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.

In my opinion, the property meets does Signature of commenting official:	Date
In my opinion, the property meets does	
	not meet the National Register criteria.
State or Federal agency/bureau or Tribal Go	vernment
Signature of certifying official/Title:	Date
<u>X</u> A <u>B</u> <u>X</u> C <u>D</u>	
In my opinion, the property meets does recommend that this property be considered signific level(s) of significance:nationalstatewideX_l Applicable National Register Criteria:	eant at the following
I hereby certify that this nomination request the documentation standards for registering properti Places and meets the procedural and professional re	les in the National Register of Historic quirements set forth in 36 CFR Part 60.
3. State/Federal Agency Certification As the designated authority under the National History	oric Preservation Act, as amended,
2. Location Street & number:3007 La Pietra Circle City or town:Honolulu	County: <u>Honolulu</u>
Name of related multiple property listing: La Pietra Townhouse (Enter "N/A" if property is not part of a multiple pro-	
Other names/site number La Pietra Condominium	

John Henry Felix Residence Name of Property		
4. National Park Ser		
I hereby certify that the	1 1 •	
entered in the Natio		
_	e for the National Register	
determined not elig	gible for the National Register	
removed from the	National Register	
other (explain:)		
Signature of the Ke	eeper	Date of Action
5. Classification		
Ownership of Proper		
(Check as many boxes Private:		
Tilvate.	X	
Public – Local		
Public – State		
1 done – State		
Public – Federal		
Category of Property		
(Check only one box.)		
Building(s)	X	
District		
Site		
Structure		
Object		

hn Henry Felix Residence			ıwaii
me of Property		Cour	nty and State
Number of Resources within Prope			
(Do not include previously listed rese	ources in the count)		
Contributing	Noncontributing		
1		buildings	
		C	
		sites	
		structures	
		Structures	
		objects	
		objects	
1		Total	
1		Total	
Number of contributing resources pr	eviously listed in the N	ational Register N	None
rvanie er er eenwre annig rese arees pr		<u></u>	
6. Function or Use			
Historic Functions			
(Enter categories from instructions.)			
Domestic/Multiple Dwelling			
·			
Current Functions			
(Enter categories from instructions.)			
Domestic/Multiple Dwelling			

hn Henry Felix Residence	Honolulu	Hawaii
me of Property		County and State
7. Description		
Architectural Classification		
(Enter categories from instructions.)		
Modern		
Regional Hawaii		
Kegionai iiawan		
Materials: (enter categories from instructions	s.)	
Principal exterior materials of the property:		an wood walls
poured concrete foundation	ava rock wans, nonzontar	ap wood wans,

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 John Henry Felix residence is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra and Kapiolani Park. It faces northwest and sits at the start of La Pietra Circle on a sloping parcel overlooking the entry to the townhouse complex. It is the left half of a two-story, modern Hawaii style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit is slightly receding from its neighboring unit. The unit has a low pitched, Euroshield shingled, hip on hip roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation. The three bedroom, three and a half bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

Narrative Description

The Felix residence is located at the entrance to La Pietra Circle on the east side of the road, facing northwest. Its front lawn runs down to the street, and concrete steps with stone pavers set in its surface wind up the front yard to the entry. Four steps ascend from the road to a landing

John Henry Felix Residence

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and then one step accesses a sidewalk which curves to the right. From the sidewalk another nine steps, with a metal handrail on its upslope side, lead to the front entry. To the right of the initial steps and on the left at the start of the sidewalk are kokutan or Yeddo hawthorn (*Rhaphiolepis umbellate* var. *ovata*). At the start of the sidewalk, on both sides are stone gardens with *iliili* and *niwaishi* (garden stones). Several *niwaishi* are also set in the front lawn to the north of the sidewalk. A coconut (*Cocos nucifera*) grows to the southwest of the final set of steps, and to the northeast of those steps, close to the house is a tiare (*Gardenia taitensis*). A pink jatropha (*Jatropha hastata*) is at the southwest corner of the unit's façade.

The balanced, asymmetric façade of the unit is two bays wide with three projecting, 8' high lava rock walls demarcating the bays, with a wall extending out from each corner of the unit and another from the middle. The left bay is essentially a wall of glass, with a pair of sliding doors flanked by single pane fixed windows on the first story and four single pane fixed windows on the second, which extend to the building's top plate.

