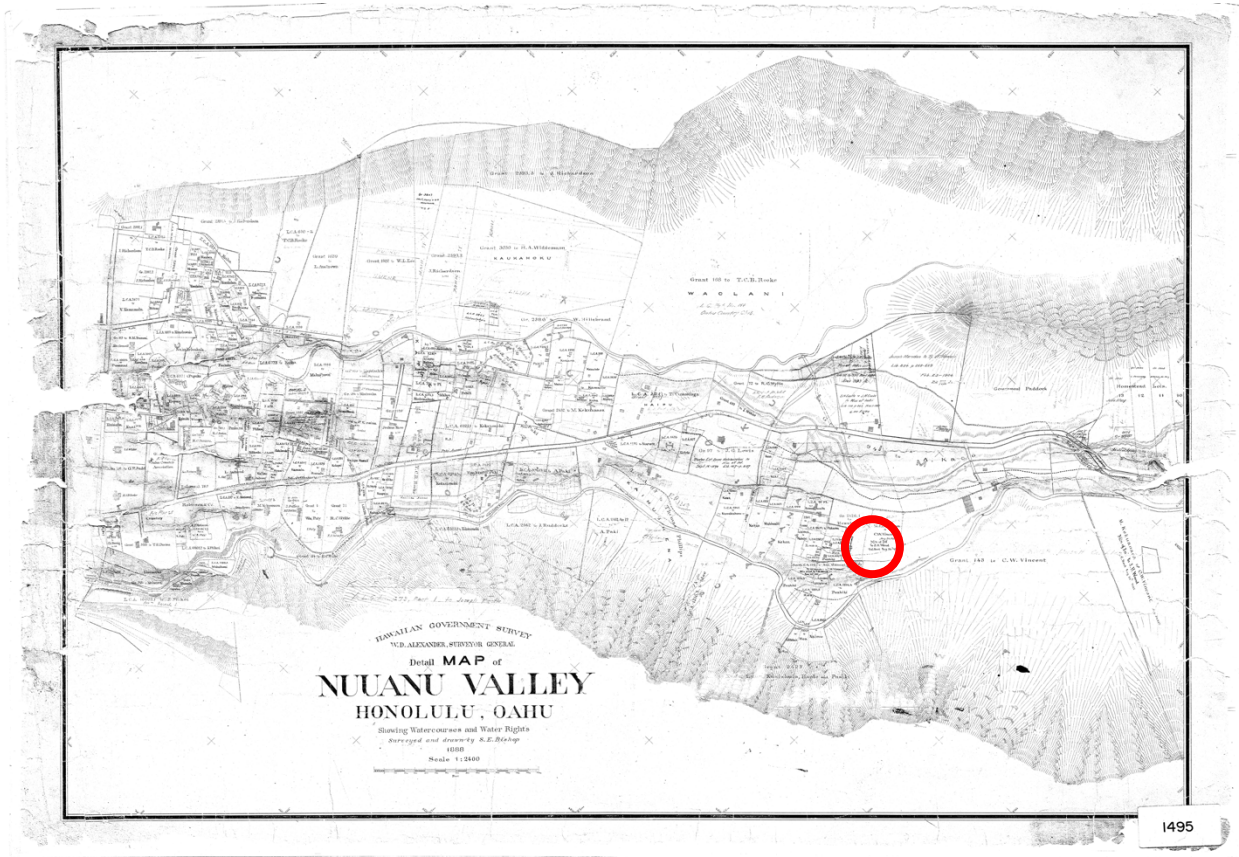
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10. Geographical Data

Acreage of Property 0.4326 acres



Map No. 1 of 7 – 1888 Map of Nu‘uanu Valley. Circle indicates approximate location of 190 Dowsett Avenue.

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Map No. 2 of 7 – 1925 Tax Map of Nu‘uanu Valley.

