

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: William and Agnes Oliver ApartmentOther names/site number: La Pietra Condominium Unit 29

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: 3071 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:

___ 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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Structure

☐

Object

☐

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

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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 walls,
poured concrete foundations

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 William and Agnes Oliver apartment is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra and Kapi'olani Park. It faces east and sits near the end of a short branch off La Pietra Circle's third turn. It stands on a level parcel with its rear overlooking Kapi'olani Park. It is the left 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 is slightly projecting from its neighboring unit. The unit has a low pitched, Euroshield shingled, hip on hip roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation. The three bedroom, three and a half bath townhouse has 2,402 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 Oliver partment's front lawn runs out to the street, with a street level concrete brick curb separating the property from La Pietra Circle. A sidewalk with granite pavers runs to the front entry. The entry porch retains its original 4" square tile paving. A row of red ti (*Cordyline fruticosa*) runs parallel to the street on either side of the entry walkway. In addition, some yellow hibiscus (*Hibiscus sp*) and two tall Manila palms (*Adonidia merrillii*) are in the southeast corner of the property, while a Pride of India (*Dracaena reflexa*) is near the north end.

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 windows flanked by single pane fixed windows on the second. A wood slat sunscreen runs between the first and second stories.

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

A historic double door with recessed panels provides entry to the unit. The door opens on a 5'-1" x 6'-9" entry foyer, which is open at either end. It has a travertine tile floor with a 4" high baseboard, which is found throughout the first floor, unless otherwise noted. At the foyer's right (north) opening is a front to rear running hall that terminates at the dining area. In the hallway's north wall a non-historic single panel, louvered door leads into a bedroom. The downstairs bedroom's closet is behind a pair of wood, louvered, sliding doors immediately opposite the bedroom's entry door. The bedroom's ceiling features two exposed, lateral running beams. In the east wall a pair of single pane sliding windows provides light and ventilation. In the room's west wall a single panel, louvered door opens on the bathroom. The bathroom has been remodeled.

Across the hall from the bedroom is a powder room, which is entered through a single panel, louvered door. The room has been remodeled, and forms an "island" around which flow the foyer, hallway, living room and dining area.

An 8' high opening on the foyer's left (south) side flows into the living room with its 17'-2" high ceiling, which is mediated at both ends by 7'-11" ceilings. The front (east) end ceiling is the result of a mezzanine across that end of the living room. At the front (east) side of the living room a pair of 7'-11" high, single pane sliding doors, which are flanked on either side by fixed single pane windows, provide light and ventilation to the room. Interior, sliding louvered shutters regulate the sunlight. On the west end of the room the lower ceiling is the result of the extension of the living room to include a former covered lanai. At the original terminus of the living room, the four, single pane fixed windows remain in place. The rear (west) wall of the

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living room, which encloses the end of the former lanai, features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. A single hinged door with a sidelight, both in bronzed anodized aluminum frames, further opens up the south wall of the former lanai, and a wall, open at both ends defines the north wall of living room's extension into the former lanai. The doors lead out to a rear patio which encompasses the back yard.

To the north of the wall is the dining area and kitchen. The dining-kitchen area has an 7'- 11" high ceiling which features three rows of five recessed squares with lights in each one. The kitchen runs along the north wall and has been remodeled. In the east wall, a single panel, louvered door opens on a laundry room.

The west wall of the kitchen-dining area is all glass. A single pane sliding window, flanked by single paned fixed windows is above the sink and its counter. To the south of the counter and windows is a 7' – 11" high single paned sliding door flanked on each side by a single pane fixed window. The sliding door opens on the rear patio.

The rear patio flows out to encompass the narrow backyard. The patio has a granite paved floor and a low, 17" high lava rock wall runs along most of its west side, and overlooks Kapi`olani Park. Behind the lava rock wall is a line of bougainvillea (*Bougainvillea spectabilis*), which is sufficiently dense to obscure a chain link fence. The fence and bougainvillea run the length of the property. Yellow hibiscus grow in the southwest corner, and in the northwest corner an enclosure featuring a 40" high lava rock wall conceals the air conditioning machinery. At the north end of the patio a wood slat fence separates the patio from the neighbor's back yard. At the south end of the patio an 8' high masonry wall with alternating vertical bands of lava rock and white plaster define this boundary.

