

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received FEB 23 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic JOSEPH W. PODMORE BUILDING
and/or common CAFE BON BON BUILDING

2. Location

street & number 202 & 206 MERCHANT STREET not for publication
city, town HONOLULU vicinity of ~~Congressional district~~
state HAWAII code 15 county HONOLULU code 003

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	NA	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

FEE SIMPLE OWNER:	LEASEHOLD OWNER:
name <u>Hiram L. & Ellyn L. Fong</u> <u>Judith O'Sullivan Sham</u>	<u>Richard & Margaret Breton</u> DBA: Vintage Buildings of Hawaii
street & number <u>P.O. Box 3979</u>	<u>900 Fort Street Mall, Suite 1030</u> Honolulu, Hawaii 96813
city, town <u>Honolulu, Hawaii 96813</u> <input type="checkbox"/> vicinity of	<u>Honolulu, Hawaii 96813</u> state

5. Location of Legal Description

courthouse, registry of deeds, etc. Bureau of Conveyances
street & number 1151 Punchbowl Street
city, town Honolulu state Hawaii

6. Representation in Existing Surveys

title Hawaii Historical Sites Inventory has this property been determined eligible? yes no
date 1980, 1969 federal state county local
depository for survey records Department of Land & Natural Resources
city, town Honolulu state Hawaii

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Podmore Building is a two story cut stone building constructed primarily of Hawaiian blue-gray basalt, measuring 72 feet by 34 feet, with a hip roof, situated at the northeast corner of Merchant and Alakea Streets. The building is representative of a style of rusticated stone construction utilized for commercial buildings in Hawaii from 1894 to 1907, derived from the Romanesque Style popularized by Henry Hobson Richardson.

The building is characterized by massive, rough-faced stonework, sparse ornamentation, a flat facade divided by symmetrical windows and storefront openings, a voissior type arch over the entry doors to the second floor stairway, and a stone balustrade parapet with peaked capstones at the corners and midpoint of the facades. The building is detached, and is built to the property line on all sides. The northeast walls not facing the street are constructed of basalt stone rubble and cement.

The cut stone is set in a range course with alternative courses of 9 and 15 inches in height. The cement joints are faced with gray grout matching the stone color, onto which a narrow bead of red mortar is inlaid. This was a popular technique of the period giving the appearance of a narrow finished joint. The stone work is of excellent quality and workmanship in all respects.

The foundation consists of continuous stone masonry footings around the perimeter of the building. The ground floor is at sidewalk grade, consisting of a reinforced concrete slab, with several reinforced concrete footings running from east to west which may have served to support interior partition walls or as bond beams.

At the ground floor, the Alakea Street facade is divided into six symmetrical rectangular bays, 12 feet high supported by cut stone columns spanned by twin steel I-beams. The windows consist of plate glass divided into four lights, each set in varnished mahogany with stucco-faced concrete brick below. The entrance at the corner of Merchant and Alakea Streets is recessed diagonally with double doors and paneling of varnished mahogany, and a leaded stained glass panel above. A second ground floor entrance of similar materials is located at the far left. The second floor has eight rectangular windows arranged symmetrically, divided into two lights each, with protruding stone lintels and sills.

The Merchant Street facade is divided asymmetrically on the ground floor. To the left are three rectangular bays similar to those on the Alakea side, but differing in width. The left bay is open for the recessed corner entrance, with the other bays utilized as plate glass windows similar to those on Alakea Street. At the far right, the entrance to the upstairs is distinguished by a Roman arch over a semi-circular leaded stained glass panel and varnished mahogany double doors. The second floor has five rectangular windows arranged symmetrically which match those on Alakea Street.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1915	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Construction 1902 **Builder/Architect** Builder: Lee Wai

Statement of Significance (in one paragraph)

The Podmore Building is significant because of the historical character of its architectural features, construction methods, materials and its ownership and usage by individuals and groups of importance to Hawaii's commercial and religious history. Moreover, it is one of approximately ten surviving cut stone buildings which, by virtue of their utilization of native lava stone, are unique to Hawaii.

The property is significant in the following categories:

Architecture:

The structure is representative of its period in its style, quality of workmanship and use of materials. The building is constructed in a rusticated style with a simplified Richardsonian influence. Although no architect has been credited with its design, a study of its simple elements and ornamentation will show that these are thoughtfully arranged with an ordered harmony appropriate to its material, which strengthens the solidity and texture of the building. This results in a pleasing visual aspect and a massiveness which is remarkable considering its small size of 2,300 square feet.

