

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: Hakalau Plantation Co. Warehouses

Other names/site number: Tax Map Key (3) 2-9-002:079

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: 29-2306 Old Mamalahoa Highway

City or town: Hakalau State: HI County: HI

Not For Publication:

Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ Meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ National ___ Statewide ___ Local

Applicable National Register Criteria

___ A ___ B ___ C ___ D

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

In my opinion, the property ___ Meets ___ does not meet the National Register criteria.	
<u>Signature of commenting official</u>	<u>Date</u>
<u>Title:</u>	<u>State or Federal agency/bureau or Tribal Government</u>

Hakalau Plantation Co. Warehouses
Name of Property

Hawai'i, HI
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the national Register
- other (explain): _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Hakalau Plantation Co. Warehouses
Name of Property

Hawai'i, HI
County and State

7. Description

Architectural Classification

(Enter Categories from instructions.)

CLASSICAL REVIVAL

Materials (enter Categories from instructions.)

Principal exterior materials of the property: Board-formed Reinf. Conc Floors,
Walls, Conc Roof, Metal/Fiberglass
Monitors

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

See Continuation Sheets – Section 7, Page 1.

Narrative Description

See Continuation Sheets – Section 7, Pages 1 – 4.

Hakalau Plantation Co. Warehouses
Name of Property

Hawai'i, HI
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the 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

- 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

Hakalau Plantation Co. Warehouses
Name of Property

Hawai'i, HI
County and State

Areas of Significance

(Enter Categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

AGRICULTURE

Period of Significance

1920-1974

Significant Dates

1920 – Year of construction

1963 – Year of merger

1974 – Year of closure

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

J.A. Williamson, Architect

Sanzo Z. Kawasaki, Contractor

Hakalau Plantation Co. Warehouses
Name of Property

Hawai'i, HI
County and State

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.)

See Continuation Sheets – Section 8, Page 5.

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

See Continuation Sheets – Section 8, Pages 5 - 17.

Hakalau Plantation Co. Warehouses
Name of Property

Hawai'i, HI
County and State

9. Major Bibliographic References

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

See Continuation Sheets – Section 9, Pages 18 – 20.

Previous documentation on file (NPS):

(Enter Categories from instructions.)

- 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): 50-10-16-31536

10. Geographical Data

Acreege of Property: 3.392 acres

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: |

Hakalau Plantation Co. Warehouses
Name of Property

Hawai'i, HI
County and State

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 Or NAD 1983

- 1. And located on
Zone: 5Q Easting: 277297.80 Northing: 2201730.60
- 2. Zone: Easting: Northing:
- 3. Zone: Easting: Northing:
- 4. Zone: Easting: Northing:

Verbal Boundary Description (Provide at least one paragraph for each area of significance.)

Beginning in the southwest corner of this property 418.6 feet north; 32.3 feet west; 122.9 feet north; 486.8 feet along the coast northeast; 99 feet south; 245.8 feet west; 474.7 feet south; 225.7 feet west to point of origin.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries described are for the HRHP/NRHP designation of two warehouses formerly owned by Hakalau Plantation Co., (HPCo), and located on an official State and County recognized TMK, now owned by Shropshire Group, LLC, who has approved the preparation and submittal of this nomination of the HPCo warehouses to the Hawai'i/National Registers of Historic Places.

11. Form Prepared By

name/title: Ross Stephenson, PhD
organization: Shropshire Group, LLC, 52 Halaulani Pl, Hilo, HI, 96720
street & number: 1600 Ala Moana Blvd, Suite 103
city or town: Honolulu State: HI Zip code: 96815
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date: July 18, 2025

Hakalau Plantation Co. Warehouses
Name of Property

Hawai'i, HI
County and State

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.
See Continuation Sheets – Additional Documentation, Pages 23 - 29.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
See Continuation Sheets – Additional Documentation, Pages 30 - 77.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

Section number 7 Page 1

SECTION 7 – Narrative Description

Summary Paragraph

The Hakalau Plantation Co. (HPCo) Warehouses at 29-2306 Old Mamalahoa Highway are a pair of vernacular industrial buildings with Classical Revival details that are sited on a bluff overlooking Hakalau Bay and the site of the former HPCo sugar mill. Designed by Hilo civil engineer and architect Anthony (A.J.) Williamson and erected by Hilo contractor and builder Sanzo (S.Z.) Kawasaki in 1920, the HPCo Warehouses are one story in height and are of board-formed concrete construction. The two buildings are oriented northwest-southwest. One is 40'-0" in width and 140'-0" in length while the other is 40'-0" and 122'-0" in length. Both have single bay widths, seven- or six-pile depths, low gabled roofs with full-length monitors that provide natural light to the interiors and are fenestrated with loading doors on the side facades. The HPCo Warehouses were initially built to house bagged sugar as well as freight and were produced by a building program of the Hawaii Consolidated Railway Company (HCRCo) and C. Brewer & Co. (Brewer) to erect warehouses at Brewer-owned facilities at Hakalau as well as Honomu, Pepeekeo, and Onomea (Papaikou). The program was a successful effort to transport bagged sugar produced by the four mills to the Port of Hilo and consolidate shipping from multiple harbors along the North Hilo Coast to a single port at Hilo Bay.

Narrative Description

1.0. HPCo Warehouse "A" Exterior

Front (Northwest) Facade

The front (northwest) facade of HPCo Warehouse "A," recorded by Scientific Consultant Services, Inc. (SCS) as "Feature A," is 40'-0" or one bay in width and one-story in height. Constructed of board-formed concrete and painted grey with tan trim, it is simply embellished with a concrete base and a four-part cornice and features a gabled parapet with the year of construction "1920" in numerals cast into the concrete and painted white. The front facade is fenestrated with a single inset metal roll-up loading door. The door appears to have replaced an original at an indeterminate date along with the removal of an original metal canopy. The building sits on a loading dock of cast-in-place concrete that is faced with cut basalt blocks and includes concrete steps with metal railings that provide access to the top of the dock from grade.

Side (Southwest) Facade

The side (southwest) facade is 140'-0"¹ or seven bays in length and is one-story in height. It is constructed of board formed concrete, has been built on a cast-in-place concrete loading dock that also serves as the finish floor of the building and is fenestrated with three outset standing seam metal doors that are suspended from metal tracks. The doors appear to have replaced the originals at indeterminate dates along with metal awnings that have since been removed. The side facade is embellished with a concrete base and four-part cornice, a flat parapet that extends the length of the building, and features the company name "Hakalau Plantation Company," in letters cast into the concrete at the parapet's mid-section and painted white, that had been previously painted black.

¹ County of Hawai'i, Department of Finance, TMK 290020790000, "Sketch of Improvements," August 29, 2000. Accessed 16 June 2025.

United States Department of the Interior
 National Park Service

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Rear (Southeast) Facade

The rear (southeast) facade of HPCo Warehouse "A" is 40'-0" or one bay in width and one story in height. It is constructed of board formed concrete, simply embellished with a concrete base, four-part cornice, and a gabled parapet. Unlike the front (northwest) facade however, the rear facade is not fenestrated.

Side (Northeast) Facade

The side (northeast) facade is 140'-0" or seven bays in length and is one story in height. It is constructed of board formed concrete, has been built on a cast-in-place concrete loading dock that also serves as the floor of the building, and is fenestrated with three metal loading doors. The doors appear to have replaced the originals at indeterminate dates along with metal awnings that have since been removed. The facade is embellished with a four-part cornice, a flat parapet that extends the length of the building. It has been painted grey while the cornice and parapet cap have been painted tan.

1.1. HPCo Warehouse "A" Interior

The interior of HPCo Warehouse "A" is open, is divided into two rooms, and the interior of the entire building has been painted white, after previously been painted green. Six concrete piers (2-7) at 20'-0" centers support the board-formed concrete walls as well as seven transverse concrete beams that span the distance between the side walls and support the roof slab and a full-length monitor with vents that provides natural light to the interior. The ceiling height is 20'-0" above finish floor. The finish floor elevation of the building is the same as the loading dock and is of scored concrete. A Restroom was added at an indeterminate date and has been removed.

1.2. HPCo Warehouse "B" Exterior

Front (Northwest) Facade

The front (northwest) facade of HPCo Warehouse "B," recorded by SCS as "Feature B," is 40'-0" or one bay in width and one story or 30'-0" in height. Constructed of board-formed concrete, it is embellished with a concrete base, a four-part cornice, and features a gabled parapet with the year of construction "1920" in numerals cast into the concrete and painted white. In contrast with the front facade of HPCo Warehouse "A," the front facade of HPCo Warehouse "B" is not fenestrated, and the building is located at grade and has a raised concrete loading dock on one side.

Side (Southwest) Facade

The side (southwest) facade is 122'-0"² or six bays in length and is one-story in height. It is constructed of board formed concrete and is fenestrated with three outset standing sheet metal loading doors that are suspended from metal tracks and appear to have replaced the originals at indeterminate dates. The side facade is embellished with a concrete base, a four-part cornice, a flat parapet that extends the length of the building. The company name "Hakalau Plantation Company," has been cast into the concrete at the parapet's mid-section, its letters were previously painted in black and have been painted white.

² County of Hawai'i, Department of Finance, TMK 290020790000, "Sketch of Improvements," August 29, 2000. Accessed 16 June 2025.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

Section number 7 Page 3

Rear (Southeast) Facade

The rear (southeast) facade of HPCo Warehouse “A” is 40’-0” or one bay in width and one story in height. It is constructed of board formed concrete, embellished with a concrete base, a four-part cornice, a gabled parapet, and is not fenestrated.

Side (Northeast) Facade

The side (northeast) facade is 122’-0” or six bays in length and is one-story in height. It is constructed of board formed concrete, has been built with a cast-in-place concrete floor that is scored, and is fenestrated with three openings that have been enclosed by replacement metal grates and sheet metal doors. The facade is embellished with a four-part cornice, a flat parapet that extends the length of the building and has a modern open-air shelter that has been erected adjacent to it. The shelter has been constructed with wood posts, beams, and rafters and has a shed roof that is clad with corrugated metal and located next to a metal 50,000-gallon water tank that was installed in 1985.³ A modern wood frame restroom with board and batten walls and a shed roof of corrugated metal has been built between a loading door and the northeast corner of the building.

1.3. HPCo Warehouse “B” Interior

The interior of HPCo Warehouse “B” is open, does not originally have a separate storage room like HPCo Warehouse “A,” and remains intact, although the interior of the entire building which was painted in 2014 has had its paint removed. Five concrete piers at 20’-0” centers (2-6) support the board-formed concrete walls as well as seven transverse concrete beams that span the distance between the side walls and support the roof slabs and a full-length monitor with vents that provides natural light to the interior. The ceiling height is 20’-0” above the finish floor. There are narrow-gauge tracks embedded in the concrete floor that extend southeast-northwest and terminate at the interior face of the front (northwest) facade. The tracks were installed for a moveable sugar bag conveyor that aided laborers in stacking bagged sugar from floor to ceiling. A restroom was added and removed at indeterminate dates and rebuilt on the side (northeast) facade of the building.

1.4 Alterations

Minor alterations have been made to the HPCo Warehouses and are confined to areas that were in constant use and necessitated removal and replacement over time—such as metal loading doors (roller to slider) and related trackage and/or the installation of hardware for worker safety such as handrails on steps leading from grade to loading platforms. The only known modifications to the buildings themselves were the replacement of original horizontal metal canopies with metal awnings, replacement of wired glass with translucent fiberglass in the roof monitors, and the addition of restrooms which have been removed.

1.5. Integrity

The HPCo Warehouses retain integrity for all seven aspects of integrity. They include location, setting, design, materials, workmanship, feeling and association.

³ County of Hawai'i, Department of Finance, TMK 290020790000, “Description of Improvements,” “50,000 Gallon W. Tank,” November 13, 1985. Accessed 16 June 2025.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

Section number 7 Page 4

Location: The location of the HPCo Warehouses remains unchanged and the buildings retain integrity of location.

Setting: There has been demolition of all the company buildings except for the two HPCo warehouses as well as limited redevelopment on lots adjacent to 29-23-Old Mamalahoa Highway. However, with the exception of an increase in the natural growth of vegetation, the site by itself has not changed significantly and retains integrity of setting.

Design: The design and floor plans of the two HPCo Warehouses have not been substantially changed during the PoS and remain intact. Some minor modifications that have been made to the buildings during the PoS include the removal of large, flat metal canopies from the heads of loading doors, changes in loading door types (roller to sliding) related trackage, and materials (sheet metal, corrugated or standing seam metal), replacement of wired glass in roof monitors with translucent fiberglass, and addition of metal handrails to steps that provide access to loading platforms. Despite the minor changes, the design, floor plans, and fenestration remain largely intact.

Materials: Exterior floor, wall, and roof materials remain unaltered, and the buildings retain integrity of materials.

Workmanship: Since there have been no changes in the above materials the HPCo Warehouses retain integrity of workmanship.

Association: The HPCo Warehouses have associations with Hakalau Plantation Co. as well as C. Brewer & Co., that owned and served as the agent for the company, the Hawaii Consolidated Railway Co., Ltd. that hired architect Alexander (A.J.) Williamson to design the two buildings, and Sanzo (S.Z.) Kawasaki, the contractor whose crews erected them.

Feeling: Despite the few minor modifications made to the HPCo Warehouses, largely completed during the POS, they still retain the feeling of unique Classical Revival buildings that were erected during the Plantation period.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

Section number 8 Page 5

SECTION 8 – Statement of Significance

Summary Paragraph

The Hakalau Plantation Co. (HPCo) Warehouses were built in 1920 to store bagged sugar and freight. The warehouses were a joint venture between the Hawaii Consolidated Railway Co. and C. Brewer & Co. and was part of a construction project that erected warehouses at four other plantations. The HPCo warehouses are eligible under Criterion A for being the only intact remnants of the Hakalau Plantation Co. that remained in use during the company’s operation, as well as after the company’s short-lived merger with other companies, and even following its closure in 1974. The warehouses are also eligible under Criterion C for being examples of vernacular buildings that despite their mundane functions were embellished with Classical Revival details and demonstrative of both contemporary style and the move from wood plantation buildings to those erected in board-formed concrete. The Period of Significance or POS for the buildings is 1920-1974 corresponding with their construction and initial opening in 1920 as well as five decades of operation under HPCo as well as other sugar companies that were owned by C. Brewer.

