United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 15000685 Date Listed: 10/5/2015

Property Name: Hotel Honoka'a Club

County: Hawai'i State: HI

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Signature of the Keeper

10-7-2015
Date of Action

Amended Items in Nomination:

Section 1: The MPS cover under which this nomination was submitted was not accepted. The nomination, though, stands on its own. Delete reference to the MPS.

Section 8: Area of Significance: Community Planning and Development, Commerce, and Ethnic Heritage are hereby deleted as areas of significance. None of these are justified in the nomination.

Period of Significance: The period of significance is hereby changed to **1927-1965**, reflecting the construction of the first section of the hotel and carried up to the current fifty year cut-off, based on continued use and importance as a center of local entertainment culture. Exceptional importance is not warranted.

Section 9: There has been no previous determination of eligibility or submission under 36 CFR 67 for this property.

The Hawai'i State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment) SHPO

NPS Form 10-900

OMB No. 1024-0018

685

2015.02355

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

RECEIVED 2280
AUG 21 2015
Nat. Register of Historic Places
National Park Service

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: Hotel Honokaa Club

Other names/site number: Honokaa Club Hotel, Honokaa Club, TMK: (3) 4-5-006:013

Name of related multiple property listing: Historic and Architectural Resources of Honoka'a Town, Hawai'i Island, Hawai'i

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

2. Location

Street & number: 45-3480 Māmane Street

City or town: Honoka'a State: HI County: Hawai'i

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 _X_statewide ___local

Applicable National Register Criteria:

_X_A ___B _X_C ___D

7.30.15

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

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: 10-5-2015

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	X
District	
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	2	buildings
		sites
		structures
		objects
1	2	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use
Historic Functions
(Enter categories from instructions.)
_COMMERCE/TRADE/restaurant/bar
_DOMESTIC/hotel_____

Current Functions
(Enter categories from instructions.)
_DOMESTIC/hotel_____

7. Description

Architectural Classification
(Enter categories from instructions.)
_OTHER/plantation_____
_____
_____
_____
_____
_____
_____

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Foundation: Concrete and wood posts and piers/Walls: Wood/Roof: Metal/Other: Concrete steps and walkways

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 Hotel Honokaa Club, circa 1927, is a two story-wood frame commercial building located at 45-3480 Māmane Street in the historic plantation town of Honokaʻa on the northeast side of the island of Hawaiʻi. The building is situated on the center portion of an approximately 22,904 square-foot lot that fronts Māmane Street, the town's main commercial corridor, and extends downslope *makai* toward Koa Street (formerly Awong Road) at the rear. The building is an example of the type of vernacular architectural design and method of construction that is known locally as "plantation style." Defining features include a *totan* (corrugated metal) roof, single wall construction with vertical wood planks, and numerous double-hung windows. The building has three floor levels that include the main floor, a rear second story addition, and a basement area. Historically, the hotel/club functioned as a local gathering place that provided guest accommodations for travelers, temporary sales space for the display of commercial samples and wares by traveling salesmen, and a dining room and bar facility that was the site of numerous local social occasions and get-togethers from the 1920s through the 1960s and beyond. While changes to the building occurred in the 1940s, 1960s, and 1990s, it retains much of its historic integrity in terms of location, design, setting, materials, workmanship, feeling, and association. Overall, the property is in good/fair condition and it is a good example of a modest commercial hotel/restaurant built in a rural plantation town in Hawaiʻi in the early part of the nineteenth century.

Narrative Description

See Continuation Sheets Section 7

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.)

[X] 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.

[X] 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_____
_COMMERCE_____
_COMMUNITY PLANNING AND DEVELOPMENT
_ENTERTAINMENT /RECREATION
_ETHNIC HERITAGE--Asian, European, Pacific Islander, Portuguese, Filipino
_____
_____

Period of Significance

_1921-Present_____
_____
_____

Period of Significance (Justification)
The year 1921 is the date of acquisition of the property; 1927 represents an approximate date of construction based on tax assessor's field notes, although some tax records indicate a construction date of 1931. Tax assessor field notes also indicate that changes to the building occurred in 1948 and again in the 1960s. The "Present" reflects that the property continues to operate as a small, rural, early 20th century, local hotel operated as a proprietorship as it did originally.

Significant Dates
1914–Construction on original site
1921–Purchase of second site of hotel
1927–Approximate date of construction on second site
1943-44–Camp Tarawa soldier influx
1948–Back addition to hotel

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation
N/A

Architect/Builder
Unknown

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 Hotel Honokaa Club is significant for the Hawai‘i and National Registers on the State Level under Criteria A (Events/History) and C (Architecture).

The Hotel Honokaa Club is eligible for the National Register of Historic Places on the State level under Criteria A (Events/History). The building's use as both an entertainment/social center and hotel reflect is origins in this small community. It began as a social gathering place for large numbers of unmarried (mostly immigrant, plantation affiliated) males seeking entertainment after a long day's work. It branched into hotel accommodations as a resting place and headquarters for sales personnel/drummers who went from place to place across the island peddling their wares. The facilities were Spartan, reflecting the limited means of both the proprietors and clientele. The fact that nearby Waimea had no liquor establishments, and the alcohol needs of World War II soldiers, encouraged the bar operations. Wedding receptions and high school gatherings at the Club have knit the Honoka‘a community together for generations.

The Hotel Honokaa Club is eligible for the National Register of Historic Places on the State level under Criteria C (Architecture). The complex has a low-rise lodge character, complete with chimney. The architecture illustrates many features of vernacular plantation era design, including a foundation of mostly post and piers, with single wood vertical walls utilizing a horizontal girt board for stability, double hung windows, and a *totan* (corrugated iron) roof. The building features a central open raised *lanai* (veranda) facing the street that is reached by concrete steps. *Makai* of the *lanai* is an atrium that separates the entertainment activities on the Waipi‘o side from the hotel space on the Hilo side. The *mauka*-Waipi‘o corner area was once a bar and features the requisite long countertop to serve customers. The kitchen is *makai* of the bar with a large central dining room extending to picture windows in the back. On the far *makai*-Waipi‘o side is a second bar complex. On the hotel side of the building, on the Hilo side of the atrium, are three levels of overnight accommodations. The main floor contains the original rooms. Below are communal facilities and on the top floor are the premium suites featuring expansive views of the Pacific Ocean below.

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

See Continuation Sheets Section 8

9. Major Bibliographical References

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
__X_previously determined eligible by the National Register (1976 National Trust Study)
_____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:

__X_ State Historic Preservation Office
____ Other State agency
____ Federal agency
__X_Local government
__X_University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

1. Geographical Data

Acreage of Property 0.5258

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

[ ] NAD 1927 or [X] NAD 1983

1. Zone: 5	Easting: 242152.76	Northing: 2222033.24
2. Zone:5	Easting: 242167.87	Northing: 2222118.30
3. Zone:5	Easting: 242200.33	Northing: 2222099.80
4. Zone:5	Easting: 242181.51	Northing: 2222022.98

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

Parallelogram containing parcels 5,6,17 and 18 of the Spencer Tract, now listed on State and County records as Tax Map Key (3) 4-5-006:013.

Boundary Justification (Explain why the boundaries were selected.)

Historic boundaries of these parcels.

---

2. Form Prepared By

name/title: Ross W. Stephenson, PhD
organization: _____
street & number: 38 South Judd Street, Unit 24B
city or town: Honolulu state: HI zip code: 96817
e-mail rwaylands808@aol.com
telephone: (808) 679-9060
date: September 19, 2014

Additional Documentation

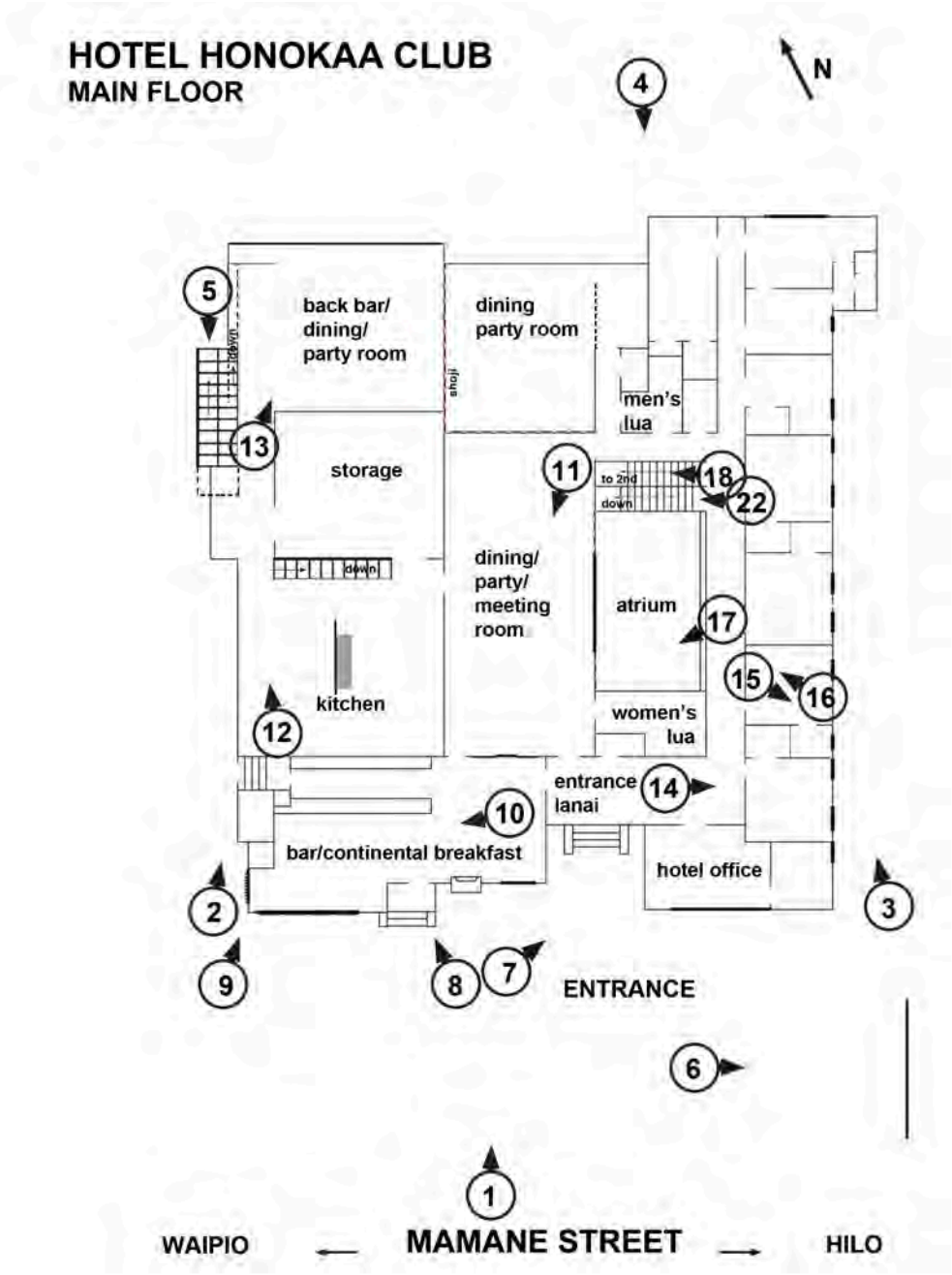
Submit the following items with the completed form:

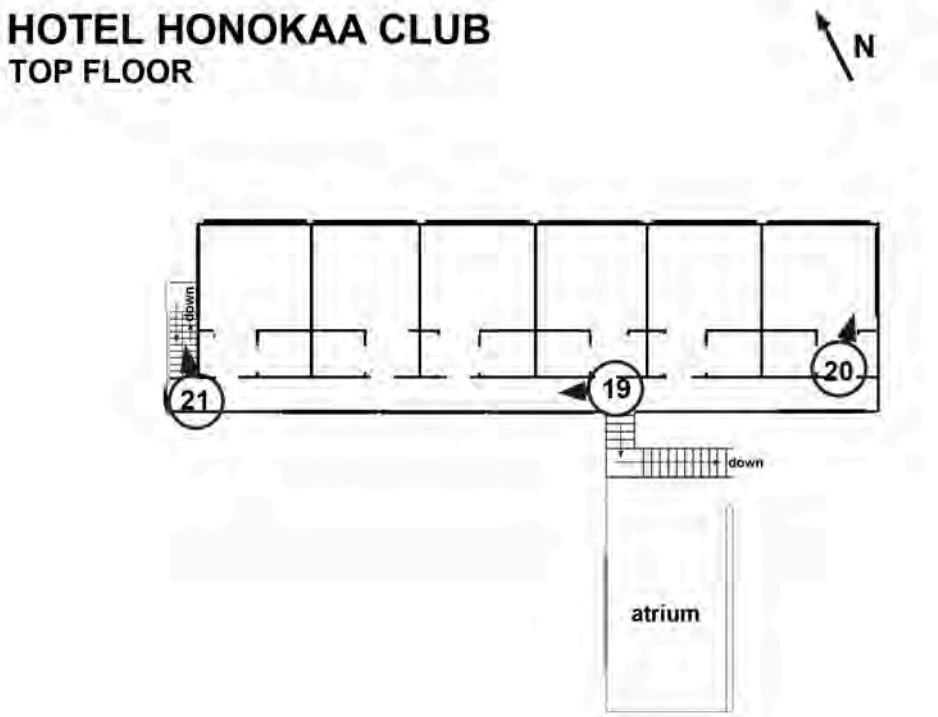
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Key-Sketch




