

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: Patricia Mark Residence
Other names/site number La Pietra Condominium Unit 33
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: 3063 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Not For Publication: Vicinity: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/>	
Signature of certifying official/Title:	Date
<hr/>	
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.	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

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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 Patricia Mark 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 south and sits between the second and third curves of La Pietra Circle on a relatively flat parcel. 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 projects 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 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.

Narrative Description

The Mark residence is located at the the north end of the La Pietra townhouse complex and sits on the north side of La Pietra Circle, facing south. Its gently sloping front lawn runs down to the street, and a concrete sidewalk with flagstone pavers runs from the street to the front entrance.

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To either side of the sidewalk the ground is covered with *iliili*, and features kokutan or Yeddo hawthorn (*Rhaphiolepis umbellate* var. *ovata*). A bronze statue of a seated flute player sits in the *iliili* to the east of the sidewalk by 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 is essentially a wall of glass, with a pair of sliding doors flanked by single pane fixed windows on the first story and four single pane fixed windows on the second, which extend to the building's top plate. A wood slat sun screen is between the first and second stories. The area immediately in front of the sliding doors and windows is planted as a garden with the *iliili* adjacent to the sidewalk making a crescent in the front lawn. This area is planted with pink azaleas (*Rhododendron periclymenoides*), two golden dew drops (*Duranta erecta*), a gardenia (*Gardenia jasminoides*), and Yeddo hawthorn.

The right bay contains the right-of-center entry as well as a pair of single pane sliding windows on the first story. 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's floor has the same stone pavers as the sidewalk. A second story balcony runs the length of the bay. Below the sunscreen a garden area has a golden dew drop, a mussaendda (*Mussaendda erythrophylla*) and a tiare (*Gardenia taitensis*), as well as Yeddo hawthorn and pink azalea

A historic double door with recessed panels provides entry to the unit. It retains its original thumb latch and hardware. The door opens on a 5'-1" x 6'-9" entry foyer, which is open at either end. Its floor is of marble tile. At the foyer's right (east) opening is a front to rear running hall that terminates at the dining area. A historic door in the hall's west wall opens on a half bath, which has been remodeled, but retains its original light with its plastic grille. A doorway with no door in the opposite wall opens on a bedroom. 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, with its north wall retaining its original wet bar concealed behind a pair of teak double doors which no longer retain their original handles. The teak paneling of the island extends to include the wall above the living room's entry.

In the hallway's east wall a doorless doorway leads into a bedroom. The downstairs bedroom's closet is behind a pair of original wood, louvered, bi-fold doors immediately opposite the bedroom's entry door. The bedroom's ceiling features two exposed, lateral running beams, and in the south wall a pair of single pane sliding windows provide light and ventilation. In the room's north wall a bi-fold door opens on a storage room. Originally this room was a bathroom, but was converted prior to 2002.

The 8' high opening on the foyer's west side flows into the living room. The living room has a two story, 17' high ceiling with no 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.

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The rear, north, 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.

A 16" x 19" lava rock column marks the east terminus of the living room's rear wall, and to its northeast is the dining area and kitchen. The dining-kitchen area has a 9' - 1" high ceiling with three lateral running beams. The kitchen runs along the east wall and has been remodeled. In the south wall, a louvered pocket door opens on a laundry room.

The west wall of the dining area is of lava rock, and has a pair of 8' high single pane sliding doors, and the north wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sliding doors open on the rear patio.

The rear patio extends beyond the living room and flows into the backyard. A balcony projects from the dining-kitchen area's rear wall, while a wood slat sunscreen runs around the L made by the dining area and living room. Both the balcony and the sunscreen are supported by lava rock walls at their termini, with supporting beams extending beyond the ends of the walls.

The patio flows out into the backyard, and on the dining-kitchen side takes one step up. The patio uses the same stone pavers as in the front, and the patio's north edge is defined by a 30" high lava rock retaining wall. Behind the wall is a Japanese yew (*Podocarpus macrophyllus*) hedge. The retaining wall wraps around the boundary of the back yard, and at its east end it rises to a height of 50" where it intersects with the dwelling unit. At the west end, a wood gate made of horizontally lapped boards is adjacent to the wall and opens on a concrete sidewalk which runs down the west side of the unit to the street. Immediately prior to the sidewalk's terminus, five concrete steps drop down to the street. A wrought iron handrail stands on the west side of the steps. The area between the sidewalk and the unit's lava rock end wall is planted with kokutan or Yeddo hawthorn, which curls around to the front garden.

The second floor of the unit is accessed by an original set of stairs in the living room located to the north of the wet bar. The stair has on both sides a 2" x 4" handrail which is supported by a 34" high wood dowel balustrade. The stair has a straight run of twelve floating steps which lead to a landing. The wall to the rear (south) of the landing retains the original teak paneling. At the landing the stairs take a half turn on the left with three steps ascending to a front-to-rear running hallway.

