

2025.450

ORIGINAL

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HISTORIC PRES DIV  
DEPT OF LAND &  
NATURAL RESOURCES

Franklin Pang

Manager and Owner -Cupboard, LLC

1616 Liliha Street, #200

Honolulu, HI 96817

808-745-4535

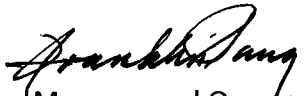
September 19, 2025

Chair, Historic Places Review Board  
State of Hawaii Historic Preservation Division  
601 Kamokila Blvd, #555  
Kapolei, HI 96707

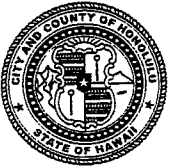
Historic Name: Wood Tenement Buildings behind Tong Fat Co.  
TMK: 1-1-5-007-0003  
Location: 425 N. King Street, Honolulu, HI 96817

Re: I, Franklin Pang, Manager of Cupboard, LLC want my above-described property removed from the list of Hawaii Registry of Historic Places.

1. I was not aware of listing in the Registry until June 2025.
2. I do not recall ever receiving any notice of listing my property in the Registry.
3. No Certified Letter was ever received. Do you have a signed receipt of your notification to me?
4. I have been paying my property tax every year since 1978 -when I bought the property.
5. Property is classified "Commercial" business. I have attached a copy of my 2025 tax bill at \$92,324.20.
6. Apartments were built in **1913** of wood construction, single wall, two (2) stories high.
7. The apartments are termite eaten whereas the foundations have fallen because of termite infestation. The apartments are ready for demolition consideration.
8. You never received my written permission to list my property on your Registry.
9. Mason Architects had no authority to ever submit my property to the Registry -NO permission. In my opinion Mason Architects may have needed my property to justify their charges to their contractor in May 2020. Thank you for your time and attention to this request. I look forward to your response and a swift resolution to this matter.

Very truly,   
Franklin Pang, Manager and Owner  
Cupboard, LLC

ORIGINAL



CITY & COUNTY OF HONOLULU  
DIVISION OF TREASURY  
P.O. BOX 4200  
HONOLULU, HI 96812-4200  
808-768-3980

2025 - 2026 REAL PROPERTY TAX BILL

Credits

\*AUTO\*\*SCH 5-DIGIT 96820



123148 CUPBOARD LLC  
1616 LILIHA ST STE 200  
HONOLULU HI 96817-3168

OWNER:  
CUPBOARD LLC

LESSEE:

PROPERTY ADDRESS:  
CUPBOARD LLC  
425 N KING ST  
HONOLULU 96817

PARCEL ID/TMK	DUE DATE	NEW BALANCE	AMOUNT PAST DUE	AMOUNT DUE NOW
RP 1-1-5-007-003-0000-000	08/20/25	\$92,324.20	\$0.00	\$46,162.10

DESCRIPTION	PERIOD	TAX/ASSMT	CREDIT	NET TAX/ASSMT	PENALTY	INTEREST	OTHER	TOTAL
REAL PROPERTY	2025-1	46,162.10	0.00	46,162.10	0.00	0.00	0.00	46,162.10
REAL PROPERTY	2025-2	46,162.10	0.00	46,162.10	0.00	0.00	0.00	46,162.10
							REAL PROPERTY TAX TOTAL	92,324.20
							NEW BALANCE	92,324.20

FRANKLIN PANG

FAX

CORRECTED! -06.11.2025 \*sent at 5:11pm

To: MARY KODAMA  
Hawaii Register of Historic Places  
State of Hawaii Historic Preservation  
601 Kamokila Blvd., #555  
Kapolei, HI 96707

From: FRANKLIN PANG  
1616 Liliha Street, #200  
Honolulu, HI 96817

Fax: (808)692-8020

Fax: (808)537-3059

Phone: (808)692-8015- Office  
(808)652-8629- Cell

Phone: (808)745-4535- Cell

No. Pages: THREE (3) includes Coversheet

Date: JUNE 11, 2025

Subject: Urgent Request for Removal from the Hawaii Register of Historic Places  
- Wood Tenement Buildings behind Tong Fat Co.

RE: Please see attached Urgent Request for Removal -signed June 11, 2025:

TMK: 1-1-5-007-0003

Original Applicant: Mason Architects, 119 Merchant Street, Suite 501, Honolulu, HI 96817

Prepared for: November 2008 High-Capacity Transit Corridor Project

Historic Resources Survey Number: 50-80-14-08863

(808)537-3059



FROM: FRANKLIN PANG



TO: MARY KODAMA

Hawaii Register of Historic Places



State of Hawaii Historic Preservation Division

601 Kamokila Blvd., #501, Kapolei, HI 96707



**ORIGINAL**

**Franklin Pang**

Manager, Cupboard, LLC  
1616 Liliha Street, #200  
Honolulu, HI 96817  
808-745-4535

