

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: Lawrence and Leatrice Fung Residence
 Other names/site number: La Pietra Condominium Unit 18
 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: 3088 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 Not For Publication: Vicinity: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>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
---------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------

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

Lawrence and Leatrice Fung 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

Lawrence and Leatrice Fung Residence
Name of Property

Honolulu Hawaii
County and State

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

Lawrence and Leatrice Fung Residence
Name of Property

Honolulu Hawaii
County and State

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 Lawrence and Leatrice Fung 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 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 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 projects 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 single car carport adjoins the unit on its right (south) side. The three bedroom, three and a half bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

Lawrence and Leatrice Fung Residence
Name of Property

Honolulu Hawaii
County and State

Narrative Description

The Fung residence is located near the end of La Pietra Circle. The sloping front yard is landscaped with a mature trumpet tree (*Tabebuia chrysantha*), Japanese yew (*Podocarpus macrophyllus*), and false olive (*Elaeodendron orientale*) with an understory of mock orange (*Murraya paniculata*) with mondo grass (*Ophiopogon japonicas*) and wedelia (*Sphagneticola trilobata*). An approximately 18" high, 14" wide lava rock retaining wall runs along the street. A concrete walkway runs from the right (south) side paved driveway across the right half of the unit's façade to the front entry. Lady palms (*Rhapis excelsa*) are located in front of the house and line the east side of the walkway. A set of three steps are traversed near the driveway end of the walk.

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 rectangular, sun screen runs above the windows and doors of the right bay.

The left bay contains the left-of-center entry as well as a pair of single pane sliding windows. The entry is framed by the center projecting wall on its right side and a lava rock pilaster on the left. The entry is framed by the 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 retains its original square tile pavers, and on its wall is the original entry light with its yellow obscure glass lantern. Lady palms (*Rhapis excelsa*) grow near the house in front of the sliding windows and a projecting second story balcony runs cross the left bay.

A set of historic wood double doors with recessed panels provides entry to the unit. The door opens on a foyer with a Seri tile floor, which extends to the left (north) of the foyer and is used in a short, front to rear running hall with a downstairs bedroom and a half bath to either side. The doors to both of the rooms are original and retain their historic handles, as do all interior doors throughout the unit, unless otherwise noted.

The door in the hall's south wall opens on a half bath, which retains its original sink and cabinet, as well as the light above the sink with its plastic grille. The half bath is an "island" around which flow the hallway, living room and dining area. It retains its original teak walls on its hall and two living room sides, although the panels have been painted white. In the island's east wall the original wet bar is concealed behind a pair of teak double doors which have been painted white and have no handles. The wet bar's original cabinet, sink and counter remain intact.

The downstairs bedroom's closet is behind a pair of wood, louvered, bi-fold doors immediately opposite the bedroom's entry door. These doors retain their original handles, as do all the original bi-fold doors in the unit. These two handles are in the shape of rose buds, while the others throughout the house display the standard circular handles found in other units. The

Lawrence and Leatrice Fung Residence

Honolulu Hawaii

Name of Property

County and State

bedroom's ceiling features three exposed, lateral running beams. In the west wall a pair of single pane sliding windows provides light and ventilation. In the room's east wall an original door, opens on the bathroom. The bathroom retains its original sink with a cabinet below its counter, all of which are also original. The fluorescent light over the sink with its plastic grille is also original, as is the towel racks and tub/shower,

The 8' high opening on the foyer's south side flows into the living room. The living room has a laminate floor a two story, 17' 2" high open beam ceiling with three 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 the front yard. The rear, east, 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 doors and windows at both ends of the living room are surmounted by four, single pane fixed windows. The east end doors lead out to a rear lanai.

A 16" x 19" lava rock column, which has been encased in dry wall marks the north terminus of the living room's rear wall, and to its northeast is the dining area and kitchen. The dining area has an 8' high ceiling and retains its three exposed beams in its ceiling. The kitchen runs along the north wall and retains its original cabinets, although white formica has been applied to the doors. An original, two panel, louvered door, with its original handle, in the kitchen/dining area's west wall opens on the laundry room, and a thin jalousie window, installed upon the original owner's acquisition of the unit, is in the east wall of the kitchen. The original wall separating the kitchen and dining area remains intact and has a glass face on its south side. The original lava rock south wall of the dining area has been enclosed with dry wall and has a pair of 8' high single pane sliding doors, 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 the covered lanai and patio.

