



The Bowers' House  
Name of Property

Honolulu, Hawai'i  
County and State

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

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**Signature of commenting official:** **Date**

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

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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
-

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Site

Structure

Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

2

Noncontributing

\_\_\_\_\_

buildings

\_\_\_\_\_

\_\_\_\_\_

sites

\_\_\_\_\_

\_\_\_\_\_

structures

\_\_\_\_\_

\_\_\_\_\_

objects

2

\_\_\_\_\_

Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic, single-family residence

Domestic, secondary structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

Domestic, single-family residence

Domestic, secondary structure (detached garage)

\_\_\_\_\_

\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revival

Tudor Revival

Wood Shake Style

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

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

Principal exterior materials of the property: Lava Rock  
Cedar Shake  
Asphalt Shingles

### 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.)

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### Summary Paragraph

The Bowers' House was built in 1931 on the Makai side of Sierra Drive as one of the first eleven homes in the Maunalani Heights neighborhood. The Bowers' House is historically significant for a number of reasons: i) The house was designed by Armena Louise Morse Eller (1895–1996) Hawai'i's earliest known woman architect; ii) Lava rock was used in poetic way that honors a sense of place. Facing the home from Sierra Drive, with Diamond Head in the background, a three-story lava stone chimney is situated on the right side of the home. Lava rock was also used in the foundation and many rock walls on the property that divide the slope into terraces; iii) The home's architecture is mindful of Hawai'i's climate, by incorporating large casement windows in every room and open arch doorways between rooms. These classic Hawaiian design elements promote cross-ventilation and result in a friendly, comfortable home; iv) The home features many outdoor areas, including tile-covered lanais on three sides of the home and a large deck extending from the view side of the main floor. These lanais reflect a casual Hawaiian lifestyle that is climatically responsible but culturally important for how we welcome people in Hawai'i; and, v)



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The house is significant for steamship era<sup>1</sup> of its construction, which commemorates the growth of one of Honolulu's first automobile suburbs. The Bowers' House is a two-story Tudor Revival style home, with a distinct 45° pitched roof and a ground floor, daylight basement. The home was built with redwood framing, single-wall construction, covered in cedar shake with a lava rock chimney, lava rock foundation, and asphalt shingle roof. The steep primary roofline runs Makai-Mauka, with a secondary roofline that intersects perpendicularly towards the back of the home. The Bowers' House has only had four owners in its 92-year history, is currently in excellent condition, with all four owners maintaining the original style of the home. In 2016, at the time we purchased the Bowers' House, it was in sad shape because of termite damage. The damage to the flooring was sufficiently serious that the house did not qualify for a conventional mortgage loan. The listing agent told us in no uncertain terms that the house was a tear down. Since that time, we have lovingly restored the home.

The Bowers' House was built on a multi-terraced lot two houses down from the top of Sierra Drive on the makai side of the street. The home is situated at an angle that provides a full view of Diamond Head from the back, makai side of the home, as well as views from the street and two car detached garage that sits at the approximate same elevation as the third floor of the home.

The front door is approached by a concrete path to a tile covered lanai with ample room for a seat to remove shoes prior to the entry. The arched front door of the home was built of heavy 2" x 7" boards and exhibits original brass hardware of whimsical designs. The front door opens to reveal a living room with ~nine-foot ceilings and a south facing wall with shaded casement windows that invite in views of the ocean and sky beyond. On the right there is a large lava stone fireplace with large casement windows on either side that view trees and provide a sense of grounding and privacy yet promote ventilation. Koa flooring has replaced original (termite eaten) oak flooring in the living room, dining room and kitchen. Koa flooring also was installed on the third floor and staircase, unifying the spaces.

Large picture windows look out over a sizable deck that is 14 feet from the ground below. Beyond is a 200° open view of the surrounding mature landscaping and a stellar view of Diamond Head and the Pacific Ocean beyond. The view of the ocean-going ships and sailboats provide a perfect opportunity to use binoculars or telescopes for looking at the details and the night stars.

