

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: Donn and Marie Gringer Residence
Other names/site number: LaPietra Condominium Unit 3
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: 3019 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Not For Publication: Vicinity: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

<p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
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<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p> <p>_____ Signature of commenting official:</p> <p>_____ Title :</p>	<p>_____ Date</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>
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Donn and Marie Gringer Residence
Name of Property

Honolulu Hawaii
County and State

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</u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u>1</u>	<u> </u>

buildings
sites
structures
objects
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

Donn and Marie Gringer Residence
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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.)

Summary Paragraph

The Donn and Marie Gringer 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 north and sits at the corner of the first curve of La Pietra Circle on a gently sloping parcel with its front lawn flowing down 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 recessed 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 single car carport adjoins the unit on its right (south) side. The two bedroom, two 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.

Donn and Marie Gringer Residence
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Narrative Description

The Donn and Marie Gringer residence is located at the first curve on La Pietra Circle, with its façade facing north and its west side lot sloping down to the street. A flared, flagstone walkway travels directly from the street to the front entry. Either side of the sidewalk is planted with a pair of Manila Palms (), lady palms (*Raphis excelsa*), and a sealing wax palm () to either side, which rise from an iliili bed with a lawae fern (*Microsorium scolopendria*) understory. On the west side, other plantings include croton, variegated money ti, and a mature paper bark tree. The land slopes to the west and the hillside fronting the west side of the unit is planted in grass with lady palms, red ti, and a stand of fourteen Japanese yew trees growing near the duplex and its wood slat fence which affords back yard privacy. A set of fifteen slate steps, with a distinctive center line pattern, ascends up the hillside to a gate which accesses the back yard of the premises. A wrought iron hand rail, bordered by a natal plum hedge (*Carissa grandiflora*) is to the south side of the steps.

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 (west) bay features at the ground level three, single pane fixed windows, and on the second story has a pair of wood frame sliding doors with fixed windows to either side. A wood slat sun screen is between the two stories.

The left bay contains the left-of-center entry as well as a pair of original, bronzed anodized aluminum, 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 lanai's floor flows out to the sidewalk and utilizes the same type of pavers. A projecting balcony runs across the bay between the two stories.

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 is found in all the ground floor rooms. To the left (east) of the foyer is a short, front to rear running hall with a bedroom and a half bath to either side. The non-historic two panel, louvered, pocket door to the completely remodeled half bath is in the west wall, while the similar bedroom door is in the east wall. All interior doors throughout the unit are non-historic and consistent in style with these two doors.

The bedroom has a pair of historic, single pane, bronzed anodized, aluminum sliding windows in its west wall, and a non-historic tray ceiling. A door in the south wall opens on a bathroom which has been completely remodeled, while a pair of two panel, louvered, hinged doors in the same wall opens on a closet.

The 8' high opening on the foyer's west side flows into the living room. The living room has an 8' high, double tray ceiling. In the front wall, three 8' high, single pane, fixed windows, without frames, look out on the front yard and street.

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The rear, east, wall of the living room features a pair of 8' high, single pane, wood framed, sliding doors flanked by single pane fixed windows on either side. The doors lead out to a rear, covered lanai.

A 16" x 19" lava rock column marks the east terminus of the living room's rear wall, and to its southeast is the dining area and kitchen. The dining area and kitchen has an 8' high ceiling and has four, non-historic, exposed beams in its ceiling. The kitchen has been remodeled and runs along the east wall. A wood framed doorway with no door in the kitchen/dining area's north wall opens on a pantry. The west wall of the dining area is of lava rock and has a pair of 8' high single pane, wood sliding doors, and the south 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 lanai has a flat tarpapered roof, and carries the travertine floor of the interior out into the back yard as a patio, which fronts on the kitchen/dining room's rear doors. A lava rock column supports the outer northwest corner of the lanai roof. The patio extends into the back yard, and beyond it is a garden area with iliili. A serpentine, slate waterfall defines the back of the property, with plantings both above and below it. At the lower level are variegated ?, which encircle a Jacuzzi. To the west of the Jacuzzi stand MacArthur and lady palms, as well as variegated money ti. To the east are a pair of pygmy date palms and monstera. Above the waterfall are areca, sealing wax and MacArthur palms. A balcony projects from the dining-kitchen area's rear wall, and is supported by lava rock walls at its termini. A lava rock wall defines the east boundary of the back yard and a wood fence with vertical slats demarcates the eastern end of the yard. A gate in the east wall opens amidst the Japanese yew grove and the fifteen slate steps which run from the yard to the street.