The patio flows around the south side of the unit towards the southeast. A lava rock planter box is along the south edge of the patio on this side and contains a Pride of India. A wood slat fence secures the east end of the patio, and a gate in the fence accesses the carport on the south side of the unit. The carport has a built-up flat roof and lava rock walls on its north and south sides.

A modern, dogleg stairway ascends to the second floor. The stair has glass panels in the balustrade. Eight steps ascend to a landing and another seven, to the inside of the initial set, climb to the second floor, opening on a short hallway. The stair opens on the north side of the mezzanine with its office space. The office has a built in desk with a granite top, which runs around its east, south and west sides. Above the desk on its east side is a pair of sliding windows with a single pane fixed window to either side. Along its west side the mezzanine has a solid parapet with a granite cap and looks down into the living room.

To the south of the stair a short L-shaped hallway accesses the two upstairs bedrooms. The stair railing continues along the living room sides of the hall. Non-historic doors in the east and west walls of the hall open on the front and rear bedrooms, respectively. The front bedroom has in its east wall a pair of 7' high sliding doors with a single pane fixed window to either side. The sliding doors have interior sliding shutters and access the balcony. The 52" wide balcony has a wood slat floor and a 44" high metal railing. The balcony runs the length of the bedroom and

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juts out on its south side to accommodate an interior closet and bathroom sink. The west wall of the bedroom has three sliding louvered doors which service a closet. An opening in the room's south wall flows into a bathroom which has a travertine floor. On the room's east wall is a sink and closet which are set into the exterior wall's jut. The closet has a single panel louvered door. In the west wall a single panel louvered door opens on a room with the toilet and shower.

At the west end of the second floor hall a non-historic door opens on the rear bedroom. The bedroom has a pair of 7' high sliding doors flanked by single pane fixed windows with interior shutters in its west wall. These doors lead out to a balcony which is similar to the front bedroom balcony, and runs the length of the bedroom. The bedroom's north wall is dominated by two pairs of sliding louvered doors which have a long closet behind them. A non-historic door in the east wall opens on a bathroom, which has been remodeled.

The Oliver apartment retains its historic integrity. Alterations include the refinishing of the first floor floors and walls, the remodeling of the kitchen and bathrooms, replacement of the stair, and the removal of the wet bar. The new stair is in the same location and configuration as its predecessor. These changes 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. In addition the living room has been extended into the former roofed rear lanai. This alteration has occurred in several units, and in this instance has been handled in a sensitive manner so as to maintain the open, airy feeling of the interior, and in some ways enhance it by the placement of a door in the south wall of the former lanai and the addition of kitchen windows. These are changes to the rear elevation and cannot be seen from the street. 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.

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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 William and Agnes Oliver apartment 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 Oliver apartment'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.

The deed to unit 29 of the La Pietra Townhouse development was conveyed by the La Pietra Development Corp in May 1971 to William B. and Agnes Oliver. Mr. Oliver was in the process of retiring from Frito-Lay, where he served as the company's chairman. Upon retirement in 1972 the couple relocated to the Islands with their permanent home being on Laukahi Street. Mr. Oliver's health declined and in October 1974 he died. [*New York Times*, October 26, 1974, page 34] Prior to his death, the La Pietra apartment was sold in August 1973 to Hideharu Horie. Mr. Horie did not reside in the unit full time, and in March 1977 sold it to Mitsukoshi Ltd., which used it as a company house until 1984, when they sold it to R. Carter and Nancy Freeman.

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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 7527, page 67; book 9479, page 148; book 11858, page 463; book 12094, page 1; book 17755, page 147

Original plans for La Pietra Condominium

Polk's City Directories for Honolulu 1974-1990

"William B. Oliver, Dies; Was Frito-Lay Chairman", *New York Times*, October 26, 1974, page 34

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): _____

10. Geographical Data

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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 Maps:

<https://www.bing.com/maps/?cp=21.262521%7E-157.81678&lvl=16.0>

(enter coordinates to 6 decimal places)

1. Latitude: 21.262518 Longitude: -157.816772

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:

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

The property being nominated includes all the property owned by Patricia Dixon as described by Tax Map Key: 3-1-029:0330029

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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

