

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: James F. and Nancy Dunn Investment Property  
Other names/site number: La Pietra Condominium Unit 22  
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: 3085 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Not For Publication:  Vicinity: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  local  
Applicable National Register Criteria:  
 A  B  C  D

|   |                              |
|---|------------------------------|
| <p>_____<br/><b>Signature of certifying official/Title:</b></p> <p>_____<br/><b>State or Federal agency/bureau or Tribal Government</b></p> | <p>_____<br/><b>Date</b></p> |
|---|------------------------------|

|  |  |
|--|--|
| <p>In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.</p> <p>_____<br/><b>Signature of commenting official:</b></p> <p>_____<br/><b>Title :</b></p> | <p>_____<br/><b>Date</b></p> <p>_____<br/><b>State or Federal agency/bureau or Tribal Government</b></p> |
|--|--|

James and Nancy Dunn Residence  
Name of Property

Honolulu Hawaii  
County and State

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

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Signature of the Keeper

Date of Action

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#### 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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## 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.)

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#### Summary Paragraph

The James and Nancy Dunn 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 east and sits near the end of La Pietra Circle on a flat parcel whose rear overlooks Kapiolani Park. 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 recessed from its neighboring unit, and sits on a poured in place reinforced concrete foundation. The unit has a low pitched, Euroshield shingled, hip on hip roof with overhanging eaves and exposed rafter tails. 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 Dunn residence is located near the end of La Pietra Circle on the west side of the road, on a flat parcel, facing east. A 7" to 12" lava rock curb separates the property from the street. To the right, the north, of the unit is a two car carport which connects to a neighboring duplex.

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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 balcony runs the length of the façade above the first story. A creeping fig (*Ficus pumila*) hedge runs in front of this side of the unit and screens the ground floor sliding doors.

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. Lava rock stepping stones lead from the street to the front entry. To the right, north, of the stepping stone walk are three guava trees (*Psidium guajava*) and the creeping fig hedge, while to the left, south, is a mock orange hedge (*Murraya paniculata*). The entry lanai's tile floor is original. To the left of the entry lanai is a stone garden with anthurium (*Anthurium andraeanum*) and an Asian stone lantern.

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 foyer, which at its south end opens on a front to rear running corridor which leads toward the kitchen-dining area. A door in the hall's north wall opens on a half bath, which has been remodeled, and a door in the opposite wall opens on a bedroom. Both doors are historic and retain their original handles and hardware. The half bath is an "island" around which flow the hallway, living room and dining area.

The downstairs bedroom's ceiling features four exposed, lateral running beams. Immediately upon entering the room there is a closet with a pair of louvered, wood, bi-fold doors. In the east wall of the room a pair of single pane sliding windows provides light and ventilation. A set of four, modern, interior, louvered, bi-fold shutters regulate the light. In the room's west wall is a door with its original handle which opens on a bath which has been remodeled, but contains its original fluorescent light over the sink with its plastic grille. The sink's faucets may also be original and are also found in the two second floor bathrooms.

The foyer's north end opens on the living room, which has a two story, 17' high ceiling with three exposed lateral running beams. The living room, as well as the entire first floor has a new travertine floor with 4" high baseboards. At its front, east, side the living room terminates with a pair of 8' high, single pane sliding doors, which are flanked on either side by fixed single pane windows. Beyond these doors and windows is a brick paved patio area which houses a statue of a seated Quan Yin. An approximately 6' high bamboo screen wall forms a backdrop for this alcove-like outside area, which has been incorporated into the interior of the unit.

The living room's ceiling is lower at the east end of the room, as a mezzanine is above. The rear, west, 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 patio. The patio extends the first floor

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travertine floors to the outside, and flows out into the back yard to run across the rear of the unit. The section of the patio directly beyond the living room, and extending the length of the dining-kitchen area is covered by a flat roof with a rolled tarpaper top layer. The roof is supported at its northwest corner by a 6" x 6" post. Upward, retractable screens can enclose north and west sides of this covered section. Beyond the roofed area, a pruned banyan (*Ficus benjamina*) grows, and lady palms (*Rhapis excelsa*) form a border at the patio's north end.

The patio sits at the top of a terrace above Kapiolani Park, and is held in place by an approximately 4' high lava rock retaining wall. Four travertine steps descend from the patio to a narrow terrace with a stepping stone path to nowhere. There is a mock orange hedge fronting on the patio's retaining wall, and bougainvillea (*Bougainvillea spectabilis*) on the other side running along the lava rock retaining wall which borders the park.

On the interior, a square lava rock column marks the south terminus of the living room's rear wall, and to its southwest is the dining area and kitchen. The dining-kitchen area has an 8'-3" high ceiling with three exposed beams running laterally across it. The kitchen runs along the south wall and has been remodeled. A louvered hinged door in the kitchen's east wall opens on a laundry room.

