

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: Eugene and Diedre Lau Residence  
Other names/site number La Pietra Condominium Unit 25  
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: 3079 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Not For Publication:  Vicinity: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>_____<br/><b>Signature of certifying official/Title:</b></p> <p>_____<br/><b>State or Federal agency/bureau or Tribal Government</b></p> | <p>_____<br/><b>Date</b></p> |
|---|------------------------------|

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

Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Eugene and Diedre Lau 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> |
| <u>          </u> | <u>          </u> |
| <u>          </u> | <u>          </u> |
| <u>          </u> | <u>          </u> |
| <u>1</u>          | <u>          </u> |

buildings  
sites  
structures  
objects  
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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern  
Regional Hawaii  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: lava rock walls, horizontal lap wood walls, poured concrete foundation.

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

The Eugene and Diedre Lau 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 east and sits below La Pietra Circle's third turn on a level parcel with its rear overlooking Kapiolani Park. 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 projecting 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 two bedroom, three bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

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#### Narrative Description

The Eugene and Diedre Lau residence's front lawn is of mondo grass (*Ophiopogon japonicus*) and runs out to the street. Three millstones from Japan are used as stepping stones to form a walk from the street to the inset front entry lanai. The front yard is planted with such medium

Eugene and Diedre Lau Residence

Honolulu Hawaii

Name of Property

County and State

height shrubs as mock orange (*Murraya pauculata*), box wood (*Buxus sp*), and kokotan or Hawthorn (*Rhaphiolepis indica*), as well as guava (*Psidium guajava*).

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 sun screen projects from the interstice between the first and second stories.

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 retains its original 4" square ceramic pavers and is sheltered by a projecting second story balcony, which runs the length of the right bay.

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 and has a mirrored west wall. At the foyer's right (north) opening is a front to rear running hall that terminates at the dining area. In the hallway's north wall a door, which retains its original handle and hardware, leads into a bedroom. 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. The bedroom's ceiling features two exposed, lateral running beams. In the east wall a pair of single pane sliding windows provides light and ventilation. In the room's west wall an original door, which retains its original handle and hardware, opens on the bathroom. The bathroom retains its original sink with a cabinet below its counter, all of which are also original, as are the faucets. The fluorescent light over the sink with its plastic grille is also original, as is the tub and shower, which features tiles from Portugal in its back wall. Opposite the sink is a closet with a pair of original, louvered, bi-fold doors.

Across the hall from the bedroom is an alcove, which holds a piano. This is original to the unit, and was custom built to take the place of the powder room designed for this space. It has a mirrored south wall. This alcove is an "island" around which flow the foyer, hallway, living room and dining area.

An 8' high opening on the foyer's left (south) side flows into the living room with its 17' high ceiling. At the front (east) side of the living room is a pair of 8' high, single pane sliding doors, which are flanked on either side by a fixed single pane window. Above these doors and windows is a set of four single pane, fixed windows which extend almost to the ceiling. The living room and foyer have their original ceramic tile floors with no baseboards, which are found throughout the first floor and also on the rear patio.

Eugene and Diedre Lau Residence

Honolulu Hawaii

Name of Property

County and State

The rear (west) wall of the living room features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. As in the front wall, these windows and doors are surmounted by four single pane fixed windows. The doors lead out to a rear patio which encompasses the back yard.

A 16" x 19" lava rock column marks the north terminus of the living room's rear wall, and to its northwest is the dining area and kitchen. The dining-kitchen area has an 8' high ceiling, and retains its original partition wall separating the kitchen from the dining area. The wall is mirrored on the dining area side. The kitchen runs along the north wall and retains its original cabinets, counter tops, and lights under the cabinets to illuminate the countertops. It also features its two, original separate, stainless steel sinks, stove and oven. An original, narrow, jalousie window is in the kitchen's west wall, another custom alteration of the standard plan executed while the house was under construction. In the east wall, an original louvered bi-fold door opens on a laundry room.

The south wall of the dining area is of lava rock and 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 rear patio.

The rear patio flows out to encompass the backyard. It is bordered by areas planted in mondo grass and guava trees. In its southwest corner is a former water feature, an empty, square pool with a tile bottom and sides. The north and south ends of the backyard are defined by 6' high concrete block walls, which are clad in creeping fig (*Ficus pumila*). The concrete block wall on the south side drops a foot as it wraps around the east side of the patio to connect to the dwelling unit. It separates the carport from the backyard. A metal gate in the wall accesses the carport. The west end of the patio features bougainvillea (*Bougainvillea spectabilis*) and overlooks Kapiolani Park.

