

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: Beers House, William W.

Other names/site number: Tax Map Key (1) 2-9-033:011

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: 3130 Huelani Drive

City or town: Honolulu State: HI 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Not For Publication: Vicinity: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 ___ Statewide ___ Local

Applicable National Register Criteria

___ A ___ B ___ C ___ D

_____ Signature of certifying official/Title	_____ Date
_____ State or Federal agency/bureau or Tribal Government	

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

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- 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
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1 (Residence)</u>	<u>1 (Carport)</u>	Buildings
_____	_____	Sites
_____	_____	Structures
_____	_____	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter Categories from instructions.)

DOMESTIC/Single Dwelling

Current Functions

(Enter Categories from instructions.)

DOMESTIC/Single Dwelling

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7. Description

Architectural Classification

(Enter Categories from instructions.)

MINIMAL TRADITIONAL

CRAFTSMAN

Materials (enter Categories from instructions.)

Principal exterior materials of the property: Wood Frame, Composition Shingle
Roof

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

See Continuation Sheets – Section 7, Page 11.

Narrative Description

See Continuation Sheets – Section 7, Pages 11 – 13.

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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 the 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

- 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.)

COMMUNITY PLANNING AND
DEVELOPMENT

ETHNIC HERITAGE – EURO-
AMERICAN

ARCHITECTURE

Period of Significance

1930-1974

Significant Dates

1930 – Year of construction

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Euro-American

Architect/Builder

A.S. Cantin – Contractor

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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.)

See Continuation Sheets – Section 8, Page 14.

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

See Continuation Sheets – Section 8, Pages 14 - 26.

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9. Major Bibliographic References

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

See Continuation Sheets – Section 9, Pages 27 - 30.

Previous documentation on file (NPS):

(Enter Categories from instructions.)

- 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): _____

10. Geographical Data

Acreege of Property: 0.21 acres

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: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 Or NAD 1983

- | | | |
|-------------|--------------------|----------------------|
| 1. Zone: 4Q | Easting: 623260.56 | Northing: 2357860.20 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Verbal Boundary Description (Provide at least one paragraph for each area of significance.)

The property is a 0.21-acre parcel identified as State of Hawaii Tax Map Key (1) 2-9-033:011. From the southwest corner of the property, the parcel boundary extends 125.74 feet to the northwest corner, then 67.43 feet to the northeast corner, then 152.71 feet to the southeast corner of the property, then 70.00 feet along Huelani Drive to the southwest corner and the point of origin.

Boundary Justification (Explain why the boundaries were selected.)

The parcel is designated for legal and tax identification by the State of Hawaii and the City and County of Honolulu. The boundaries described are for the HRHP designation of the dwelling, formerly owned by William W. Beers, then surveyed in 2012 for sale, and now owned by Peter Arnade and Elizabeth Colwill, who have approved the preparation and submittal of this nomination to the Hawai'i Register of Historic Places.

11. Form Prepared By

name/title: Stanley Solamillo, Architectural Historian
organization: For Peter Arnade/Elizabeth Colwill, 3130 Huelani Dr., Honolulu, HI 96822
street & number: 1727 Mill Street
city or town: Wailuku State: HI Zip code: 96793
email: ssolamillo@gmail.com
telephone: 808-250-3273
date: December 7, 2023

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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.
See Continuation Sheets – Additional Documentation, Pages 33 - 36.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
See Continuation Sheets – Additional Documentation, Pages 31 - 82.

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SECTION 7 – Narrative Description

Summary Paragraph

The William W. Beers House at 3130 Huelani Drive is a slightly altered Minimal Traditional Style dwelling with Craftsman influences that is located in Manoa Valley. Oriented northwest-southeast on a heavily wooded 0.21-acre lot, the building is one-and-one-half stories in height, asymmetrical in plan and massing, and is sited perpendicular to the arterial. It is of double wall construction, has an exterior finish of lapped, horizontal wood siding, is fenestrated with six-over-six, eight-over-eight, and arched wood sash, features Craftsman-inspired decorative wood details, and has gabled and hipped roofs that are covered in composition shingles. The front (southeast) and a portion of the side (southwest) facades, which are visible from the public right-of-way, remain intact while the rear (northwest) and side (northeast) facades, not visible from the public right-of-way and screened by heavy foliage, have been altered with the construction of an Addition with modern fenestration. Despite such changes, the building retains a majority of its character-defining features and with the exception of minor changes to design and workmanship, retains integrity of location, setting, materials, feeling, and association.

Narrative Description

The property includes two buildings: (1) a non-contributing carport at the front of the lot at street level and (2) the contributing residence. The residence is reached by ascending twenty-five concrete steps up a steep slope that is above the carport.

Residence Exterior

The front (southeast) façade is three bays in width, elevated above grade with a crawlspace that is enclosed by diagonal wood lattice, clad in lapped, horizontal wood siding, trimmed at the base, and eaves with wood base boards, drip molds and frieze boards, and dominated by a front-facing gable. It is fenestrated on the first floor with a pair of eight-over-eight wood sash that is flanked on either side by six-over-six-light wood sash with window screens and surmounted by a decorative arched window with a pair of four-light sash at the gable end. A row of decorative scroll-sawn rafter tails is located above the wood sash and may have supported a pent roof that has been removed.

The side (southwest) façade is six bays in width, covered by a side facing roof plate of the main gable roof that has been altered with the installation of two Modern skylights, and is elevated above grade at the building’s (makai) front, and at grade at the (mauka) rear. The side facade also features cross-gables at the front and at the rear. The front cross-gable is supported by a row of decorative scroll-sawn rafter tails, is finished in lapped, horizontal wood siding, and includes a circle vent with louvers. It is supported by wood pilasters and boxed wood columns with cornices as well as plain wood posts and provides shelter for a side-facing entry porch. Like the front façade, the porch is elevated above grade with a crawlspace that is enclosed by diagonal wood lattice. The side façade is clad in lapped, horizontal wood siding, as well as trimmed at the foundation and eaves with wood base boards, drip molds and wood frieze boards. Fenestration includes one pair of wood fifteen-light French doors with five-light sidelights at the entry as well as eight-over-eight and six-over-six wood sash with window

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screens at mid-section. An Addition that terminates in a side-facing cross gable is fenestrated with two pairs of wood fifteen-light French doors, with and without sidelights, along with eight-over-eight wood sash and a lunette with single-light sash.

The rear (northwest) façade is wider than the front (southeast) façade and is four bays in width, largely at grade, and is covered with both side facing roof plates of the gable roofs of the Addition and half-story beyond, as well as a blind gable end of the building’s main roof and is covered with composition shingles. The side façade is clad in lapped, horizontal wood siding, as well as trimmed at the foundation and eaves with wood base boards, drip molds and wood frieze boards. Fenestration includes a single fifteen-light French door as well as six-over-six and eight-over-eight wood sash with window screens.

The side (northeast) façade is six bays in width, is at grade at the mauka end and elevated at the makai end as it meets the front façade. It features both side facing roof plates and cross gables that are clad with composition shingles. The side façade has a crawl space that is enclosed by enclosed by diagonal wood lattice and is clad in lapped, horizontal wood siding, as well as trimmed at the foundation and eaves with wood base boards, drip molds and wood frieze boards. Fenestration includes both six-over-six and eight-over-eight wood sash with window screens.

Residence Interior

Entry into the William W. Beers House is made through a pair of wood French doors at a side-facing entry porch and into a Living Room on the First Floor. The Living Room provides access to a Bedrooms 1 and 2 and Bathroom 1, in addition to a Stair Hall, Kitchen, Bathroom 2, Bedroom 3, a Recreation Room (Addition) and related storage areas. The Stair Hall provides access to the Second Floor that includes a Master Bedroom, Master Bathroom, and storage areas. Period interior finishes include wood baseboards and moldings, wood floors, as well as single-panel doors.

Residence Alterations

Alterations appear to have been made to the William W. Beers House during the Period of Significance or PoS (1930-74) as well as afterward. Those made during the PoS appear to have been largely located on the rear (northwest) or mauka end of the side (southwest) facade of the dwelling as well as on the opposite side (northeast) facade, but they are not described or dated in the City and County of Honolulu, Department of Planning and Permitting (DPP) records. Those that are identified occurred after the PoS (1974-2017) and were made following an initial building inspection that occurred on June 25, 1974. They include: an Addition (AD), Electrical (EL) and Plumbing (PL) (1978, 1985), _ (AL) (1988, 1989), Electrical (EL) and Plumbing (PL) (1991, 1992) repair to carport (2007), changes to Bathrooms 1 and 2 and removal of upstairs lavatory (2013), and window repair (2019).

Rear Addition

The William W. Beers house includes a rear Addition, that was non-existent in 1974 and was built on a site, abutting the side (southwest) façade of the dwelling, that was described during a City and County inspection in that year as a “patio.” It appears to have been constructed after June of that year.

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Minimal Traditional Style

The William W. Beers House appears to be an example of the Minimal Traditional Style that began in the mid-1920s, became ubiquitous during the 1930s, especially following its adoption as a preferred style by the Federal Housing Administration (FHA) for housing erected during the Great Depression, and continued in use through the 1950s and the introduction of Mid-Century Modern dwellings. The defining features of the style include small building footprints with either one- or one-and-one-half story heights, low to medium pitch hipped or gable roofs, wood wall cladding (often clapboard or lapped wood siding), small, covered entry porches, minimal or reduced ornamentation, and usually separate garages or carports.

Similarities with Other LBC Homes

The William W. Beers House is a Lake Building Co. product and shares similarities with other LBC dwellings. They include lapped wood siding, corner boards, base boards, drip molds and frieze boards, eight-over-eight and six-over-six-light wood sash, gable and hipped roofs, the former fenestrated with wood sash or circle vents, a small entry portico, and a ubiquitous LBC kitchen niche.

Residence Integrity

The William W. Beers House retains five out of seven aspects of integrity. They include location, setting, materials, feeling, and association.

Location: The location of the William W. Beers house remains unchanged and it retains integrity of location.

Setting: There has been increased development on adjacent lots in the 3100 block of Huelani Drive since the initial construction of the William W. Beers House in 1930. However, with the exception of an increase in paved patios and the natural growth of vegetation, the site by itself has not changed. Consequently, the site retains integrity of setting.

Design: The design of the William W. Beers House remains intact except for a rear Addition. Although not visible from the public rights-of-way, the house design has changed.

Materials: The materials of the William W. Beers House such as lapped wood siding, corner boards, base boards, drip molds, and frieze boards have been maintained. Rehabilitation work on the dwelling has been performed so that a majority of the original materials have been maintained and if replaced, have been replicated in kind. With the exception of a small number of interior doors, floors and fixtures in the bathrooms and kitchen, the integrity of materials has been maintained.

Workmanship: Consistent with changes in design from the construction of the rear Addition and minor ancillary changes such as installation of window screens and modified interior finishes, the workmanship has changed.

Association: The William W. Beers House has associations with a number of government officials as well as with professors at UH Manoa.

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Feeling: The property continues to express the historic character and aesthetic sense of the time in which it was built and conveys that feeling to an observer.

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SECTION 8 – Statement of Significance

Summary Paragraph

The William W. Beers House at 3130 Huelani Drive is a slightly altered Minimal Traditional dwelling with Craftsman influences that is located in Manoa Valley. Oriented northwest-southeast on a heavily wooded 0.21-acre lot, the building is one-and-one-half stories in height, asymmetrical in plan and massing, and is sited perpendicular to the arterial. It is of double wall construction, has an exterior finish of lapped, horizontal wood siding, is fenestrated with six-over-six, eight-over-eight, and arched wood sash, features Craftsman-inspired decorative wood details, and has gabled and hipped roofs that are covered in composition shingles. The William W. Beers House is significant because it was constructed for the short-lived Lake Building Corporation, Ltd. (1929-1930) by contractor A.S. Cantin, and appears to have been designed by the company’s architect, Armena Louise Morse Eller (1895-1996), the first woman with a professional degree in the field who is known to have resided in the city and engaged in professional practice.

1. CRITERION A – COMMUNITY PLANNING AND DEVELOPMENT

1.1 William W. Beers House and Huelani Drive

The William W. Beers House was built as a speculative property on a lot in Manoa Valley that was owned by Constance Withington, wife of physician Paul Withington.¹ The Withingtons resided at 3150 Huelani Drive and subdivided the nearby parcel into two lots (Lots E and G). A pair of “wood frame bungalows” were erected for the Lake Building Corporation, Ltd. (LBC) by contractor A.S. Cantin, and announced prior to their construction with a brief article beneath the headline, “Will Build on Huelani Drive,” and subhead, “Two Houses to be Started in Manoa by Lake Building Corp.”² The home that was ultimately selected by the Beers was built on Lot E, shared site and other similarities with Lot G, and was described as follows:

[T]he garage [is at] the front of the lot...and the house will be situated nearer the back [of the lot] in order to take advantage of the contour of the land. A concrete wall with steps will lead through [a] concrete retaining wall to the house...

The house on Lot E will be 36 by 27 feet in size and cost 4300. Entrance is direct[ly] to the living room, which is 17 by 13 feet in size and which is immediately in front of [an] 11 x 13 foot dining room. The kitchen is still further behind. On the other side of the house is a small hall leading to two bedrooms and [a] bathroom. A side lanai, 8 by 11 feet in size, opens through French doors to the living room.³

The dwelling was advertised for sale from January 16, 1930 - June 15, 1930,⁴ and purchased on

¹ “Withington, Paul,” “Physician,” “Withington, Constance, A.,” “Huelani Drive,” *Fifteenth Census of the United States*, ED 2-26, Sht. 7A, Lines 1-2, April 16, 1930.