HOTEL HONOKAA CLUB
TOP FLOOR
N
down
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19
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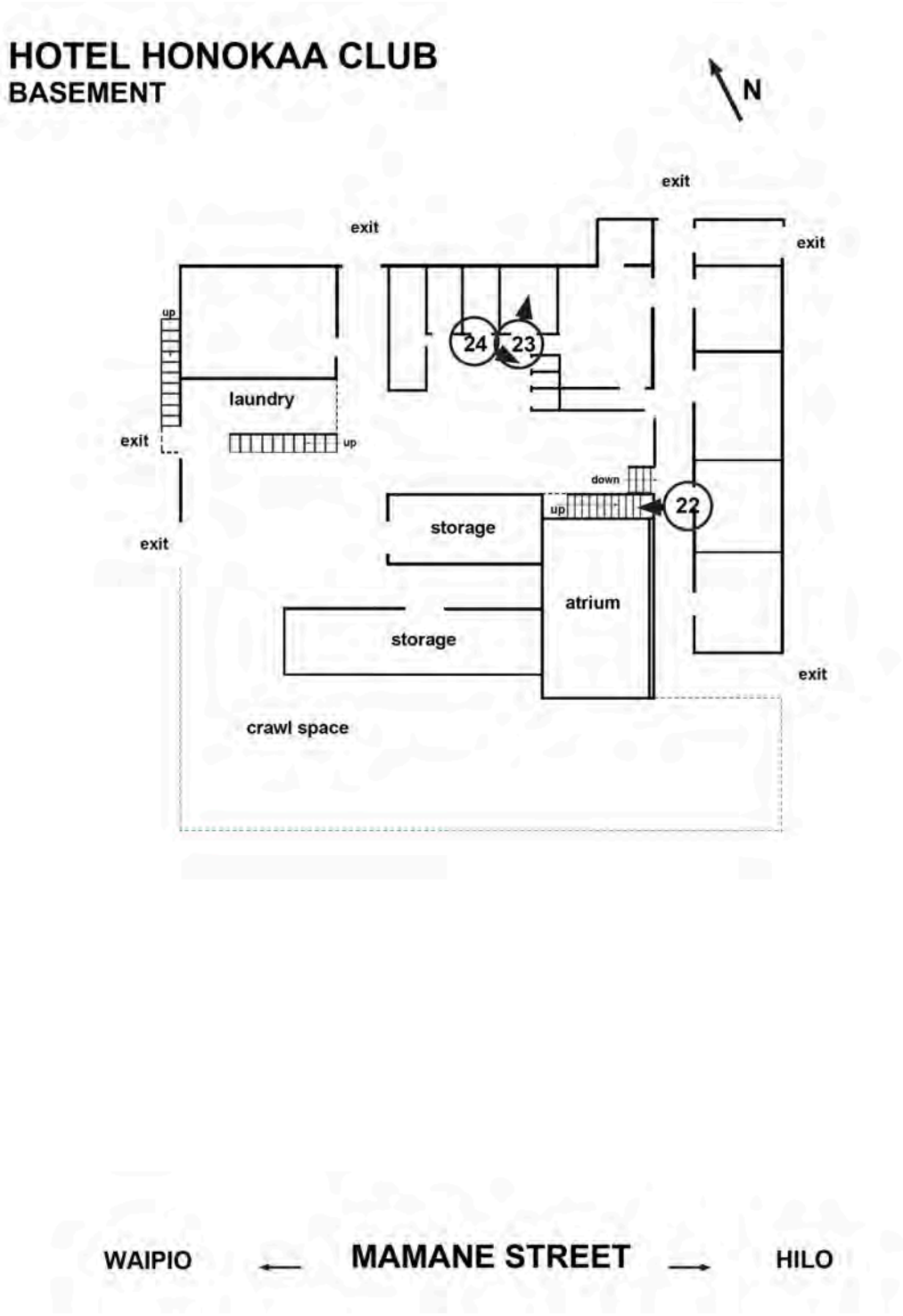
atrium

WAIPIO
MAMANE STREET
HILO


HOTEL HONOKAA CLUB
BASEMENT
N
exit
exit
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laundry
exit
up
24
23
down
up
22
storage
exit
atrium
storage
exit
crawl space
WAIPIO
MAMANE STREET
HILO

PHOTO LOG

Name of Property: Hotel Honokaa Club
City or Vicinity: Honoka'a
County: Hawai'i State: HI
Photographers: Annalise Kehler and Laura Ruby
Date Photographed: 2011 and 2014
Location of Original Digital Files: Ross W. Stephenson, PhD
38 South Judd Street, Unit 24B
Honolulu, HI 96817
Job # Historic and Architectural Resources of Honoka'a

Photo #1 (HI_Hawai'iCounty_Hotel Honokaa Club_0001)
Mamane Street façade (mauka side) camera facing northeast

Photographer: Annalise Kehler, 2011

1 of 24

Photo #2 (HI_Hawai'iCounty_Hotel Honokaa Club_0002)
Waipi'o side façade, camera facing northeast

Photographer: Annalise Kehler, 2011

2 of 24

Photo #3 (HI_Hawai'iCounty_Hotel Honokaa Club_0003)
Hilo side façade, camera facing north-northeast

Photographer: Annalise Kehler, 2011

3 of 24

Photo #4 (HI_Hawai'iCounty_Hotel Honokaa Club_0004)
Rear façade (makai side), camera facing southwest

Photographer: Annalise Kehler, 2011

4 of 24

Photo #5 (HI_Hawai‘iCounty_Hotel Honokaa Club_0005)
Waipi‘o side, camera facing southwest

Photographer: Annalise Kehler, 2011

5 of 24

Photo #6 (HI_Hawai‘iCounty_Hotel Honokaa Club_0006)
The Cane Cutters mural, part of the hotel but located on Harris Tanaka building, camera facing east-southeast

Photographer: Laura Ruby, 2014

6 of 24

Photo #7 (HI_Hawai‘iCounty_Hotel Honokaa Club_0007)
External close-up of hotel entrance, camera facing east

Photographer: Annalise Kehler, 2011

7 of 24

Photo #8 (HI_Hawai‘iCounty_Hotel Honokaa Club_0008)
External close-up of former hotel entrance, camera facing north

Photographer: Laura Ruby, 2014

8 of 24

Photo #9 (HI_Hawai‘iCounty_Hotel Honokaa Club_0009)
External detail: corner eaves, camera facing northeast

Photographer: Laura Ruby, 2014

9 of 24

Photo #10 (HI_Hawai‘iCounty_Hotel Honokaa Club_0010)
Interior: main floor bar, service area, camera facing southwest

Photographer: Laura Ruby, 2014

10 of 24

Photo #11 (HI_Hawai‘iCounty_Hotel Honokaa Club_0011)
Interior: main floor dining and party room, camera facing south southwest

Photographer: Laura Ruby, 2014

11 of 24

Photo #12 (HI_Hawai‘iCounty_Hotel Honokaa Club_0012)
Interior: fain floor kitchen, camera facing north-northeast

Photographer: Laura Ruby, 2014

12 of 24

Photo #13 (HI_Hawai‘iCounty_Hotel Honokaa Club_0013)
Internal: main floor Waipi‘o-makai dining party room, camera facing northeast

Photographer: Laura Ruby, 2014

13 of 24

Photo #14 (HI_Hawai‘iCounty_Hotel Honokaa Club_0014)
Interior: main floor entry hallway with office and hotel room # 2, camera facing south-southeast

Photographer: Annalise Kehler, 2011

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Photo #15 (HI_Hawai‘iCounty_Hotel Honokaa Club_0015)
Interior: typical main floor room, camera facing southeast

Photographer: Annalise Kehler, 2011

15 of 24

Photo #16 (HI_Hawai‘iCounty_Hotel Honokaa Club_0016)
Interior: typical main floor room, camera facing northwest

Photographer: Laura Ruby, 2014

16 of 24

Photo #17 (HI_Hawai‘iCounty_Hotel Honokaa Club_0017)
Interior: courtyard viewing main floor and basement windows, camera facing west

Photographer: Annalise Kehler, 2011

17 of 24

Photo #18 (HI_Hawai‘iCounty_Hotel Honokaa Club_0018)
Interior: stairway from main floor to top floor, camera facing west-northwest

Photographer: Annalise Kehler, 2011

18 of 24

Photo #19 (HI_Hawai‘iCounty_Hotel Honokaa Club_0019)
Interior: top floor hallway, camera facing west-northwest

Photographer: Annalise Kehler, 2011

19 of 24

Photo #20 (HI_Hawai‘iCounty_Hotel Honokaa Club_0020)
Interior: typical top floor room with ocean view, camera facing northeast

Photographer: Laura Ruby, 2014

20 of 24

Photo #21 (HI_Hawai‘iCounty_Hotel Honokaa Club_0021)
Interior: top floor exit stairway descending to main floor, camera facing north-north-northeast

Photographer: Laura Ruby, 2014

21 of 24

Photo #22 (HI_Hawai‘iCounty_Hotel Honokaa Club_0022)
Interior: stairway from main floor to basement, camera facing west-northwest

Photographer: Annalise Kehler, 2011

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Photo #23 (HI_Hawai‘iCounty_Hotel Honokaa Club_0023)
Interior: typical basement room, camera facing northeast

Photographer: Laura Ruby, 2014

23 of 24

Photo #24 (HI_Hawai‘iCounty_Hotel Honokaa Club_0024)
Interior: basement shared toilet and shower, camera facing south-southeast

Photographer: Laura Ruby, 2014

24 of 24

PHOTO LOG

Name of Property: Hotel Honokaʻa Club
City or Vicinity: Honokaʻa
County: Hawaiʻi State: HI
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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.

Narrative Description

Hotel Honokaa Club is representative of “Vernacular Plantation” architecture. The term is used to define a regional architectural style for buildings which were erected during the Plantation Period.

The primary hallmark of the style, "single wall" construction, consists of vertical boards which are nailed to a wood plate and sill. The vertical boards serve as both the exterior and interior wall surfaces of a building. They are either of plank frame (no corner posts) or box frame (corner posts) construction, both of which are of New England origins, and are used for all classes of buildings in Hawai‘i. The board and batten exterior wall finish came from the need to cover the interstices between vertical boards before the use of tongue-and-groove or shiplap boards rendered the use of vertical battens unnecessary. Imported windows and doors (designed for balloon frame construction) either project out from the exterior wall or, if flush with the exterior wall, project into the interior of the building.

The Hawaii Sugar Planters' Association (HSPA), an organization of agricultural companies, standardized plantation building plans and construction throughout the islands from 1920. HSPA continued to use “single wall” construction with the following modifications: (a) wood posts could be used at corners (box framing); and/or (b) wood studs could be used sparingly, positioned on either sides of door and window jambs or at the intersections of interior partitions.

A variety of standardized floor plans for dwellings and barracks were produced, surmounted by hipped or gable-on-hip roofs which were commonly covered with corrugated metal. For commercial buildings, stores, and theaters, gabled or shed roofs, also covered in corrugated metal, were the most common, terminating in a vertical wood board parapet which also carried the signage of an enterprise and increased the buildings height when viewed from the street. Institutional buildings were primarily U-plans or their derivatives.

The original U shaped floor plan of the Hotel Honokaa Club was modified in the 1940s. The Club instead now has an irregular floor plan. The main floor or street level has a covered open-air *lanai* (veranda) at the entrance. Interior spaces include an elongated corridor or hallway with access to a row of hotel guest rooms. The remaining areas on this floor include space for a bar/continental breakfast room, kitchen, storage room, dining/party/meeting room, dining/party room and a back bar/dining/party room. At the rear of the building is an approximately 2,099 square-feet second story addition (1948) that contains six hotel guest rooms with picturesque views overlooking the Hāmākua coastline. The partially finished basement level contains the ground level atrium; laundry, utility and storage areas; and several hotel and hostel guest rooms with shared bathroom facilities.

The corrugated metal roof that covers the building’s main floor has a low pitch side-facing gable-on-hip roofline with wood vented cross gables and broad overhanging open eaves. A corrugated metal roof also covers the rear second story addition and has a side-facing gable roofline. The underside of the *totan* roofing material is exposed. Most walls of the building are of single wall construction. Portions of the building sit on a wood post and concrete pier, or concrete block, foundation.

Exterior:

Principal Façade
The principal façade fronts Māmane Street and has two entrances. On the Waipi‘o side there is a set of concrete steps and an unused entrance landing with wood posts, a half-height wood hand rail, and a single wood framed entry door that can provide access to the bar, restaurant, and lounge areas. The main entrance located near the center of this façade is comprised of a relatively wide covered open-air *lanai*. Concrete steps rise to the front edge of the *lanai* floor. Perpendicular low-lying capped concrete walls flank these entrance steps. Wood porch railings at the *lanai* level are situated on the each side of the steps. The *lanai* leads to doorways on the Waipi‘o-side that open onto the bar/continental breakfast room and the dining/party/meeting room. The *lanai* also leads to a Hilo-side hallway and a relatively long corridor that provides access to a series of hotel guest rooms. There is a brick chimney (clad in metal on the exterior of the building) built into the wall between the two entrances.

