

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 PropertyHistoric name: Edmund and Barbara Wong Investment PropertyOther names/site number: La Pietra Condominium Unit 24

Name of related multiple property listing:

La Pietra Townhouse

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

2. LocationStreet & number: 3081 La Pietra CircleCity or town: Honolulu State: HI County: HonoluluNot 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

Edmund and Barbara Wong Investment

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐☐

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Site

Structure

☐

Object

☐

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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

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern

Regional Hawai'i

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 Edmund and Barbara Wong investment property is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra School for Girls and Kapi'olani Park. It faces east and sits along the straight away beyond the third curve of La Pietra Circle on a flat parcel with its front yard flowing out to the street. It is the right half of a two-story, modern Hawai'i style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit is recessed slightly from its neighboring unit. It has a low pitched, Euroshield shingled, hip on hip roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation and a two car carport adjoins the unit on its right (north) side. 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.

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Narrative Description

The Wong investment property is located along the straight away beyond the third curve on La Pietra Circle with the property's front lawn extending to the street on the north end of the front yard, while a built up terrace with a 3' high lava rock retaining wall graces the south end. The terrace features three pygmy date palms (*Phoenix roebelenii*), and three Yedo hawthorne (*Rhaphiolepis umbellata*) run down the hillside to the north of the terrace. A walkway made of Chinese granite pavers runs from the driveway on the north side of the duplex to the front entry. A mature beach heliotrope (*Heliotropium curassavicum*) stands near the intersection of the walkway and driveway, and a pair of mock orange shrubs (*Murraya paniculata*) are located along the walkway.

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 has at the ground level a pair of sliding doors flanked by single pane fixed windows. A rectangular, sun screen runs above the windows and doors of the right bay. A 5'-3" high lava rock wall runs in front of the right bay's doors and windows.

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 entry is framed by the 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 porch's floor has square tile pavers.

A set of historic wood double doors with recessed panels provides entry to the unit. The door opens on a foyer with a travertine floor, which extends to the left (south) of the foyer and is used in a front to rear running hall with a downstairs bedroom and a half bath to either side. The doors to both of the rooms are not original, which is true of all the interior doors in the house unless otherwise noted.

The door in the hall's north wall opens on a half bath, which has been remodeled. The half bath is an "island" around which flow the hallway, living room and dining area. The island has been clad in teak remnants on all four sides, with a niche on its north side with a plain white rear wall.

The downstairs bedroom has a travertine floor and in the east wall a pair of single pane sliding windows provides light and ventilation. In the room's west wall are two doors. One opens on the bathroom and the other a closet. The bathroom has been remodeled, and the closet door has two louvered panels.

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The 8' high opening on the foyer's north side flows into the living room. The living room has a two story, 17' 2" high teak ceiling. In the front wall, a pair of 8' high, single pane sliding doors, which are flanked on either side by a fixed single pane window, open on the front yard. These doors and windows are surmounted by four, single pane fixed windows. The rear, west, wall of the living room has been extended to incorporate the covered rear lanai. The living room's ceiling at the west end drops to a 7'- 9" height as a result of a mezzanine which is above the former lanai's roof. This end of the living room features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side, which lead out to a rear patio.

The living room flows into the dining-kitchen area. The kitchen runs along the south wall and has been remodeled. In the west wall is a pair of 8' high single pane sliding doors flanked by single pane fixed windows. These sliding doors open on the patio.

The patio runs the length of the unit, and has a travertine paving which extends to a mock orange hedge. A long wood bench with stone legs stands on the edge of the patio in front of the hedge. On the other side of the hedge is a chain link fence, and beyond the fence is Kapi'olani Park. A balcony projects from the dining-kitchen area's rear wall. The balcony is supported by lava rock walls at its termini, with the supporting beams extending beyond the ends of the walls.

On the south side of the patio is a 7' high board and batten fence, which separate the back yard from the neighbor. On the north side a 6'- 10" high concrete brick wall serves as the boundary marker. A natal plum hedge (*Carissa macrocarpa*) is between the wall and the patio. Off the northwest corner of the patio are dracaena and a fiddlewood tree (*Citharexylum spinosum*) is in the southwest corner. Granite pavers run from the patio to a metal gate on the north side of the house. The gate opens on a two car carport which runs between unit 24 and unit 25. The carport has a lava rock north and south wall and a flat roof.