The rooms on the main floor are adorned with original decorative ceiling panels of canec with unique crown molding as well as vertical, sectional molding framing the canec wall panels. The dining room contains picture windows as the living room, also with ocean views, and has two original built in open face cabinets with decorative detail, an arched entryway leading into the living room, as well as an arched entryway leading into the kitchen. The home's main kitchen has original kitchen cabinets, including a cabinet door with an unfolding ironing board. A third arched doorway leads from the living room into a hallway to two bedrooms on the Mauka side of the home. The bedrooms have large multipaned casement windows that grace these rooms with ample light. All original glass doorknobs and glass cabinet knobs in the home are maintained.

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<sup>1</sup>The steamship era in Hawai'i denotes a time that is drastically different than what we know today. The 1930s was a decade untouched by packaged-tours and chartered flights, representing a more casual, less crowded island lifestyle.

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In 2021, three permitted dormers were added to the third story, which allows for full head room height to access the available floor area. Each dormer is finished with cedar shingles and contains a bank of four windows that match the original period style of the home. In the first dormer, a bathroom and a toilet room face Ewa-side with views of the ocean and Waikiki, while the other two dormers are on the Koko Head side of the home have territorial views of Maunalani Heights. On the rear side of the third floor is a bedroom space with views of Diamond Head and the ocean. Accessible via the third floor, a storage space is located over the second floor living room, where original chimney stonework is visible on the town-side of the house.

The original wood windows were in various states of disrepair, with some broken or missing because of the high winds and heavy rains that frequent Maunalani Heights. Broken crank hardware was no longer available to replace the original. In 2021 original casement windows were replaced with durable, casement windows that match the original window design.

The first story is, more accurately a day-light basement, contained in the makai (south) facing side of the home comprises a living room, full bathroom and kitchen and bedroom with all original cabinetries. The foundation of the home is built of lava rock, with a gently sloping front lawn and terraced backyard. A covered lanai extending from the makai side foundation acknowledges the climate and cultural of Hawai'i.

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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

### Areas of Significance

(Enter categories from instructions.)

Architecture

i) Use of lava rock in chimney and foundation gives sense of place

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- ii) Large casement windows and open arch doorways respects Hawai'i's climate;
- iii) Three lanais, two of which are covered, reflect Hawai'i's simple, hospitable lifestyle; and,
- iv) Location, first elevated mountain neighborhood accessible by automobile

**Period of Significance**

1920s to early 1930s  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1931 – year of construction  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

Armena Louise Morse Eller (1895–1996), Hawai'i's earliest known female architect.  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Armena Louise Morse Eller/Dean H. Lake  
\_\_\_\_\_  
\_\_\_\_\_

**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.)

**A. The Bowers' House is Historically Significant**

The Bowers' House is historically significant due to the steamship era of its construction, that commemorates the growth of one of Honolulu's first automobile suburbs, an era that is drastically different than what we know today. The 1930s was a decade untouched by packaged-tours and chartered flights, representing a more casual, less crowded island lifestyle. The era of construction also marked the beginning of the Great Depression in Hawai'i. The previous construction boom spanned between 1897 until about 1904, where designers and builders were keen on replicating architectural styles of the U.S. mainland, while the building boom of the 1920s, spilling into the 1930s, focused on creating a unique, regional architectural style as seen in the Bowers' House.

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

The Bowers' House is a good example of a Dean H. Lake constructed home in the period of the 1920s and early 1930s. Constructed in 1931, on Lot 61, at just below 1,000 ft, the Bowers' House was one of the first eleven homes built in the Maunalani Heights subdivision, which spans 750 ft to 1,000 ft above sea level.

Mr. Herbert S. Bowers, who in 1931 worked for Prudential Insurance Department of the Hawaiian Trust Company, later became an educator and administrator at Castle High School. Mrs. Fayne Bowers was an educator at a public elementary school. The Bowers lived on the property from 1931 until 1961 and maintained it in original condition.

At the time of construction, the mainland United States had been coping with the Great Depression since 1929, with mainland architects seeing tremendous drops in new construction. In 1931 Hawai'i the building boom of the 1920s was quickly winding down as the islands started to feel the delayed effect of that financial collapse.

Despite what was happening on the mainland from 1929, Oahu was seeing expansion into higher elevations, with Maunalani Heights being the highest elevation neighborhood accessible to automobiles. Mr. Lake, the manager of the Maunalani Heights tract, played a central role in developing the subdivision and regularly published articles in the Honolulu Star-Bulletin promoting Maunalani Heights and its breathtaking views. In article after article, Mr. Lake identified himself as a builder and realtor.