² *Honolulu Star-Bulletin*, September 7, 1929: 10: 2.

³ “Will Build on Huelani Drive”; “Two Houses to be Started in Manoa by Lake Building Corp.,” *Honolulu Star-Bulletin*, September 7, 1929: 10: 2.

⁴ “MANOA, New 3 Bedroom Home in an ideal location on Huelani Drive with very attractive grounds. Price \$8,750. Terms \$500 down, balance like rent,” *Honolulu Advertiser*, January 16, 1930: 14: 7; “Dean Lake Built,” “3130 Huleani Drive,

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August 20, 1930⁵ by William W. Beers, a supervisor employed by the Department of Public Instruction (DPI), and his wife Rosemary, a DPI Clerk. The building was described in marketing materials prior to the sale as also having “hard wood floors, tile and porcelain sinks, entirely modern [and available] on reasonable terms.”⁶

The William W. Beers House was built during a boom in residential construction that resulted from the development of new subdivisions that occurred in Honolulu during the 1920s as well as infill development of existing subdivisions that had been platted during the 1910s. Competition in the local Euro-American housing market included such companies as Lewers & Cooke, Ltd., Theo H. Davies & Co.,⁷ Bishop Trust Co.,⁸ City Mill, Sam W. King (King, Ltd.),⁹ Town & Country Homes, Ltd.,¹⁰ Whitney & Von Holt,¹¹ among others as well as architects Oliver Traphagen and Clinton Ripley, Guy N. Rothwell, Herbert Cohen Cayton, C.W. Dickey, Ray Morris and others. It should be noted that there was also an Asian housing market that was active during the same period, comprised largely of Chinese and Japanese builders and real estate agents, whose building permits and sales were reported in the English language press.

1.2 Lake Building Corporation, Ltd.

Lake Building Corporation (LBC) was organized by Dean H. Lake to enter the Honolulu market with moderately priced homes that were designed for the middle and professional class. Lake appears to have organized his company in 1928 in time to be listed in the 1929 city directory along with his office manager. He officially announced the formation of his enterprise on June 20, 1929 with an article that was printed in the *Honolulu Star-Bulletin* along with the headline, “New Company Enters Field of Home Development Here,” subhead, “Lake Building Corporation Opens for Business; Specializes [i]n Homes,” and an oblique self-portrait.¹² On the following day, a second article about LBC was also featured in the *Honolulu Advertiser* that touted the new company’s services, potential for success, and included another self-portrait of Lake.¹³

Located in offices in an LBC-remodeled house at 1361 S. Beretania Street,¹⁴ the company was described as concentrating its “efforts on financing and construction of homes for owners of vacant lots, the building up of subdivisions, and the construction of homes for investors.”¹⁵ In addition, the company

\$8,500.00 Terms,” *Honolulu Advertiser*, June 15, 1930: 12: 8.

⁵ Bureau of Conveyances, Liber 1078, p. 341; “Bureau of Conveyances,” “Constance Withington to William W. Beers and Wf., Lot E, 9338 sq.ft. [of] land ...Huelani Drive, Honolulu, Aug. 20, 1930,” *Honolulu-Star Bulletin*, August 27, 1930: 25: 6.

⁶ “Dean Lake Built,” “3130 Huelani Drive, \$8,500.00 Terms,” *Honolulu Advertiser*, June 15, 1930: 12: 8.

⁷ *Honolulu-Star Bulletin*, July 12, 1930: 12: 1.

⁸ *Honolulu Star-Bulletin*, May 17, 1930: 12: 3.

⁹ *Honolulu-Star Bulletin*, July 12, 1930: 12: 1.

¹⁰ *Honolulu Star-Bulletin*, August 24, 1929: 27: 8.

¹¹ *Honolulu Star-Bulletin*, February 15, 1930: 11: 4-5.

¹² *Honolulu Star-Bulletin*, April 20, 1929: 12: 1-3.

¹³ “Lake Building Corporation,” “Opens Office and Library on Beretania Street,” *Honolulu Advertiser*, June 21, 1929: 7: 2-3.

¹⁴ “A Letter to Home and Investment Home Builders,” *Honolulu Advertiser*, June 21, 1929: 7.

¹⁵ “New Company Enters Field of Home Development Here”; “Lake Building Corporation Opens for Business; Specializes on Homes,” *Honolulu Star-Bulletin*, April 20, 1929: 12: 1-3.

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"[was to] maintain a complete library of home plans, specifications, profiles, etc., which [would] be open for inspection [by] the public"¹⁶ and from which features could be selected by buyers for inclusion in their LBC houses.

LBC's founder, Dean Harold (H). Lake (1894-1981), was born in Saxtons River, Vermont. He graduated from the Vermont Academy and at the age of nineteen, left Saxtons River for Honolulu. He was hired in 1913 by the Honolulu Military Academy as athletic instructor and left the Academy in the following year to join the staff of Bishop Museum (BM), where he was hired for the position of Secretary to the Director. He worked for BM until 1917 when he joined the U.S. Army Air Service's photographic branch with the rank of cadet, served in World War I, and acquired the rank of lieutenant in the Air Service Reserve.¹⁷ He married Agnes Green in Ithaca, New York in 1919, then returned to Honolulu with his new wife, where he was hired back by BM as Secretary to the Curator. For reasons unknown Lake left BM and was recorded in the 1920 census as working as a "photographer," residing on Judd Street with his wife Agnes, a stenographer, and a Chinese house servant named Chong Sing.¹⁸ Presumably unsatisfied with the income that he received from photography, Lake began his work in sales with the Honolulu Photo Supply Co. in 1921,¹⁹ then with Hawaiian News Co. in 1922.²⁰

Sometime in the latter year, Lake joined Percy (P.M.) Pond's "Pond Company" and was listed in the city directory of 1923 as a "salesman,"²¹ initially at the company's automobile dealership and then at its realty company.²² He stayed with the Pond Co. through the end of 1925,²³ then joined the Livingston Co., a real estate firm, and was listed as an employee in the city directory of 1926,²⁴ then returned to the Pond Co. with a promotion to sales manager.²⁵ Lake appears to have left the Pond Co., once more in 1927 and by 1928 he was identified as a "Realtor" with an office in the First National Bank building in the city directory of that year.²⁶

Despite his on-and-off again relationship with Pond, he later described his work experience with the company as "realty development...in the construction of homes in Honolulu"²⁷ and parlayed his experience into the formation of his new company. Lake was a self-promoter with an above average capacity for braggadocio. The latter was displayed in numerous press releases, articles, and

¹⁶ "New Company Enters Field of Home Development Here"; "Lake Building Corporation Opens for Business; Specializes on Homes," *Honolulu Star-Bulletin*, April 20, 1929: 12: 1-3.

¹⁷ "Lake, Dean H., Realtor, Builder; Vice President, Manager, Lake Building Corporation, Ltd.," *Men of Hawaii*, Vol, IV, 1930: 295.

¹⁸ "Lake, Dean," "Lake, Agnes," "Chong Sing," "Judd Street," "City of Honolulu," *Fourteenth Census of the United States*, ED 51, Sheet 28, Lines 47-49, January 24, 1920.

¹⁹ *Polk-Husted Directory Co.'s Directory of Honolulu and the Territory of Hawaii*, 1921: 515.

²⁰ *Polk-Husted Directory Co.'s Directory of Honolulu and the Territory of Hawaii*, 1922: 534.

²¹ *Polk-Husted Directory Co.'s Directory of Honolulu and the Territory of Hawaii*, 1923: 559.

²² Hibbard, Don. "Beers Residence." 2022.

²³ *Polk-Husted Directory Co.'s Directory of Honolulu and the Territory of Hawaii*, 1925: 301.

²⁴ *Polk-Husted Directory Co.'s Directory of Honolulu and the Territory of Hawaii*, 1926: 309.

²⁵ *Polk-Husted Directory Co.'s Directory of Honolulu and the Territory of Hawaii*, 1927: 300.

²⁶ *Polk-Husted Directory Co.'s Directory of Honolulu and the Territory of Hawaii*, 1928: 308.

²⁷ "New Company Enters Field of Home Development Here"; "Lake Building Corporation Opens for Business; Specializes on Homes," *Honolulu Star-Bulletin*, April 20, 1929: 12: 1-3.

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advertisements, and for a very brief period, even in a weekly series on the “planning of houses, costing between \$2500 and \$6,000, suitable for the climate of these islands.”²⁸

Sometime in 1928, Lake appears to have hired Mrs. Dixie C. Nahl²⁹ as his office manager because she was listed in the city directory of 1929 as an LBC employee. He hired Armena Louise Morse Eller as the company architect in early 1929 and she was not identified in the city directory until 1930.³⁰ LBC was incorporated on May 21, 1929³¹ with M.B. Henshaw as president, L.W. Sutton and C.G. Heiser as vice presidents,³² Dean Lake as vice president and manager, and Wilfred Harrison as secretary/ treasurer. Capitalized at \$25,000, the stockholders included: Walter F. Frear, E. White Sutton, Charles G. Heiser, M.B. Henshaw, Dean H. Lake, Cyril F. Damon, George G. Fuller, Joseph R. Farrington, Percy M. Pond, Paul A. Gantt, Cameron & Johnson, Chauncy Cleveland, Charles J. Pietsch, and Wilfred Harrison.³³

LBC’s officers and stockholders were largely executives and staff from Bishop Trust Co. (Henshaw, Cleveland,³⁴ Damon,³⁵ Frear,³⁶ Harrison,³⁷ Sutton),³⁸ followed by others from the Honolulu Star-Bulletin (Farrington),³⁹ Bank of Hawaii (Fuller),⁴⁰ Honolulu Bond & Mortgage Co. (Heiser),⁴¹ as well as independent real estate investment and insurance brokers (Pietsch,⁴² Pond),⁴³ and others (Gantt).⁴⁴ The composition of LBC’s board and financial backers ultimately determined that decisions about the future of the company would be largely dictated by Bishop Trust Co.

Lake appears to have realized early that he needed more staff and by August 24, 1929, he had hired Russ Love, formerly with Honolulu contractor Walker & Olund, to assist with construction inspections and sales.⁴⁵ Lake also contracted with an independent real estate agent named Tommy Tompkins who

²⁸ “Dean Lake to Write Small Home Series”; “First Article to Appear in Next Sunday’s Advertiser,” “Real Estate and Building News,” *Honolulu Advertiser*, July 28, 1929: 17: 5.

²⁹ “Nahl, Dixie C Mrs off mgr Lake Bldg Corp.,” *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1929: 395.

³⁰ “New Company Enters Field of Home Development Here”; “Lake Building Corporation Opens for Business; Specializes on Homes,” *Honolulu Star-Bulletin*, April 20, 1929: 12: 1-3.

³¹ “Home Building Concern Forms,” *Honolulu Star-Bulletin*, May 21, 1929: 18: 5.

³² “The Lake Building Corporation, Ltd.,” “Officers,” *Honolulu Advertiser*, June 21, 1929: 7: 1.

³³ “Explains Aims of New Concern”; “Dean Lake Corporation Will Cover Broad Field of Activity in Honolulu,” *Honolulu Star-Bulletin*, May 24, 1929: 11: 6.

³⁴ *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1929: 148.

³⁵ *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1929: 159.

³⁶ *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1929: 185.

³⁷ *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1929: 215.

³⁸ *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1929: 503.

³⁹ *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1929: 177.

⁴⁰ *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1929: 193.

⁴¹ *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1929: 224.

⁴² *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1929: 444.

⁴³ *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1929: 446.

⁴⁴ *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1929: 195.

⁴⁵ “Love Joins Lake Building Co.,” *Honolulu Star-Bulletin*, August 24, 1929: 27: 7-8.

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officed in the Damon Building, to further assist with sales by January 16, 1930.⁴⁶ Not content with “LBC” or “Lake Building Corporation, Ltd.” as a brand, Lake initiated the use of “Dean Lake Built” on a majority of LBC advertisements earlier in September 1929.⁴⁷

Although unknown at the time, LBC’s architect, Armena Louise Morse Eller, was the first woman with a professional degree in the field to reside in the city and engage in professional practice. Unfortunately, she was most often referred to as “Mrs. A.M. Eller” or “Mrs. W.H. Eller” in deference to her husband, William H. Eller, a professor of Physics at UH Manoa. In the company’s early descriptions, she was seldom identified by her first name or without some reference to her husband or her father, who was a contractor. In a typical advertisement, Lake introduced her as “Mrs. W.H. Eller, daughter of a prominent home-builder [sic] in California, will have charge of preparing plans, [d]rawings, etc., in the new firm...”⁴⁸

Despite the paternalism of her employer, Eller was nevertheless extremely productive, generating dozens of different floor plans, permit sets for construction, as well as renderings for dwellings that were displayed in advertisements that were routinely carried by the Honolulu press. Another description noted that:

We have completed nearly thirty attractive two-, three[-], and four bedroom house plans, and shall continue to increase our library from month to month. We also have many books of house plans for your convenience. These completed plans include [a] photograph or drawing, and [a] small floor plan blue print [sic], specifications and price. Mrs. Willard H. Eller, daughter of a prominent California home builder, and a member of our staff, has already completed some beautiful plans.⁴⁹

Perhaps as a result of her extraordinary output over a period of months or possibly due to her own protestations, a later description was finally made that noted her accomplishments:

Mrs. A.M. Eller, a University of California graduate in architecture, who is making plans for Lake Building Corporation, Ltd., is making a study of kitchens, bathrooms and lanais which are most suitable for the Hawaiian climate, and will soon be able to offer to those interested in homes[,] blueprints interpreting this study.⁵⁰

Over what became a twelve to sixteen month period, Armena Eller designed at least fifty-five LBC

⁴⁶ “MANOA, New 3-Bedroom Home,” “Tommy Tompkins, Associated with Lake Building Corp., Damon Bldg,” *Honolulu Advertiser*, January 16, 1930: 14: 7.