On the interior, a dogleg stair at the west side of the island leads up to the second floor. The stair is not original and ascends seven steps to a landing where it makes a quarter turn to the south and goes up one step to a second landing where a quarter turn to the west has six steps going to the second floor. The stair has a wood handrail and a metal balustrade with seven metal rails. The treads and landings are of wood and there are no risers. At the second floor the stairs open on a shallow, 9' wide mezzanine. The stair railing continues and runs across the mezzanine, which overlooks the living room. The mezzanine has a wood floor, which is found throughout the second floor, unless otherwise noted. In the west wall of the mezzanine is a pair of single pane, sliding windows, flanked by single pane fixed windows. At the south end of the mezzanine a front-to-rear hall connects the two upstairs bedrooms. The same railing as the stair runs along the north side of the hall. A pair of double doors in the hall's south wall opens on a closet. A teak ceiling runs above the mezzanine and hall.

A door in the east terminus of the hall opens on the front bedroom. The bedroom has in its east wall a pair of 7' high, single pane sliding doors and a single pane fixed window. Three interior, two panel, louvered, sliding, pocket doors provide privacy. The doors lead out to a 52" wide balcony which has a wood slat floor and a 44" high metal railing, and runs the length of the

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bedroom's façade. The front wall of the unit jogs out at the north end of the balcony to accommodate a non-historic, interior built-in desk.

In addition to the sliding doors, the bedroom features two doors in its north wall. The westernmost door opens on a walk-in closet, and the other on a bathroom. The bathroom, while in its original location, has been remodeled.

The door at the west end of the hall opens on the rear bedroom. The bedroom has a tray ceiling with indirect lighting. It has in its west wall a pair of 7' high sliding doors flanked by single pane fixed windows, which access a balcony, which is similar in design to the front balcony and runs the length of the bedroom. Sliding, interior, two panel louvered doors provide privacy and control the quantity of sunlight. The bedroom's north wall features a built-in vanity which has a pair of single pane sliding windows at its back. To either side of the vanity is a closet, each of which has a pair of two panel louvered doors. A door in the room's east wall opens into the bathroom, which has been remodeled and has a laminate floor.

The Edmund and Barbara Wong investment property retains its historic integrity. Alterations include the refinishing of the first floor floors and walls, the remodeling of the kitchen and bathrooms, replacement of the stair with one in a similar location, and the extension of the living to encompass the original covered lanai. These alterations are typical interior modifications found in other units in the La Pietra townhouse complex and do not compromise the historic character of the units within the complex. The original spatial configuration of the first floor and the indoor/outdoor relationships of the unit, including the second story balconies, remain intact and readily recognizable as also does the exterior massing, walls 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.)

☒

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.

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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

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Significant Dates

1971

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Louis Pursel

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 Edmund and Barbara Wong investment property 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 Hawai'i 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 Hawai'i and its associations with the historic preservation movement.

The 1967-1971 period of significance was chosen in accordance with National Register Bulletin 16A instructions, as during the 1967-1970 period historic preservation efforts resulted in the reduction in scale and redesign of the townhouse complex and 1971 represents the year the project was completed.

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

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The Wong investment property's architectural significance, as well as its associations with townhouse development in Hawai'i and historic preservation in Hawai'i, are explained in the La Pietra Townhouse multiple property nomination.

Initially, La Pietra Development Corp. sold unit 24 to Dr. Edmund and Barbara Wong in July 1971. This local dentist and his wife did not live here, but rather Kailua, and in July 1973 sold the unit to Anabel Hungerford. Ms. Hungerford held the property for ten months and sold it in May 1974 to Honolulu realtor Benjamin Marx Jr., who was a vice president with Earl Thacker. He, in turn, sold it eleven months later to Philip and Pauline Minn in June 1975. The Minn's in January 1977 sold it to Harriet Dillingham.

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9. Major Bibliographical References

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

City and County Tax Office records.

