

**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: Teiji Yamatsuka Property  
Other names/site number: T. Yamatsuka Building; Teiji Yamatsuka Store; Yamatsuka Store and Residence; TMK: (3) 4-5-016: 015  
Name of related multiple property listing:  
Historic and Architectural Resources of Honoka'a Town, Haina Ahupua'a, Hāmākua, Hawai'i Island, Hawai'i  
(Enter "N/A" if property is not part of a multiple property listing)

**2. Location**

Street & number: 45-3590 Māmane Street  
City or town: Honoka'a State: Hawai'i County: Hawai'i  
Not For Publication: \_\_\_\_\_ Vicinity: \_\_\_\_\_

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

national       statewide       local  
Applicable National Register Criteria:  
 A       B       C       D

Signature of certifying official/Title: \_\_\_\_\_ Date: 1.16.13  
State or Federal agency/bureau or Tribal Government

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

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

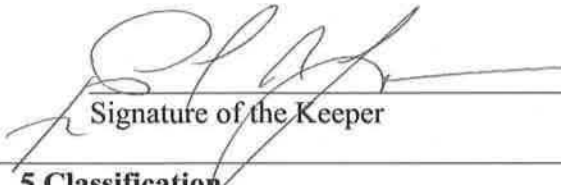
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**Title :** **State or Federal agency/bureau or Tribal Government**

**4. National Park Service Certification**

I hereby certify that this property is:

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

  
Signature of the Keeper

3/12/2018  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

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**Category of Property**

(Check only **one** box.)

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

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>2</u>	<u>          </u>	Total

Number of contributing resources previously listed in the National Register 0

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**6.Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/department store

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/ professional

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Other-Plantation

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Foundation: poured-in-place concrete; Walls: wood; Roof: corrugated iron.

### 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.)

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### Summary Paragraph

Honoka'a Directional Terms:

*makai* (downside, toward the ocean, roughly to the north)

*mauka* (uphill, toward the mountains, roughly to the south)

Waip'io/Waipi'o side (roughly to Waipi'o Valley on the west)

Hilo/Hilo side (roughly to Hilo on the east)

The Teiji Yamatsuka Store is a single-story commercial building which sits on a 7,226 square-foot, sloping lot on the *makai* side of Māmane Street in Honoka'a. The building is located on a street lined with commercial buildings and contributes to the retail-office character of the town's downtown core. The façade is characterized by a false front with an elevated center section and four symmetrically-placed art deco-themed pilasters with canted tops. The center part of the false front proclaims in raised letters, "1936 T. Yamatsuka Bldg." A shallow-pitched *totan* (corrugated-metal) pent-roofed awning runs across the façade and protects pedestrians from the

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elements. The 38' x 48' building follows a rectangular plan and is protected by a *totan* shed roof, which slopes to the rear of the building. It sits on a concrete foundation and has tongue-and-groove walls on its Waipi'o side and rear elevations and *totan* siding on its Hilo side. There is non-original shiplap siding on the front wall above the façade's shed-roofed awning. The 1,824 square-foot building retains its integrity of location, design, materials, setting, craftsmanship, feeling and association.

The Yamatsuka Residence stands behind (*makai*), and is connected to, the Yamatsuka Store building via a narrow, corrugated-plastic flat roof (that originally covered a wooden access "bridge" between the commercial building and the residence). The residence is a two-story, single-wall, two-bedroom, one-bath residence. The second-story floor is at the same level as that of the store. The residence has a *totan* (corrugated-metal) hipped roof with overhanging eaves with exposed rafter tails. It sits on a raised post-and-pier foundation and has tongue-and-groove walls with mostly 2 x 2 double-hung sash windows. It features an inset porch at its front, Hilo-*mauka* corner. Two 4" x 4" posts support the roof above the porch. A garage and living space are set under the house. The 1,212 square-foot building is in good condition and retains its integrity of location, design, materials, setting, craftsmanship, feeling and association.

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## Narrative Description

### The Yamatsuka Store Building

The Teiji Yamatsuka Store's façade runs parallel to Māmane Street, separated from the street by a concrete sidewalk which is elevated one step above the roadway. The building is five bays long, and contains two commercial units. A slightly left-of-center plate-glass display window is flanked by recessed doorways. Both doorways have canted entries with rounded corner posts, 6" in diameter. The left doorway has one hinged door, while the right side has a double door. The doors each have two-pane windows and retain their original hardware. The end bays of the building each have a plate glass display window. The original, paneled kick plate runs under all the windows and single-pane, fixed transoms are above the windows and doors.

The Hilo side of the building is a solid wall, and on the left, Waipi'o, side there is a pair of jalousie windows in the upper right corner of the wall. The wall on this side is primarily tongue-and-groove, but at the top is covered in corrugated metal. The vertical-planked rear wall retains a historic 2 x 2 double-hung sash window, and also features a number of modern sliding windows. Two hinged doors, one near each corner, penetrate the rear wall and access the basement, which has a concrete floor and walls. The basement has a 7'-3" high, tongue-and-groove ceiling. On the interior, the two offices retain their tongue-and-groove walls and ceilings. The Hilo side office also retains its pendant, globe light fixtures. A ballustraded mezzanine runs across the rear of the Hilo side office. A lateral running, straight run stairway with nine steps leads up to the mezzanine.

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Although having undergone several minor alterations over the years, the Teiji Yamatsuka Store building retains its historic integrity and is an important element contributing to the historic character of Honoka'a. Its façade, other than the upper level shiplap siding, remains original. The mezzanine, like other stores mezzanines on Māmane Street is original. However, a mezzanine bathroom has been added to the interior of the Hilo side office, and new windows have been placed in the rear elevation, which is not visible from the street. These alterations are insufficient to detract from the building's historic integrity.

### The Yamatsuka Residence

Behind the store building is the two-story, single-wall, two-bedroom, one-bath Yamatsuka Residence. It has a corrugated metal hipped roof with overhanging eaves with exposed rafter tails. It sits on a raised post and pier foundation and has tongue and groove walls with 2 x 2 double hung sash windows. It features an inset porch at its front, Hilo side corner. Two 4" x 4" posts support the roof above the porch. A garage is set under the house on the Hilo side.

The residence is connected to the Yamatsuka Store building by an approximately 8' wide and 16' long, corrugated-plastic flat roof. The roof runs from the rear of the Yamatsuka Store building to the entry bay of the Yamatsuka Residence's front porch. Three 2' x 6" beams support the metal lanai roof.

The residence faces *mauka*, with a straight run of eleven wood steps running parallel to the façade to access the second-story, primary living quarters. The steps have a 2" x 4" hand rail, supported by 2" x 2" balusters on its *mauka* side. The steps lead up to an inset, corner-entry lanai. A pair of 4" x 4" square columns with modest carpenter Doric capitals rise from a solid balustrade and support the eave of the main house above the lanai. The lanai has a 6" tongue-and-groove ceiling and a similar floor. A five-panel door in the Waipi'o side wall of the lanai opens on the kitchen, while a door with a window in its upper panel is in the lanai's rear wall and opens on the living room. To the right of the front door is a 2 x 2 double-hung sash window.

The 14' x 18' living room has 6" floor boarding throughout the residence, except where overlain by tile in the kitchen and bathroom. The living room also has 6" tongue-and-groove single walls as well as a similar tongue-and-groove ceiling. An interior, 2" x 4" girt provides support to the exterior walls. These finishes appear in all rooms throughout the house. The Hilo-side wall of the room contains a pair of 2 x 2 double-hung sash windows.

A five-panel door in the middle of the living room's rear wall opens on a Hilo-side rear bedroom. This room has a 2 x 2 double-hung sash window in its *makai*- and Hilo-side walls. A five-panel door in the living room's Waipi'o-side wall accesses a front-to-rear running hallway. At the *makai* end of the hall is a Waipi'o-side second bedroom and at the *mauka* end is the kitchen. In between these two rooms, on the Waipi'o side of the hall is a bathroom and the dining room. The second bedroom is similar to the first with a 2 x 2 double-hung sash window in each of its two exterior walls, but has a four-panel door entry.

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The bathroom is entered via a five-panel door. It has been remodeled and has a tile wainscot. The tub/shower runs parallel to the outside wall and has a single-pane single sliding window. The dining room is completely open to the hallway on the dining room's Hilo side. A pair of 2 x 2 double-hung sash windows are in its Waipi'o facing wall. The kitchen retains its original cabinets and counters and has an asbestos tile floor. A pair of two-lite casement windows are in the kitchen's *mauka* front wall.

At ground level a carport with a poured concrete floor is the dominant feature. The exposed house floor joist is its ceiling. A pair of more recent bronze anodized-aluminum sliding windows are in its Waipi'o rear wall. In its *mauka* wall a plank door leads into a storage/work area, while a living space is to the *makai* side. The bedroom and its bathroom also have new bronzed anodized-aluminum sliding windows.

Although having undergone several minor alterations over the years, the Yamatsuka Residence retains its historic integrity and is an important element contributing to the historic character of Honoka'a. The ground floor of the house has been modified over time, and the main house's bathroom has been remodeled. These alterations are to secondary spaces and are insufficient to detract from the building's historic integrity.



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## 8.Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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

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**Areas of Significance**

(Enter categories from instructions.)