A sun screen extends from the living room's rear wall and the dining room's side wall. A balcony projects from the dining-kitchen area's rear wall. Both the balcony and sun screen are supported by lava rock walls at their termini, with their supporting beams extending beyond the ends of the walls.

A steel, spiral stairway is at the intersection of the living room and dining room. With its fourteen steps the stair accesses the second floor and its one bedroom, sitting room and two baths. A pendant light hangs from the ceiling above the stairs. The stair opens on a short, front-to-rear running hall. The stair's simple metal railing flows from the stairway to define the hallway's south side, which overlooks the living room. To the left of the stair a door in the hall's north wall opens on the rear bedroom, while a door at the east end of the hall accesses the former front bedroom, which is now a sitting room. The doors to both bedrooms are original and retain their original handles and hardware. Both bedrooms and their bathrooms feature white vinyl tile floors.

A closet, with four louvered, bi-fold doors runs the length of the rear bedroom's north wall. A doorway with no door in the room's east wall opens into the bathroom area, which is divided into

Eugene and Diedre Lau Residence

Honolulu Hawaii

Name of Property

County and State

two spaces via a wall with a pocket door. The pocket door replaced the original hinged door shortly after the Lau's occupied the unit. The hinged door when opened too far hit the toilet. The initial space has its original sinks, faucets, and cabinets to either side. The walls behind the two sinks are clad in mirror. Above the sinks are their original rectangular box fluorescent ceiling lights with plastic grilles. Beyond the pocket door is a toilet and a tub and shower. The east wall is ornamented with glazed tiles from Portugal. .

In the bedroom's west wall is a pair of 7' high sliding doors flanked by single pane fixed windows, which access a balcony. The 52" wide balcony has a wood slat floor and a 44" high metal railing, and runs the length of the bedroom. The balcony affords views of Kapiolani Park as well as glimpses of the ocean. Also in the west wall, at its north end is a jalousie, another historic, custom deviation from the original plan.

The front bedroom has been converted into a sitting room and is entered by a door at the east end of the hall. It has a pair of 7' high, single pane sliding doors in its east wall. These doors lead out to a balcony which is similar to the rear balcony, and runs the length of the former bedroom. The front wall of the unit jogs out at the center of the balcony to accommodate an interior closet. The balcony provides views of the townhouse complex's grounds and Diamond Head.

The sitting room has built-in shelving along its north wall and an opening in its south wall leads into a bathroom. Two pairs of louvered bi-fold doors in the east wall open on the closet contained by the exterior wall's jog. The bathroom is divided into two areas by a wall with an original hinged door which has its original handle and hardware. Along the south wall of the outer space runs a historic counter with a *koa* cabinet below. A sink with its original faucets is in the counter. The wall behind the counter is mirrored, as is the opposite, north wall. The original box fluorescent light with its plastic grille runs above the counter. The interior space has the toilet and a tub/shower which dominates the west wall. Portuguese tile work accents the tub/shower's west wall.

The Lau residence very much retains its historic integrity, and represents one of the more intact interiors in the complex. Minimal alterations have transpired. It retains most all its original doors and handles, as well as the original stair to the second floor and the full height living room ceiling. The first floor bedroom retains original ceiling beams and 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.

Eugene and Diedre Lau 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

\_\_\_\_\_

\_\_\_\_\_

Eugene and Diedre Lau 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 Eugene and Diedre Lau 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

Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

period of significance is the span of time when the property actively contributed to the trend.”

As is noted above under, “significant dates”, 1971 is the year of construction, and 1967-1970 are the years in which historic preservation concerns were raised and resolved.

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

The Lau 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.

Eugene and Diedre Lau purchased unit 25 of the La Pietra Townhouse development from the developer, and the deed was conveyed to them in 1971, upon the project’s completion. The Laus have lived in the unit since its completion. Having committed to buy the unit prior to its completion, they were able to have the basic plan and finishes altered to suit their needs. Alterations to the standard plan included the conversion of the powder room into an alcove, the elimination of the faux beams in the living room and dining room ceilings, the replacement of the teak panel wall finish with flat white walls, the addition of the jalousie windows in the kitchen and rear bedroom, the addition of the Portuguese tile work in the bathrooms, the selection of the bathroom faucets, the selection of the spiral stair option and the elimination of the wet bar. In addition, they selected the ceramic tile for the floor used on the first floor and patio, which Mrs. Lau and her father installed. Mrs. Lau also indicated that the mezzanines found in some units were an option available at the time of development.

Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

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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 7585 page 20

Original plans for La Pietra townhouse

Polk's City Directories for Honolulu 1970-1975

Conversation with Mrs. Lau

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### Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

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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: 21.262046

Longitude: 157.816939

**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 Eugene and Diedre Lau in 2022 as described by Tax Map Key: 3-1-029:0330025

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

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

Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

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### 11. Form Prepared By

name/title: Don Hibbard  
organization: self  
street & number: 45-287 Kokokahi Place  
city or town: Kaneohe state: Hawaii zip code: 96744  
e-mail: \_\_\_\_\_  
telephone: (808)-542-6230  
date: June 19, 2022

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

**Owner:**

Eugene and Diedre Lau  
3079 La Pietra Circle  
Honolulu, Hawaii 96815

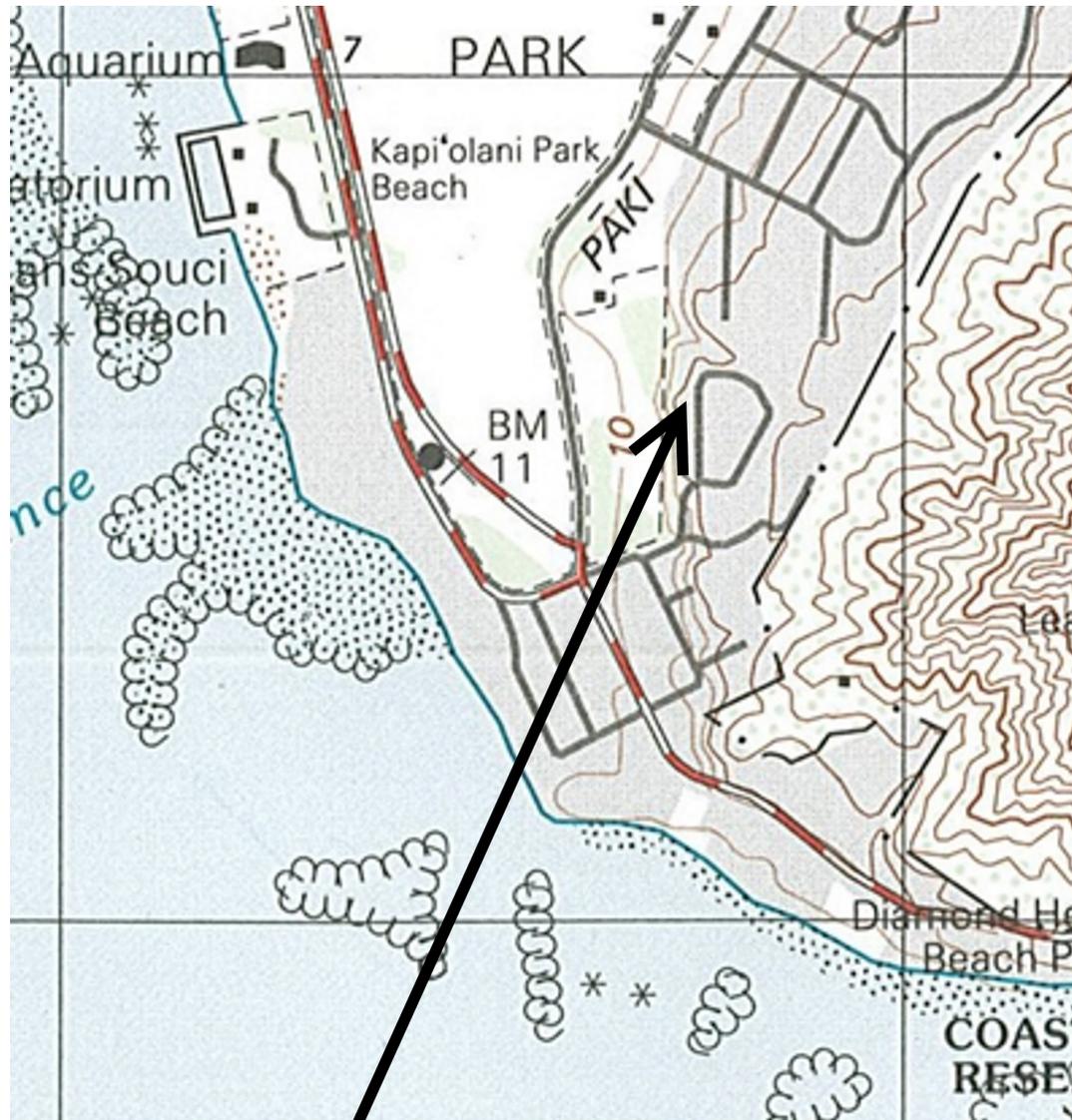
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to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

Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**USGS Map**



Lau Residence

Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the duplex with unit 25 to the left, from the northeast

1 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the front from the east

2 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the entry from the northeast

3 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the foyer and front of living room from the south

