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: ___Harold and Lucille Headrick Residence_____

Other names/site number: _La Pietra Condominium Unit 7_____

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: ___3030 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Not For Publication: ☐ Vicinity: ☐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

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

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: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [X]

District [ ]

Site [ ]

Structure [ ]

Object [ ]

La Pietra Condominium Unit 8 Honolulu Hawaii
Name of Property County and State

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		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

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 Harold and Lucille Headrick 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 southeast and sits along La Pietra Circle on a flat parcel with its front lawn running to the street. It is the left half of a two-story, modern Hawaii style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit is slightly recessed from its neighboring unit. The unit has a low pitched, Euroshield shingled, hip-gablet roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation. The two bedroom, two and a half bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

Narrative Description

The Harold and Lucille Headrick residence is located along the east side La Pietra Circle after its initial bend, facing southeast, opposite a large retaining wall, above which is La Pietra School for Girls. A broad, slate paved sidewalk runs from the street to the unit's inset entry lanai. .

The balanced, asymmetric façade of the unit is two bays wide with three projecting, 8' high lava rock walls demarcating the bays, with a wall extending out from each corner of the unit and another from the middle. The left bay has a pair of sliding doors flanked by single pane fixed windows on the first story and a pair of single pane sliding doors on the second, which extend to the building's top plate. A balcony projects from the interstice between the first and second stories and runs across the unit's facade.

The right bay contains the right-of-center entry as well as a pair of single pane sliding windows. The entry is framed by the center projecting wall on its left side and a lava rock pilaster on the right. The windows, like all windows and exterior sliding doors in the townhouse complex, are bronze anodized aluminum, and if not original, replaced the originals in-kind. The entry lanai is sheltered by the projecting second story balcony.

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 foyer with openings at either side.

At the foyer's right (northeast) opening is a front to rear running hall that terminates at the dining area. A non-original hinged door in the southwest wall of the hall opens on a remodeled half bath. This room is an "island" around which flow the hallway, living room and dining area. In the hallway's northeast wall a door similar to the half bath's leads into a bedroom. The downstairs bedroom's ceiling features three exposed, lateral running beams. In the southeast wall a pair of single pane sliding windows provides light and ventilation. New interior louvered shutters regulate the light. In the room's northwest wall a non-original louvered door opens on the bathroom. The bathroom has been remodeled. The bedroom's closet is behind a pair of wood, louvered, bi-fold doors immediately opposite the bedroom's entry door.

The opening to the foyer's left (southwest) leads into the living room. The living room has an 8' high tray ceiling. At the front, southeast 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. Three pairs of louvered bi-fold shutters control the light entering through these openings. The living room, as well as the entire first floor has a new wood laminate floor with a 4" high baseboard.

The rear, northwest, wall of the living room features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. The doors lead out to a rear,

inset lanai. The lanai has a slate floor, which terminates approximately 3' into the back yard's lawn and provides a paved surface between the lanai and the living room doors. A second story balcony/deck extends across the rear of the unit and encompasses the roof over the lanai. The balcony is supported by lava rock walls at its termini, with their supporting beams extending beyond the ends of the walls. The rear yard is very shallow and slopes down to a mock orange hedge (*Murraya paniculata*) which sits on a 4' to 6'-3" high lava rock retaining wall.

On the interior, a 16" x 19" lava rock column marks the northwest terminus of the living room's rear wall, and to its northeast is the dining area and kitchen. The dining-kitchen area has an 8' high ceiling with four exposed beams running laterally across it. The kitchen runs along the northeast wall and has been remodeled. A louvered door in the kitchen's southeast wall opens on a laundry room.

The southwest wall of the dining-kitchen area is of lava rock and has a pair of 8' high single pane sliding doors, and the northwest wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sets of sliding doors open on the lanai.

The northwest wall of the half bath island features a recessed, built-in cabinet. The cabinet is behind a non historic, wood straight run stairway which leads to the second floor. The stair has fifteen floating treads and a wood railing with glass panels. It accesses the completely remodeled second floor with its sitting room, one bedroom and bath. The stair opens on the sitting room, which is to the right (southwest) of the stairs. The sitting room runs the depth of the house and a built-in set of shelves and cabinets with an entertainment center runs the length of the southwest wall. A pair of single pane sliding doors flanked by fixed single pane windows are at either end of the room. Both sets of doors have four sets of wood, bi-fold shutters on the interior and lead out to balconies. The 52" wide balconies have 44" high metal railings, and run the length of the unit. The rear balcony/deck incorporates the roof of the first story's ground floor lanai and has a solid wood floor. It affords views of the lower portion of the townhouse complex and the ocean. The front balcony has a wood slat floor and overlooks La Pietra Circle.

To the left (northeast) of the stair an L-shaped hall with a non-historic louvered door at the northwest end of its northeast wall opens on the master bedroom and bath. Built-in cabinets, drawers and shelves dominate the northeast wall. In the bedroom's northwest wall is a pair of 7' high, single pane sliding doors flanked by single pane fixed windows, which access the rear balcony/deck. In addition to the door's exterior sliding screen doors, four sets of interior, louvered, bi-fold shutters control the light entering the room. In the bedroom's southeast wall a louvered door opens on a hall to the bathroom, which runs to the front of the unit. The northeast wall of the hall is dominated by mirrored, sliding, closet doors. The bathroom has marble floors and granite walls and counter tops. A pair of single pane sliding doors in the bathroom's southeast wall open on the

front balcony. Like all the other second floor sliding doors, bi-fold louvers regulate natural light.

