

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: Louis and Betty Rodrigues Residence

Other names/site number La Pietra Condominium Unit 35

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: 3057 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Not For Publication: ☐ Vicinity: ☐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 ☒ local

Applicable National Register Criteria:

☒ A ☐ B ☒ 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

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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 Louis and Betty Rodrigues 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 just beyond the second curve on La Pietra Circle. It sits on a relatively flat lot on the north side of the road. 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 receding from its neighboring unit, which is already listed in the Hawaii Register of Historic Places. 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 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 Rodrigues residence is located near the back of the La Pietra townhouse development, on the north side of La Pietra Circle, facing southeast. Its front lawn flows out to the street, and a

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scored concrete walkway runs directly up to the entry. A mature plumeria tree (*Plumeria var*) is to either side of the walk.

The balanced, asymmetric façade of the unit is two bays wide with three projecting, 8' high lava rock walls demarcating the bays, with a wall extending out from each corner of the unit and another from the middle. The 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 a similar set of sliding doors on the second.

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 small square tile pavers. Lady palms (*Rhapis excelsa*) grow in front of both the living room's ground floor sliding doors and the first floor bedroom's pair of sliding windows. A second story balcony runs the length of the façade.

A historic double door with recessed panels provides entry to the unit. One of its original thumb latches has been replaced with a newer, slightly larger version. The door opens on a 5'-1" x 6'-9" entry foyer, which is open at either end. It has a teak parquet floor with a 4" high baseboard which is found throughout the first floor except in the kitchen and bathrooms. At the foyer's right (northeast) opening is a front to rear running hall that terminates at the dining area. A door in the hall's southwest wall opens on a half bath, which has been remodeled, but retains its original fluorescent light over the sink with its plastic grille covering. A door on the opposite side of the hallway opens on a bedroom. The half bath's door and handle are not original, but the bedroom's door and handle are. The half bath is an "island" around which flow the hallway, living room and dining area. Its northwest wall retains its original wet bar concealed behind a pair of double doors which have been painted white and retain their original handles. The wet bar retains its original teak cabinetry.

In the hallway's northeast wall a door 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. These doors retain their original handles, as do all the original bi-fold doors in the unit. The bedroom's ceiling is flat, and has no open beams. In the southeast wall a pair of single pane sliding windows provides light and ventilation, while a door in the room's northwest wall opens on the bathroom. The door is original and retains its original handle. The bathroom retains its original sink with a cabinet below its counter and a mirrored back wall. However, the original faucets have been replaced, but a historic towel rack is attached to the wall next to the sink. The fluorescent light over the sink with its plastic grille is also intact, as is the tub and shower, which features white tiles for its walls. Opposite the sink is a closet with a pair of original, louvered, bi-fold doors.

The 8' high opening on the foyer's northeast side flows into the living room. The living room has a two story, 17'-3" high ceiling with an 9' 1" high ceiling at its front, southeast, end, which carries a mezzanine that overlooks the living room. Three lateral running exposed beams

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enhance the lower ceiling, while one graces the higher. In the front wall, a pair of 8' high, single pane sliding doors, which are flanked on either side by a fixed single pane window, open on the front yard. The rear, 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. These doors and windows are surmounted by four, single pane fixed windows. The doors lead out to a rear lanai.

A 16" x 19" lava rock column marks the northeast terminus of the living room's rear wall, and to its north is the dining area and kitchen. The dining-kitchen area has a 9' high ceiling with three lateral running beams, and retains its original partition wall separating the kitchen from the dining area, although now reduced in height. The kitchen runs along the northeast wall and has been remodeled. In the southeast wall, an original two panel, hinged door with a louvered top panel opens on a laundry room.

The southwest wall of the dining 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 sliding doors open on the rear, scored concrete patio, which extends beyond the living room and leads to a scored concrete walk which runs in front of the dining room-kitchen. An L-shaped wood slat sun screen runs above the living room sliding doors and makes a ninety degree turn to also run above the dining room's pair of sliding doors. A balcony projects from the dining-kitchen area's rear wall. Both the balcony and the sun screen are supported by lava rock walls at their termini, with supporting beams extending beyond the ends of the walls.

Between the patio and the unit's southwest lava rock wall is a rectangular area covered with *iliili*, which is graced by a potted golden Eldorado (*Pseuderanthemum reticulatum*). Also between the dining room's lava rock wall and the patio a second rectangular area also is covered with *iliili* and has a planter with a tall grass. Beyond the patio, is a lawn, with a wood slat fence defines the rear boundary of the property. Bougainvillea (*Bougainvillea sp*) of different colors grow in front of the fence. The fence also defines the side boundary of the property on the southwest side, and closes the back yard off from the front side yard, although a gate allow ingress and egress from the back to the front. A stand of areca palms (*Dypsis lutescens*) grow adjacent to the gate.

