

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: Cosmopolitan Saloon

Other names/site number: New York Shoe Store

Name of related multiple property listing: N/A

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

2. Location

Street & number: 1 North Hotel Street

City or town: Honolulu State: HI 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Not For Publication: Vicinity: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 x local

Applicable National Register Criteria:

 A B x C D

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

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

Signature of commenting official: _____ **Date** _____

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

4. National Park Service Certification

I hereby certify that this property is:
___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<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 1

6. Function or Use
Historic Functions

(Enter categories from instructions.)

commercial

Current Functions

(Enter categories from instructions.)

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Nineteenth Early Twentieth Century American Movements

Commercial

Materials: (enter categories from instructions.)

Principal exterior materials of the property: brick and Concrete Mason Unit (CMU) walls,
corrugated metal canopy

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 Cosmopolitan Saloon is located at the corner of Nuuanu Avenue and Hotel Street, along the eastern boundary of the Chinatown Historic District. To the west of the building lies Chinatown, which is characterized primarily by one-to-four story commercial buildings, while to the east are many high rise office and apartment buildings. It sits on a flat, 3,497 square foot lot. The single story commercial style building is characterized by an east facing corner entry and has two, parallel, corrugated metal gable roofs, hidden by a paneled brick parapet with a copper cap. The rectangular shaped, brick and CMU wall building has a shed roofed corrugated metal canopy, with a decorative, jig sawn edge, running down both street-facing facades and sits on a concrete slab foundation. The 3,452 square foot commercial building is in excellent condition and retains its integrity of design, materials, location, setting, workmanship, feelings and associations.

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Narrative Description

The Cosmopolitan Saloon features a corner entry from which the building extends down both Hotel Street and Nuuanu Avenue. The corner entry has a double door with a single pane transom above, and opens on a shop. The shop has in both its northeast and southeast walls two boxed, single pane display windows with single pane transoms above. All the street facing windows and doors in the building are not historic. On the interior the shop has been remodeled. It has a dropped ceiling and a plywood floor, and a storage space with dry wall walls projects out from its west corner. A portion of the southwest wall's original brick wall is exposed, while the remainder is under its historic plaster finish. A non-historic, two pane, wood frame door in the southwest wall opens on a hall.

A second shop is to the northeast of the corner shop and is accessed through a door on Hotel Street. To the northeast of the door are two box windows similar to those in the corner shop. This retail space is vacant and has a concrete floor and a dropped ceiling. A portion of its original northwest brick is exposed, while the remainder is under its historic plaster finish. A doorway with no door in its southwest wall opens on a recessed storage space with brick walls. To the northwest of this door is an original six pane casement window with obscure glass, which looks into the storage space. To the southeast of the doorway is a modern two pane, wood frame door which opens on the hall.

Along the Nuuanu Avenue façade, to the southeast of the corner shop, an opening with a metal gate accesses the hallway between the southeast office and northeast shops, and southeast of this is a two pane, wood framed door which is flanked by single pane windows on either side. The door and windows have single pane transoms. The door opens on an office. The office has been remodeled. It has a dropped ceiling and a plywood floor with a paper top finish. The southeast, southwest and northwest walls of the office are of brick, which retain their original plaster coating. On the southwest side of the office the room extends to the rear of the property, and in its rear, northwest, brick wall there are two ten pane, industrial steel windows with fire glass in their panes. A new wall bisects the northeast-most window, with half in the office and the other half in a men's restroom. On the northeast side of the room the floor is elevated two steps. Two modern, two pane, wood frame doors in the northeast wall of the office open on the hall.

The hall has an L shape, running between the office and the shops and wrapping around behind the office space. The hallway's rear wing's northwest wall has a portion of its brick exposed, while the remainder is under its historic plaster finish. Two doors in the northwest wall open on a men's and women's room. They both have concrete floors and ceilings and brick walls. The men's room features half of the industrial window, which is also in the office. The women's room has no windows. The wall opposite the restrooms is lined with storage closets with modern doors.