The Waipi‘o-side (left) of this street frontage façade has a double ribbon or band of five window openings screened by vertical wood louvers and separated by mullions. On the left most side of the unused Waipi‘o-side entrance door is a fixed wood frame window (1/1 light). Between the Waipi‘o entrance door and the central *lanai* is the aforementioned chimney and one set of horizontal slider windows (2/3 lights) with an exterior mounted wood frame screen (4/3 lights). To the right of the main *lanai* entrance, perpendicular to the street, there is a single double-hung sash window with a 2/2 light pattern. The Hilo-side (right-hand side) of this façade, parallel to the street, has paired horizontal slider windows (1/3 lights). All windows on this façade have wood frames and a simple, narrow sill along the lower edge.

Façade on the Hilo Side:
Along the Hilo side of the building is a concrete walkway and relatively narrow landscaped garden area that follows the sloping topography of the property. Near the center portion of this facade is a set of wood and concrete steps that lead to the basement area. Windows on this façade have exterior mounted wood frame screens and include double-hung sash windows and glass jalousies.

EARL TANAKA COLLECTION
Looking *mauka* from Koa (Awong) Street, before 1948 addition.

Makai (Oceanside) Façade:
The *makai* façade has two ground level entrances that lead to lower level guest rooms, and utility and storage areas in the basement. Windows on the basement level have exterior mounted wood frame screens and include horizontal slider windows, glass jalousies, and double-hung sash windows with 2/2 lights. Windows on the main level of this facade include a combination of double-hung sash windows, large fixed pane picture windows, and horizontal slider windows. Windows on the second story addition are double-hung sash windows (2/2) situated on each side of a large fixed pane picture window. On the Waipi‘o side of this façade is an enclosed wood staircase that has a large slider window on the second story level.

Façade on the Waipi‘o Side:
On the Waipi‘o side of the building, a metal handrail abuts a concrete walkway and series of concrete steps that follow the slope of the property’s topography. Near the rear of the building is an enclosed wood staircase that provides access to the other floor levels. A wood door near the front of the building provides access to the kitchen and bar/continental breakfast areas on the main floor. Windows along this facade include a fixed picture window with a single double-hung sash window on the second story level; three double-hung sash windows over the back bar/dining/ party room; a double ribbon of vertically mounted glass jalousies along the kitchen area, and a wood louvered window opening located near the front of the building. A half-height swinging wood gate separates the side yard area from the front of the property.

Interior Features
First Floor – Bar/Continental Breakfast, Kitchen, Storage, Back Bar/Dining/Party, Dining/Party, Dining/Party/Meeting, Atrium, Hotel Office and Hotel Rooms

Located on the *mauka*-Waipi‘o side of the building is space currently used as a bar/continental breakfast room featuring a large meeting table and brick fireplace. Interestingly, at the far side of this same room is an area that was once a bar, with a sculpted koa wood bar top, tabletops, decorative posts, and a carved seating booth which give the room an ambiance reminiscent of “tiki” bars of the 1960s. Windows along the frontage side and Waipi‘o side of this room have wood frames and vertical wood louvers. There is also a small restroom in this area with tongue-and-grove wood walls.

Makai of the bar/continental breakfast room is an approximately 52’ x 18’ kitchen area that includes space for food preparation, food service, and a pantry. The centralized location of the kitchen allows support of food and drink activities in the bar/continental breakfast room, and the back bar/dining/party room, the dining/party/meeting room, and the dining/party room. The location and design of the kitchen facilitates ventilation by a ribbon of louvered windows along the Waipi‘o side of the building. The kitchen was remodeled in the 1990s and features standard equipment including stoves, sinks, brown floor tile and countertops of that era. The older hallways leading from the kitchen to the public dining room areas retain the wood walls and ceilings with bead molding.

The location of the Kitchen provides immediate access to the back bar, the *makai* dining room, and the main dining/party/meeting room. The back bar, approximately 24 x 44 foot in size, features a combination of picture windows and double-hung sash windows with 2/2 lights, vertical board wood walls, a texturized ceiling, and carpet covered floors. The bar is finished with bamboo paneling.

An enclosed end-wall wood staircase with landings is located on the *makai*-Waipi‘o side of the building. It provides access to the second floor guest rooms, the kitchen and back bar/dining party room on the main floor, and the exterior concrete walkway on the basement or ground level of the building. Another set of wooden stairs is located in the kitchen providing access to the laundry and utility service areas in the basement.

The dining/party/meeting room is located *makai* of the bar/continental breakfast room with access via a set of full-height, wood-frame sliding glass doors that have a 1/4 light pattern. The dining/party/meeting room features high ceilings, painted vertical board wood walls, vinyl flooring, and sliding doors that can be used to separate it from the dining/party and back bar/dining/party rooms. The dining/party room and back bar/dining/party rooms can, in turn, be segregated from each other by a series of sliding *shoji* (room divider consisting of wood and translucent *washi* [Japanese rice paper]) doors.

The main dining/party/meeting room has a white ceiling with a rectangular lattice pattern demarcated by wood trim that is influenced by Asian designs and complements the style and design of the *shoji* screen doors. Large horizontal slider windows with a 3/1 light pattern are located on the Hilo-side of the dining room overlooking the inner atrium area. From the dining/party/meeting room there is access to a men’s restroom located on the *makai* side of the atrium. A women’s restroom that can also be accessed from the dining room is located on the *mauka* side of the atrium.

Hotel Area

The hotel guest rooms form a front-facing L-shaped floor plan along the rear and Hilo-side portions of the building. The hotel office is situated parallel to Māmane Street, immediately to the Hilo-side, (the right) of the main entrance *lanai.* A hallway with a 90-degree angle opens onto a long corridor with direct access to the first floor guestrooms. Along the corridor there is also a wood staircase that leads to the hallway and guestrooms on the second floor level, and a wood and concrete staircase that provides access to the ground level atrium and basement level of the building. The corridor features wood walls, floors, trim, molding, and baseboards.

Atrium

Located between the guestroom corridor and the dining room area is an open-air basement-to-second floor atrium. A staircase on the *makai* side provides access to the landscaped atrium surface below and also storage, utility, and guestroom areas in the basement level of the building. Windows located on the dining room side of the atrium are large horizontal slider windows with a 3/1 light pattern. A set of paired wood framed awning type windows also open from the women’s restroom.

First Floor—Guestrooms (Hilo Side)

Most of the guestrooms on the first floor have wood doors with a single fixed window pane set above

three inset wood panels, 10' high ceilings, and screened transom windows that provide cross ventilation from the hallway corridor. The guest rooms have wood walls and ceilings, interior girts, and double hung windows with wood frames. Each guestroom has a washbasin in the corner and its own private shower/toilet.

Second floor—Guestrooms (*Makai* Side)
Wood staircases situated at each end of an enclosed hallway provide access to the hotel guest rooms located on the second floor addition. The hallway has wood walls, baseboards, molding, and trim around guestroom doors and transom windows. Double-hung windows with two vertical end rectangular lights in each pane are located on both the *mauka* side and the Waipiʻo end of the hallway. There are also two storage closets located on the *mauka* side of the hall. The closets have wood doors with a single recessed wood panel.

Six hotel guest rooms are located on the *makai* side of the hallway. Immediately inside each guest room is a bathroom to one side and a closet on the other. The bathrooms have large shower stalls with octagon tile floors and hand painted metal walls. In each room, large picture windows, flanked by double-hung sash windows, frame the Hāmākua coastline.

Basement Level
The basement area reflects the sloped topography of the site. The *mauka*-most portion is simply a crawl space, demarcated on the Waipiʻo and Hilo side by a vertical wood skirt. A large interior open space provides access to the laundry; kitchen stairs; two storage rooms; the youth hostel rooms; and shared shower and toilet facilities. The finished areas of the basement area have either painted concrete block or wood walls. The finished floor areas are concrete or wood.

Outbuildings
There is an approximately 1,284 square-foot wood frame dwelling, circa 1941, located at the rear of the hotel/club building. Primary access to the house is from Koa Street although there is also a covered walkway that leads to the rear of the hotel-club building. The house has experienced some loss of historic integrity due to various alterations over the years and is considered a non-contributing building for the purposes of this nomination.

There is also an open-air, parking shed with dirt floor, circa 1942, that fronts Koa Street. A corrugated metal roof supported by wood posts and concrete piers partially covers the area above the parking stalls. A concrete pathway with steps goes between the parking structure and the rear of the hotel. This shed has not been maintained and is in fair to poor condition. It appears to have lost some of its historic integrity and is considered a non-contributing building for the purposes of this nomination.

Alterations and Major Changes to the Hotel Honokaa Club Building:
Changes to the exterior of the building include the addition of a low-lying cross gable roofline located at each end of the building. The date of this change is uncertain but it does not appear to significantly impact the overall visual impression of the building as a plantation style building. The second story

addition with a side-facing gable roofline was added to the rear of the building in 1948 to accommodate the addition of six hotel guest rooms with views overlooking the Hāmākua coastline. A rooftop solar photovoltaic system was added in 2006.

Interior changes made centered on attempts to retain restaurant and bar business over time.

The bar/continental breakfast room on the front Waipi‘o side of the building was once the manager’s quarters and later was remodeled into bar space. The wood louvered windows along this portion of the building appear to be an alteration and the date of that change is uncertain. Although the use of this portion of the building has changed over time, the wood louvers do not appear to significantly impact the design, scale, or overall visual impression of the principal facade.

In the early 1960s, the kitchen and bar/continental breakfast and back bar/dining/party room facilities were remodeled and large *shoji* screen wall partitions were added to accommodate smaller events.

The *mauka* façade, facing Māmane Street, once featured more extensive landscaping. (The parking area was expanded at an unknown date.) Portions of the original landscaping still exist on both sides along the property lines and adjacent to the Hotel structure.

Narrative Statement of Significance

The Honoka‘a Hotel Club is eligible for the National Register of Historic Places on the State Level under Criteria A (Events/History) and C (Architecture).

Criteria A

Background

In 1878, three commercial sugar plantations existed in Hāmākua in the vicinity of a village that later became Honoka‘a. These plantations included Honokaa Sugar Company [HSCo], Paauhau Sugar Company and Pacific Sugar Mill. By 1913 these three plantations had over 12,000 acres in sugar cane. A labor shortage beginning in the mid-19th century prompted the importation of foreign workers. The Chinese were the first to arrive, followed by the Portuguese, then large numbers of Japanese beginning in 1888, and then by, Korean, Puerto Rican and Filipinos over the next 40 years. The workers, many married with families, were housed in 13 camps along the Hāmākua coast near Honoka‘a. As these workers completed their contracts with the plantations, many moved to Honoka‘a and began businesses, providing the impetus for the development of the town. As Honoka‘a grew and evolved, a variety of businesses, offering wide-ranging choices of goods and services, eventually made Honoka‘a the largest town on the Hāmākua coast and the second largest on the island.

In 1910 the population of Honoka‘a stood at 9,037, a population sufficient to support a hotel along with lodging for travelers, salesmen and laborers in transit to the plantations to support the growing village. In 1912, A. B. Lindsay, owner of a store and the Postmaster, and Joseph Prichard, the manager of the Hamakua and South Kohala Telephone Co., provided financing and materials to build a hotel. The Hotel Honokaa Club first appears in the business directory of 1912 and is called Hotel Honokaa (Husted 1910, v. p). The original site of the hotel complex lay along the Government Road (Māmane Street) on the Hilo-side of the present Bank of Hawaii. The 1904 Dove map shows the A.B. Lindsay store situated directly across the street from the original hotel. Notably, in 1889, Sejikiro Goto, brother of the murdered Katsu Goto, clerked in Lindsay’s store after returning to Hawai‘i to attend his brother’s funeral (Nakano 1996).

The Hotel Honokaa Club is an example of small, often ethnic, hotels that proliferated around the islands. For example, Greek immigrant George Lycurgus was instrumental in developing both San Souci (at Waikiki Beach) and the Volcano House (in 2014’s Volcanoes National Park). Both of those hotels catered mostly to affluent European and American tourists. More numerous were hotels run by Japanese immigrants and their descendants. The Manago Hotel in Captain Cook, Kona, is probably the best known. Built by Kinzo Manago in the early 1900s with a loan of $100, it is Kona’s oldest operating hotel (West Hawaii Today, May 1, 2014). The Shirakawa Hotel in Waiōhinu (Ka‘ū District), built in the 1920s, still rents out thirteen rooms (Hawaii Tribune Herald, December 13, 1999). While no records show when the Nanbu Hotel building in Kohala was first erected, documents show it existed as early as 1898. In 1917, Ayataro Nanbu bought the hotel and expanded it with his wife Toei (Star Bulletin, May 20, 2001). In the 1930s, after Mrs. Nanbu died of cancer in Japan, Mr. Nanbu focused on the hotel and

made it flourish. "During the war years, Ayataro Nanbu would always give the first round on the house for all soldiers and officers." The Nanbu hotel closed in 1960.

