

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 PropertyHistoric name: Burton and Jean Roberts ResidenceOther names/site number: La Pietra Condominium Unit 10

Name of related multiple property listing:

La Pietra Townhouse

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 3038 La Pietra CircleCity or town: Honolulu State: HI County: HonoluluNot 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

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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: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Multiple Family

Current Functions

(Enter categories from instructions.)

Domestic/Multiple Family

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern
Regional Hawai'i

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 Burton and Jean Roberts residence is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra School for Girls and Kapi'olani Park. It faces east and sits along the straight away just before the second curve of La Pietra Circle on a flat parcel which is a little below the grade of the street. It is the right half of a two-story, modern Hawai'i style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit projects slightly from its neighboring unit. It has a low pitched, Euroshield shingled, hip on hip roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation. The three bedroom, 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.

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Narrative Description

The Roberts residence is located along the straight away before the second curve on La Pietra Circle with the unit sitting slightly below the grade of the street. A row of mock orange (*Murraya paniculata*) and croton (*Croton sp*) run parallel to the street and the house, and at the northeast corner of the property six concrete steps lead down to six large concrete pavers which curve over to the front entry. Also at the base of the steps five stepping stones go to the west to a wood slat fence with a solid, vertical, tongue and groove gate. The gate opens on the side yard of the unit and a clay tile paved walkway runs to the rear patio. Mock orange line the walkway on the north side, and on the south side are storage cabinets.

Two guava trees are to the west of the concrete stepping stones leading to the front entry. To the south of the front entry here is a Yedo hawthorne (*Rhaphiolepis umbellata*) and also a clump of areca palms (*Dypsis lutescens*).

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 has at the ground level a pair of sliding doors flanked by single pane fixed windows, which open on a front area with a strip of clay tile paves fronted by stepping stones set in iliili. On the second story there is a pair of single pane windows with a single pane screen in the middle of them. A rectangular, wood slat, sun screen runs above the ground level windows and doors of the right bay.

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 sliding 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 porch's floor has its original 4" square tile pavers.

A set of historic wood double doors with recessed panels provides entry to the unit. The door opens on a foyer with a mirrored west wall. The vinyl tile floor imitates travertine, and extends to the left (south) of the foyer as a front to rear running hall with a downstairs bedroom and a half bath to either side. The doors to both of the rooms are original and retain their original handles.

The door in the hall's north wall opens on a half bath, which has been remodeled. The half bath is an "island" around which flow the hallway, living room and dining area. On the west side of the island is a wet bar which is concealed by a set of original double doors with their original handles. The wet bar has been remodeled.

The downstairs bedroom has the same vinyl tile floor as the foyer and hall, and in the east wall there is a pair of single pane sliding windows, which provide light and ventilation. In the room's west wall is a pair of original, bi-fold louver doors which open on a closet, and an original hinged door with its original handle which opens on a bathroom. The closet doors have their

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original pulls. The bathroom has been remodeled, but a set of original bi-fold doors with their original pulls access a closet in the north wall of the room. The room also retains its original fluorescent light over the sink with its plastic grille.

The 8' high opening on the foyer's north side flows into the living room. The living room's floor continues that of the foyer. The room has a two story, 17' 3" high open beam ceiling, which is lower at both ends. 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. On the rear, west side, the living room has been expanded to incorporate the enclosed rear lanai. The living room's front ceiling drops to a 8'- 8" height as a result of a mezzanine. This lower ceiling perpetuates the open beam of the higher ceiling and features three lateral running beams.

At the west end of the living room, the original sliding exit doors and windows have been replaced by a pair of metal grate-like sliding doors with 48 openings. The original four, single pane, fixed windows above the former doorway remain intact. The south wall of the former lanai still retains its original lava rock wall and column, but the intervening glass sliding door has also been replaced by grate-like metal sliding doors. The lanai's original north side lava rock wall remains in place and is extended by a masonry wall with a pair of single pane, sliding windows. The west wall of the former roofed lanai has the living room's original end wall of a pair of 8' high sliding windows flanked by single pane fixed windows. The former lanai has a clay tile floor with a 4" tile baseboard, and has an 8'- 11" high open beam ceiling with four exposed beams.

The living room flows into the dining area. The dining area has a 7'- 11" high ceiling and in its west wall a pair of floor-to-ceiling sliding doors, flanked by single pane fixed windows opens on the rear patio. A mirrored wall at the south side of the dining area separates it from the kitchen. The kitchen runs along the south wall the unit and has been remodeled and extended. An original two panel louvered door with its original handle is in the east wall of the kitchen and opens on the laundry room. The kitchen was extended to the west. The extension has a lava rock south wall and features a pair of sliding doors in its west and north walls. The sliding doors open on the patio.

The patio runs the length of the unit and has a rectangular tile paving. On its west side, the patio extends to a mock orange hedge, while a wood wall clad in horizontal lap siding defines the south limit of the patio. In the northwest corner of the patio is an almost grotto-like, curved lava rock wall which is joined by the mock orange hedge that defines the north boundary of the unit's yard.