The lanai has a tar papered, flat roof, with a skylight in its open beam ceiling. The lanai's original clay tile floor flows out into the back yard as a patio, extending to front on the kitchen/dining room's rear doors. The patio is squared off at its outer edge and a moss covered, ground with *niwaishi* (garden stones) laid out by James Nakata and four Japanese yew trees and lady palms lies beyond it. A lava rock retaining wall which varies in height from 45" to 115" demarcates the rear of the back yard. A balcony projects from the dining-kitchen area's rear wall, and is supported by lava rock walls at its termini, with their supporting beams extending beyond the ends of the walls. On the back yard's north side a wood fence with vertical slats demarcates the boundary between the back yard and the neighboring unit's yard. A fence made of horizontal lap siding and with a wrought iron gate is on the south side and accesses the carport by way of a curving concrete sidewalk. Shelving on the south side of the wall has a shelf and serves as an outdoor potting area. The carport has a lava rock north wall and a flat roof. On its south side the roof is supported by three 8" square columns, and areca palms (*Chrysalidocarpus lutescens*) run its depth and along the driveway.

On the interior, in front of the wet bar an original stair with 2" x 4" hand rails with a wood dowel balustrade, one dowel per step, accesses the second floor and its two bedrooms and two baths. The dogleg stair has twelve steps ascending to a landing from which three steps complete the

Lawrence and Leatrice Fung Residence

Honolulu Hawaii

Name of Property

County and State

journey to the second floor. The stair opens on a front-to-rear running hall which overlooks the living room on its north side. The hall's railing is the same as that of the stair, and at the top of the stair an antique Chinese lantern hangs from the ceiling, a family heirloom..

An original door in the west terminus of the hall opens on the front bedroom. The bedroom has new laminate flooring and in its west wall 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, and runs the length of the bedroom's façade. The front wall of the unit jogs out at the south end of the balcony to accommodate an interior closet.

In addition to the sliding doors, the bedroom features a closet in its east wall with a pair of original louvered bi-fold doors. An opening in the room's south wall leads into a bathroom. Two pairs of louvered bi-fold doors in the west 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 no longer retains its original handle. Along the south wall of the outer area runs a vanity with an original sink and cabinet. The wall behind the counter is mirrored, and an original box fluorescent light with its plastic grille runs above the counter. An original towel rack is affixed to a side wall. The interior area retains its original tub/shower. The floors in both areas are new tile.

Two doors in the hall's north wall open on a closet and the rear bedroom. The bedroom has new laminate flooring and in its east 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 and runs the length of the bedroom. Adjoining the sliding doors and fixed windows to the north is a jalousie window, which was installed at the original owner's request upon acquisition. A closet, with its original two pairs of louvered, bi-fold doors runs the length of the rear bedroom's north wall. A doorway with no door in the room's west wall opens into the bathroom area, which is divided into two spaces via a wall with a hinged original door. The initial space has its original sinks, towel racks, 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 new toilet and tub/shower, however, the original towel racks remain. The floors in both areas are new tile.

The Lawrence and Leatrice Fung residence retains a high degree of historic integrity, and remains in the hands of its original owner. Much of its original materials including its interior doors and handles, the partition wall between the kitchen and dining area, and original lanai and patio paving remain, and changes that have occurred have transpired primarily in such secondary spaces as the kitchen and bathrooms, although even here a fair amount of original cabinetry, and such items as the fluorescent lights with their plastic grilles over the bathroom sinks, remain intact. Such changes as the laminate flooring and the encasing of the dining area's lava rock column and wall, are miniscule compared to the overall historic character of the unit. 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.

Lawrence and Leatrice Fung Residence
Name of Property

Honolulu Hawaii
County and State

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

Lawrence and Leatrice Fung Residence
Name of Property

Honolulu Hawaii
County and State

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 Lawrence and Leatrice Fung 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."

Lawrence and Leatrice Fung Residence
Name of Property

Honolulu Hawaii
County and State

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 Lawrence and Leatrice Fung 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.

When the Fungs purchased Unit 18 from the developer in 1972 there were only two units still unsold in the townhouse development, this unit and its neighbor, unit 17. After purchasing the unit, the Fungs continued to reside in Hong Kong until 1988 when they permanently moved into this unit. In Hong Kong Mr. Fung was the representative of Sony Corporation and also a Japanese insurance company, and also handled a family business. Mrs. Fung founded the Hong Kong Society for the Deaf and started the first pre-school for deaf children in Hong Kong. Mrs. Fung still lives in this unit.

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

conversations with Leatrice Fung

Building permits associated with TMK 3-1-029:0330016

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/trail/Oahu,-Hawaii-Hawaii?id=cae5608608c34251b8135d0ea66ea1ba>]

(enter coordinates to 6 decimal places)

Latitude: 21.261634

Longitude: 157.816653

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 Family Trust Under Lawrence Hing Lun Fung Trust and Leatrice S. LL Trust in 2023 as described by Tax Map Key: 3-1-029:0330018

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.