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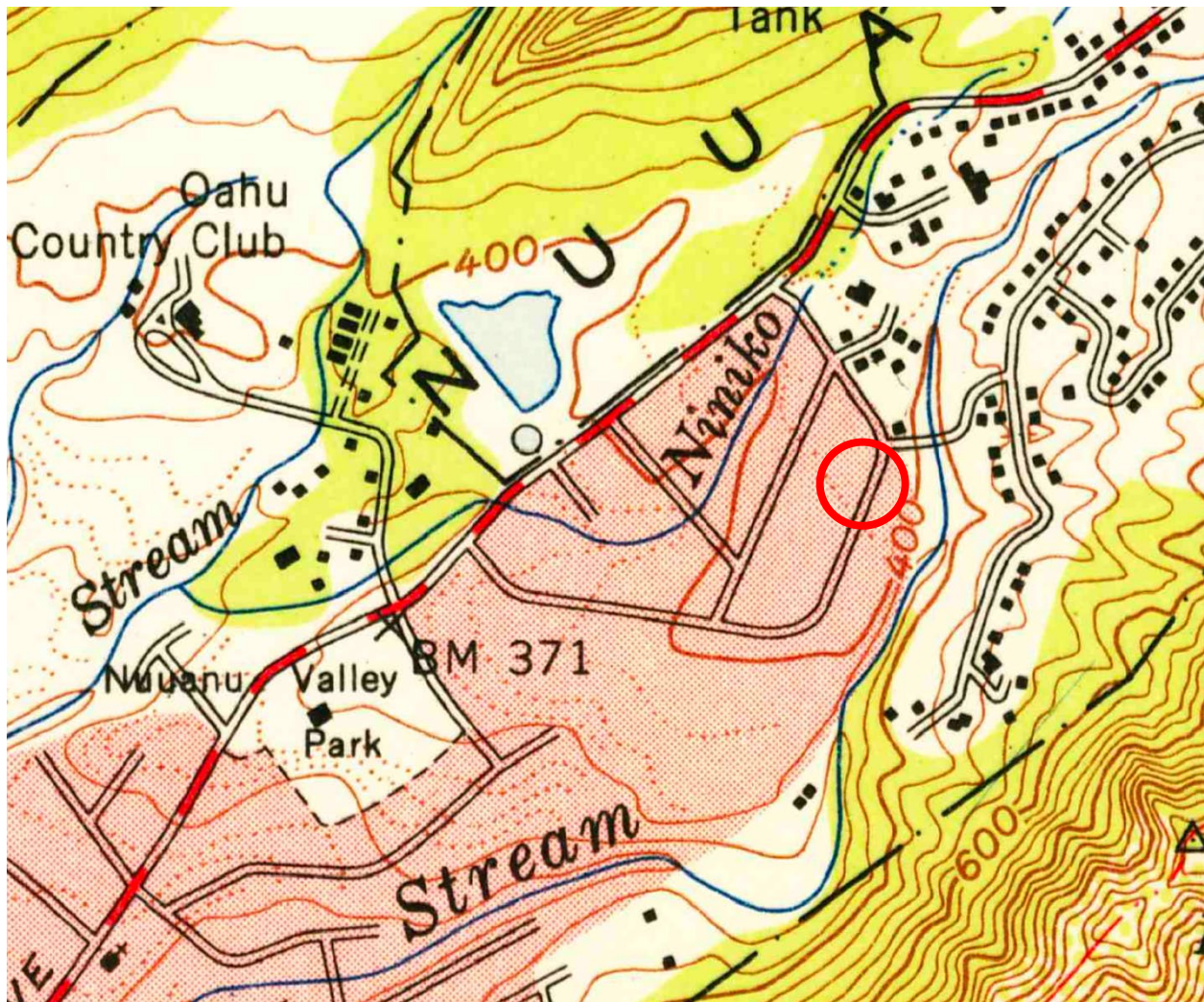
Map No. 3 of 7 – Close up of 1925 Tax Map of Nu‘uanu Valley that shows Phoebe Carter Dyer’s ownership of property and shows the original size of the property.