In early 1931, Mr. Lake created a contest in the Honolulu Star-Bulletin, with cash rewards for the "best essay on the subject: 'The Advantage of Living at an Elevation Such as Maunalani Heights;'" the winner, Nell B. Elder, who had already lived on Maunalani Heights for 2 years, described living on the Heights, in part: "When the day's work is over, does not common sense tell us that our tired bodies and fagged nerves cry out for the refreshing change of air and temperature which awaits us on the heights? Restful sleep is induced by the cool trade wind breezes." She goes on to describe "the dry, sparking air builds a resistance to colds and other minor ills, and dwellers on the Heights go to their daily work rested and full of vitality." As to convenience, Ms. Elder states: "Maunalani Heights is only 20 minutes from the heart of Honolulu." She continues her essay mentioning "Mr. Lake's plans promise a delightful community life," and that the Heights offer "one of the world's loveliest views." Ms. Elder won the grand prize of \$50.00 (Honolulu Star-Bulletin, March 28, 1931, pg. 12).

Mr. Lake, in an extended effort to glamourize and promote Maunalani Heights, created "Elevation," a Maunalani Heights community newsletter, where he identified himself as the Editor. In a rare newsletter (Vol 1, No 6), one gets the sense of a small, close community who were preparing to celebrate Christmas in nippy 54° weather, with talk of a creating a "Christmas treat"

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for the 18 children living in Maunalani Heights. On page 2, a photograph of the Bowers' Home can be seen in the top, middle row of newly constructed homes in Maunalani Heights (see attached photos below). Throughout the newsletter Mr. Lake writes about individual homes, their interesting construction and projects that new homeowners are working on. When mentioning the Kunesh House, Mr. Lake talks about their billiard room that the neighborhood men all hope to enjoy and that the home has an "unbroken panorama" of mountain, sea and shore line and that the islands of Maui and Molokai are clearly visible each morning.

During this period, the Territory of Hawai'i was on the verge of a period of rapid growth, both in population and in the housing stock needed to serve its people. The Territory population grew 44% between 1920 and 1930, and another 15% between 1930 and 1940 (from 255,912 to 368,336 to 422,969). The census of Oahu changed even more dramatically, increasing 64% between 1920 and 1930 and by 27% between 1930 and 1940 (from 123,496 to 202,887 to 257,703) (Oral Histories of 1930's Architects: Hawai'i Society/American Institute of Architects, 1982, pg. 4).

Dean Lake was born in 1894 in Saxton's River, Vermont. He came to Hawai'i in 1913 to be the athletic instructor at the Honolulu Military Academy. He resigned from the Academy in 1914 and joined the staff of Bishop Museum, where he worked until 1917 when he joined the Army Air Service's photographic branch. With the conclusion of World War I, he returned to Hawai'i and worked for Percy Pond, first with his automobile dealership and then with Pond's realty company. From Pond, Lake learned residential development and construction, and in 1929 he started his own firm, Lake Building Corporation. Like his mentor, Dean Lake became a prominent housing developer in Honolulu, buying properties, designing, and overseeing the construction of houses, and selling the houses. In the summer of 1929, to promote his new company, Dean Lake wrote a series of articles for the Honolulu Advertiser on modest sized houses. Many of his suggestions were implemented in the Bowers' House. These range from the use of hardwood floors in the main public spaces to the inclusion of built-in bookcases. In addition, many of his comments reveal the thinking behind the use of various elements in the Bowers House, such as, "corner dish closets." Also, "If living and dining rooms command a view, it would seem wrong to design windows which would break up the view, a plate glass window with smaller windows which can be opened on each side, offers a solution to obtain the most from a view site." An apparent victim of the Great Depression, Dean Lake departed Honolulu in 1934-1935.