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A Tax Act project in the 1980s, the Cosmopolitan Saloon retains its historic integrity, despite the fact that much of the interior has been remodeled. It retains most of its original walls, although a portion of its façade collapsed prior to the building's rehabilitation in the 1980s, and was rebuilt in places with CMU. From the exterior the CMU is not visible due to the first story walls being completely plastered. As part of the rehabilitation the original door locations and fenestration were restored. The building retains its historic foot print and configuration, as well as its brick parapet and reconstructed façade and replacement in-kind canopy.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

commerce

Period of Significance

1886

Significant Dates

1886

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

George Lucas

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cosmopolitan Saloon is significant on the local level under criterion C, as a good example of a masonry commercial building constructed in Honolulu during the late nineteenth century. The building includes a number of distinctive features and is typical of its period in its design and materials.

The 1886 period of significance was chosen in accordance with National Register Bulletin 16A instructions, using the year of construction of the building as the period of significance.

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

The Cosmopolitan Saloon is significant as a rare example of a late nineteenth century, masonry commercial building in Honolulu, with approximately a dozen such buildings surviving in the city. Others include: the Bishop Bank, Bishop Estate and Melcher's buildings all on Merchant Street, the Royal Saloon, T. R. Foster and Nippu Jiji buildings on lower Nuuanu Avenue, 1028-1044 and 1102 Nuuanu Avenue, Bickerton and Mendonca & Selig buildings on Hotel Street, the Friend Building on Bethel Street, the Robinson Building at King and Nuuanu, and the Perry Block at Nuuanu and Hotel. The Cosmopolitan Saloon is more modest than the others, being but one story in height. However, it typifies the commercial style of the later nineteenth century with its corner entry, brick construction and paneled parapet.

Following the Chinatown fire of 1886, which destroyed seven blocks as well as some of their surrounding areas, the single story, Cosmopolitan Saloon was the first brick building completed in the devastated area, having been built in six weeks and a day. It was owned by Walter Peacock and George Freeth, who ran the largest saloon business in Honolulu, with the Royal and Pacific Saloons also under their operation. The saloon survived the Chinatown fire of 1900, but in 1903 was supplanted by the California operated by Henry Vida, who was a member of the Territorial legislature. The California shut its doors in 1905. The primary occupant of this building during the twentieth century was the New York Shoe Store, which operated here from 1914 until 1952. The shoe store was started by Choy Hoy An, and upon his death in 1932, his wife, Choy Chang See ran the business. Prior to his death, Mr. Choy remodeled the store in 1930, installing large plate glass display windows. Mrs. Choy sold the shoe store in 1952 to James V. Kunst, who renamed it the Ka-ma-aina Shoe Store, closing the business in 1968, after opening a second store at Ala Moana in 1966. Mrs. Stack acquired the property in 1980, and rehabilitated it in 1986 under the federal tax incentive program. At the time of rehabilitation the building was in great disrepair and part of its exterior wall had collapsed. The rehabilitation brought back the design of the original storefronts.

The builder of the Cosmopolitan Building was George Lucas. Lucas (1821-1892) was born in Ireland. Prior to George's birth, his father had been one of the English guards who watched over

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Napoleon during his banishment on St. Helena, and at some point after George's birth the British government sent his father and family to Australia to "take charge of the government domain there." [*Builders of Hawaii*, page 150] From Australia young George Lucas set sail for the gold fields of California in 1849. He remained in San Francisco and worked as a carpenter. In 1856, he returned to Hawaii, having stopped briefly in the Islands on his journey to California. He worked for Robert Lewers on the construction of the Custom House, and then established his own contracting business and the Honolulu Planing Mill, which over time grew to be the largest such enterprise in Hawaii. He did all the interior work for Iolani Palace, and also built the Ward Estate. Other major works included the Kapuiwa Bulding (National Register), no longer extant Campbell Block and all the wood work for the no longer extant Royal Hawaiian Hotel at Hotel and Richards streets. In addition to constructing the Cosmopolitan Saloon, in response to the fire, he also worked on replacing the Wing Wo Chan & Co. building, Yim Quon Building, the Holt Block and the Mendonca/Encore Saloon building as well as the building for Judge Bickerton (now known as Club Hubba Hubba).

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City and County Tax Office records.