Commerce

Architecture

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1929 (probable construction date of store)-1965 (end of historic period of significance)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Circa 1929-Store construction date

1936-Possible construction of new or altered building

1943-1945-Camp Tarawa soldier influx

1952-Death of Teiji Yamatsuka

1965-Mrs. Yamatsuka did not pay the Hawai'i County assessment for the lateral waterline

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown

\_\_\_\_\_  
\_\_\_\_\_

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

The Teiji Yamatsuka Property meets the Registration Requirements set forth in the Multiple Property Submission "Historical and Architectural Resources of Honoka'a Town, Haina Ahupua'a, Hāmākua District, Hawai'i Island, Hawai'i MPS for the Property Type: Plantation Vernacular-Commercial."

Justification of the Period of Significance

The period of significance began with the construction of the Yamatsuka Store building circa 1929. From that time, up to 1965, the building has served commercial purposes as a purveyor of general mercantile goods. Its plantation-style building today retains all the major characteristics of the original building's architecture.

The Teiji Yamatsuka Property is significant at the local level under Criterion A, serving as an incubator for the entrepreneurial dreams of Japanese immigrants to find employment off the plantations and establish their own enterprises. The period of significance ranges from the construction of the building circa 1929, to the established date of T. Yamatsuka Store opening in 1936, to the store compromised in 1965 because Mrs. Yamatsuka did not pay the Hawai'i County assessment for the lateral waterline to her store or residence.

The Teiji Yamatsuka Store property is also significant at the local level under Criterion C as a good example of a wood commercial building constructed in Hawai'i. The commercial storefront was constructed circa 1929 and only purchased by the Yamatsuka family in 1936. at which time as it was likely reconstructed. The commercial storefront reflects a good example of circa 1929-era construction under Criterion C and the period of significance should actually begin at that point in 1929.

The steep site below the road required both excavation and development of two distinct levels in order to provide sufficient floor space for both retail operations and storage. The building is typical of its period in its use of materials, method of construction, craftsmanship, and design.

Although the walkway which once connected the store building to the residence no longer exists, the overhead corrugated-plastic roof remains. Other than this one change, the residence remains intact. Thus, the Yamatsuka Residence is significant at the local level under Criterion C today (2017) as a good example of a single-wall residence constructed in Honoka'a during the 1930s. It is typical of its period in its use of materials, method of construction, craftsmanship, and design.

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

**Criterion A (History/Events)**

**Historical Background**

Over centuries, Native Hawaiian population centers had focused on use of land and sea resources in such areas as Waipi'o Valley, where an abundant supply of water sustained cultivation of taro and access was available to the sea. The Hāmākua Coast was only lightly settled.

A series of government acts in the mid 19<sup>th</sup> century changed land tenure in Hawai'i. The Constitution of 1840 under King Kamehameha III had established individual property rights. The Alien Land Ownership Act of 1850 allowed non-citizens to own land. The Kuleana Act of 1850 required *maka 'ainana* (Native Hawaiian commoners), to petition for title to land they cultivated. Rights of cultivation and pasturage on larger, common lands of the *ahupua 'a* were abolished and these former common properties became owned by the chiefs, crown, or the government. Many *maka 'ainana* who were unfamiliar with the concept of private land ownership lost their property. Members of the *ali 'i* (chiefly class) familiar with Western land law initially obtained title to most newly privatized Hawaiian land. Also, Westerners, especially those with capital, gained ownership of increasingly large percentages of valuable lands.

The advent of commercial agriculture based upon sugar in the late 19<sup>th</sup> century altered human occupation patterns. Imported flora and labor, increasingly sophisticated technologies, and consolidation of plantations led to the development of new village sites in Hāmākua.

After 1900, the size and configuration of Honoka'a was influenced by other factors. For one, Annexation and the Organic Act abolished provisions of the Masters and Servants Act that had placed plantation workers in positions of semi-servitude. Second, the expiration of plantation worker contracts gave individuals the opportunity to seek new employment opportunities in towns such as Honoka'a.

The potential arrival of the Hilo Railway into Honoka'a also focused land speculation and building construction on the Hilo side of town. Unfortunately, financial strains caused by high construction costs through the rough topography of Hāmākua bankrupted the rail company and the line never reached beyond Pa'auilo, seven miles away.

Changes in plantation technologies, including the introduction and use of trucks, ended the isolation of most plantation workers at their work sites. The new concentration of plantation housing into larger camps brought economies of scale, which facilitated improved standards of

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living and provided a place where different ethnic groups could socialize. The desire of plantation employees for further goods and services unavailable within the plantation hegemony led those potential customers to towns such as Honoka'a.

A series of government road building projects in the 1920s led to the development of more direct routes between Honoka'a and Waimea. Peripheral communities such as Kukuihaele further north were by-passed. Where Lehua Street crossed Māmane Street and Pakalana Street met Māmane became major intersections. Development of Honoka'a then focused between these two points.

World War II, and the locations of U.S. Marine divisions at nearby Camp Tarawa, was an economic boom to Honoka'a as goods, services, and recreational opportunities were provided to the troops by merchants in the town.



**DR. BILLY BERGIN COLLECTION**

Camp Tarawa during the war years. The camp's tents occupied more than 400 acres of Parker Ranch Land. Soldiers shown here spent many rest-and-relaxation hours in Honoka'a because Waimea, imposed by Parker Ranch, was dry. The tents are visible in the left background.

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GARY COCKRELL COLLECTION

War years on Māmane Street. The Teiji Yamatsuka Store is located between the closest telephone pole and the right edge of the photograph.

Since World War II, a series of events has impacted the Honoka'a economy. The construction by the Territorial Department of Transportation of a Honoka'a by-pass for Māmalahoa Highway in the 1950s took the town off the main across-island route. The by-pass road diminished opportunities for sales by Honoka'a businesses to the tourist trade. Closure of the Hāmākua Plantation in 1994 removed the largest area employer. Also, the bankruptcy of the Hawaiian Holiday Macadamia Nut Company removed a large source of employment, including that at the factory on Haina (Lehua) Road.

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### **Property History**

Much like his predecessor Kamehameha III, King David Kalākaua sought to encourage outside investment or reward loyalty to the nation by providing generous land grants. One recipient was William Rickard, of Cornwall UK, who settled in Honoka‘a. Rickard received a 67.5-acre Grant No. 3156 in 1876. The future Yamatsuka property was part of Rickard’s grant.

Rickard began planting the Lahaina variety of cane on his property. The first cane crop was a total loss as mill machinery was not landed and installed at Honoka‘a in time for milling that first crop.

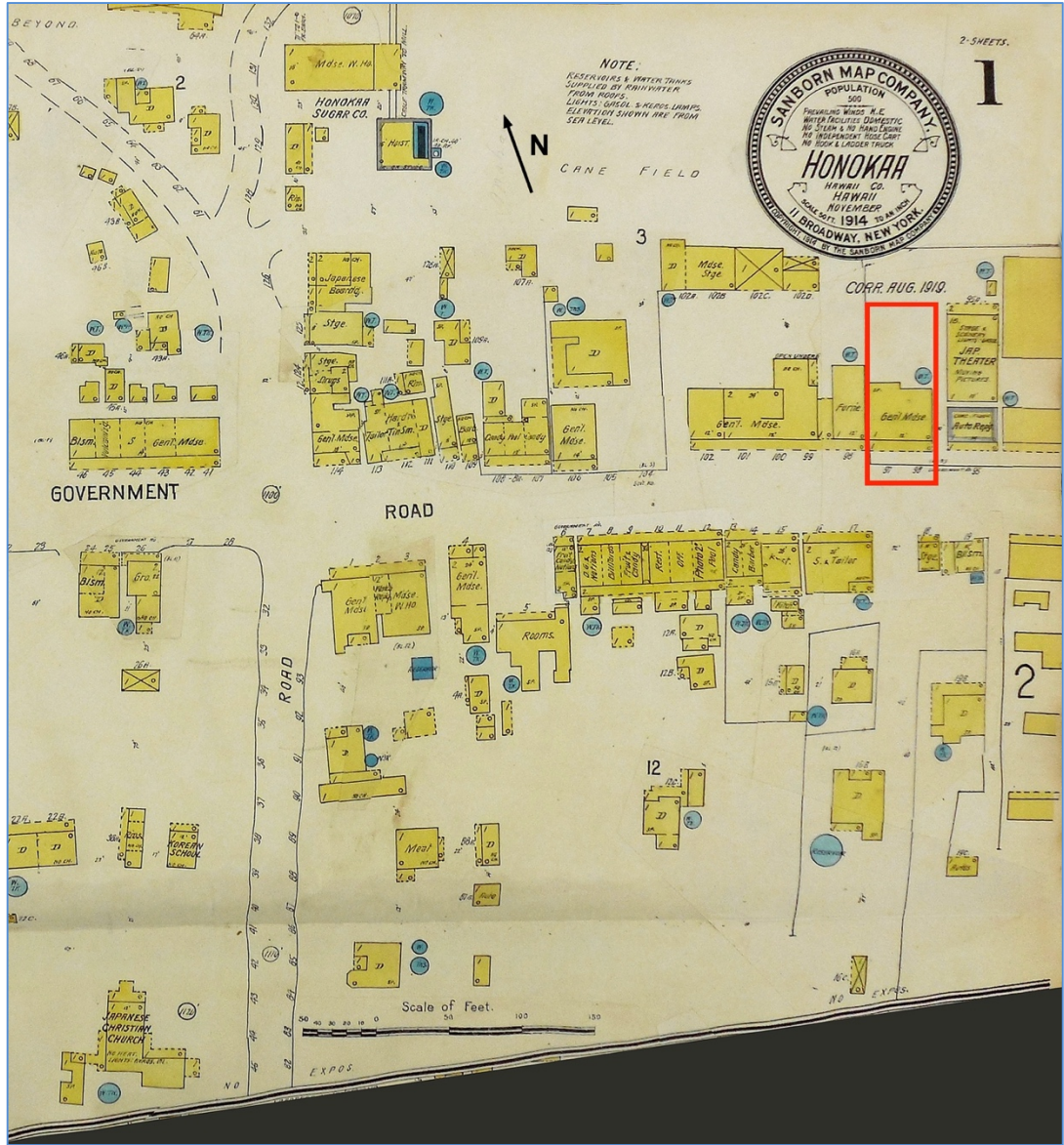
Rickard was manager of the Honoka‘a Plantation until 1892. During his tenure, the plantation became the most successful on the Hāmākua Coast, and he remained involved with sugar cane production even after his resignation as manager.