The stair's railing continues and serves as a railing along the west side of hall, which overlooks the living room. At the top of the stair a door at the south 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 south wall, which open on the front, 52" wide balcony. The 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 at the west of the balcony to accommodate an interior closet. The balcony affords a view of the townhouse complex.

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A built-in bookcase-Murphy bed, with indirect lighting at the top, dominates the room's east wall, and a closet in its north wall has a pair sliding louvered doors. An opening in the room's west wall leads into a bathroom. Two pairs of louvered bi-fold doors in the south 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 handles. Along the west wall of the outer space runs a new sink and cabinet. The wall behind the counter is mirrored, and an original box fluorescent light with its plastic grille runs above the sink and cabinet. The interior space, with its toilet and tub/shower, has been remodeled.

Two doors are in the hall's west wall. One is a closet door and the other enters the rear bedroom. Neither retain their original handles. In the bedroom's north 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. A closet, with three pairs of non-original hinged doors runs the length of the rear bedroom's west wall. A doorway with no door in the room's south wall opens into the bathroom area, which is divided into two spaces via a wall with a hinged door. The bathroom has been remodeled, however, the initial space retains its original mirrored sidewalls and the original rectangular box fluorescent ceiling lights with plastic grilles above the sinks.

The Mark residence very much retains its historic integrity. It retains its teak panel walls for its half bath island, including the wet bar, as well as the original stair to the second floor and the full height living room. Both the kitchen-dining area and the first floor bedroom retain their original ceiling beams. Secondary spaces such as bathrooms and kitchens have been remodeled, yet the bathrooms still retain their plastic grille covered fluorescent lighting. In addition, the unit's 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.

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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 John Henry Felix 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.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Mark 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.

Patricia Mark initially purchased unit 33 of the La Pietra Townhouse development from the developer, and the deed was conveyed to her in August 1972. She sold the unit in 1977 to Burton and Mary Darrow Sorenson. The Sorensons appear to have also used the unit as an investment or second home, as their primary residence was in Hawaii Kai on Koko Head overlooking Maunalua Bay. Mr. Sorenson (1899-1989) was a well known building contractor in Chicago, Illinois. Following his retirement, he and his wife, who was the granddaughter of the famous attorney Clarence Darrow, relocated to Hawaii in 1964 and lived in a home on Koko Head designed for them by Wimberly, Whisenand, Allison & Tong.

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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 8496 page 272, book 12371 page 536, and book 20035, page 668.

Original plans for La Pietra townhouse

Polk's City Directories for Honolulu 1970-1981

Obituary for Burton Simonson, *Star Bulletin*, November 22, 1989, page 18

"Home Designed to Suit, Windy, Dramatic Site," *Star Bulletin*, July 26, 1964, page B-1

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 MAPS [<https://www.bing.com/maps/trail/Oahu,-Hawaii-Hawaii?id=cae5608608c34251b8135d0ea66ea1ba>]

(enter coordinates to 6 decimal places)

Latitude: 21.262492

Longitude: 157.816377

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 Katharine E. Clifford Trust in 2023 as described by Tax Map Key: 3-1-029:0330033

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: March 21, 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:

Michael Clifford
3063 LaPietra 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 Map

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Photo Log

Name of Property: Patricia Marks Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the duplex with unit 33 to the left, from the southwest

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Photo Log

Name of Property: Patricia Marks Residence

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Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the front from the south

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Photo Log

Name of Property: Patricia Marks Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the front entry from the south

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Patricia Mark Residence
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Photo Log

Name of Property: Patricia Marks Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the living room from the northwest

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Patricia Mark Residence
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Photo Log

Name of Property: Patricia Marks Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the living room and patio the southeast

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Patricia Mark Residence
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Photo Log

Name of Property: Patricia Marks Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the living room, stair and and second floor hall from the west

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Patricia Mark Residence
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Photo Log

Name of Property: Patricia Marks Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the living room looking towards the dining-kitchen area from the southwest

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Photo Log

Name of Property: Patricia Marks Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the wet bar, doors closed, from the northwest

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Patricia Mark Residence
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Photo Log

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City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the wet bar, doors open, from the north

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County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the dining-kitchen area from the south

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Name of Property: Patricia Marks Residence

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County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the back patio with living room beyond the doors from the north

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Photo Log

Name of Property: Patricia Marks Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the back patio from the second floor bedroom balcony looking from the east

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Photo Log

Name of Property: Patricia Marks Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the first floor bedroom, closet in the foreground, from the northwest

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Photo Log

Name of Property: Patricia Marks Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the upstairs front bedroom from the top of the stairs from the northwest

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Photo Log

Name of Property: Patricia Marks Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the second floor rear bedroom from the southwest

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Photo Log

Name of Property: Patricia Marks Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: February 23, 2023

View of the first floor half bath with original light fixture from the east

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