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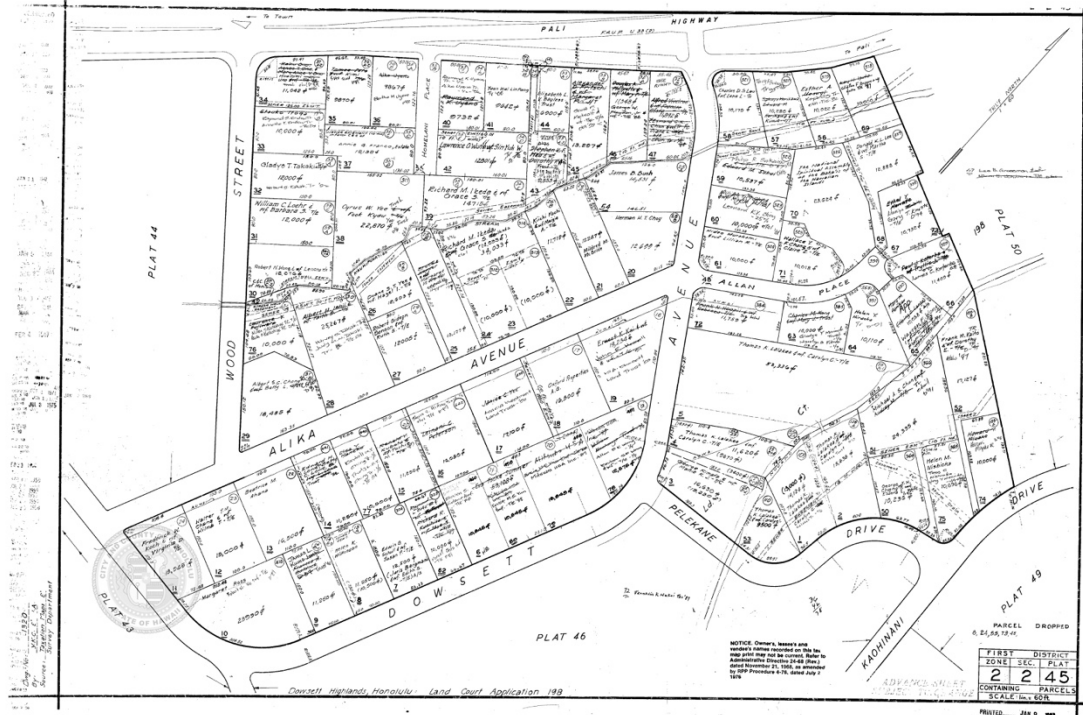
Map No. 5 of 7 – Close up of 1953 Topographic Map of Southeast Honolulu indicating the location of 190 Dowsett Avenue.