1.0 CRITERION A – COMMUNITY PLANNING AND DEVELOPMENT

1.1. Hakalau Plantation Co. Warehouse Site

The two HPCo Warehouses (Warehouse “A” and “B”) are extant remnants of a larger assemblage of buildings that were erected on a bluff 200 feet above the Hakalau Plantation Co. (HPCo) sugar mill at Hakalau Bay and connected to the mill by a cable tramway. The HPCo Warehouses were produced as a joint venture between the Hawaii Consolidated Railway Co., Ltd. and C. Brewer & Co. to consolidate supply chains, moving from vessels who docked at small company-owned ports along the North Hilo Coast to a central port—the Port of Hilo—and ultimately changing both freight and agricultural product (bagged sugar) as well as passenger traffic from ocean to land based transport, which eventually led to trucking (bulk sugar) during the post-war period.

First recorded by the Sanborn Insurance Co. on maps issued in 1919, the HPCo buildings on the site selected for the new warehouses in that year included a large shed, two buildings associated with automobile (and truck) service and repair, a carpenter’s shop, harness shop and fertilizer storage, as well as an area dedicated to manure storage. Adjacent to the site were two large wood sugar warehouses that were built on the bluff and sited parallel to the cliff face. Their massive size (that dwarfed the proposed HPCo Warehouses) suggests that bagging operations as well as storage occurred in the two buildings. and that the HPCo Warehouses were intended for bagged sugar and freight storage.

After the 1920-21 construction of the HPCo Warehouses, the site was again recorded on Sanborn Insurance Co. maps that were issued in 1930, 1950, and 1956 which documented their changes in use through time. The site was later surveyed in 2014 by Scientific Consultant Services, Inc. (SCS) and then resurveyed in 2025. The site was found to include seven foundations (Features C-I) of demolished buildings and the two HPCo Warehouses (identified as Features A and B) were still intact.¹

¹ Escott, Glenn, M.A., “An Architectural Preservation Plan for Site 26591[,] Feature A and Feature B, Located on Lands of the Former Hakalau Plantation, Halakau Nui Ahupua’a, South Hilo District, Island of Hawai’i, Hawai’i [TMK: (3) 2-9-002:079 (Por.)],” Scientific Consultants, Inc., Honolulu, 2025.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 6

An architectural preservation plan was prepared by SCS in the latter year that recommended the the preparation of nominations to the Hawai'i and National Registers of Historic Places (HRHP/NRHP) for the two buildings.

1.2. Hakalau Plantation Company Warehouses

The Hakalau Plantation Co. (HPCo) Warehouses were designed by Hilo civil engineer and architect Anthony (A.J.) Williamson. In addition to his work on those buildings, Williamson appears to have been involved on at least two other concurrent projects. He designed a new \$40,000 roundhouse for the Hawaii Consolidated Railway Co. (HCRCo) that was erected in 1921 at Waiakea and he was also noted as working on a potential expansion of the carrier's rail line to Waimea, Mahukona, and Kawaihae.² The *Hilo Daily Tribune* described the Waiakea roundhouse as a "Modern Building of the Consolidated Railway, Constructed of Reinforced Concrete and...Strictly Modern."³

Like the Waiakea Roundhouse, the HPCo Warehouses were constructed of reinforced concrete and later described as thoroughly Modern. Initial announcement of their construction was made by Williamson and published in the *Hilo Daily Tribune* on June 20, 1920, beneath the headline, "Notice to Contractors," along with the following copy:

On behalf of the Hakalau Plantation Co. bids will be received by A.J. Williamson, Architect, Hilo, for a reinforced concrete warehouse building to be erected at Hakalau. Intending bidders can secure copies of the plans and specifications at the architect's office...in the Lucas building, Hilo.
A.J. Williamson, Architect⁴

Williamson completed the construction drawings and specifications for the HPCo Warehouses as well as three others and along with remedial work at the Onomea Sugar Co. mill, and advertised for bids on August 12, 1920, with the following notice that was published in the *Hilo Daily Tribune*:

Tenders will be received by A.J. Williamson, Civil Engineer and Architect, 111 Lucas Building, Hilo, up to noon [on] Thursday, the 19th day of August, for the construction of the following buildings:

1. A Concrete Warehouse for the Hakalau Plantation Company at Hakalau.
2. A Concrete Warehouse for the Honomu Sugar Company at the Honomu Railway Station.
3. A Concrete Warehouse for the Pepeekeo Sugar Company, at the Pepeekeo Railway Station; and
4. (A) A Concrete Warehouse at the Papaikou Railway Station; and
(B) A concrete fire-wall [sic] in the Papaikou Mill, for the Onomea Sugar Company.

Intending bidders can secure copies of the plans and specifications at the Architect's office.

² "Hawaii Consolidated May Extend Its Line," *Honolulu Star-Bulletin*, October 27, 1920: 8: 1.

³ "New Roundhouse at Waiakea to be Completed Soon...Modern Building of the Consolidated Railway, Constructed of Reinforced Concrete and...Strictly Modern." *Hilo Daily Tribune*, September 27, 1921: 1: 2.

⁴ "Notice to Contractors," *Hilo Daily Tribune*, June 20, 1920: 6: 2.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number 8 Page 7

A.J. Williamson
C.E. and Architect.⁵

The winning bid for the HPCo Warehouses was received from Hilo contractor and builder, Sanzo (S.Z.) Kawasaki for an undisclosed amount. Other successful bidders included Hilo contractor Charles H. Will for warehouses at Onomea (Papaikou) and Pepeekeo and Hilo Contracting Co. for the warehouse at Honomu.⁶

At Hakalau, after HPCo building crews cleared the building site sometime in 1920, Kawasaki commenced work on the first HPCo Warehouse (Warehouse "A") in September of that year. By mid-November the building was described in a news article as "practically finished" with the second HPCo Warehouse (Warehouse "B") "well underway."⁷ The other three sugar warehouses and the firewall at the Onomea mill were started in mid-November and scheduled to be completed by February 1921.

The entire building project was described by the *Honolulu Star-Bulletin* in two identical articles on November 13 and 14, 1920 beneath the headlines, "Big Island Mills Make Improvements at Cost of \$300,000,"⁸ and "Many New Improvements on Big Island."⁹ The articles stated:

Yesterday C. Brewer & Co. announced that improvements representing nearly \$300,000 are being made by the Consolidated Railway and the Brewer plantations on the Big Island.

Sugar from the Brewer plantations has been handled by the railroad since the first of last month, making it necessary to build adequate warehouses at the various mills from which the sugar is shipped—Onomea, Pepeekeo, Honomu and Hakalau.

In order to facilitate freight storage and shipment, reinforced concrete warehouses are being erected, one at the first three plantations named above, and two at Hakalau.

Each warehouse will be 60 feet wide, and from 120 to 160 feet in length, of one-story reinforced concrete construction [and] absolutely fireproof.¹⁰

The costs of the HPCo Warehouses and three others at Onomea, Pepeekeo, and Honomu were also provided in the two articles with a combined total of \$160,000.¹¹ Work on the firewall at Onomea mill was also included in the total but described differently from Williamson's bid solicitation. It was modified from "[a] concrete fire-wall [sic] in the Papaikou Mill" to "constructing a fire wall around [the] bagasse room and boiler room at the [Papaikou] mill."¹²

⁵ "Notice," *Hilo Daily Tribune*, August 12, 1920: 5: 3.

⁶ "Many New Improvements on Big Island," *Honolulu Star-Bulletin*, November 14, 1920: 10: 4.

⁷ "Many New Improvements on Big Island," *Honolulu Star-Bulletin*, November 14, 1920: 10: 4.

⁸ "Big Island Mills Make Improvements at Cost of \$300,000," *Honolulu Star-Bulletin*, November 13, 1920: 1: 7.

⁹ "Many New Improvements on Big Island," *Honolulu Star-Bulletin*, November 14, 1920: 10: 4.

¹⁰ "Many New Improvements on Big Island," *Honolulu Star-Bulletin*, November 14, 1920: 10: 4.

¹¹ "Big Island Mills Make Improvements at Cost of \$300,000," *Honolulu Star-Bulletin*, November 13, 1920: 1: 7; "Many New Improvements on Big Island," *Honolulu Star-Bulletin*, November 14, 1920: 10: 4.

¹² "Big Island Mills Make Improvements at Cost of \$300,000," *Honolulu Star-Bulletin*, November 13, 1920: 1: 7; "Many New Improvements on Big Island," *Honolulu Star-Bulletin*, November 14, 1920: 10: 4.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 8

Additional related work was also announced in the *Star-Bulletin* articles as including Hilo Sugar Co.'s construction of "a new modern steel building over the mill to replace the old wooden structure"¹³ at a cost of \$125,000 and a new sea wall at the Hilo Sugar Co. mill for an HCRCo spur track for an undisclosed amount.¹⁴

At Hakalau, two spur tracks were laid between the sites of the two HPCo Warehouses that connected to an existing HCRCo spur track at the south end of the site. They were in place by September 1, 1920¹⁵ and appear to have been laid concurrently while the site was presumably cleared and prepared for foundation and form work. The completion of the track work at HPCo as well as the other three plantations was reported by the *Hilo Daily Tribune* beneath the headline, "Spur Tracks Ready on Hawaii Consolidated" and the following copy:

The spur tracks that connect the main lines of the Hawaii Consolidated Railway with the warehouses of the plantations along the North Hilo Line are nearly all completed. The spurs run to the warehouses and cars can be loaded directly from the sugar rooms. New boxcars have [also] been built for the handling of the sugar freight...¹⁶

The HPCo Annual Report for 1920 mentioned the two warehouses beneath the title, "Improvements Authorized During the Year, But Not Completed and Now Under Way" and noted that:

These were authorized during the year but not completed, the following buildings:

One reinforced concrete General Freight Warehouse.

One reinforced concrete Sugar Warehouse.

These were necessary on account of our changing our method of transporting everything by the Inter-Island Steam Navigation Company's steamers to that of having our sugar and supplies hauled by rail. Our old landing warehouse is being converted into a stable, the present dilapidated building is to be torn down and its site used as a lumber yard, the present lumber yard site having to give way for the site for the General Freight Warehouse.¹⁷

When completed, presumably in February 1921 but curiously not mentioned in the HPCo annual report of that year, all of the warehouse loading doors were fitted with flat metal canopies to shed rainwater and both buildings were operational in time for the 1921 grinding season. The HPCo and other warehouses received mention in the *Hawaii Herald* beneath the headline, "Concrete Warehouses for Plantations are Something New Here" which stated:

Five reinforced concrete warehouses, the first of this kind on the island, have just been completed for the plantations between Hilo and Hakalau...The five warehouses are built along similar lines, with

¹³ "Big Island Mills Make Improvements at Cost of \$300,000," *Honolulu Star-Bulletin*, November 13, 1920: 1: 7; "Many New Improvements on Big Island," *Honolulu Star-Bulletin*, November 14, 1920: 10: 4.

¹⁴ "Big Island Mills Make Improvements at Cost of \$300,000," *Honolulu Star-Bulletin*, November 13, 1920: 1: 7; "Many New Improvements on Big Island," *Honolulu Star-Bulletin*, November 14, 1920: 10: 4.

¹⁵ "Spur Lines Ready on Hawaii Consolidated," *Hilo Daily Tribune*, September 1, 1920: 2: 2.

¹⁶ "Spur Lines Ready on Hawaii Consolidated," *Hilo Daily Tribune*, September 1, 1920: 2: 2

¹⁷ "Manager's Report," *Thirty-Eighth Annual Report for Hakalau Plantation Company for the Fiscal Year Ending December 31, 1920*: 6.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

Section number 8 Page 9

slight changes to meet varying conditions. All are of reinforced concrete, walls and floors, and all are windowless, the light for the inside coming from the roof, where the openings are large but protected, making the buildings absolutely fireproof. There is very little difference in the size of these five buildings, the one at Papaiko being larger than the others in length only, for it is 160 feet long, while the others are 140 feet. They are all 40 feet wide and all are erected adjacent to the railway, so that there will be the minimum amount of labor required to remove freight from the railroad cars into the warehouses or out of them... [T]he floors of the warehouses are on the level with the floors of the cars used by the Hawaii Consolidated Railway, Ltd. With the exception of the two warehouses at Hakalau, all are on the mauka side of the track, near the station[s], but those at Hakalau are down near the office on the spur track...The warehouses are divided into two rooms, one for incoming and the other for outgoing freight.¹⁸

Following completion, the HPCo Sugar Warehouse (Warehouse "B") stored and transferred an indeterminate number of bags of raw sugar equaling 17,281 tons—a slight increase in the company's output from the year before but less than in 1919. In the latter year the total HPCo output was 39,430 bags¹⁹ or 18,894 tons²⁰ and was 27,350 bags²¹ or 16,559 tons in 1920.²²

In 1930 the Sanborn Insurance Co. prepared maps of the Hakalau Plantation Co. and the uses of the HPCo Warehouses were consistent with those stated in the 1920 annual report. Warehouse "B" was being used as a "Sugar Wareho[use]" to store and transfer bagged sugar to boxcars that the HCRCo brought in on one of its two spur lines. Warehouse "A" was being used for two functions—as a "General Warehouse" in one enclosed storeroom in the building and as storage for "Plantation Supplies" in the remaining open section of the building. Also consistent with a recommendation in the 1920 HPCo annual report, a new reinforced concrete company office with a post office and a store had been built during the decade but were not shown on the Sanborn map. Designed as well by A.J. Williamson, they were erected by an unidentified contractor in 1927 and 1928, respectively.

No update of the 1930 Sanborn Insurance Co. maps for Hakalau was produced during the 1940s. Insurance company inspectors nonetheless returned in 1950, in the wake of the 1946 tsunami, to again record the buildings. After that catastrophic event, HPCo began shipping all of its bagged sugar in trucks and a new method for transporting sugar in bulk rather than in bags was planned to coincide with the opening of a bulk sugar facility at Hilo Harbor in 1949.²³ Sanborn Insurance Co. inspectors noted in 1950 that the uses had changed. Warehouse "B" was now used as a "Fertilizer Warehouse" while Warehouse "A" retained its function as a "General Warehouse" with storage for "Plantation Supplies."

A final update of the Hakalau maps was completed by the Sanborn Insurance Co. in 1956. It showed that the HCRCo spur lines had been removed from the side of Warehouse "B" with the latter still functioning as a "Fertilizer Warehouse" and the uses for Warehouse "A" remained unchanged. Those uses are presumed to have been maintained through various mergers through the closure of HPCo in 1974 and it remains unknown what functions the two buildings served afterward.

¹⁸ "Concrete Warehouses for Plantations are Something New Here," *Hawaii Herald*, April 29, 1921: 7: 5.

¹⁹ "Sugar On Hand," *Daily Post Herald*, September 23, 1919: 6: 6.

²⁰ "Hawaiian Sugar Crops, In Tons, 1916-1921," *Hawaiian Annual*, Honolulu: Thos. G. Thrum, 1921: 175.

²¹ "Sugar on Hawaii," *Honolulu Star-Bulletin*, June 19, 1920: 4: 3.