The Harold and Lucille Headrick residence retains its historic integrity. Alterations include the refinishing of the first floor walls and floor, the remodeling of the kitchen and bathrooms, extension of the second floor over the living room, and the remodeling of the stair and second floor. These alterations are typical interior modifications similar to others 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 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.

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.)

- [x] 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.
- [x] 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

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 Harold and Lucille Headrick residence is significant on the local level under criterion C, as a good example of a luxury townhouse unit built in Honolulu during the late 1960s in a modern Hawaii style. The unit includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The townhouse is also significant at the local level under criterion A for its associations with the development of townhouse complexes in Hawaii and its associations with the historic preservation movement.

The 1967-1971 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction" As noted above, under significant dates, 1971 is the date of

construction. The bulletin further states, “For properties associated with historic trends, such as commercial development, the period of significance is the span of time when the property actively contributed to the trend.” As is noted above under, “significant dates”, 1971 is the year of construction, and 1967-1970 are the years in which historic preservation concerns were raised and resolved.

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

The Harold and Lucille Headrick 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 7 of the La Pietra Townhouse development was conveyed to Harold and Lucille Headrick in June 1972. Harold Headrick was the vice president of Headrick Development Company, with his brother R. George Headrick serving as president. Headrick Development Company was the general contractor for La Pietra Townhouses. Harold Headrick came to Hawaii in 1941, and in 1949 was ordained as a minister in the Assembly of God Church. He was superintendent in charge of constructing churches in Hawaii and the Pacific Rim, until 1963, and continued as assistant superintendent until 1968.

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 8390 page 367

Original plans for La Pietra Condominium

Polk's City Directories for Honolulu 1970-1977

Building permits associated with TMK 3-1-029:0330007

Honolulu Star Bulletin, "Devote Developer is also Minister," December 1, 1973, page 9

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:

__X_ 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

Acreage of Property ___less than one acre_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:___BING_____
(enter coordinates to 6 decimal places)
Latitude: 21.261369 Longitude: 157.816550

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 Balbi A. Brooks Trust and the Marjory A. Newell Trust in 2022 as described by Tax Map Key: 3-1-029:0330007

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: October 9, 2021

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:

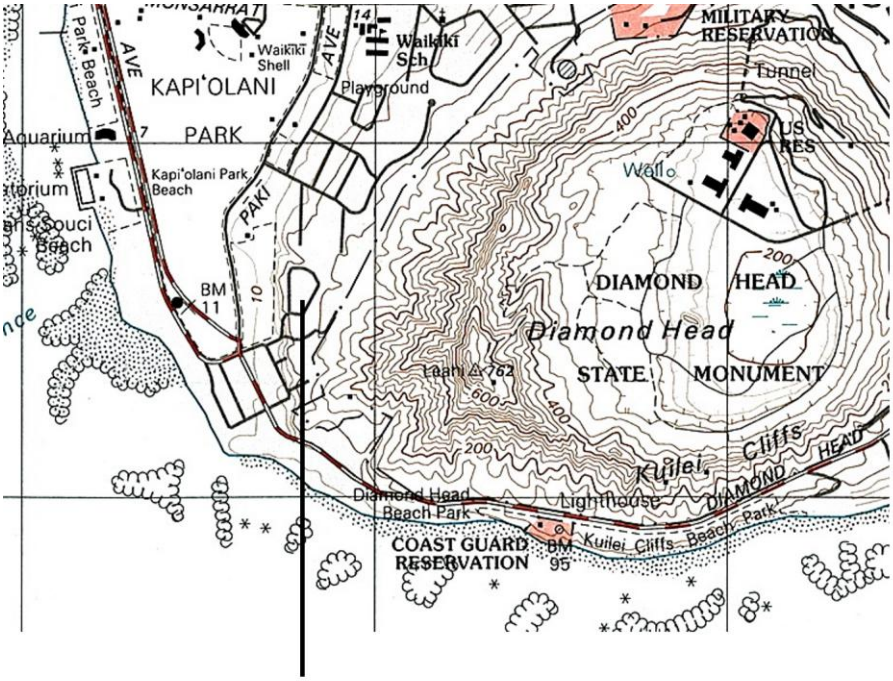
Margie Newell
270 Argonne Ave.
Long Beach, CA 90803

Balbi Brooks
P.O. Box 2793
Kamuela, HI 96743

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.

La Pietra Condominium Unit 8 Honolulu Hawaii
Name of Property County and State

USGS



Harold and Lucille Headrick Residence

Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the front of unit 7 from the southeast

1 of 14

Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the entry from the southeast

2 of 14

Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the living room from the southeast

3 of 14

Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the dining area, lanai to the left, from the southeast

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Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the kitchen-dining area the south

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Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the stair and living room from the kitchen from the north

6 of 14

Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the lanai from the west

7 of 14

Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the back yard from the southwest

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Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the rear of unit 8 from the northwest

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Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the first floor bedroom from the north

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Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the second floor hall from the south

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Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the sitting room from the southeast

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Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the sitting room lanai from the north

13 of 14

Photo Log

Name of Property: Harold and Lucille Headrick Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 7, 2021

View of the rear bedroom from the east

14 of 14