The masonry work is a visible record of a brief period when Hawaiian basalt was widely used for durable construction, with five quarries in operation on Oahu. The stone was finished and dressed by hand at the construction site, with much of the work performed by emigrant Portuguese stonemasons. Photographs of the period show the massive stones were lifted into position by block and tackle from wooden hoists and scaffolds. Its use was discontinued due to economic considerations and the tendency of some stones to explode if heated by a fire and then doused with water.

Commerce, Religion and Humanitarian:

The building in its design and scale reflects the period when Honolulu was a growing town of small merchants clustered around the busy wharfs.

On February 26, 1902 Peter Cushman Jones, Ltd. leased the vacant lot at Merchant and Alakea Streets to Joseph William Podmore for a period of twenty-five years from April 1, 1902 at \$60.00 per month net rent, with the condition that Podmore "within six months

9. Major Bibliographical References

Hawaiian Journal of History - Published by Hawaiian Historical Society, Honolulu 1972
The Friend, Published by the Hawaiian Board of Missions, Honolulu
 Issues of August 1907, May 1922
City Directory, Honolulu Issues from 1899 to 1907
Pacific Commercial Advertiser, Evening Bulletin, Hawaiian Star, dates
 as given in text

10. Geographical Data

Acreage of nominated property 2319.5 square feet

Quadrangle name Honolulu

Quadrangle scale 1:24000

UMT References

A	<u>014</u>	<u>617840</u>	<u>2356980</u>	B	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

Verbal boundary description and justification

This nomination includes all the property designated by tax map key 2-1-16:4 in 1982.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title RICHARD BRETON, PROPRIETOR

organization VINTAGE BUILDINGS OF HAWAII

date

street & number 900 FORT STREET MALL #1030

telephone (808) 538-3355

city or town HONOLULU

state HAWAII

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title State Historic Preservation Officer

date February 15, 1983

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the

National Register date

3/24/83

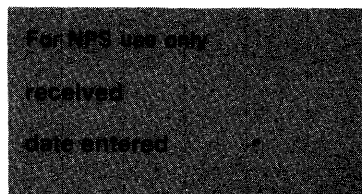

Keeper of the National Register

Attest:

date

Chief of Registration

EXP. 10/31/84

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Continuation sheet

DESCRIPTION

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A corrugated steel canopy with decorative gingerbread facia provides shade and weather protection for pedestrians and the ground floor windows. A notable decorative feature is the rusticated stone balustrade atop the building which screens the hip roof from view. A peaked cap stone at the center of the Alakea balustrade bears the inscription "1902." in raised letters.

The hip roof is framed by wooden carpenters trusses, covered with layers of roofing paper over a base of corrugated steel roofing. The corrugated steel was probably replaced after a fire of unknown date which occurred in the attic.

Spanning the northeast corner of the building above the roof is a triangular steel platform supporting a large steel tank of eight thousand gallons capacity which was used to store water for the sprinkler system. Both the tank and sprinkler system were probably installed when the building was owned by the Honolulu Advertiser from 1924 to 1928, and are no longer in use.

The interior with 13 feet high ceilings on the ground floor is utilized as a restaurant. The second floor is wood framed, supported by a steel I-beam bearing on three steel columns and two stone columns on the ground floor. The second floor, with 12 feet high ceilings consists of a large open space with no interior columns and is expected to be used for offices.

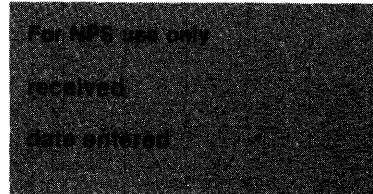
Although the exterior of the building is very similar to its original appearance, portions have been altered over the years. The original storefront windows and doors were probably removed during the 1920's. Ten of the original 13 double hung windows on the second floor were replaced with fixed glass in the 1970's.

Due to extensive termite damage the interior of the building below the roof trusses was completely removed in 1982. At this time all of the windows, doors, interior finishes, stairway and canopy were replaced.

While no pictures of the original facade were known to exist at the time of renovation, the architectural details were patterned after buildings of a similar age and style in Honolulu. The building is presently in excellent condition.