²² "Hawaiian Sugar Crops, In Tons, 1916-1921," *Hawaiian Annual*, Honolulu: Thos. G. Thrum, 1921: 175.

²³ "Mechanization Began Long Ago," *Honolulu Advertiser*, June 23, 1959: Sec IX: 10.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

Section number 8 Page 10

1.3. Hakalau Plantation Company, Ltd.

The closure of Hakalau Plantation Company, Ltd. (HPCo) was the end of a company that had been operation for 99 years. HPCo was established in 1875 by Claus Spreckels with Wm. G. Irwin & Co., Ltd. as agent. The company was later acquired by C. Brewer & Co., who also served as agent. Sugar production was 5,000 tons in 1890,²⁴ 11,931 tons in 1900,²⁵ 10,862 tons in 1905,²⁶ with 11,905 and 19,317 tons in 1910²⁷ and 1915,²⁸ respectively. In 1920²⁹ the total was 16,559 tons, in 1925,³⁰ 17,861 tons, in 1930,³¹ 18,575 tons, and in 1935,³² 19,219 tons. In 1940³³ and 1945³⁴ it was 17,382 and 24,627 tons, respectively, with an indeterminate amount produced in 1946 because of the impacts of the territory-wide Great Sugar Strike and the tsunami of that year.

HPCo was unique in that a large percentage of its sugarcane was produced by independent planters,³⁵ a number of them homesteaders who hired contract laborers, who cultivated and harvested the crop. In addition, of the 4,189 acres³⁶ under cultivation for the 1919 harvest, 2,595 acres³⁷ or sixty-one percent was independently owned land while the remaining 1,594 acres or thirty-nine percent was owned or leased by HPCo. The company also employed an indeterminate number of contract laborers who grew and harvested the crop from HPCo-owned acreage.

Since HPCo only owned or leased portions of the acreage that was used to produce its crop and crop production was in the hands of independent contractors, a substantial number of contract growers and laborers had become dissatisfied with HPCo pay rates. This created an unanticipated opportunity for competition that was met on August 8, 1919, with an announcement in the *Hawaii Herald* that a new concern—Wailea Milling Co. (WMCo)—was going to be built nearby. The *Herald* printed an article with

²⁴ Dorrance, William H. and Francis S. Morgan. *Sugar Islands: The 165-year Story of Sugar in Hawai'i*. Honolulu: Mutual Publishing, 2000: 98.

²⁵ "Hawaiian Sugar Crops, 1900-1904," *Hawaiian Almanac and Annual*, Honolulu: Thos. G. Thrum, 1905: 38.

²⁶ "Hawaiian Sugar Crops In Tons, 1905-1910," *Hawaiian Almanac and Annual*, Honolulu: Thos. G. Thrum, 1911: 183.

²⁷ "Hawaiian Sugar Crops In Tons, 1905-1910," *Hawaiian Almanac and Annual*, Honolulu: Thos. G. Thrum, 1911: 183.

²⁸ "Manager's Report," *Thirty-Third Annual Report for Hakalau Plantation Company for the Fiscal Year Ending December 31, 1915*: 6.

²⁹ "Manager's Report," *Thirty-Eighth Annual Report for Hakalau Plantation Company for the Fiscal Year Ending December 31, 1920*: n.p.

³⁰ "Manager's Report," *Forty-Third Annual Report for Hakalau Plantation Company for the Fiscal Year Ending December 31, 1925*: 7.

³¹ "Manager's Report," *Forty-Eighth Annual Report for Hakalau Plantation Company for the Fiscal Year Ending December 31, 1930*: 9.

³² "Manager's Report," *Fifty-Third Annual Report for Hakalau Plantation Company for the Fiscal Year Ending December 31, 1935*: n.p.

³³ "Manager's Report," *Fifty-Eighth Annual Report for Hakalau Plantation Company for the Fiscal Year Ending December 31, 1940*: n.p.

³⁴ "Manager's Report," *Sixty-Third Annual Report for Hakalau Plantation Company for the Fiscal Year Ending December 31, 1945*: n.p.

³⁵ Dorrance, William H. and Francis S. Morgan. *Sugar Islands: The 165-year Story of Sugar in Hawai'i*. Honolulu: Mutual Publishing, 2000: 98.

³⁶ "Manager's Report," *Thirty-Seventh Annual Report for Hakalau Plantation Company for the Fiscal Year Ending December 31, 1919*: 2.

³⁷ "Manager's Report," *Thirty-Seventh Annual Report for Hakalau Plantation Company for the Fiscal Year Ending December 31, 1919*: 2.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number 8 Page 11

the headline, "Wailea Mill Company Will Grind 1920 Crop of Cane," and Sub-head, "Tenders for Erection of Factory Soon To Be Asked For."³⁸

Wailea Milling Co. (WMCo) was organized in 1919, capitalized at \$500,000,³⁹ had an initial stock offering of \$20 per share, and was constructed by Honolulu Iron Works (HIW). The site of the new sugar mill was between Honomu and Hakalau and by August 1919, WMCo had secured 140 contracts with homesteaders from Hakalau-iki Homesteads and independent growers in North and South Hilo, who had formerly been under contract with HPCo. The new contracts between independent producers and WMCo were published in the Honolulu press from July-November 1919 under "Agreements" and "Leases" and included Native Hawaiians,⁴⁰ Portuguese,⁴¹ Issei (first generation) Japanese,⁴² at least one Korean,⁴³ and a number of Filipinos.⁴⁴

However, despite the optimistic statements in the press that predicted that the WMCo mill would be completed in time for the 1920 harvest, it was not finished until the following year and the company's first crop in 1921⁴⁵ was a paltry 803 tons. It increased to 3,341 tons in 1922,⁴⁶ reached 4,960 tons in 1925,⁴⁷ and peaked at 6,214 tons in 1927.⁴⁸ It then declined to 4,467 tons in 1930⁴⁹ and was 4,622 tons in 1934,⁵⁰ (production totals for 1935 and 1940 are unavailable). Operated until 1943, the company was unceremoniously acquired by C. Brewer and merged with HPCo, which produced HPCo's largest crop in its history—26,509 tons in 1944.⁵¹ Despite the loss of land and labor in 1919 and two decades of WMCo's competitive operations, HPCo managed to maintain and even exceed its 1919 production levels.

1.4. C. Brewer & Co.

C. Brewer & Co. (Brewer) was established in 1826 and incorporated in 1883 after becoming the agent for one plantation on O'ahu and four plantations on Maui by 1863. The company continued to expand its agency and by 1879 was also representing two plantations on Kaua'i. Brewer merged with competitor William G. Irwin & Co. and became the agent for eight additional companies by 1910. In that year, it held majority interests or agency in sugar companies on every island in the territory.⁵² It

³⁸ "Wailea Mill Company Will Grind 1920 Crop of Cane," "Tenders for Erection of Factory Soon To Be Asked For," *Hawaii Herald*, August 8, 1919: 5: 1-2.

³⁹ "Wailea Mill Company Will Grind 1920 Crop of Cane," "Tenders for Erection of Factory Soon To Be Asked For," *Hawaii Herald*, August 8, 1919: 5: 1-2.

⁴⁰ "Leases [with Wailea Milling Co., Ltd.]," *Pacific Commercial Advertiser*, November 23, 1919: 3: 1.

⁴¹ "Agreements [with Wailea Milling Co., Ltd.]," *Honolulu Star-Bulletin*, August 12, 1919: 14: 4.

⁴² "Agreements [with Wailea Milling Co., Ltd.]," *Honolulu Star-Bulletin*, August 12, 1919: 14: 4.

⁴³ "Leases [with Wailea Milling Co., Ltd.]," *Pacific Commercial Advertiser*, November 23, 1919: 3: 1.

⁴⁴ "Leases [with Wailea Milling Co., Ltd.]," *Pacific Commercial Advertiser*, November 23, 1919: 3: 1.

⁴⁵ "Hawaiian Sugar Crops In Tons, 1920-1924," *Hawaiian Annual*, Honolulu: Thos. G. Thrum, 1921: 131.

⁴⁶ "Hawaiian Sugar Crops In Tons, 1920-1924," *Hawaiian Annual*, Honolulu: Thos. G. Thrum, 1921: 131.

⁴⁷ "Hawaiian Sugar Crops In Tons, 1921-1925," *Hawaiian Annual*, Honolulu: Thos. G. Thrum, 1926: 137.

⁴⁸ "Hawaiian Sugar Crops In Tons, 1926-1930," *Hawaiian Annual*, Honolulu: Thos. G. Thrum, 1931: 134.

⁴⁹ "Hawaiian Sugar Crops In Tons, 1930-1934," *Hawaiian Annual*, Honolulu: Thos. G. Thrum, 1936: 118.

⁵⁰ "Hawaiian Sugar Crops In Tons, 1933-1937," *Hawaiian Annual*, Honolulu: Thos. G. Thrum, 1937: 118.

⁵¹ Dorrance, William H. and Francis S. Morgan. *Sugar Islands: The 165-year Story of Sugar in Hawai'i*. Honolulu: Mutual Publishing, 2000: 98.

⁵² Dorrance, William H. and Francis S. Morgan. *Sugar Islands: The 165-year Story of Sugar in Hawai'i*. Honolulu: Mutual

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

Section number 8 Page 12

acquired Hakalau Plantation Co., Ltd. (HPCo) as well in the latter year and by the end of the decade, the company was the agent for eight sugar companies on the island of Hawai'i. In addition to HPCo they included: Hilo Sugar Co., Onomea Sugar Co., Honomu Sugar Co., Pepeekeo Sugar Co., Kilauea Sugar Plantation Co., Paahau Sugar Plantation Co., and Hawaii Mill Co.⁵³

On Hawai'i island, the company consolidated supply chains and transportation networks during the 1920s and was able to maintain its profitability during the 1930s through an increasing use of independent planters and contract laborers. It survived the war by implementing mechanization strategies while experiencing a contraction in the labor force and during the post-war period, was able to contain costs by initiating closures and mergers among its lowest producers. In 1946 when Honomu and Pepeekeo Sugar Co.'s were consolidated under Pepeekeo Sugar Co., there was an industry-wide strike in the territory and a devastating tidal wave, and Pepeekeo produced its lowest crop in a decade—141,430 tons.⁵⁴

HPCo was merged with Pepeekeo in 1963,⁵⁵ its assets were transferred to the latter company, it ceased to exist as a legal entity and no longer produced annual reports but continued to produce sugar. In 1971 Pepeekeo (including the assets of HPCo) was consolidated with Wainaku and Papaikou into a sugar processing cooperative that included independent growers. By 1973 Pepeekeo had merged with Mauna Kea Sugar Co., former HPCo assets were transferred to the latter company, and in the following year the former HPCo and Wainaku mills were both shut down.⁵⁶ Following another venture with Hilo Coast Processing Co., Brewer ultimately ended its involvement in the industry by 1991.⁵⁷

1.5. Hawaii Consolidated Railway Co., Ltd.

The Hawaii Consolidated Railway Co., Ltd. (HCRCo) was organized in 1916 by mainland investors to acquire the assets of the Hilo Railroad Co. (HRRCo). The HRRCo was formed by Benjamin Franklin (B.F.) Dillingham in Honolulu in 1880 in advance of his successful Oahu Railroad & Land Co. (OR&L) that he chartered later in 1889. The HRRCo built a standard gauge main line to provide passenger and freight service from Hilo City or South Hilo to the Puna District.⁵⁸

In 1913 HRRCo expanded its service by building a 35-mile standard gauge main line with train stations and spur lines from Hilo to Paaulo to provide passenger and freight service to plantations in the North Hilo and Hamakua Districts. When HCRCo assumed ownership of the HRRCo in 1916, not all of the

Publishing, 2000: 137-138.

⁵³ "Brewer & Co., Ltd." *Hawaiian Annual*, Honolulu: Thos. G. Thrum, 1921: n.p.

⁵⁴ Campbell, Susan and Patricia Ogburn. "Brief History," "Pepeekeo Sugar Co.," "Register of the Hilo Coast Processing Co. (Pepeekeo Sugar Co.)," *Hawaiian Sugar Planters' Association Plantation Archives*. Honolulu: University of Hawai'i at Manoa, n.d., n.p. https://www2.hawaii.edu/~speccoll/p_hilocoast.pdf Accessed June 19, 2025.

⁵⁵ Campbell, Susan and Patricia Ogburn. "Brief History," "Pepeekeo Sugar Co.," "Register of the Hilo Coast Processing Co. (Pepeekeo Sugar Co.)," *Hawaiian Sugar Planters' Association Plantation Archives*. Honolulu: University of Hawai'i at Manoa, n.d., n.p. https://www2.hawaii.edu/~speccoll/p_hilocoast.pdf Accessed June 19, 2025.

⁵⁶ Campbell, Susan and Patricia Ogburn. "Brief History," "Pepeekeo Sugar Co.," "Register of the Hilo Coast Processing Co. (Pepeekeo Sugar Co.)," *Hawaiian Sugar Planters' Association Plantation Archives*. Honolulu: University of Hawai'i at Manoa, n.d., n.p. https://www2.hawaii.edu/~speccoll/p_hilocoast.pdf Accessed June 19, 2025.

⁵⁷ Dorrance, William H. and Francis S. Morgan. *Sugar Islands: The 165-year Story of Sugar in Hawai'i*. Honolulu: Mutual Publishing, 2000: 167.

⁵⁸ Dorrance, William H. and Francis S. Morgan. *Sugar Islands: The 165-year Story of Sugar in Hawai'i*. Honolulu: Mutual Publishing, 2000: 167.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

Section number 8 Page 13

sugar companies appear to have been willing to sign freight contracts with the new carrier and by 1919 the company was operating with a growing deficit that was in excess of \$79,306. Although the amount was insignificant compared to that of its predecessor and blamed in part on “[i]ncreased expenses in payroll and material [that] overcame gains in receipts” and “mounting war time costs”⁵⁹ during World War I, it was of growing concern to stockholders.