Property History

The present Hotel Honokaa Club property was part of a 225-acre Land Commission Award (Royal Patent 2465 to Olepau Kaiaokioki and Papaiki).

In 1911 the land was mortgaged by owners Samuel Mahuka and Alice K. Spencer (Bureau of Conveyances, Liber 342, p.p. 282-285). (Samuel Mahuka Spencer was from a Waimea family; over his lifetime he was employed by the Waterhouse Trust Company, in the Territorial Land Office as a clerk, as a bookkeeper for Parker Ranch, engaged in land development, was admitted to the bar and eventually became Chairman of the County Board of Supervisors for the County of Hawaii [Lee, 1939]). The Spencers likely hoped to benefit from the growth of the Hilo Railway, which by 1913 had built its line from Hilo as far as Pa‘auilo–just seven miles from Honoka‘a. As Honoka‘a was the stated terminus for the Hilo Railway, commercial and residential construction in Honoka‘a was directed toward Hilo to the east. Unfortunately, the rough terrain of the Hāmākua Coast made the cost of railroad construction so high that the Hilo Railway underwent bankruptcy proceedings in 1914 and the renamed Hawaii Consolidated Railway never was extended to Honoka‘a. (The Hawaii Consolidated Railway closed down in 1946 after the *tsunami* (seismic sea wave, Japanese) of that year destroyed many key bridges [interview, Ross Stephenson, September 13, 2014].)

By best estimate, the Hotel Honokaa Club was at the present location by about 1927. Interestingly, an examination of the original Hotel complex drawn in the 1914 Sanborn Fire Insurance Company map for Honoka’a looks very similar to the present layout of the ca. 1927 portion of 2014’s building. In both, the bar/restaurant is on the Waipi’o side of the building, there are central front steps, and the hotel room wing is located on the Hilo side. It is very possible that portions of the hotel, especially the main guest room floor, were relocated to the new site. (Moving wooden buildings, constructed on post and piers, was common.) What is certain is that at least part of the original hotel complex remained at the old site until 1927, when the old hotel temporarily housed the Bank of Hawaii branch until a new bank building was opened that year (*Hilo Tribune-Herald*, August 19, 1927).

The Hotel Honokaa Club occupies contiguous original lots 5, 6, 17 and 18 of the Spencer Tract subdivision. These occupy part of the block between Māmane Street (originally Government Road) and Koa Street (originally Awong Road).

In 1920, First Bank of Hilo, which held the Spencers’ mortgage, sold Lots 5 and 17 to Gladys Dias for $850 (Bureau of Conveyances, Liber 558, p. 127). Lot 5 measures 4,998 sq. ft. and Lot 17 measures 6,454 sq. ft. for a total of 11,452 sq. ft. That same year, Dias sold the two lots to Nam Soon Myung for $2,500 (Bureau of Conveyances, Liber 558, p. 1128). Again in the same year, Myung sold the lots to Kumakichi Morita, for $2,000, taking a $500 loss (Bureau of Conveyance, Liber 582, pp. 75-76).
In 1921, Alice Spencer sold Lots 6 and 18 to the Hilo Trading Company. Though incorporated in Hawai‘i, the principal, C. G. Vicars, resided in Alameda, California (Bureau of Conveyances Liber 620, p. 168). In 1925, the Hilo Trading Company sold lots 6 and 18 to Kumakichi Morita for $900 (Bureau of

Conveyances Liber 785, pp. 297 – 298). Lot 6 measures 4,998 sq. ft. and Lot 18 measures 6,454 sq. ft. for a total of 11,452 sq. ft. The total square footage for the 4-lot parcel is now 22904 sq. ft.

In 1933 these four lots were consolidated and given a single designation (3) 4-5- 006:013, using a new territory-wide Tax Map Key (TMK) system. (This was part of a government reorganization, initiated in 1917, precipitated by the development of county governments. County governments were to be dependent upon property tax revenues, which required an inventory system and method to differentiate parcels for tax rate determination and collection. In 1932, the territorial government and counties went one step further, creating a numeration system that provided locus information from the county level down to the individual parcel level. Data collected by the government using this system includes location, boundaries, square footage, improvements, and ownership.)
http://www.kauai.gov/Government/Departments/Finance/RealProperty/Maps/tabid/99/Default.aspx

In 1939, Kane made a warranty deed for the property to son Victor (Yoshikazu) for a consideration of $1 but she was still listed as a beneficiary of Kumakichi’s estate (Bureau of Conveyances, Liber 1519, p. 168). A year later, on September 27, 1940 Victor and his wife Tomiko sold the property to F. R. H. Fraser, an officer of the Honoka‘a branch of the Bank of Hawaii, and his wife for $1 (Bureau of Conveyances Liber 1590, p. 495). Fraser immediately sold them back the parcel on the same day for the consideration of “1$ and love” as tenants in entirety (Bureau of Conveyances, Liber 1590, p. 496). This was likely also done to clear the title for Kane who is still a non-citizen in 1940. In 1953, Victor Y. died after a stroke at the age of 44 (Honolulu Advertiser, A7:1, 1953); his wife Tomiko then deeded the property for the consideration of “$1 and love” to sons Henry, Alexander and Robert as part of the distribution of Victor’s estate (Bureau of Conveyances, Liber 4613, p. 470). In 1964, Henry, Alexander and Robert formed the Hotel Honokaa Club, Inc. and took out their first mortgage for $17,000 (Bureau of Conveyances, Liber 4801, p. 214). Over the next 22 years, between 1964 and 1989, 10 mortgages, with ever increasing amounts, were taken out on the property (Bureau of Conveyances, various documents). In 1989, Hotel Honokaa Club became the property of Waimea Group Limited Partnership by warranty deed and the consideration of $10. Principals of the Group were Joris Watland, Bradley Carvalho and Alvin Wakayama (Bureau of Conveyances, Liber 23254, pp. 537 – 551), though the actual sale did not take place until 1994 for $485,000. The partnership was subsequently dissolved (Bureau of Conveyances, Document # 94-192575). In 1998, a warranty deed to back up the bill of sale was issued to Joris Watland, who is the current owner.

Historical Events

1910s, 1920s Through Early 1930s

Originally the hotel did not have a name. The 1914 Sanborn Fire Insurance map labels it as Honokaa Club (Hotel). By 1915 it was listed in the local business directory as the “Honokaa Hotel Club.” An advertisement in the telephone directory for the hotel read: “A First Class Hotel and Boarding House, Rates $3.00 per Day and Up” (Polk-Husted 1915). By 1920 the rates had increased to $4.00 per day (Ibid). The addition of the term “Club” in the name reflects the use of the establishment from its inception as a nexus for entertainment and drinking, while the hotel portion served as a residence and lodging for immigrants, unmarried sugar cane workers, *paniolo* (cowboys), and travelling salesmen (Star Bulletin; March 25, 1948).

> “At that time the majority of the key plantation men were unmarried, and it was their custom to convene on Saturday nights for merry and lengthy sessions at the hotel. They came on horseback and departed the same way although not always with the same horse.
>
> “As years went by the hotel became the ‘club’ with all its members and eventually in a duly called ‘committee’ hearing the name was voted to become the Honokaa Club Hotel.” (Star Bulletin; March 25, 1948).

The salesmen who stayed at the hotel, were known as “drummers” commercial travelers, runners, or “gripmen” (“grip” here referring to the trunk or suitcase carried by salesmen). These sales personnel travelled through Hāmākua and Kohala approximately every two weeks in a circuit from Honolulu to Kawaihae to Laupāhoehoe to Hilo “drumming up” business (Star Bulletin, March 25, 1948). One was a mainland representative, W.H. Smith of the Manufacturer’s Shoe Company of Honolulu (Boot and Shoe Recorder v. 57, August 3rd 1910). These salesmen would set up their wares and samples for the various merchants within the town, and use the hotel as a headquarters.

Preparations for War

In 1940 it is significant to note that, even under the darkening threat of war, a strong sense of community existed in Honoka‘a. First generation Japanese, who had worked a lifetime to acquire land, were painfully aware that elsewhere in the United States (California) they were not allowed to do so. They were also aware that, during the First World War, German citizens had had their land confiscated by the American government. Resident Japanese aliens were very afraid that they and their property would suffer the same fate. As a result, titles to goods and property were frequently transferred to citizen offspring or trusted friends from other ethnic groups. Symbolic property transfers were also undertaken, to demonstrate support for close friends by close friends. The owners of the Hotel Honokaa Club, Victor and Tomiko Morita, apparently felt in necessary to engage in similar activities. They sold the property to F. R. H. Fraser for the “consideration of $1.00” (Bureau of Conveyances Liber 1590, p. 475) and reacquired it on the same day for “consideration of $1.00” (Bureau of Conveyances Liber 1590, p. 476). The return of title to Victor Morita would be a public declaration of willingness by Fraser to again temporarily resume title in an emergency (Ross Stephenson, personal communication, 2014).

World War II

From 1943-1945, over 50,000 U.S. Marines lived and trained in and around Waimea and the Kohala Coast. Camp Tarawa was originally built by the 2nd Marine Division, but upon the 2nd's deployment to Saipan, the 5th Marine Division moved in to train for the Battle of Iwo Jima. Alfred Carter (manager of Parker Ranch) had historically limited the availability of liquor in Waimea, so when the Marines came in 1943-45 they found that town dry. The soldiers simply followed the Waimea ranch cowboys down the hill to "wet" Honoka‘a. Hotel Honokaa Club was one of many "watering holes" in Honoka‘a that benefited from the servicemen's patronage. Camp Tarawa closed in November 1945.

Post War

After the war, the hotel expanded its activities focusing on locals, hosting weddings, high school group gatherings and luau events; Victor Morita planned additions and remodeling. In 1948, Victor constructed a second story containing six bedroom suites. Five new bedrooms were added downstairs and new bathrooms were added to the original Hilo side bedrooms. The dining room was expanded and decorated, and the bar was remodeled with the addition of a cocktail lounge. An updated kitchen with electricity was also added and the entire edifice painted (Star Bulletin, March 25 1948).

OLIVAL/BOTELHO FAMILY COLLECTION

Unidentified group at a gathering at the hotel, n.d.

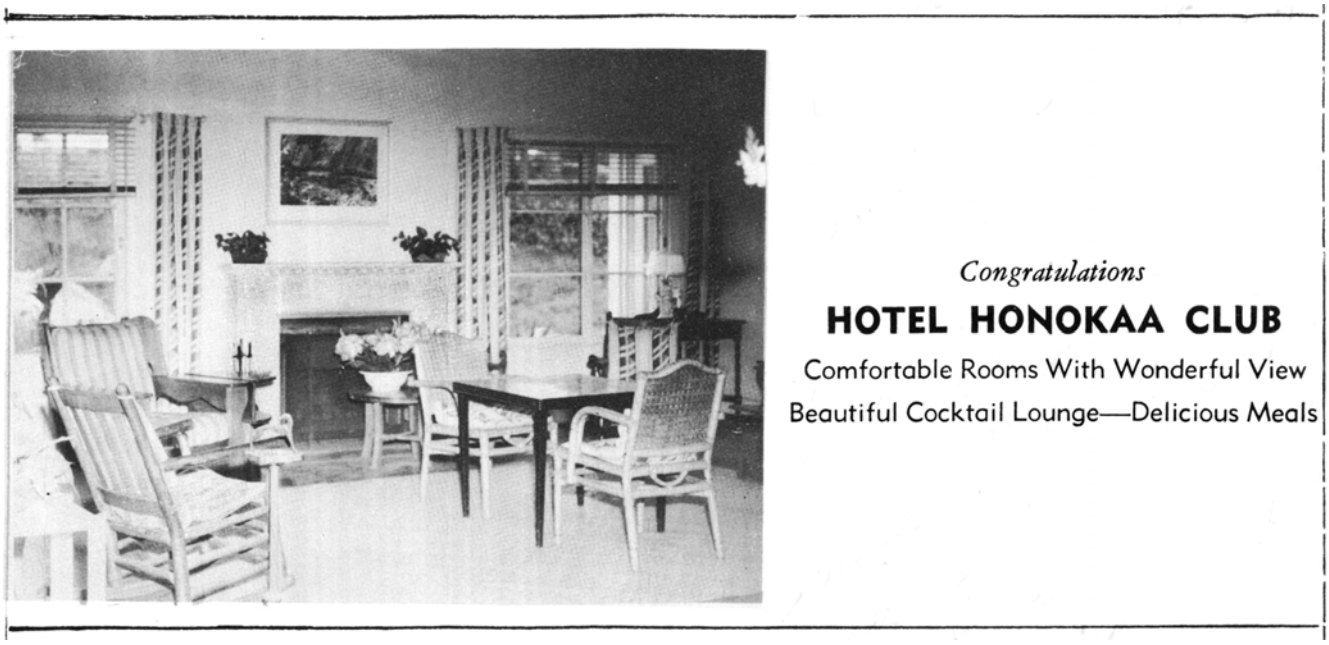
MORITA FAMILY COLLECTION

Victor Morita preparing food in the kitchen with unidentified waitress, ca. 1940s.