⁴⁷ “Lake Building Corporation, Ltd.,” “Dean Lake-Built,” *Honolulu Advertiser*, September 29, 1929: 16: 6.

⁴⁸ “New Company Enters Field of Home Development Here,” *Honolulu Star-Bulletin*, June 20, 1929: 28: 2.

⁴⁹ “A Letter to Home and Investment Home Builders,” *Honolulu Advertiser*, June 21, 1929: 7.

⁵⁰ “Lake Builds Many Houses for Clients,” *Honolulu Advertiser*, July 21, 1929: 13: 5.

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houses that were erected in Kahala,⁵¹ Kaimuki,⁵² Kalihi, Makiki,⁵³ Manoa,⁵⁴ Nuuanu,⁵⁵ and Waikiki.⁵⁶ They were located in such fashionable neighborhoods as Black Point, Koko Head, Manoa Estates, Maunalani Heights,⁵⁷ St. Louis Heights,⁵⁸ Wilhelmina Rise, and Woodlawn.⁵⁹ She also designed a four-plex and an apartment building that were built in Waikiki⁶⁰ and Black Point,⁶¹ respectively, along with a chapel for a Latter Day Saints (LDS) congregation in Kakaako.⁶² At mid-year in 1929, the future of LBC looked very promising largely because of Eller's efforts.

This abruptly changed on Thursday, October 24, 1929, when the stock market crashed on Wall Street in New York City. The event was reported by the *Honolulu Star-Bulletin* with the headline, "Panic Rules on New York Market; Nearly 13 Million Shares Sold; Hawaii is Hit."⁶³ An accompanying article noted that "As a result of the selling panic on the New York market today...Honolulu investors in mainland stocks have suffered moderate losses through the forced sale of securities carried on margin."⁶⁴ For the majority of the non-investor population in Hawai'i, the "crash," as it later came to be known, was as far away as the 4,968-mile distance from Honolulu to Manhattan. Within six months, however, the effects of that event appear to have begun to impact the Honolulu economy and prompted a decrease in LBC house sales.

Still capitalizing on the success experienced earlier in 1929, Lake's biography was published along with his job titles of "Realtor, Builder; Vice President, [and] Manager, Lake Building Corporation, Ltd.," in George Nellist's *Men of Hawaii*, an authoritative "biographical record of men of substantial achievement in the Hawaiian Islands."⁶⁵ As early as February 1930, however, the company was unable to match the

⁵¹ "The Lake Building Corporation, Ltd.," "Dean Lake Built," "\$7500 Koko Head Ave. Kahala View, two bedrooms. Entirely modern. Liberal terms," *Honolulu Advertiser*, October 19, 1930: 13: 8.

⁵² "Apartment to Rise at Beach; House on Vancouver Highway Also to be Built by Company," *Honolulu Star-Bulletin*, September 28, 1929: 11: 1-2.

⁵³ "Hundreds Visit Practical Home in Upper Makiki," *Honolulu Star-Bulletin*, April 26, 1929: 11: 3.

⁵⁴ "Lake Building Corporation Opens for Business; Specializes on Homes," *Honolulu Star-Bulletin*, April 20, 1929: 12: 1-3.

⁵⁵ "Lake Building Corporation, Ltd. Projects," "Black Point, Kaimuki, Waikiki, Manoa, Nuuanu," *Honolulu Star-Bulletin*, November 2, 1929: 10: 4-5.

⁵⁶ "Lake Building Corporation, Ltd. Projects," "Black Point, Kaimuki, Waikiki, Manoa, Nuuanu," *Honolulu Star-Bulletin*, November 2, 1929: 10: 4-5.

⁵⁷ "On Maunalani Heights..." *Honolulu Star-Bulletin*, August 8, 1931: 12: 3-5.

⁵⁸ "ST. LOUIS HEIGHTS," "Six Dean Lake-Built Homes will appear in this beautiful subdivision..." *Honolulu Star-Bulletin*, May 17, 1930: 12: 2.

⁵⁹ "Lake Building Corp Starts Two Homes; Others Underway," *Honolulu Star-Bulletin*, February 15, 1930: 11: 4-5.

⁶⁰ "It Will Have Four Apartments;" "[A]partment structure being constructed by the Lake Building Corp. on Royal Hawaiian Avenue," *Honolulu Star-Bulletin*, August 23, 1930: 10: 3-6.

⁶¹ "Apartment to Rise at Beach; House on Vancouver Highway Also to be Built by Company," *Honolulu Star-Bulletin*, September 28, 1929: 11: 1-2.

⁶² "New L.D.S. Chapel on King Street Attracts Notice"; "Lake Building Corporation Completes Second Mission on Liliha Street," *Honolulu Advertiser*, February 18, 1930: 15: 6.

⁶³ *Honolulu Star-Bulletin*, October 24, 1929: 1.

⁶⁴ "Panic Rules on New York Market; Nearly 13 Million Shares Sold; Hawaii is Hit," *Honolulu Star-Bulletin*, October 24, 1929: 1.

⁶⁵ "Lake, Dean, H.: Realtor, Builder; Vice President, Manager, Lake Building Corporation, Ltd.," Nellist, George F., *Men of Hawaii*, Vol. IV, *Honolulu Star-Bulletin*, Ltd., 1930.

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number of houses that were built and sold every month in 1929 and were routinely publicized in the press. In order to maintain LBC’s public image in the press, Lake began penning brief articles with headlines such as “Lake Building Corp. Starts Two Homes”; “Others Underway.”⁶⁶

By April 1930 he was also publicizing open house events such as one where “more than 1500 persons ha[d] visited the Lake Building Corp. practical home on Makiki Street” in an article with the headline, “Hundreds Visit Practical Home in Makiki.”⁶⁷ He also paired the article with an advertisement that challenged readers with the query, “Have you seen the Lake Building Corporation Practical Home? Nearly 2000 Have Inspected It.”⁶⁸ Perhaps to assuage potential growing discontent among LBC board members and stockholders, he mentioned in the latter article that, “Tuesday was designated by the corporation as Bishop Trust Co. Day and several officials of that concern inspected the home.”⁶⁹

LBC sales appear to have dipped further by May 1930, which caused Lake to offer unique amenities in attempts to reverse the trend. He started proposing that club rooms be included in one-and-one-half or two-story LBC houses, outfitted for “Clubroom Golf,” and laid out with “several holes and a putting green.”⁷⁰ By August 1930 he was also constructing mini golf courses that could be offered to homebuyers.⁷¹ During the nine-month period that followed the “Crash,” Lake maintained that LBC was doing well. As late as July 1930, he penned an article with the headline, “Lake Building Company Reports Good Business.”⁷²

Unfortunately, Lake’s published claims and publicity efforts did not reverse the downward trend, sales appear to have continued to decline, and LBC was holding inventory because of slow sales. As a result, on December 27, 1930, presumably prompted by an action of the board, LBC announced its closure in the *Honolulu Star-Bulletin*:

Beginning January 1, 1931, the LAKE BUILDING CORPORATION Limited will discontinue active business and all of the Corporation’s business will be gradually liquidated by THE BISHOP TRUST COMPANY. LTD.

The Lake Building Corp., Ltd. has constructed over \$200,000.00 worth of houses during the past eighteen months and left a mark of quality under the stamp of “Dean Lake Built” which should remain. Honolulu’s needs, at this time, however, do not warrant quantity building.

Independently DEAN H. LAKE will continue the building of “Dean Lake Built” homes in the former office of the Lake Building Corp., Ltd. At 1361 South Beretania Street. He will also specialize in REAL ESTATE SALES.⁷³

⁶⁶ “Lake Building Corp. Starts Two Homes”; “Others Underway,” *Honolulu Star-Bulletin*, February 15, 1930: 11: 4-5.

⁶⁷ *Honolulu Star-Bulletin*, April 26, 1930: 11: 8.

⁶⁸ *Honolulu Star-Bulletin*, April 26, 1930: 11: 1-2.

⁶⁹ “Hundreds Visit Practical Home in Makiki,” and subhead, “Lake Building Corp. Dwelling Will Remain Open Until First of the Month,” *Honolulu Star-Bulletin*, April 26, 1930: 11: 8.

⁷⁰ “Club Rooms Will Feature Homes Now Being Planned by Dean Lake,” *Honolulu Star-Bulletin*, May 31, 1930: 10: 6-7.

⁷¹ “[M]iniature golf course for the Johnson radio and Music Co[.], Waikiki...Miniature golf course at Makiki and Beretania Streets,” “Lake Building Corporation Reports Sales.” *Honolulu Advertiser*, August 3, 1930: 12: 2.

⁷² “Lake Building Company Reports Good Business,” *Honolulu Advertiser*, July 13, 1930: 14: 5.

⁷³ “Announcement,” *Honolulu Star-Bulletin*, December 27, 1930: 2: 7.

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An article was published in the same newspaper with the headline, "To Liquidate Lake Building Corp. Assets," and sub-head, "Dean H. Lake, Manager, Will Take Over Home Construction Business."⁷⁴ It was followed by another article that was printed on the following day beneath the headline, "Bishop Trust to Liquidate Lake Concern," and sub-head, "Corporation Ceases Activities; Firm Head Continues in Realty Market."⁷⁵

The closure of LBC was presumably catastrophic for Lake, who by 1930 was identified in the census of that year as a "Builder," residing on McKinley Street in Manoa Valley, along with his wife Agnes, three daughters, and a Chinese house servant named Helen Miu.⁷⁶ Although he had expressed his intent to continue in home construction and real estate after the closure of LBC under the moniker of "Dean Lake-Built Homes," he joined Bishop Trust Company in 1932 and was briefly involved with the development of Maunalani Heights. He then subsequently went to work for Schuman Carriage, and left Honolulu at the end of 1934 to join Delegate Sam King's Congressional staff in Washington D.C.⁷⁷

Lake's stint in the nation's capital appears to have been equally short-lived and he appears to have relocated his family to Vermont in 1936. He was first listed in the 1937 city directory for Bellows Falls as a "salesman," employed at Taylor Motors, Inc., and as an agent for Prudential Insurance Co.⁷⁸ In 1938 he was identified only as a "salesman" and had moved to Saxtons River while his wife Agnes was identified as the "prop[rietor]" of Crystal Beauty Shop.⁷⁹ By 1940, Lake was identified in the census of that year, along with his wife and daughters, as residing in Saxtons River, where he was employed as a "salesman" at an "electrical appliance" store.⁸⁰ In 1950, Lake was still residing in the same town and working as an "appliance salesman" at an "appliance store," while Agnes was employed as a "beauty technician" at an unidentified "beauty shop," and their daughters had left home.⁸¹ Presumably after well over forty years of sales experience, Dean Lake died later in 1981.

Earlier in Honolulu in 1930, in the wake of a grueling production schedule for LBC, architect Armena Eller was presumably suffering from severe exhaustion. She left LBC sometime in 1930 to join the DPI and was identified in the city directory of 1931-1932⁸² as an employee of the department. Long after her departure from the company, one of her last LBC houses, presumably produced sometime in 1930, was photographed in August 1931 while under construction in Maunalani Heights. The image was

⁷⁴ *Honolulu Star-Bulletin*, December 27, 1930: 13: 7.

⁷⁵ *Honolulu Advertiser*, December 28, 1930: 10: 8.

⁷⁶ "Lake, Dean," "Lake, Agnes," "Phyllis," "Elizabeth," [and] "Patricia," "Miu, Helen," "McKinley Street," "Honolulu (City of)," *Fifteenth Census of the United States*, ED 2-24, Sheet 6B, Lines 78-83, April 7, 1930.

⁷⁷ Hibbard, Don. "Beers Residence." 2022.

⁷⁸ "Lake Dean H, salesman Taylor Motors Inc and agt Prudential In[s] Co." Manning's Bellows Falls [Directory] for the Year Beginning May 1937, p.48.

⁷⁹ "Lake Dean H., salesman, h Westminster SR," "Lake Agnes G (Mrs Dean) prop Crystal Beauty Shop r Westminster SR," Manning's Bellows Falls Directory for the Year Beginning 1938, p.45.

⁸⁰ "Lake, Dean," "Lake, Agnes," "Phyllis," "Elizabeth," [and] "Patricia," "Westminster Street," "Saxtons River" "Windom," *Sixteenth Census of the United States*, ED 2-77, Sheet 16, Lines 78-83, April 16, 1940.

⁸¹ "Lake, Dean," "Lake, Agnes," "Saxtons River" "Windom," *1950 Census of the Population and Housing - Hawaii*, ED 13-32, Sheet 71, Lines 1-2, April 1, 1950.

⁸² "Central Junior High...Mrs. Armena M. Eller," *Honolulu Star-Bulletin*, May 26, 1931: 10: 3; "Eller Armena M Mrs tchr DPI," *Polk-Husted Directory Co.'s Directory of Honolulu and the Territory of Hawaii*, 1931-32: 169.