Nora Rickard, wife of William inherited the grant upon Rickard’s death in 1899. In 1912, Nora and others in the family put the Rickard properties under the immediate control of the First Trust Company of Hilo. In 1931, Charles Merriam bought all the Rickard family properties for \$24,700, through foreclosure, including parcels on Maui and O‘ahu.

Meanwhile, small, independent stores off the plantations were being established in rural areas in and around Honoka‘a, as elsewhere in Hawai‘i. Contrary to popular myth, the entrepreneurs who founded these companies often came to Hawai‘i with mercantile experience gained in the old country or had acquired such skills working in stores run by the plantations themselves. The most common type of businesses that developed is still known as the “Mom and Pop” general store. The entrepreneur founders usually called upon their family members to contribute to the business. These establishments would, on average, be approximately 1,000 square feet in size and occupy a “plantation style,” single wall commercial building.

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SANBORN FIRE INSURANCE MAP

This 1914 Sanborn Fire Insurance Map shows a no-longer-extant building and footprint. Possibly this earlier building was remodeled or torn down to make way for the 1936 Teiji Yamatsuka Store.



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**KINPUKUJI SHINGON BUDDHIST MISSION**

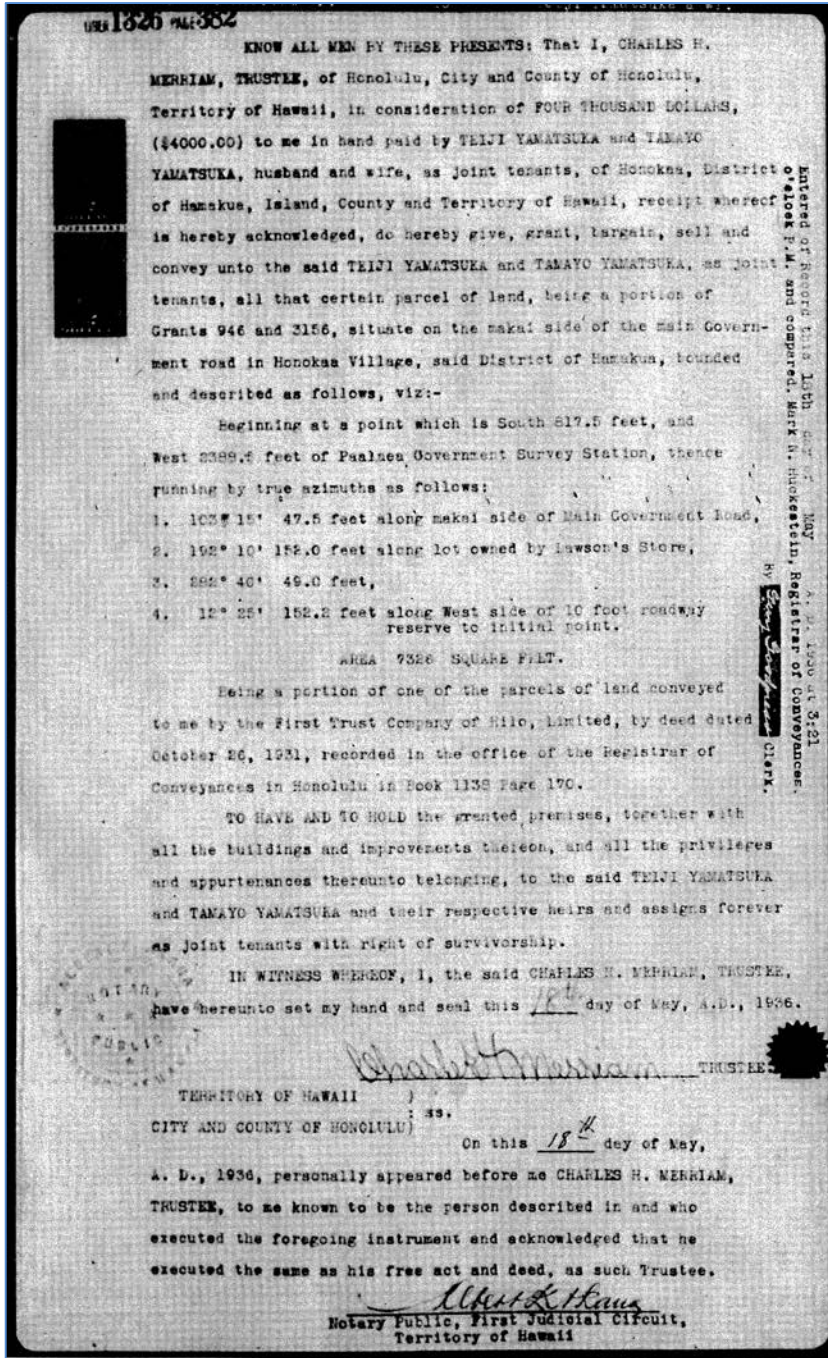
This photo records the Kinpukuji Shingon Buddhist Mission celebration in the early 1920s. It shows the gable-roofed building (with flag on top) to the right of the Credit Union occupying the future location of the Teiji Yamatsuka Store. This building likely occupied the same footprint as is shown in the Sanborn map on p. 14

Teiji had left the Shokwai and the couple were in the business on their own by 1929. This is evidenced by the fact that between 1929 and 1936 the Yamatsuka's phone number, 2 White 322 which differed from the Hāmākua Shokwai's 2 White 323. The couple were likely leasing in the 1929-constructed building until they finally were able to purchase the property in 1936.

In 1936, Merriam sold a portion of Rickard's Grant 3156 to Teiji and Tamayo Yamatsuka—the 7,326 sq. ft. Yamatsuka Property parcel on Māmane Street. The "1936" date on the building reflects this fact.

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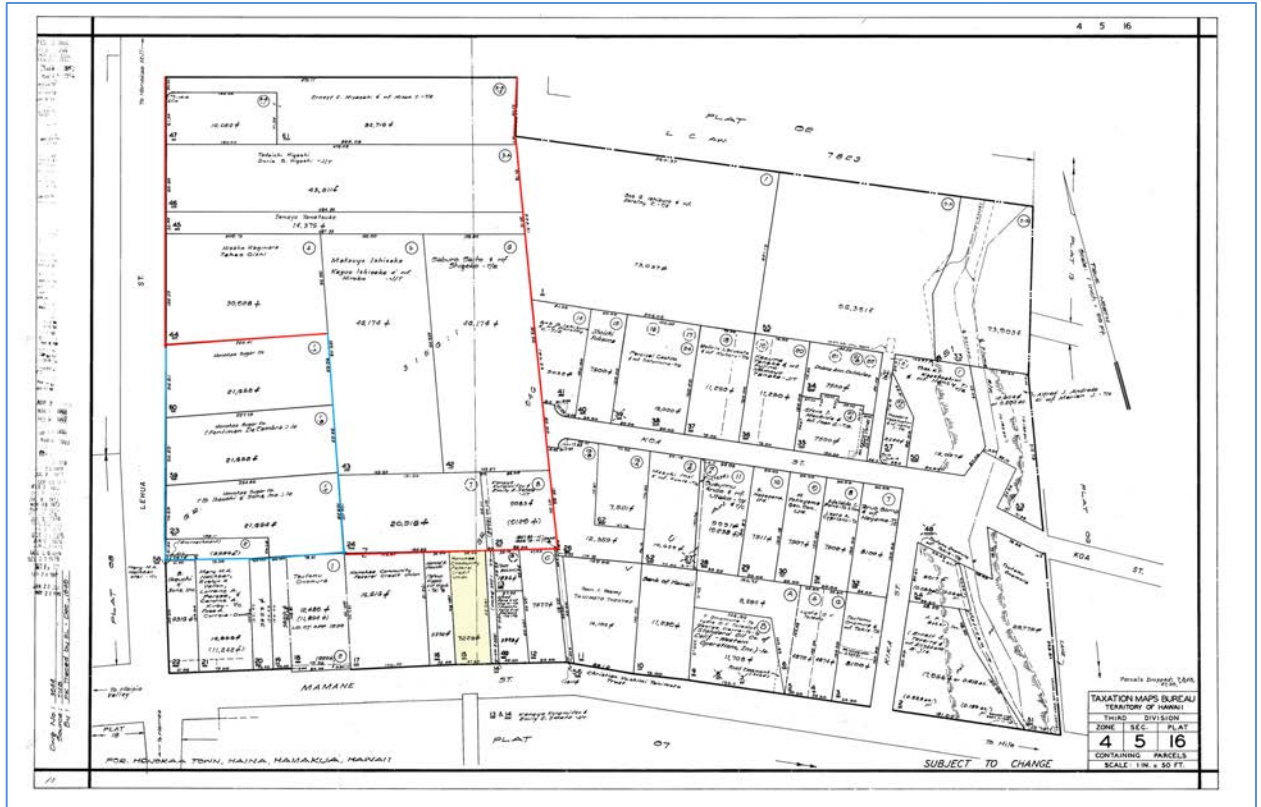
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The May 18, 1936 Deed Transferring the Property to Teiji and Tamayo Yamatsuka. (Bureau of Conveyances document 1326/382)

