

3-1-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: Raymond and Grace Headrick Residence  
Other names/site number: La Pietra Condominium Unit 9  
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: 3036 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Not For Publication:  Vicinity: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

<hr/>	
<b>Signature of certifying official/Title:</b>	<b>Date</b>
<hr/>	
<b>State or Federal agency/bureau or Tribal Government</b>	

In my opinion, the property <u>  </u> meets <u>  </u> does not meet the National Register criteria.	
<hr/>	
<b>Signature of commenting official:</b>	<b>Date</b>
<hr/>	
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

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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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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>          </u>	Total

Number of contributing resources previously listed in the National Register None

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**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 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 Raymond and Grace Headrick 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 left 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. The unit 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. The four 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 Raymond and Grace Headrick residence is located along the east leg of La Pietra Circle after its initial bend, facing southeast, opposite a large retaining wall, above which is La Pietra School for Girls. Attached to the left (southwest) of the unit is a carport which is shared with a unit in the adjoining duplex. A concrete sidewalk runs from the carport's short driveway, across the front of the unit street to the unit's inset entry lanai. The sidewalk is below the grade of the lawn and street and has on its southeast side a 15" high, lava rock retaining wall with a concrete cap. The walk wraps around the original entry lanai, which retains its original, small square, ceramic tile floor, and forms a concrete paved area in front of the first floor bedroom's sliding windows. Along the sidewalk on its northwest side, in front of the living room's sliding doors, lady palms, (*Rhaphis excelsa*) and two guava trees (*Psidium guajava*) grow with an understory of lauae fern (*Microsorium scolopendria*).

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 left bay has a pair of sliding doors flanked by single pane fixed windows on the first story and a pair of single pane sliding doors on the second, which extend to the building's top plate. A wood slat, sunscreen projects from the interstice between the first and second stories and runs across the left bay.

The right bay contains the right-of-center entry as well as a pair of single pane sliding windows. The entry is framed by the center projecting wall on its left side and a lava rock pilaster on the right. 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 is sheltered by the projecting second story balcony.

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 with openings at either side. At the foyer's right (northeast) opening is a front to rear running hall that terminates at the dining area. A non-original hinged door in the southwest wall of the hall opens on a remodeled half bath. This room is an "island" around which flow the foyer, hallway, living room and dining area.

In the hall's northeast wall a door similar to the half bath's leads into a bedroom. The downstairs bedroom's ceiling features four historic, 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 hinged door opens on the bathroom. The bathroom has been remodeled. The bedroom's closet is behind a pair of new, wood, louvered, bi-fold doors immediately opposite the bedroom's entry door.

The opening to the foyer's left (southwest) leads into the living room. The living room has a mezzanine extending across its southeast end, resulting in an 8' high ceiling at this end of the room. 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. Four pairs of non-

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historic louvered sliding shutters control the light entering through these openings. The living room, as well as the entire first floor has a new travertine floor with a 5" high baseboard.

The rear, northwest, wall of the living room features a 17' high ceiling with two lateral-running, exposed beams. The northwest wall of the room is essentially glass, with a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. Above the doors are four, single pane fixed windows. The doors lead out to a rear lanai, which has its original vinyl tile floor. The square tiles are imprinted with a night-blooming cereus (*Hylocereus undatus*) pattern. The lanai is squared off at its outer edge which borders the back yard's narrow lawn. A mock orange hedge (*Murraya paniculata*) forms a backdrop for the lawn and rises above the 6'-8" high lava rock retaining which keeps the back yard in place. Other trees populating the back yard include a puakenikeni (*Fagraea berteriana*), red plumeria (*Plumeria rubra*), guava (*Psidium guajava*) and papaya (*Carica papaya*).

A second story balcony/deck extends across the dining/kitchen bay, while a sun screen wraps around the dining/kitchen bay's northeast wall and across the living room bay. 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.

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

The southwest 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 sets of windows and doors have modern pairs of bi-fold louvered doors to regulate the sunlight.

The northwest wall of the half bath island features a wet bar, which is concealed by a set of double doors. The double doors feature the original handles found in the units. The cabinet is behind a non historic, wood stairway which leads to the second floor. The stair has a straight run of twelve floating steps which lead to a landing. The wall to the rear (southeast) of the landing retains the original teak wall paneling which was part of the standard finish for the townhouses. At the landing the stairs take a quarter turn to the right and a half turn on the left. To the right three steps ascend to the mezzanine, while to the left three steps go up to a front-to-rear running hallway.

The stair's railing continues and serves as a railing along the southwest side of hall, which overlooks the living room. A door at the southeast end of the hall opens on the front bedroom and bath. The room has a pair of 7' high, single pane sliding doors in its east wall. These doors lead out to a 52" wide balcony has a wood slat floor and a 44" high metal railing, and runs the length of the bedroom. The front wall of the unit jogs out near the end of the balcony to

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accommodate an interior closet. The balcony provides views of La Pietra and Diamond Head. The sliding doors have two pair of hinged louvered doors on their interior to regulate sunlight.