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published in the *Honolulu Star-Bulletin* with the credit, “Mrs. A.M. Eller of the Dean Lake organization drew the plans.”⁸³

It may be conjectured that the effects of the Great Depression also impacted the Beers’ tenure of their Manoa house. They remained in the dwelling for only six years and in 1936, sold the property to Arthur and Sophe Fase, who are recalled as having sold the dwelling in the same year⁸⁴ to Arthur Grounds, office manager for Oahu Sugar Co., and his wife Lily and later widow (1936-1938).⁸⁵ Lily Grounds was followed by a clerk at Alexander & Baldwin named Edouard Doty and his spouse Helen (1938-1940),⁸⁶ owners of Everybody’s Super Market, Melvin Howleson and his wife Mitsu (1941-1952),⁸⁷ and DLNR inspector Arcy Hieronymous (1953-1964).⁸⁸ The dwelling was later owned by Stanley and Maya Levin before being acquired by the current owners, Peter Arnade and Elizabeth Colwill, in 2012.

1.3. Armena Morse Eller - Architect/Designer/Art Instructor

Armena Louise Morse Eller (1895-1996) was born on September 5, 1895, in Santa Ana, California, the daughter of Thomas Oliver Morse, a carpenter, and Leila Allen (Daws) Morse. She was recorded along with her parents and a younger brother in the census of 1900.⁸⁹ In 1917 she received a BA in Architecture and Art from the University of California at Berkeley, and her portrait was published in the yearbook of that year. Following graduation, Armena married Willard Henry Eller (1892-1974), who also had graduated from Berkeley earlier in 1914. The young couple then moved to Moscow, Idaho where Willard worked as an instructor at the University of Idaho, and Armena gave birth to a son named Willard M. They were recorded in the 1920 census as residing on First Street in the city.⁹⁰ The family then moved to Seattle, Washington where Willard taught at the University of Washington and received his MA in Physics in 1925. Returning to California, Willard obtained a Ph.D. in Physics at the University of California at Berkeley, and the couple moved to Honolulu in 1928. Willard joined the Physics Department at the University of Hawaii and chaired the department from 1931-1958.

While her husband was working on his Ph.D., Armena had worked as a scientific illustrator at the University of California. Following her arrival in Honolulu, she was hired for a similar position by the Pineapple Research Institute (PRI) and maintained part-time employment with the organization through 1959. In 1928 her portrait was published in the *Honolulu Star-Bulletin*, beneath the title “New professors and their wives...”⁹¹ Armena worked as the architect for the Lake Building Company (LBC) from 1929-1930, producing designs for at least fifty dwellings as well as two multi-family buildings, and

⁸³ “On Maunalani Heights...,” *Honolulu Star-Bulletin*, August 8, 1931: 12: 3-5.

⁸⁴ Hibbard, Don. Personal communication to R. Stephenson, April 9, 2023.

⁸⁵ *Polk-Husted Directory Co.’s Directory of Honolulu and the Territory of Hawaii*, 1935-36: 189; 1937-38: 211.

⁸⁶ *R.L. Polk & Co.’s Directory of Honolulu and the Territory of Hawaii*, 1938-39: 173, 1941-42: 301.

⁸⁷ *R.L. Polk & Co.’s Directory of Honolulu and the Territory of Hawaii*, 1941-42: 301; 1951-52: 382.

⁸⁸ *R.L. Polk & Co.’s Directory of the City & County of Honolulu*, 1953-54: 1964: 596.

⁸⁹ “Morse, Thomas O.,” “Leslie A.,” Armena L.,” Leander C.,” “Orchard Street,” “Santa Ana Township,” *Twelfth Census of the United States*, ED 149, Sheet 14, Lines 37-40, June 15, 1900.

⁹⁰ “Eller, Willard H.,” “Armena M.,” “Willard M.,” “First Street,” “Moscow City,” *Fourteenth Census of the United States*, ED 124, Sheet 2A, Lines 41-43, January 2, 1920.

⁹¹ “New professors and their wives...,” *Honolulu Star-Bulletin*, September 15, 1928: 33: 2-7.

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a church. She was identified in the 1930 census as an “architect,” employed at a “Building Co.,” and resided with her husband “Willard Henry” and their son “Willard M.” on Oahu Avenue.⁹²

After leaving LBC and being hired by DPI as a teacher, Armena provided instruction in Art at Central Junior High, then in Arts and Crafts at R.L. Stevenson Intermediate, and Roosevelt High Schools. She excelled as an instructor, received an award in 1934 for her “sketches,” and under her direction, her students won multiple awards for their art projects. In 1940 Armena was identified as a “teacher” at a “public school,” and still residing with her husband Willard and her son on Oahu Avenue.⁹³ Her address and job title remained the same during the next decade but her place of employment was changed to that of “high school” by 1950.⁹⁴ Armena also taught adult art classes at the YMCA, sat on art juries, worked as a free-lance designer for Gump’s, designing tableware, jewelry, silverware, upholstery, and household wares,⁹⁵ and produced the illustrations for James Michener’s *Tales of the South Pacific* that won a Pulitzer in 1948.⁹⁶ Following Willard’s retirement from the University of Hawaii in 1958, Armena concluded a teaching career that spanned twenty-eight years (1931-1959). The couple moved back to California, where Armena lived until her death in 1996 at the age of 101.

2. CRITERION C - Architecture

2.1 The William W. Beers House and the Residential Architecture of Armena Morse Eller

Armena signed her architectural renderings of LBC houses with “ELLER LBC LTD.” for numerous advertisements that were published in the Honolulu newspapers. Unfortunately, no rendering of the William H. Beers House appears to have been printed by the press. Armena is assumed to be the designer since it was an LBC home and she was the only known architect employed by the company.

Although her career as an architect was extremely brief, her production of at least fifty-five LBC dwellings in seven sections of Honolulu and in six up-scale neighborhoods remains a remarkable achievement. Few of her construction drawings remain, but those that are extant, along with her published renderings, provide more than sufficient evidence of her talent and skill as a designer and draftsman. They also serve as a record of her development of designs for moderately priced houses that were aimed at a cohort of the population that had often been overlooked.

A rendering of one of her early residential designs in July 1929 was of a traditional U-Plan house⁹⁷ that had been often built by sugar companies. Clad in horizontal lapped wood siding instead of vertical wallboard, and embellished with Craftsman-inspired details, it was fenestrated with four-over-one and

⁹² “Eller, Willard Henry,” “Armena M.,” “Willard M.,” “Oahu Avenue,” “Honolulu City (Part of),” *Fifteenth Census of the United States*, ED 2-14, Sheet 16B, Lines 88-90, April 20, 1930.

⁹³ “Eller, Willard,” “Armena M.,” “Willard,” “Oahu Avenue,” “Honolulu City (Part of),” *Sixteenth Census of the United States*, ED 2-44, Sheet 9B, Lines 92-94, April 12, 1940.

⁹⁴ “[Eller,] Armena M.,” “Oahu Avenue,” “Honolulu,” *1950 Census of the Population and Housing - Hawaii*, ED 2-77, Sheet 16, Line 1, April 16, 1950.

⁹⁵ Hibbard, Don. “Beers Residence.” 2022.

⁹⁶ “The attractive maps delineating the geographic limits covered in each of its seven sections have been prepared by Armena Eller, teacher at Roosevelt high school,” *Honolulu Advertiser*, May 22, 1949: 25: 6.
<https://www.pulitzer.org/winners/james-michener>

⁹⁷ “Lake Building Corp. House,” *Honolulu Advertiser*, July 28, 1929: 17: 2-4.

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six-over-one wood sash, included unique features such as a projecting bay window at the kitchen, and employed the double-pitched "Hawaiian Roof" that was popularized by architect C.W. Dickey.

By November 1929 and into 1930, however, Armena had replaced familiar "Hawaiian" house types like the U-Plan with her own unique plan types and abandoned the "Hawaiian Roof" for roofs that, like her facades, were derived from a mixture of forms and elements that she adopted and combined from several architectural styles. As a result, Armena's LBC houses were often Eclectic-styled bungalows that she crafted using elements from Colonial, Gothic, and Tudor Revivals, and embellished with Craftsman-inspired details.

Armena often employed contrasting foundation and wall materials such as lava rock or basalt with plaster, used clapboard instead of vertical wallboard, employed projecting entry porticos that were shaded by separate roofs or wood trellises, substituted steep gabled roofs for low, hipped roofs, employed cross gables or dormers to break up roof masses, grouped window sash into banks that were occasionally surmounted by arched lunette sash, and fenestrated gable ends with circle or arched, louvered vents or wood sash. Armena's interiors included hard wood floors, plaster walls and ceilings, simple wood moldings and trim, single-panel wood doors, and tiled bathrooms with porcelain fixtures.

The William W. Beers House, although slightly altered with the construction of a rear addition, still exhibits many of the characteristics, features, and elements of LBC houses. Embodying Lake's admonition that "Small Houses Need Not be Ugly,"⁹⁸ like most of Armena Eller's LBC homes, it remains an "elegant...well-proportioned [and] commodious residential building."⁹⁹

2.2 Augustus Samuel (A.S.) Cantin, Contractor

Although the slogan, "Dean Lake-Built Homes," might suggest otherwise, independent contractors such as Joseph Neves,¹⁰⁰ A.S. Cantin, and others were engaged in the construction of LBC homes. The builder of the William W. Beers House, Augustus Samuel (A.S.) Cantin (1863-1938), was born in San Francisco on October 5, 1863, the eldest of five children born to J.C. Cantin, a "salesman," and Anne H. Cantin.¹⁰¹ He relocated with his family to Oakland at an indeterminate date, where he is assumed to have attended local schools and grown into adulthood. In 1880, Cantin was identified as a "Clerk in Office" in the census of that year.¹⁰² He later married May Moss, the daughter of a father from Scotland and a mother from France, was identified as a "Bookkeeper," who resided with May, their son and daughter, and his younger brother, in the Census of 1900.¹⁰³

⁹⁸ "Design," "Small Houses Need Not Be Ugly," *Honolulu Advertiser*, September 29, 1929: 16: 6.

⁹⁹ Chiu, Allison. "Robert P. and Eleanor Wayson Sroat Residence," SAH Archipedia, eds. Gabrielle Esperdy and Karen Kingsley, Charlottesville, UVaP, 2012.

<https://sah-archipedia.org/buildings/HI-01-003-0001>

¹⁰⁰ Hibbard, Don. "Joseph and Jean Skorpin Residence, 3968 Lurline Drive, Honolulu, HI," Nomination to the National Register of Historic Places, 2005.

¹⁰¹ "Castin JC," "Anne H.," "Augustus S.," et al, "Oakland," ED 2, Sheet 12, Lines 21-29, June 8, 1880.

¹⁰² Augustus S., "Clerk in Office," "Oakland," ED 2, Sheet 12, Lines 21-29, June 8, 1880.

¹⁰³ "Cantin Augustus S.," "May M.," "Minnie C.," "Kenneth A.," [and] Alexander A., "Market Street," "Oakland City," *Twelfth Census of the United States*, ED 352, Sheet 4B, Lines 60-64, June 5-6, 1900.

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Cantin appears to have relocated from Oakland to Honolulu in 1901 and was identified in the city directory of 1902 as an employee of local contractors, Cotton Brothers & Co.,¹⁰⁴ then was promoted to a manager with the company by 1904.¹⁰⁵ He appears to have left Cotton Brothers in 1910, joined Hawaiian Dredging Co. (HDCo), and was listed in the city directory as an employee in 1911.¹⁰⁶ Cantin appears to have moved to Hilo in 1912, was recorded as a resident in 1913,¹⁰⁷ then returned to Honolulu, but was not identified with a specific company in the following year.¹⁰⁸ He appears to have rejoined HDCo in 1914, however, was listed in the city directories of 1915-16 as the captain of an HDCo dredger,¹⁰⁹ and received a two-year appointment as the U.S. postmaster for Watertown in June of 1915.¹¹⁰

In 1917 Cantin was hired as the City and County Engineer and served in that position for two years.¹¹¹ He then commenced an eighteen-year career as a general contractor in 1920.¹¹² Cantin was active in both commercial and residential construction from the latter year through his death in 1938. During the 1920s, some of his residential clients included Bishop Trust Co., as well as executives of the latter and Inter-Island Steamship Co. Among his known residential projects that were built in Manoa and Nuuanu Valleys were dwellings for George E. Lake (1923),¹¹³ Stanley Kennedy (1923),¹¹⁴ F.W. Walker (1926),¹¹⁵ along with speculative properties in Judd Street Park (1927) for Bishop Trust Co.,¹¹⁶ and in Manoa Valley for LBC (1930). Although the number of LBC dwellings that he erected is unknown, he was reported by the local press as the contractor for the William W. Beers House and another "bungalow" on Huleani Drive in 1929.¹¹⁷

LBC appears to have experienced a decline in sales in late 1929 and into 1930, however, Cantin's residential construction contracts during the same period and during the years leading up to his death in 1938 appear to have continued unabated. He built dwellings in Coconut Grove, Kaimuki, Manoa, Punahou, Waikiki, and Waimanalo. A selection of his known residential projects during the 1930s

¹⁰⁴ *Husted's Directory of Honolulu and Territory of Hawaii*, F.M. Husted, 1902: 136.

¹⁰⁵ *Husted's Directory of Honolulu and Territory of Hawaii*, F.M. Husted, 1904: 128.

¹⁰⁶ *Husted's Directory of Honolulu and Territory of Hawaii*, F.M. Husted, 1911: 169.

¹⁰⁷ *Husted's Directory of Honolulu and Territory of Hawaii*, F.M. Husted, 1913: 810.

¹⁰⁸ *Husted's Directory of Honolulu and Territory of Hawaii*, F.M. Husted, 1914: 173.

¹⁰⁹ *Husted's Directory of Honolulu and Territory of Hawaii*, F.M. Husted, 1915: 170; 1916: 183.

¹¹⁰ "Cantin, Augustus S, June 25, 1915," Postmaster Appointments, Hawaii."