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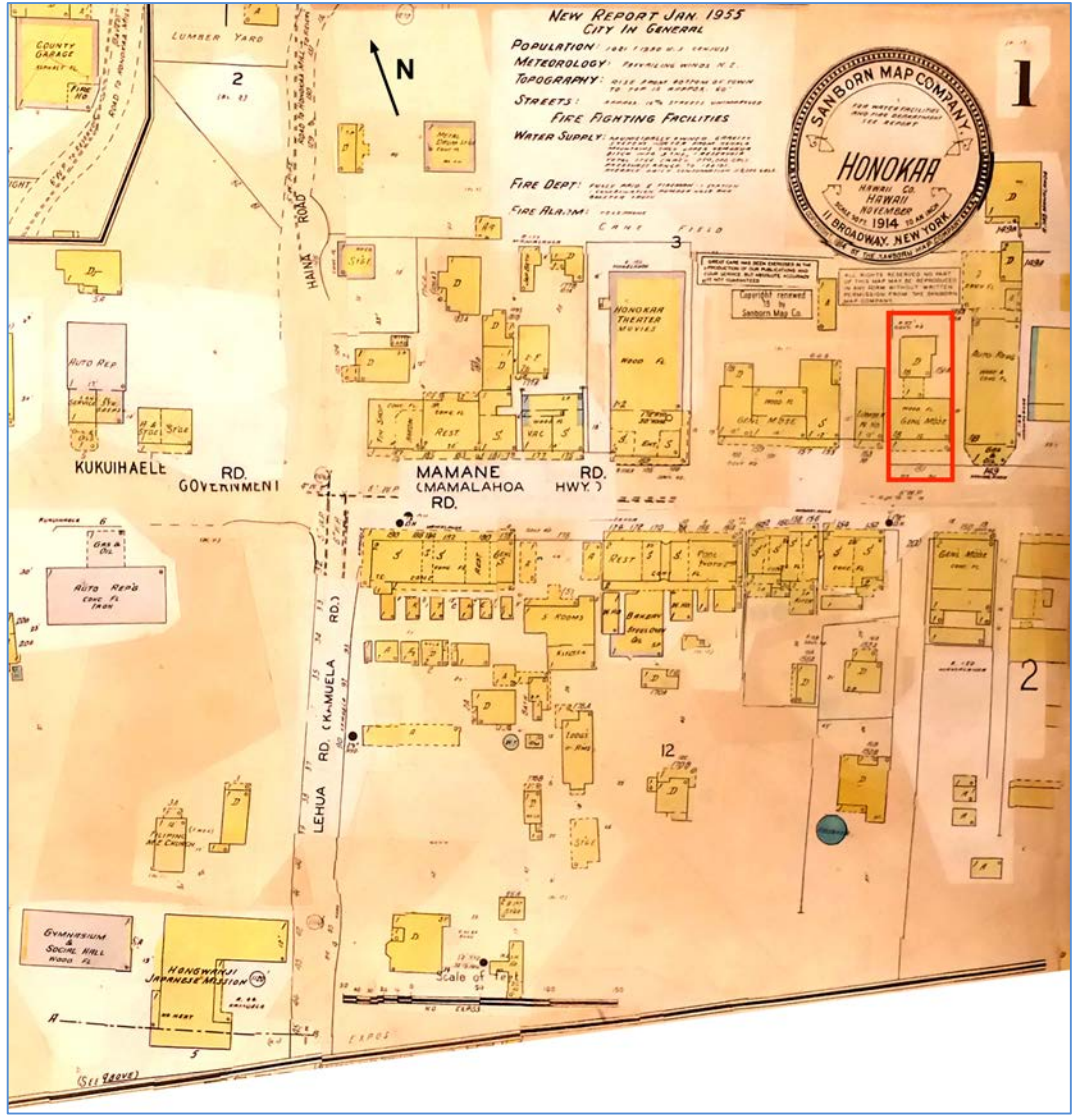


Between 1943 and 1948 Teiji acquired and subdivided much of the land Hilo side of Lehua Street and *makai* of Honoka'a's Māmane Street. The land was purchased or exchanged from Honoka'a Sugar Company and other land owners, including the Merriam Trust (former Rickard lands). On December 28, 1943 the Yamatsukas acquired 12.356 acres from Charles Merriam, the trustee of the Rickard lands, for an undisclosed price (merely the \$10 needed to produce the deed—no recorded mortgage could be located) [see TMK 4-5-02]. The area is outlined in red. This does not include the Māmane Street lot colored in tan. *Liber 1799, pp. 274-275, December 28, 1943.* On March 13, 1946, the Yamatsuka's executed an exchange deed whereby they traded a lot with the Honoka'a Sugar Co. No money changed hands (see TMK 4-5-16). The exchange was for lands owned by the Yamatsukas elsewhere for the three lots *makai* of B. Ikeuchi and Sons hardware store. (The small "cutout" is a lease that happened in the 1950s between Theo H. Davies & Co., the Ikeuchi family and the Andrade family.) But at the time of the Yamatsuka exchange, the lot was whole. The area is outlined in blue. *Liber 1941, pp.279-281, March 13, 1946.*

Tamayo continued to the water trees on her *makai* property. (please see this document p. 33)

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SANBORN FIRE INSURANCE MAP

This 1955 updated 1914 Sanborn Fire Insurance Map shows the later Yamatsuka Store commercial building and Residence joined by the above-ground walkway. The commercial building's footprint is essentially the same as the earlier one shown on p. 14.

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**LUANA HASEGAWA FUKUTOMI COLLECTION**

Seishiro Hasegawa and his grandson stand in front of his Hasegawa Store with the Teiji Yamatsuka Store in the background. Notice that the Teiji Yamatsuka Store's Philco-Norge sign is in disrepair, 1957.

In 1965 the County of Hawai'i laid a main waterline along Māmane Street. The property owners were assessed the costs of a lateral waterline hook up to their properties. Mrs. Yamatsuka (this would be after Mr. Yamatsuka's death in 1952) refused to pay the fee. Subsequently, the county cut off the water services to the Yamatsuka Store building and to her residence.

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**BERNI RUIS COLLECTION**

The vertical plank-board, or tongue-and-groove, façade on the parapet has an atypical look compared to other Honoka‘a buildings dating from the 1930s. Also atypical is the Art Deco thematic decorative pilasters as well as other vertical relief decoration at the top of the parapet. Berni Ruis and Hal Yamato have left valuable photographic records of Honoka‘a Town in the 1970s and 1980s.

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HAL YAMATO COLLECTION, NHERC

Above: the Yamatsuka Store, looking Hilo; and below: looking Waipi'o.

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©FRANCO SALMOIRAGHI, 1975

Yamatsuka Store interior. Taken in 1975, the photograph of the interior of the store shows Tamayo behind the counter, on a rare occasion socializing as she conducts business.



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This photo shows the interior of the Yamatsuka Store prior to the subdivision in the retail space in the 1980s. The original mezzanine like that in the original Yamato Store was for additional, but limited, storage of inventory and for display of goods on the mezzanine railing. Through the open doorway can be seen the *makai* residence, which up until the 1980s had a connecting-above-ground walkway to the store. The doorway also reveals descending *makai* stairs from the store to the basement level, which after the 1980s was also been removed.

Teiji Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i



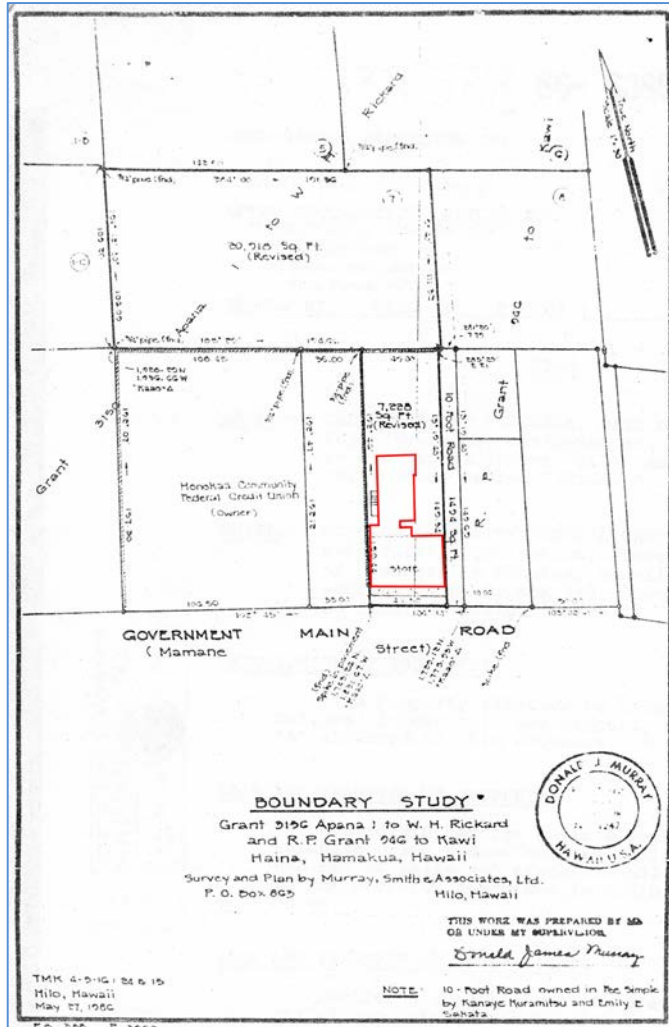
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The photograph illustrates that the store maintained the ambiance of earlier eras with wood floor, wood and glass hand-made display cases, and clutter. Note glass jars, hose nozzles, glass ware, teapots, and tub stoppers among other things all displayed together in the case. After her passing in 1985, the retail space was subdivided into two units.