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Continuation sheet SIGNIFICANCE

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from April 1, 1902 at his own cost and charge, erect and complete a good and substantial building ... and shall lay out and expend therein not less than \$7,000.00." The April 17, 1902 *Advertiser* listed a building permit issued to Lee Wai for a 2-story store at 901 Alakea Street, value \$7,500.00. Apparently, P.C. Jones, Ltd. lent Podmore part of the money to construct the building, for on June 25, 1902 Podmore mortgaged his lease to P.C. Jones, Ltd. in consideration for \$5,000.00.

Joseph W. Podmore was an English sailor who became a clerk for J.T. Waterhouse & Co. from 1886 to 1900, when he opened his own firm for insurance, shipping, commission, and as agent of the Anglo-American Crockery & Glass Co. of San Francisco. He was active as a real estate investor in the early 1900's.

It is believed that the building was built for investment, as Joseph Podmore was not an occupant. The City Directory of 1903 - 1904 lists Joseph P. Rodrigues a merchant tailor, as occupying the corner store, with Edward C. Rowe, a painter, paperhanger and decorator occupying the mauka office. The upstairs was occupied from 1902 to 1906 by the Mercantile Printing Co. Ltd., a company which still exists today.

During 1906 or 1907 it appears that Podmore sold his Lease of the property back to P.C. Jones, for on February 7, 1907 Jones donated the land and building to the Hawaiian Board of Missions for use as a permanent home. P.C. Jones was President of C. Brewer and Co. from 1883 to 1899, Director until 1909, a founder of Bank of Hawaii and Hawaiian Trust Co. Ltd. He became a member of the Hawaiian Board of Missions in 1870, serving as its first President from 1904 to 1914.

From March 1907 until April 1916 the Hawaiian Board of Missions (being the successor to the American Board of Commissioners for Foreign Missions which brought the first Missionaries to Hawaii in 1820) utilized the property as their headquarters. There they published "The Friend," a prominent monthly publication reporting on the missionary work of the Board throughout the Pacific, as well as local political issues which required comment or moral guidance from the Board, including promoting temperance, education, and racial equality.

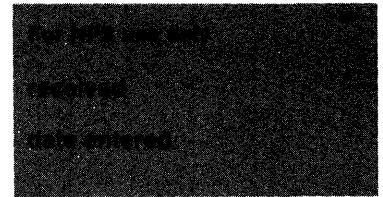
The downstairs was utilized as the Hawaiian Board Book Rooms where Christian books and publications were made available to the community.

The property was purchased by Charles M. Cooke, Ltd. in 1913. The Board continued to rent the premises until the completion of the new Mission Memorial Building on Beretania Street in 1916.

In 1924 the property was purchased by the Advertiser Publishing Co. Ltd. who owned the adjacent property where the