The first house in the subdivision, built by Pacific Trust Company, was completed in January 1929. In early 1931 Dean Lake, along with Bishop Trust Company, had become the sales agent for the subdivision and Lake commenced construction of several dwellings, including Lake's own house and the Bowers' House. However, by October 1931, as the effects of the Great Depression began to be felt in Hawai'i, only 40 of Maunalani Heights' 140 lots had been sold and only 11 houses built, including the Bowers' House. Under Lake's management a clubhouse and park were developed and a community newsletter, The Elevation was published. By December 1931 there were 17 houses on the hill, 15 of which were Dean Lake Built Homes. The nascent Maunalani Improvement Club successfully lobbied for garbage collection, home mail delivery, and the erection of stop signs at the numerous intersections of Wilhelmina Rise and Sierra Drive. The organization also oversaw the building of tennis courts and a children's playground and planted over three hundred trees in the subdivision. Despite such improvements, only one house was

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constructed in 1932. Sales in the subdivision picked up somewhat as the depression waned and more powerful automobiles were introduced, but still by July 1936 less than half of the lots had been purchased. Few of the initial houses constructed in Maunalani Heights remain standing and retain their integrity. They would have made a solid thematic nomination; however, at the present only the Crutchfield (1931) and Skorpen (1931) residences are listed in the Hawai'i Register of Historic Places. The Bowers' House will make a fitting addition.

### **B. Person of Significance**

The Bowers' House was designed by Armena Louise Morse Eller (1895–1996) Hawai'i's earliest known female architect. Within a small collection of house renderings found in newspapers dating circa 1930, the inscription "Eller – L.B.C. Ltd." provides the only clue to Hawai'i's earliest known woman architect. Of approximately a dozen sketches of residences designed in a "semi-Hawaiian" style, less than a handful of these houses have been identified to still exist. These are located in the Kaimuki and Manoa neighborhoods of Honolulu and remain relatively intact as examples of work by Armena Louise Morse Eller (1895–1996). They are readily recognizable from Eller's original renderings of elegant and well-proportioned commodious residential buildings designed under the auspices of the Lake Building Corporation, Ltd.

Eller's work is significant for many reasons, among them her pioneering role as a woman in the field of architecture. But from a local and national perspective, her designs reflect a particularly important period in Hawai'i's history during its transitional decades as a United States Territory. The semi-Hawaiian style utilized in residential architecture across Eller's contemporary Honolulu was a product of the changing political atmosphere in the years following the Kingdom of Hawai'i's annexation by the United States government in 1898. The Territory of Hawai'i, as it was then known, sought to articulate itself through the design of its built environment.

Eller was classically trained in the Beaux-Arts style, having completed her degree at the University of California at Berkeley in 1917. With few women able to enter the profession at this time, many specialized in domestic architecture, receiving commissions from friends and acquaintances.

Since Lake Building Corporation's owner, Dean Lake, had no prior architectural experience, it is suspected that Eller was largely, if not entirely, responsible for the design of the company's architectural portfolio. Eller excelled in this specific residential niche for a subset of higher-end clients, helping to shape Hawai'i's neighborhoods and its residential architecture. The scant historic catalogue of her architectural work primarily appears in newspaper renderings of new construction in Honolulu, and brief articles or advertisements that date from 1929 to 1930. Eller's work remains relatively obscure today, mainly because of the limited opportunities afforded to her due to her gender, as well as the fact that Lake's business in Hawai'i was relatively short-lived. The Bowers' House, one of the few buildings that remain offer a rare glimpse to further study Eller's legacy in Hawai'i, and opportunities to preserve the work of Hawai'i's first female architectural designer.

### **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**

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**represents a significant and distinguishable entity whose components lack individual distinction.**

Homes constructed by Dean Lake in Maunalani Heights were built with a unique architecture, that, according to architects from the 1930s, started to emerge in about 1920 and evolve throughout the 1920s. As documented in the Oral Histories of 1930's Architects, "many buildings constructed during this period are considered today to be unique expressions of a 'Hawaiian architecture,'" which evolved from 1920 until early 1930s. Interestingly, the previous building boom in Hawai'i saw local architects design and build styles matching U.S. mainland building styles, but by the time the 1920s roared in, Hawai'i was drawn to design and build a more unique island style.

In the case of the Bowers' House, lava rock was used in poetic way that honors a sense of place. Facing the home from Sierra Drive, with Diamond Head in the background, a three-story lava stone chimney is situated on the right side of the home (see attached photos). Lava rock was also used in the foundation and many rock walls on the property that divide the slope into terraces.

The home's architecture incorporates large casement windows in every room and open arch doorways between rooms. These classic Hawaiian design elements promote cross-ventilation and result in a friendly, comfortable home. The home features ground-level lanais on three sides of the home and a deck extending from the view side of the main floor. These lanais reflect a casual Hawaiian lifestyle that is climatically responsible but culturally important for how we welcome people in Hawai'i.