Late in 1919, in an attempt to address the deficit, HCRCo increased its rates for 1920 by twenty-five percent, and redoubled its efforts to negotiate freight contracts with a number of sugar companies including Hakalau Plantation Co. (HPCo), Onomea Sugar Co., Pepeekeo Sugar Co., and Honomu Sugar Co. By March 1920 HPCo had acquiesced while the other companies were still in negotiations and the *Honolulu Star-Advertiser* reported that “a five-year contract has been prepared and agreed upon and is now awaiting signature with Hakalau Plantation Co.”⁶⁰ The other three companies followed HPCo’s lead and the paper indicated that once signed, “the contracts [we]re to go into full force and effect on September 1, 1920.”⁶¹

Freight rates for the four companies were not equal and were \$1.93 per ton for Onomea Sugar Co., \$2.10 per ton for Pepeekeo Sugar Co., \$2.20 per ton for Honomu Sugar Co., and \$2.33 per ton for Hakalau Plantation Co. In 1919 the combined output of the four companies totaled 55,154 tons and HCRCo’s management concluded that “with the larger increased revenues...[generated from] these new contracts...[the] company should be in better financial condition than ever before.”⁶²

In March 1920, it was estimated that there would be an outlay of \$50,000 by HCRCo for “new equipment needed in the way of box cars...and [the construction of] necessary spurs from the main line to within 100 feet of Onomea Sugar Co.’s Mill at Papaiko and Pepeekeo Mill.”⁶³ A spur line to HPCo was already in place and operational as recorded on a 1919 Sanborn Insurance Co. map of the plantation, suggesting that its freight contract with the carrier was a renewal of service.

HCRCo continued providing freight and passenger service to and from HPCo and other communities and plantations on the North Hilo and Hamakua Coasts until 1946. On April 1 of that year, a tsunami devastated Hawai'i. The carrier’s infrastructure was damaged beyond repair at multiple locations, and the company opted to cease operations rather than incur further debt by rebuilding.

⁵⁹ “Hawaii Consolidated’s Future Brightens, Says Galt in Annual Report,” “Securing of Freight Contracts Assures Much Needed Revenue...,” *Honolulu Star-Advertiser*, March 30, 1920: 7: 6-7.

⁶⁰ “Hawaii Consolidated’s Future Brightens, Says Galt in Annual Report,” “Securing of Freight Contracts Assures Much Needed Revenue...,” *Honolulu Star-Advertiser*, March 30, 1920: 7: 6-7.

⁶¹ “Hawaii Consolidated’s Future Brightens, Says Galt in Annual Report,” “Securing of Freight Contracts Assures Much Needed Revenue...,” *Honolulu Star-Advertiser*, March 30, 1920: 7: 6-7.

⁶² “Hawaii Consolidated’s Future Brightens, Says Galt in Annual Report,” “Securing of Freight Contracts Assures Much Needed Revenue...,” *Honolulu Star-Advertiser*, March 30, 1920: 7: 6-7.

⁶³ Hawaii Consolidated’s Future Brightens, Says Galt in Annual Report,” “Securing of Freight Contracts Assures Much Needed Revenue...,” *Honolulu Star-Advertiser*, March 30, 1920: 7: 6-7.

United States Department of the Interior
 National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

Section number 8 Page 14

2.0 CRITERION C - ARCHITECTURE

2.1. Classical Revival Warehouses

The HPCo Warehouses are unique industrial buildings that instead of being built in wood like a majority of contemporary buildings and described as "Plantation Vernacular," they were constructed of board-formed concrete. They are Classical Revival in style and employ simplified Classical details such as projecting concrete bases, four-part cornices, gabled and flat parapets on the front, rear, and side facades in compositions that convey the three facade elements that are associated with Classicism: a base, middle, and top.

They are functionally Modern however, fenestrated with side loading doors to maximize access and feature full length monitors on their roofs that were originally fitted with wired glass (later replaced with fiberglass at indeterminate dates), that maximize the use of natural light to illuminate their entire interiors. Their 20'-0" ceilings and 5,600 s.f. floor plates create ample space for vertical and horizontal storage and the concrete structural components of both buildings that include concrete foundations and floor slabs, regularly spaced concrete piers, transverse and longitudinal concrete beams that support concrete roof slabs and full-length monitors, negated the need for steel beyond the use of rebar, reduced material and labor costs, and were fire-proof.

In addition, the two buildings, although simple and utilitarian, were and remain highly adaptable, which allowed their functions to change through time and maintained their viability for over a century, attesting to the ingenuity of their designer Alexander (A.J.) Williamson, and the craft of their builder Sanzo (S.Z.) Kawasaki and his crews.

The later HPCo Office (1927) and HPCo Store (1928) that Williamson designed were also Classical Revival styled buildings. They replicated some of the character defining features of the two warehouses but were more refined examples of the style. Together with the warehouses, they created an assemblage of iconic concrete buildings that became emblematic for the plantation under the management of J.M. Ross. In the five years between the year of construction of the HPCo Warehouses and that of the HPCo Store and Office, the company was recognized annually for "Efficiency" by C. Brewer & Co., Ltd.

2.2 Alexander John (A.J.) Williamson

Alexander John (A.J.) Williamson (1876-1951) was born in Fortrose, Ross-shire, Scotland, and was educated at Fortrose Academy, Scotland, graduating in 1892. He worked for one year in the Road Engineer's office for the Black Isle District of Rossshire, then as an Articled Apprentice for George Gordon & Company, Civil Engineers and Architects in Inverness, Scotland for five years, and emigrated to Hawai'i in 1899.⁶⁴

Williamson was recorded in the census of the following year as residing in a plantation dwelling in the Hamakua District and was described as a "Civil Engineer."⁶⁵ He appears to have married Australian-born Janetta Lara Stimson in 1904 and they were recorded in 1910 as living in a plantation dwelling on

⁶⁴ "Alexander John Williamson, Architect, Civil Engineer, Surveyor, Hilo," Newton, L.C. *Who's Who of the Island of Hawaii*, Vol. I, 1939: n.p.

⁶⁵ "Williamson, Alexander," "Hamakua," ED 47, Sheet 31B, Line 49, June 22, 1900.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 15

the "Government Road" in Honokaa along with three children. Williamson occupation in that year was as a "Civil Engineer" for a "Sugar Plantation."⁶⁶ By 1920 the couple and two children had moved to Hilo City (South Hilo) to a dwelling on Ululani Street and Williamson was described as "Civil Engineer" in "Construction."⁶⁷ In 1930 he had changed his occupation to "Surveyor" for a "Sugar Farm" and had moved to another Hilo City address on Iliahi Street where he resided with his wife and one child.⁶⁸ Janetta died in 1939⁶⁹ and in the following year, Williamson was living in a dwelling with their daughter, her husband and four grandchildren and had modified his occupation to "Civil Engineer & Architect" with his "Own Business."⁷⁰ By 1950 Williamson had retired, was unemployed, and residing in Hilo with his daughter Janetta, his son-in-law, and his grandchildren.⁷¹ He died in the following year and luckily did not live to see the demolition of one of his early reinforced concrete buildings at Pepeekeo.⁷²

Biographer L.C. Newton later noted that Williamson's prolific and somewhat chaotic career began with his first working as the Road Engineer for the Hamakua District then opening his own office in Hilo in 1902. He was then hired on contract by the Honokaa Sugar Co. and Pacific Sugar Mill to survey and map the two plantations, extend railways and roads, build "wire rope steamer landings," and install irrigation and fluming systems in the Upper and Lower Hamakua Districts.⁷³ In 1914 Williamson briefly resumed private practice in Hilo, served as Chief Engineer for the Loan Fund Commission from 1915-16, was a consulting engineer for the HCRCo, designed and supervised construction of the Wailuku River Railway Bridge.⁷⁴

Williamson also worked in the Philippines from 1928-29, then returned to Hawai'i where he conducted surveys for the Honomu and Onomea Sugar Companies, was the engineer for the Halai residential section of Hilo, and Chief Engineer for the Federal Emergency Relief Administration (F.E.R.A.) for the island of Hawai'i from 1930-35. In 1936 he was selected to serve as the administrator of the Works Progress Administration (W.P.A.) program on Hawai'i Island, then resumed private practice in 1938, and was the Chief Engineer for Hilo Electric Light Co., Ltd. in the following year.

By 1939 Williamson was regarded by the press as a "kamaaina civil engineer"⁷⁵ and was credited with having designed and "constructed the first reinforced concrete buildings in the County of Hawaii."⁷⁶ However, although he may have designed a substantial number of such edifices it may have been the

⁶⁶ "Williamson, Alexander," [Janetta and three children,] "Hamakua," ED 13, Sheet 17B, Lines 41-45, May 1-2, 1910.

⁶⁷ "Williamson, Alexander," [Janetta and two children,] "Hilo City," ED 117, Sheet 16B, Lines 27-30, January 18, 1920.

⁶⁸ "Williamson, Alexander," [Janetta and one child,] "Hilo City," ED 1-26, Sheet 4A, Lines 22-24, April 8, 1930.

⁶⁹ "Mrs. Williamson of Hawaii Dies," *Honolulu Advertiser*, April 19, 1939: 13: 4.

⁷⁰ "Williamson, Alexander," [Janetta and one daughter, son-in-law, and four grandchildren,] "Hilo City," ED 1-30, Sheet 4B, Lines 91-97, April 3, 1940.

⁷¹ "Williamson, Alexander," [with daughter Janetta, son-in-law, and four grandchildren], "Puueo Street," Hilo, ED 1-56, Sheet 73, Lines 29-30, April 5, 1950.

⁷² "Boiler to End Sugar Dumping at C. Brewer's Pepeekeo Plant," *Hawaii Tribune-Herald*, June 8, 1971: 1: 2-4.

⁷³ "Alexander John Williamson, Architect, Civil Engineer, Surveyor, Hilo," Newton, L.C. *Who's Who of the Island of Hawaii*, Vol. I, 1939: n.p.

⁷⁴ "Alexander John Williamson, Architect, Civil Engineer, Surveyor, Hilo," Newton, L.C. *Who's Who of the Island of Hawaii*, Vol. I, 1939: n.p.

⁷⁵ "Mrs. Williamson of Hawaii Dies," *Honolulu Star-Advertiser*, April 19, 1939: 13: 4.

⁷⁶ "Alexander John Williamson, Architect, Civil Engineer, Surveyor, Hilo," Newton, L.C. *Who's Who of the Island of Hawaii*, Vol. I, 1939: n.p.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

Section number 8 Page 16

German firm of Hackfeld & Co. that actually produced the “first reinforced concrete building” in Hawai'i County.⁷⁷ While erecting a two-story reinforced concrete office for the Pioneer Mill Co. in Lahaina (1910), the company was also constructing a two-story reinforced concrete commercial building in Hilo (1910), then built the two-story reinforced concrete Lahaina Store (1916). Williamson was already involved in the design and construction of reinforced concrete infrastructure on the Hawaii Belt Road (1915)⁷⁸ followed by the Wailoa River Boat Locks (1920),⁷⁹ but his first reinforced concrete building appears to have been the Hilo Emporium (1917).⁸⁰ That commercial building preceded the two HPCo Warehouses (1920, 1921), three Warehouses at Onomea, Peepekeo, and Honomu (Papaikou) (1921), the HCRCo Roundhouse at Waiakea (1921), another warehouse for Hilo Sugar Co. at Peepekeo (1925) as well as the HPCo Office (1927), and the HPCo General Store (1928).

2.3 Sanzo (S.Z.) Kawasaki

Sanzo (S.Z.) Kawasaki (1875-1956) was a contractor and independent builder with almost two decades of construction experience when he was hired to erect the HPCo Sugar Warehouses in 1920. He was an Issei (first generation) settler from Hiroshima—the source of the second largest cohort of Japanese labor in the territory—and had emigrated to Hawai'i in 1902.⁸¹ He is remembered as having started working as a carpenter in the same year⁸² and by 1910 he was working as a “house carpenter” and resided in a dwelling on Bridge Street in South Hilo, along with his brother, sister-in-law, their three children, and three boarders.⁸³

Kawasaki married Fumi Kabumoto in Hilo in August 1918,⁸⁴ moved with her into another house on Kilauea Avenue in South Hilo, and then registered for the World War I draft, describing himself as “self-employed” and working as a “General Contractor.”⁸⁵ He was later recalled as assuming the title at an indeterminate date in 1910.⁸⁶ By 1920 Kawasaki was still residing in South Hilo in a dwelling on Kilauea Avenue with his wife and a lodger, and was described as a “Building Contractor.”⁸⁷ In 1930 he and his wife had moved to another South Hilo address on Panaewa Street and his occupation was described as “Contractor[,] Building Construction.”⁸⁸ Kawasaki is recalled as having ended his career as

⁷⁷ “Watch Hilo Grow at Hackfeld’s Corner,” “Work on the new Hackfeld Building...the whole structure will be of reinforced concrete, two stories high...,” *Hawaii Herald*, June 10, 1909: 1: 2.

⁷⁸ “Sealed Tenders,” “HAWAII LOAN FUND COMMISSION...for the construction of the Kukaiau Section of the Belt Road... Plans, Specifications...are on file in the office of J.A. Williamson, Engineer to the Commission,” *Hawaii Tribune-Herald*, December 7, 1915: 2: 1.

⁷⁹ “Notice for Contractors,” “On behalf of the Waiakea Improvement Co...for the construction of reinforced concrete boat locks on the Wailoa River...,” *Hawaii Tribune-Herald*, July 17, 1920: 5: 4.

⁸⁰ “Notice to Contractors,” “Sealed Tenders,” “On behalf of the Hilo Emporium...New Store Building,” *Hawaii Tribune-Herald*, April 10, 1917: 4: 5.

⁸¹ “S. Kawasaki Dies, Rites Pending,” *Hawaii Tribune-Herald*, August 4, 1956: 1: 6.

⁸² “Sanzo Kawasaki Dies at Age 81,” *Honolulu Star-Advertiser*, August 6, 1956: 12: 1-2.

⁸³ “Kawasaki, San[z]o,” [brother, sister-in-law, three children, and three boarders] “Bridge Street,” Hilo South,” ED 116, Sheet 15B, Lines 41-49, May 4, 1910.

⁸⁴ “Kawasaki-Kabumoto,” Record of Marriage No. 1621, Territory of Hawaii, August 15, 1918.

⁸⁵ “Sanzo Kawasaki,” Registration Card, Serial No. 4737, Order No. 5240, October 6, 1918.

⁸⁶ “Sanzo Kawasaki Dies at Age 81,” *Honolulu Star-Advertiser*, August 6, 1956: 12: 1-2.

⁸⁷ “Kawasaki, Sanzo,” “Fumi,” [and] “lodger,” “Kilauea Avenue,” “Hilo [South] City,” ED 115A, Sheet 25A, Lines 16-18, January 21-22, 1920.

⁸⁸ “Kawasaki, Sanzo,” “Fumi,” “Kilauea Avenue,” Hilo City,” ED 1-31, Sheet 7B, Lines 54-55, April 6, 1930.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 17

an independent contractor in 1938 to concentrate his efforts on other companies that he was involved with such as Hawaii Planing Mill, Ltd. that he formed with Kamataro Fujimoto in 1921, Hilo Enterprise, Ltd., and the Hilo Rice Co., Ltd.

