

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: Philip Jr. and Karen Spalding Residence
 Other names/site number: La Pietra Condominium Unit 28
 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: 3073 La Pietra Circle
 City or town: Honolulu State: Hawaii County: Honolulu
 Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

 national statewide X local
 Applicable National Register Criteria:
 X A B X C D

| | |
|---|----------------------|
| _____ Signature of certifying official/Title: | _____ Date |
| _____ State or Federal agency/bureau or Tribal Government | |

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

Philip Jr. and Karen Spalding 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> | 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

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.)

Summary Paragraph

The Philip Jr. and Karen Spalding residence 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 Kapiolani Park. It faces east and sits just off the third curve of La Pietra Circle down a short lane. It stands on a flat parcel with its front yard flowing out to the street, and 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 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, 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.

Philip Jr. and Karen Spalding Residence
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Narrative Description

The Spalding residence is located just beyond the third curve on La Pietra Circle with its unlandscaped front yard out to the street. A mature coconut tree (*Cocos nucifera*) stands at the southeast corner of the relatively shallow front yard. A curving sidewalk with new pavers runs from the west side driveway to the front entry.

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 balcony with a 42" high wrought iron railing runs across the façade above the first story windows and doors. It is accessed on the right side by a pair of sliding doors with fixed windows to either side.

The left bay contains the left-of-center entry as well as a pair of single pane sliding windows at ground level and a pair of sliding doors on the second story. The entry is framed by the center projecting wall on its right side and a lava rock pilaster on the left. The windows, like all windows and exterior sliding doors in the townhouse complex, are bronze anodized aluminum, and if not original, replaced the originals in-kind. The entry lanai's floor has new pavers similar to the walkway.

A set of historic wood double doors with recessed panels provides entry to the unit. The door opens on a foyer with a porcelain tile 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 door in the hall's north wall opens on a half bath, which has been restored by the current owners in a modern manner after a previous owner had converted it into a stairwell for stairs to the second story. The half bath is an "island" around which flow the hallway, living room and dining area. In the island's west wall a wet bar, remodeled by a previous owner, is located.

The downstairs bedroom is entered through a pair of pocket doors. The closet is in the room's west wall and is behind a pair of mirrored, sliding doors. In the east wall a pair of single pane sliding windows provides light and ventilation. In the room's west wall a non-historic door opens on the bathroom, which has been remodeled.

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 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. The rear, west, wall of the living room also features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. These were replaced by the current owner to reflect the original design after the previous owner had replaced them with narrower doors and a solid wall. The rear doors and windows of the living room are surmounted by four, single pane fixed windows, which lead out to a rear patio.

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At the east end of the living room is a mezzanine which is used as an office. Its sliding doors and windows in the east wall also were replaced following the design of the original as the previous owners had made the entire wall solid.

A 16" x 19" lava rock column marks the south terminus of the living room's rear wall, and to its southeast is the dining area and kitchen. The dining area has a 7'- 11" high ceiling. The kitchen runs along the south wall and has been remodeled. The lava rock north wall of the dining area has a pair of 8' high single pane sliding doors, and the west wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sets of sliding doors open on the patio. Both the lava rock column and lava rock wall have been restored by the current owner in accordance with the original design, after the previous owner had removed them and installed sheet rock in their stead.

The patio runs across the rear of the unit and has new pavers. A metal railing runs along the patio's west side, which overlooks Kapiolani Park, with a mature pua be still (*Thevetia peruviana*) and bougainvillea (*Bougainvillea sp*) just beyond the railing. The north and south sides of the patio are defined by plastered lava rock walls. A metal gate in the south wall allows access to the air conditioning equipment, while a planter box runs across the north wall. The planter box has a low plastered lava rock retaining wall and contains three Manila palms (*Adonidia merrillii*) with Song of India (*Dracaena reflexa*) below. To the east of the planter box a metal gate mimetically perpetuating a wood slat construction, opens on the carport. The gate is incorporated in a vertical wood slat fence that runs across the rear of the carport. The carport has a lava rock north and south wall and a flat roof.