Polk's City Directory for Honolulu, 1972-1980

original plans for La Pietra townhouse

State Bureau of Conveyances, book 7798, page 83; book 9298, page 380; book 9935, page 360; book 10721, page 130; and book 11959, page 174

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property less than one acre

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: Bing Maps:

<https://www.bing.com/maps/?cp=21.261963%7E-157.81693&lvl=16.9>

(enter coordinates to 6 decimal places)

1. Latitude: 21.261968 Longitude: -157.816931

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

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 the Hak Soo Lee in 2025 as described by Tax Map Key: 3-1-029:0330024

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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: HI zip code: 96744
e-mail: _____
telephone: (808)-542-6230
date: December 24, 2024

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:** Hak Soo Lee
3081 La Pietra Circle
Honolulu, HI 96815

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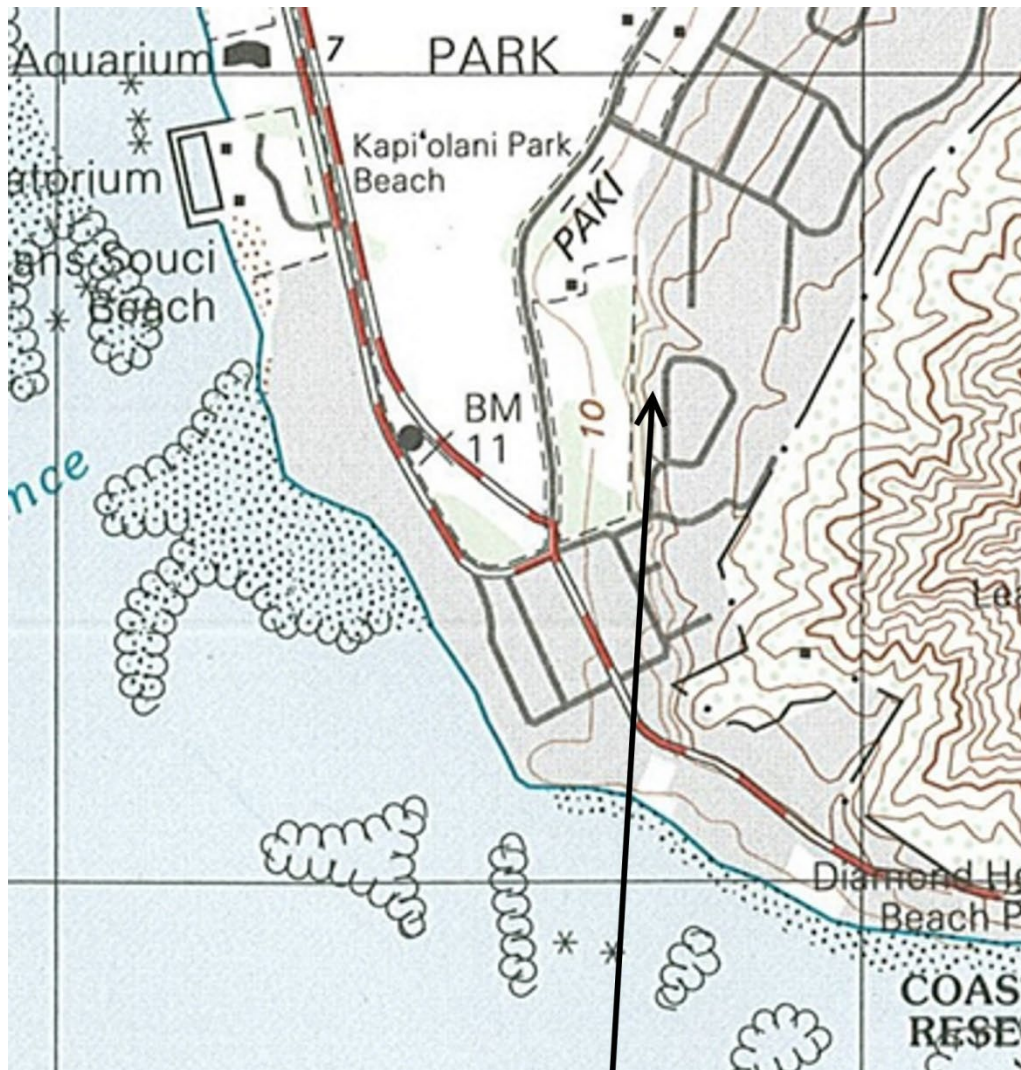
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USGS Map



Wong Investment Property

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Photo Log

Name of Property: Edmund and Barbara Wong investment Property

City or Vicinity: Honolulu

County: Honolulu

State: HI

Photographer: Kikuyo Hibbard

Date Photographed: October 24, 2024

1. View of the front from the east
2. View of the front with neighboring duplex unit from the northeast
3. View of the front doors from the east
4. View of the living room from the west
5. View of the living room from the east
6. View of the dining room and kitchen from the northeast
7. View of rear elevation and patio from the northwest
8. View of the patio from the south
9. View of the front bedroom sliding doors from the west
10. View of the rear bedroom from the northeast

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Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.