Between 1910 and 1938 however, Kawasaki and his building crews are credited with having erected buildings in Hilo and Wailuku, Maui. They included: St. Joseph Catholic Church in Hilo (1918), Hilo Hongwanji (1918) as well as the Bank of Maui (1919) and St. Anthony's Catholic Church (1919) in Wailuku,⁸⁹ HPCo Warehouses at Hakalau (1920, 1921), Pacific Building (1922) in Hilo, Hilo Sugar Co. warehouse in Pepeekeo (1925),⁹⁰ the New Palace Theater (1925) in Hilo, Honokaa Theater (1930), and Aloha Theater (1932) in Hilo,⁹¹ among others.

⁸⁹ "S. Kawasaki Dies, Rites Pending," *Hawaii Tribune-Herald*, August 4, 1956: 1: 6.

⁹⁰ "Warehouse at Hilo Sugar Co. Nears Completion," *Hawaii Tribune-Herald*, February 4, 1925: 6: 5.

⁹¹ "Kawasaki is Builder of New Theater," *Hawaii Tribune-Herald*, June 3, 1932: 9.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number 9 Page 18

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number 9 Page 19

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number 9 Page 20

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional DocumentationPage 21

SUMMARY OF ADDITIONAL DOCUMENTATION

Maps

- o Map 1. U.S. Geological Survey, Topographic Map of the Island of Hawai'i with location of Hakalau Plantation Co. (HPCo) indicated by arrow. U.S. Department of the Interior (1975).
- o Map 2. U.S. Geological Survey, Detail of "Hawaii North" Quadrangle with location of Hakalau Plantation Co. (HPCo) indicated by arrow. U.S. Department of the Interior (1959).
- o Map 3. U.S. Geological Survey, Detail of "Hawaii North" Quadrangle, with location of Hakalau Plantation Co. indicated by arrow. U.S. Department of the Interior (1959)
- o Map 4. Sanborn Insurance Co. map of Hakalau Plantation Co. (1919)
- o Map 5. Sanborn Insurance Co. map of Hakalau Plantation Co., detail view with the Warehouses indicated by arrows (1930).
- o Map 6. Sanborn Insurance Co. map of Hakalau Plantation Co., detail view with the Warehouses indicated by arrows (1950).
- o Map 7. Sanborn Insurance Co. map of Hakalau Plantation Co., detail view with the Warehouses indicated by arrows (1956).

Figures

- o Figure 1. Aerial oblique view of the Hakalau Plantation Co (HPCo) site with the locations of HPCo Warehouse "A" and "B" indicated by arrows (1920).
- o Figure 2. Hakalau Plantation Co. (HPCo) Warehouse "A," oblique view of front (northwest) and side (southwest) facades after construction, camera facing southeast (ca. 1920)
- o Figure 3. Hakalau Plantation Co. (HPCo) Warehouse "B," oblique view of front (northwest) and side (southwest) facades, camera facing southeast (ca. 1950)
- o Figure 4. Hakalau Plantation Co. (HPCo) Store and the Hakalau Plantation Co. Office after construction (1927).
- o Figure 5. Opening Day at the new Hakalau Plantation Co. (HPCo) Store, January 27, 1928.
- o Figure 6. Interior of Hakalau Plantation Co. (HPCo) Warehouse "B" with workers stacking bagged sugar with a moveable sugar bag conveyor (ca. 1930).
- o Figure 7. Interior of Hakalau Plantation Co. (HPCo) Warehouse "B" with worker stacking bagged sugar on floor (ca. 1930).
- o Figure 8. Interior of Hakalau Plantation Co. (HPCo) Warehouse "B" with workers stacking bagged sugar with a moveable sugar bag conveyor (ca. 1930).
- o Figure 9. Hakalau Plantation Co. (HPCo) Warehouse "A," oblique view of front (northwest) and side (southwest) facades after closure in 1974, camera facing southeast (1975)
- o Figure 10. Pepeekeo Sugar Co. Warehouse during demolition for a multi-million-dollar boiler to burn all bagasse and cane trash produced by the Pepeekeo and Papaikou sugar mills (1971)
- o Figure 11. Aerial View showing the topography of the North Hilo Coast with the volcano Mauna Kea in the distance and the location of Hakalu Plantation Co. (HPCo) indicated by arrow (1950).
- o Figure 12. Aerial view of the Hakalau Plantation Co (HPCo) site with the location of HPCo Warehouse "B" indicated by arrow (1950).
- o Figure 13. Aerial view of the former HPCo site showing HPCo Warehouse "A" and HPCo Warehouse "B" (2013)
- o Figure 14. Aerial view of the HPCo Warehouses and Photo Key Plan for exterior photos taken during the POS (1920-1946) and 2014.
- o Figure 15. Exterior view of Warehouse "A," front (northwest) and side (southwest) facades, looking southeast (2014).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 22

- Figure 16. Exterior view of HPCo Warehouse "A," side (southwest) facade, camera facing northeast (2014).
- Figure 17. Exterior view of HPCo Warehouse "A," side (northeast) facade, camera facing southwest (2014).
- Figure 18. Exterior view of HPCo Warehouse "A," side (southwest) facade, camera facing southeast (2014).
- Figure 19. Interior view of HPCo Warehouse "A," camera facing southeast (2014).
- Figure 20. Oblique interior view of HPCo Warehouse "A" roof framing and monitor), camera facing northeast (2014).
- Figure 21. Interior view of HPCo Warehouse "A," camera facing east (2014).
- Figure 22. Exterior view of HPCo Warehouse "B," front (northwest) and side (southwest) facades, camera facing southeast (2014).
- Figure 23. Exterior view of HPCo Warehouse "B," side (southwest) facade, camera facing northeast (2014).
- Figure 24. Exterior view of HPCo Warehouse "B," side (northeast) facade, camera facing north (2014).
- Figure 25. Interior view of HPCo Warehouse "B," camera facing south (2014).
- Figure 26. Interior view of HPCo Warehouse "B," camera facing south (2014).
- Figure 27. Parcel map with HPCo Warehouses "A" and "B."
- Figure 28. Floor Plan and Photo Key Plan for HPCo Warehouse "A."
- Figure 29. Floor Plan and Photo Key Plan for HPCo Warehouse "B."

Photos

- Photo Log
- Photos*
- (See listings in photo log)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 23

Map 1. U.S. Geological Survey, Topographic Map of the Island of Hawai'i with location of Hakalau Plantation Co. (HPCo) indicated by arrow. U.S. Department of the Interior (1975).



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

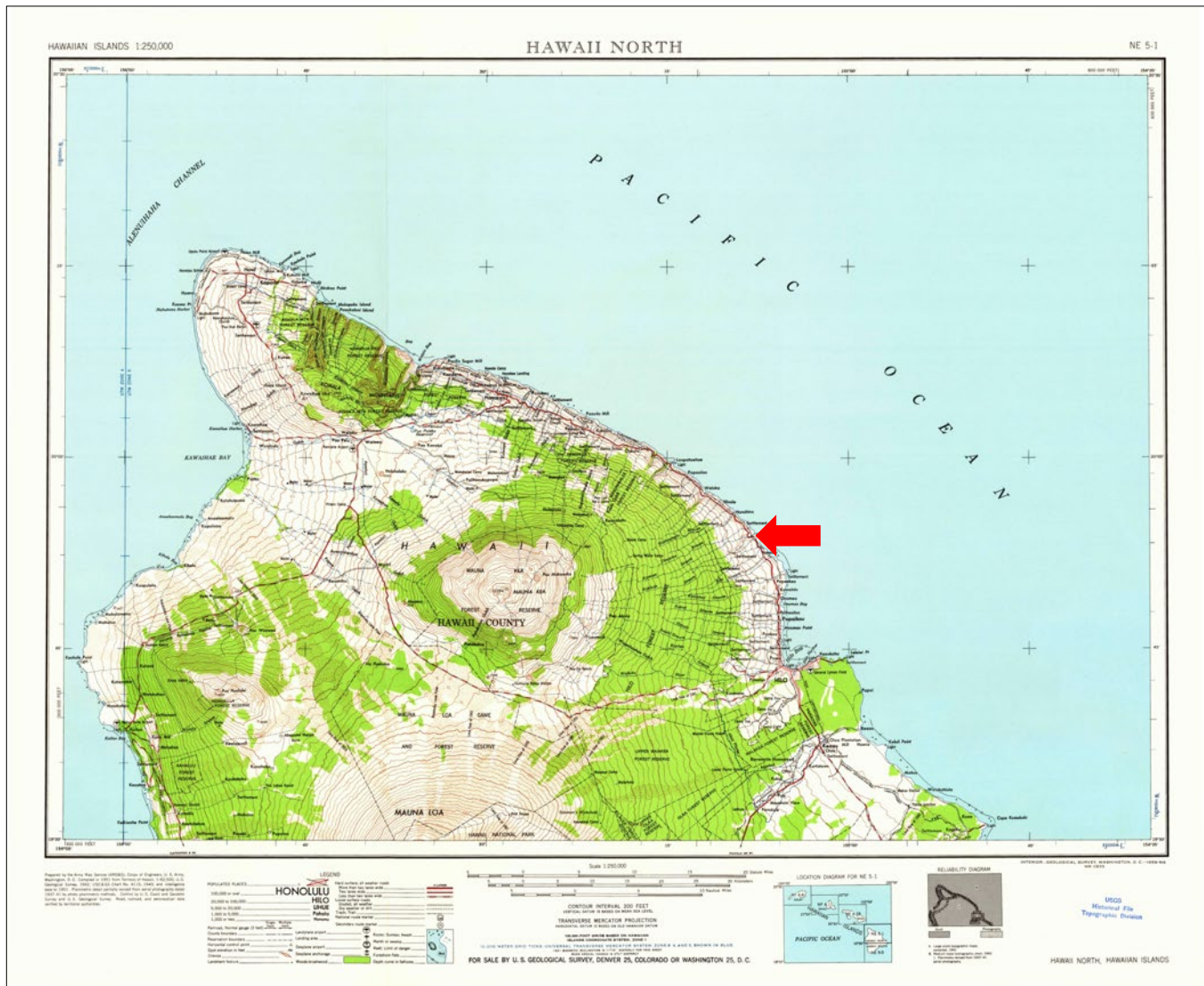
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Name of multiple listing (if applicable)

Section number Additional Documentation

Page 24

Map 2. U.S. Geological Survey, Detail of "Hawaii North" Quadrangle with location of Hakalau Plantation Co. indicated by arrow. U.S. Department of the Interior (1959).



United States Department of the Interior
National Park Service

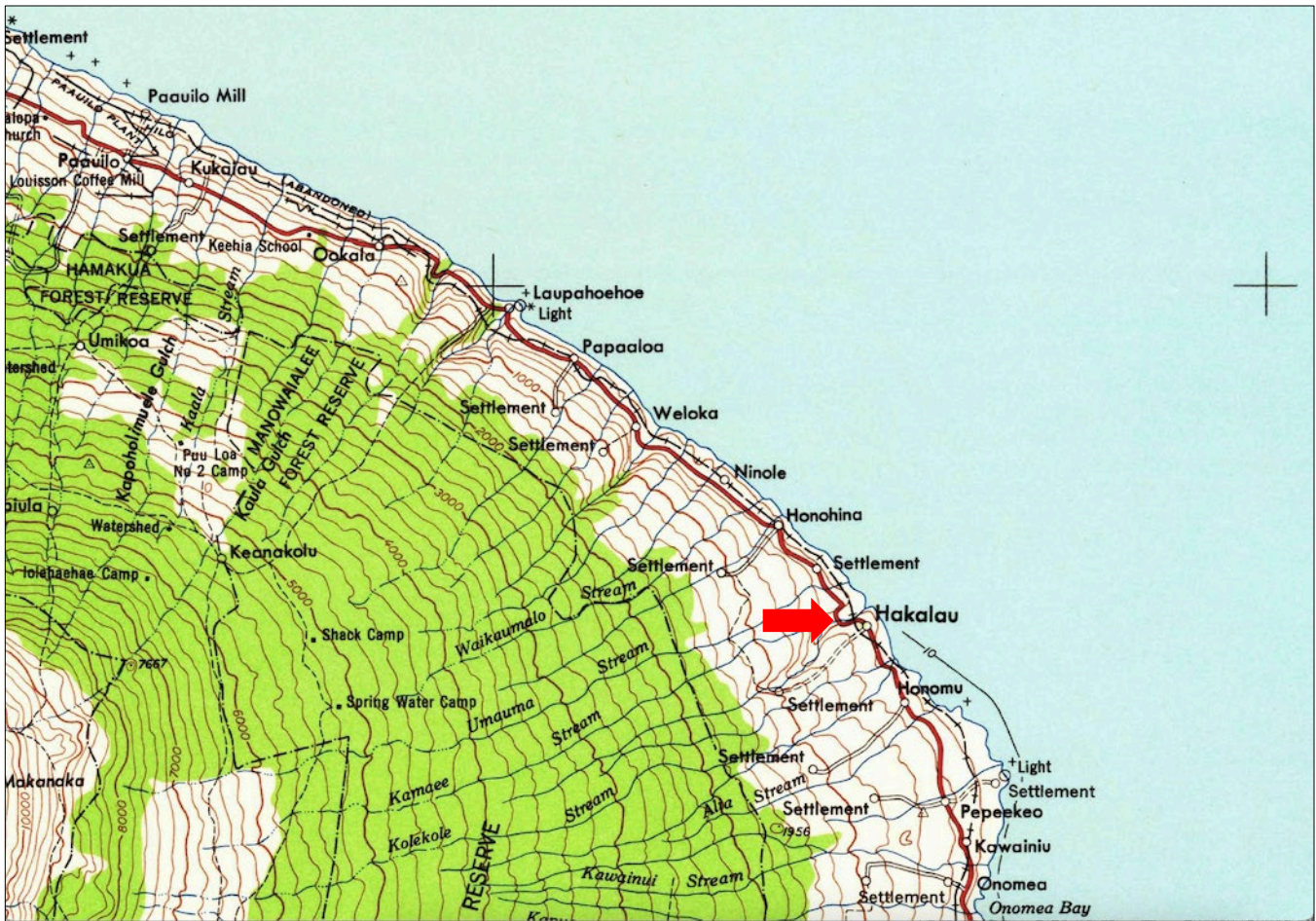
National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 25

Map 3. U.S. Geological Survey, Detail of "Hawaii North" Quadrangle, with location of Hakalau Plantation Co. indicated by arrow. U.S. Department of the Interior (1959)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

