

**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: Al and Vivian Phillips Residence  
 Other names/site number: La Pietra Condominium Unit 1  
 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: 3005 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 Not For Publication:  Vicinity: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><b>Signature of certifying official/Title:</b></p> <p>_____</p> <p><b>State or Federal agency/bureau or Tribal Government</b></p>	<p>_____</p> <p><b>Date</b></p>
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<p>In my opinion, the property <u>  </u> meets <u>  </u> does not meet the National Register criteria.</p>	
<p>_____</p> <p><b>Signature of commenting official:</b></p> <p>_____</p> <p><b>Title :</b></p>	<p>_____</p> <p><b>Date</b></p> <p>_____</p> <p><b>State or Federal agency/bureau or Tribal Government</b></p>

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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

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**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.)

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#### Summary Paragraph

The Al and Vivian Phillips 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 northwest and sits at the start of La Pietra Circle on a terraced parcel overlooking the entry to the townhouse complex. 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 is slightly projecting from its neighboring unit, and sits on a poured in place reinforced concrete foundation. The unit has a low pitched, Euroshield shingled, hip on hip roof with overhanging eaves and exposed rafter tails. 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.

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#### Narrative Description

The Phillips residence is located at the entrance to La Pietra Circle on the east side of the road, facing northwest. It sits above La Pietra Circle at the top of a terraced lot. It is on the third terrace and a set of flagstone steps winds up to the dwelling. Four cornered steps ascend from

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the road to a landing at the top of the first terrace. This narrow terrace features a lawn and is held in place by an approximately 56" high, lava rock wall with a 4" high, 16" wide, aggregate cap which follows the height of the terrain. Creeping fig (*Ficus pumila*) covers the front of the wall. To the north side of the landing is an abandoned, 42" x 55" planter box. Another four steps lead up to the second terrace, which is held in place by a 40" high, lava rock retaining wall similar in design and materials to its lower counterpart. Here the steps take a quarter turn to the right and ascend another two steps up to a landing, and from the landing the steps take a quarter turn to the left and ascend another two steps to the front entry, which continues the flagstone of the steps. The entry and dwelling sit atop the third terrace, which is held in place by a 13" high retaining wall, similar to the two below it. Between the unit and the terrace wall three coconut palms (*Cocos nucifera*) and a loulu palm (*Pritchardia sp.*), as well as a pink jatropha (*Jatropha intergerima*), are planted in the lawn. A walkway, composed of large, square aggregate stepping stones, runs across the front of the unit in a southwesterly direction and curves into the side yard through a wrought iron gate in a wrought iron fence. The fence extends from the west corner of the unit and then runs along the top of a 76" high lava rock retaining wall which traverses the south edge of the property and separates it from Poni Moi Road. Creeping fig grows intermittently on this wall. Between this tall retaining wall and the street is a lawn with three plumeria trees (*Plumeria acuminata*) and an 18" high lava rock wall at the road.

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 is essentially a wall of glass, with a pair of sliding doors flanked by single pane fixed windows on the first story and three single pane fixed windows on the second, which extend to the building's top plate. A sun screen projects from the interstice between the first and second stories. Red ti (*Cordyline minalis*) are scattered in front of the ground floor sliding doors.

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 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 continues the flagstone pavers of the sidewalk and is sheltered by a projecting second story balcony, which runs the length of the left bay.

A historic double door with recessed panels provides entry to the unit. The doors retain their original thumb latch and hardware. The doors open on a front to rear running corridor which leads toward the dining area. A door in the hall's southwest wall opens on a half bath, which has been remodeled, and a door in the opposite wall opens on an office which originally was a bedroom. Both two panel doors are not historic and do not retain their original knobs or hardware. The half bath is an "island" around which flow the hallway, living room and dining area.

The downstairs bedroom's ceiling features four exposed, lateral running beams. In the northwest wall a pair of single pane sliding windows provides light and ventilation. New interior louvered

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shutters regulate the light. In the room's southeast wall is a niche in the east corner, where an entry to a bath would have originally occupied. There is no closet.

The living room has a two story, 17'-2" high ceiling with three exposed lateral running beams. At the front, northwest 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 three single pane, fixed windows which extend almost to the ceiling. The living room, as well as the entire first floor has a new travertine floor composed of 16" x 24" rectangles. There is a 4" high wood baseboard.

The rear, southeast, 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 windows and doors are surmounted by four single pane fixed windows. The doors lead out to a rear patio. The patio has a flagstone floor, and is bounded on its sides by the corner, projecting lava rock wall to the southwest and the kitchen/dining room's lava rock, side wall. A sun screen projects from the living room's rear wall and wraps around 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. The patio flows out approximately 5' into the backyard's lawn and has a rounded south corner.. The periphery of the back yard is planted with monstera (*Monstera deliciosa*) and areca palms (*Dyopsis lutescens*), fronted by an approximately 13" high, brick wall, which is painted white.