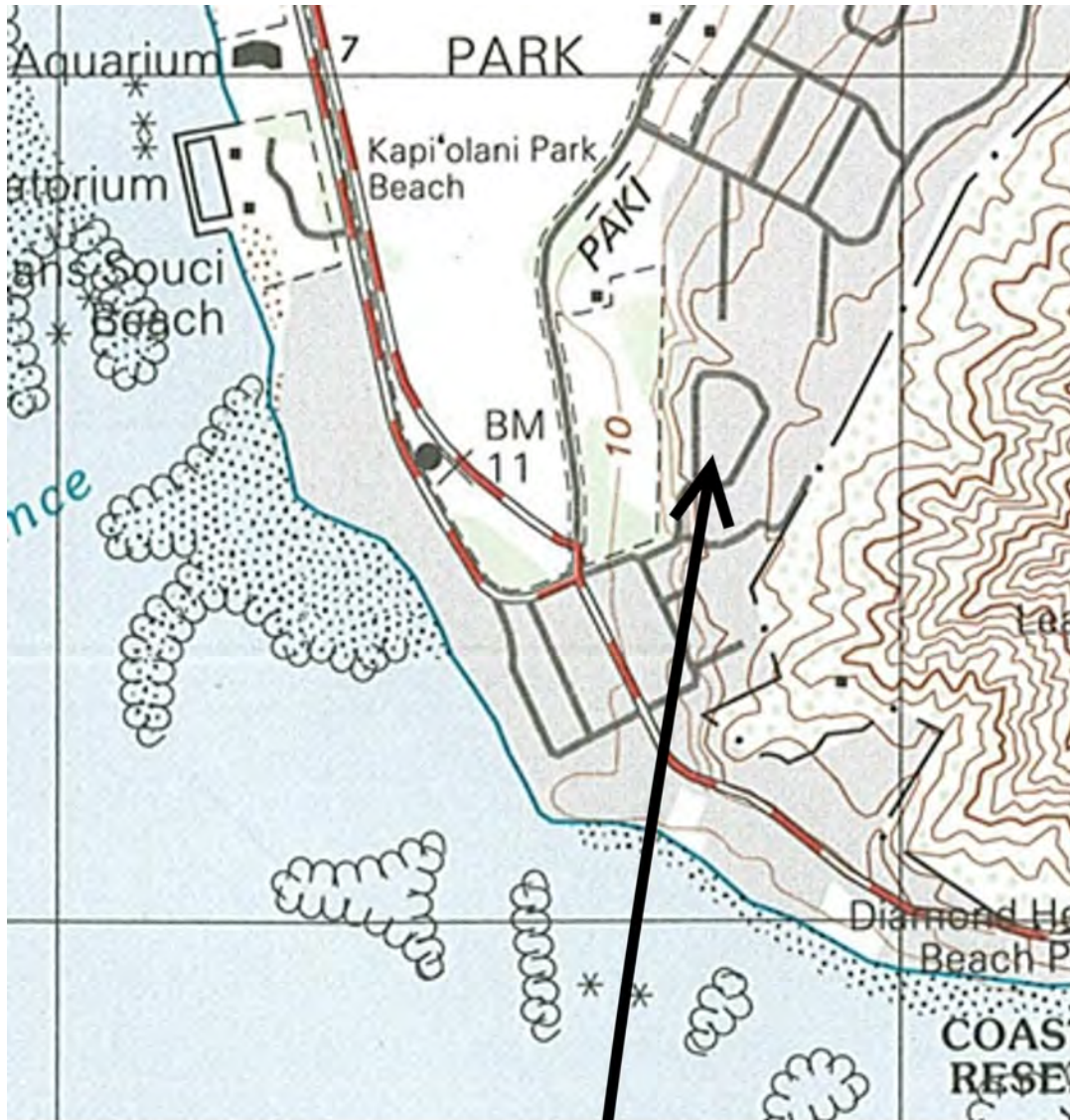
Owner:

Mrs. Leatrice Fung
3088 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



Fung Residence

Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the front of unit 16 from the west

1 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the front of the duplex with unit 18 on the right, from the west

2 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the carport from the west

3 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the front entry with original tile floor and light from the northwest

4 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the living room front windows from the east

5 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the living room, looking from front to rear, from the west

6 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the living room and dining area from the west

7 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the dining area, with glass covered kitchen wall to the left, from the southwest

8 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the original stair from the southeast

9 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the first floor bedroom from the northeast

10 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the original towel rack in the rear bedroom's bath from the east

11 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the rear balcony from the south

12 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View of the rear outside the dining room from the southeast

13 of 14



Photo Log

Name of Property: Lawrence and Leatrice Fung Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: March 23, 2023

View from the backyard from the south

14 of 14

