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: ___Coella Nye Residence_____

Other names/site number: _La Pietra Condominium Unit 8_____

Name of related multiple property listing**:**

_____La Pietra Townhouse_____

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

2. Location

Street & number: ___3032 La Pietra Circle_____

City or town: ___Honolulu____ State: __Hawaii_____ County: __Honolulu_____

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

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

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

___national ___statewide _X__local

Applicable National Register Criteria:

_X_A ___B _X_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**

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: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [X]

District [ ]

Site [ ]

Structure [ ]

Object [ ]

La Pietra Condominium Unit 8 Honolulu Hawaii
Name of Property County and State

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Number of contributing resources previously listed in the National Register None

6. Function or Use
Historic Functions
(Enter categories from instructions.)
Domestic/Multiple Dwelling

Current Functions
(Enter categories from instructions.)
Domestic/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
___Modern_____
_____Regional Hawaii_____
_____
_____
_____
_____
_____

Materials: (enter categories from instructions.)
Principal exterior materials of the property: __lava rock walls, horizontal lap wood walls, poured concrete foundation,

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

Summary Paragraph

The Coella Nye residence is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra and Kapiolani Park. It faces southeast and sits along La Pietra Circle on a flat parcel with its front lawn running to the street. It is the right half of a two-story, modern Hawaii style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit is slightly projecting from its neighboring unit. The unit has a low pitched, Euroshield shingled, hip-gablet roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation, and a single story, two car carport with a built-up, flat roof is attached to the northeast side of the building, connecting it to the adjoining duplex. The carport is accessed by a short paved driveway. . The three bedroom, three and a half bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

Narrative Description

The Coella Nye residence is located along the east side of La Pietra Circle after its initial bend, facing southeast, opposite a large retaining wall, above which is La Pietra School for Girls. A broad, tile paved sidewalk runs from the street to the unit's inset entry lanai, which is one step up from the sidewalk. .

The balanced, asymmetric façade of the unit is two bays wide with three projecting, 8' high lava rock walls demarcating the bays, with a wall extending out from each corner of the unit and another from the middle. The right bay is essentially a wall of glass, with a pair of sliding doors flanked by single pane fixed windows on the first story and three single pane fixed windows on the second, which extend to the building's top plate. A sun screen projects from the interstice between the first and second stories. A low lava rock wall encloses the area immediately in front of the ground level doors and windows to form an 8' deep, small, lushly planted, private space, with the wood slats of the sun screen above.

The left bay contains the left-of-center entry as well as a pair of single pane sliding windows. The entry is framed by the center projecting wall on its right side and a lava rock pilaster on the left. The windows, like all windows and exterior sliding doors in the townhouse complex, are bronze anodized aluminum, and if not original, replaced the originals in-kind. The entry lanai's floor continues the tile pavers of the sidewalk and is sheltered by a projecting second story balcony, which runs the length of the left bay.

A historic double door with recessed panels provides entry to the unit. The doors retain their original thumb latch and hardware. The doors open on a front to rear running corridor which leads toward the dining area. A door in the hall's northeast wall opens on a half bath, which has been remodeled, and a door in the opposite wall opens on a bedroom. The two panel doors are not historic. The half bath is an "island" around which flow the hallway, living room and dining area.

The downstairs bedroom's ceiling features two exposed, lateral running beams. In the southeast wall a pair of single pane sliding windows provides light and ventilation. New interior louvered shutters regulate the light. In the room's northwest wall a non-original two panel door opens on the bathroom. The bathroom has been remodeled. The bedroom's closet is behind a pair of wood, louvered, bi-fold doors immediately opposite the bedroom's entry door.

The living room has a two story, 17' high ceiling with three exposed lateral running beams. At the front, southeast side, of the living room is a pair of 8' high, single pane sliding doors, which are flanked on either side by a fixed single pane window. Above these doors and windows is a set of three single pane, fixed windows which extend almost to the ceiling. The living room, as well as the entire first floor has a new wood laminate floor with a 5" high baseboard.

The rear, northwest, wall of the living room features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. These windows and doors

are surmounted by four single pane fixed windows. The doors lead out to a rear, inset lanai. The lanai has a slate floor, and flows out into the back yard as a patio, extending to front on the kitchen/dining room's rear doors. A sun screen projects from the living room's rear wall and wraps around the dining room's side wall. A balcony projects from the dining-kitchen area's rear wall. Both the balcony and sun screen are supported by lava rock walls at their termini, with their supporting beams extending beyond the ends of the walls. The patio is squared off at its outer edge and a modest lawn lies beyond it. A mock orange hedge (*Murraya paniculata*) forms a backdrop of the edge of the unit's property and sits above a 4' to 6'-3" high lava rock retaining wall. Other tropical foliage adorn the sides of the yard.