State Bureau of Conveyances, book 1913, page 25, book 15143, page 226

Coover, Gary, *Honolulu Chinatown*, Honolulu: Rollston Press, 2022

Nellist, Earl, *Builders of Hawaii*, Honolulu: Star Bulletin, 1925

“Rising from the Ashes,” *Hawaiian Gazette*, September 21, 1886, page 8

“Some New Buildings,” *Evening Bulletin*, August 6, 1886, page 3

“Local and General,” *Daily Bulletin*, July 27, 1886, page 3

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): 50-80-14-10148

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10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: BING MAPS:

<https://www.bing.com/maps/?cp=21.311083%7E-157.862264&lvl=17.0>

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 21.311085 | Longitude: -157.862267 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The property being nominated includes all the property owned by the North Hotel 1 LLC in 2025 as described by Tax Map Key (1) 1-7-002: 007.

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Boundary Justification (Explain why the boundaries were selected.)

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

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: HI zip code: 96744
e-mail _____
telephone: (808)-542-6230
date: March 16, 2025

Additional Documentation

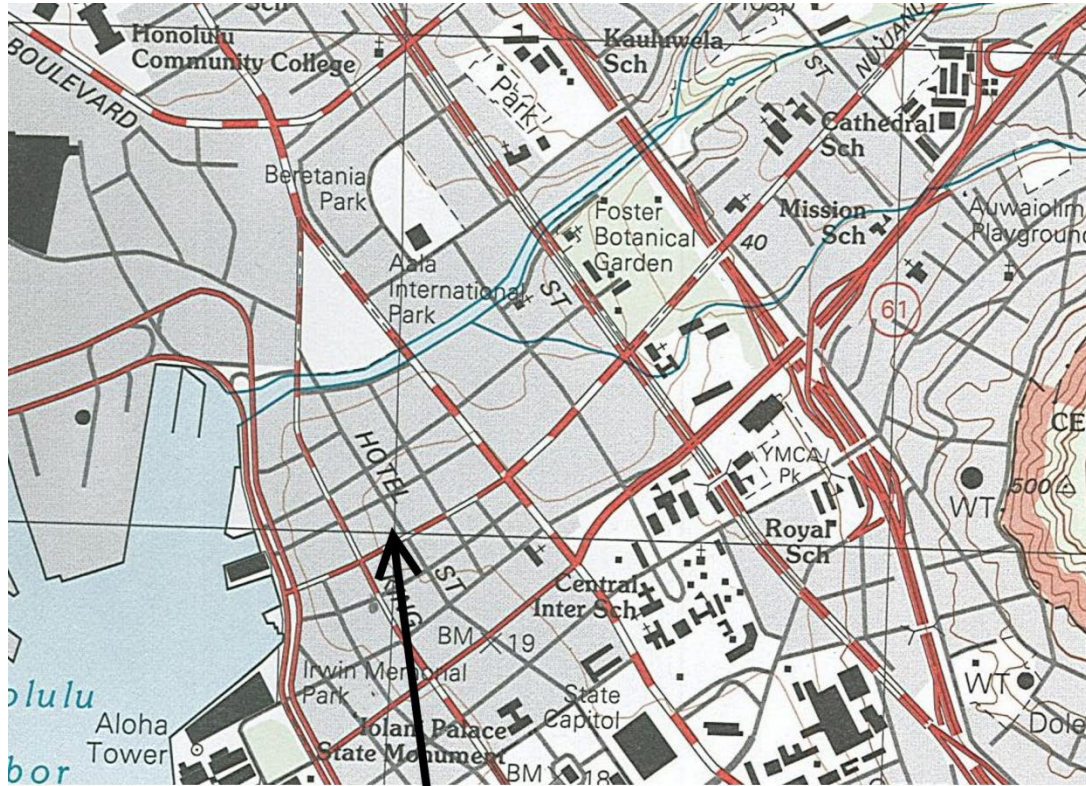
Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **TMK Map**
- **Additional items:** photo key
- **Owners:** North Hotel 1
c/o Lee Stack
1 North Hotel Street
Honolulu, HI 96817

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USGS



USGS 7.5 Series, Honolulu Quadrangle, 1998 (portion)

