

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: Russell and Jacqueline Jensen Residence
 Other names/site number: La Pietra Condominium Unit 17
 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: 3086 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 Not For Publication: Vicinity: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

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

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

Russell and Jacqueline Jensen Residence
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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:) _____

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 Russell and Jacqueline Jensen 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 west and sits near the end of La Pietra Circle on a gently sloping parcel with its front yard flowing down 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. 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. 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.

Narrative Description

The Jensen residence is located near the end of La Pietra Circle. The sloping front yard is landscaped with two false olive trees (*Elaeodendron orientale*) with a wedelia (*Sphagneticola trilobata*) understory. An approximately 18" high, 14" wide lava rock retaining wall runs along

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the street. Three steps of ceramic tile mimetically perpetuating cut lava rock, ascend from the left side paved driveway to a walkway also paved with the tile similar to the steps, which runs across the left half of the unit's façade 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 left bay has at the ground level a pair of sliding doors flanked by single pane fixed windows. The doors lead out to a flagstone paved lanai, which is screened from the street by a vertical slat fence.

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. In front of the windows grow lady palms (*Rhapis excelsa*). The entry lanai's floor flows out to the sidewalk and utilizes the same type of pavers. A projecting second story balcony runs cross the unit's facade.

A set of new wood double doors with recessed panels, which were custom made by Bellos Millwork in Wahiawa and exactly duplicate the original doors, provides entry to the unit. The doors open on a foyer with a stone tile, rear wall. This wall is the west wall of a half bath which is entered through a new door off a short hallway on the remodeled half bath's east side. All interior doors throughout the unit are new and have new handles. The foyer has a white oak floor with 4" high baseboards, which is found throughout the first floor, including the kitchen, although not the bathroom off the first floor bedroom.

An 8' high opening on the foyer's north side flows into the living room. The living room has a two story, 17' high ceiling with three historic open beams. 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 a front lanai. A door in the living room's west wall opens on a laundry room, and a door, in the living room's south wall, adjoining the laundry room door, opens on a former first floor bedroom, which now serves as an exercise room. Immediately opposite the entry to the room, a pair of sliding doors opens on a closet. The exercise room has a set of three non-historic bronzed anodized, aluminum windows in its west wall, with the center window fixed and the other two casement. A door in the east wall of the room opens on a bathroom which has been completely remodeled. The room's two historic, exposed ceiling beams remain intact.

The rear, east, 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 doors and windows are surmounted by four, single pane fixed windows. The doors lead out to a rear patio.

An original 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 an 8' high ceiling. The kitchen has been remodeled and wraps around the south wall and west walls and has an island counter. The north wall of the dining area is of lava rock and has a pair of 8' high single pane sliding doors,

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and the east wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sets of sliding doors open on a covered lanai and rear patio.

The covered lanai has a tar paper covered, flat roof, with two 8" x 8" wood columns supporting its north edge and corner. The lanai and patio are flagstone paved, with the patio flowing out into the back yard and in front on the kitchen/dining room's rear doors. The patio is squared off at its outer edge and beyond it is a garden area which runs along the rear edge of the unit's backyard. The planted area contains a variety of tropical plants including areca palm (*Chrysalidocarpus lutescens*), a coconut palm (*Cocos nucifera*), a Manila palm (*Veitchia merrillii*), bougainvillea (*Bougainvillea sp*), bird of paradise (*Strelitzia reginae*), ixora (*Ixora casei*), croton (*Codiaeum variegatum*), and two pygmy date palms (*Phoenix rebelenii*). At the rear of the planted area is an approximately 20" high lava rock retaining wall, and beyond the wall the ground slopes upward and is planted in grass. A balcony projects from the dining-kitchen area's rear wall and is supported by the lava rock walls extending from the rear of the unit. On the back yard's south side a 6' high wood slat fence demarcates the boundary with the neighbor, while a similar fence is at the south end of the yard. The latter wraps around the west side of the yard and separates the yard from a carport shared with unit 16. A gate in the fence accesses the carport. The two car carport has a flat roof and lava rock walls to either side.