The Bowers' House exterior massing derives from Tudor revival architecture, a favorite of Armeta Eller's, while such materials as the shingle walls, lava rock foundation and fireplace, as well as the penchant for built-in furniture, crown molding, and wall panels, recall arts and crafts construction. Its floor plan follows western traditions fairly closely, although the living room extending the width of the house is certainly an adaptation for the climate, as is the rear lanai. Its materials, methods of construction, craftsmanship and design are typical of residential architecture in the Islands in the late 1920s-early 1930s, and the house stands as a well preserved, good example of residential design of the period in Hawai'i. In addition to the house, the two-car garage is also of historic note as an early example of this form in Hawai'i. An article, "Two-car Garage Favored in Many Modern Buildings," appeared in the Honolulu Advertiser of January 20, 1929, and noted the growing popularity of this form, the result of increasing family incomes and more women learning to drive.

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## 9. Major Bibliographical References



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

*Oral Histories of 1930's Architects*; Contributor, American Institute of Architects. Hawai'i Chapter; Publisher, Hawai'i Society, AIA, 1982, pgs. prologue, 4-7, Index, pgs. 4-7.

*We Wish You A Merry Christmas and A Happy New Year, from Maunalani Heights*. Elevation, community newsletter, Editor Dean H. Lake. 1931 December; Vol. 1, No. 6, pgs 1-4.

*Honolulu Star-Bulletin*, April 15, 1928, pg. 13; April 16, 1928, p. 29; May 6, 1928, pg. 14; June 20, 1929, pg. 12; December 28, 1930, pg. 10; February 22, 1931, pg. 2;  
*Men of Hawai'i* of 1930, Vol. IV, p. 295.

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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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**10. Geographical Data**

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**Acreeage of Property** 0.2112 acres; 9,200 sq ft

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

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

(enter coordinates to 6 decimal places)

1. Latitude: 21°17'48"N Longitude: 157°47'17"W

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

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

The boundary of this property encompasses the entirety of parcel number: 330270030000.

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

The boundary of this property is the historic boundary associated with parcel number: 330270030000.

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**11. Form Prepared By**

name/title: Steven Businger, Ph.D., property owner

organization: N/A

street & number: 4837 Sierra Drive

city or town: Honolulu state: Hawai'i zip code: 96816

e-mail: businger@hawaii.edu

telephone: 808-429-7152

date: 8/10/2023

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**Additional Documentation**

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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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Figure 2 Aerial Photo of the Real Property Tax site, indicated by the white rectangle just below the SIERRA DR label.



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**R.W.S. NOTES**

NOTE: ALL EXISTING PLUMBING FIXTURES ARE REGULAR FLOW FIXTURES (D & TYP.)

NOTE: ALL NEW PLUMBING FIXTURES ARE LOW FLOW FIXTURES (TYP.)

NOTE: THIS WATER METER DOES NOT HAVE A F.S. OR IRRIGATION SYSTEMS

CITY AND COUNTY OF HONOLULU  
 REVISD ORDINANCE CHAPTER 32  
 HONOLULU COUNTY CODE 1990, AS AMENDED

In the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

Building Component System  
 Electrical Component System  
 Plumbing Component System

Signature: *Berry R. King* Date: March 1, 2021  
 Title: Architect  
 License No.: A0681

**WINDBORNE DEBRIS PROTECTION**

**SECTION 903.2.1 PROTECTION OF OPENINGS**  
 WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS RETAINS SHALL HAVE GLAZED OPENINGS PROTECTED BY GLAZED OPENING PROTECTION SYSTEMS THAT MEET THE REQUIREMENTS OF THE LARGE WINDS TEST OF AN APPROVED WINDBORNE DEBRIS PROTECTION SYSTEM AS TESTED AND LISTED BY THE INTERNATIONAL TUBULAR

**EXCEPTIONS**  
 1. THESE STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" (11.1mm) AND A MAXIMUM PANEL SPAN OF 8 FEET (2.44m) SHALL BE PROVIDED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PROVIDED SO THAT THEY SHALL BE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE SECURED WITH THE ATTACHMENT ANCHORAGE PROVIDED.

ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND GLASSING LOADS DETERMINED IN ACCORDANCE WITH TABLE R602.3 (2) OR SECTION 903.2.1.5 OF THE INTERNATIONAL BUILDING CODE. ATTACHMENT IN ACCORDANCE WITH TABLE R602.3.1 IS PERMITTED FOR BUILDINGS WITH A SEAN ROOF HEIGHT OF 32 FEET (9.75m) AND 36 LBS PER LINEAR FOOT (5.2 N/M) WIND SPEEDS OR NOT EXCEED 30 MPH (48 KM/H).

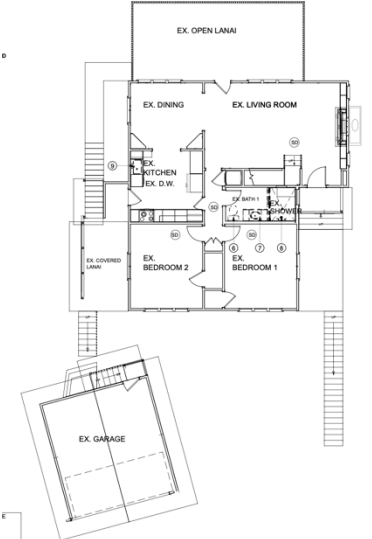
2. EQUIPMENT R-3 BUILDINGS INCLUDING THEIR COMPONENTS AND GLASSING DESIGNED AS A SPECIALLY DESIGNED STRUCTURE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND WITH A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH SECTION 903.2.1.5.

**TABLE R602.3.1 WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS**

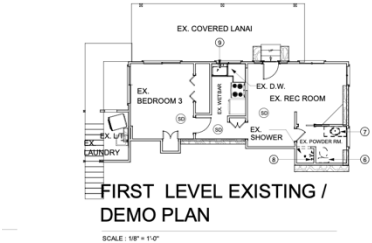
FASTENER TYPE	FASTENING SPACING		
	PANEL SPAN ≤ 4 FEET	4 FEET < PANEL SPAN ≤ 8 FEET	8 FEET < PANEL SPAN ≤ 12 FEET
NUMBER & WOOD SCREWS	12"	12"	12"
NUMBER & WOOD SCREWS	12"	12"	12"

**SITE CALCULATIONS**

LOT AREA:	9,200 SQ. FT.
EXISTING BASEMENT LEVEL LIVING AREA:	516 SQ. FT.
EXISTING BASEMENT LEVEL COVERED LANAI AREA:	242 SQ. FT.
EXISTING BASEMENT LEVEL LAUNDRY AREA:	55 SQ. FT.
EXISTING GARAGE AREA:	360 SQ. FT.
EXISTING FIRST LEVEL LIVING AREA:	1,189 SQ. FT.
EXISTING FIRST LEVEL OPEN LANAI AREA:	367 SQ. FT.
EXISTING FIRST LEVEL COVERED LANAI AREA:	129 SQ. FT.
EXISTING FIRST LEVEL COVERED ENTRY AREA:	29 SQ. FT.
NEW SECOND LEVEL LIVING AREA:	330 SQ. FT.
EXISTING SECOND LEVEL LIVING AREA:	487 SQ. FT.
EXISTING SECOND LEVEL STORAGE AREA:	216 SQ. FT.
TOTAL LIVING AREA:	2,502 SQ. FT.
LOT COVERAGE:	2,128 SQ. FT. OR 23%
PARKING REQUIRED:	2
PARKING PROVIDED:	2



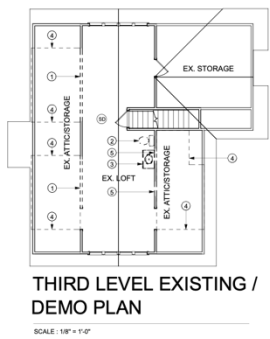
SECOND LEVEL EXISTING / DEMO PLAN  
 SCALE: 1/8" = 1'-0"



FIRST LEVEL EXISTING / DEMO PLAN  
 SCALE: 1/8" = 1'-0"