On the interior, a 16" x 19" lava rock column marks the southwest terminus of the living room's rear wall, and to its west is the dining area and kitchen. The dining-kitchen area has an 8' high ceiling with four exposed beams running laterally across it. The kitchen runs along the southwest wall and has been remodeled. A louvered door in the kitchen's southeast wall opens on a laundry room.

The northeast wall of the dining-kitchen area is of lava rock and has a pair of 8' high single pane sliding doors, and the northwest wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sets of sliding doors open on the lanai and patio.

The northwest wall of the half bath island features a recessed, built-in cabinet. The cabinet is behind a wood dogleg stairway which leads to the second floor. The stair's twelve floating treads ascend to a landing before proceeding another three steps to the second floor with its two bedrooms and two baths. The stairs have a non- original handrail with glass panels. The stair opens on a short, front to rear hall. The stair's railing flows from the stairway to define the hallway's northeast side, which overlooks the living room. Two doors in the hall's southwest wall open on a closet and the rear bedroom, while a door at the southeast end of the hall accesses the front bedroom. All interior doors on the second floor are two panel and not original.

A closet, with four pairs of louvered, wood, bi-fold doors doors runs the length of the rear bedroom's southwest wall. In the bedroom's northwest wall is a pair of 7' high, single pane sliding doors flanked by single pane fixed windows, which access a balcony. The 52" wide balcony has a wood slat floor and a 44" high metal railing, and runs the length of the bedroom. It affords views of the lower portion of the townhouse complex and the ocean. In addition to the door's exterior sliding screen doors, a pair of interior, louvered, quadra-fold shutters control the light entering the room. In the bedroom's southeast wall a door opens into a remodeled bathroom. It is separated into two spaces via a wall with an original, pocket door. The initial space has a sink and counter on either side while the second holds a toilet and a walk-in shower.

The front bedroom has an opening at its east corner, which provides access to the bathroom. The bathroom has been remodeled and has an area with a sink and counter,

and another with the toilet and walk-in shower, separated by a two panel hinged door. Along the southwest wall of the bedroom is a closet with a pair of louvered, bi-fold doors. The bedroom's southeast wall has a pair of 7' high, single pane sliding doors which lead out to a balcony. This balcony is similar to the rear balcony, and runs the length of the bedroom. It affords views of La Pietra School for Girls with Diamond Head in the background. In addition to the doors' exterior sliding screen doors, three pairs of interior, louvered, bi-fold shutters control the light entering the room. The front wall of the unit jogs out at the middle of the balcony to accommodate the interior bedroom nook.

The Coella Nye residence retains its historic integrity. Alterations include the refinishing of the first floor walls and floor, the remodeling of the kitchen and bathrooms, and the remodeling of the stair, These alterations are typical interior modifications found in many of the units in the La Pietra townhouse complex and do not compromise the historic character of the units within the complex. The original spatial configuration and the indoor/outdoor relationships of the unit remain intact and readily recognizable as do the exterior massing, sliding doors, windows, and appearance.

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.)

- [x] 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.
- [x] 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
Community Planning and Development

Period of Significance
____1967-1971_____

Significant Dates
_____1971_____

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

Cultural Affiliation
__N/A_____

Architect/Builder
___ Louis Pursel architect _____

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

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

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

construction. The bulletin further states, “For properties associated with historic trends, such as commercial development, the period of significance is the span of time when the property actively contributed to the trend.” As is noted above under, “significant dates”, 1971 is the year of construction, and 1967-1970 are the years in which historic preservation concerns were raised and resolved.

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

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

The deed to unit 8 of the La Pietra Townhouse development was conveyed to Wilfred Youth and Herbert Izaki in August 1971, and eight months later they sold the unit to Coella Nye. Wilfred Youth was the attorney for Headrick Development Company.

9. Major Bibliographical References

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

City and County Tax Office records.

State Bureau of Conveyances, book 8446 page 9, and book 9043 page 272

Original plans for La Pietra Condominium

Polk's City Directories for Honolulu 1970-1977

Building permits associated with TMK 3-1-029:0330008

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:

__X_ 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

Acreage of Property ___less than one acre_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:___BING_____
(enter coordinates to 6 decimal places)
Latitude: 21.261557 Longitude: 157.816301

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

The property being nominated includes all the property owned by John and June Sullivan in 2022 as described by Tax Map Key: 3-1-029:0330008

Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail
telephone: (808)-542-6230
date: October 9, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

Owner:

John and June Sullivan
106 Alder Avenue
San Anselmo, California 94560

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

USGS

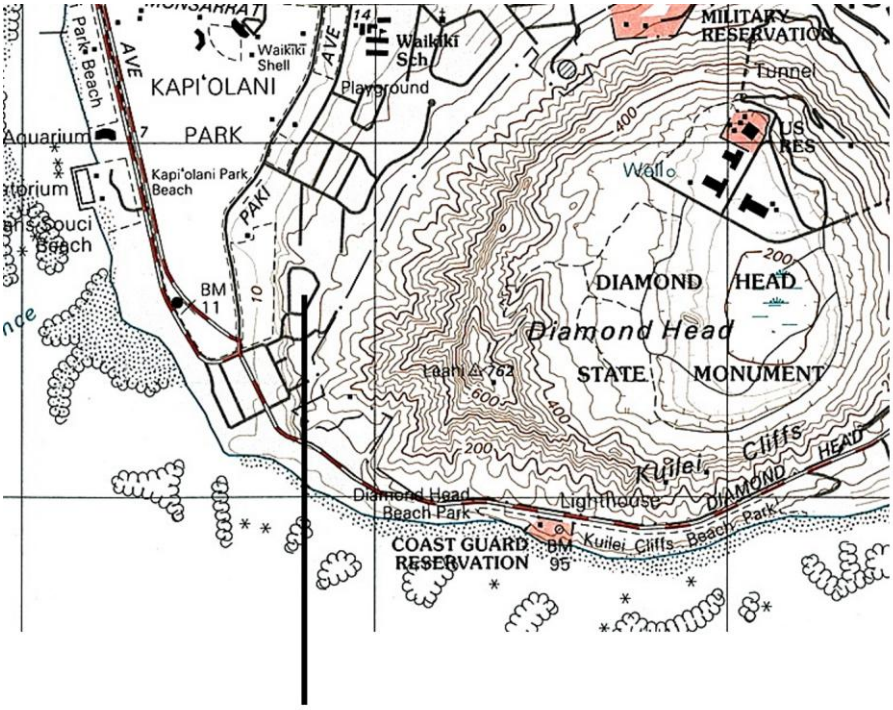
MILITARY RESERVATION
Tunnel
Waikiki Shell
Waikiki Sch
Playground
KAPIʻOLANI
PARK
Aquarium
Kapiʻolani Park Beach
Wailo
DIAMOND HEAD
Diamond Head
STATE MONUMENT
Leahi 762
Kuilei Cliffs
DIAMOND HEAD
Diamond Head Beach Park
Lighthouse
Kuilei Cliffs Beach Park
COAST GUARD RESERVATION
BM 95
BM 11
Nye Residence

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the front of unit 8 and adjoining carport from the east

1 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the front of unit 8 from the southeast

2 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the exterior, front of living room bay from the south

3 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the front windows and sun screen from the south

4 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the entry from the southeast

5 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the foyer from the east

6 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the living room with front windows from second floor hall the west