The right bay contains the right-of-center entry as well as a pair of single pane sliding windows on the first story. The entry is framed by the center projecting wall on its left side and a lava rock pilaster on the right. The windows, like all windows and exterior sliding doors in the townhouse complex, are bronze anodized aluminum, and if not original, replaced the originals in-kind. The entry lanai's floor has the same stone pavers as the sidewalk. The pavers extend in front of the left bay's sliding doors, while *mondo* (*Ophiopogon japonicas*) grows in front of the right bay. A second story balcony runs the length of the façade.

A historic double door with recessed panels provides entry to the unit. It retains its original thumb latch and hardware. The door opens on a 5'-1" x 6'-9" entry foyer, which is open at either end and has a mirrored southeast wall. Its floor continues the stone pavers from outside. At the foyer's right (southwest) opening is a front to rear running hall that terminates at the dining area. A door in the hall's northeast wall opens on a half bath, which retains its original sink and cabinet, although the light has been changed. A door in the opposite wall opens on a bedroom. Neither of the hallway's doors are historic and they do not retain their original knobs or hardware. The half bath is an "island" around which flow the hallway, living room and dining area. It retains its original teak walls on its hall and two living room sides, with its southeast wall retaining its original wet bar concealed behind a pair of teak double doors which retain their original handles.

In the hallway's southwest wall a door leads into a bedroom. The downstairs bedroom's closet is behind a pair of original wood, louvered, bi-fold doors immediately opposite the bedroom's entry door. These doors retain their original handles, as do all the original bi-fold doors in the unit. The bedroom's ceiling features three exposed, lateral running beams. In the northwest wall a pair of single pane sliding windows provide light and ventilation, and built-in bookcases encompass the southwest wall. In the room's southeast wall a door opens on the bathroom. The bathroom retains its original sink with a cabinet below its counter, all of which are also original, as are the plastic faucets. The fluorescent light over the sink with its plastic grille is also original, as is the tub and shower, which features white tiles for its walls. Opposite the sink is a closet with a pair of original, louvered, bi-fold doors.

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The 8' high opening on the foyer's southwest side flows into the living room. The living room has a two story, 17' high ceiling with an 8' high ceiling at its front, northwest, end, with a mezzanine. The mezzanine is open to, and over looks, the living room. The living room's three open beams in its ceiling remain in place, including the two over the mezzanine. In the front wall, a pair of 8' high, single pane sliding doors, which are flanked on either side by a fixed single pane window, open on the front yard. The rear, southeast, wall of the living room features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. These doors and windows are surmounted by four, single pane fixed windows. The doors lead out to a rear lanai.

A 16" x 19" lava rock column marks the southwest terminus of the living room's rear wall, and to its south is the dining area and kitchen. The lava rock column was encased by a previous owner, but the current owner intends to restore the column to its original appearance. The dining-kitchen area has an 9' - 1" high ceiling with two lateral running beams, and retains its original 7' high partition wall separating the kitchen from the dining area. The wall is mirrored on the dining area side. The kitchen runs along the southwest wall and retains its original cabinets, counter tops, and lights under the cabinets to illuminate the countertops. The tile back splash is not original and the teak cabinet doors also do not appear to be original, although may have replaced the originals in kind. In the northwest wall, an original two panel, louvered hinged door opens on a laundry room.

The northeast wall of the dining area was originally of lava rock, but this has been encased by a previous owner. The present owner intends to remove the encasing wall to bring back the lava rock. The wall has a pair of 8' high single pane sliding doors, and the southeast wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sliding doors open on the covered lanai and rear patio, respectively.

The rear covered lanai extends beyond the living room and has a flat roof with a wood slat ceiling. A balcony projects from the dining-kitchen area's rear wall. Both the balcony and the lanai's flat roof are supported by lava rock walls at their termini, with supporting beams extending beyond the ends of the walls.

The lanai flows out into the backyard to form a patio, which extends to the area in front of the kitchen-dining room. The lanai floor and patio have the same stone pavers as in the front and the patio's southeast edge is defined by a 30" high lava rock retaining wall. The majority of the backyard is comprised of the hillside beyond the retaining wall, which is planted with Yeddo hawthorn and an unidentified ground cover, and also features *niwaishi*. At the southwest terminus of the patio is a wood fence to provide privacy from the neighbor. To the northeast side of the patio is an area which formerly held a Jacuzzi, but now has been in-filled with an *iliili* ground cover and a large pottery urn which serves as a water feature. The Jacuzzi area is elevated one step above the patio and has tile covered CMU walls on its northeast and southeast sides and a similarly tiled 3' wide deck on its northwest and southwest sides. Attached to the unit's northeast lava rock wall is a wood shed with a pent roof which formerly housed the Jacuzzi equipment. A concrete walkway runs down this side of the house to the front. A 31"

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high lava rock wall, surmounted by an 8' high plywood fence, runs along the walkway on its northeast side. A wood, vertical slat gate, backed by plywood, secures the walkway and backyard.