MORITA FAMILY COLLECTION

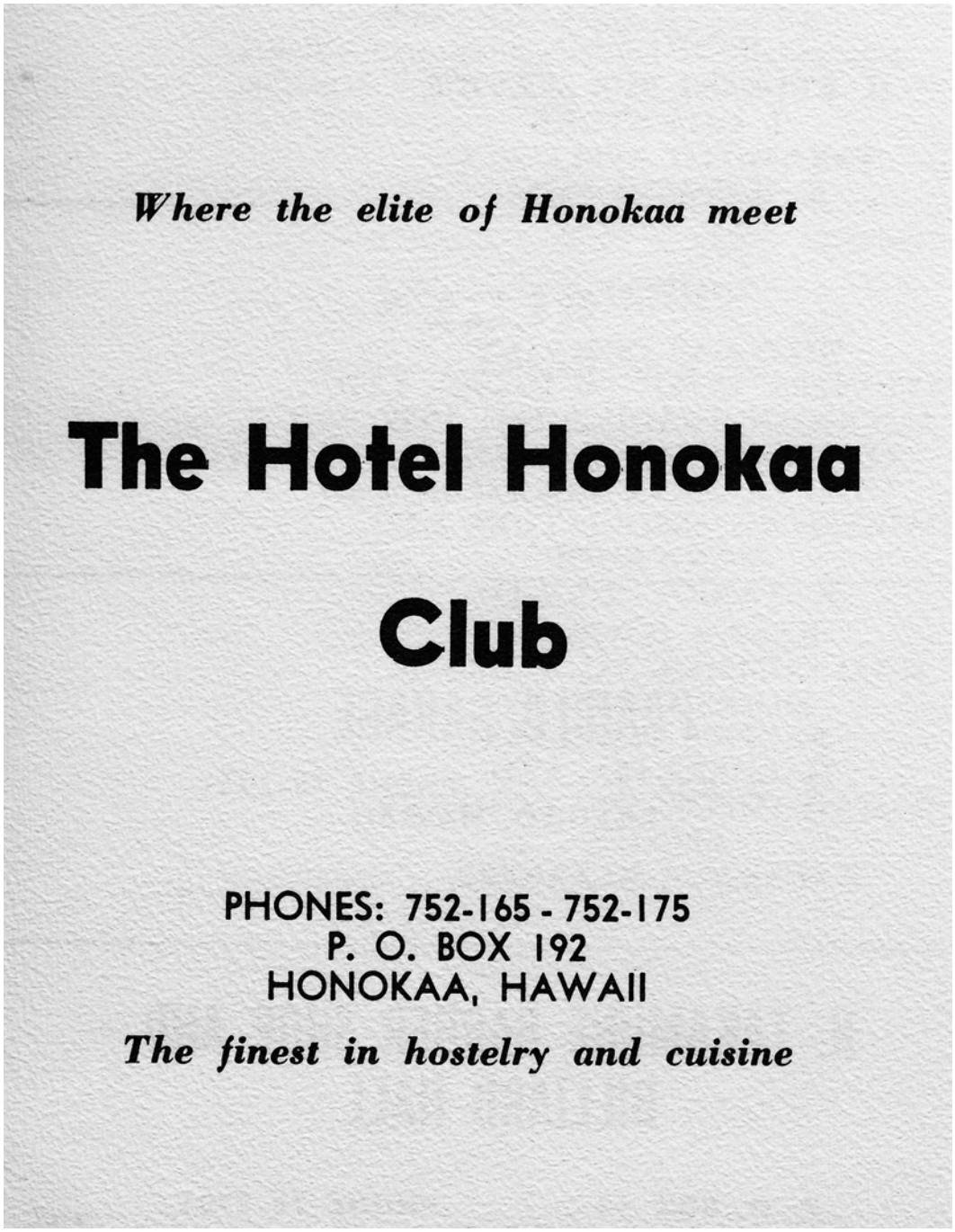
Victor Morita with hotel guest. Note: the truck belongs to Harris Laundry Hilo-side of the hotel, ca. late 1940s.

The hotel would put up construction workers from time to time. Apparently, the hotel did not always have enough rooms so Henry Morita put up workers in the “down house,” the family residence downhill from the hotel. One night, an *obake* (Japanese ghost) event happened: a sleeping construction worker was startled awake by someone grabbing his toes. The worker woke up Henry and told of his experience. Henry said his late grandmother, Kane, used to wake up the boys by grabbing their toes. The worker immediately asked for another room (Naomi Morita [wife of Alex Morita], interview 2013-14).



1950 Honokaa High School yearbook advertisement emphasizing the homey atmosphere of the hotel.

At some point in the Morita ownership, the hotel restaurant became famous for its well-regarded Japanese *teishoku* dinners (a set meal on a tray), sizzling steak dinners, and especially its lobster dinners. Laurence Rockefeller would drive from Waimea or Kona for his favorite lobster dinner. (Jory Watland, personal communication, 2013). In 1960, the hotel added another cocktail lounge dubbed the “Waipio Room” (unidentified newspaper article June 6, 1960).



1958 Honokaa High School yearbook advertisement emphasizing its efforts to improve services to attract a broader range of patrons.

Still the center of gatherings in the 1970s, Henry Morita inaugurated the Dan McGuire Left-Handed Martini Room, named after a local newspaper sports writer of the time (“Night Life in Honokaa.” Honolulu Advertiser, August 29, 1978). The Martini Room hosted players after the Hawaiian

Macadamia Nut Company’s golf tourney played at the Hamakua Country Club as part of the annual Macadamia Nut Harvest Festival. Local personages included now Channel 2 KHON newscaster “Joltin’ Joe” Moore, golf course architect Robert Trent Jones, Jr, and singer Danny Kaleikini (Honolulu Advertiser, August 29, 1978). Further shenanigans related to the martini room included Jim Nabors’ dedication of the Jim Nabors Righthanded (sic) Pay Toilet.

During the last years of the Morita proprietorship, the owners were forced to take out mortgages for increasing amounts to cover expenses. They eventually lost control of the Hotel Honokaa Club.

By 1989, Waimea Group Limited Partnership acquired the property. Included in the partnership was Jory Watland, who ultimately became sole owner. During Watland’s tenure, the restaurant kitchen was completely renovated, but a continuing decline in patronage eventually led to the end of meal services on the premises. Only holiday live music presentations continued to draw crowds to the former dining areas.

With the decline in sugar employment, hotel business also plateaued. In 1997, a bed in the youth hostel in the basement cost $15 per night and a “luxury suite” upstairs $55.

Watland has continued to have faith in his Hotel Honokaa Club. He has invested extensively in the physical plant, including a complete new *totan* roof, sewer system, and photovoltaic system. As a member of the second generation of his family that has endorsed historic preservation, he has been an advocate of placing Honoka‘a on the State and National Historic Registers.

People

The Morita Clan

The first manager of the Honokaa Hotel Club complex was Kumakichi Morita. He was born about 1873 in Kumamoto Prefecture in Japan. He immigrated to the United States in September of 1905 and his wife, Kane, followed in November of the same year (*Records of the Immigration and Naturaliztion Service, 1787-2004*). He learned the restaurant business in San Francisco. Trained as a chef in American cuisine, he then came to Hawai‘i. In Honolulu, Kumakichi spent a short period in the employ of Prince Jonah Kūhīo Kalaniana‘ole. Unfortunately, the Prince did not appreciate an exclusive American cuisine and Morita soon looked elsewhere for employment.

A newspaper advertisement led him to Honoka‘a and the residence of George Jamieson, the manager of Honokaa Sugar Plantation where he was to work as a cook in the Jamieson household.

Kumakichi and Kane arrived in Honoka‘a, as many early emigrants did, by way of a basket transporting people and goods from shipboard by a series of wire ropes, derricks, pulleys, and counter weights connecting upper Hāmākua slopes with vessels at sea. As early as 1883, local historian Thomas Thrum noted the extensive use of by plantations of Andrew Hallidie’s wire tramways at selected places along the coast.

The 1910 Census indeed noted the Kumakichi was employed as a cook in a private household; his wife Kane was unemployed (Hawaii, Compiled Census Index, 1900-1910 Provo, UT, USA). They were both literate in Japanese, and they may have had some English language proficiency. Kumakichi registered for the draft at age 45 in 1918, a common effort to qualify for citizenship (Hilo draft board, October 26, 1918).

By 1920, Kumakichi and his wife were running the hotel. He was listed as the proprietor and she as a cook. Eighteen-year-old son Yoshikazu (Victor), who had been born in Yokohama, was listed as having emigrated from Japan in 1917 where he had been a clerk. A 30-year-old male, unmarried boarder Momoro Takai, was also living with the Moritas, and working as a clerk in a retail store (Bureau of the Census, 1920).

MORITA FAMILY COLLECTION

Victor (left of center) and Tomiko (right of center) Morita’s wedding party. Mother Kane Morita is in white, ca. 1920s.

In the 1930 census, Kumakichi continued to be the proprietor of the hotel, but Kane and 28-year-old Yoshikazu were not working. Yoshikazu had married 23-year-old Tomiko and had two sons, 2-year-old Shozo H. and 11-month-old Takao. The household also included a 16-year-old Japanese girl named Shizuko Uyehara and Jaoa Daug, a 19-year-old Filipino, both working as servants for a “private family.” (It is unknown if the “private family” was the Moritas [Bureau of the Census 1930]). During the 1930s Yoshikazu visited Japan for a week at a time: once in 1932 and twice in 1936. He was classified on the manifests as a clerk, hotel proprietor and hotel owner (Passenger Lists of Vessels Arriving at Honolulu).

MORITA FAMILY COLLECTION

Grandmother Kane Morita with baby Henry. Henry was probably wearing special ceremonial clothing for his blessing at a Shinto shrine.

In the 1930s, not shown in the census, tragedy struck the family. It was a sad day when driving the family car Victor lost control and ran into one of the many gulches in Hāmākua. One-to-two-year-old son Jean was killed and oldest son Henry was severely injured, spent many months healing at the Honolulu Shriners' Hospital for Crippled Children, and forever walked with a limp. Alex was too young to go in the car and was spared.

MORITA FAMILY COLLECTION

Alex, Robert, and Henry Morita standing in front of the Hotel Honokaa Club sign. Also on the sign is the added establishment attraction "Kohala Hula Studio, Honokaa Branch, Mrs. Emma Moniz, Instructor." The sign on the building behind says Hamakua Laundry, ca. 1938.

The 1940s census recorded major changes in the Morita household. Not recorded were Kumakichi, Yoshikazu, Tomiko, Shozo, Takao and the two servant boarders. The names listed are Kane, who was now the head of the household, and three grandsons, 12-year old Henry, 9-year-old Alexander, and 6-year-old Robert. The three grandsons were named after Victor's friends: Henry Shozo, Alexander Hideyo, and Robert. (Naomi Morita, interview 2014). Later land documents confirm them as Yoshikazu and Tomiko's sons. According to Victor Y[oshikazu] Morita's obituary (Honolulu Advertiser, "Victor Morita Dies on Hawaii After Stroke." December 4, 1953, A7:1). Interestingly enough, they also had a younger daughter, Judy, though her name was not known at the time of the 1953 notice.

The three boys, Henry, Alexander and Robert, reorganized the title to the property in 1964. Over the next twenty-two years, a total of 10 mortgages were taken out on the property to raise cash as declining patronage translated into operating losses. The Moritas lost control of the property in 1989 (Bureau of Conveyances, Liber 4801, p. 214 and various documents).

Alex Morita continued to contribute to Honoka‘a becoming the administrator overseeing building the new Honokaa Hospital. He would live weekdays in a small cottage on the hospital grounds, returning to his home in Hilo on the weekends. (Naomi Morita, interview 2014).

Jory Watland and Annelle Lee

Jory Watland was born in Jackson, Minnesota on October 16, 1940. After attending the University of Hawai‘i, he returned to the islands as a Lutheran minister in 1968. Annelle Lee, his partner, was born December 18, 1942 in Hilo and was raised in Wailuku, Maui. Both have been involved with the Hotel Honokaa Club since 1994 (Annelle Lee, interview, September 10, 2014).

The Hotel Honokaa Club remains an important asset to our social history. Very few of such facilities remain. It deserves official recognition under Criterion A.

Criterion C

“Plantation Vernacular” is used to define a regional architectural style for buildings erected during the Plantation Period. They were built by carpenters of various nationalities (using standardized lumber mostly from the Pacific Northwest). These builders had been trained by Hawaiian Sugar Planters Association (HSPA) companies, and after leaving those companies went to work as independent contractors. They continued to build in this style (and make innovations to it) because they shared a common construction and building vocabulary. Tools employed by the carpenters were a mixture of standard implements imported from the United States and the home countries of the immigrants themselves.

The primary hallmark of the style, "single wall" construction, consisted of vertical boards nailed to wood plates and sills. The vertical board faces were both the exterior and interior wall surfaces of a building. They were either of plank frame (no corner posts) or box frame (corner posts) construction, both of which were of New England origins, and were used for all classes of buildings in Hawai‘i. The board-and-batten exterior wall finish came from the need to cover the interstices between vertical boards before the use of tongue-and-groove or shiplap boards rendered the vertical battens unnecessary. Imported windows and doors (designed for balloon frame construction) either projected out from the exterior wall or, if flush with the exterior wall, projected into the interior of the building.