¹¹¹ *Husted's Directory of Honolulu and Territory of Hawaii*, F.M. Husted, 1918: 184; 1919: 187.

¹¹² *Polk-Husted Directory Co.'s Directory of Honolulu and the Territory of Hawaii*, 1920: 195.

¹¹³ "[N]ew home of George E. Lake...is being erected by A.S. Cantin," "Lake Home is in Style of an Italian Villa," "New Residence Going Up in Nuuanu Valley," *Honolulu Star-Bulletin*, March 27, 1923: 9: 4.

¹¹⁴ "Stanley Kennedy, home at estimated cost of \$22,000; A.S. Cantin Contractor," "New Homes Valued at \$60,000 Go Up on Judd Hillside," *Honolulu Star-Bulletin*, March 27, 1923: 9: 5.

¹¹⁵ "F.W. Walker...moving into his new home in Manoa Valley...just completed by A.S. Cantin," Walker Moves into New Manoa Home," *Honolulu Advertiser*, September 19, 1926: 15: 2-4.

¹¹⁶ "A.S. Cantin is building four houses in a neighborhood in the Judd St. Park tract in Nuuanu Valley," Bishop Trust Co. Putting Up 4 Additional Model Homes In Judd St. Park," *Honolulu Star-Bulletin*, May 20, 1927: 24: 4-5.

¹¹⁷ *Honolulu Star-Bulletin*, September 7, 1929: 10: 2.

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included houses for E.S. Jones (1930),¹¹⁸ Mrs. O.E. Wall (1931),¹¹⁹ Mr. and Mrs. W.W.G. Moir (1931),¹²⁰ A.A. Mullen (1932),¹²¹ Douglas and Peggy Blyth (1932),¹²² Russell Frazier (1933),¹²³ Mrs. L.D. Calder (1933),¹²⁴ M. Matsuguma (1934),¹²⁵ Carl H. Duhrsen (1934),¹²⁶ Mr. and Mrs. George R. Curtis (1934),¹²⁷ Dr. L.A.R. Gaspar (1935),¹²⁸ and Oliver S. Stone (1936).¹²⁹

The above record of Cantin's construction activities and those of other contemporary competitors who were identified in the local press unfortunately cast doubt on Lake's claim, made on December 27, 1930 that, "At the present time there is not enough construction work available for...the corporation..."¹³⁰ It may be conjectured that in addition to losing his board of directors and interim financing from Bishop Trust Co., Ltd., the departure of his architect, Armena Eller, ended his capacity to continue producing the unique designs that characterized LBC housing products from its inception.

¹¹⁸ "Attractive New Home for Kaimuki," *Honolulu Star-Bulletin*, May 31, 1930: 10: 2-4.

¹¹⁹ "Cantin Gets Contract," *Honolulu Star-Bulletin*, December 8, 1930: 37: 6; Wall Residence at Waimanalo Will be Completed in June," *Honolulu Star-Bulletin*, May 30, 1931: 15: 4.

¹²⁰ "This charming home in Dowsett Highlands is the residence of Mr. and Mrs. W.W.W. Moir...and A.S. Cantin [is] the contractor," *Honolulu Star-Bulletin*, October 20, 1931: 3: 3-4.

¹²¹ "Men and Money at Work," "A.A. Mullen residence," *Honolulu Star-Bulletin*, March 19, 1932: 17: 3-5.

¹²² "Blyths Given Permit for Aukai St. Home," *Honolulu Star-Bulletin*: November 19, 1932: 12: 5.

¹²³ "Russell Frazier Will Build \$3,125 Dwelling," *Honolulu Star-Bulletin*, June 17, 1933: 32: 8.

¹²⁴ "Mrs. Calder Building Metcalf St. Dwelling," *Honolulu Star-Bulletin*, November 18, 1933: 14: 3.

¹²⁵ "\$2500 to be Cost of Home in Kaimuki," *Honolulu Star-Bulletin*, May 26, 1934: 10: 2.

¹²⁶ "Carl Duhrsen erects Dwelling in Kaimuki," *Honolulu Star-Bulletin*, November 3, 1934: 14: 3.

¹²⁷ "Attractive Home for Punahou District," *Honolulu Star-Bulletin*, December 29, 1934: 10: 4-5.

¹²⁸ "A.S. Cantin is building a home for Dr. L.A.R. Gaspar...", *Honolulu Advertiser*, June 30, 1935: 17: 6.

¹²⁹ "Oliver S. Stone is building a \$3500 residence...A.S. Cantin is the contractor," *Honolulu Advertiser*, June 21, 1936: 12: 2.

¹³⁰ "To Liquidate Lake Building Corp. Assets," and sub-head, "Dean H. Lake, Manager, Will Take Over Home Construction Business," *Honolulu Star-Bulletin*, December 27, 1930: 13: 7.

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"MANOA, New 3-Bedroom Home," "Tommy Tompkins, Associated with Lake Building Corp., Damon Bldg," January 16, 1930: 14: 7.

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"Dean Lake to Write Small Home Series"; "First Article to Appear in Next Sunday's Advertiser," "Real Estate and Building News," July 28, 1929: 17.

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"[M]iniature golf course for the Johnson radio and Music Co[,] Waikiki...Miniature golf course at Makiki and Beretania Streets," "Lake Building Corporation Reports Sales." August 3, 1930: 12: 2.

"The Lake Building Corporation, Ltd.," "Dean Lake Built," "\$7500 Koko Head Ave. Kahala View, two bedrooms. Entirely modern. Liberal terms," October 19, 1930: 13: 8.

"Bishop Trust to Liquidate Lake Concern," and sub-head, Corporation Ceases Activities; Firm Head Continues in Realty Market," December 28, 1930: 10: 8.

"Central Junior High...Mrs. Armena M. Eller," May 26, 1931: 10: 3.

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"Lake Building Corporation Opens for Business; Specializes on Homes," April 20, 1929: 12: 1-3.

"New Company Enters Field of Home Development Here"; "Lake Building Corporation Opens for Business; Specializes on Homes," April 20, 1929: 12: 1-3.

"Hundreds Visit Practical Home in Upper Makiki," April 26, 1929: 11: 3.

"Home Building Concern Forms," May 21, 1929: 18: 5.

"Explains Aims of New Concern"; "Dean Lake Corporation Will Cover Broad Field of Activity in Honolulu," May 24, 1929: 11: 6.

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"Will Build on Huelani Drive"; "Two Houses to be Started in Manoa by Lake Building Corp.," September 7, 1929: 10: 2.

"Apartment to Rise at Beach; House on Vancouver Highway Also to be Built by Company," September 28, 1929: 11: 1-2.

"Panic Rules on New York Market; Nearly 13 Million Shares Sold; Hawaii is Hit," October 24, 1929: 1.

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"House is Started in Woodlawn Tract," January 4, 1930: 11: 2-4.

"MANOA, New 3 Bedroom Home in an ideal location on Huelani Drive with very attractive grounds. Price \$8,750. Terms \$500 down, balance like rent," *Honolulu Advertiser*, January 16, 1930: 14: 7.

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"Lake Building Corp Starts Two Homes; Others Underway," February 15, 1930: 11: 4-5.

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"Club Rooms Will Feature Homes Now Being Planned by Dean Lake, May 31, 1930: 10: 6-7.

"It Will Have Four Apartments;" "[A]partment structure being constructed by the Lake Building Corp. on Royal Hawaiian Avenue," August 23, 1930: 10: 3-6.

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- o Map 2. Detail View, U.S. Geological Survey. "Honolulu, HI." U.S. Department of the Interior, 2013. The location of the William W. Beers House is indicated by arrow.
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- o Figure 7. Armena Morse Eller portrait, *Honolulu Star-Bulletin*, September 15, 1928.
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- o Figure 9. Lake Building Corp. Dwelling at St. Louis Heights, designed and illustrated by Armena Eller, *Honolulu Advertiser*, July 21, 1929.
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- o Figure 17. Lake Building Corp., Robert P. and Eleanor Wayson Sroat Residence in Woodlawn, designed and illustrated by Armena Eller, *Honolulu Star-Bulletin*, January 4, 1930.
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- o Figure 19. Lake Building Corp., announcement of the company's closure on January 1, 1931, *Honolulu Star-Bulletin*, December 17, 1930.

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Map 1. U.S. Geological Survey. "Honolulu, HI." U.S. Department of the Interior, 2013. The location of Manoa Valley where the William W. Beers House was erected is indicated by arrow.



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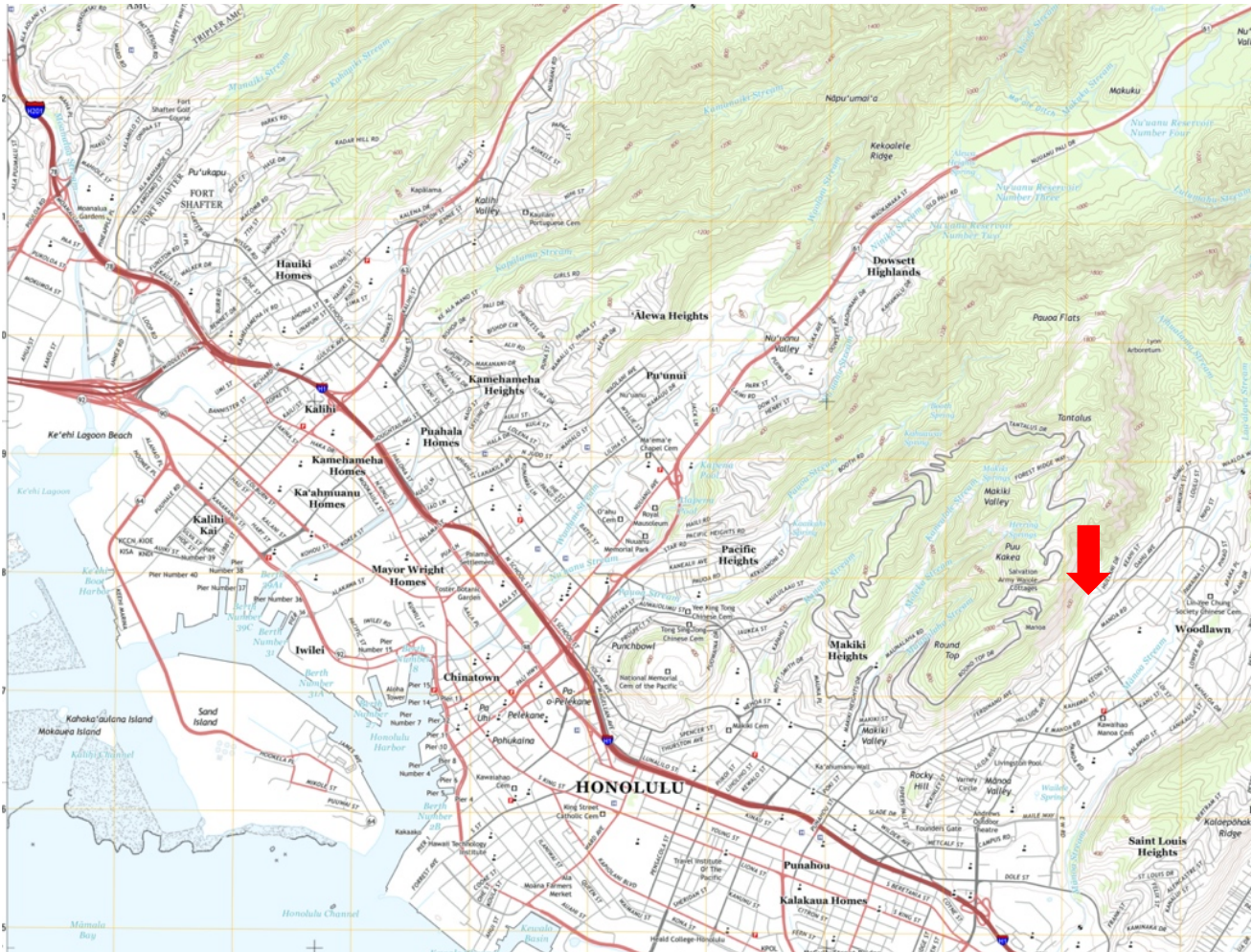
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Map 2. Detail View, U.S. Geological Survey. "Honolulu, HI." U.S. Department of the Interior, 2013. The location of the William W. Beers House is indicated by arrow.