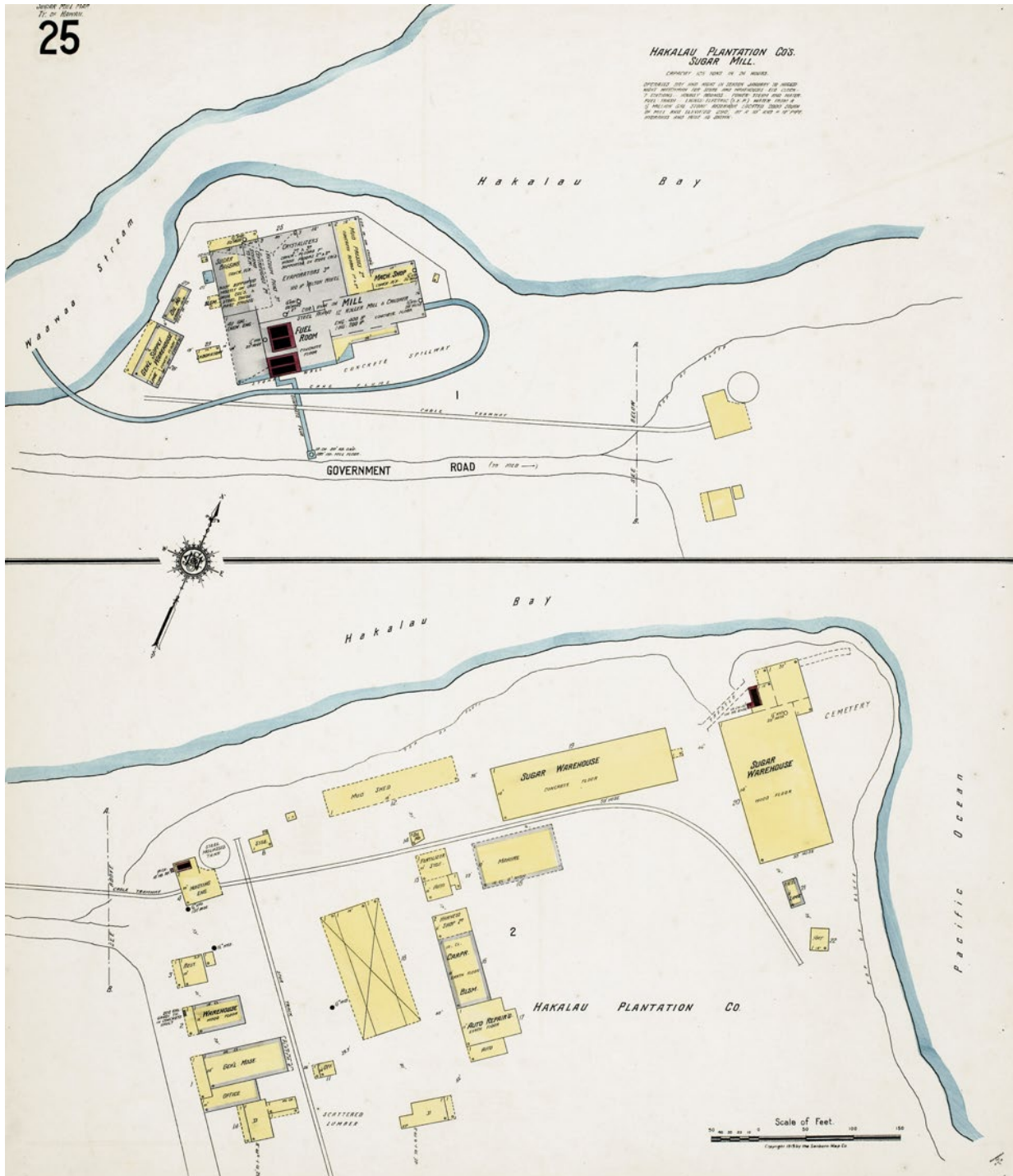
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Name of multiple listing (if applicable)

Section number Additional Documentation

Page 26

Map 4. Sanborn Insurance Co. map (1919) of Hakalau Plantation Co. Courtesy California State University, North Ridge (CSUN), Sanborn Map Collection.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 27

Map 5. Detail of Sanborn Insurance Co. map (1930) of Hakalau Plantation Co. with Sugar Warehouse "A" (arrow A) and Sugar Warehouse "B" (arrow B) along with pre-existing Sugar Warehouse "C" (arrow C) and Sugar Warehouse "D" (arrow D) indicated. *Courtesy California State University, North Ridge (CSUN), Sanborn Map Collection.*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

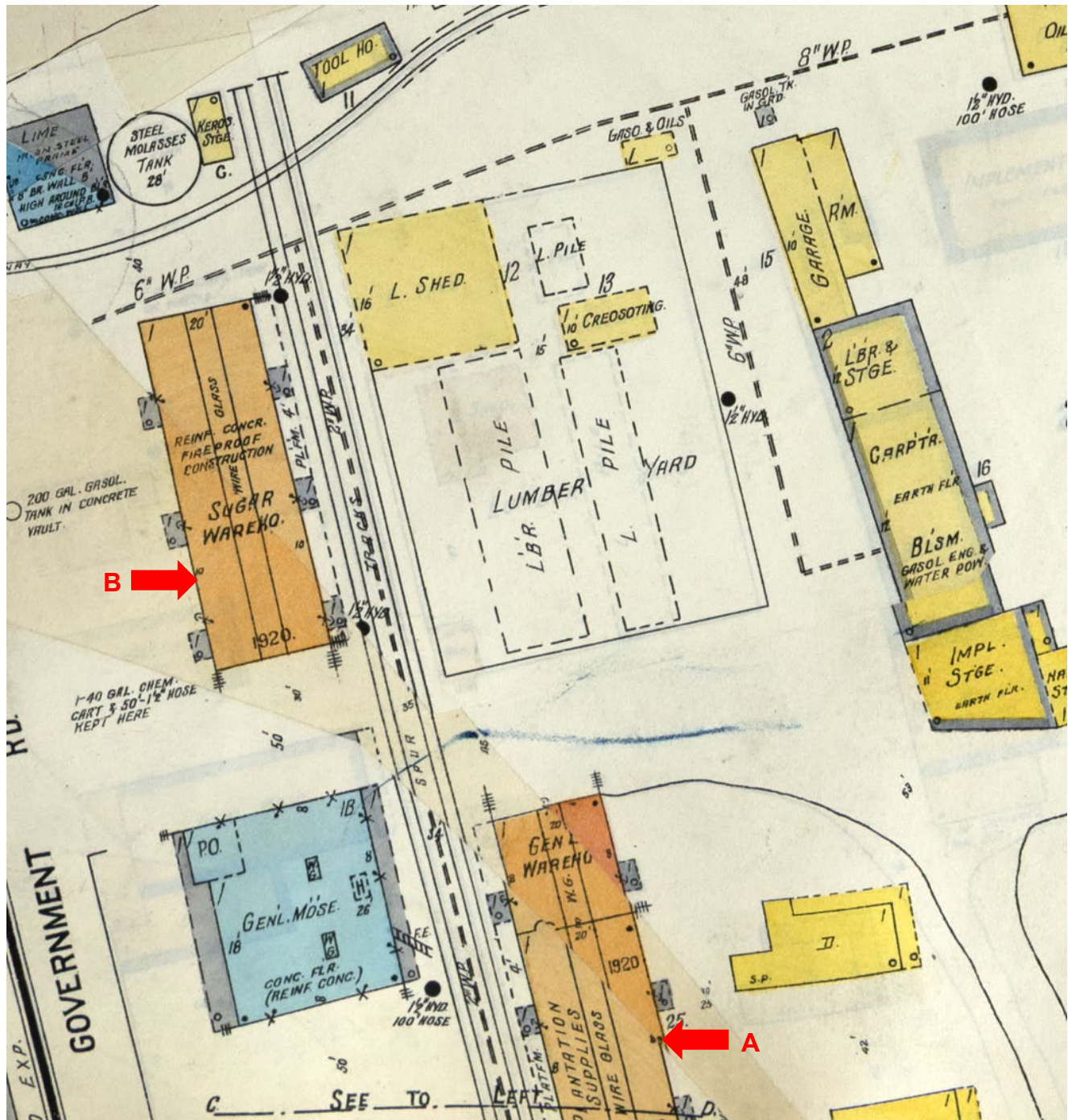
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Name of multiple listing (if applicable)

Section number Additional Documentation

Page 28

Map 6. Detail of Sanborn Insurance Co. map (1930) of Hakalau Plantation Co. with Sugar Warehouse "A" (arrow A) and Sugar Warehouse "B" (arrow B) indicated. By 1930 the function of Warehouse "A" had changed from Sugar Warehouse to General Warehouse. *Courtesy California State University, North Ridge (CSUN), Sanborn Map Collection.*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

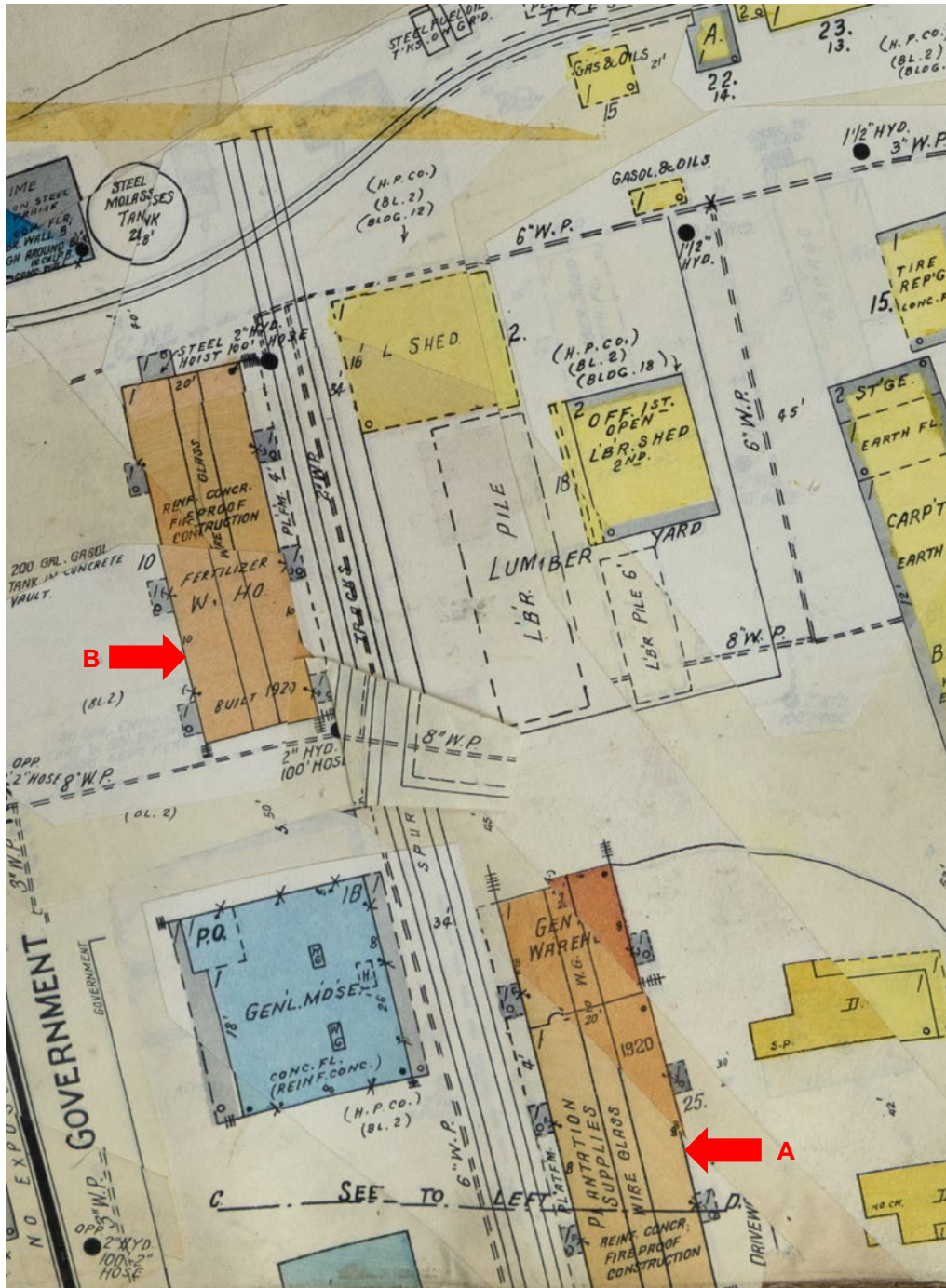
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Name of multiple listing (if applicable)

Section number Additional Documentation

Page 29

Map 7. Detail of Sanborn Insurance Co. map (1950) of Hakalau Plantation Co. with Sugar Warehouse "A" (arrow A) and Sugar Warehouse "B" (arrow B) indicated. Courtesy California State University, North Ridge (CSUN), Sanborn Map Collection.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 30

Figure 1. Aerial oblique view of the Hakalau Plantation Co (HPCo) site with the locations of HPCo Warehouse "A" and "B" indicated by arrows (1920). *Photo Courtesy Lyman Museum and Susan Forbes.*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 31

Figure 2. Hakalau Plantation Co. (HPCo) Warehouse "A," oblique view of front (northwest) and side (southwest) facades after construction, camera facing southeast, HPCo insurance valuation photo (1954). *Photo Courtesy of Hawaiian Sugar Planters Association (HSPA) Archives, UH Manoa.*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 32

Figure 3. Hakalau Plantation Co. (HPCo) Warehouse "B," oblique view of front (northwest) and side (southwest) facades, camera facing southeast, HPCo insurance valuation photo (1954). *Photo Courtesy of Hawaiian Sugar Planters Association (HSPA) Archives, UH Manoa.*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 33

Figure 4. Hakalau Plantation Co. (HPCo) Store (arrow E) and the Hakalau Plantation Co. Office (arrow F) after their construction (1927). *Photo Courtesy Lyman Museum.*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 34

Figure 5. Opening Day at the new Hakalau Plantation Co. (HPCo) Store, January 27, 1928. *Photo Courtesy of the Waichi Ouye Collection and Susan Forbes.*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 35

Figure 6. Interior of Hakalau Plantation Co. (HPCo) Warehouse "B" with workers stacking bagged sugar with a moveable sugar bag conveyor (ca. 1930). Still frame from 16mm film recorded by an unidentified photographer. *Courtesy Kevin Kunishi and Susan Forbes.*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 36

Figure 7. Interior of Hakalau Plantation Co. (HPCo) Warehouse "B" with worker stacking bagged sugar on floor (ca. 1930). Still frame from 16mm film recorded by an unidentified photographer. *Courtesy Kevin Kunishi and Susan Forbes.*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 37

Figure 8. Interior of Hakalau Plantation Co. (HPCo) Warehouse "B" with worker loading bagged sugar on moveable sugar bag conveyor (ca. 1930). Still frame from 16mm film recorded by an unidentified photographer. *Courtesy Kevin Kunishi and Susan Forbes.*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 38

Figure 9. Hakalau Plantation Co. (HPCo) Warehouse "A," oblique view of front (northwest) and side (southwest) facades after closure in 1974, camera facing southeast (1975).



