

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: Gerald and Florence Brotherton Investment PropertyOther names/site number: La Pietra Condominium Unit 19

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: 3091 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

☐☐

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Name of Property

Site

Structure

Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register _____

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 Gerald and Florence Brotherton investment property 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 at the end of La Pietra Circle 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 two bedroom, three 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 Brotherton investment property's front yard runs out to the street, with a 4" high macadam curb separating the property from La Pietra Circle. The unit is sunken below street level and three concrete steps descend to the front entry. The steps and entry lanai are paved with non-original, 4" square tiles similar in design, but not color, to the paving originally used at all the units. To the south of the steps is a yellow gardenia (*Gardenia carinata*), while to the north stand two tiare (*Gardenia taitensis*). In front of the tiare is a coconut tree (*Cocos nucifera*), and the north corner of the front yard is dominated by 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 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, flanked by single pane fixed windows open on a balcony 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 is sheltered by a projecting second story balcony, which runs the length of the right bay. Both areas to either side of the entry are defined by semi-circular lava rock retaining walls, with the north wall being 18" high and the south wall 22". The south bay is planted in lady palms (*Rhapis excelsa*), and immediately adjacent to the entry on both sides is an unidentified grass.

A historic double door with recessed panels provides entry to the unit. It retains its original thumb latch and hardware. The door opens on a 5'-1" x 6'-9" entry foyer, which is open at either end. It has an oak floor with a 5" 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 two panel, louvered door leads into a bedroom. The downstairs bedroom's closet is behind a pair of wood, louvered, bi-fold doors immediately opposite the bedroom's entry door. The bedroom's ceiling features three, original, 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 two panel, louvered door opens on the bathroom. The bathroom has been remodeled and has a marble floor.

Across the hall from the bedroom is a powder room, which is entered through a two panel, louvered door. The room has been remodeled, and forms an "island" around which flow the foyer, hallway, living room and dining area. On the west side of the island there is a wet bar. It replaced the original wet bar, and is historic only in its location, but not its design.

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An 8' high opening on the foyer's left (south) side flows into the living room with its 7'-10" high, triple tray ceiling, which runs the depth of the room. At the front (east) 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. The rear (west) 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 patio which encompasses the back yard.

A 16" x 19" lava rock column marks the north terminus of the living room's rear wall, and to its northwest is the dining area and kitchen. The dining-kitchen area has an 8' high ceiling with three lateral running exposed beams. The kitchen runs along the north wall and has been remodeled. In the east wall, a two panel, louvered door opens on a laundry room.

The south wall of the dining area is of lava rock and has a pair of 8' high single pane sliding doors, and the west wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sets of sliding doors open on the rear patio.

The rear patio flows out to encompass the narrow backyard. The patio has a slate floor and 3' high metal railing runs along its west side, and overlooks Kapi'olani Park. Below the railing are bougainvillea (*Bougainvillea spectabilis*), and MacArthur palms (*Ptychosperma macarthurii*) are in the southwest corner. The patio flows around the south side of the unit towards the southeast, and a wood slat fence secures the east end of the patio. Two Japanese yew (*Podocarpus macrophyllus*) trees stand in this southeast corner of the property. The gate opens onto a curved walkway comprised of stepping stones and six steps. A hapuu (*Cibotium sp.*) and coconut grow on the north side of the walk and a group of MacArthur palms on the south side.

A modern, straight run stairway with glass panels and fifteen steps ascends to the second floor. The floor, with its one bedroom, sitting room/office and one bath, has been completely remodeled. The stair opens on a landing which opens on its south side to the sitting room/office which is above the living room and runs the depth of the house. At both ends of the room is a pair of 7' high sliding doors with a single pane fixed window to either side. The sliding doors have interior, tri-fold shutters and access balconies. The 52" wide balconies have wood slat floors and 44" high metal railings, and run the length of the sitting room/office.

On the north side the stair landing opens on a front-to-rear hallway with a niche in its north wall, as well as a two-panel, louvered door. The door opens on an L-shaped, 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 sitting room/office balconies, and runs the length of the bedroom. The bedroom has along its north wall built-in shelving, which is flanked by closets with double doors. A 3' wide opening with no door is in its east wall and leads into a hallway which terminates at a bathroom. Closets, with two pairs of louvered sliding doors line the north wall of the hallway. The hallway has white marble floors, which flow into the bathroom to the south, while to the north is a dressing area. In the east wall is a 7' high sliding door and an accompanying single pane fixed window. This opens

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on the front balcony, which connects to the office/sitting room front balcony, although a metal railing separates the two balconies. The bathroom features a large walk-in shower and a southeast corner counter with double sinks. Both the shower and counter use Bidasar rainforest green marble. A two panel, louvered door in the bathroom's west wall accesses the toilet.

The Brotherton investment property 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 addition of an office/sitting room over the living room. Both the new stair and wet bar are in the same location and configuration as their predecessors, and the noted alterations are typical interior modifications found in many of the units in the La Pietra townhouse complex and do not compromise the historic character of the units within the complex. The original spatial configuration of the first floor and the indoor/outdoor relationships of the unit, including the patio/lanai and 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 Gerald and Florence Brotherton investment property 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 Brotherton investment property'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 the deed to unit 19 of the La Pietra Townhouse development was conveyed in May 1971 to Gerald and Florence Brotherton. Gerald Brotherton was an independent food wholesaler. Two years later in June 1974, they sold the property to Yukiko Wada, and a year later she sold it to Vatane Navapan in June 1976.

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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 7584, page 437; book 9969, page 7; and book 11506, page 308

Original plans for La Pietra Condominium

Polk's City Directories for Honolulu 1971-1980

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): _____

10. Geographical Data

Acreage of Property less than one acre

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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=21.261843%7E-157.81651&lvl=16.9>

(enter coordinates to 6 decimal places)

1. Latitude: 21.261847 Longitude: -157.816508

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 Nadine Shigezawa as described by Tax Map Key: 3-1-029:0330019

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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 25, 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:

Nadine Shigezawa
3091 La Pietra Circle
Honolulu, HI 96815

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USGS MAP



Brotherton Investment Property

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Photo Log

Name of Property: Brotherton Investment Property

City or Vicinity: Honolulu

County: Honolulu

State: HI

Photographer: Kikuyo Hibbard

Date Photographed: December 19, 2024

1. View of the front from the east
2. View of the front entry from the east
3. View of the living room from the west
4. View of the living room from the east
5. View of the stair from the west, wet bar in background
6. View of the dining area from the north
7. View of the patio, looking into living room from the west
8. View of the second floor office/sitting room from the west
9. View of the second floor office/sitting room from the east
10. View of the rear bedroom from the east
11. View of the hall from the bedroom to the bath from the east
12. View of the front bathroom 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.