In 1986, after Tamayo Yamatsuka's death, her estate passed on to Carrie Sadako Fujinaga. Subsequently, two months later, the property was sold to the Honoka'a Community Credit Union.

Teiji Yamatsuka Property  
Name of Property County and State

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In 1986 the State of Hawai'i conveyance tax rendering Boundary Study shows store and residence attached. Presumably this study was necessary before the property could change hands.

David Levinson, a real estate developer, in 1988 divided the interior of the Yamatsuka Store into two separate retail spaces and removed a street-level walkway that had connected the *makai* residence to the store. A real estate company occupied the Hilo side and a succession of tenants on the Waipi'o side included an architect, mortgage broker, and local church group.

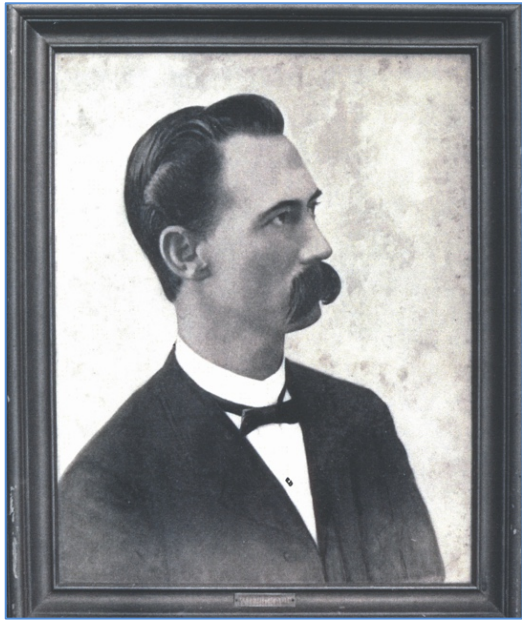
Brenda Johnson and George Zweibel acquired the property through a deed dated 1999. The Waipi'o retail space became George Zweibel's law office. To invoke a sense of the early history of the building's interior during remodeling, a period-appropriate wall was erected between the inner office and waiting/reception areas. Period-appropriate fixtures and furnishings were then placed in the space.

Teiji Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

## People

### William H. Rickard



**PHOTOGRAPHER UNKNOWN—REPHOTOGRAPHED BY HAL YAMATO  
FOR *PERSPECTIVES ON HĀMĀKUA HISTORY* BY P. QUENTIN TOMICH, 2008**

This photo was hung at the W.H. Rickard Auditorium at the Honoka‘a High-Intermediate School. The inscription says: “This Auditorium is Dedicated to the Memory of the Honorable William. H Rickard.”

William Rickard, born in Cornwall UK in 1846, followed his uncle George Hardy to Hawai‘i. Hardy had received Land Grant Number 1073 on the *mauka* side of Government Road (Māmane Street). In 1876, Rickard received Grant 3156, for which he paid \$128.61, consisting of 36.3 acres *makai* of both the road and the lands of his uncle.<sup>1, 2</sup> The future Yamatsuka property was part of Rickard’s grant.

The Honoka‘a Sugar Plantation was started in 1876 by J.F.H. Siemsen and J. Marsden. In that year 500 acres were planted and the first mill on the Hāmākua Coast, a small two-crusher facility, was erected. In 1878, Scotsman F.A. Schaefer reorganized the sugar plantation and acquired a new charter. Schaefer's associates in the establishment of Honoka‘a Sugar Company

<sup>1</sup>Dove, Charles. “Title Map of the Lands of the Honokaa Plantation; Survey and Map of the Honoka‘a Sugar Plantation.” 1904. Hawai‘i State Survey Office, Registered Map 2267WIDE. (Honoka‘a Town detail, this document p. 52)

<sup>2</sup> Yamatsuka Property Timeline. (this document pp. 104-105)

Teiji Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

included Siemsen, Marsden, J. C. Bailey and M. McInerny. Schaefer reorganized and renamed it the Honoka'a Sugar Company; and in 1880 Rickard was appointed general manager. Rickard had a profound effect on the Honoka'a community: he contributed to the town's institutions, including establishment of the 19<sup>th</sup> century community center known as the Honoka'a Lyceum, the Anglican cemetery, and Honoka'a School.

Rickard resigned his position as manager of the plantation in 1892, soon becoming involved in efforts to restore Queen Lili'uokalani to the throne by force in the Counterrevolution of 1895. Arrested for his efforts and incarcerated at O'ahu Prison, he contracted tuberculosis. After his release, he returned to Honoka'a, but died young at age 53 on July 30, 1899. The present Honoka'a School Auditorium was dedicated on Kamehameha Day, June 11, 1944, in his honor.



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After his pardon, W.H. Rickard posing with other Royalist supporters at a celebration.

Teiji Yamatsuka Property  
 Name of Property County and State

Hawai'i, Hawai'i

After Rickard's death, his wife Nora operated the nearby old Rickard home as a hotel in order to support herself financially. The Rickard properties, including the future Yamatsuka store site, were placed under the care of the First Trust Company of Hilo in 1912.

Teiji Yamatsuka

Teiji Yamatsuka was born on April 10, 1882 in Japan and immigrated to Hawai'i in 1908 at the age of 24 (Draft Card, 1917). Teiji's first wife, Kami, also born in Japan and sixteen years younger than Teiji, immigrated to Hawaii in 1914.

**REGISTRATION CARD**

SERIAL NUMBER: 3117 ORDER NUMBER: 11111

1 Name: Teiji Yamatsuka

2 PERMANENT HOME ADDRESS: Honolulu Hawaii

Age in Years: 36 Date of Birth: April 10th 1882

RACE: White, Negro, Oriental (X), Indian, Citizen, Naturalized

U. S. CITIZEN: Native Born, Naturalized, Citizen by Father's Naturalization Before Registrant's Majority, Declarant, Non-declarant (X)

15 If not a citizen of the U. S., of what nation are you a citizen or subject? Japan

16 PRESENT OCCUPATION: Store Clerk

17 EMPLOYER'S NAME: Honolulu Sugar Co.

18 PLACE OF EMPLOYMENT OR BUSINESS: Honolulu Hawaii

19 NEAREST RELATIVE: Kane Yamatsuka

20 Address: Honolulu Hawaii

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE

P. M. G. G. Form No. 1 (Rev. 1) 6-1171 (Signature: Teiji Yamatsuka)

**REGISTRAR'S REPORT**

DESCRIPTION OF REGISTRANT

HEIGHT			BUILD			COLOR OF SKIN	COLOR OF HAIR
Tall	Medium	Short	Slim	Medium	Plump		
21	22	23 X	24	25	26 X	Brown	Black

23 Has person lost arm, leg, hand, eye, or is he obviously physically disqualified? (Specify): None

I certify that the answers are true; that the person registered has read or has had read to him all the contents of this card; that I have witnessed his signature or mark, and that all of the answers of which I have knowledge are true, except as follows:

Date of Registration: October 16th 1918

REGUS. MATSUMOTO

LOCAL BOARD, SELECTIVE DRAFT DIVISION 1, COUNTY OF HAWAII HILO, HAWAII, T. H.

(STAMP OF LOCAL BOARD)

(The stamp of the Local Board having jurisdiction of the area in which the registrant has his permanent home shall be placed in this box.)

DRAFT REGISTRATION CARD, REGISTRATION STATE: HAWAII

Teiji Yamatsuka's 1917 Draft Card.

Teiji first appeared in commercial directories in 1919 as a salesman in the Honoka'a Sugar Company store (Commercial Directory, 1919).

According to the 1920 Census record, Teiji was 36, Kami 20, and Shozu, their son, was two years old. Teiji was still employed as a salesman in a dry-goods store.

Teiji Yamatsuka Property  
 Name of Property County and State

Hawai'i, Hawai'i

By 1923, commercial directories listed Teiji as a salesman at the Hāmākua Shokwai Ltd., a retail establishment located in the former A.B. Lindsay Store in on the mauka side of Government Road in Honoka'a. In 1924 and 1925 he was named as the Vice President of the Shokwai (Commercial Directory 1924, 1925). From 1926 through 1928, Teiji was categorized under the headings of "Retail General Store," and "General Merchandise." In other words, he had set up his own business.