The bedroom has a closet in its northwest wall with a pair of original louvered bi-fold doors with their original handles and hardware. An opening in its southwest wall leads into a bathroom. Two pairs of louvered bi-fold doors in the southeast wall open on the closet contained by the exterior wall's jog. The bathroom is divided into two areas by a wall with an original hinged door which has its original handle and hardware. Along the southwest wall of the outer space runs a counter with a sink and cabinet. The wall behind the counter is mirrored, and an original box fluorescent light with its plastic grille runs above the counter. The interior space, with its toilet and tub/shower, has been remodeled.

Two doors are in the hall's northeast wall. One is a closet door and the other enters the rear bedroom. Neither retain their original handles. In the bedroom's northwest wall is 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. The doors and windows on the interior have four sets of modern, louvered, sliding doors to regulate the natural light. A closet, with its original two pairs of louvered, bi-fold doors runs the length of the rear bedroom's northeast wall. A doorway with no door in the room's southeast wall opens into the bathroom area, which is divided into two spaces via a wall with a hinged door. The initial space has its original sinks, faucets, and cabinets to either side. The walls behind the two sinks are clad in mirror. Above the sinks are their original rectangular box fluorescent ceiling lights with plastic grilles. Beyond the hinged door are a toilet and a square tub/shower.

The mezzanine contains another bedroom, which is entered through a non-historic door at the top of the stairs. The room has a pair of sliding windows in its northwest wall which overlook the living room. These windows have applied, faux muntins to provide the appearance of twelve pane windows. The room retains the two exposed beams of the former living room ceiling. At its southeast end the room contains a single single pane, sliding door with a single pane fixed window to either side. A 37" high railing runs in front of this set of windows and door. The railing has a 2" x 4" top rail and metal tube balusters. A closet, in the southwest wall of the room, has a pair of louvered, bi-fold doors. Between the closet end windows is recessed, built-in shelving.

The Raymond and Grace Headrick residence retains its historic integrity. Alterations include the refinishing of the first floor walls and floor, the remodeling of the kitchen and bathrooms, addition of a mezzanine over the front of the living room, and the remodeling of the stair to the second floor. These alterations are typical interior modifications similar to others 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. In addition, the unit retains a number of its original features, including some of the door handles, closet doors, the floors of both the front entry and rear lanai, and bathroom sinks with their mirrored walls and boxed fluorescent light with their plastic

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grilles. This unit also retains a small portion of the original teak wall paneling, a feature which has not been found in any nominated unit to date.



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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 Raymond and Grace Headrick 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 Headrick 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 9 of the La Pietra Townhouse development was conveyed to Raymond and Grace Headrick in July 1972. Raymond George Headrick, who worked in California as a home builder, came to Hawaii in 1964 to work for Ilcol Development Company. A year later he started Headrick Development Company, with himself as president and his brother Harold Headrick serving as vice president. Headrick Development Company was the general contractor for La Pietra Townhouses. Mr. Headrick died in Denver, Colorado in 1990.

After the Headricks resided in this unit for several years, it was sold to Maurice and Dorothy Stubnitz in January 1976. The Stubnitz’s originally lived in Adrian, Michigan, where Mr. Stubnitz was the president of Stubnitz-Greene Corporation. Mr. Stubnitz was born in Russia and died in May 1981 at Straub Hospital.

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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 8431 page 23, book 11173, page 374

Original plans for La Pietra Condominium

Polk's City Directories for Honolulu 1970-1979

Building permits associated with TMK 3-1-029:0330009

"Obituaries", *Honolulu Advertiser*, April 30, 1990, page 22

"Business Digest," *Star Bulletin*, October 29, 1965, page 27

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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: 21.261369

Longitude: 157.816550

**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 Susan Hohmann in 2022 as described by Tax Map Key: 3-1-029:0330009

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

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

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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 21, 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:**