The HSPA, under pressure to improve worker housing by the Territorial Board of Health, standardized buildings plans and construction in 1920 and continued to use “single wall” construction with the following modifications: (a) wood posts could be used at corners (box framing); and/or (b) wood studs could be used sparingly, positioned on either sides of doors and window jambs or at the intersections of interior partitions.

A variety of standardized floor plans for dwellings and barracks were produced, surmounted by hipped or gable-on-hip roofs commonly covered with *totan*, corrugated metal. For commercial buildings, stores, and theaters, gabled or shed roofs, also covered in corrugated metal, were the most common, terminating in a vertical wood board parapet which also carried the signage of an enterprise and increased the buildings height when viewed from the street. Institutional buildings were primarily U-Plans or their derivatives.

After World War II, when the lengths of wall board were reduced by mainland manufacturers, two vertical boards were required to span the distance between sill and plate which made it necessary to apply a horizontal wood trim or “belt board” to cover the joint on the exterior wall surface and a horizontal wood nailer on the interior wall surface. After 1960 balloon frame construction, consisting of regularly-spaced wood studs, was uniformly adopted when the building codes in Hawai‘i were modified, but the traditional exterior cladding of vertical boards or board-and-batten finish, along with horizontal belt boards and hipped or gable-on-hip roofs were retained. Even in the 21st century, especially for domestic architecture, the exterior finish associated with “Plantation Vernacular” has remained popular and still is being built (Solamillo, 2013).

Ironically, many of the original plantation-era buildings are disappearing. This is due to a number of reasons.

- Plantation era buildings were minimalist in design and use of materials. The reasons for this included difficulties in obtaining lumber and other components and changing plantation technologies that required periodic relocation of structures. Such structures are easy to demolish.
- The primary use of wood for walls and corrugated iron for roofing during the plantation era also limited the retention of early plantation construction, as wood is subject to termites and rot and corrugated roofs rust. Periodic maintenance, such as painting and parts replacement, is essential in the humid climate of Hawaiʻi.
- Accommodating Hawaiʻi's expanding population requires greater density, thus increasing pressures for land redevelopment (especially on Oʻahu). As most Hawaiʻi towns (such as Waipahu, Līhuʻe, Lahaina, and Hilo) originated in agricultural areas, their initial buildings suffer accordingly.
- The architecture of the plantations was also branded as "dated" in the post World War II popular mindset. Mass production, standardization and "Bauhaus" lack of ornamentation were the architectural focus of the 1950s and beyond, where many citizens of Hawaiʻi felt "new" designs physically represented an era of expanded employment opportunities outside the plantation hegemony. Plantation era commercial structures were even demonized as "slum structures" by government organizations such as the Honolulu Redevelopment Agency, which celebrated their demolition for new highways and urban renewal.
- Vernacular buildings, because they were not the work of noted architects or considered architectural treasures in themselves, were overlooked until their numbers dwindled enough to make them unique.

Honokaʻa's buildings are rapidly becoming unique.

The Hotel Honokaa Club is especially unique because, although it is a plantation era commercial structure, it does not have a false front. As the building housed two distinct functions, entertainment and hotel, its architecture is more subdued. The size of the footprint identifies it as institutional, but the building's visual elevation from the street shows period design influences from typical Hāmākua plantation housing and Japanese teahouse architecture. The building externally sports a boxy shape, gablet *totan* roof, large eaves, tongue-and-groove siding, wood framed double hung windows, sliding wood windows and central *lanai*. Internal are period climate controls in the forms of high ceilings to allow warm air to rise, transom windows to facilitate cross ventilation, and an atrium to allow light into the main and basement levels; period design elements include exposed t*otan* roofing in the stairway ceilings, canec ceilings, brick chimney, bead molding, exposed internal girts, wood floors, wood stairs, galvanized pipe handrails, corner wash basins in bedrooms, metal shower stalls and octagonal tile shower floors. Sliding *shoji* doors are also provided to facilitate opening additional space for large entertainment functions or close off space for more private activities.

The building has been expanded and altered over time, most significantly with the 1948 second-story addition away from Māmane Street on the *makai* side and the interior remodeling of the entertainment areas.

Although the building and grounds have undergone these changes, the Hotel Honokaa Club retains its historic integrity in terms of location, design, setting, materials, workmanship, feeling, and association. It is a good example of a modest commercial hotel and restaurant designed and constructed in the vernacular building tradition of a rural plantation town in Hawai‘i during the early part of the 20th century.

Hotel Honokaa Club is thus significant on the State Level under both Criteria A and C for the Hawai‘i and National Registers of Historic Places.

Additional Documentation

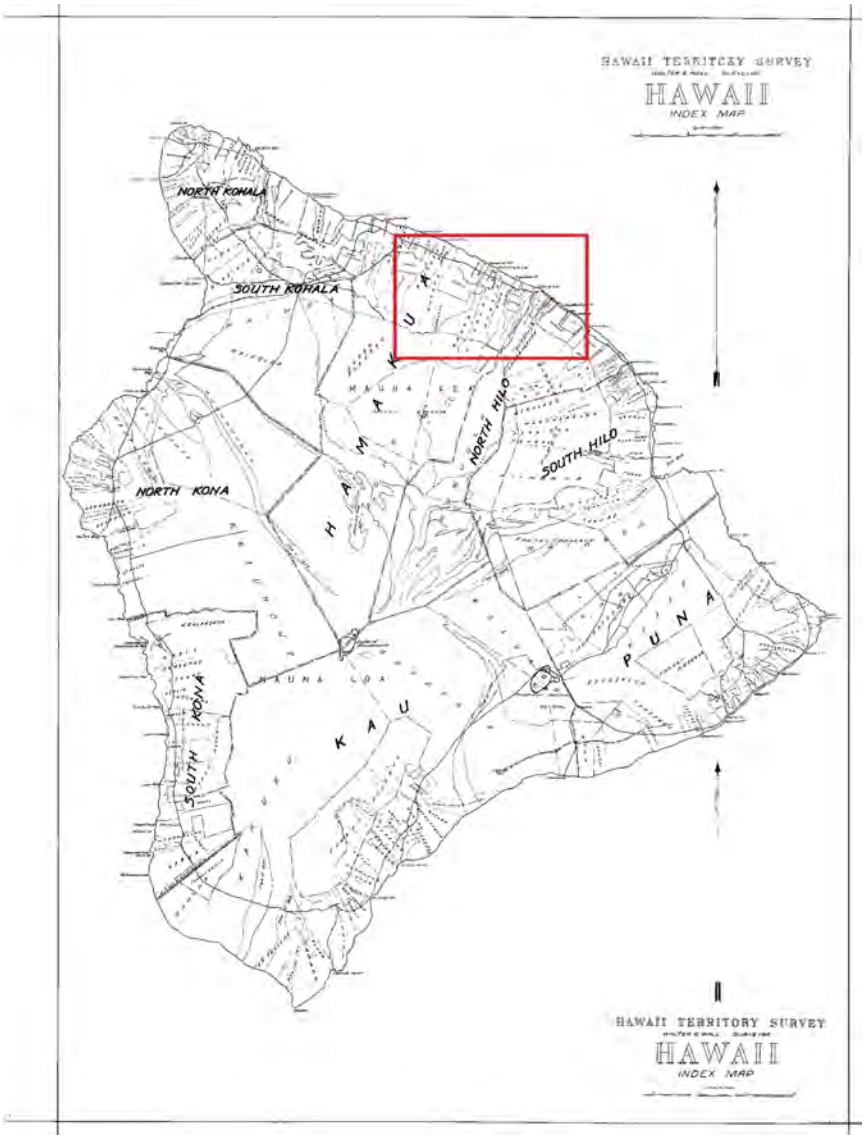
Submit the following items with the completed form:

Maps: A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

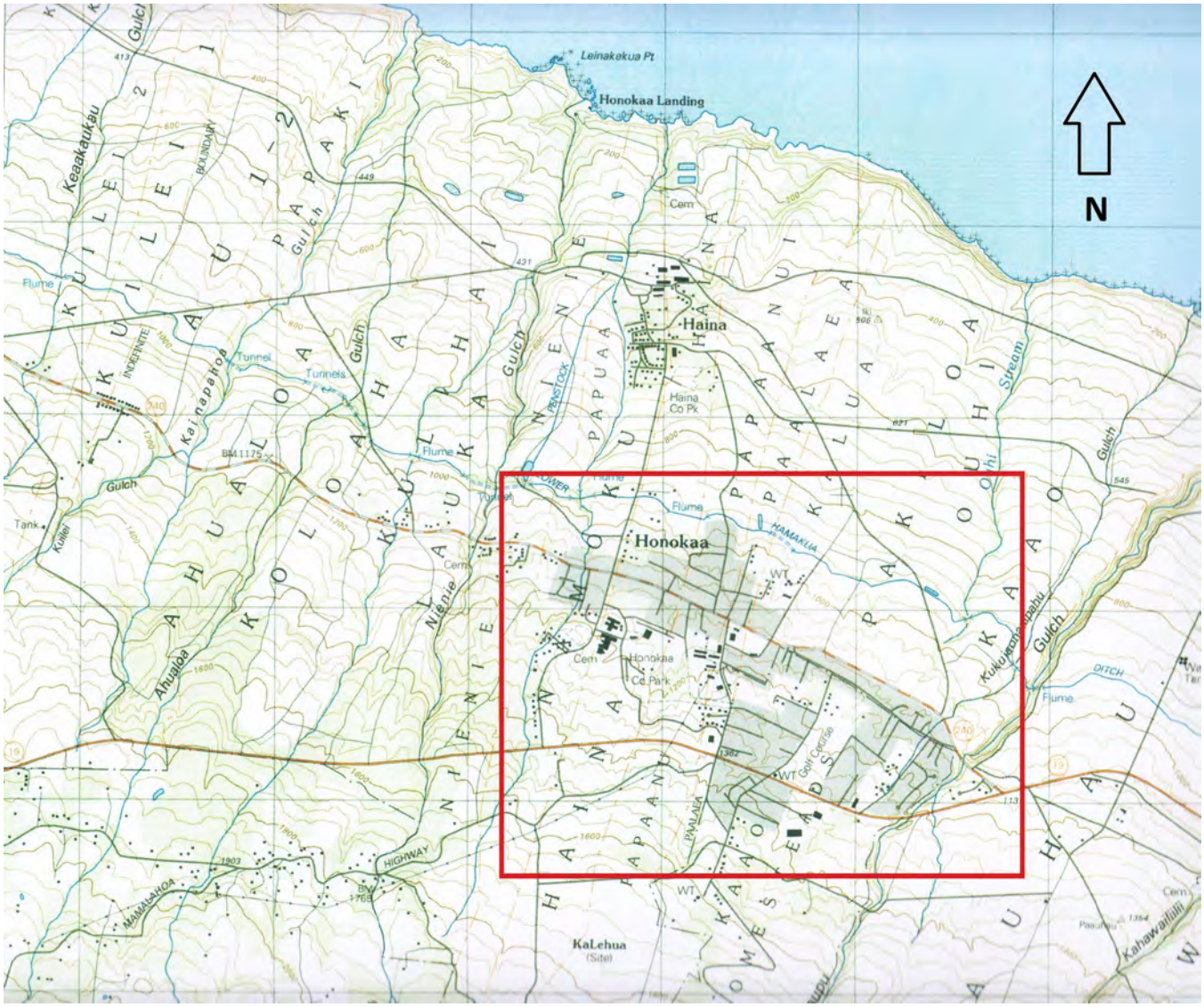
MAP KEY TABLE

	DATE	MAP	DESCRIPTION	SURVEYOR/CARTOGRAPHER
01	n.d.	Hawaii Territory Survey: Hawaii Index Map	Honoka‘a area of significance demarked by red rectangle	Walter E. Wall
02	1995	USGS Honoka‘a Quad	Honoka‘a Town on the Hāmākua Coast of the Island of Hawai‘i demarked by red rectangle	
03	1995	USGS Honoka‘a Quad	Hotel Honokaa Club demarked	
04	1949	4-5-016: 005, 006, 0017, 0018 County tax map	Hotel Honokaa Club in color	P.K. & R.B.; Tax Bureau & Survey Department
05	2014	Honoka‘a street map	Hotel Honokaa Club demarked	
06	1914	Sanborn Fire Insurance Company Map	Original “Honokaa Club (Hotel)” demarked by red rectangle	
07	1925 to 1941	Honoka‘a Town (map sheet 3),	Hotel Honokaa Club demarked by red rectangle	Toshio Harunaga
08	1932	(3) 4-5 Tax Map whole Honokaa Town	Hotel Honokaa Club depicted in color	G.B.; Survey Department
09	1935	Spencer Tract Subdivision County Map: 005, 006, 0017, 0018	Hotel Honokaa Club depicted in color	P.K. & R.B.; Tax Maps Bureau & Survey Department
10	2013	Honoka‘a Town Building Map	Hotel Honokaa Club depicted in color	
11	2014	Google Map of Honokaa, HI 96727	Hotel Honokaa Club outlined in red	