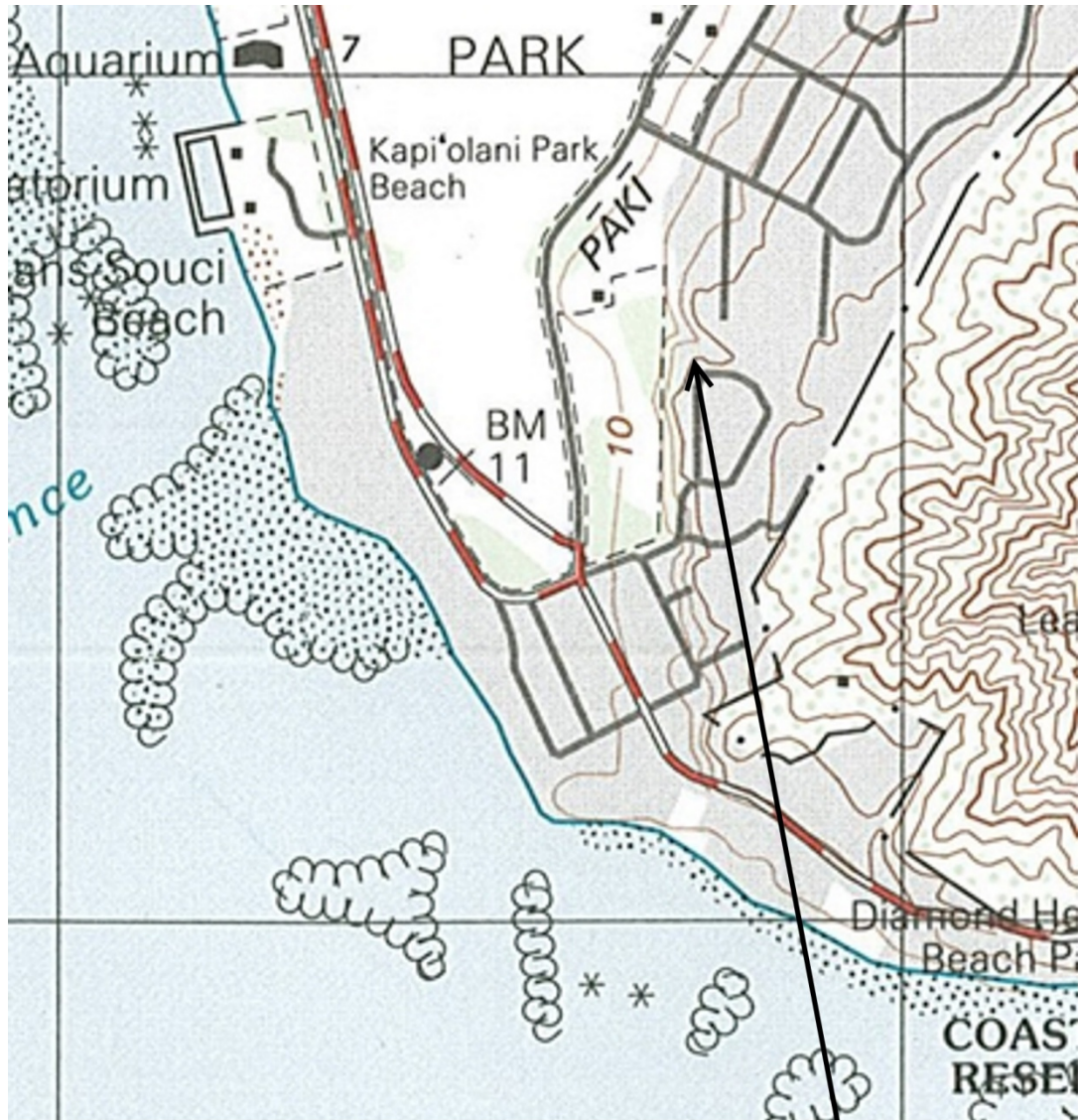
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- Owner: KSKR Trust
c/o Reiya Matsumoto
9630 Arby Drive
Beverly Hills, California 90210

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USGS MAP



Oliver Apartment

William and Agnes Oliver apartment
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Photo Log

Name of Property: Oliver Apartment

City or Vicinity: Honolulu

County: Honolulu State: HI

Photographer: Kikuyo Hibbard

Date Photographed: December 26, 2024

1. View of the front from the east
2. View of the front entry from the northeast
3. View of the living room from the west
4. View of the front doors from the north
5. View of View of the living room from the northeast
6. the living room from the east from the mezzanine
7. View of the dining and kitchen area from the southeast.
8. View of the rear elevation from the southwest
9. View of the first floor bedroom and bath from the east
10. View of the back bedroom from the northwest
11. View of the mezzanine and front bedroom from the rear bedroom entry from the northwest
12. View of Diamond Head from front balcony from the northwest

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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.