Susan Hohmann  
3036 La Pietra Circle.  
Honolulu, Hawaii 96815

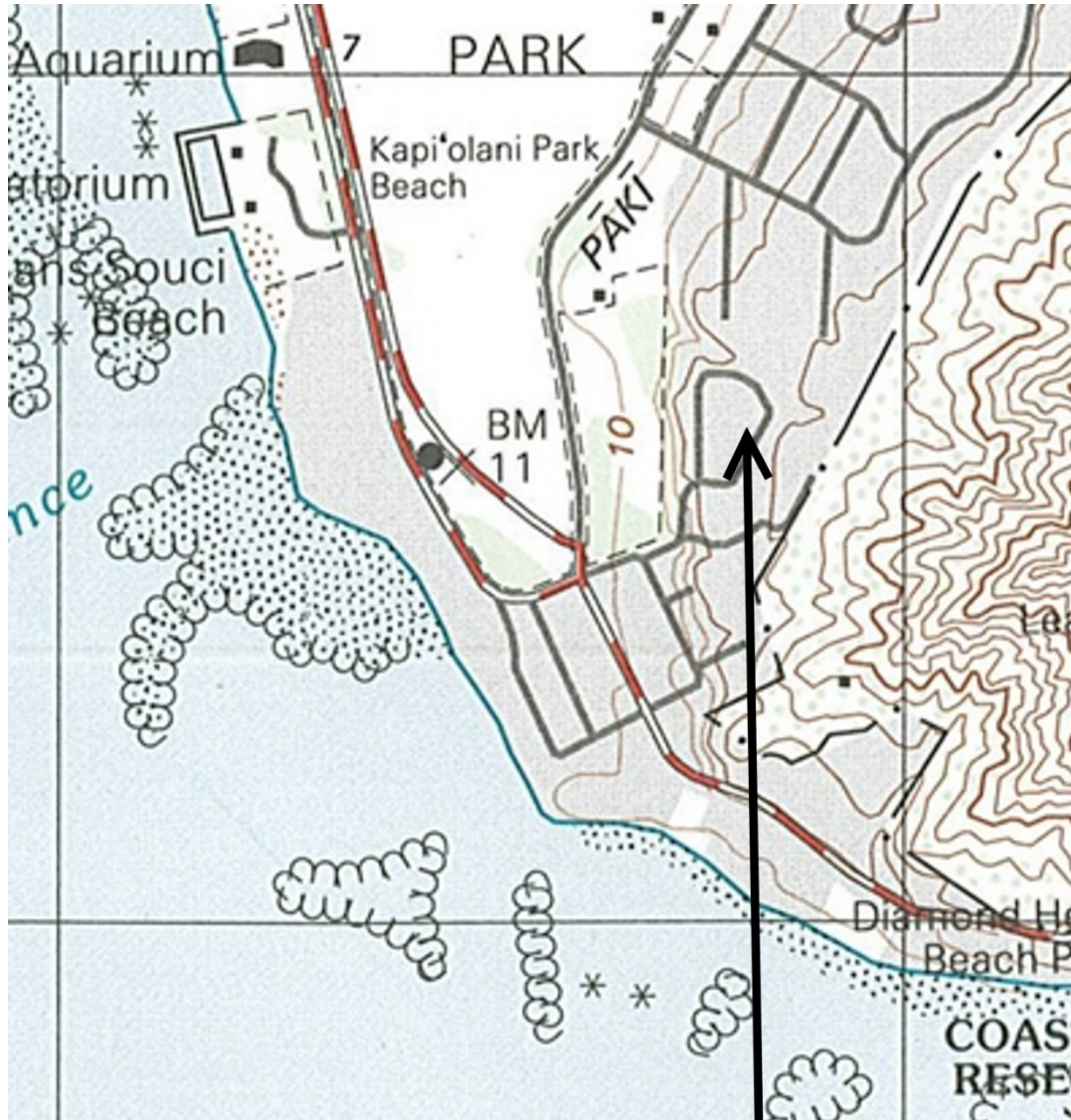
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to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

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**USGS**



Headrick Residence



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**Photo Log**

Name of Property: Raymond and Grace Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 31, 2022

View of units 9 and 10 from the southeast

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Name of Property: Raymond and Grace Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 31, 2022

View of the front of Unit 9 from the southeast

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Name of Property: Raymond and Grace Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 31, 2022

View of the front entry from the northeast

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County and State

**Photo Log**

Name of Property: Raymond and Grace Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 31, 2022

View of the living room from the northwest

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County and State

**Photo Log**

Name of Property: Raymond and Grace Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 31, 2022

View of the living room the east

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**Photo Log**

Name of Property: Raymond and Grace Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 31, 2022

View of the dining area from the east

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**Photo Log**

Name of Property: Raymond and Grace Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 31, 2022

View of the lanai from the northeast

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**Photo Log**

Name of Property: Raymond and Grace Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 31, 2022

View of the lanai floor tile from the southeast

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**Photo Log**

Name of Property: Raymond and Grace Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 31, 2022

View of the stair from the southwest

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**Photo Log**

Name of Property: Raymond and Grace Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 31, 2022

View of the teal wall panel at the landing from the northwest

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**Photo Log**

Name of Property: Raymond and Grace Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 31, 2022

View of the second floor rear bedroom from the south

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**Photo Log**

Name of Property: Raymond and Grace Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 31, 2022

View of the back bedroom's light with plastic grille over bathroom sink from the southwest

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