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 " U emp Hilo Macaroni Factory r 737 Kilauea Hilo  
 " Y gen store 310 Waiānūene Hilo  
**Yamanue** Isao homesteader Pāpāloa  
 " James M ireas Standard Drug Co Ltd r 528 1/2 Kilauea Hilo  
 " M biksmith Hawaii Ry Co Mahukona  
 " Noburo lab Road Dept Hilo  
 " Satchi clk Bldg Supply Co bds 528 1/2 Kilauea Hilo  
 " T carp r 751 Kilauea Hilo  
 " Urimatau carp r rear 753 Kilauea Hilo  
**Yamanoha** Hospital Dr S Yamanoha in charge 553 Kamehameha Hilo  
 " Shosei in chg Yamanoha Hospital Hilo  
**Yamawaki** James F emp Am Factors Kalua  
 " Kumataro fisherman r rear 1143 Kamehameha Hilo  
 " K fish peddler Hawi  
 " Sankichi lab r Kaumana rd Hilo  
 " Y lab Pahoa  
**Yamasabida** Y mech Board of Health r Waiākea Hilo  
**Yamauchi** J clk Olan Sugar Cos Store 14 1/2 miles Olan  
**YAMASHITA ETSUZO** Tofu Manufacturer 216 Pōnahawai Hilo Tel 251 P O Box 158  
 " Isami clk Am Factors r 40 Kukuau Hilo  
 " Kenzi printer Hawaii Mainichi Sha r Mooheau Hilo  
 " K asst eng. Kalwiki Sugar Co Oolaka  
 " K photogr Honomu  
**YAMASHITA O** American and Japanese Goods Canned Goods Japanese Shoes Toilet Articles Tobacco and Cold Drinks Honokaa P O Box 202  
 " Susumi teller Bank of Bishop r rear 406 Pōnahawai Hilo  
 " Tomaku baths 2 Mooheau Hilo  
 " T asst bkpr Olan Sugar Cos Store Olan  
 " T fisherman r 111 Kamehameha Waiākea Hilo  
 " Yutaka lab bds 111 Kamehameha Waiākea Hilo  
 " Zempji janitor Bank of Hawaii r 218 Pōnahawai Hilo  
**YAMATO'S DEPARTMENT STORE & GARAGE (K Yamato)** Honokaa  
 Yamato K (Yamato's Department Store & Garage) Honokaa  
 " S asst bkpr H S Co Honokaa  
 " Taume homesteader Ahualoa p o Honokaa  
**Yamatsuka T** v-pres Hamakua Shokwai Ltd Honokaa  
**Yamayoshi** H hardware Keaua p o Olan  
**Yanabo** G auto opr Mountain View  
**Yanaga I** truck opr James Sakai Kapaa p o Kohala  
 " T coffee planter Kealahou  
**Yanagawa** Kameichi auto trimmer 210 Kealahou r 514 Kilauea Hilo  
 " K opr Hawaii Tel System Holualoa  
**Yanagihara** Etayuo dressmkr Hawaii Dress Shop r Waiākea Hilo  
 " Hatsuho clk Yashijima Mutual Supply Co r 67 Kalaheke Hilo  
 " Heikichi r rear 919 Kamehameha Hilo  
**YANAGIHARA K** General Merchandise Dry Goods Groceries and Crockery 28 Kamehameha Waiākea Hilo Tel 433 P O Box 166  
**YANAGIHARA NIKICHI** (Nicks Garage) r Waiākea House Lots Hilo  
 " Ryotchi tailor 16 Mooheau Hilo  
**Yanagihara** Toratchi clk bds 67 Kalaheke Hilo  
 " Yuku (wid Umekichi) r Kalaheke Hilo  
**Yanagita** Toraji stevedore r rear 12 Lihl-wai Hilo  
**Yanagita** Ubeo Hisanoshin pres Empire Theatre r rear 222 Kamehameha Hilo  
**Yano H** carp H S Co Haina  
 " Katsunoshin v-pres Hilo Fertilizer Co and gen store 779 Kilauea Hilo  
 " Kazuo r Waiākea Homesteads Hilo  
 " T clk H S Co Honokaa  
**Yap Brothers** Ltd (branch) mnfrs agts 14 Spreckels bldg Hilo  
 " Henry K S sales Yap Brothers r Waiākea Homesteads Hilo  
 " Mrs Helen B tchr Waiākea-waena School r Waiākea Homesteads Hilo  
 " Man Sing mech r Waiākea Homesteads Hilo  
**Yara** Kamei lab r Kaumana rd Hilo  
**Yaraku** Kwan Theatre K Kagawa mngr 38 Mooheau Hilo  
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 H Serizawa Mngr Fishing Accessories Ship Chandlery General Merchandise and Marine Gas Engine 10 Lihl-wai Hilo Tel 658 P O Box 363  
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 " Motokichi contr r 723 Kilauea Hilo  
 " S stevedore r Muhiwai Hilo  
 " Thomas stenogr Waiākea Mill Co bds 723 Kilauea Hilo  
**YASUDA T** General Merchandise Groceries Dry Goods Tobacco and Cold Drinks Kapulena P O Kukuhaele Tel 448 P O Box 22  
**YASUDA YOSHI** General Store and Confectioner Ninole P O Box 47  
**Yashira** James J sales Vol 8 & T Co r Bishop Hilo  
**Yasuhara** M mngr American Candy Factory Waiānaku Hilo  
**Yasukawa** Akira with Hisagoro Yasukawa r Kalaheke Hilo  
 " Hisagoro biksmith Kamehameha cor Mamane r Kalaheke Hilo  
**Yasumichi** Fusao clk T T Sakakihara r Nawahi lane Hilo  
**Yasumichi** Michitaro carp r Nawahi lane Hilo  
**Yasutomi** Selgo clk r rear 16 Mooheau Hilo  
**YAT DON TIN** CHOP SUI HOUSE (Lau See) First-Class Restaurant 11 Halli Hilo P O Box 187  
**Yates** Julian R supervisor dep tax assessor South Kona r Kealahou  
**Yau Lee** Kee F Y Lee mngr gen store 59 Piopio Hilo  
**Yawata** Kunitaro sales Yashijima Mutual Supply Co r Nawahi lane Hilo  
**Yballe** Sabas S goldsmith r Mooheau Hilo  
**Yeu Isaac** luna Hawn A Co Pahala  
**Yee Cho** Ping Rev pastor Kohala Chinese Congregational Church Kohala  
**YEE HOP CO** (Lei Moo, Lim Yee) General Mercantile and Groceries Honomu P O Box 36  
 " Sung Lee fisherman r Kalaheke Hilo  
 " Yick Young Yick mngr shoemkr 214 Kamehameha Hilo  
**Yen Sung** Chung carp r Pua lane Hilo  
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**Yogi** Koro mech Isa Garage r rear 709 Kilauea Hilo  
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Teiji Yamatsuka Property  
 Name of Property County and State

Hawai'i, Hawai'i

Interestingly enough, wife Kami and son Shozu were no longer residing with Teiji in the 1930 census. Instead Teiji, 48, was recorded as married to Tamayo Sekimoto, 27, a Hawaiian-born Japanese dressmaker from Kapulena (Bureau of the Census, 1930). They remained childless throughout their marriage.

Teiji's commercial activities in the store expanded in the 1930s to include hardware, candles, and dressmaking (Commercial Directory; Polk-Husted Directory). There are no commercial directory entries after 1938-1939.