The dining-kitchen area's north, lava rock wall has a pair of historic, 8' high, single pane sliding doors, and the west wall has a similar pair of sliding doors flanked by single pane fixed windows. The sliding doors in the north wall open on the covered patio, while the other set of doors open on the southern end of the patio, which, at this end, has a wood post and rail railing at its edge.

The southeast wall of the half bath island features a recessed, wet bar, which is new, but in the same location as the unit's original wet bar. The wet bar is behind, to the east, of a metal spiral stairway which leads to the second floor. The stair's fourteen treads ascend to the second floor with its two bedrooms, two baths, and mezzanine office. The stair's railing flows from the stairway to define the hallway's north side, which overlooks the living room. Doors at either end of the hall access the two bedrooms.

A door in the south wall of the hall leads into the rear bedroom. Immediately upon entering the rear bedroom room, a quarter turn to the right allows a person to enter the room proper. In the bedroom's west 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. A closet, with four pairs of historic, louvered, wood, bi-fold doors, runs the length of the rear bedroom's south wall. In the bedroom's east wall a door with its original handle and hardware opens into a bathroom. The bathroom is partitioned into two sections by a wall with a doorway without a door. The section closest to the entry has a sink on either side. The sinks have new granite counters, but the mirrored wall rising from the sink's backsplash is historic as is the fluorescent lighting above the sinks with their plastic grilles. Beyond the wall are the toilet and a shower with a low, square tub.

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The front bedroom is directly entered through a door in the hall's east wall. The bedroom has a closet in its east wall which features a pair of wood, louvered bi-fold doors. The bedroom's west 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. The front wall of the unit jogs out at the north end of the balcony to accommodate an interior bathroom closet which has a pair of louvered sliding doors. An opening without a door, in the bedroom's north wall provides access to the bathroom, which has been remodeled. The bathroom retains the wall between the sink area and the toilet-shower area. The door in the wall does not retain its historic handle; however, the bathroom sink retains its fluorescent light with plastic grille, as well as its mirror wall above the backsplash.

The second floor hall makes a quarter turn to the left upon reaching the front bedroom's entrance, and flows into the mezzanine. The bridge between the front bedroom door and the mezzanine features a solid balustrade, but then returns to the metal railing to run across the west side of the mezzanine, overlooking the living room. The mezzanine has single pane sliding door, flanked by single pane fixed windows in its east wall, and three, lateral running, open beams in its ceiling. The sliding door opens on the front balcony.

The Dunn residence retains its historic integrity. Alterations include the refinishing of the first floor walls and floor, and the remodeling of the kitchen and parts of the bathrooms. 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 metal spiral stair, and 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. The mezzanine with its sliding door opening on the front balcony appears to have been part of the original construction.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

### Areas of Significance

(Enter categories from instructions.)

Architecture  
Community Planning and Development  
\_\_\_\_\_  
\_\_\_\_\_

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**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 James and Nancy Dunn 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

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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.

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

The Dunn 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.

Gerald Young Jr. purchased unit 22 in May 1971 from the La Pietra Development Company. In February 1973 he sold this investment to James and Nancy Dunn. Following their purchase the Dunns continued to live in their Hawaii Kai residence at 794 Kalanipuu Street. Mr. Dunn, a West Point graduate, was a vice president for Crown Corporation and handled their public relations.

James and Nancy Dunn Residence  
Name of Property

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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.

State Bureau of Conveyances, book 7584 page 464; book 8948, page 278

Original plans for La Pietra Condominium

Polk's City Directories for Honolulu 1970-1976

Building permits associated with TMK 3-1-029:0330022

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**Previous documentation on file (NPS):**

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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### 10. Geographical Data

**Acreeage of Property** less than one acre

Use either the UTM system or latitude/longitude coordinates

#### Latitude/Longitude Coordinates

Datum if other than WGS84: BING [<https://www.bing.com/maps/trail/Oahu,-Hawaii-Hawaii?id=cae5608608c34251b8135d0ea66ea1ba>]

(enter coordinates to 6 decimal places)

Latitude: 21.261815

Longitude: 157.816937

**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 David Franklin and Ruedi Thoeni in 2022 as described by Tax Map Key: 3-1-029:03300022

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

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

James and Nancy Dunn Residence  
Name of Property

Honolulu Hawaii  
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### 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: June 18, 2022

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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.