The second floor of the unit is accessed by an original set of stairs in the living room located to the northwest 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. A grate with intermediary balusters is affixed to the original balustrade. The stair has a straight run of twelve floating steps which lead to a landing. At the landing the stairs take a quarter turn to the right and a half turn on the left. To the right three steps ascend to the mezzanine, while to the left three steps go up to a front-to-rear running hallway.

The stair's railing continues and serves as a railing along the southwest side of the hall and also across the mezzanine, both of which overlook the living room. The mezzanine serves as a bedroom. A door in the southeast wall of the landing at the top of the stair opens on the bedroom. The door and its handle are original. In the northeast wall of the bedroom is a pair of

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louvered, bi-fold, closet doors, and in the room's southeast wall is a pair of single pane sliding doors with single pane fixed windows to either side. The sliding doors 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 facade. The front wall of the unit jogs out near the middle of the balcony to accommodate an interior closet. The balcony affords a view of the townhouse complex.

A historic door, which retains its original handle, at the southeast end the mezzanine bedroom's northeast wall opens on a bathroom, which is shared with the adjoining front bedroom. The bathroom features a closet with a historic bi-fold door in its southeast wall, and a sink and a historic door with its original handle are on its northwest wall. The sink has its original counter and cabinet and fluorescent light with plastic grille. The door opens on the toilet and tub-shower. The original tub-shower retains its white ceramic glazed tile walls. The bathroom also retains its original towel racks.

At the top of the stair opposite the mezzanine, a door at the southeast end of the hall opens on the front bedroom. The room has a pair of 7' high, single pane sliding doors in its southeast wall which open on the front balcony, as well as a bifold closet door. In its northwest wall the room has a second closet with a pair of original louvered bi-fold doors. A historic door with its original handle, in the room's southwest wall, leads into the bathroom shared with the mezzanine bedroom.

Two doors are in the hall's southwest wall. One is a closet door, and the other is an original door with its original handle, which enters the rear bedroom. In the bedroom's northwest 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 four mirrored sliding doors runs the length of the rear bedroom's southwest wall. A door with a non-historic handle in the room's southeast wall opens into the bathroom area, which is divided into two spaces via a wall with a doorway with no door. The initial space has its original sinks, towel racks, and cabinets to either side. The walls behind the two sinks are clad in mirror. Above the sinks are their original rectangular box fluorescent ceiling lights with plastic grilles. Beyond the sink area are a toilet and a tub/shower, which retains its original square tub-shower with its white glazed tile walls. This section of the bathroom also features original towel racks.

The Rodriguez residence very much retains its historic integrity, and is one of the more intact interiors in the complex. Minimal alterations have transpired. It retains a number of original doors and their handles, as well as the original first floor teak parquet floors. The stair to the second floor and the full height living room and mezzanine are also original. The living room and kitchen-dining area still have their ceiling beams. The bedroom bathrooms retain their original cabinets and counters, lights, towel racks and tub-showers. The bedroom closets retain their bi-fold doors, as well as the original handles. 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 Louis and Betty Rodrigues 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 Rodriguez 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.

Louis and Betty Rodriguez initially purchased unit 35 of the La Pietra Townhouse development from the developer, and the deed was conveyed to them in June 1972. Louis died in July 1974, and his widow sold the unit to George Fan in September of that year. Fan, in turn sold it to Cheng-Tao Lin and John and Anne Hayashi in 1978.

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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 8345 page 110, book 12652, page 225

Original plans for La Pietra townhouse

Polk's City Directories for Honolulu 1970-1980

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): 50-80-14-09144

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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: 21.262316

Longitude: 157.816057

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 Sudiro Widjaja in 2023 as described by Tax Map Key: 3-1-029:0330035

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 17, 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:

Sudiro Widjaja
3057 La Pietra Drive
Honolulu Hawaii 96715

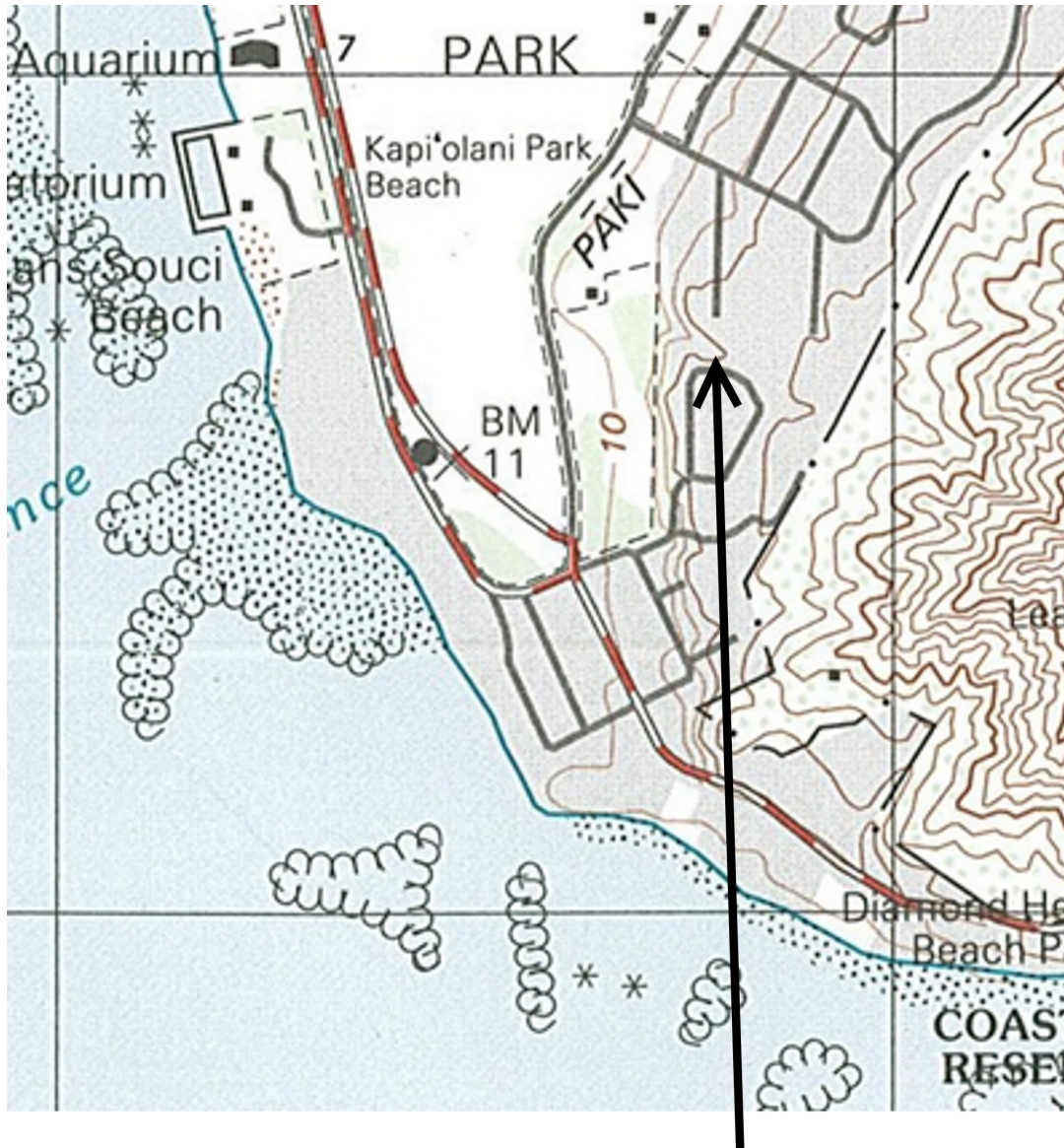
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain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



Rodriguez Residence

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Photo Log

Name of Property: Louis and Betty Rodrigues Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of the duplex with unit 35 to the left, from the south

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Name of Property: Louis and Betty Rodrigues Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of the front from the southeast

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Louis and Betty Rodrigues Residence
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Photo Log

Name of Property: Louis and Betty Rodrigues Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of the entry and original pavers from the southeast

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Name of Property: Louis and Betty Rodrigues Residence

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County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of the living room and mezzanine from the northwest

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Name of Property: Louis and Betty Rodrigues Residence

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County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of the living room from the southeast

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Name of Property: Louis and Betty Rodrigues Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of the stair from the west

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Photo Log

Name of Property: Louis and Betty Rodrigues Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of the wet bar from the northwest

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Name of Property: Louis and Betty Rodrigues Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of the living room, dining area and lanai from the kitchen looking from the northeast

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Name of Property: Louis and Betty Rodrigues Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of the lanai and living room rear windows from the northwest

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Name of Property: Louis and Betty Rodrigues Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of the back yard and lanai from the northt

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Name of Property: Louis and Betty Rodrigues Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of the mezzanine bedroom from the southwest

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Name of Property: Louis and Betty Rodrigues Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of the front bedroom from the north

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Name of Property: Louis and Betty Rodrigues Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: January 17, 2023

View of master bedroom bathroom sink from the west

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