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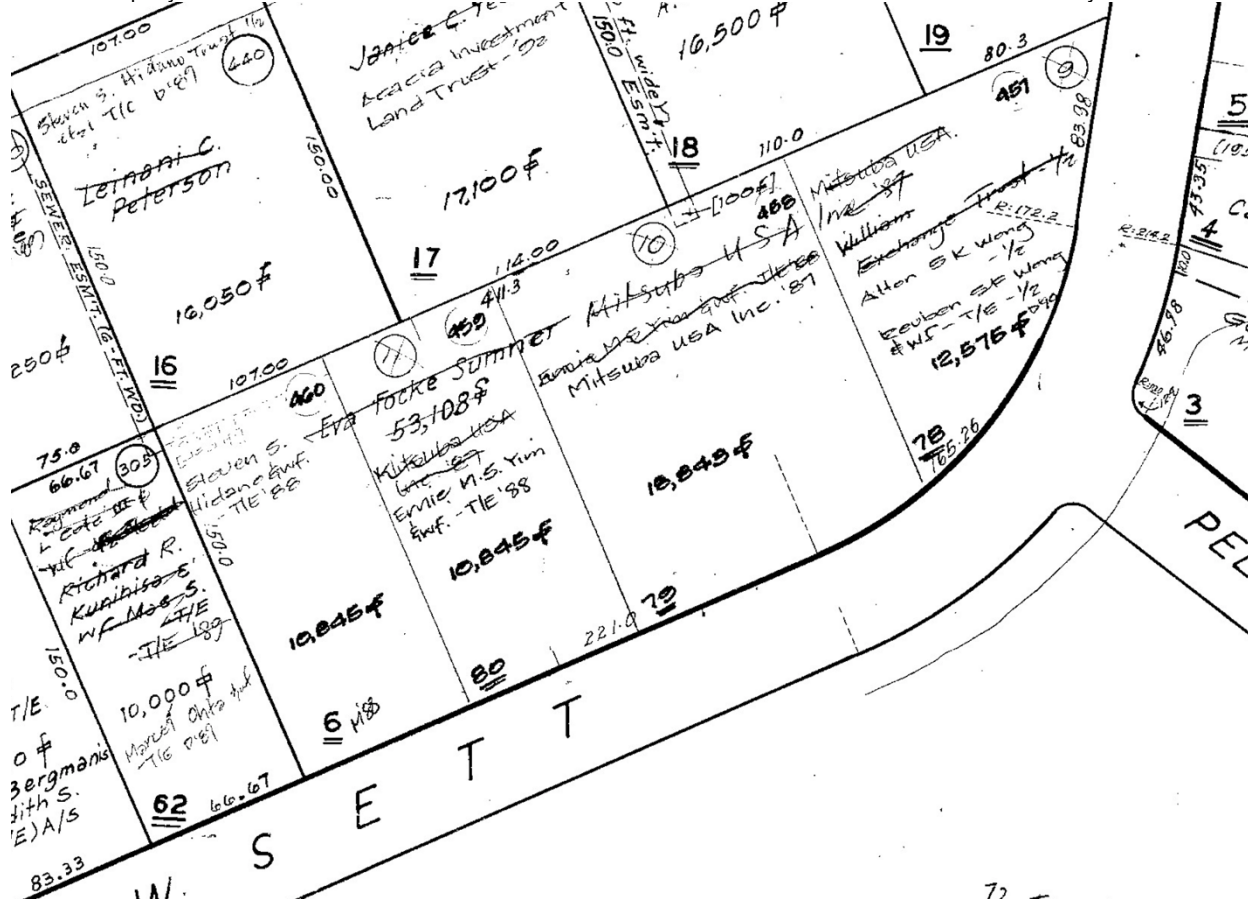
Map No. 6 of 7 – 1987 Close up of Cancelled Tax Map of Section (1) 2-2-045.

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Map No. 7 of 7 – Close up of 1987 Cancelled Tax Map of Section (1) 2-2-045 showing the ownership changes between Eva Sumner to Mitsuba USA and the division of the property into four separate lots.

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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: 21.338456 Longitude: -157.832871

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: 4Q Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting: Northing:

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

Boundary Justification (Explain why the boundaries were selected.)

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Form Prepared By

name/title: Sarah Tamashiro

organization: _____

street & number: 98-707 Ewelani St.

city or town: Aiea state: HI zip code: 96701

e-mail: sarah.tamashiro@gmail.com

telephone: 808-358-6803

date: February 2020

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.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Carter-Dyer Residence

City or Vicinity: Nuʻuanu, Honolulu

County: Honolulu

State: Hawaiʻi

Photographer: Sarah Tamashiro (all images)

Date Photographed: August 2018. Photographs were captured with an iPhone 6+ camera, 8 mega-pixels in size.