**Owner:**

David Franklin  
Ruedi Thoeni  
3085 LaPietra Circle  
Honolulu, Hawaii 96815

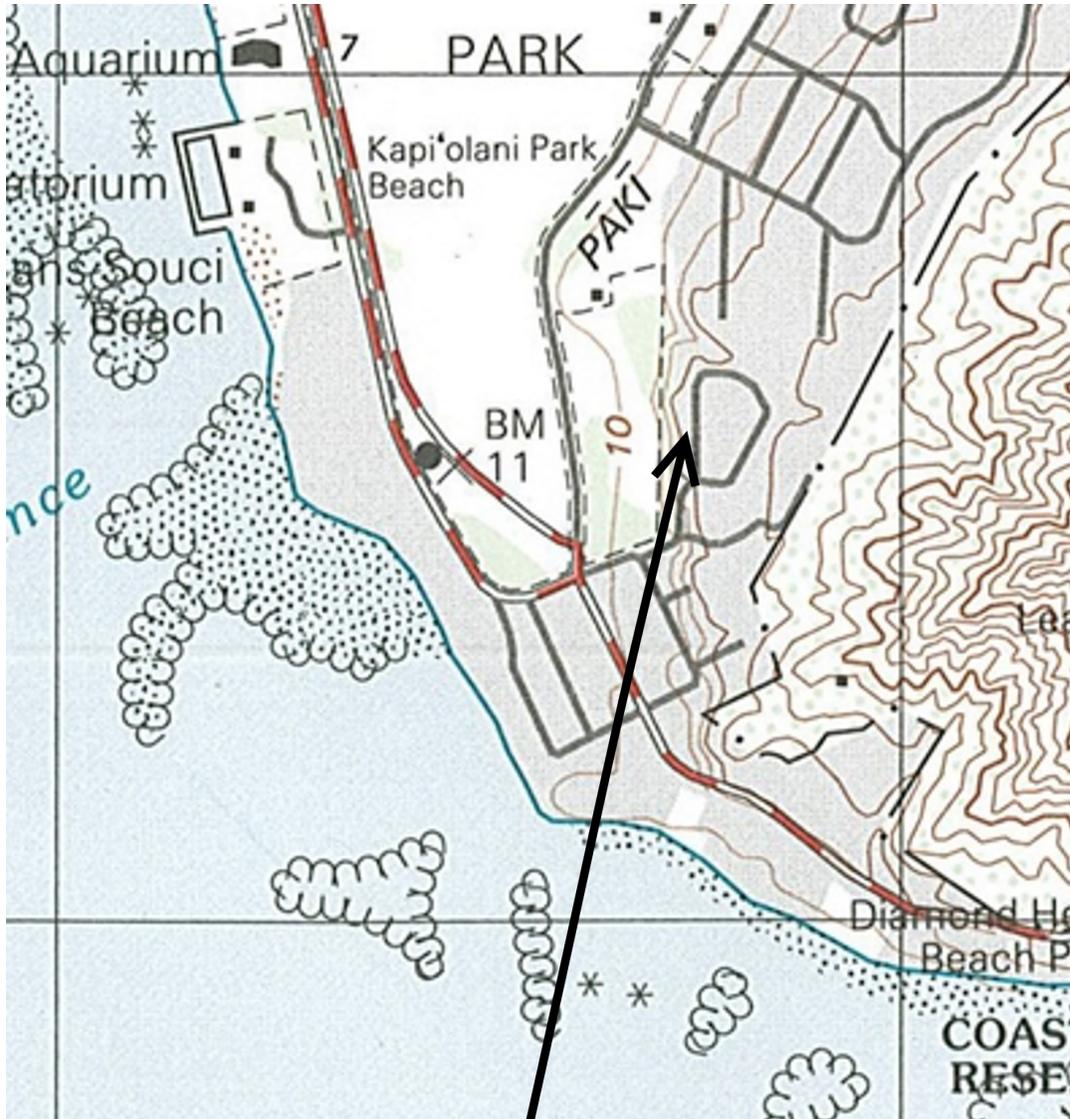
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to 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.

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USGS



Dunn Investment Property

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**Photo Log**

Name of Property: Dunn Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 27, 2022

View of the front of units 21 and 22 from the northeast with unit 22 on the right.

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James and Nancy Dunn Residence  
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**Photo Log**

Name of Property: Dunn Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 27, 2022

View of the front of unit 22 from the east

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### Photo Log

Name of Property: Dunn Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 27, 2022

View of the entry from the northeast

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James and Nancy Dunn Residence  
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**Photo Log**

Name of Property: Dunn Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 27, 2022

View of the front window and stone garden from the northeast

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James and Nancy Dunn Residence  
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**Photo Log**

Name of Property: Dunn Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 27, 2022

View of the living room from the southwest

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### Photo Log

Name of Property: Dunn Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 27, 2022

View of the living room sliding doors and Quon Yin from the west

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**Photo Log**

Name of Property: Dunn Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 27, 2022

View of spiral stair from the living room from the northwest

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**Photo Log**

Name of Property: Dunn Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 27, 2022

View of the lanai from the southeast

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### Photo Log

Name of Property: Dunn Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 27, 2022

View of the mezzanine from the southwest

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### Photo Log

Name of Property: Dunn Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 27, 2022

View of the second floor hall from the northeast

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### Photo Log

Name of Property: Dunn Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 27, 2022

View of the rear bedroom from the east looking out to Kapiolani Park

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### Photo Log

Name of Property: Dunn Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: April 27, 2022

View of the rear bedroom from the northwest

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