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

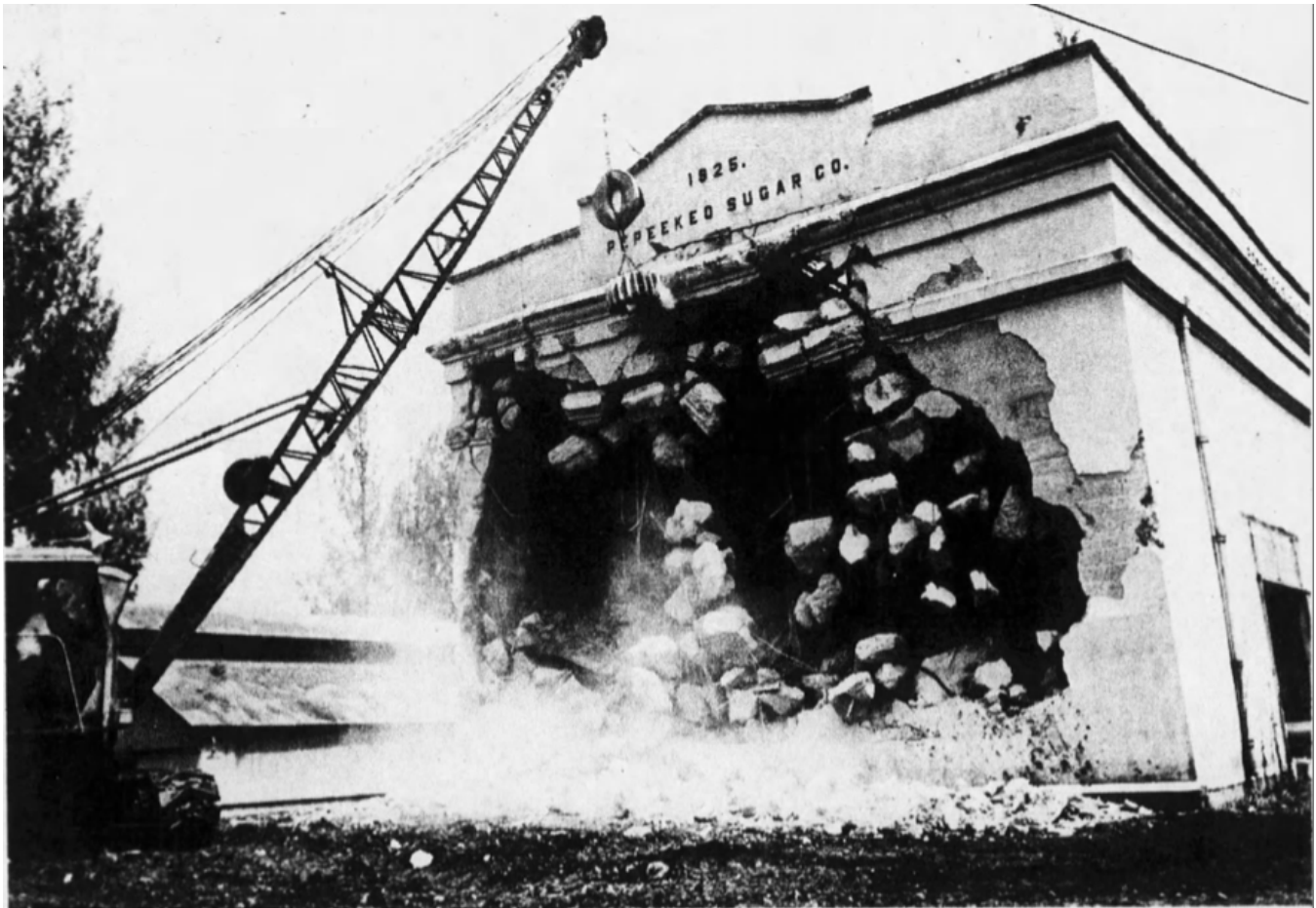
N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 39

Figure 10. Another Williamson designed Pepeekeo Sugar Co. Warehouse (1925) during demolition for a multi-million-dollar boiler to burn all bagasse and cane trash produced by the Pepeekeo and Papaikou sugar mills (1971).



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 40

Figure 11. Aerial View showing the topography of the North Hilo Coast with the volcano Mauna Kea in the distance and the location of Hakalau Plantation Co. (HPCo) indicated by arrow (1950). *Courtesy University of Hawai'i Maps, Aerial Photos, GIS (MAGIS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 41

Figure 12. Aerial view of the Hakalau Plantation Co (HPCo) site with the location of HPCo Warehouse "B" indicated by arrow (1950). *Courtesy University of Hawai'i Maps, Aerial Photos, GIS (MAGIS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 42

Figure 13. Aerial view of the former HPCo site showing HPCo Warehouse "A" (arrow A) and HPCo Warehouse "B" (arrow B). *Courtesy Google Earth (2013).*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

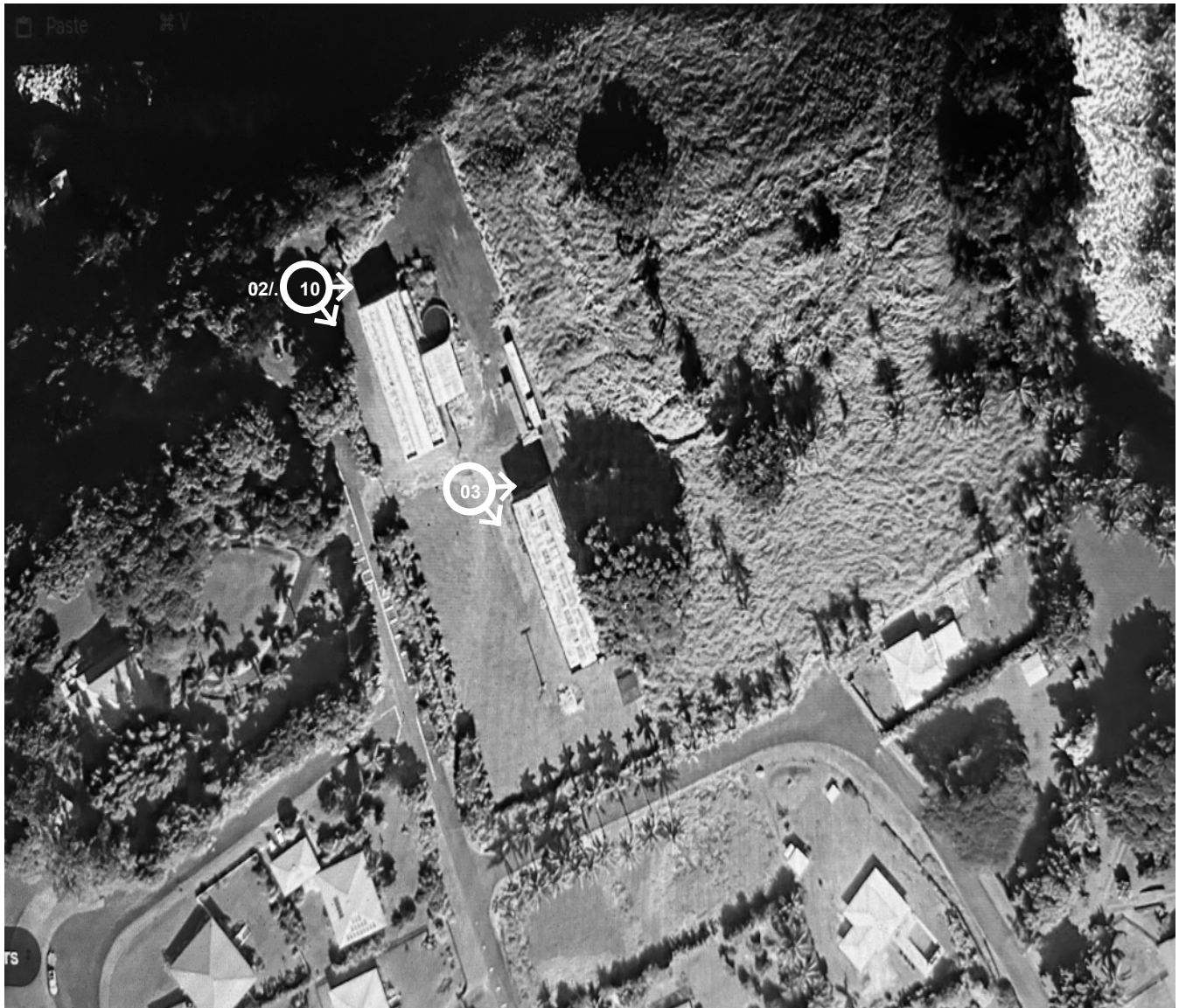
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Name of multiple listing (if applicable)

Section number Additional Documentation

Page 43

Figure 14. Aerial view of HPCo Warehouses and Photo Key Plan for exterior photos taken in during the POS (1920-1974) and later (2014). *Courtesy Google Earth (2013)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 44

Figure 15. Exterior view of HPCo Warehouse "A," front (northwest) and side (southwest) facades, camera facing southeast (2014). *Courtesy Scientific Consultant Services, Inc. (SCS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 45

Figure 16. Exterior view of HPCo Warehouse "A," side (southwest) facade, camera facing northeast (2014). *Courtesy Scientific Consultant Services, Inc. (SCS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 46

Figure 17. Exterior view of HPCo Warehouse "A," side (northeast) facade, camera facing southwest (2014). *Courtesy Scientific Consultant Services, Inc. (SCS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 47

Figure 18. Exterior view of HPCo Warehouse "A," side (southwest) facade, camera facing southeast (2014). *Courtesy Scientific Consultant Services, Inc. (SCS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 48

Figure 19. Interior view of HPCo Warehouse "A," camera facing southeast (2014). *Courtesy Scientific Consultant Services, Inc. (SCS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 49

Figure 20. Oblique interior view of HPCo Warehouse "A" roof framing and monitor), camera facing northeast (2014). *Courtesy Scientific Consultant Services, Inc. (SCS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 50

Figure 21. Interior view of HPCo Warehouse "A," camera facing east (2014). *Courtesy Scientific Consultant Services, Inc. (SCS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 51

Figure 22. Exterior view of HPCo Warehouse "B," front (northwest) and side (southwest) facades, camera facing southeast (2014). *Courtesy Scientific Consultant Services, Inc. (SCS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 52

Figure 23. Exterior view of HPCo Warehouse "B," side (southwest) facade, camera facing northeast (2014). *Courtesy Scientific Consultant Services, Inc. (SCS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 53

Figure 24. Exterior view of HPCo Warehouse "B," side (northeast) facade, camera facing north (2014). *Courtesy Scientific Consultant Services, Inc. (SCS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

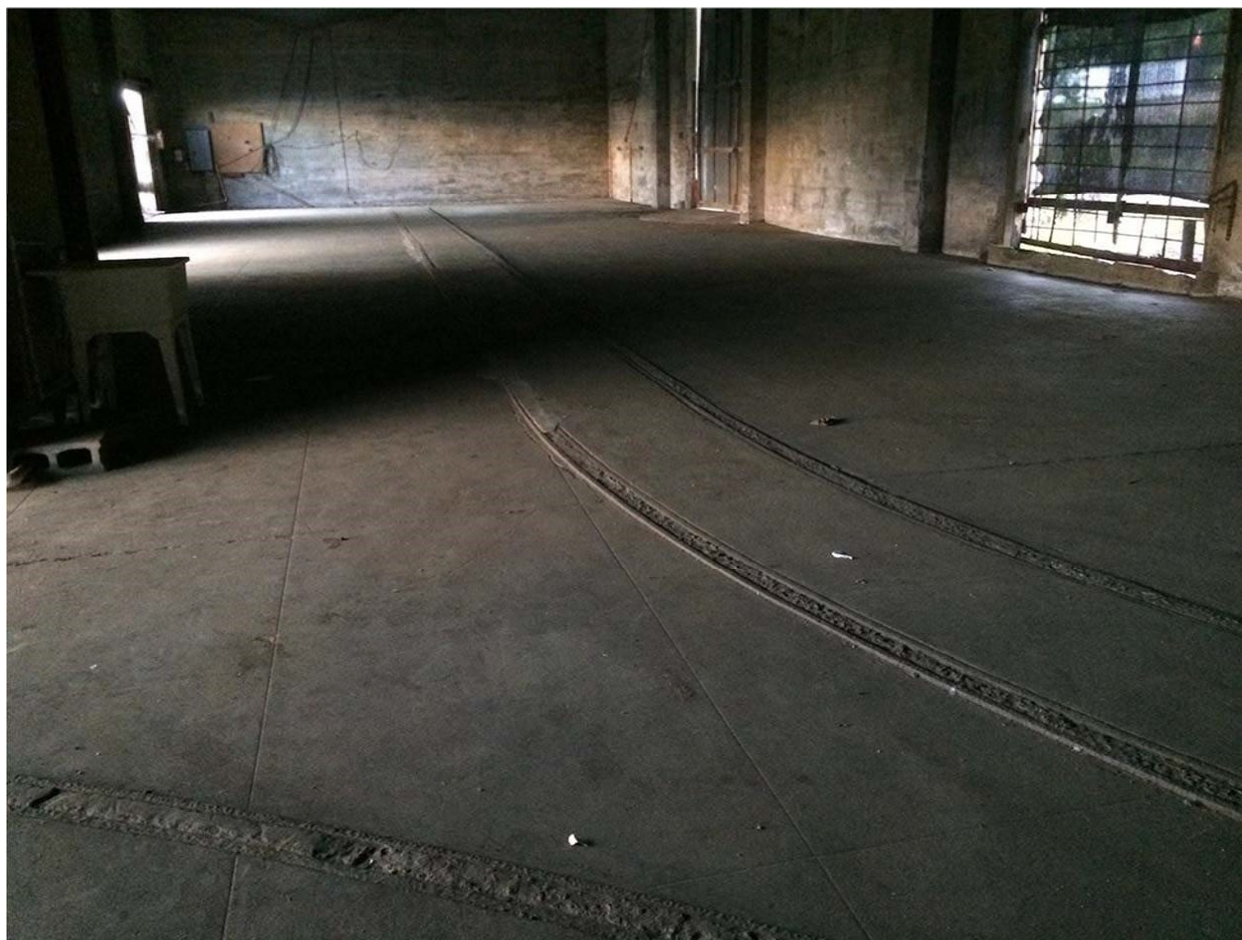
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Name of multiple listing (if applicable)

Section number Additional Documentation

Page 54

Figure 25. Interior view of HPCo Warehouse "B," camera facing south (2014). *Courtesy Scientific Consultant Services, Inc. (SCS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 55

Figure 26. Interior view of HPCo Warehouse "B," camera facing south (2014). *Courtesy Scientific Consultant Services, Inc. (SCS)*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