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June 11, 2025

Ms. Mary Kodama  
Hawaii Register of Historic Places  
State of Hawaii Historic Preservation Division  
601 Kamokila Blvd, #555  
Kapolei, HI 96707

Subject: Urgent Request for Removal from the Hawaii Register of Historic Places  
Wood Tenement Buildings behind Tong Fat Co.  
TMK: 1-1-5-007-0003

Original Applicant: Mason Architects, 119 Merchant Street, Suite 501, Honolulu, HI 96817  
Telephone: 808-536-0556  
Prepared for: November 2008 High-Capacity Transit Corridor Project  
Historic Resources Survey Number: 50-80-14-08863

Dear Ms. Kodama,

I am writing to formally request the immediate removal of my property, located at 425 N. King Street, from the Hawaii Register of Historic Places. This listing was added without my knowledge or written authorization, and I firmly believe its inclusion was in error.


Since acquiring the property in 1978, I have consistently fulfilled my real property tax obligations, and the property has always been classified as commercial, mixed-use. I only recently discovered its designation through my realtor, who advised that this listing could have serious financial implications, significantly affecting the marketability and valuation of the property.

Additionally, while the building was originally constructed in 1913, its deteriorated state—marked by extensive termite damage, unstable flooring, and severely compromised structural integrity—renders it unfit for historic preservation. Portions of the structure have deteriorated to the extent that visible openings expose the interior to the elements, further proving the impracticality of maintaining any historical designation.

Given these factors, I respectfully request an expedited review and immediate removal of this property from the registry. I would appreciate confirmation of the next steps required to correct this matter and ensure its prompt resolution.

Thank you for your time and attention to this request. I look forward to your response and a swift resolution to this matter.

Sincerely,



Franklin Pang  
Manager, Cupboard, LLC

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2025.290

FRANKLIN PANG

# FAX

To: MARY KODAMA  
 Hawaii Register of Historic Places  
 State of Hawaii Historic Preservation  
 601 Kamokila Blvd., #555  
 Kapolei, HI 96707

From: FRANKLIN PANG  
 1616 Liliha Street, #200  
 Honolulu, HI 96817

Fax: (808)692-8020

Fax: (808)537-3059

Phone: (808)692-8015- Office  
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Prepared for: November 2008 High-Capacity Transit Corridor Project

Historic Resources Survey Number: 50-80-14-08863

(808)537-3059



FROM: FRANKLIN PANG



TO: MARY KODAMA

Hawaii Register of Historic Places



State of Hawaii Historic Preservation Division

601 Kamokila Blvd., #501, Kapolei, HI 96707



**FRANKLIN PANG**

# FAX

To: MARY KODAMA  
Hawaii Resister of Historic Places  
State of Hawaii Historic Preservation  
601 Kamokila Blvd., #555  
Kapolei, HI 96707

From: FRANKLIN PANG  
1616 Liliha Street, #200  
Honolulu, HI 96817

Fax: (808)692-8020

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RE: Please see attached Urgent Request -signed June 11, 2025:

TMK: 1-1-5-007-0003

Original Applicant: Mason Architects, 119 Merchant Street, Suite 501, Honolulu, HI 96817

Prepared for: November 2008 High-Capacity Transit Corridor Project

Historic Resources Survey Number: 50-80-14-08863

(808)537-3059



FROM: FRANKLIN PANG



TO:: MARY KODAMA

Hawaii Register of Historic Places



State of Hawaii Historic Preservation Division

601 Kamokila Blvd., #501, Kapolei, HI 96707



**FRANKLIN PANG, Manager and Owner  
Cupboard, LLC**

1616 LILIHA STREET, # 200  
HONOLULU, HAWAII 96817  
PH: (808)745-4535

**HONOLULU**

June 9, 2025

Mary Kodema State Historic Preservation Division  
601 Kamokila Blvd., #555  
Kapolei, HI 96707  
Oahu Office: (808)692-8032  
Cell: (808)652-8629  
Ph: (808)692-8015  
Fax: (808)692-8020

**Historic Name: Wood Tenement Buildings behind Tong Fat Co.**  
**TMK: (1) 1-5-007:003**  
**Location: 425 N. King Street, Honolulu, HI 96817**

**Original Applicant: Mason Architects**  
119 Merchant St., #501,  
Honolulu, HI 96817  
Office: (808)536-0556

Prepared for the November 2008  
High-Capacity Transit Corridor Project

Historic Resources Survey Number (if assigned) 50-80-14-08863

Re: I, Franklin Pang, Manager of Cupboard, LLC want my above-described property to be removed from the list of Hawaii Registry of Historic Places.

The listing of my property was wrongfully entered without my knowledge and my written authorization. I have always paid my real property tax bill since 1978. The property is classified as commercial, mixed-use. This listing was discovered after my realtor mentioned to me especially as it will affect the sales price of my property.

Buildings built in 1915. Very old, termite eaten floors with holes and shaky walls with holes to see outside.

Very truly,   
Franklin Pang, Manager and Owner  
Cupboard, LLC