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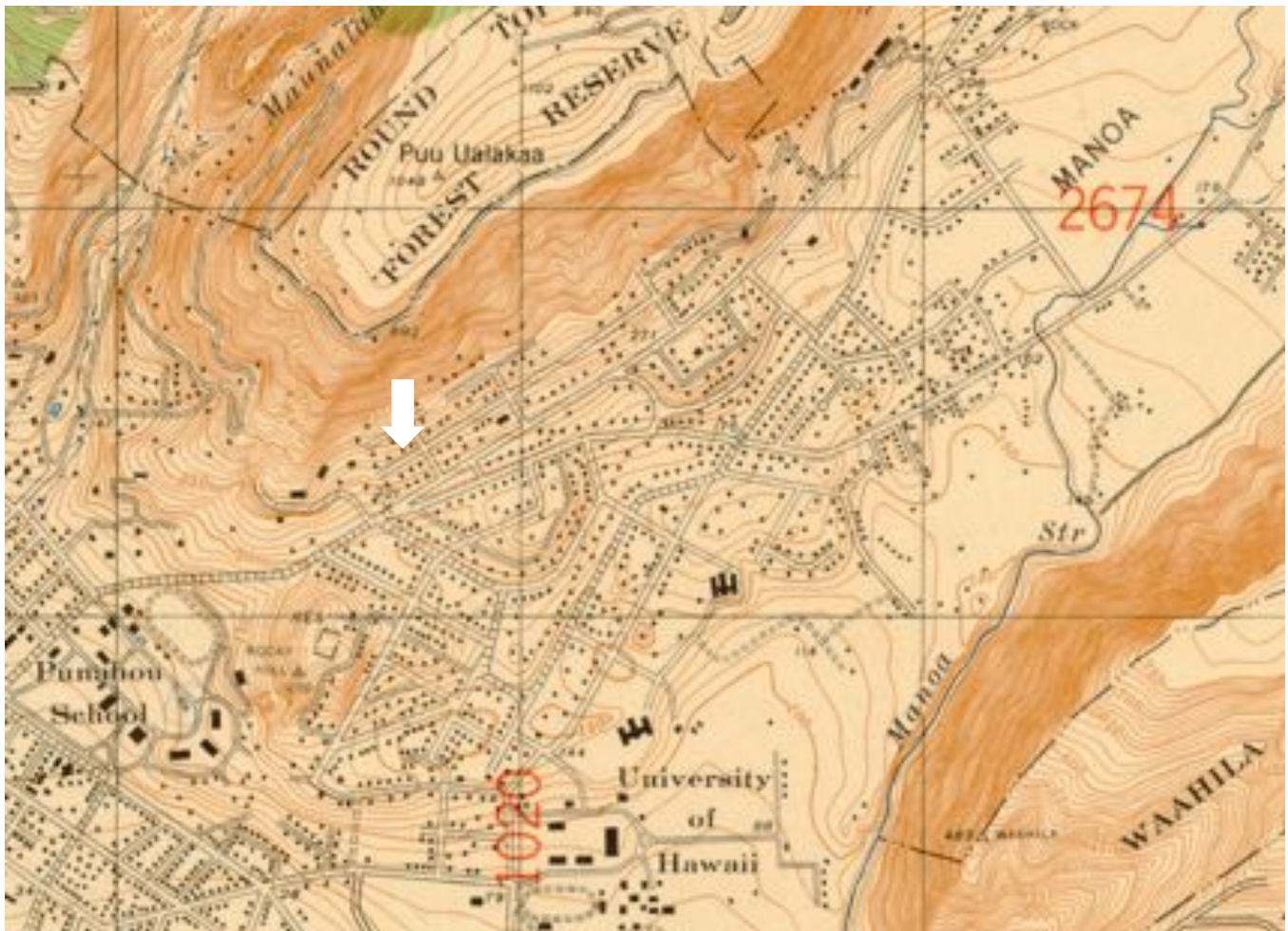
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Map 4. Detail View, U.S. Geological Survey. "Honolulu, HI." U.S. Department of the Interior, 1933. The location of the William W. Beers House is indicated by arrow.



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Figure 1. Aerial Photograph of Honolulu with the location of the William W. Beers House indicated by arrow.



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Figure 2. Enlargement of aerial photograph of Manoa Valley with the location of the William W. Beers House indicated by arrow.



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Figure 3. Aerial Photograph of the 3000 block of Huelani Drive with the William W. Beers House indicated by arrow and limits of parcel shown within colored boundary line.



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Figure 4. Lake Building Corp. first announcement of opening, *Honolulu Star-Bulletin*, June 20, 1929: 7: 1-3.

Lake Building Corporation Opens For Business; Specializes On Homes

Establishes Offices At 1361 S. Beretania St.; Concentrate On Financing and Construction; Is Building Six Homes Already

A new building firm, specializing in the financing and construction of homes, makes its official bow in Honolulu tomorrow.

It is the Lake Building Corporation, Ltd., of which Dean H. Lake, identified with realty development in Honolulu for several years, will be the managing head.

The new firm, with quarters at 1361 South Beretania St., near Keeaumoku, will concentrate efforts on the financing and construction of homes for owners of vacant lots; the building up of subdivisions and the construction of homes for investors.

It will maintain a complete library of home plans, specifications, profiles, etc., which will be open to inspection of the public.

"Our principal aim," says Manager Lake, "is to take over and shoulder all the responsibilities of the home-builder in construction—to cooperate in the selection of best adapted plans, to supervise construction—to aid in financing where it is desired and to furnish selling campaigns where they are wanted.

"It has been increasingly evident to those who stand back of the firm's activities that what Honolulu needs is amplified building construction facilities to enable owners of lots to construct homes and produce revenue from otherwise unpaying vacant property.

"A vacant lot is a liability to the owner. If he builds a home, he can occupy it, in which case he is paying rent to himself, or he can rent to someone else and realize something from his investment.

"The new firm is going to stress the value of architectural touches on a home, which can be added with no additional cost to that of haphazard construction. That will mean better looking homes and more saleable property."

Lake was formerly associated with P. M. Pond in the construction of homes in Honolulu.

Mrs. W. H. Elier, daughter of a prominent home-builder in California, will have charge of preparing plans, drawings, etc., in the new firm and Mrs. D. Nahl will be office manager.

The new firm already has six homes under construction; three in Moana Estates, one on Alewa Drive, another in Judd St. Park and another on McKinley St., and is preparing plans for two homes at Black Point and another on Wilhelmina Rise.

It will feature model home arrangement of rooms and incorporate many new conveniences in these new structures.

BUILDS HOMES



Dean H. Lake, whose announcement a few days ago of the formation of the Lake Building Corporation is now followed by opening of offices and active entry into the field of home development.

built for utility, not ornament.

And Miss Blaisdell's smile, especially when she is receiving a contribution of \$1 for her favorite "Aloha Oe" memorial fund, is far more entrancing than any that could ever appear on the countenance of the shy and retiring collector.

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Figure 5. Lake Building Corp. second announcement of opening, Honolulu Advertiser, June 21, 1929: 28: 2-3.


Lake Building Corporation

Opens Office and Library on Beretania Street

A NEW service is offered to potential home-owners of Honolulu by the Lake Building Corporation. This newly organized Honolulu concern finances and builds your home. The purchasing of the lot you desire, offering you the plan of house which you feel is best suited to your special needs and the building of the home are done by the company, freeing you of many inconveniences.

"We expect to give a personal service in home building," said Dean Lake, manager. "By taking advantage of quantity building and various discounts, we can deliver better designed and more completely equipped houses than is usual where an individual designs and builds a home for himself."

The Lake Building Corporation is cooperating with the realtors of Honolulu and the local building companies. The service offered is not restricted to individuals purchasing property through this concern.



DEAN H. LAKE
Vice President and Manager
of the
Lake Building Cor., Ltd.

Owners of vacant lots where the possibility of turning them into income-producing property is particularly good are invited to take advantage of this company's offer. Promoters of subdivisions will find that their sales will increase by making use of this new home-building offer.

Individuals planning to own their homes are invited to visit the Lake Building Corporation at 1361 South Beretania Street near Keeaumoku Street. An attractive library with many designs for homes is a noteworthy feature of the office of this building corporation. Every home-owner of today and tomorrow is invited to use this library and to confer with the manager about home-owning plans.

The officers of the Lake Building Corporation are: M. B. Henshaw, President; E. W. Sutton, Vice-President; Dean H. Lake, Vice-President and Manager; W. E. Harrison, Secretary and Treasurer

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Figure 6. Lake Building Corp., full page advertisement, *Honolulu Advertiser*, Jun 21, 1929: 28: 2-3.

Lewers & Cooke

wishes to
announce that
It welcomes the
Dean Lake Building Corporation
within the fold
of creators of
Better Homes
for Honolulu

The Home Building Department of Lewers & Cooke, Ltd., will cooperate in the usual enthusiastic manner with anyone who chooses to select a Dean Lake Built Home financed under its comprehensive time payment plan. All the vast building knowledge accumulated during the 17 years Lewers & Cooke has been in the building material business in Honolulu is available to them at any time and helpful advice will be given free of charge, as it denotes with this firm.

LEWERS & COOKE, Ltd.
1929
Building Material Specialists

Disappearing Stairways

Make Use of Your
ATTIC
For Storage Space

If you have a clearance of four feet or more above your ceiling, we can place a disappearing, balanced stairway in your hallway or bedroom, one for 10 floor for storage and electric light with switch below, for from \$1.50 to \$2.50, with term payments if you desire. Why clutter up your garage and rear porch—store the articles in the attic.

See Sample Stairway installed
At Our Office

Lake Building Corporation,
Limited
1361 South Beretania St.

Lake Building Corporation

Opens Office and Library on Beretania Street

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DEAN H. LAKE
Vice President and Manager of the Lake Building Cor., Ltd.

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The officers of the Lake Building Corporation are: M. B. Henshaw, President; E. W. Sutton, Vice-President; Dean H. Lake, Vice-President and Manager; W. E. Harrison, Secretary and Treasurer

Lumber and Building Materials that LAST LONGER!

This firm has long studied types of lumber, building materials and building specialties that are best adapted to climatic conditions in Hawaii.

There's a difference and when you specify Allen & Robinson lumber and building materials from us, you get products which experience and study have shown give longer life and consequently greater value for the dollars you place in your home.

We are always glad to explain to you the relative merits of various kinds of lumber, building materials and building specialties.

Allen & Robinson Limited
FORT STREET AT MERCHANT
PHONE 5706

When Having Your New House Built By
The Lake Building Corporation, Ltd.
SPECIFY
Sherwin-Williams Paint
FROM
Paint Headquarters
E. O. HALL & SON, LTD.
ALAKA AND MERCHANT STS.
SHERWIN-WILLIAMS CO. BLDG.

The Lake Building Corporation, Ltd.

Invites the People of Honolulu

TO INSPECT ITS OFFICE

and

LIBRARY OF HOUSE PLANS

at

1361 South Beretania Street
(Near Keeaumoku St.)

on

FRIDAY, JUNE 21, 1929

Or At Any Convenient Time Thereafter

The Lake Building Corporation, Ltd.
Incorporated May, 1929

—OFFICERS—

M. B. HENSHAW	President
E. W. SUTTON	Vice-President
C. G. HEISER	Vice-President
DEAN H. LAKE	Vice-President & Manager
W. E. HARRISON	Secretary & Treasurer

A Letter to Home and Investment Home Builders

Several people have asked us about our plan and field of work, and we believe a simple statement will clarify matters.

The house on Beretania Street which we have been remodeling is to serve as our office. Many people have commented on its changed exterior appearance and we invite the public to inspect the more marked change in the interior.

We have completed nearly thirty attractive two, three and four-bedroom house plans, and shall continue to increase our library from month to month. We also have many books of house plans for your convenience. These completed plans include photograph or drawing, and small floor plan blue print, specifications and price. Mrs. Willard H. Eller, daughter of a California home builder, and a member of our staff, has already completed some beautiful plans.

Our proposition to lot owners who wish to build is simple. Come in and select the house which appeals to you and satisfies your needs. We will finish paying for your lot, build the house you select, and you move in when it is finished, paying an agreed-upon amount per month. For those who do not own a lot, we offer you the opportunity of selecting any lot which is for sale. We will buy the lot and erect the house you select for an agreed-upon price. You pay 10% or more of the total cost, and a stated amount per month.

For those who have vacant lots upon which they are paying interest and taxes with no return, we can offer a distinct service! If you have paid a sufficient amount on your lot—you need not own it outright—we will build a house for you to either rent or sell. If you desire to sell the completed lot, we will advertise and specialize in its sale until it is sold.

In addition to these activities we shall buy lots from time to time, build attractive homes and place them on sale. All these homes will bear a "Dean Lake Built House" plate, and with this plate goes a guarantee of a personal interest in the future of these homes. We are not striving for quantity, our endeavors will go to make homes that are well built and attractive and that will help build a reputation for "Dean Lake Built Homes."

LAKE BUILDING CORPORATION, LTD
By *Dean H. Lake* Manager.

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Figure 7. Armena Morse Eller portrait, top row and center. *Honoulu Star-Bulletin*, September 15, 1928: 23: 2-7.



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Figure 8. Lake Building Corp. Dwelling at Black Point, designed and illustrated by Armena Eller, *Honolulu Star-Bulletin*, July 6, 1929: 11: 2-4.

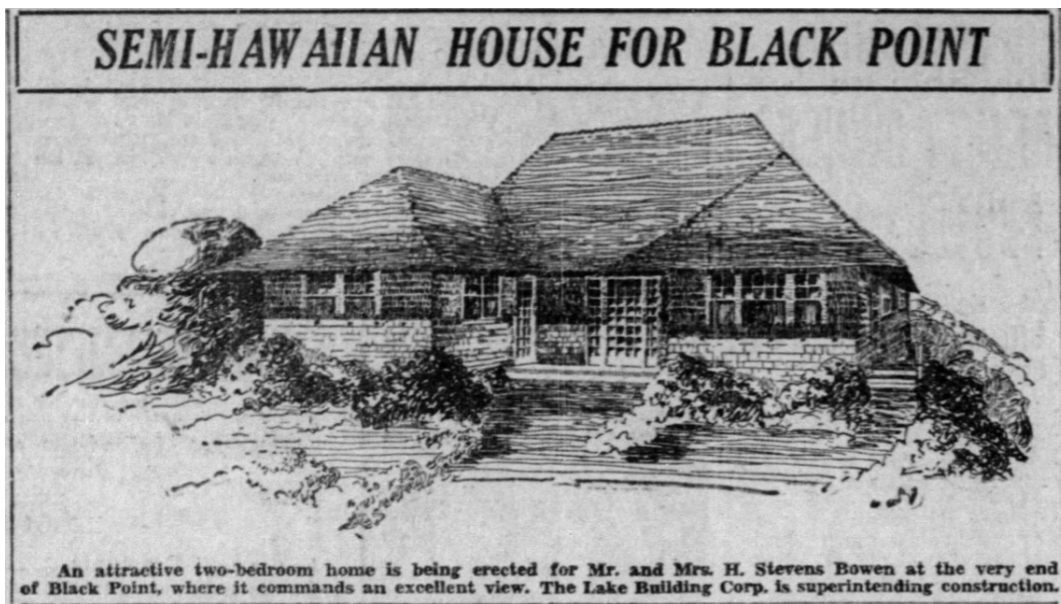


Figure 9. Lake Building Corp. Dwelling at St. Louis Heights, designed and illustrated by Armena Eller, *Honolulu Advertiser*, July 21, 1929: 13: 2-4.