On the interior, a square column marks the northeast terminus of the living room's rear wall, and to its east is the dining area and kitchen. The dining-kitchen area has an 8'-3" high ceiling with three 4" x 6", exposed beams running laterally across it. The kitchen runs along the northeast wall and has been remodeled. Two louvered pocket doors in the kitchen's northwest wall open on a laundry room and store room.

The dining-kitchen area's southwest, lava rock has been encased and features a pair of historic, 8' high, single pane sliding doors, and the southeast wall has a similar pair of sliding doors flanked by single pane fixed windows. The sliding doors in the southwest wall open on the patio, while those in the southeast wall open on a covered lanai. The 9'-11" x 19'-5" lanai has a flat roof with overhanging, closed eaves. It is supported at its edge by paneled, square columns which rise from a 33" high travertine veneered base. The northeast wall of the lanai is of T-111. A lava rock column, a projecting end of the dining area's wall, is in the west corner.

The southeast wall of the half bath island features a recessed, wet bar, which is new, but in the same location as the unit's original wet bar. The wet bar is behind, to the northwest, of a metal spiral stairway which leads to the second floor. The stair's fourteen floating treads ascend to the second floor with its two bedrooms and two baths. The stair opens on a short, front to rear hall. The stair's railing flows from the stairway to define the hallway's southwest side, which overlooks the living room. A door in the hall's northeast wall opens on a closet, while doors at either end of the hall access the two bedrooms. All interior doors on the second floor are two panel and not original.

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The rear bedroom is entered from the hall's northeast wall. Immediately upon entering the room, a quarter turn to the right allows a person to enter the room proper. In the bedroom's southeast wall is a pair of 7' high, single pane 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. In addition to the door's exterior sliding screen doors, two pair of interior, louvered, sliding shutters control the natural light entering the room. A closet, with four pairs of louvered, wood, bi-fold doors, runs the length of the rear bedroom's northeast wall. In the bedroom's southwest wall an opening with no door flows into a remodeled bathroom.

The front bedroom is directly entered through a door in the hall's northwest wall. The bedroom's northwest wall has a pair of 7' high, single pane sliding doors which lead out to a balcony. This balcony is similar to the rear balcony, and runs the length of the bedroom. In addition to the doors' exterior sliding screen doors, a pair of interior, louvered, two panel, sliding shutters control the natural light entering the room. The front wall of the unit jogs out at the southwest end of the balcony to accommodate an interior bathroom closet which has a pair of louvered sliding doors. An opening without a door in the bedroom's southwest wall provides access to the bathroom, which has been remodeled. The bath retains the wall between the sink area and the toilet-shower area.

The Phillips residence retains its historic integrity. Alterations include the refinishing of the first floor walls and floor, and the remodeling of the kitchen and bathrooms. 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. The original, two-story living room, the metal spiral stair, and 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. The covered lanai appended to the rear of the unit's kitchen/dining area is in the rear of the unit and is not visible from the street. It maintains the inside-outside atmosphere of the unit and does not detract from its historic character. This was added by architect Terry Tusher when he owned the unit.

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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 Al and Vivian Phillips 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.

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

The Phillips 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 1 of the La Pietra Townhouse development was conveyed to Al and Vivian Phillips in May 1971. In 1980 they sold this unit to Andre and Gerard Haeringer.

Al Phillips started a drive-in dry cleaning store in Hawaii, Al Phillips The Cleaner, which expanded into a chain of dry cleaning operations. He sold the business which bore his name in 1968; however, the company, still under the same name, continues in operation in Hawaii until today. Prior to opening his Hawaii store, Phillips had thirty years of experience in the Pacific Northwest in the laundry and dry cleaning business.

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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 10276 page 214, book 7584, page 372

Original plans for La Pietra Condominium

Polk's City Directories for Honolulu 1970-1977

"Al Phillips Near Deal for Sale," *Star Bulletin*, October 17, 2002

"Drive-In Laundry Will Open in July," *Honolulu Advertiser*, May 24, 1966, page 7

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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):** \_\_\_\_\_

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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: 21.261120

Longitude: 157.816749

**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 North Pacific Ocean LLC in 2022 as described by Tax Map Key: 3-1-029:0330001

#### 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: June 17, 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:**

North Pacific Ocean LLC  
Paul Chesley  
3005 LaPietra Circle  
Honolulu, Hawaii 96815