7 of 16

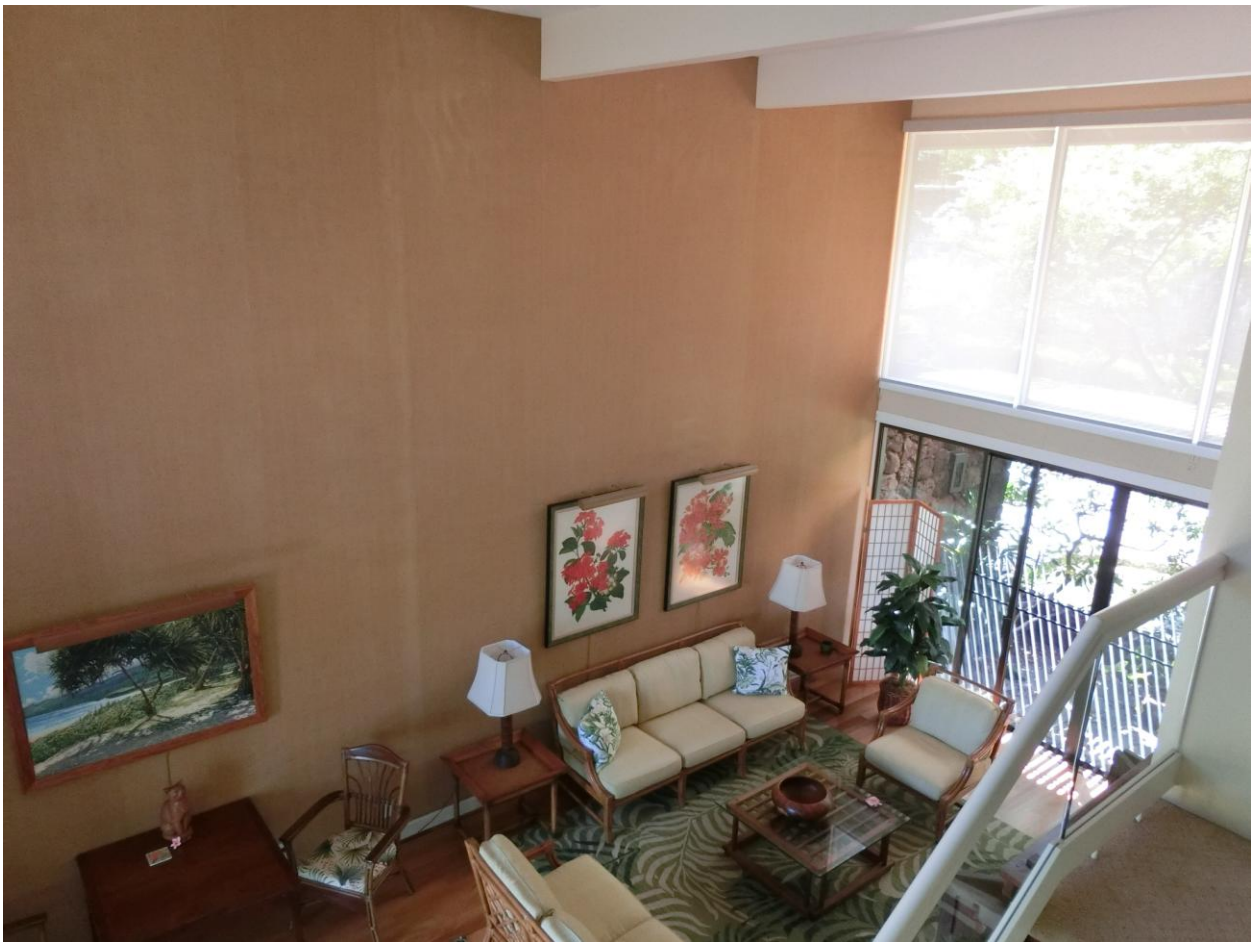

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the living room from the northwest, looking toward the front windows

8 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the living room from the southeast looking towards rear windows

9 of 16

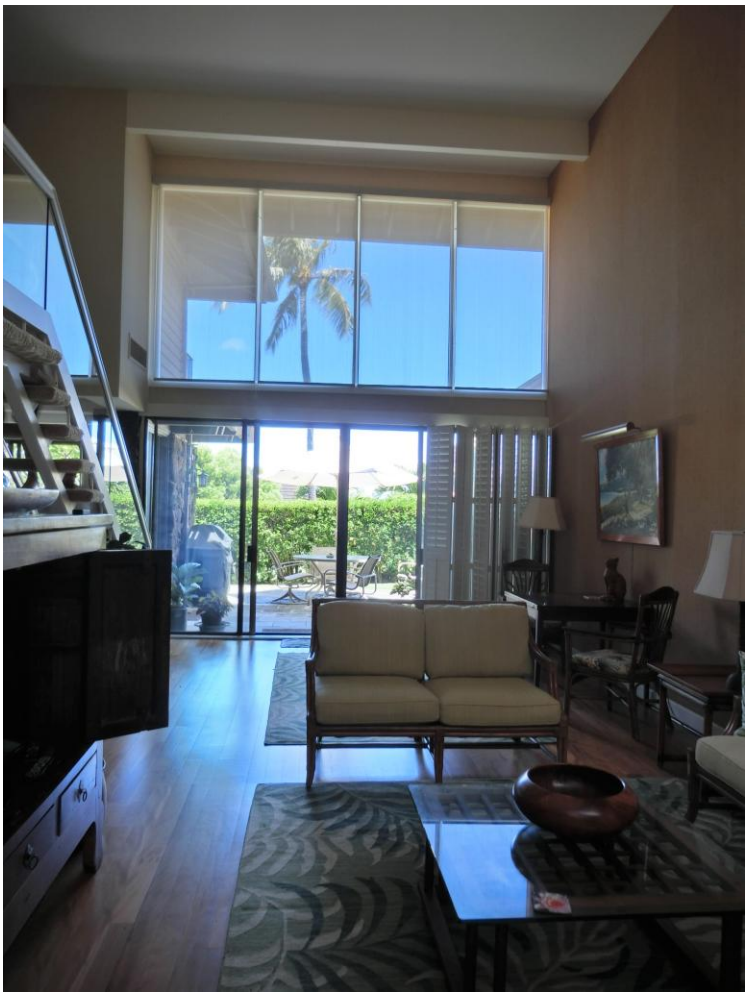

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the living room's rear wall from the west

10 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the stair, kitchen-dining area in background from the east

11 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the back of unit 8 from the north

12 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the back yard and patio from the east

13 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the stair and second floor hall from the northeast

14 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the first floor bedroom from the north

15 of 16

Photo Log

Name of Property: Nye Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the rear bedroom from the southeast

16 of 16