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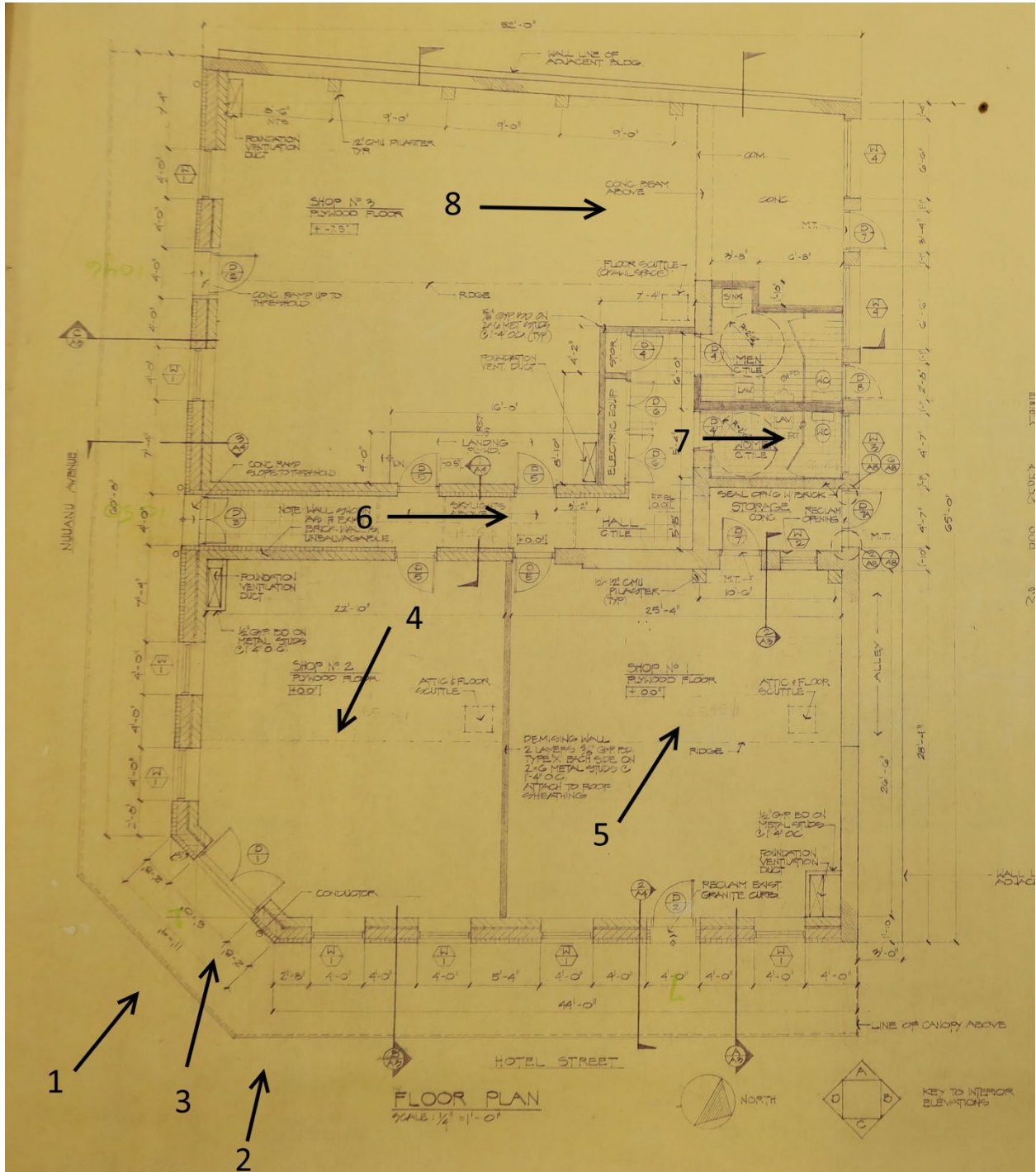
Tax Map



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Photo Key



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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 Log

Name of Property: Cosmopolitan Saloon

City or Vicinity: Honolulu

County: Honolulu

State: HI

Photographer: Kikuyo Hibbard

Date Photographed: February 12, 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. View of the building from the east
2. View of the Hotel Street facade from the northeast
3. View of the entry from the northeast
4. View of the corner shop from the southwest
5. View of the vacant retail space from the east
6. View of the hallway from the southeast
7. View of the women's room from the southeast
8. View of the office from the southeast

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Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

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

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

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