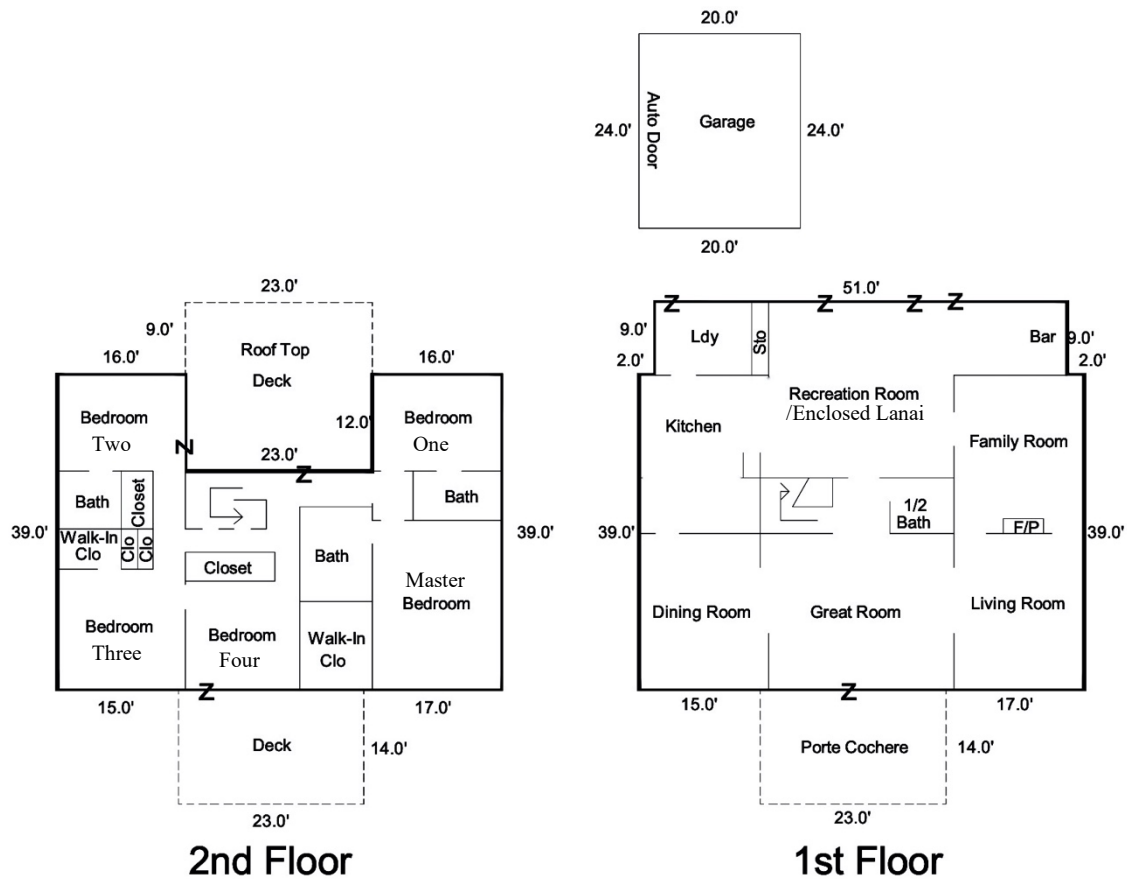
Description of Photograph(s) and number, include description of view indicating direction of camera:

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Sketch by Apex IV™

Image 1 of 32 – Floor map of the Carter-Dyer Residence in 2019.