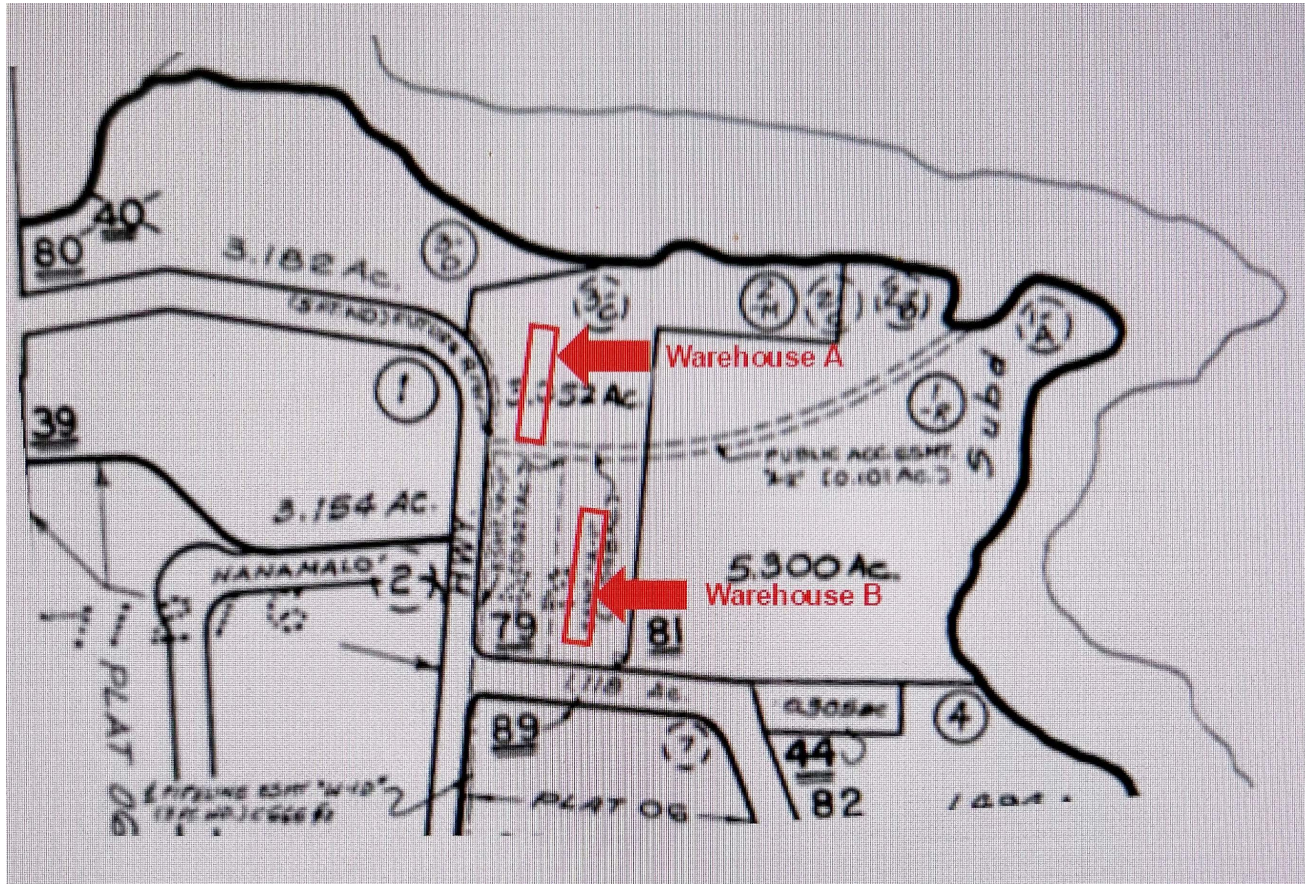
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Name of multiple listing (if applicable)

Section number Additional Documentation

Page 56

Figure 27. Parcel map with HPCo Warehouses "A" and "B."



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

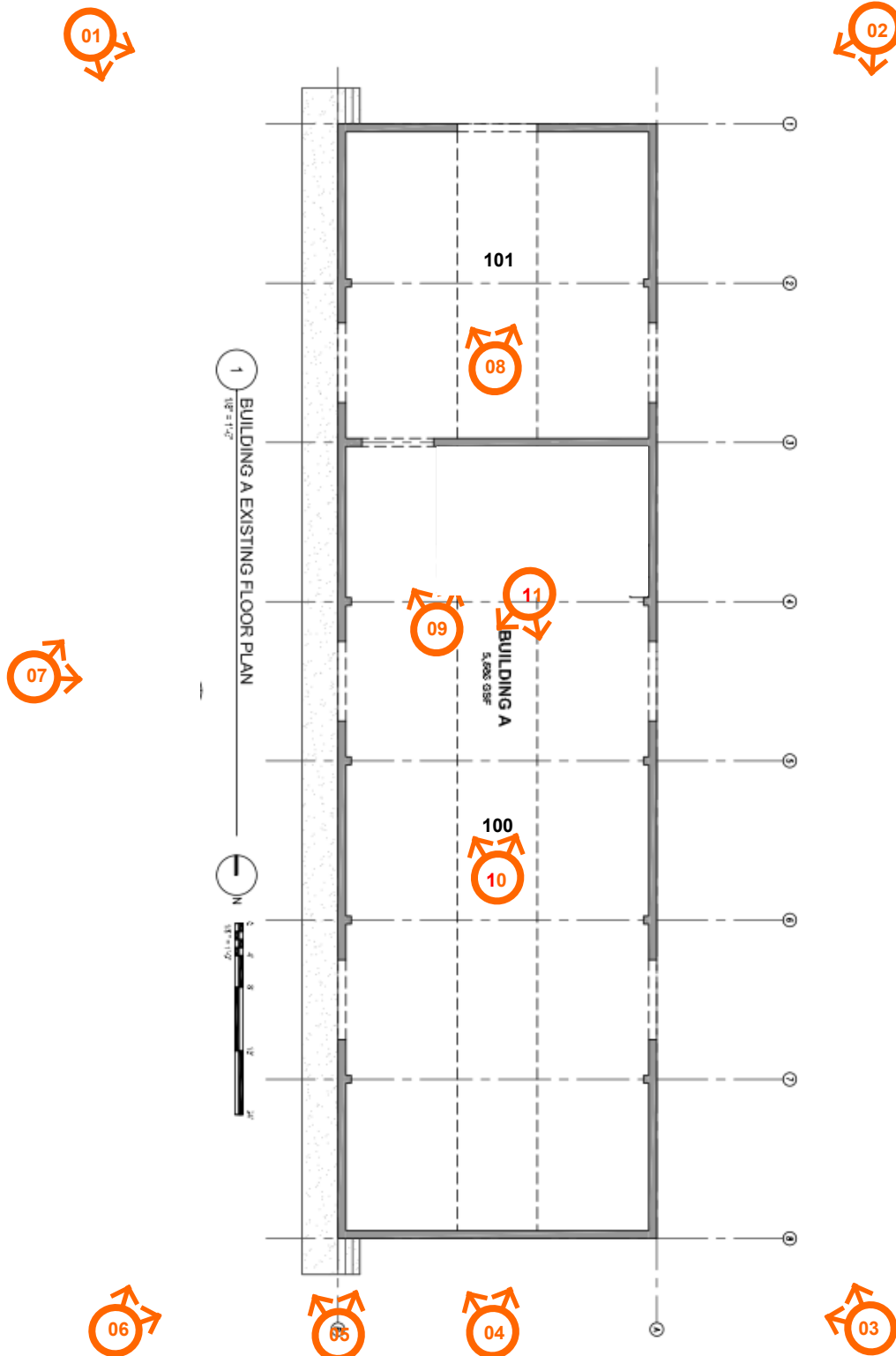
N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 57

Figure 28. Floor Plan and Photo Key Plan for HPCo Warehouse "A." Note: Restroom was installed at an indeterminate date and has been removed.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property Hawai'i, HI
County and State N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 59

PHOTO LOG

Name of Property: HPCo Sugar Warehouses
City or Vicinity: Hakalau
County: Hawai'i
State: Hawai'i
Name of Photographers: Darrell Fox
Dates Photographed: June 10, 13, 2025
Location of Original Digital Files: Hawaiian Legacy Reforestation Initiative (HLRI)
201 Merchant Street, Suite 2240, Honolulu, HI 96813

Photo 01 (HI_Hakalau_HPCoWarehouseA_01)
HPCo Warehouse "A," oblique view of front (northwest) and side (southwest) facades, camera facing southeast (2025)

Photo 02 (HI_Hakalau_WarehouseA_02)
HPCo Warehouse "A," oblique view of front (northwest) and side (northeast) facades, camera facing southeast (2025)

Photo 03 (HI_Kahalau_HPCoWarehouseA_03)
HPCo Warehouse "A," oblique view of rear (southeast) and side (northeast) facades, camera facing northwest (2025)

Photo 04 (HI_Hakalau_HPCoWarehouseA_04)
HPCo Warehouse "A," oblique view of rear (southeast) facade, camera facing northwest, with HPCo Warehouse "B" beyond (2025)

Photo 05 (HI_Hakalau_HPCoWarehouseA_05)
HPCo Warehouse "A," partial oblique view of rear (southeast) facade with HPCo Warehouse "B" beyond, camera facing northwest (2025)

Photo 06 (HI_Hakalau_HPCoWarehouseA_06)
HPCo Warehouse "A," oblique view of rear (southeast) and side (southwest) facades, camera facing north (2025)

Photo 07 (HI_Hakalau_HPCoWarehouseA_07)
HPCo Warehouse "A," oblique view of side (southwest) facade, camera facing northeast (2025)

Photo 08 (HI_Hakalau_HPCoWarehouseA_08)
HPCo Warehouse "A," view of interior with loading door at northwest wall of Storeroom (101), camera facing northwest (2025)

Photo 09 (HI_Hakalau_HPCoWarehouseA_09)
HPCo Warehouse "A," view of interior of Main Storage Room (100) with loading door into Storeroom (101), camera facing northwest (2025)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 60

Photo 10 (HI_Hakalau_HPCoWarehouseA_10)

HPCo Warehouse "A," view of interior of Main Storage Room (100), camera facing northwest (2025)

Photo 11 (HI_Hakalau_HPCoWarehouseA_11)

HPCo Warehouse "A," Interior view of Main Storage Room (100), camera facing southeast (2025)

Photo 12 (HI_Hakalau_HPCoWarehouseB_12)

HPCo Warehouse "B," oblique view of front (Northwest) and side (southwest) facades, camera facing southeast (2025)

Photo 13 (HI_Hakalau_HPCoWarehouseB_13)

HPCo Warehouse "B," oblique view of front (northwest) and side (northeast) facades, camera facing southwest (2025)

Photo 14 (HI_Hakalau_HPCoWarehouseB_14)

HPCo Warehouse "B," oblique view of side (northeast) and rear (southeast) facades, camera facing northwest (2025)

Photo 15 (HI_Hakalau_HPCoWarehouseB_15)

HPCo Warehouse "B," oblique view of rear (southeast) and side (southwest) facades, camera facing northeast (2025)

Photo 16 (HI_Hakalau_HPCoWarehouseB_16)

HPCo Warehouse "B," Interior view of Storage Room (100), camera facing southeast (2025)

Photo 17 (HI_Hakalau_HPCoWarehouseB_17)

HPCo Warehouse "B," Interior view of Storage Room (100), camera facing northwest (2025)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 61

Photo 01 (HI_Hakalau_WarehouseA_01)

HPCo Warehouse "A," oblique view of front (northwest) and side (southwest) façades, camera facing southeast (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 62

Photo 02 (HI_Hakalau_WarehouseA_02)

HPCo Warehouse "A," oblique view of front (northwest) and side (northeast) façades, camera facing southeast (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 63

Photo 03 (HI_Kahalau_HPCoWarehouseA_03)

HPCo Warehouse "A," oblique view of rear (southeast) and side (northeast) façades, camera facing northwest (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 64

Photo 04 (HI_Hakalau_HPCoWarehouseA_04)

HPCo Warehouse "A," oblique view of rear (southeast) façade, camera facing northwest, with HPCo Warehouse "B" beyond (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 65

Photo 05 (HI_Hakalau_HPCoWarehouseA_05)

HPCo Warehouse "A," partial oblique view of rear (southeast) façade with HPCo Warehouse "B" beyond, camera facing northwest (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 66

Photo 06 (HI_Hakalau_HPCoWarehouseA_06)

HPCo Warehouse "A," oblique view of rear (southeast) and side (southwest) façades, camera facing north (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 67

Photo 07 (HI_Hakalau_HPCoWarehouseA_07)

HPCo Warehouse "A," oblique view of side (southwest) façade, camera facing northeast (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 68

Photo 08 (HI_Hakalau_HPCoWarehouseA_08)

HPCo Warehouse "A," view of interior with loading door at northwest wall of Store Room (101), camera facing northwest (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 69

Photo 09 (HI_Hakalau_HPCoWarehouseA_09)
HPCo Warehouse "A," view of interior of Main Storage Room (100) with loading door into Storage Room (101), camera facing northwest (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 70

Photo 10 (HI_Hakalau_HPCoWarehouseA_10)

HPCo Warehouse "A," view of interior of Main Storage Room (100), camera facing northwest (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 71

Photo 11 (HI_Hakalau_HPCoWarehouseA_11)

HPCo Warehouse "A," Interior view of Main Storage Room (100), camera facing southeast (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 72

Photo 12 (HI_Hakalau_HPCoWarehouseB_12)

HPCo Warehouse "B," oblique view of front (Northwest) and side (southwest) facades, camera facing southeast (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 73

Photo 13 (HI_Hakalau_HPCoWarehouseB_13)

HPCo Warehouse "B," oblique view of front (northwest) and side (northeast) facades, camera facing southwest (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 74

Photo 14 (HI_Hakalau_HPCoWarehouseB_14)

HPCo Warehouse "B," oblique view of side (northeast) and rear (southeast) facades, camera facing northwest (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses
Name of Property
Hawai'i, HI
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 75

Photo 15 (HI_Hakalau_HPCoWarehouseB_15)
HPCo Warehouse "B," oblique view of rear (southeast) and side (southwest) facades, camera facing northeast (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 76

Photo 16 (HI_Hakalau_HPCoWarehouseB_16)
HPCo Warehouse "B," Interior view of Storage Room (100), camera facing southeast (2025)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hakalau Plantation Co. Warehouses

Name of Property

Hawai'i, HI

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 77

Photo 17 (HI_Hakalau_HPCoWarehouseB_17)

HPCo Warehouse "B," Interior view of Storage Room (100), camera facing northwest (2025)