1. Island of Hawai‘i map: Honoka‘a area of significance demarked by the red rectangle.



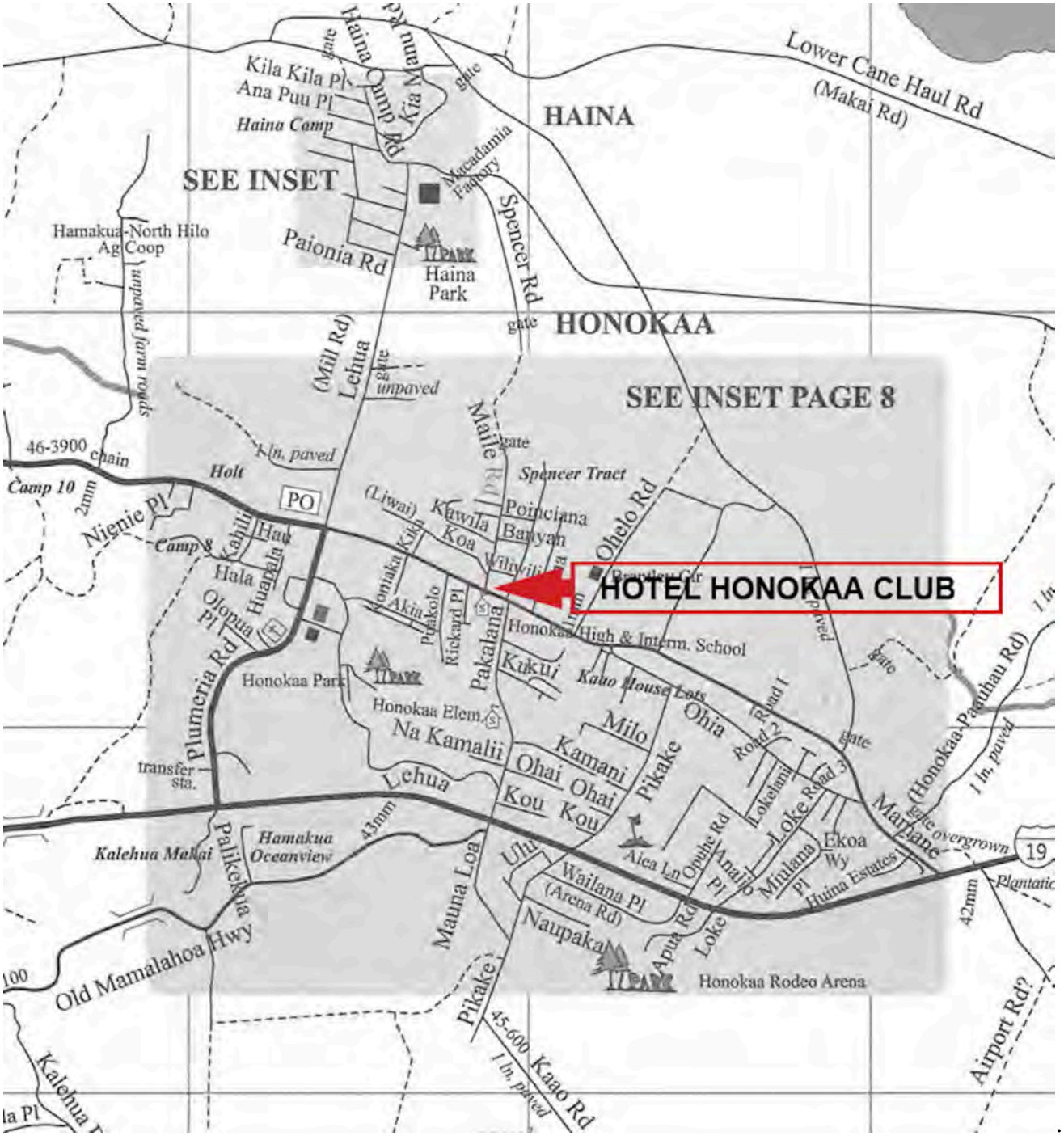
2. 1995 USGS Honoka‘a Quad showing Honoka‘a Town on the Hāmākua Coast of the Island of Hawai‘i.



3. 1995 USGS Honoka‘a Quad showing the Hotel Honokaa Club.

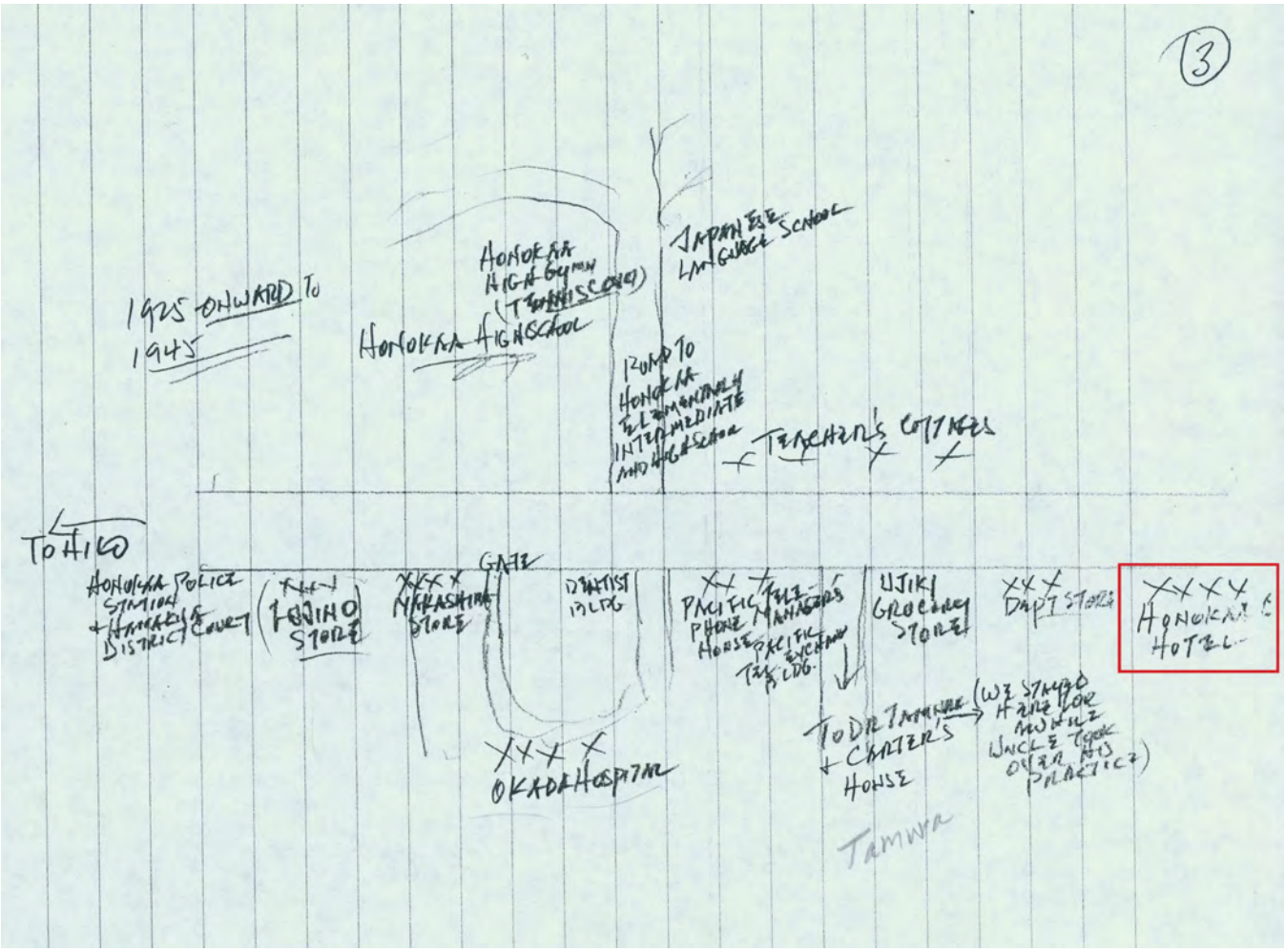
4. 1949 4-5-016 County tax map showing the Hotel Honokaa Club in color.

5. 2014 Honoka‘a street map.

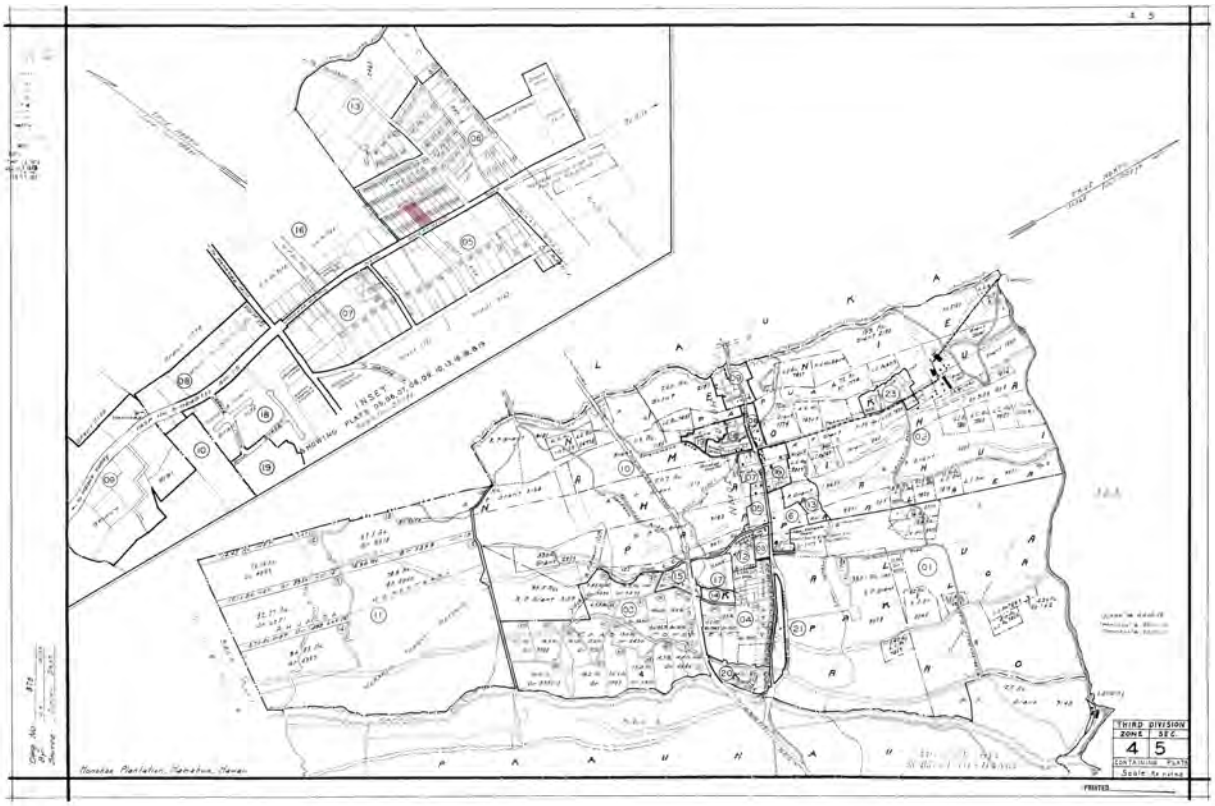


6. 1914 Sanborn Fire Insurance Company Map showing “Honokaa Club (Hotel).”