On the interior, a built-in buffet is recessed into the south wall of the half bath island, supplanting an original wet bar. In front of the buffet a modern, straight run stair with fifteen steps accesses the second floor and its sitting room, one bedroom, walk-in closet and bathroom. The stair has replaced the original, which stood in the same location. The stair has no risers and wood, raised, open strings to either side. It has a wood handrail with glass spanning the area between the rail and string. The stair opens on an L-shaped hall with a travertine floor, which is used throughout the second floor.

The L-shaped hallway's base opens on its west end at the family-sitting room, which runs the depth of the house, above the living room. Both ends of the room terminate with built-in desks and drawers fronting a bank of four wood framed, single pane, sliding windows. The north desk and windows are set in an alcove with a wide, ceiling height opening. The east wall of the room is partially open, to overlook the stairwell. The stairwell facing side of the wall has two large rectangular niches in it.

The shorter, base of the L-shaped hall has a two panel, louvered pocket door in its north wall, which opens on a commodious walk-in closet. The closets features built-in wood clothes racks, drawers, and shelves. Its ceiling is 7' - 10" high, as also are the ceilings in the other second floor rooms.

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The longer leg of the L-shaped hallway runs in a north to south direction, terminating at the south end with the door to the bedroom. On its way to the bedroom, the hall has a large rectangular opening in its west wall, which allows views of the stairwell and family-sitting room. Beyond the opening is a thin, two panel, louvered door which opens on the water heater. Along the hall's east wall there is a two panel louvered pocket door which opens on a bathroom and another pair of two panel, louvered sliding doors which open on a closet. The bathroom has been completely remodeled. A two panel, louvered pocket door in its south wall opens on a toilet, and beyond that door, the wall opens on a large walk-in shower with Bidasar rainforest green marble walls and matching tile floors. Along the east wall runs cabinets with a matching marble counter top and two sinks. At the north end of the room a two panel, wood, louvered pocket door opens on a small laundry room. In the laundry room's north wall is a pair of 7' high, bronzed anodized aluminum sliding doors, which access a front balcony. The balcony has a wood slat floor and a 44" high metal railing, and runs the length of the laundry room. The balcony provides views of La Pietra and the rear of Diamond Head.

At the south end of the hallway a two panel, wood, louvered pocket door opens on the master bedroom. In the room's west wall a bank of drawers, shelves and cabinets run the length of the wall. A large center space accommodates a flat screen television. The south wall has a pair of wood framed, single pane sliding doors, which are flanked on each side by a single pane fixed window. These open on the rear balcony, which is similar to the front balcony and looks down on the back yard.

The Donn and Marie Gringer residence 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, and the addition of a sitting room over the living room. 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. In addition, many of the exterior sliding doors have been replaced with wood sliding doors, a change which is almost impossible to read from the street. 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 is the exterior massing, wall and roof materials 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.
-

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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

Historic Preservation

Period of Significance

1967-1971

Significant Dates

1971

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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 Donn and Marie Gringer 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 Donn and Marie Gringer 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.

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The deed to unit 3 of the La Pietra Townhouse development was conveyed from the Donn and Mrie Gringer in July 1971. Nine months later, in September 1972, Mr. Gringer died, and Mrs. Gringer shortly thereafter sold the unit to Kingwei Investment 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 6958 page 133; book 7701 page 49; and book 8968 page 45

original plans for La Pietra townhouse

Polk's City Directories for Honolulu 1970-1978

Building permits associated with TMK 3-1-029:0330003

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

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: 21.261083

Longitude: 157.816796

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 Silver Family Trust in 2023 as described by Tax Map Key: 3-1-029:0330003

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: April 8, 2023

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.

