

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: James Ariyoshi and H. Robert Hampton Apartment

Other names/site number: La Pietra Condominium Unit 6

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: 3022 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Not For Publication: Vicinity: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

<p>_____</p> <p>Signature of certifying official/Title:</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>_____</p> <p>Date</p>
---	---------------------------------

<p>In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.</p>	
<p>_____</p> <p>Signature of commenting official:</p> <p>_____</p> <p>Title :</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>State or Federal agency/bureau or Tribal Government</p>

James Ariyoshi and H. Robert Hampton

Honolulu Hawaii

Apartment

Name of Property

County and State

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

James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

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

James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

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 James Ariyoshi and H. Robert Hampton apartment 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 south and sits beyond the first curve in La Pietra Circle on a relatively flat parcel with its front lawn running out to the street. It is the right 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 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 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.

James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

Narrative Description

The Ariyoshi-Hampton apartment is located along the north side of La Pietra Circle after its first bend, and faces south. A slate sidewalk runs from the street to the unit's inset entry lanai. Lady palm (*Rhapis excelsia*) and heliconia (*Heliconia sp*) run across the front of the unit on both sides, while a paper bark tree (*Melaleuca quinquenervia*) grows in the lawn to the left of the sidewalk, and a fern tree (*Filicium decipiens*) to the right.

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 is essentially a wall of glass, with a pair of sliding doors flanked by single pane fixed windows on the first story and three single pane fixed windows on the second, which extend to the building's top plate. A wood sun screen projects from the interstice between the first and second stories.

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 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 slate floor is sheltered by a projecting second story balcony, which runs the length of the left bay.

A historic double door with recessed panels provides entry to the unit. The doors open on a foyer with openings to either side and a travertine floor, which is found throughout the first floor. The left (west) opening accesses a front-to-rear hall, which runs to the dining area. A door in the hall's east wall opens on a half bath, which has been remodeled, and a door in the opposite wall opens on a bedroom. Both doors are two panel, but not historic, and have new handles. Similar doors are throughout the unit unless otherwise noted. Adjoining the bedroom door is a sliding door which conceals a washer and dryer. The half bath is an "island" around which flows the hallway, living room and dining area.

The downstairs bedroom is now an office space, and its ceiling features three exposed, lateral running beams. In the south wall a pair of single pane sliding windows provides light and ventilation. In the room's north wall a door opens on the bathroom. The bathroom has been remodeled.

The living room has a two story high ceiling but no open beams. The room's two end walls each have a pair of 8' high, single pane sliding doors, which are flanked on either side by a fixed single pane window. These doors open on the front yard and a rear patio. Above the front doors and windows there are three fixed windows, while four fixed windows surmount the rear doors and windows.

The rear doors lead out to a rear patio. The patio has a flag stone floor, and flows out into the back yard, extending to front on the kitchen/dining room's rear doors. A sun screen projects

James Ariyoshi and H. Robert Hampton
Apartment

Honolulu Hawaii

Name of Property

County and State

from the living room's rear wall and wraps around the dining room's side wall. A balcony projects from the dining-kitchen area's rear wall. Both the balcony and sun screens are supported by lava rock walls at their termini, with their supporting beams extending beyond the ends of the walls. The patio is squared off at its outer edge and a lawn runs out from it to the perimeter of the back yard, which is planted with tropical flora, including heliconia, fishtail palms (*Caryota sp*), MacArthur palms (*Ptychosperma macarthurii*), monstera (*Monstera deliciosa*), red ti (*Cordyline fruticosa*), plumeria (*Plumeria sp*), oleander (*Nerium oleander*), lauae fern (*Microsorium spectrum*), variegated flax (*Dianella tasmanica 'Variegata'*), and a coconut tree (*Cocos nucifera*). Flag stone stepping stones set in gravel extend off the east side of the pation and lead to a wood vertical slat fence with a gate which opens on the east side yard. Concrete stepping stones run from the gate to the road. The wood slat fence continues up the east side and across the back of the yard, while on the west side a lava rock wall surmounted by a metal railing separates the yard from the neighbor's side yard.

On the interior, a 16" x 19" lava rock column marks the west terminus of the living room's rear wall, and to its northwest is the dining area and kitchen. The dining-kitchen area has been remodeled, although its original lava rock, east wall remains intact with its pair of 8' high, single pane, sliding doors, as also does its north wall with a pair of sliding doors flanked by single pane fixed windows. Both of these sets of sliding doors open on the patio. The kitchen runs along the west wall and is new. A solid pocket door in the kitchen's south wall opens on a pantry.

The stair to the second floor is new, although in the same location as the original stair. It has a built-in bookcase and storage underneath. The dogleg stair ascends twelve steps to a landing and then another three to the second floor. It opens on a front-to-rear running hall, which has an engineered, bleached wood floor. The hallway overlooks the living room, and has a non-historic, two panel door on its south end which leads into a front bedroom, while a similar door at the other end of the hall opens on the back bedroom.