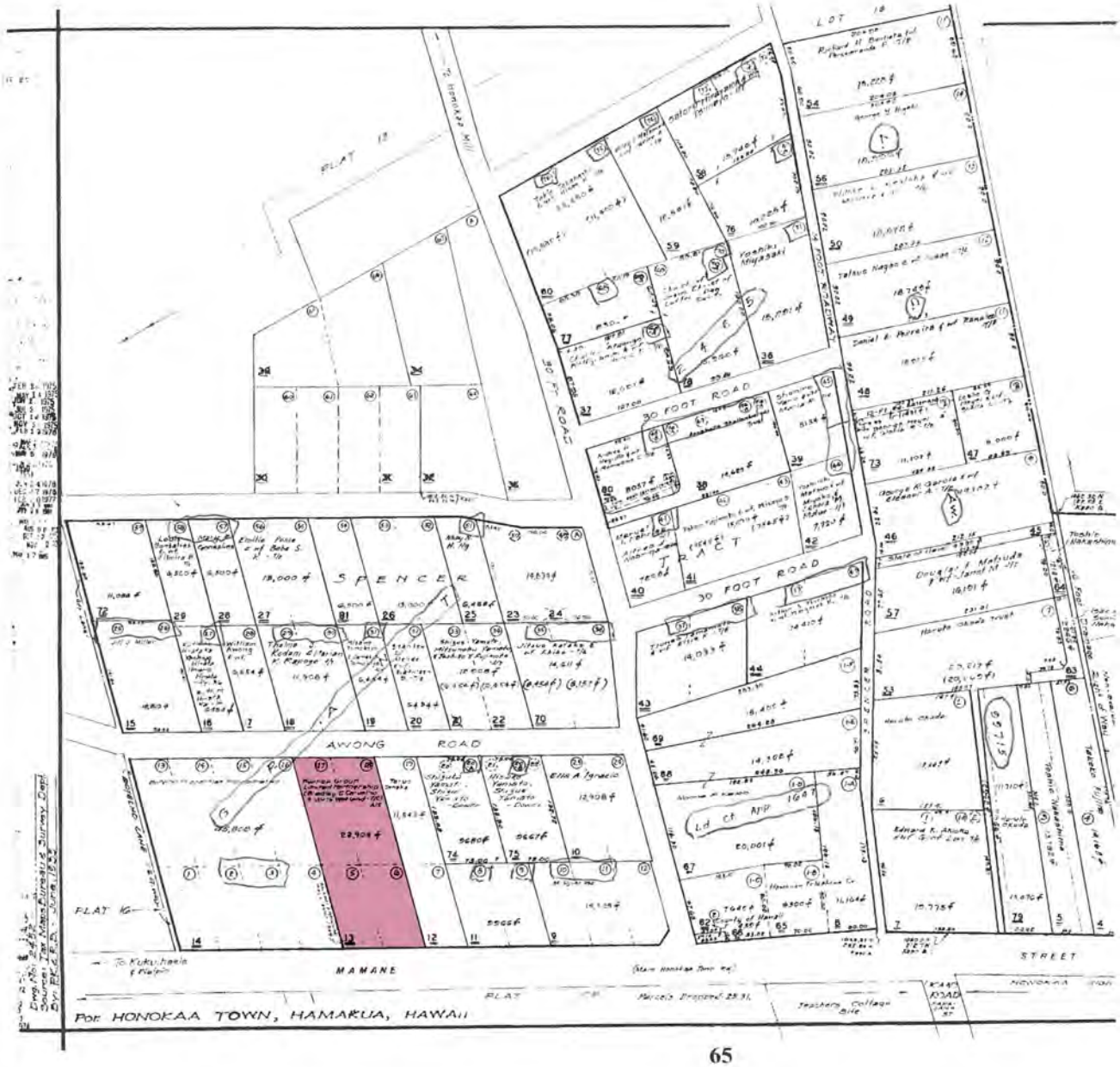
7. 1925 to 1941 Honoka‘a Town (map sheet 3), Hotel Honokaa Club demarked in red, created by Toshio Harunaga.



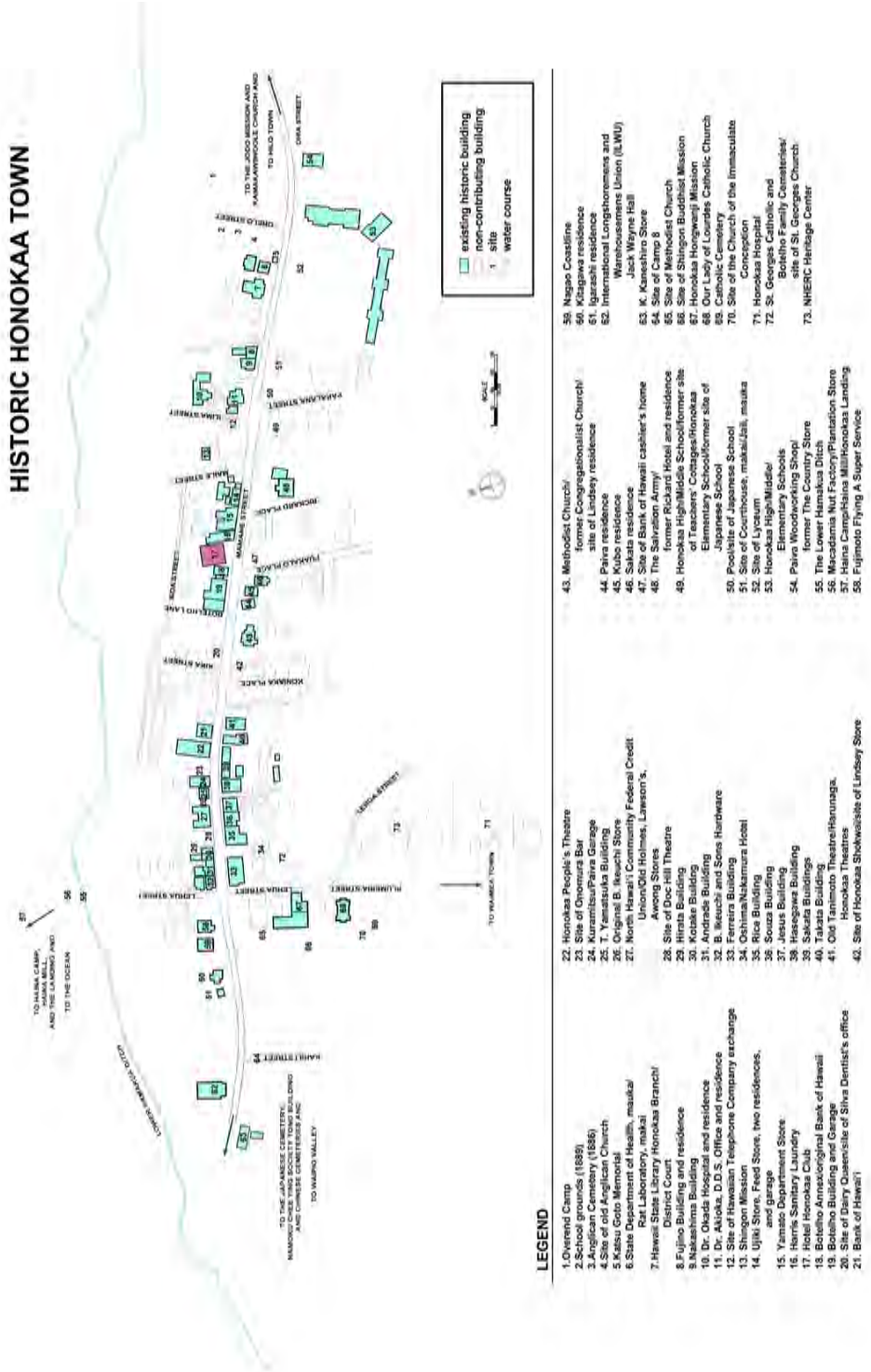
8. 1932 (3) 4-5 Tax Map whole Honokaa Town, Hotel Honokaa Club depicted in color.



9. 1935 Spencer Tract Subdivision County Map showing the Hotel Honokaa Club in color.



10. 2013 Honoka‘a Town Building Map showing the Hotel Honokaa Club in contrasting color.



11. 2014 Google Map of Honoka‘a, HI 96727. Hotel Honokaa Club is outlined in red.

Honokaa, HI 96727 - Google Maps https://www.google.com/maps/preview?client=firefox-a&channel.

Banyan St
Aoa St
Wilikina St
Mamane St
Mamane St
Maile St
Maile St
Pua St
Pua St
Pua St
Pua St
Mamane St
Mamane St
Wilikina St
Wilikina St
Wilikina

ADDENDUM A
TIMELINE

1905 -- Kumakichi Morita immigrated from Japan.
1912 -- Local store proprietor and Postmaster A. B. Lindsay, along with Manager of the Hamakua and South Kohala Telephone Company Joseph Pritchard, funded and constructed hotel. Kumakichi Morita was Manager.

1910s-1930s -- Consumer product salesmen ("drummers") working through the Hāmākua District made the hotel their headquarters.
1912 -- Local store proprietor and Postmaster A. B. Lindsay, along with Manager of the Hamakua and South Kohala Telephone Company Joseph Pritchard, funded and constructed Hotel Honokaa. Kumakichi Morita was Manager.
1913 -- Hilo Railway connected Hilo to nearby Pa'auilo.
1914 -- Sanborn Fire Insurance Company map shows hotel on present (2014) Hilo-side site of Bank of Hawaii; the building has restaurant facilities on the Waipi'o side and rooms on the Hilo side (the same as the present layout)
1920 -- Lots 5 and 17 (Waipi'o-side of present property) of the Spencer Subdivision were sold first to Gladys Dias, then Nam Soon Myung, and finally to Kumakichi Morita
1921 -- Alice Spencer sold Lots 6 and 18 (Hilo-side of the present property) to Hilo Trading Company
1925 -- Hilo Trading Company sold Lots 6 and 18 to Kumakichi Morita
1927 -- The Hotel Honokaa Club was relocated to present site
1939 -- Kumakichi's wife Kane deeded the consolidated parcel to son Victor (Yoshikazu) Morita
1940 -- Victor and wife Tomiko deeded and received back the property from F.R.H. Frazier (a typical demonstration of support of local Japanese by non-Japanese under increasing threat of war and land confiscation)
1943-45 -- Large numbers of marines stationed at Camp Tarawa (near Waimea) sought entertainment in Honoka‘a
1945-Present -- Both the restaurant and hotel increasingly focused on accommodating local events including weddings, family reunions, high school dances and reunions, religious gatherings, and community events such as Western Week.
1946 -- On April 1st a tsunami destroyed Hawaii Consolidated Railway, altering the flow of commerce within Hāmākua
1948 -- The second story addition to the hotel provided upscale rooms; the bar was remodeled with the addition of a cocktail lounge
1953 -- Victor Morita died; sons Henry, Alexander, and Robert Morita received title
1960s -- Mauna Kea Hotel developer and part time Waimea resident, Laurence Rockefeller, was among the patrons at the popular restaurant in the hotel
1989 -- Waimea Group Limited Partnership acquired title
1990s -- New kitchen installed
1998 -- Jory Watland became owner

ADDENDUM B
PROPERTY TRANSFERS TABLE

TMK (3) 4-5-006:013 HONOKAA HOTEL CLUB 45-3480 Māmane Street

September 15, 2014

DATE	BOOK/PAGE	TRANSACTION	COST	LOT SIZE	DESCRIPTION
6/26/1911	342/282-285	Mortgage	$4000	225 acres	***From the First Bank of Hilo to Alice K. Spencer:*** A mortgage on a portion of Royal Patent Grant 2465 to Olepau Kaiaokioki and Papaiki (Spencer Tract)..
6/25/1920	558/126-127	Deed	$850	11,452 sq. ft.	***From First Bank of Hilo to Gladys Dias:*** Lots 5 and 17 of the Spencer Tract.
7/1/1920	558/128	Deed	$2500	11,452 sq. ft.	***From Gladys Dias to Nam Soon Myung:*** Lots 5 and 17 of the Spencer Tract
12/22/1920	582/75-76	Deed	$2000	11,452 sq. ft.	***From Nam Soon Myung to Kumakichi Morita:*** Lots 5 and 17 in the Spencer Tract.
1921	620/168	Warranty Deed	$850	11,452 sq. ft.	***From Alice Spencer to Hilo Trading Company, Ltd:*** Lots 6 and 18 in the Spencer Tract
6/27/1925	785/297-298	Deed	$900	11,452 sq. ft.	***From Hilo Trading Company to Kumakichi Morita:*** Lots 6 and 18 in the Spencer Tract
8/18/1939	1519/168	Deed	$1	22,904 sq. ft.	***From Kane Morita to (Victor) Yoshikazu Morita (son)***
9/27/1940	1590/475	Deed	$1	22,904 sq. ft.	***From (Victor) Yoshikazu Morita and Tomiko (wife) to F.R.H. Fraser:*** the entire parcel including lots 5 and 17 to augment lots 6 and 18.
9/27/1940	1590/476	Deed	$1 and love	22,904 sq. ft.	***From F.R.H. Fraser to (Victor) Yoshikazu Morita and Tomiko (wife):*** the entire parcel including lots 5 and 17 to augment lots 6 and 18.
12/14/1953	4613/470	Deed	$1 and love	22,904 sq. ft.	***From Tomiko Morita to Henry, Alexander, and Robert (sons):*** as part of the distribution of (Victor) Yoshikazu's estate after his death I 12/3/1953.
12/12/1966	5506/29	Deed	$10	22,904 sq. ft.	***From Henry, Alexander and Robert Morita to Hotel Honokaa Club, Inc.***
1966–2000					***Ten Mortgages***
6/2/1989	23254/537	Warranty Deed	$10	22,904 sq. ft.	***From Henry Morita to Waimea Group, Ltd.***
11/23/1994	#94-192575	Agreement of Sale	$485,000	22,904 sq. ft.	***From Partner Alvin Wakayama to A. Joris Watland and Bradley Carvallho.*** Partnership is dissolved
*6/23/1998	#98-090081	Warranty Deed		22,904 sq. ft.	***To back up agreement of sale***

*The Warranty Deed reads that it is to the Waimea Group, which no longer exists. The wording in the document follows that of the Agreement of Sale.

HOTEL
HONOKAA CLUB
HONOKAA CLUB

MAIN
DISCONNECT

The Cane Cutters
Mapulon Rosario
1996

HOTEL
HONOKA'A CLUB

NING
LOT FOR
OKAA CLUB
S ONLY

Dining Room
Please

EXIT

2
Aloha
WAIMEA
Hale Hualani
Heritage Center
WAIPI'O VALLEY
'A'ole Drugs!
Hanoka'a town
CANS
GLASS
PLASTIC
BOTTLES
VOICE

HOTEL
HONOKAA
CLUB
LODGING
&
MEALS