On the interior, an original, straight run stair ascends twelve steps to a landing. From either side of the landing the stair continues another three steps to the mezzanine and the second floor hall. The stair has open treads and a wood handrail with metal rods as balusters. From the landing the north three steps open onto the mezzanine. The stair railing continues and runs across the mezzanine, which overlooks the living room, but on the living room side has been covered by six louvered panels. The mezzanine serves as an office and has built-in wood shelving on its north and south walls. The east wall of the mezzanine features two single pane, fixed windows which

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flank a screened opening. A single pane, interior sliding window regulates the air flow through the screened opening.

The three steps off the south side of the landing open on a front-to-back running hall which has a door at either end. These doors are not original and do not have original handles. On the north side of the hall the stair railing continues and looks down upon the living room. In the south wall of the hall is a closet which retains its original hinged door and handle.

A door in the east terminus of the hall opens on the front bedroom. The bedroom has in its east wall a pair of 7' high, single pane sliding doors. The doors lead out to a 52" wide balcony which has a wood slat floor and a 44" high metal railing, and runs the length of the bedroom's façade. The front wall of the unit jogs out at the north end of the balcony to accommodate a historic, interior closet.

In the west wall of the bedroom is a closet which retains its original louvered bi-fold doors, which still have their original pulls. An opening in the bedroom's north wall flows into a bathroom which has been remodeled. The bathroom has in its east wall an original closet which is in the jog in the exterior wall. The closet retains its louvered bi-fold doors. Also in the bathroom the original fluorescent ceiling light over the sink remains intact with its plastic grille.

The door at the west end of the hall opens on the rear bedroom. The bedroom has in its west wall a pair of 7' high sliding doors flanked by single pane fixed windows, which access a balcony, which has the same floor and railing as the front balcony. This balcony runs the length of the bedroom and extends outward over the roof of the kitchen extension. The bedroom's south wall features three closets with a pair of two panel, louvered doors at either end of the wall and a single hinged two panel, louvered door in the middle. All these original doors retain their original handles. In the east wall of the room a doorway with no door opens on the bathroom, which has been remodeled.

The Roberts residence retains its historic integrity. The unit retains a number of its original doors and their handles, as well as the original stair and mirrored wall between the dining area and kitchen. Alterations include the refinishing of the first floor floors and walls, the remodeling of the kitchen and bathrooms, and the extension of the living room to encompass the original covered lanai. These alterations are typical interior modifications found in other units in the La Pietra townhouse complex and do not compromise the historic character of the units within the complex. The original spatial configuration of the first and second floors and the indoor/outdoor relationships of the unit, including the second story balconies, remain intact and readily recognizable as also does the exterior massing, walls and appearance. The extension of the kitchen is at the rear and not visible from the street.

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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

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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

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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 Burton and Jean Roberts 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 Hawai'i 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 Hawai'i and its associations with the historic preservation movement.

The 1967-1971 period of significance was chosen in accordance with National Register Bulletin 16A instructions, as during the 1967-1970 period historic preservation efforts resulted in the reduction in scale and redesign of the townhouse complex and 1971 represents the year the project was completed.

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

The Roberts residence's architectural significance, as well as its associations with townhouse development in Hawai'i and historic preservation in Hawai'i, are explained in the La Pietra Townhouse multiple property nomination.

Initially unit 10 was sold by the La Pietra Development Corporation to Burton and Jean Roberts in October 1971. Mr. Roberts had just retired from General Mills in Minnesota, where he was an executive vice president. In January 1972, he accepted an offer from the Hawai'i based conglomerate Crown Corp. to be its president, and shortly thereafter, its chief executive officer. During his thirty four years with General Mills, Roberts traveled to Hawai'i over twenty times and he and his wife decided to relocate to the Islands upon his retirement. [*Star Bulletin*, January 28, 1972, page 9] The company, whose subsidiaries included Hawaiian Motors, Honolulu Roofing, Computing Management Inc. (CMI), Hawaii Hotel and Restaurant Supply, Kamehameha Garment, Tongg Publishing, K. Yamada Distributors, and Hawaii Thrift and Loan, was in financial trouble when Roberts assumed command. Despite undertaking a massive restructuring which resulted in an improved fiscal condition, Roberts was not able to get the corporation into the black, and decided to step down in 1975. [*Star Bulletin*, March 5, 1975, page 49] He would go on to head the Hawaii Regional Center of the Pacific program, a new State program aimed to attract multinational corporations to headquarter in the Islands. [*Star Bulletin*, February 19, 1978, page 72]

In 1977 the Roberts sold their home at La Pietra to Stanley and Dorothy Beardmore.