4 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

### Photo Log

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the rear of living room with ining in background from the east

5 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the dining area looking to the living room from the northwest

6 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the dining area looking towards kitchen from the south

7 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the kitchen from the west

8 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the stair from the south

9 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the patio from the east

10 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the rear balcony, dining room and patio from the northwest

11 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

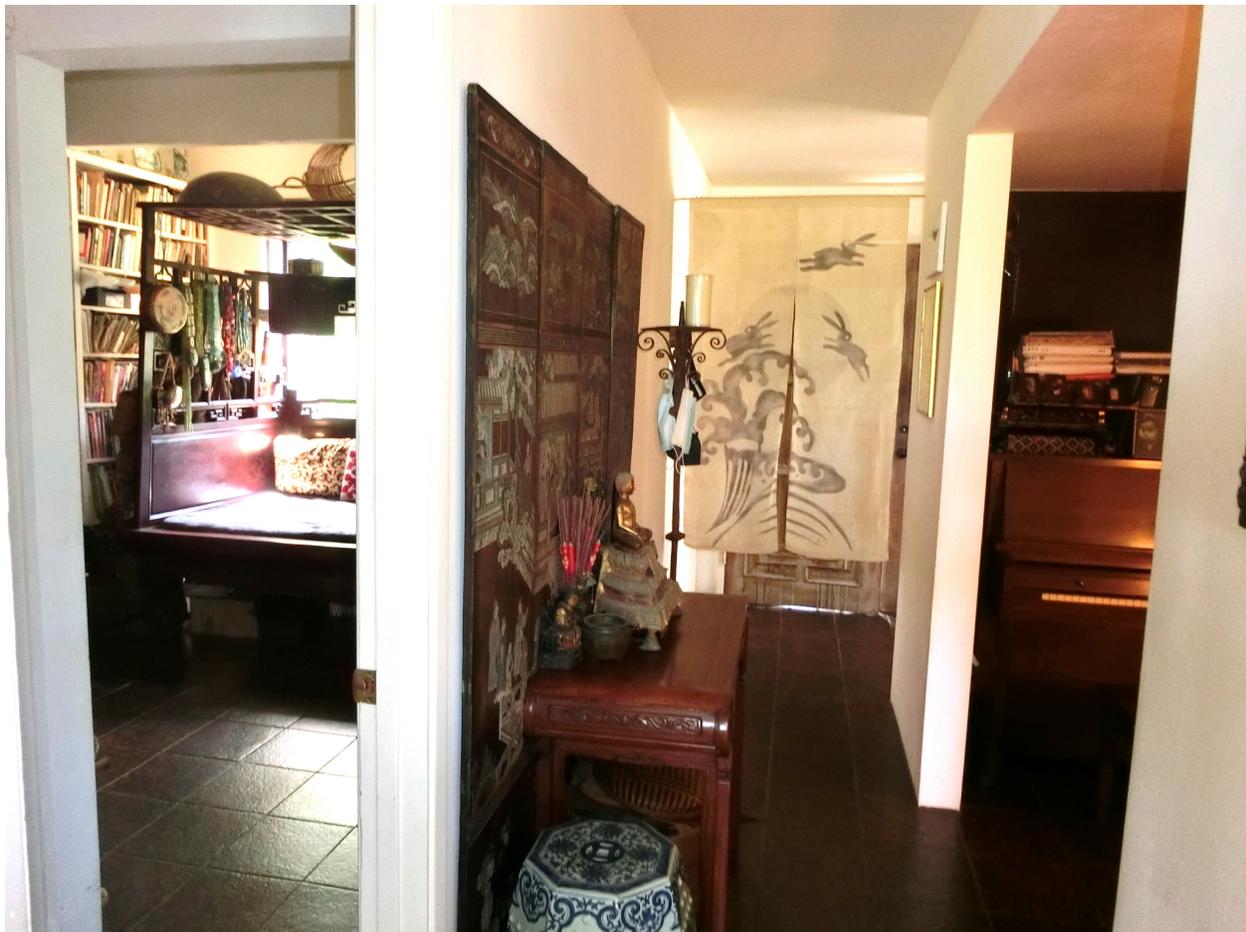
County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the first floor bedroom, hall and alcove looking towards the foyer from the west

12 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of original door handle for downstairs bathroom, from the north

13 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

### Photo Log

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the second floor sitting room's bathroom sink from the northwest

14 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the second floor bedroom from the northwest

15 of 16



Eugene and Diedre Lau Residence  
Name of Property

Honolulu Hawaii  
County and State

**Photo Log**

Name of Property: Eugene and Diedre Lau Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: May 26, 2022

View of the second floor front bedroom's bath from the southeast

16 of 16