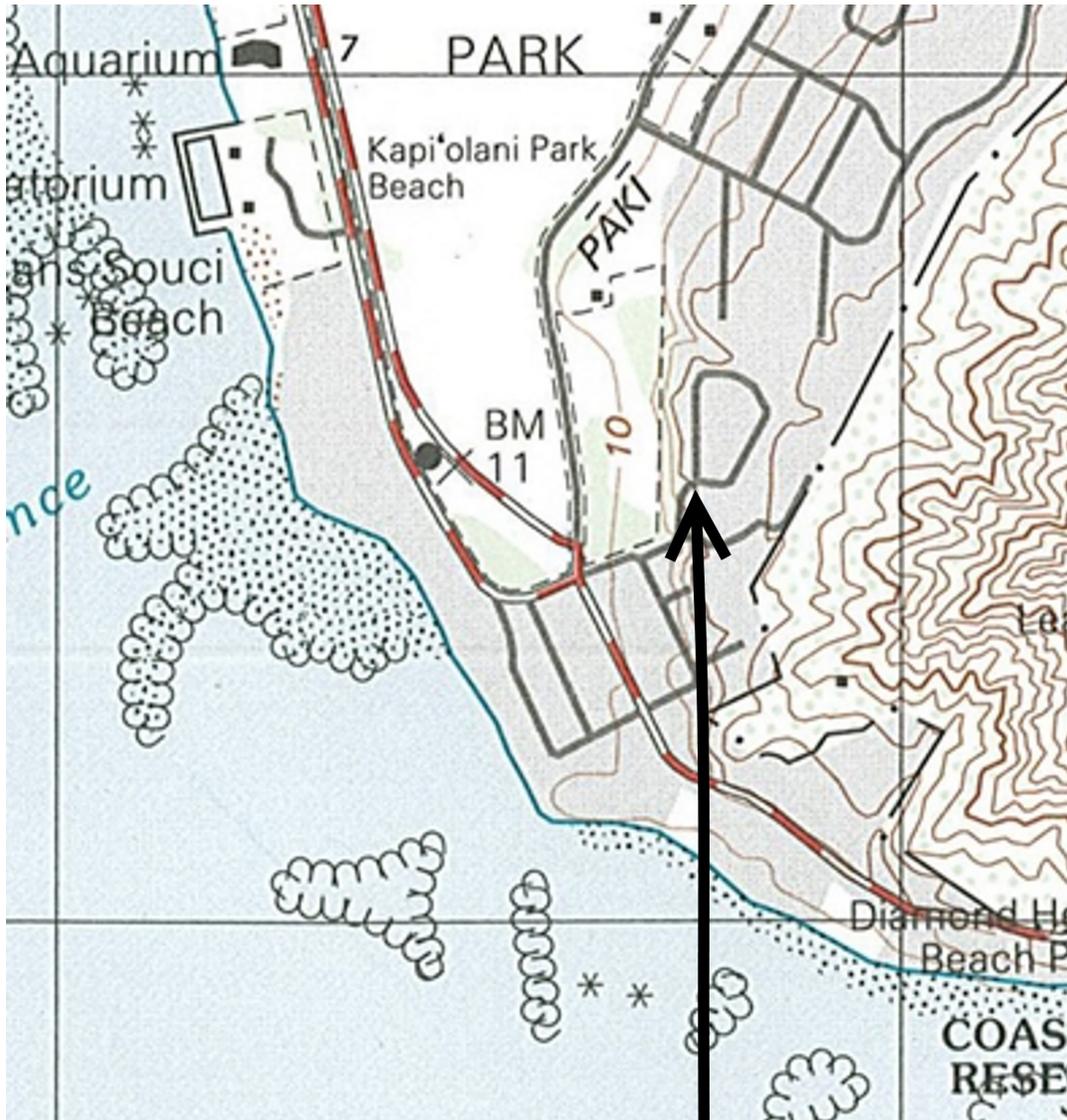
Owner:

Silver Family Trust
c/o Annette Silver
3019 La Pietra 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.

USGS Map



Gringer Residence

Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the front of unit from the north

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Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the duplex with unit 3 in the foreground from the northwest

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Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the living room from the southwest

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Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the living room from the west

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Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the dining room-kitchen from the east

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Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the kitchen-dining from the north

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Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the lanai from the southwest

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Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the backyard from the lanai from the southwest

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Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the rear of the unit from the southwest

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Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the steps to the backyard from the south