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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.

original plans for La Pietra townhouse

State Bureau of Conveyances, book 7907, page 97 and book 12427, page 172

“Crown Corp. Names New President,” *Star Bulletin*, January 28, 1972, page 9

“Crown Corp. Has New Leadership,” *Star Bulletin*, March 5, 1975, page 49

“Isle ‘Posse’ Sets Out to Corral Giant Firms,” *Star Bulletin*, February 19, 1978, page 72

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- ☐ Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: Bing Maps
https://www.bing.com/maps/?cp=21.261761%7E-157.816222&lvl=16.0
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 21.261768 | Longitude: -157.816223 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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: |

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Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by the A Square LLC in 2025 as described by Tax Map Key: 3-1-029:0330010

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: HI zip code: 96744
e-mail: _____
telephone: (808)-542-6230
date: December 27, 2024

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: A Square LLC
c/o Linda Brower Nicholson
3038 La Pietra Circle
Honolulu, HI 96815

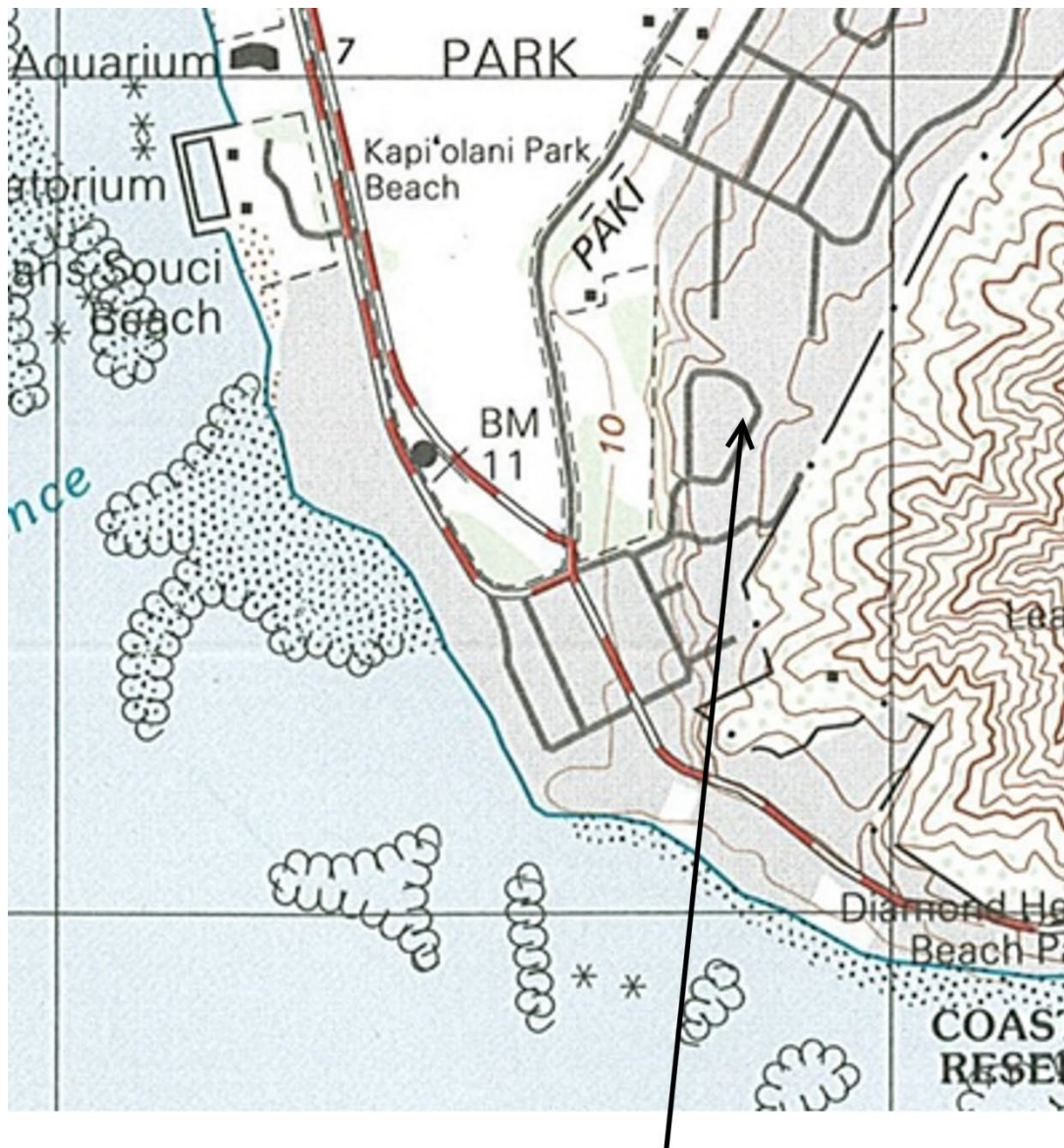
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USGS Map



Roberts Residence

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Photo Log

Name of Property: Burton and Jean Roberts Residence

City or Vicinity: Honolulu

County: Honolulu

State: HI

Photographer: Kikuyo Hibbard

Date Photographed: December 26, 2025

1. View of the front from the east
2. View of the stepping stones leading to front entry with original pavers from the south
3. View of the living room front sliding doors from the east
4. View of the front doors from the north
5. View of the living room from the east
6. View of the living room from the west
7. View of the enclosed lanai from the southeast.
8. View of the dining room from the east
9. View of the kitchen from the east
10. View of the stair from the north
11. View of the wet bar doors from the west
12. View of the rear bedroom closets from the north
13. View of the front bedroom with original closet from the southwest
14. View of rear elevation and patio from the southwest

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Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.