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<p><b>YAMAMOTO</b>                  " Masami clk Bank of Hawaii Kealakekua                  " Meiji mech Kitagawa &amp; Co r Hanalei lane Hilo                  " Mitsugi carp r Ewaliko lane Hilo                  " Nobujiro fishermn h 45 Lihwai Hilo                  " Otonatsu h 17 Nawahi lane Hilo                  " Ruth Mrs tchr Dept Pub Instn h 31 Hoku Hilo                  " Tyoichi clk h 270 Kamana Hilo                  " S carp VolS&amp;TCO Hilo                  " S coffee planter Kealakekua                  " S steward Kilauoa Volcano House Hawaii National Park  <b>YAMAMOTO SHOTEN (M Yamamoto)</b>                  General Merchandise Groceries and Dry Goods Wailea PO Hakalau Tel 12 White 19 PO Box J                  " Shuntaro carp h rear 639 Kilauoa Hilo                  " Susumu r Hilo Hongwanji Mission Hilo                  " Suze (wid Hichigoro) h rear 541 Kamehameha av Hilo  <b>YAMAMOTO M Contractor</b> Builder Painter and Paperhanger h 144 Manono Waialua House Lots Hilo Tel 729 PO Box 24                  " Toyotero meatcutter S Imazumi h 16 Kamehameha av Hilo                  " Umei lab Road Dept h Kukuau Hilo                  " Yachio painter Kitagawa &amp; Co r Hilo Hongwanji Mission Hilo  <b>YAMAMOTO YOICHI Watchmaker and Jeweler</b> Clocks and Watches 190 Kilauoa Hilo PO Box 117                  " Yoshikazu truck opr White Star Sanitary Laundry h rear 53 Piopio Hilo                  " Yukichi carp r Waialoa Hilo                  Yamamura K tress Hawaiian Kona Coffee Co Ltd Honaunau                  " Kobachi editor The Kwazan Sha h Pohnahawai Hilo                  " Sadako Mrs printer Kwazan Sha h Pohnahawai Hilo                  " Satoru printer Kwazan Sha r Pohnahawai Hilo                  Yamana G carp AF Kailua                  " O biksmith Union Mill Co p o Kohala                  " R Rev priest Hakalau Jodo Mission Hakalau                  " Tomesaburo lab h rear 33 Kamehameha av Hilo  <b>YAMANAKA Y (Honohina Soda Works)</b>                  First-Class Hotel and Restaurant Honohina PO Hakalau Tel 8 Blue 25                  " Yasaku gen store 310 Waiuanue Hilo                  " Yoshito tailor Junro Sewake r Kamehameha av Hilo                  Yamane Isao homesteader Papaioa                  " K carp Katsuyoshi Kojima r Kilauoa Hilo                  " M h Kaumana rd Hilo                  " M biksmith Hawaii Ry Co Mahukona                  " Tadayoshi carp h Derby Hilo                  " Urimatsu carp h Derby Hilo                  Yamano Y coffee planter Honaunau  <b>YAMANONA HOSPITAL</b> Dr Shosai Yamanoha Chrgs 523 Kamehameha av Hilo Tel 63 PO Box 42                  " Shosei in chg Yamanoha Hospital h 523 Kamehameha av Hilo                  Yamanouchi Marjorie K tchr Dept Pub Instn Holualoa                  " N mech Hilo Auto Co Hilo                  " T prin Kaumana Japanese School h Kaumana rd Hilo                  Yamaoka M lab HawaiiConsRy Papaioa                  Yamasaki Harry S clothes clnr 115 Kamehameha av Hilo                  " Jaa T mech AF Kailua                  " K carp OiaaCo Mountain View                  " Kintaro fishermn h 8 Lihwai Hilo                  " Kumataro fishermn h rear 1115 Kamehameha av Hilo</p>	<p><b>YAMASAKI</b>                  " Noboru lab Road Dept Kurtistown                  " Senkichi lab h Kaumana rd Hilo                  " Teruo lab Road Dept Kurtistown                  " Totomei (wid Kiyogi) r 967 Kinoolo Hilo                  Yamasato A fishermn Pahoa                  Yamaashin Tokiso lab h rear 422 Wainaku Hilo                  Yamaashita Caoru Mrs tchr Dept Pub Instn Honoumu                  " Clarence M painter r 645 Kinoolo Hilo                  " Etusuo Janitor h Pohnahawai Hilo                  " Fusa (wid Tomozo) h 645 Kinoolo Hilo                  " Grace M tchr Dept Pub Instn Pepeekeo                  " Isami slsmn AF r 645 Kinoolo Hilo                  " K gen store Umauna p o Hakalau                  " K mach Kalwiki Sugar Co Ookala                  " K printer Hawaii Mainichi Hilo                  " Kanji lab h 316 Keawe Hilo                  " O biksmith OiaaCo Oiaa  <b>YAMASHITA S Hotel Restaurant and Fish Captain</b> Cook Tel 6 Blue 512 PO Box 13  <b>YAMASHITA SHIGEKO Mrs S hirts</b> Made to Order Prices Reasonable Work Guaranteed 316 Keawe Hilo                  " Susumi teller Bishop First Natl Bank r 645 Kinoolo Hilo                  " T asst bkpr OiaaSCos Store Oiaa                  " Totaru fishermn h 106 Manono Hilo                  " Yataa mech Bd of Health r 106 Manono Hilo                  " Zempi Janitor Bank of Hawaii h Pohnahawai Hilo                  Yamata-Yotaro homesteader Kaapahu p o Paaulu                  Yamate Hideo truck opr G Kuwahara r Kaumana rd Hilo                  " M truck opr OiaaSCos Store Mountain View                  Yamato Akiyo H Mrs tchr Dept Pub Instn Pepeekeo                  " K (Yamatos Department Store and Garage) Honokaa                  " Masao clk PSCos Store Pepeekeo                  " Saburo asst bkpr HSCo Honokaa                  " Tsune homesteader Ahualoa p o Honokaa  <b>YAMATO'S DEPARTMENT STORE &amp; GARAGE (K Yamato)</b> General Merchandise Automobile Accessories Gasoline and Oils Honokaa Tel 2 White 247 PO Box 0  <b>YAMATSUKA Y General Merchandise Hardware Dry Goods Candles and Dressmaker</b> Honokaa Tel 2 White 23 PO Box 22                  Yamauchi B clk Tanimoto Variety Store Hilo                  " O barber Honoumu                  " Kiyoto baker Am Bakery h Kukui lane Hilo                  " Shokyo slsmn Am-Japanese Inv Co r 19 Mamo Hilo                  Yamayoshi Teruo nursery agt BdoCofA andP h Kinoolo Hilo                  Yanabu G auto opr Mountain View                  Yanaga T coffee planter Kealakekua                  Yanagawa K linemn Hawaii Tel System Holualoa                  " Kameichi furniture repr 210 Keawe h Kukuau Hilo                  " M millhand Lawn Kona Coffee Co Honaunau                  Yanagi Lani A Mrs tchr Dept Pub Instn Holualoa                  " Y emp Kona Inn Kailua                  Yanagida Toraji stevedore h Kalanian-sole Hilo                  Yanagihara Albert K truck opr K Yanagihara r 34 Kamehameha av Hilo                  " Cha S tchr Dept Pub Instn Oiaa                  " Ellen M bkpr K Yanagihara r 34 Kamehameha av Hilo                  " Etusyo Mrs dressmkr 102 Manono Hilo</p>
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1930-1931 POLK-HUSTED DIRECTORY



Teiji Yamatsuka Property  
Name of Property County and State

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As mentioned previously, in 1936 Teiji and Tamayo acquired the present Yamatsuka property from Charles Merriam. The population size of Honoka'a, as the second largest town on the Big Island after Hilo, could support larger mom and pop retail establishments than the smaller populations in the villages nearby. The Yamatsuka Store was 7,228 square feet. As was common for businesses located *makai* of Government Road, the complex contained two levels, with the street level used for retail, the basement for storage; and a residence was located behind the store.

Unlike most other mom and pop store proprietors, however, the Yamatsukas were without issue, meaning that they had no children at home to help with waiting on customers and the necessary background work of inventory; ordering, product pick up, stocking, and product delivery.

Yet Teiji Yamatsuka found time to be active in the community outside his commercial activities. In 1936-1937 and then again in 1939-1940, Teiji Yamatsuka served as third and fifth Kyodan President of the Honoka'a Hongwanji Mission. This is a respected position in the Japanese community and an honor to have served twice. As Kyodan President he served the membership and presided over the Board of Directors. He was responsible for the temple administration, operations, facilities, and finances, and he worked with the *sensei* (reverend).

### HONOKA'A HONGWANJI MISSION KYODAN PRESIDENTS

Photo Not Available

- 1st. Kiyochi Irie(1923-1928)
- 2nd. Yonesuke Shimomura(1928-1935)
- 3rd. Teiji Yamatsuka(1936-1937)
- 4th. Yuzo Oshima((1937-1938)
- 5th. Teiji Yamatsuka(1939-1940)

#### COMMEMORATION HONOKA'A HONGWANJI BUDDHIST TEMPLE KYODAN PRESIDENTS 1904-2014

According to the 1940 Census Teiji, 57, was the proprietor of a retail store and Tamayo, 37, worked there as a salesperson. Galucia Rebutan, 42, a lodger at their residence behind the store, worked as a deliveryman (presumably to assist the Yamatsukas in their store).

In 1948 Teiji acquired and created the Yamatsuka Subdivision on much of the land *makai* of Māmane Street along Lehua. He did this by purchasing land from the Honoka'a Sugar Company and other land owners, including the Merriam Trust, holder of former Rickard properties in Royal Patent Grant 3163, Apana 1.

Teiji died on October 26, 1952 at the age of 70, leaving his widow, Tamayo, to run the store alone for many years.

Teiji Yamatsuka Property  
Name of Property County and State

Hawai‘i, Hawai‘i

Tamayo Yamatsuka



©FRANCO SALMOIRAGHI, 1975

Tamayo Yamatsuka in the Yamatsuka Store.

In a town of very friendly people Mrs. Yamatsuka stood out—“She was very peculiar, a very odd person.” Miyoko Hasegawa Matsuo recalled, “I never saw a person like her. She never cooked and Mr. Yamatsuka had to make his own meals. She would sneak in and out of other Māmane Street shops sometimes to buy items from other stores, only to have those items later displayed in the Yamatsuka Store.” (Interview 2014).

Hāmākua resident Brenda Johnson told of Mrs. Yamatsuka scaring children. The children would come into the store and Mrs. Yamatsuka would pop up from behind the counter (where she probably had been sleeping) and scare them. (Interviews 2015).

For a few months, longtime Hāmākua resident Connie Fay had a small space for her Montessori children’s program in the Yamatsuka Store. It was located on the Waipi‘o side of what is now the real estate office. Her kids were likewise afraid of Mrs. Yamatsuka. She noted that Mrs. Yamatsuka had boxes and stacks of paper all over the place. “She would walk around the building, but she didn’t noticeably sell anything.” (Interview 2014).

Teiji Yamatsuka Property  
Name of Property County and State

Hawai‘i, Hawai‘i

Longtime Honoka‘a resident Ed Castillo remembered goods sold by the Yamatsuka Store as a few groceries, no clothing, Japanese items, *hashi* (chopsticks), *chawan* (tea bowls), Japanese dolls—small knick knacks—“dust collectors.” (Interview 2014).

After her water had been cut off by the County, Tamayo Yamatsuka became known as the “Ghost of Honoka‘a Town,” relayed long-time Hāmākua resident Roger Brynes. “At nine at night you would just see this little person—4’6” or if she stood upright about 5’1” scurrying down the street. She would scour the town collecting glass jars and every speck of newspapers and every last glass jar until she cleaned the whole town.” (Interview 2015) What she was doing was collecting water from the eaves and taking it down *makai* to her macadamia nut orchard where she bathed and watered the trees.

Brynes also remembered that in 1974 he and John Andrews were asked to help clean out the Yamatsuka Store building and house. “We had to walk sideways down the halls and rooms to get through the store and large rambling house as it was totally full floor-to-ceiling with newspapers.” Brynes noted that the closed-up store was spectacular inside and they found many, many interesting things in the store and basements. Unfortunately lots of historically significant items were thrown out in the rubbish. Apparently, John Andrews had made an agreement that he would clean out the store and house—and “take piles and piles of newspapers and rubbish up to the rubbish dump so that Mrs. Yamatsuka would have room to keep even more items in the basement.” In exchange for this work, Andrews would be allowed open his Golden Sun distributorship business in the store space. The store never opened; perhaps Mrs. Yamatsuka and John had a falling out (Interview 2015).