- DEMO SCHEDULE**
- 1) REMOVE EX. WALLS AS REQUIRED (DASHED LINES)
  - 2) REMOVE EX. REG. FLOW W.C. (DASHED LINES)
  - 3) REMOVE EX. REG. FLOW LAV. (DASHED LINES)
  - 4) REMOVE EX. ROOFING & ROOF FRAMING AS REQUIRED FOR NEW DORMER (DASHED LINES)
  - 5) REMOVE EX. WALL TO CREATE NEW OR EXPANDED PER SCHEDULE (DASHED LINES)
  - 6) REMOVE EX. REG. FLOW W.C. & RETROFIT IN NEW LOW FLOW W.C. (DASHED LINES)
  - 7) REMOVE EX. REG. FLOW LAV. & RETROFIT IN NEW LOW FLOW LAV. (DASHED LINES)
  - 8) REMOVE EX. REG. FLOW SHOWER & RETROFIT IN NEW LOW FLOW SHOWER (DASHED LINES)
  - 9) REMOVE EX. REG. FLOW SINK & RETROFIT IN NEW LOW FLOW SINK (DASHED LINES)

- SPECIAL INSPECTIONS SHALL BE PROVIDED FOR THE FOLLOWING:**
- 1.) CONCRETE
  - 2.) BOLTS INSTALLED IN CONCRETE
  - 3.) REINFORCING STEEL AND PRESTRESSING TENDONS
  - 4.) STRUCTURAL MASONRY
  - 5.) SHEATHED SHEAR WALLS AND DIAPHRAGMS
  - 6.) COMPLETE LOAD PATH AND UPLIFT TIES
  - 7.) TERMITE PROTECTION



THIRD LEVEL EXISTING / DEMO PLAN  
 SCALE: 1/8" = 1'-0"

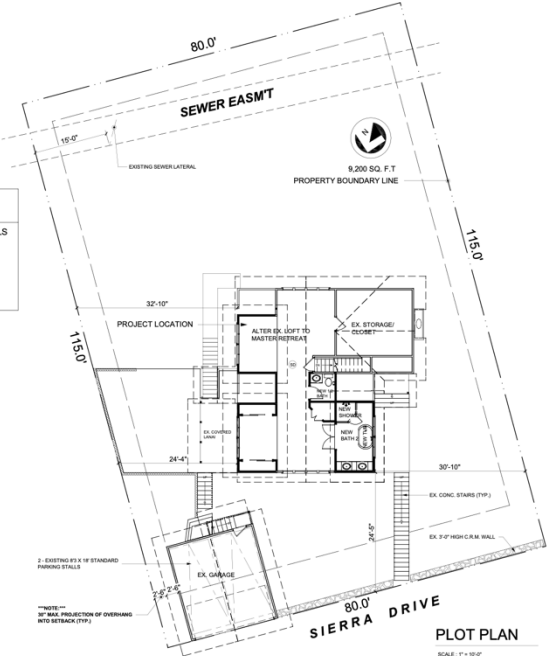


Figure 3 Floor plan of the Bowers' House.