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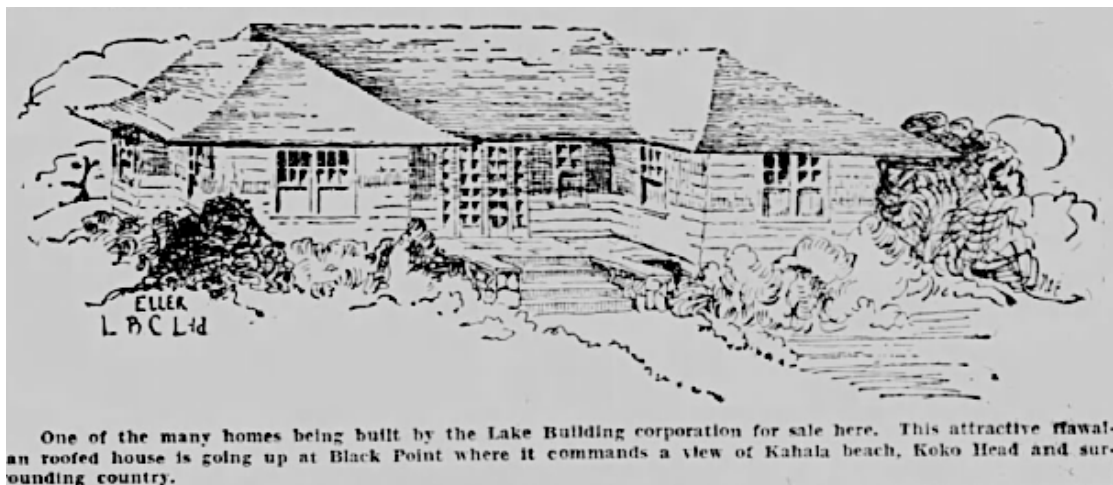
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Figure 10. Lake Building Corp. Dwelling at Judd Park, designed and illustrated by Armena Eller, *Honolulu Star-Bulletin*, July 27, 1929: 15: 2-4.



Figure 11. Lake Building Corp. Dwelling at St. Louis Heights, designed and illustrated by Armena Eller, *Honolulu Advertiser*, July 28, 1929: 17: 2-4.



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Figure 12. Lake Building Corp. Dwelling at Nuuanu, designed and illustrated by Armena Eller, *Honolulu Honolulu Star-Bulletin*, August 3, 1929: 11: 2-4.

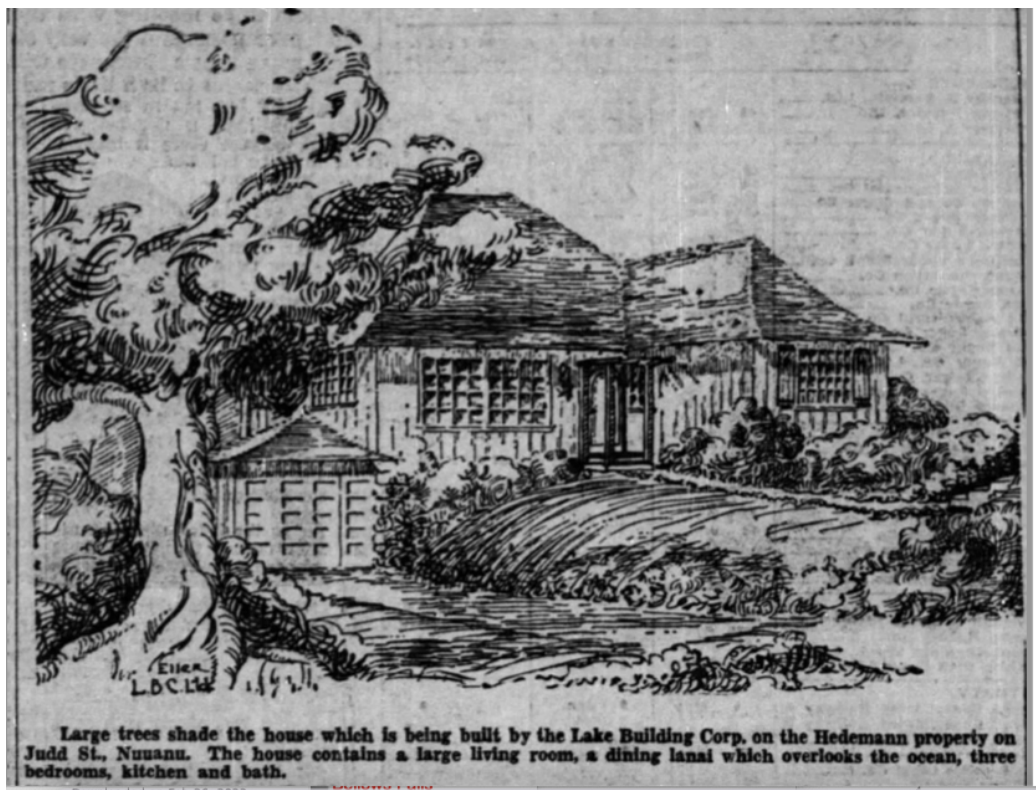
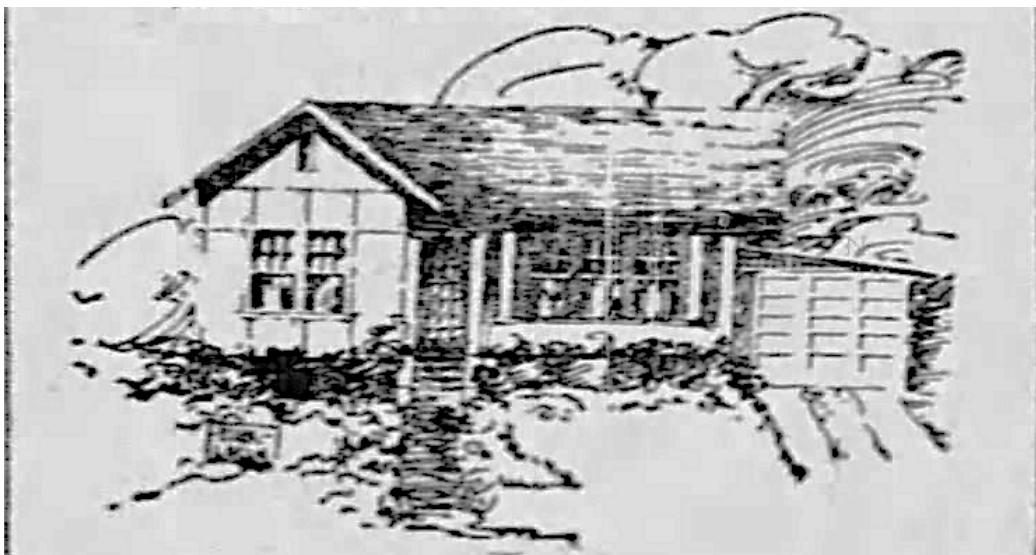


Figure 13. Lake Building Corp. Dwelling at Manoa, designed and illustrated by Armena Eller, *Honolulu Advertiser*, June 8, 1930: 14: 7.



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Figure 14. Lake Building Corp. dwelling for Manoa, designed and illustrated by Armena Eller, *Honolulu Star-Bulletin*, December 21, 1929: 11: 2-4.



Figure 15. Lake Building Corp., Apartments on Royal Hawaiian Ave., designed and illustrated by Armena Eller, *Honolulu Star-Bulletin*, August 23, 1930: 10: 1.



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Figure 16. Lake Building Corp., Dwelling at Judd Street, designed and illustrated by Armena Eller, *Honolulu Star-Bulletin*, October 5, 1929: 26: 2-4.

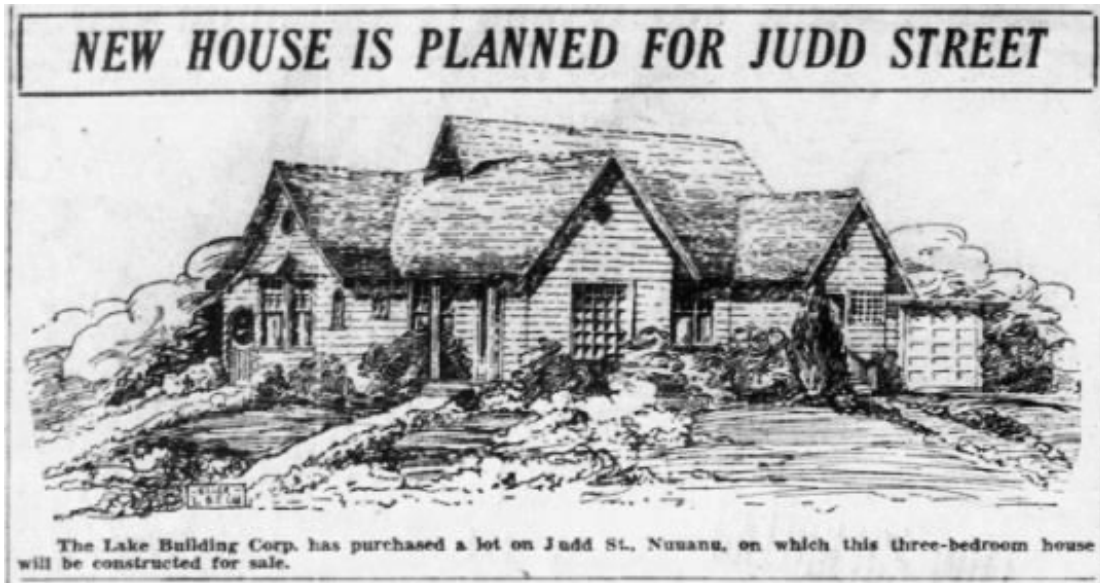
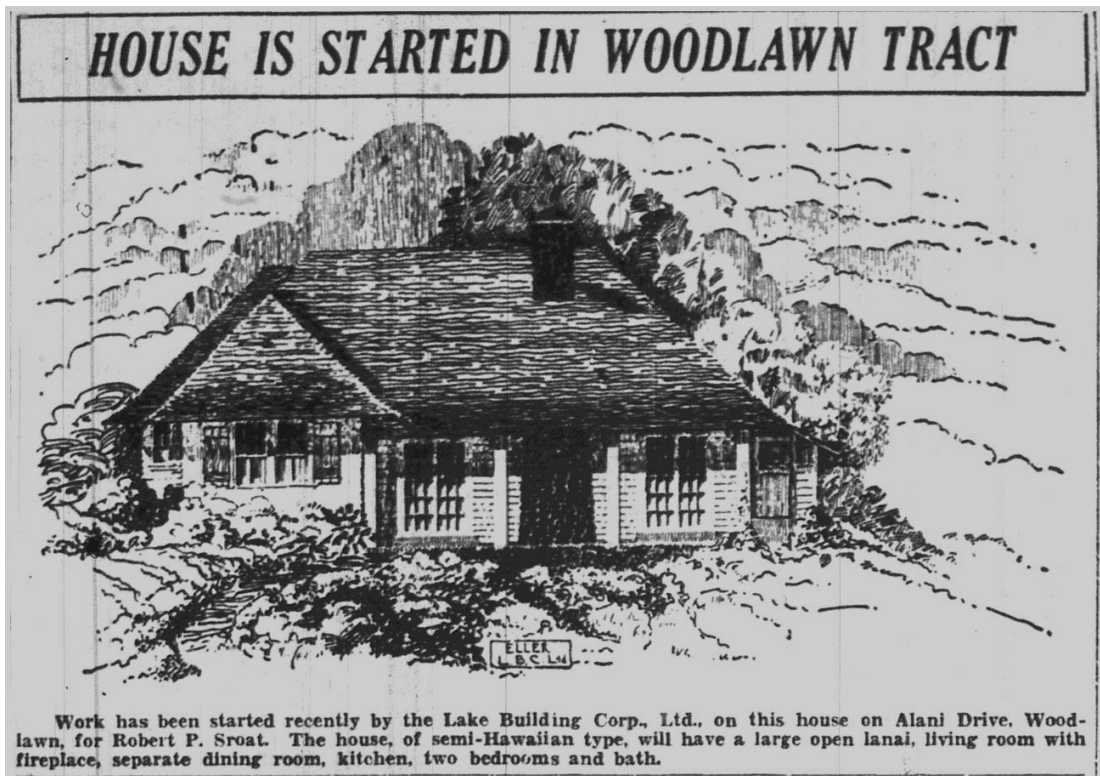


Figure 17. Lake Building Corp., Sroat Residence in Woodlawn, designed and illustrated by Armena Eller, *Honolulu Star-Bulletin*, January 4, 1930: 11: 2-4.



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Figure 18. Lake Building Corp., "Practical Home" in Makiki, designed by Armena Eller, *Honolulu Star-Bulletin*, April 19, 1930: 12: 2-3.



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Figure 19. Lake Building Corp., announcement of the company's pending closure on January 1, 1931, *Honolulu Star-Bulletin*, December 17, 1930: 13: 6.