On the interior, in front of the wet bar the stair has been reconstructed by the current owner in its original configuration, although with more modern materials. The floating treads are of wood and the railing has a glass panels rather than a balustrade, with a wood handrail only along its inner side. The stair accesses the second floor and its two bedrooms, office and one bath. The dogleg stair has twelve steps ascending to a landing from which three steps complete the journey to the second floor. The stair opens on a front-to-rear running hall which overlooks the living room on its south side. The hall's glass paneling is the same as that of the stair. Its floor is laminated, which is the case for the entire second floor, except the bathroom which has a porcelain tile floor.

The hall at its east end terminates with a T-junction with a lateral running hall. To the south the lateral running hall flows into the office mezzanine space. This features a pair of sliding doors in its east wall with single pane fixed windows to either side, which open on the front balcony. The 52" wide balcony has a wood slat floor and a 44" high metal railing. The front wall of the unit jogs out in the center of the balcony to accommodate an interior walk-in closet.

To the north the lateral running hall flows into a bedroom/sitting room, which has in its east wall a pair of 7' high, single pane sliding doors, which open on the front balcony. A built-in vanity with a mirrored wall behind it, is on the south wall of this room, and is adjoined by a projecting closet with a mirrored door which holds the stacked washer/dryer. A pair of double doors in the

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north wall open on a walk-in closet. A pocket door in the west wall of the space opens on the bathroom.

The bathroom is completely modern and includes a frosted glass walled toilet in its southeast corner and a glass framed, walk-in shower in its southwest corner. In between there is a tub, and a pair of sinks with their counter is along the north wall. A pocket door in the west wall of the bathroom opens on the rear, master bedroom.

The master bedroom may be accessed from the bathroom or a set of double doors at the west terminus of the main, east-west hall. The bedroom 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. A closet, with four, mirrored, sliding doors runs the length of the rear bedroom's north wall.

The Philip Jr. and Karen Spalding residence retains its historic integrity. Alterations include new interior doors, the refinishing of the first and second floor ceilings and floors, the remodeling of the kitchen and bathrooms, and the consolidation of the upstairs two bathrooms into one. These alterations are typical interior modifications found in a number 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. Through the new owners' efforts the stair has been restored to its original location, the downstairs powder room has been resurrected, the dining room's lava rock elements restored, and the living room's front and rear windows brought back to their original design.

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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
Historic Preservation

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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 Philip Jr. and Karen Spalding 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."

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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 Spalding 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.

Initially unit 28 was sold to Mark and Geraldine Watase in 1971. They purchased it as an investment and in the following year, 1972 sold it to the newly wed Philip Jr. and Karen Spalding, who, when not on Molokai, used it as their Honolulu residence. At the time the Spaldings purchased unit 28, Mr. Spalding (1919-1989) had recently resigned as president of Hawaiian Western Steel Ltd. in order to become the president of Molokai Ranch, which the Spalding family owned. He served as president from 1971-1988, and during his tenure oversaw the development of Kaluakoi Resort on Molokai and established on Molokai the first Nature Conservancy preserves in Hawaii.

9. Major Bibliographical References

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

City and County Tax Office records.

original plans for La Pietra townhouse

Hawaii State Bureau of Conveyances, book , page and book page

Building permits associated with TMK 3-1-029:0330026

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

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/?cp=21.261063%7E-157.816981&lvl=16.9>

(enter coordinates to 6 decimal places)

Latitude: 21.261062

Longitude: 157.816985

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 John and LaVonne Vashon in 2024 as described by Tax Map Key: 3-1-029:0330028

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: January 9, 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.