The second floor of the unit is accessed by an original set of stairs in the living room located to the southeast of the wet bar. The stair has on both sides a 2" x 4" handrail which is supported by a 34" high wood dowel balustrade. The stair has a straight run of twelve floating steps which lead to a landing. The wall to the rear (northwest) of the landing retains the original teak wall. At the landing the stairs take a quarter turn to the right and a half turn on the left. To the right three steps ascend to the mezzanine, while to the left three steps go up to a front-to-rear running hallway.

The stair's railing continues and serves as a railing along the southwest side of hall and also across the mezzanine, both of which overlook the living room. The mezzanine serves as a sitting room. Its northeast wall continues the teak paneling of the downstairs half bath island, and its northwest wall has a pair of single pane sliding doors with single pane fixed windows to either side. The sliding doors open on the front, 52" wide balcony. The balcony has a wood slat floor and a 44" high metal railing, and runs the length of the facade. The front wall of the unit jogs out near the middle of the balcony to accommodate an interior closet. The balcony affords a view of the ocean interspersed between Gold Coast condominium apartments.

At the top of the stair opposite the mezzanine, a door at the northwest end of the hall opens on the front bedroom and bath. The room has a pair of 7' high, single pane sliding doors in its northwest wall, and a closet in its southeast wall with a pair of original louvered bi-fold doors. The handles are star shaped and differ from most all the original handles observed in this and other units. An opening in the room's southwest wall leads into a bathroom. Two pairs of louvered bi-fold doors in the northwest wall open on the closet contained by the exterior wall's jog. The bathroom is divided into two areas by a wall with an original hinged door. Along the southwest wall of the outer space runs a counter with an original sink and cabinet. The wall behind the counter is mirrored, and an original box fluorescent light with its plastic grille runs above the counter. An original towel rack is affixed to a side wall. The interior space, with its toilet and tub/shower, retains its original tub/shower and one wall mounted towel rack.

Two doors are in the hall's northeast wall. One is a closet door and the other enters the rear bedroom. Neither retain their original handles. In the bedroom's southeast wall is a pair of 7' high sliding doors flanked by single pane fixed windows, which access a balcony, which is similar in design to the front balcony and runs the length of the bedroom. A closet, with its original two pairs of louvered, bi-fold doors runs the length of the rear bedroom's southwest wall. A doorway with no door in the room's northwest wall opens into the bathroom area, which is divided into two spaces via a wall with a hinged door. The initial space has its original sinks, towel racks, and cabinets to either side. The walls behind the two sinks are clad in mirror. Above the sinks are their original rectangular box fluorescent ceiling lights with plastic grilles. Beyond the hinged door are a toilet and a tub/shower, which have been remodeled, although an original towel rack remains.

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The Felix residence very much retains its historic integrity, and represents one of the more intact interiors in the complex. Minimal alterations have transpired. It retains its teak panel walls for its half bath island, including the wet bar with its original door handles, as well as the original stair to the second floor and the full height living room and mezzanine. The kitchen with its partition wall also remains intact. Both it and the first floor bedroom retain their original ceiling beams. The bathrooms retain their original cabinets and counters, towel racks and a rather distinctive plastic faucet in the downstairs bathroom. The bedroom closets retain their bi-fold doors, as well as the original handles in most cases. In addition, the unit's original spatial configuration and the indoor/outdoor relationships of the unit remain intact and readily recognizable as do the exterior massing, sliding doors, windows, and appearance.

	enry Felix Residence Property	Honolulu	Hawaii County and State
8.	Statement of Significance		
	plicable National Register Criteria ark "x" in one or more boxes for the criting.)	teria qualifying the property for N	National Register
X	A. Property is associated with every broad patterns of our history.	ents that have made a significant of	contribution to the
	B. Property is associated with the	lives of persons significant in ou	r past.
X	construction or represents the v	ive characteristics of a type, period work of a master, or possesses hig distinguishable entity whose com	gh artistic values,
	D. Property has yielded, or is like history.	ly to yield, information important	t in prehistory or
	teria Considerations ark "x" in all the boxes that apply.)		
	A. Owned by a religious institution	on or used for religious purposes	
	B. Removed from its original loca	ntion	
	C. A birthplace or grave		
	D. A cemetery		
	E. A reconstructed building, objection	ct, or structure	
	F. A commemorative property		
	G. Less than 50 years old or achie	eving significance within the past	50 years
(En	eas of Significance nter categories from instructions.) Architecture Community Planning and Development	<u> </u>	