ANNOUNCEMENT

Beginning
January 1, 1931
THE LAKE BUILDING CORPORATION Limited

will discontinue active business and all of the Corporation's business will be gradually liquidated by
THE BISHOP TRUST CO., LTD.

The Lake Building Corp., Ltd. has constructed over \$200,000.00 worth of houses during the past eighteen months and left a mark of quality under the stamp "Dean Lake Built" which should remain. Honolulu's needs, at this time, however, do not warrant quantity building.

Independently
DEAN H. LAKE

will continue the building of "Dean Lake Built" homes in the former office of the Lake Building Corp., Ltd.
at
1361 South Beretania Street
He will also specialize in
REAL ESTATE SALES

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Figure 20. Lake Building Corp., dwelling under construction in Maunalani Heights, designed by Armena Eller, *Honolulu Star-Bulletin*, April 8, 1931: 12: 3-5.



On Maunalani Heights many new homes are being built for those who seek cooler evenings and a beautiful view of the city, Waikiki, Kaimuki and Kahala.

One of the homes just completed is that of Edward Bubie that was started three months ago by Dean Lake, realtor and builder.
Mrs. A. M. Eller of the

Dean Lake organization drew the plans.
Ten men were employed. The cost of this home is \$6000.—Star-Bulletin photo.

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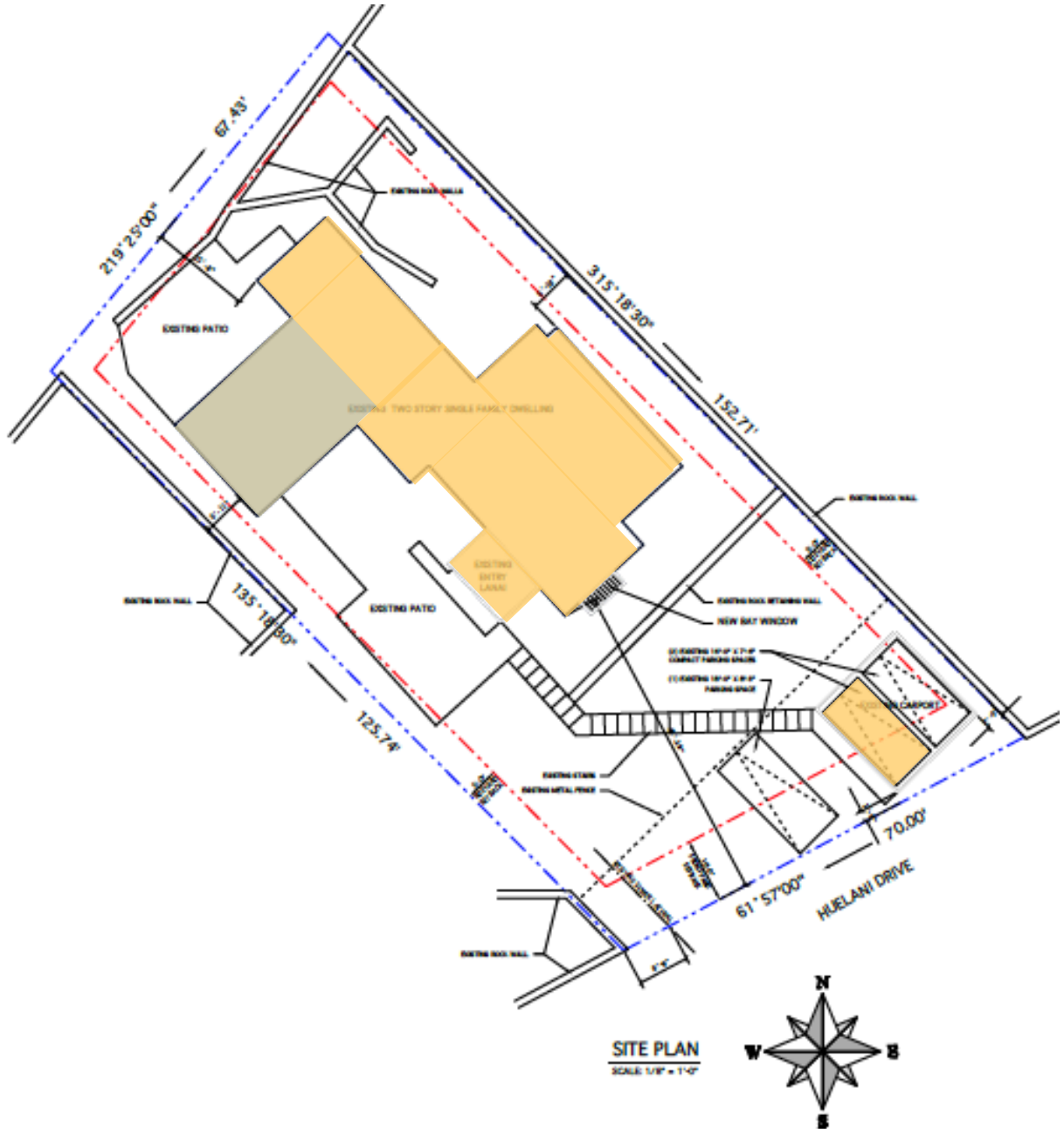
N/A

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Figure 21. Site plan for the William W. Beers House (yellow) with rear Addition (grey), 2013.



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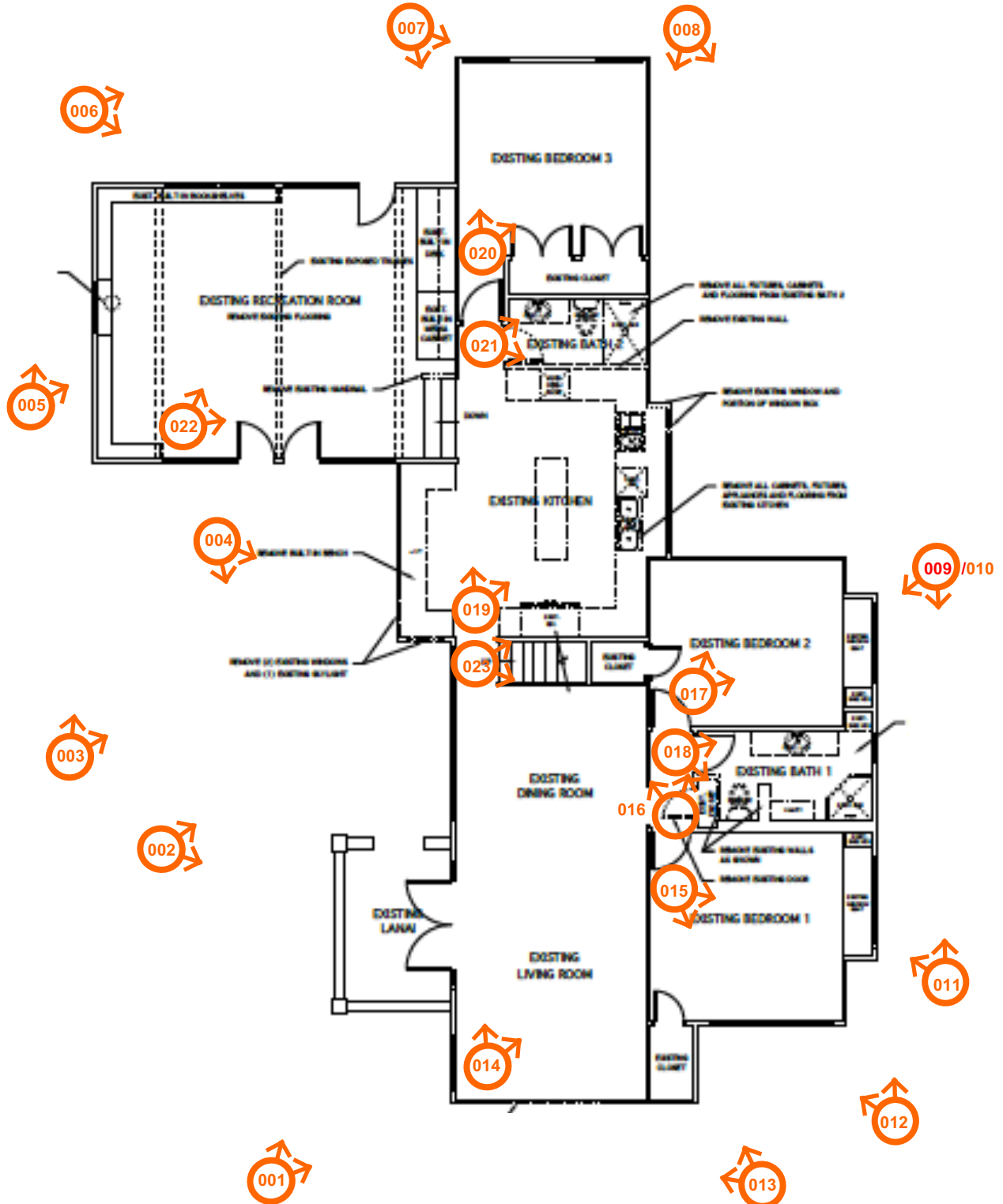
N/A

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Figure 22. First Floor Plan/Photo Key Plan for the William W. Beers House.



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PHOTO LOG

Name of Property: William W. Beers House
 City or Vicinity: Honolulu
 County: Honolulu
 State: Hawai'i
 Name of Photographer: Stanley Solamillo
 Dates Photographed: May 6, 2023
 Location of Original Digital Files: Stanley Solamillo, 1727 Mill Street, Wailuku, HI 96793

- Photo 001 (HI_Honolulu_WilliamWBeersHouse_001)
 William W. Beers House, oblique view of front (southeast) façade, camera facing northeast (2023)
- Photo 002 (HI_Honolulu_WilliamWBeersHouse_002)
 William W. Beers House, oblique view of side (southwest) façade, camera facing northeast (2023)
- Photo 003 (HI_Honolulu_WilliamWBeersHouse_003)
 William W. Beers House, view of side (southwest) façade, and side facade of rear addition, camera facing north (2023)
- Photo 004 (HI_Honolulu_WilliamWBeersHouse_004)
 William W. Beers House, oblique view of side (southwest) façade and side entry, camera facing southeast (2023)
- Photo 005 (HI_Honolulu_WilliamWBeersHouse_005)
 William W. Beers House, oblique view of side (southwest) façade with altered fenestration, camera facing north (2023)
- Photo 006 (HI_Honolulu_WilliamWBeersHouse_006)
 William W. Beers House, view of side (southwest) façade, camera facing northeast (2023)
- Photo 007 (HI_Honolulu_WilliamWBeersHouse_007)
 William W. Beers House, oblique view of side (southwest) façade, camera facing east (2023)
- Photo 008 (HI_Honolulu_WilliamWBeersHouse_008)
 William W. Beers House, view of side (northeast) façade, camera facing southeast (2023)
- Photo 009 (HI_Honolulu_WilliamWBeersHouse_009)
 William W. Beers House, view of side (northeast) façade, camera facing southeast (2023)
- Photo 010 (HI_Honolulu_WilliamWBeersHouse_010)
 William W. Beers House, oblique view of side (northeast) façade, camera facing northwest (2023)
- Photo 011 (HI_Honolulu_WilliamWBeersHouse_011)
 William W. Beers House, oblique view of side (northeast) façade, camera facing northwest (2023)
- Photo 012 (HI_Honolulu_WilliamWBeersHouse_012)

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William W. Beers House, oblique view of side (northeast) and front (southeast) façades, camera facing northwest (2023)

Photo 013 (HI_Honolulu_WilliamWBeersHouse_013)
 William W. Beers House, oblique view of front (southeast) façade, camera facing west (2023)

Photo 014 (HI_Honolulu_WilliamWBeersHouse_014)
 William W. Beers House, Interior, oblique view of Living/Dining Room, camera facing northwest (2023)

Photo 015 (HI_Honolulu_WilliamWBeersHouse_015)
 William W. Beers House, Interior, oblique view of Bedroom 1, camera facing east (2023)

Photo 016 (HI_Honolulu_WilliamWBeersHouse_016)
 William W. Beers House, Interior, view of Hallway, camera facing north (2023)

Photo 017 (HI_Honolulu_WilliamWBeersHouse_017)
 William W. Beers House, Interior, oblique view of Bedroom 2, camera facing northeast (2023)

Photo 018 (HI_Honolulu_WilliamWBeersHouse_018)
 William W. Beers House, Interior, oblique view of Bath 1, camera facing northeast (2023)

Photo 019 (HI_Honolulu_WilliamWBeersHouse_019)
 William W. Beers House, Interior, oblique view of Kitchen, camera facing north (2023)

Photo 020 (HI_Honolulu_WilliamWBeersHouse_020)
 William W. Beers House, Interior, oblique view of Bedroom 3, camera facing north (2023)

Photo 021 (HI_Honolulu_WilliamWBeersHouse_021)
 William W. Beers House, Interior, view of Bath 2, camera facing northeast (2023)

Photo 022 (HI_Honolulu_WilliamWBeersHouse_022)
 William W. Beers House, Interior, view of Recreation Room, camera facing northeast (2023)

Photo 023 (HI_Honolulu_WilliamWBeersHouse_023)
 William W. Beers House, Interior, view of Stair Hall, camera facing northeast (2023)

Photo 024 (HI_Honolulu_WilliamWBeersHouse_024)
 William W. Beers House, Interior, orthogonal view of Master Bedroom, camera facing southeast (2023)

Photo 025 (HI_Honolulu_WilliamWBeersHouse_025)
 William W. Beers House, Interior, oblique view of Master Bedroom, camera facing south (2023)

Photo 026 (HI_Honolulu_WilliamWBeersHouse_026)
 William W. Beers House, Interior, view of Stair Hall, camera facing southwest (2023)