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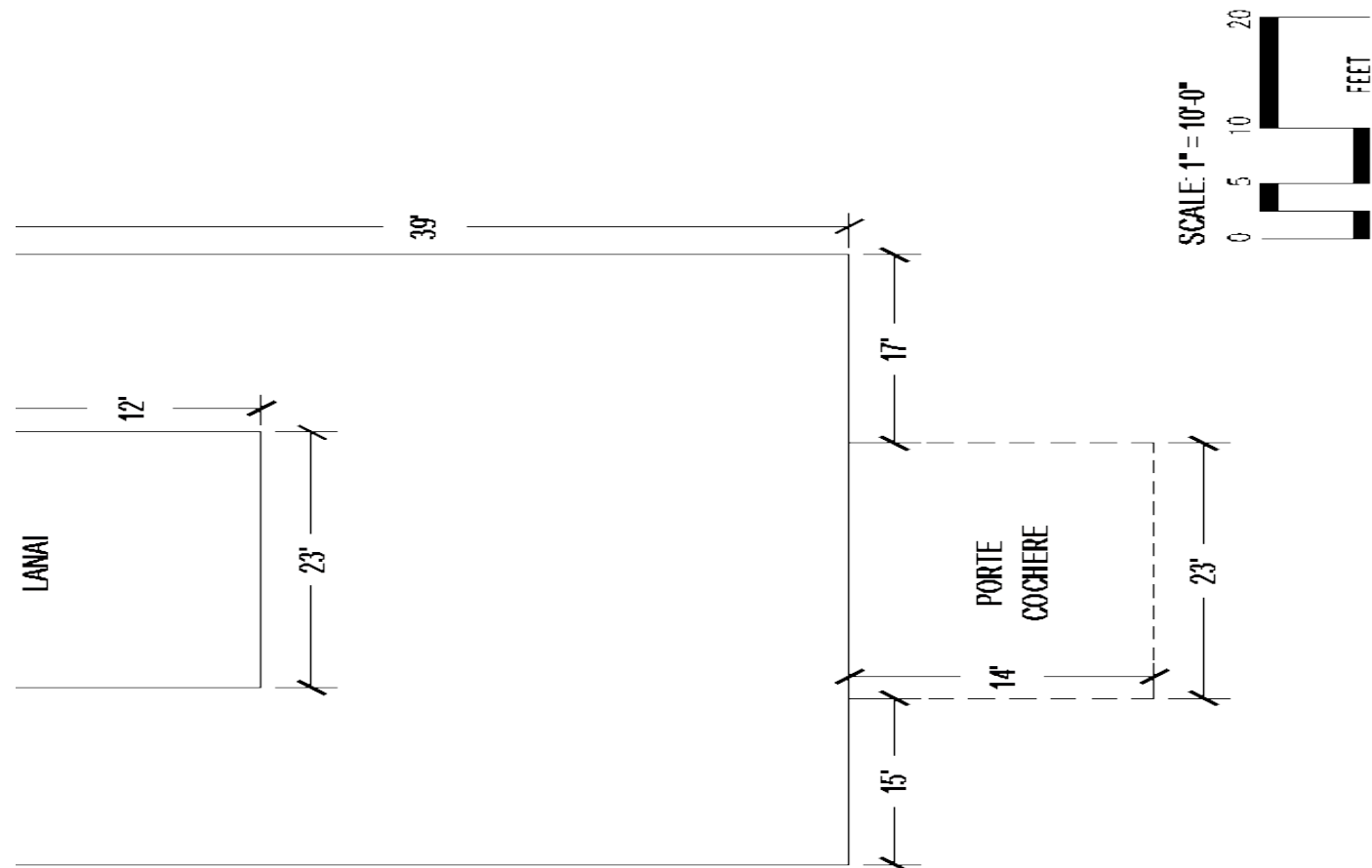


Image 2 of 32 – Diagram taken from permit records showing the original U-shape of the residence and plans to enclose the lanai, circa 1964. Image created by Sarah Perkins, 2019.

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Image 3 of 32 – The Carter-Dyer Residence. View facing southeast towards Dowsett Avenue.

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Image 4 of 32 – Northside view of the Carter-Dyer Residence. Note the short awning and copper gutter.

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Image 5 of 32 – Southside view of the Carter-Dyer Residence.

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Image 6 of 32 – South facing dining room on the first floor.

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Image 7 of 32 – Example of original light fixtures in the first floor dining room.

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Image 8 of 32 – Original chandelier in the first floor dining room.

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Image 9 of 32 – North facing living room.