John Henry Felix Residence		Honolulu	Hawaii
Name of Property			County and State
Period of Significance 1967-1971			
Significant Dates			
Significant Dayson			
Significant Person (Complete only if Criterion B is a N/A	arked above.)		
Cultural Affiliation N/A			
Architect/Builder Louis Pursel architect			

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 John Henry Felix residence is significant on the local level under criterion C, as a good example of a luxury townhouse unit built in Honolulu during the late 1960s in a modern Hawaii style. The unit includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The townhouse is also significant at the local level under criterion A for its associations with the development of townhouse complexes in Hawaii and its associations with the historic preservation movement.

The 1967-1971 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction" As noted above, under significant dates, 1971 is the date of construction. The bulletin further states, "For properties associated with historic trends, such as commercial development, the

John Henry Felix Residence	Honolulu	Hawaii
Name of Property		County and State

period of significance is the span of time when the property actively contributed to the trend." As is noted above under, "significant dates", 1971 is the year of construction, and 1967-1970 are the years in which historic preservation concerns were raised and resolved.

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

The Felix residence's architectural significance, as well as its associations with townhouse development in Hawaii and historic preservation in Hawaii, are explained in the La Pietra Townhouse multiple property nomination.

John Henry Felix initially purchased unit 2 of the La Pietra Townhouse development from the developer, and the deed was conveyed to him in July 1972. John Henry Felix was born in Honolulu and attended Lincoln School before going to a private high school in St. Louis, Missouri. He studied economics and labor relations at San Mateo College and the University of San Francisco, and upon his return to Hawaii in 1955 he found employment as the assistant to Arthur Rutledge, the president of the AFL-CIO. In 1958 he went to work for Roy Kelley as an executive vice president for his hotel chain, and then worked in Governor Quinn's office from 1960-1962. He worked as the president of LaRonde Restaurants from 1962-1984, served as the chair of the Board of Water Supply from 1973-1975, and sat on numerous other boards and commissions. He was elected to the Honolulu City Council in 1988, serving until 2003. Felix lived in this dwelling until 1977 when he sold it to John and Susan Soong Jr. The Soongs used the unit as a second home and resided in it from 2013 until 2022. Susan Soong's parents, Chuck and Karen Mau also owned a unit at La Pietra.

John Henry Felix Residence	Honolulu	Hawaii
Name of Property		County and State
9. Major Bibliographical References		
Bibliography (Cite the books, articles, and other s	sources used in preparing	this form.)
City and County Tax Office records.		
State Bureau of Conveyances, book 8432 page 10	03, book 12644 page 506	
Original plans for La Pietra townhouse		
Polk's City Directories for Honolulu 1970-1979		
preliminary determination of individual listing previously listed in the National Register previously determined eligible by the National designated a National Historic Landmark recorded by Historic American Buildings Surrecorded by Historic American Engineering recorded by Historic American Landscape Structure Previously determined and Previously determination of individual listing previously listed in the National Register previously determined eligible by the National Register previously determine	nal Register urvey # Record #	requested
Primary location of additional data:		
X_ State Historic Preservation Office		
Other State agency		
Federal agency		
Local government		
University Other		
Name of repository:		
runic of repository.		

Historic Resources Survey Number (if assigned): __50-80-14-09144

ohn Henry Felix Residence		Honolulu	Hawaii
ame of Property			County and State
10. Geographical Data			
Acreage of Property	less than one acre		
Use either the UTM system	n or latitude/longitude	coordinates	
Latitude/Longitude Coor Datum if other than WGS8 Hawaii-Hawaii?id=cae560 (enter coordinates to 6 dec Latitude: 21.261114	34: <u>BING MAPS</u> [8608c34251b8135d06 imal places)		ps/trail/Oahu,-
Or UTM References Datum (indicated on USGS	S map):		
NAD 1927 or	NAD 1983		
1. Zone:	Easting:	Northing:	
2. Zone:	Easting:	Northing:	
3. Zone:	Easting:	Northing:	
4. Zone:	Easting:	Northing:	

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

The property being nominated includes all the property owned by the Shannon and Fawn Dowd in 2023 as described by Tax Map Key: 3-1-029:0330002

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

e of Property		Honolulu	Hawaii
, <i>.</i>			County and State
11. Form Prepared By			
name/title:Don Hibbard			
organization: <u>self</u>			
street & number: 45-287 Kokokahi Place			
city or town: Kaneohe state: H	ławaii	zip code: <u>967</u>	<u> 44</u>
e-mail			
telephone: <u>(808)-542-6230</u>			
date: March 5, 2023			
			

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.