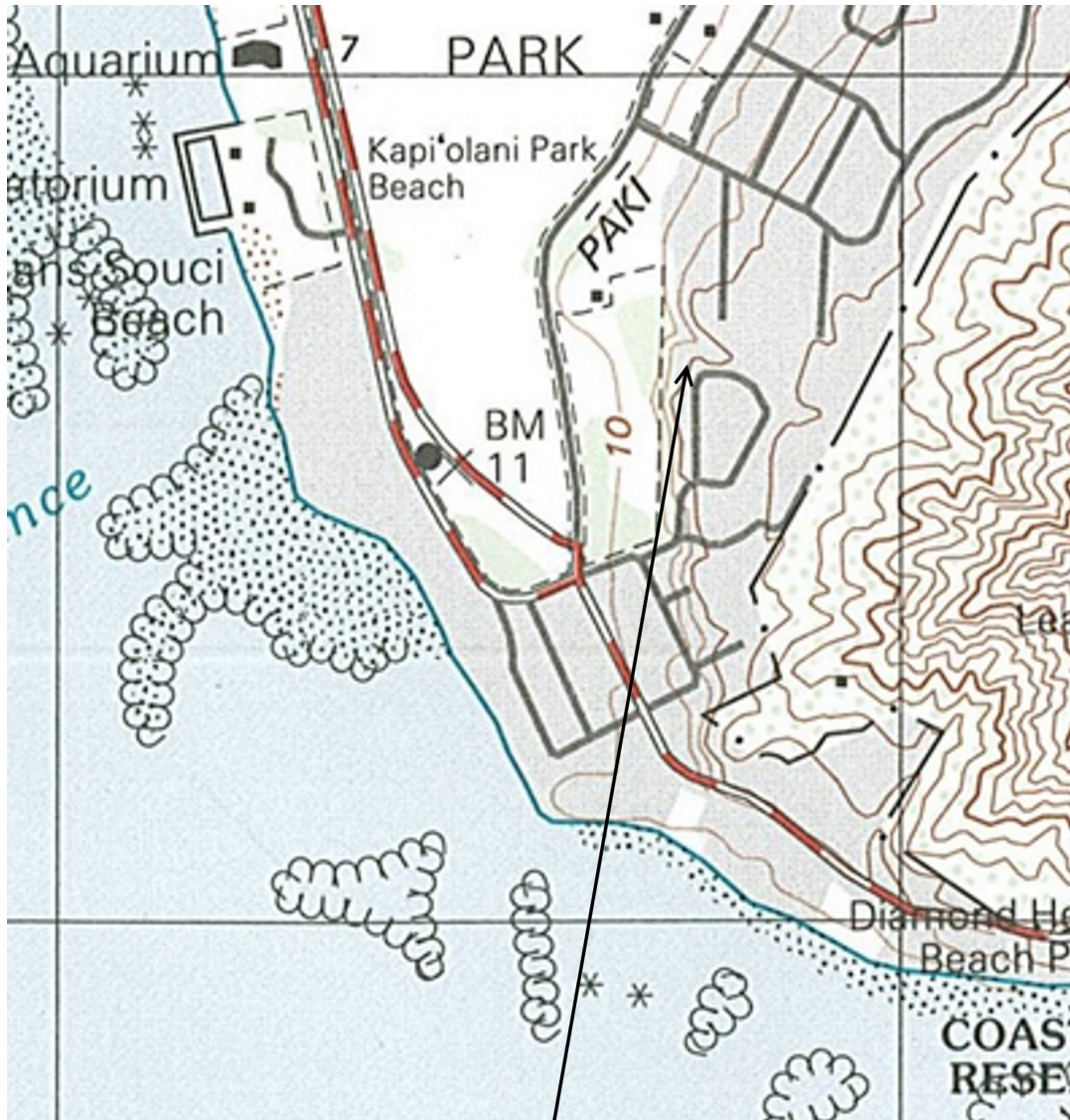
Owner:

John and LaVonne Vashon
3073 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



Spalding Residence

Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the front of Unit 28 from the east

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Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the front entry of unit 28, from the east

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Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the living room and mezzanine from the west

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Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the living room from the east from the mezzanine

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Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the dining room from the south

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Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the dining room and kitchen, looking from the northeast from the stair

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Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the park from the east

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Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the rear of the unit from the northwest

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Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the stairs and wet bar from the southwest

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Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the mezzanine from the southwest

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Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the second story hall and living room from the northwest from the mezzanine

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Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the front balcony from the south

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Photo Log

Name of Property: Philip Jr. and Karen Spalding Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Hibbard

Date Photographed: December 28, 2023

View of the rear bedroom from the southeast

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