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Image 10 of 32 – Archways connecting the first floor living room to the family room on the northside of the residence.

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Image 11 of 32 – First floor family room facing west towards the enclosed lanai. Note the original screened windows and window enclosures.

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Image 12 of 32 – First floor family room facing east towards Dowsett Avenue, featuring the original chandelier and fire place.

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Image 13 of 32 – Family room mantel and brick-lined fireplace.

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Image 14 of 32 – Close up of the original window closures in the family room.

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Image 15 of 32 – Close up of the original French doors connecting the family room to the enclosed lanai/recreation room.

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Image 16 of 32 – French doors opening into the enclosed lanai/recreation room.

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Image 17 of 32 – Windows in the half bathroom on the first floor that formerly opened to the lanai.

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Image 18 of 32 – The enclosed lanai/recreation room's set of three French doors and two Doric columns. Doors open west towards the backyard.

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Image 19 of 32 – Exterior view of enclosed lanai/recreation room's French doors and Doric columns.

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Image 20 of 32 – View of the first floor foyer from the family room, featuring the staircase.

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Image 21 of 32 – Close up of the carpet runner and stair rods, both believed to be original to the residence.

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Image 22 of 32 – View of the stair landing and doorway that connects to the servant's staircase.

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Image 23 of 32 – Servant's staircase connecting the kitchen to the main staircase.

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Image 24 of 32 – View of the staircase from the second floor.

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Image 25 of 32 – View of the doorway to the second floor deck facing the backyard above the enclosed lanai/recreation room.

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Image 26 of 32 – View of the second floor hallway towards the two bedrooms on the south side of the residence.

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Image 19 of 32 –



Image 27 of 32 – One of three rounded ____ doors from the second floor bedroom, facing Dowsett Avenue.

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Image 28 of 32 – Second floor hallway connecting the master bedroom and north facing bedroom.

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Image 29 of 32 – Entrance to second floor bedroom that faces Dowsett Avenue.

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Image 30 of 32 – Example of original window crank in one of the second floor bedrooms.

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Image 31 of 32 – Example of one of the original glass second floor bedroom door knobs.

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Image 32 of 32 – Example of an original light fixtures in the second floor bathrooms.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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



State Historic Preservation Division (SHPD)
Kakuhihewa Building
601 Kamokila Blvd., Suite 555
Kapolei, HI 96707

February 24, 2020

To whom this may concern,

Aloha nō kāua, my name is Sarah Tamashiro and I am Hawaiian historian and art historian. I graduated with a bachelor's degree in Studio Art and Art History from Occidental College and a Masters degree from the History department at the University of Hawai'i at Mānoa. I am currently enrolled in a PhD program in Art History at the University of East Anglia, Sainsbury Research Unit (Norwich, UK).

At this time, I would like to nominate a residence to the Hawaii Register of Historic Places. The Carter-Dyer Residence is located on 190 Dowsett Avenue and has been owned by the Dung family since 2000. After doing preliminary research, I found that the house was designed by Swedish architect Carl William Winstedt and built by his construction company, National Construction Company, in 1921. Winstedt is also responsible for building significant buildings around O'ahu including Winstedt House, now known as Pākī Hale (1918), Waimea Rock Silo-St. Michael Parish (1926), and the Egholm Residence (1926.) Winstedt was active mostly in the 1920s and stopped designing in 1931 due to the bankruptcy of his company.

The lot that the Carter-Dyer Residence was constructed on one of the first lots purchased in what became known as the Dowsett Tract, a historic community in Nu'uuanu Valley. The home displays strong elements of Colonial Revival architecture, similar to that of other homes on Dowsett Avenue constructed in the 1920s. The residence is fortunate in that it retains its original materials, workmanship, and design features since its construction.

Attached in this email is the nomination form. Please let me know if you have any questions or concerns. I am happy to assist in all ways possible.

Mahalo ā piha,

Sarah Tamashiro
98-707 Ewelani St.
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