Owner:

Shannon and Fawn Dowd 1213 Moselle Court Las Vegas, Nevada 89144

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 seg.)

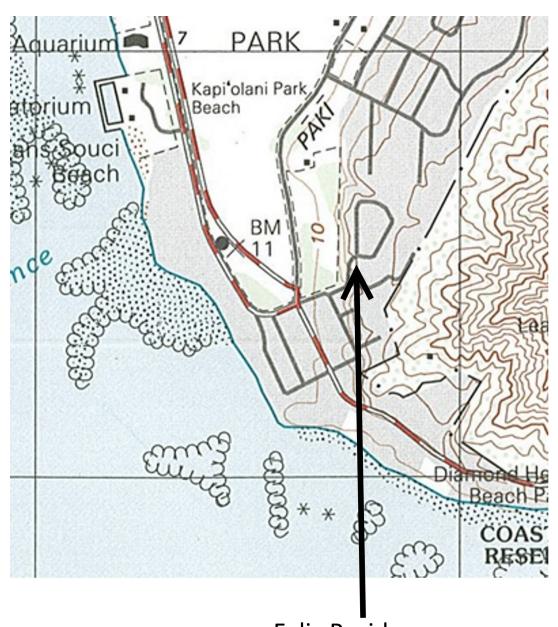
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

Name of Property

Honolulu

Hawaii County and State

USGS Map



Name of Property

Honolulu

Hawaii County and State

Photo Log

Name of Property: John Henry Felix Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the duplex with unit 2 to the left, from the northwest



Name of Property

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Photo Log

Name of Property: John Henry Felix Residence

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Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the front from the northwest



Name of Property

Honolulu

Hawaii County and State

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Name of Property: John Henry Felix Residence

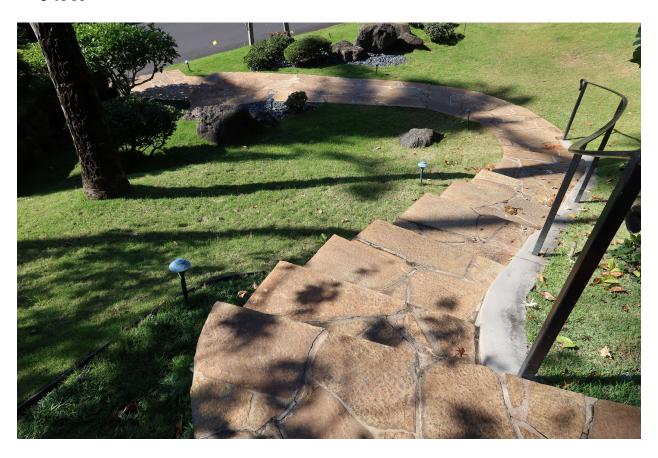
City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the front sidewalk and steps from the southeast



Name of Property

Honolulu Hawaii

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Photo Log

Name of Property: John Henry Felix Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the entry from the northwest



Name of Property

Honolulu

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Photo Log

Name of Property: John Henry Felix Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the foyer and living room's front sliding doors from the southwest



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Name of Property

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Photo Log

Name of Property: John Henry Felix Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the living room, stair and mezzanine from the east



Name of Property

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County and State

Photo Log

Name of Property: John Henry Felix Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the living room looking towards covered lanai and backyard from the northwest



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Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the living room and covered lanai from the dining area looking from the south



Name of Property

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Photo Log

Name of Property: John Henry Felix Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the wet bar from the southeast



Name of Property

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Photo Log

Name of Property: John Henry Felix Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the wet bar's doors' original handles from the southeast



Name of Property

Honolulu

Hawaii County and State

Photo Log

Name of Property: John Henry Felix Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the stairs from the east



Name of Property

Honolulu

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Photo Log

Name of Property: John Henry Felix Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the front bedroom and mezzanine from the second floor hallway looking from the

southeast



Name of Property

Honolulu Hawaii
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Photo Log

Name of Property: John Henry Felix Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the second floor, front bedroom's bathroom sink and cabinets from the northeast



Name of Property

Honolulu

Hawaii County and State

Photo Log

Name of Property: John Henry Felix Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the first floor bedroom's bathroom's sink's faucet from the southwest



Name of Property

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Photo Log

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County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the lanai and backyard from the west



Name of Property

Honolulu

Hawaii County and State

Photo Log

Name of Property: John Henry Felix Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 30, 2023

View of the lanai from the east