A modern stair with a wood hand rail and a round metal rod balustrade accesses the second floor and its bedroom, office and bath. The white oak treads are floating and there are three balusters per tread. The dogleg stair is not original, but is in the original location and follows the design of the original in new materials. It has twelve steps ascending to a landing from which three additional steps go up 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 floor is white oak, which is found throughout the second floor, except in the bathroom. The hall's ceiling is 7'- 11" high, and the handrailing along its north side follows the design of the stair's balustrade.

A door at the east terminus of the hall opens on the former front bedroom, which has been converted into an office. In the office's west wall is a pair of 7' high, single pane sliding doors. The doors lead out to a 52" wide balcony which has a wood slat floor and a 44" high metal railing. It runs the length of the office, and the front wall of the unit jogs near the north end of the balcony to accommodate an interior closet. A pair of sliding doors in the office's west wall services that closet. An opening in the north wall of the office flows into a remodeled bathroom with marble walls and floor.

A pair of pocket doors set in a 58" wide opening at the east end of the hall open on the rear, master bedroom. Two sets of double doors in the bedroom's north wall open on closets, and a 5' - 1" wide opening in the room's west wall opens on a remodeled bathroom. The bathroom has a marble floor which continues into a walk-in shower and runs up the shower's walls. The bedroom's rear (east) wall has a pair of 7' high sliding doors flanked by single pane fixed windows, which access a rear balcony. The balcony has a wood slat floor and a 44" high metal railing, and runs the length of bedroom.

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The Jensen residence retains its historic integrity. Alterations include the remodeling of the kitchen and bathrooms, and rehabilitation of the stair. 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. Similarly, the reconfiguring of the half bath, and the remodeling of the two second floor bedrooms do not effect any public spaces in a detrimental manner. 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 living room's high, open beam ceiling running the depth of the unit, remains intact, as do the open ceilings in the first floor bedroom and kitchen-dining area, as do the dining area's lava rock wall and column.

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

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- 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

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.)

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The Russell and Jacqueline Jensen 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 Jensen 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 17 of the La Pietra Townhouse development was conveyed to the Headrick Development Company in 1972. In October 1973 the company sold the unit to Russell and Jacqueline Jensen. The Jensen's used the unit as a second home, and following Mrs. Jensen's death in 1981, Mr. Jensen took up permanent residency at the townhouse. In July 1987 he sold the unit to Davis and Lucile Callahan. In 2021 Bleckhill acquired the property and remodeled it and in 2022 sold it to the current owner.

Russell and Jacqueline Jensen 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 6958 page 133; book 8504 page 346; and book 20856 page 683.

Original plans for La Pietra Condominium

Polk's City Directories for Honolulu 1974-1990

Building permits associated with TMK 3-1-029:0330017

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: 21.261717

Longitude: 157.816645

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 Bernyce M. Peplowski Trust in 2023 as described by Tax Map Key: 3-1-029:0330017

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: April 11, 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:

Bermyce Peplowski
3086 La Pietra Circle
Honolulu, Hawaii 96815

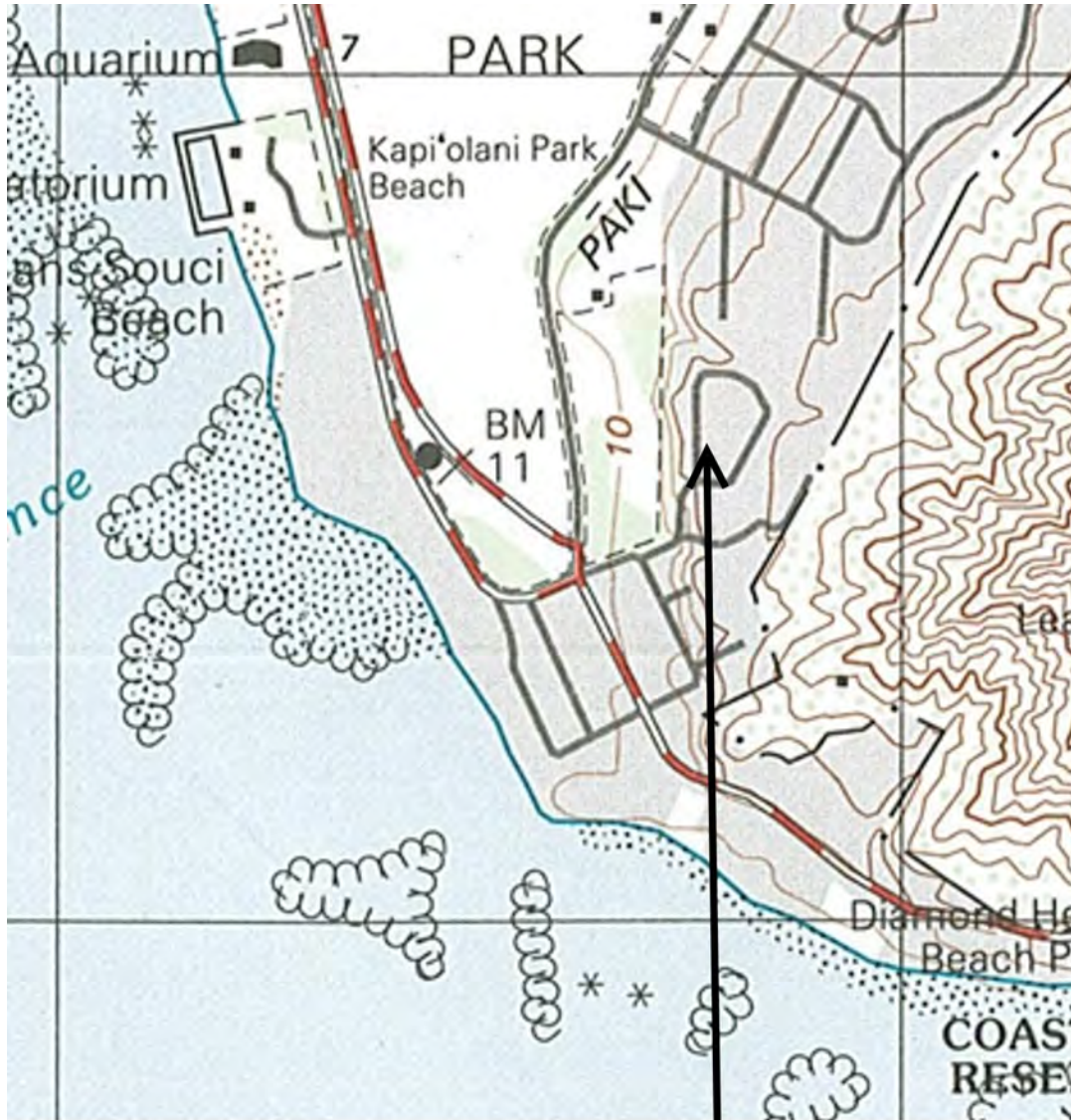
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain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



Jensen Residence

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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the front the duplex, unit 17 in the foreground, from the northwest

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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the front of unit 17 from the west

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Russell and Jacqueline Jensen Residence
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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the living room front windows and doors from the east

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Russell and Jacqueline Jensen Residence
Name of Property

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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the living room from the west

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Russell and Jacqueline Jensen Residence
Name of Property

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County and State

Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the dining-kitchen, from the west

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Russell and Jacqueline Jensen Residence
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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the stairs and living room from the dining area from the southeast

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Russell and Jacqueline Jensen Residence
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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the living room stair and second floor hall from the north

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Russell and Jacqueline Jensen Residence
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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the rear from the northeast

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Russell and Jacqueline Jensen Residence
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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the lanai from the north

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Russell and Jacqueline Jensen Residence
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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the access to carport from the east

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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the first floor exercise room from the northeast

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Russell and Jacqueline Jensen Residence
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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the first floor exercise room with bathroom and living room in background from the southwest

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Russell and Jacqueline Jensen Residence
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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the second floor hallway with front office and living room windows in background from the east

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Photo Log

Name of Property: Jensen Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 6, 2023

View of the second floor front office from the northeast

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