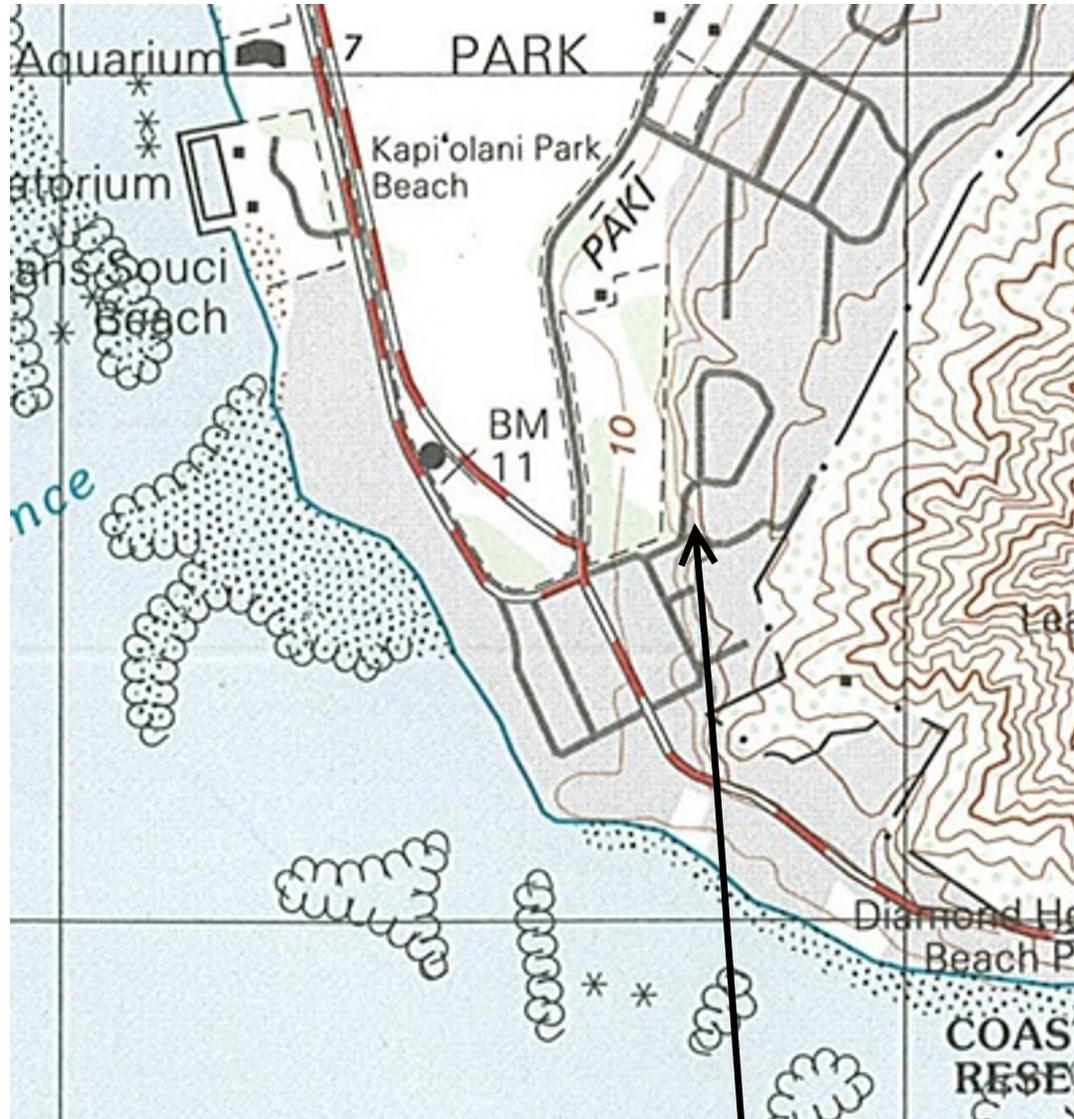
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to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



Phillips Residence

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**Photo Log**

Name of Property: Phillips Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2022

View of the front of units 1 and 2 from the northwest with unit 1 on the right.

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**Photo Log**

Name of Property: Phillips Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2022

View of the front of unit 1 from the northwest

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**Photo Log**

Name of Property: Phillips Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2022

View of the steps from the northwest

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### Photo Log

Name of Property: Phillips Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2022

View of the front entry from the northwest

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### Photo Log

Name of Property: Phillips Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2022

View of the living room from the northwest

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**Photo Log**

Name of Property: Phillips Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2022

View of the dining area from the east

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### Photo Log

Name of Property: Phillips Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2022

View of spiral stair from the living room from the southwest

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**Photo Log**

Name of Property: Phillips Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2022

View of the lanai from the southwest

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**Photo Log**

Name of Property: Phillips Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2022

View of the patio, lanai and rear of unit from the south

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### Photo Log

Name of Property: Phillips Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2022

View of the second floor hall from the southwest looking from the front bedroom

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**Photo Log**

Name of Property: Phillips Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: April 4, 2022

View of the side yard and southwest wall of the unit from the west

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