The Bowers' House  
 Name of Property

Honolulu, Hawaii  
 County and State

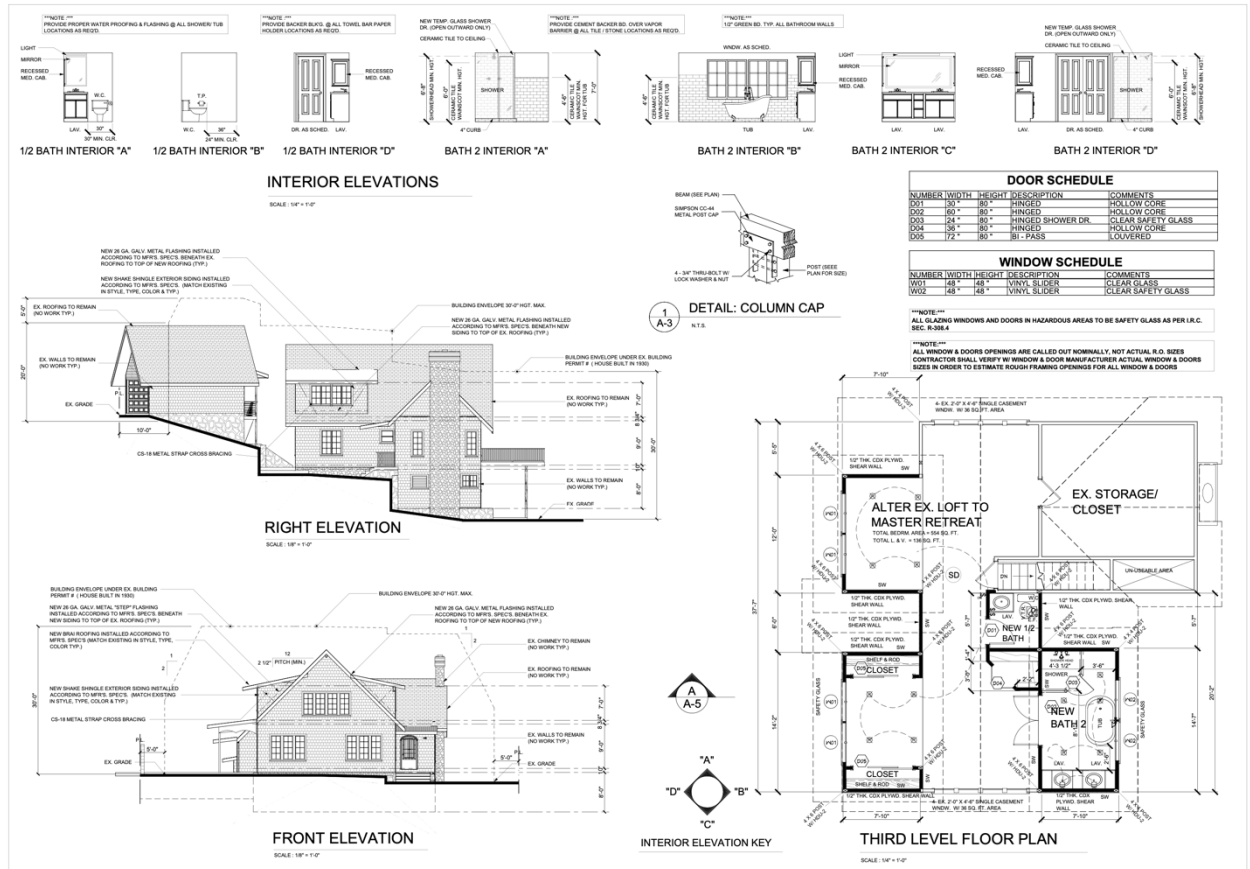


Figure 4 Elevations and third level floor plan.

The Bowers' House  
Name of Property

Honolulu, Hawai'i  
County and State



Figure 5 Historic photographs of homes in Maunalani Heights. The Bowers' House is feature in the top center photo on the right.



The Bowers' House

Name of Property

Honolulu, Hawai'i

County and State

### **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: The Bowers' House

City or Vicinity: Honolulu

County: Honolulu

State: HI

Photographer: Steven Businger

Date Photographed: 8/9/2023.

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

The Bowers' House  
Name of Property

Honolulu, Hawai'i  
County and State



Photo 1 Taken by drone, looking south from Sierra Dr towards Diamond Head in distance. Prominent in the photo is the yellow garage and the Bowers' House. Note the large casement windows. The original two car garage is one of the earliest in Honolulu.

The Bowers' House  
Name of Property

Honolulu, Hawai'i  
County and State



Photo 2 Craftsmanship detail of dining room, showing built in corner cabinet and crown molding.



The Bowers' House  
Name of Property

Honolulu, Hawai'i  
County and State



Photo 3 Showing bedroom with large casement windows for good ventilation.



Photo 4 Panorama of dining room, living room, and kitchen, showing arch doorways and panel molding.

The Bowers' House  
Name of Property

Honolulu, Hawai'i  
County and State



Photo 5 Street view of the Bower House, looking south from Sierra Dr.



The Bowers' House  
Name of Property

Honolulu, Hawai'i  
County and State



Photo 6 Aerial view of the Bowers' House looking northeast, with Sierra Dr. visible on the left-hand side.



The Bowers' House  
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County and State



Photo 7 Covered garden Lanai on the east side of the house.



The Bowers' House  
Name of Property

Honolulu, Hawai'i  
County and State



Photo 8 Bowers' House taken from the downhill side looking up to the northwest, with view of the deck/lanai on the south side of the house.



The Bowers' House  
Name of Property

Honolulu, Hawai'i  
County and State



Photo 9 Covered porch and arched front door of the Bowers' House.



The Bowers' House  
Name of Property

Honolulu, Hawai'i  
County and State



Photo 10 Daylight basement lanai on the makai (south) side of the Bowers' House looking southwest.