The north wall of the back bedroom is dominated by a pair of 7' high, single pane sliding doors flanked by single pane fixed windows, which access a balcony. The 52" wide balcony has a wood slat floor and a 44" high metal railing, and runs the length of the bedroom. In the bedroom's west wall a set of four sliding doors, rendered in a Frank Lloyd Wright/arts and crafts style, conceal a closet, while in its south wall a pocket door opens into a remodeled bathroom.

The front bedroom is accessed via a door at the other end of the hall at its south terminus. The bedroom's south wall has a pair of 7' high, single pane sliding doors which lead out to a balcony which is similar to the rear balcony, and runs the length of the bedroom. It affords views of La Pietra School for Girls. The front wall of the unit jogs out at the end of the balcony to accommodate an interior closet. This closet's doors echo the back bedroom's closet doors and are adjacent to an opening in the bedroom's east wall, which opens on a bathroom, which has been remodeled.

James Ariyoshi and H. Robert Hampton
Apartment

Honolulu Hawaii

Name of Property

County and State

The Ariyoshi-Hampton apartment retains its historic integrity. Alterations include the refinishing of the first floor walls and floor, the remodeling of the kitchen and bathrooms, and the reworking of the stair. These 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 and the indoor/outdoor relationships of the unit remain intact and readily recognizable as do the exterior massing, sliding doors, windows, and appearance.

James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

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
Historic Preservation

James Ariyoshi and H. Robert Hampton

Honolulu Hawaii

Apartment

Name of Property

County and State

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 Ariyoshi-Hampton 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 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

James Ariyoshi and H. Robert Hampton
Apartment

Honolulu Hawaii

Name of Property

County and State

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

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

The Ariyoshi-Hampton apartment'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.

James Ariyoshi and H. Robert Hampton, were both vice presidents with Headrick Development Company, which was the contractors who built La Pietra Townhouses. The two men purchased this unit in June 1972 from La Pietra Development Company as an investment property. James Ariyoshi was the brother of Lt. Governor and then Governor of Hawaii, George Ariyoshi, and prior to joining Headrick as a vice president in 1971, he had been associated with Hawaii National Bank, First Hawaiian Bank, and Honolulu Trust Company. In 1975 he left Headrick and started his own mortgage brokerage company. ["Trade Winds," *Honolulu Advertiser*, December 11, 1971, page C-9 and "Trade Winds," *Honolulu Advertiser*, October 11, 1975, page C-7]

H. Robert Hampton was active in real estate, and as a real estate consultant did work for Headrick prior to joining the company as a vice president in 1971.

The two men retained possession of this unit until 1977 when they sold it to George and Francis Seneff. The Seneff's also used the property as an investment property, having their residence only a block away in Diamond Head Terrace. Mrs. Seneff operated The French Quarter, an antique store on Kapahulu.

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 8381 page 287

Polk's City Directories for Honolulu, 1970-1980

"Trade Winds," *Honolulu Advertiser*, December 11, 1971, page C-9

James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

“Trade Winds,” *Honolulu Advertiser*, October 11, 1975, page C-7

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

James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

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

[https://www.bing.com/maps/?cp=21.261357%7E-157.816718&lvl=16.7]

(enter coordinates to 6 decimal places)

Latitude: 21.261359

Longitude: 157.816722

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 Pamela G. Lichty Trust in 2023 as described by Tax Map Key: 3-1-029:0330006

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

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: July 9, 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:

Pamela G. Lichty Trust
3022 La Pietra Circle
Honolulu, Hawaii 96815

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.

James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

USGS Map



Ariyoshi-Hampton Apartment

James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 20, 2023

View of the duplex with unit 6 in the front from the southeast

1 of 13



James Ariyoshi and H. Robert Hampton
Apartment

Honolulu Hawaii

Name of Property

County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 20, 2023

View of the front of unit 6 from the south

2 of 13



James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 20, 2023

View of the entry from the south

3 of 13



James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 20, 2023

View of the living room from the south

4 of 13



James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 20, 2023

View of the living room from the north

5 of 13



James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 20, 2023

View of the kitchen from the east

6 of 13



James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 20, 2023

View of the kitchen-dining area from the southwest

7 of 13



James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the first floor bedroom, now office, from the northeast

8 of 13



James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 20, 2023

View of the second floor hall looking into the front bedroom the north

9 of 13



James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 20, 2023

View of the back bedroom from the south

10 of 13



James Ariyoshi and H. Robert Hampton
Apartment

Honolulu Hawaii

Name of Property

County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 20, 2023

View of the sunscreen around living room and dining room exteriors from the southeast

11 of 13



James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 20, 2023

View of the patio from the northeast

12 of 13



James Ariyoshi and H. Robert Hampton
Apartment
Name of Property

Honolulu Hawaii
County and State

Photo Log

Name of Property: Ariyoshi-Hampton Apartment

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 20, 2023

View of the rear of the house the north

13 of 13