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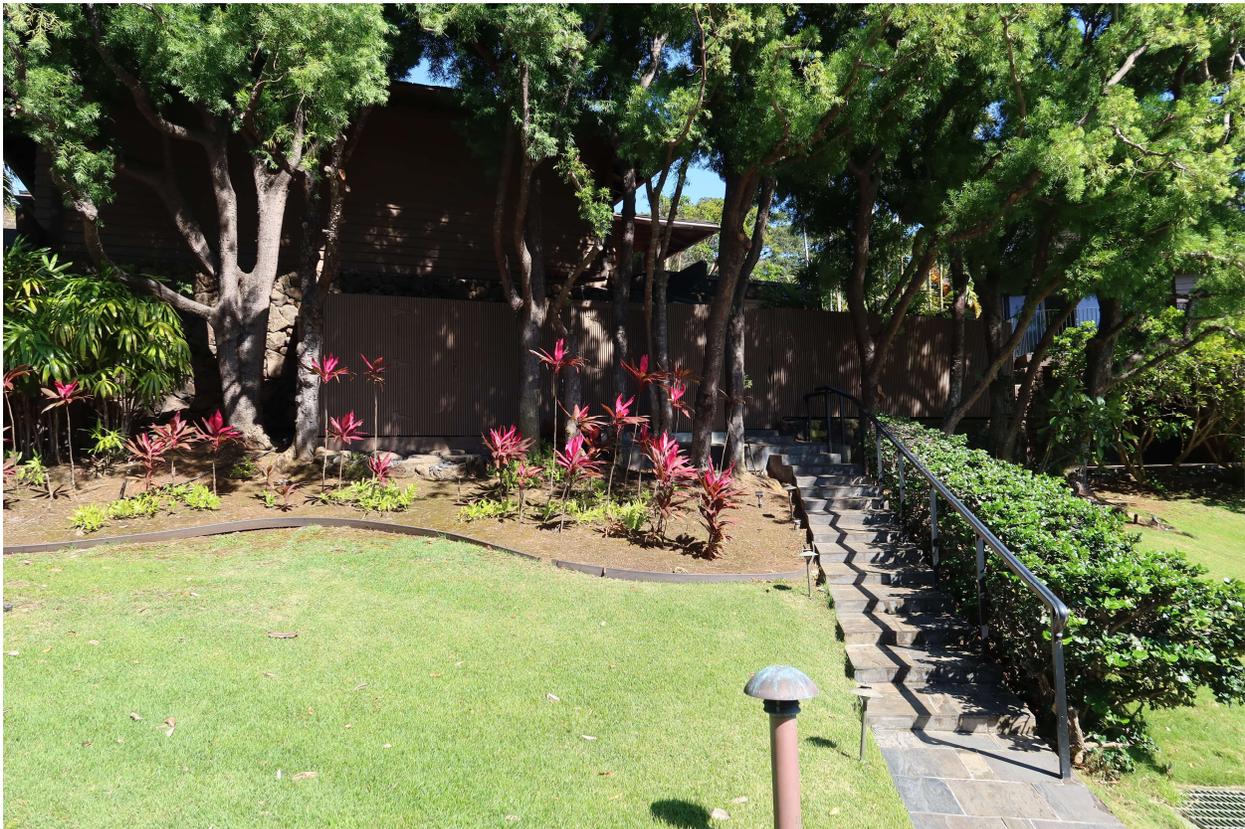


Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the family room from the north

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Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the bathroom with laundry in background from the south

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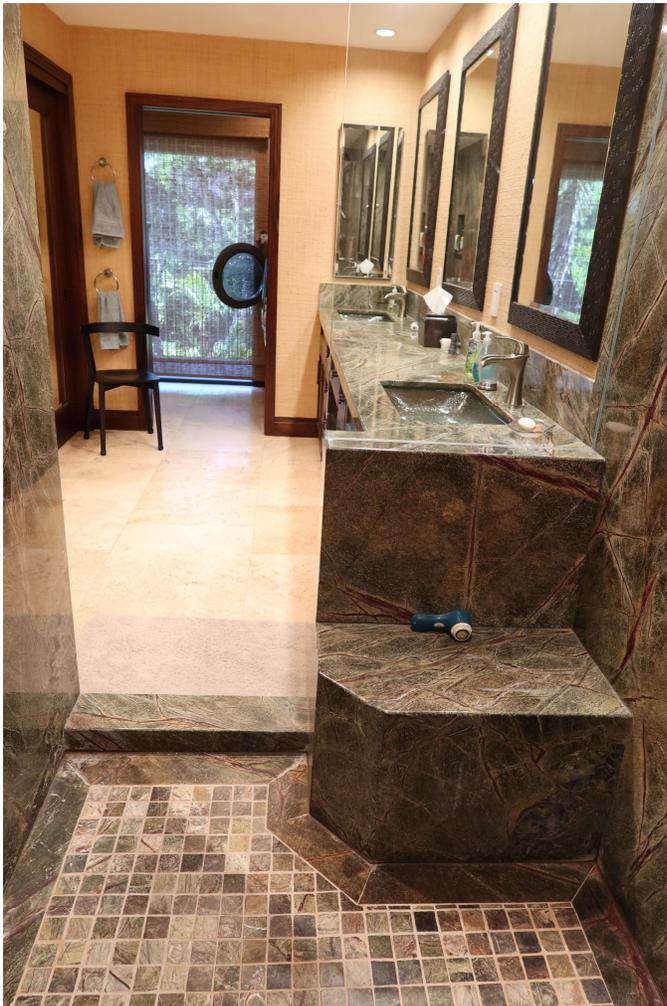


Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the second floor hall opening the southwest

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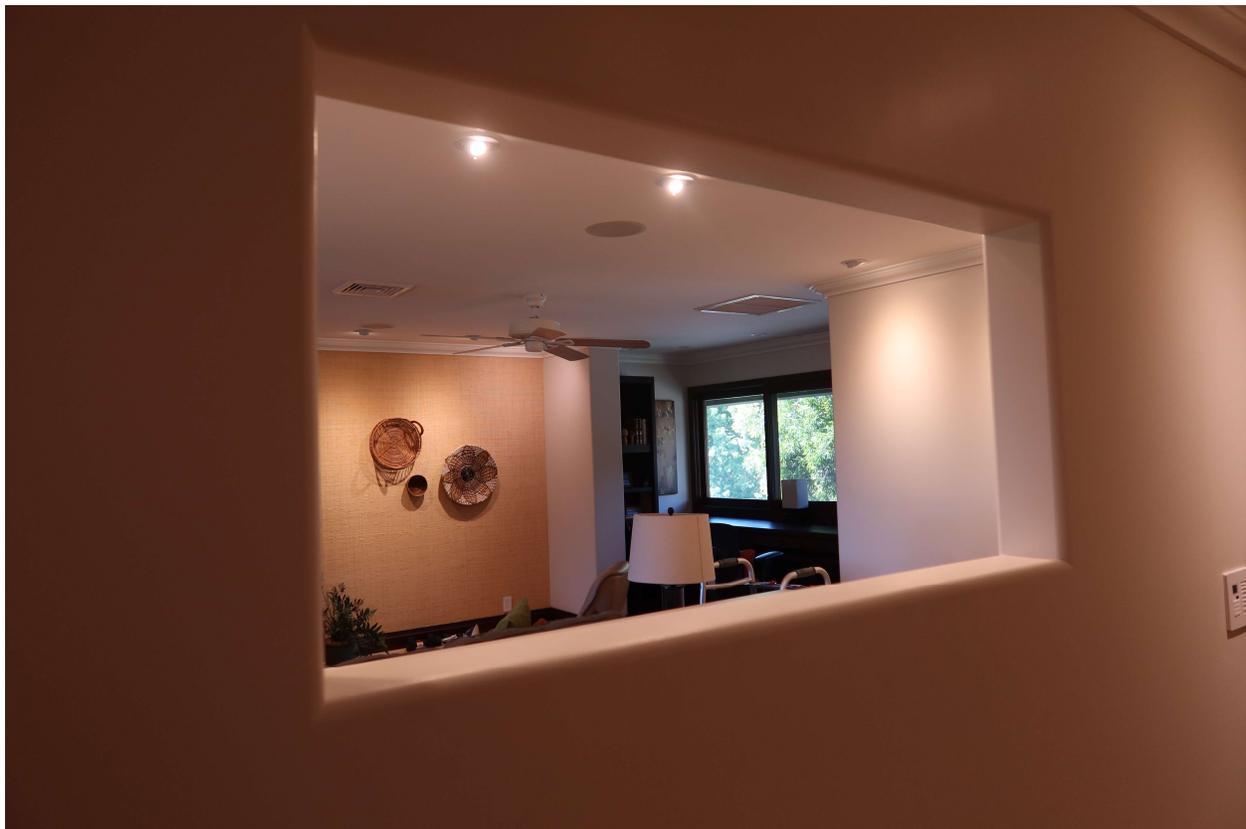


Photo Log

Name of Property: Gringer Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2023

View of the rear balcony and bedroom doors from the southwest

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