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Continuation sheet

SIGNIFICANCE

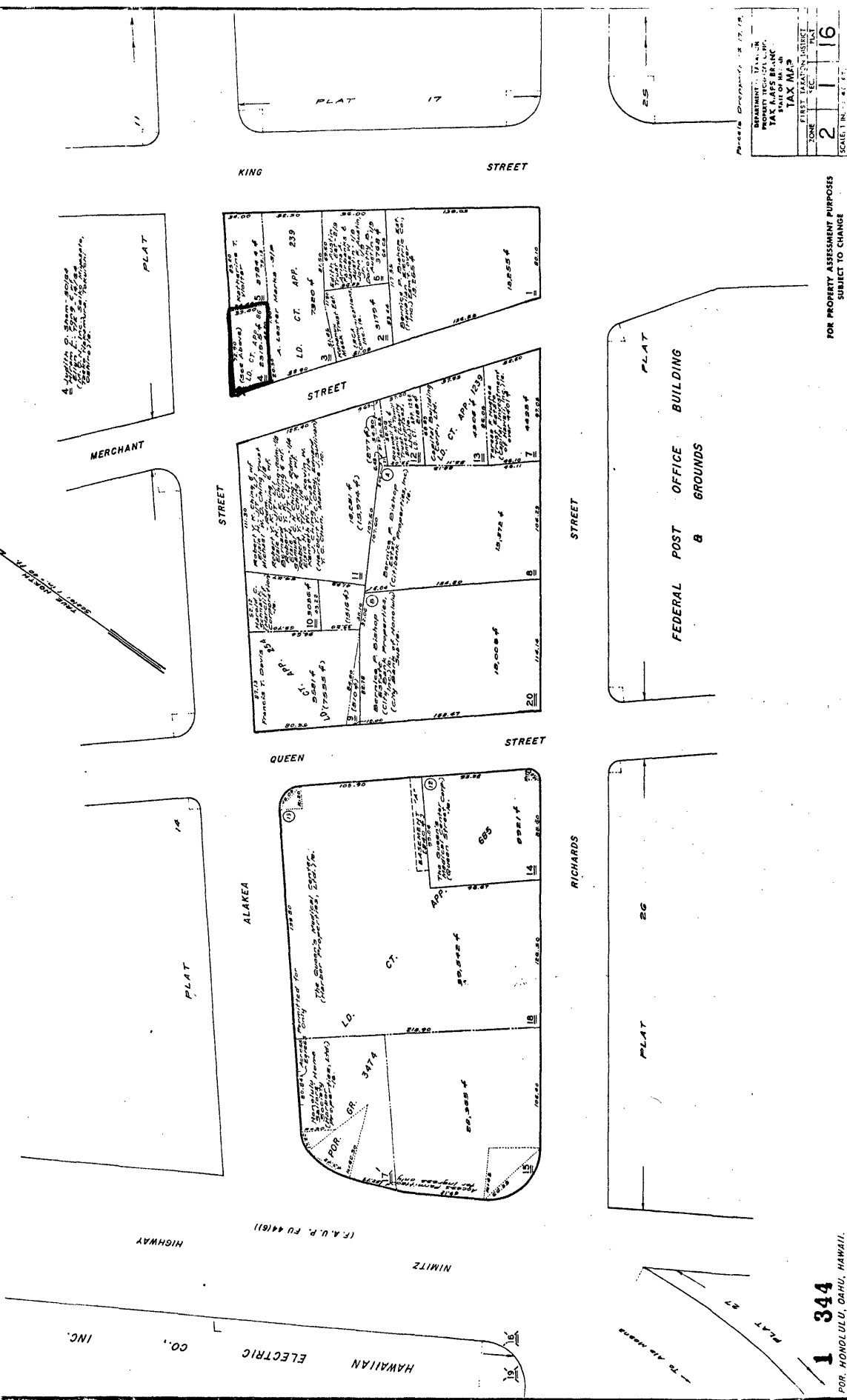
Item number 8

Page 3

Honolulu Advertiser was published until 1928. The Advertiser built a second floor ramp to connect the two buildings and probably installed the water tank and sprinkler system during the period. After 1928 the property was sold several times until purchased by the present owners in 1946. From the 1920's the downstairs has been occupied by a succession of popular restaurants notably the "Pig N' Whistle," "Kodo's Grill" and "Cafe Bon Bon" which was reopened after renovation in 1982. The upstairs has been utilized as various sales, insurance, real estate and attorneys' offices. Of note is that it was the original office of "DHL Air Cargo" which has grown to be a national firm. By 1981 long deferred maintenance had made portions of the building uninhabitable as well as obsolete, and a complete renovation was undertaken commencing in January of 1982.

Surrounding Location:

The Podmore building is situated at the southwest corner of the block bounded by Alakea, Merchant, Richard and King Streets, within the Hawaiian Capital District, a Honolulu City and County Historic, Cultural and Scenic District. The entire block would be an excellent candidate for listing in the National Register of Historic Places. Together these buildings form a unique historical oasis surrounded by modern high rise offices. They are truly worthy of preservation for their outstanding architectural quality and human scale.



PREPARED BY	DATE
PROPERTY TAX MAPS	1931
TAX MAPS	
FIRST CLASS	
POSTAGE	
PAID	
ZONE	2
SECTION	16
SHEET	1

FOR PROPERTY ASSESSMENT PURPOSES
SUBJECT TO CHANGE

1 344

POR - HONOLULU, OAHU, HAWAII.

HAWAIIAN ELECTRIC CO., INC.

(F.A.U.P. PU 44(6))

NIMITZ

HIGHWAY

ALAKEA

QUEEN STREET

STREET

RICHARDS

STREET

STREET

STREET

MERCHANT

KING STREET

STREET

PLAT 17

FEDERAL POST OFFICE BUILDING & GROUNDS

PLAT 26

PLAT 27

PLAT

PLAT

PLAT

4. Within 30 days of the date of the filing of this map, the owner of any property shown hereon as being subject to a tax map shall file with the assessor a copy of the deed or other instrument showing the title to the property.

Case Xmas
LD. CT. APP. 239
A. Leeper Marks - 1917

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