When she permanently closed up shop Milo Botelho Ferreira said, “It was just as if she closed the doors and left. Stuff was still on the shelves, cases, and counters.” (Interview 2014)

It would appear that Mrs. Yamatsuka’s collecting mania extended to large, as well as hand-carried items. Ed Castillo went into the basement and found old school desks with ink wells—some were double desks and others single. He bought a few for himself. (Interview 2014).

Subsequently, the store was vacant for many years. Tamayo Yamatsuka died in 1985.

Teiji Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

### Criterion C (Architecture)

Outside of areas with fire safety ordinances, wood was the most common material used to construct commercial buildings in Hawai'i in the first four decades of the twentieth century. Honolulu passed fire district ordinances commencing in 1888, and Hilo in 1913. As a result, the preponderance of wood commercial buildings is found in Hawai'i's small towns and pre-date World War II. The wood buildings were usually one-to-two stories in height and often sat on concrete foundations. A number featured false fronts and often Italianate-inspired cornices with modillion-shaped brackets cap the buildings. The buildings were constructed primarily with vertical tongue-and-groove walls, although some of the earlier examples have shiplap siding. Frequently, pent-roofed awnings sheltered the sidewalks in front of the buildings. The façades contained doors to each store in the building and display windows. These openings were often arranged in a symmetric manner. Most of the display windows were single-pane from 1910 onward. Two-story buildings usually contained offices or residential units on the second story, which were illuminated and ventilated by double-hung sash windows.

The Teiji Yamatsuka Store building, with its vertical tongue-and-groove walls, façade-length pent-roofed awning, and storefronts with single-pane display windows and recessed entries is typical of the wood commercial buildings of its period. It is a good single-story example of the form, with its false front providing a slightly more imposing view to the street. As such it is immediately recognizable as a part of the early twentieth-century genre of wood commercial buildings which almost exclusively graced the streets of Hawai'i's rural and plantation communities. The Teiji Yamatsuka Store building differs from many of its contemporaries with its very modest, carpenter-art-deco pilasters on its false front. Art deco motifs were rarely seen in Hawai'i outside of Honolulu and Hilo.

The Teiji Yamatsuka Store building represents a form once common in the Islands, which with the passage of time is becoming more and more difficult to find. Honoka'a presents the best conglomerate of such buildings on the island of Hawai'i, making the Teiji Yamatsuka Store building even more important for its contribution to this cohesive streetscape.

The Yamatsuka Residence, with its vertical tongue-and-groove walls and ceilings, raised post-and-pier foundation, *totan* hipped roof, five-panel doors, and double-hung windows is also typical of the single-wall construction methods and materials used in Hawai'i during the 1920s and 1930s. It is a good example of the form, with its emphasis on cross ventilation and the presence of a corner front porch. As such it is immediately recognizable as a part of the early twentieth-century genre of single-wall housing which almost exclusively graced Hawai'i's rural and plantation communities.

The Yamatsuka Residence is also significant for its associations with the development of Honoka'a, where in many instances shop owners resided in dwellings immediately above or behind their stores or offices.

Teiji Yamatsuka Property  
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Hawai'i, Hawai'i

### **Conclusion**

The Yamatsuka Store and Residence are significant on the local level for two Criteria. Under Criterion A, the structures typify the hard work of immigrants to improve their economic status. Teiji Yamatsuka rose from a store clerk working for others into an independent businessman who owned his own retail business and a large real estate development; he also became a respected community leader. Under Criterion C, the Yamatsuka Store and Residence are also significant as an example of the early 20<sup>th</sup> century single wall, regionally unique, commercial architecture that evolved in the islands. They retain their integrity in terms of location, design, setting, materials, workmanship, feeling and association.

Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

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Name of Property County and State

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- Year: *1910*; Census Place: *Hamakua, Hawaii, Hawaii Territory*; Roll: *T624-1751*; Page *22A*; Enumeration District: *0131*; FHL microfilm; *1375764*, Enumeration District: *0131*; Description:

Yamatsuka Property  
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*All of Hamakua from Kaumoali Gulch to Haupu Gulch, being the boundaries of Paauhau Plantation.*

Year: 1920; Census Place: *Hamakua, Hawaii, Hawaii Territory*; Roll: T625-2033; Page: 18A; Enumeration District: 132; Image: 229. Enumeration District: 0132; Description: *Hamakua District, all of Hamakua District from Haupu Gulch to Kapulena Gulch, being the boundaries of Honokaa Plantation.*

Year: 1930; Census Place: *Honokaa, Hawaii, Hawaii Territory*; Roll: 2631; Page 4A; Enumeration District: 0005; Image: 79.0; FHL microfilm: 342365. Enumeration District 5; Description: *Hamakua District, Precinct 15 (part) Honokaa Village.*

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University (of Hawai'i)
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

**2. Geographical Data**

**Acreage of Property** 1.659

Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

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

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- 1. Zone: 5Q Easting: 241874.13 Northing: 2222170.62
- 2. Zone: Easting: Northing:
- 3. Zone: Easting: Northing:
- 4. Zone: Easting : Northing:

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

The property is a rectangle with the smaller sides to the north and south. Measuring clockwise from the northwest corner of the lot, 49 feet x 149.37 feet x 47.50 feet x 150.44 feet to the point of origin.

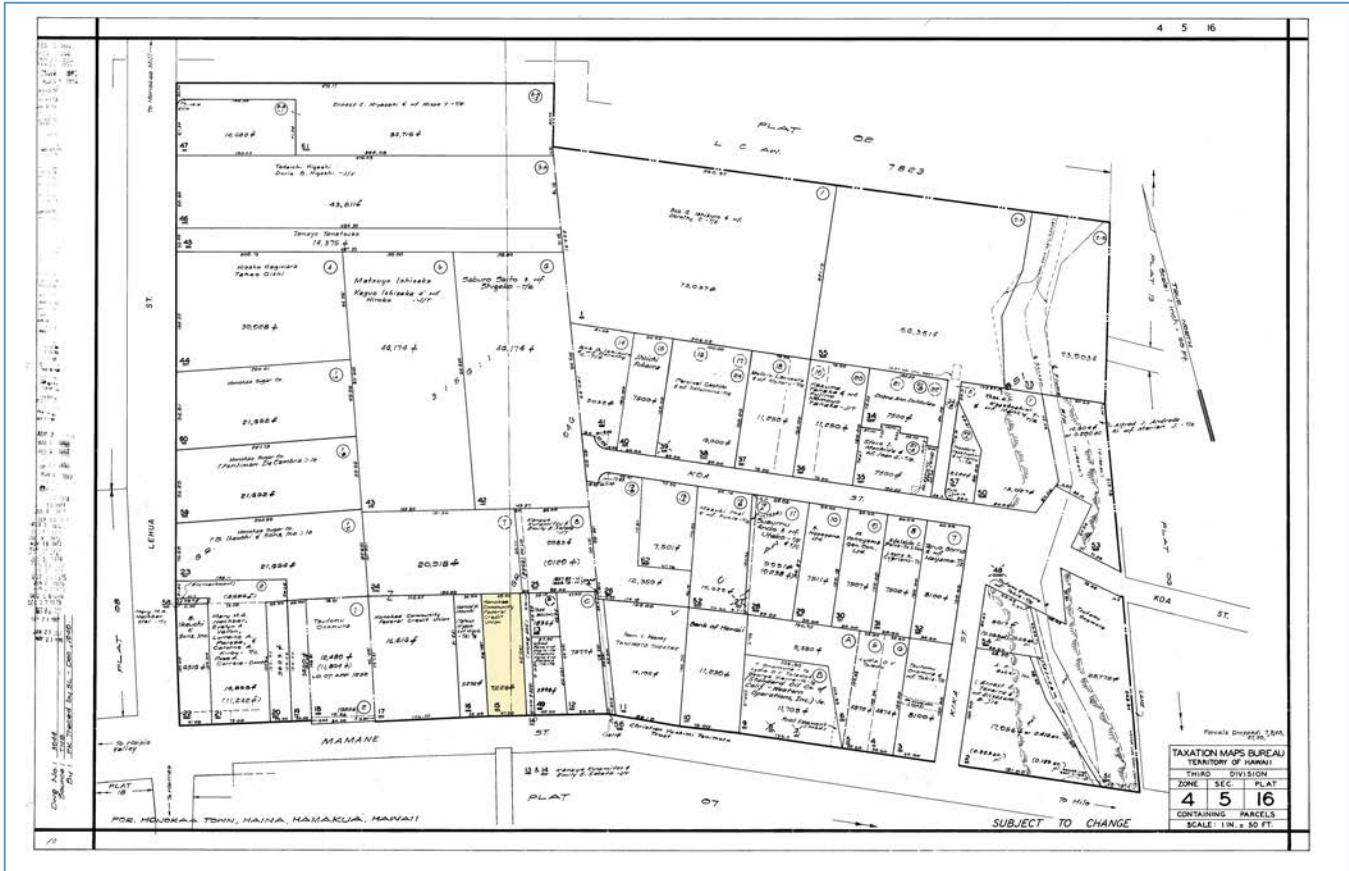
**Boundary Justification** (Explain why the boundaries were selected.)

The property is identified by the State of Hawai'i and County of Hawai'i as Tax Map Key parcel (3) 4-5-016: 015. The boundaries of the parcel are the historic boundaries listed in the State Bureau of Conveyances and the County Tax Assessor's Notebooks since the mid-1930s.

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**Tax Map Key: (3) 4-5-016: 015**



**3. Form Prepared By**

name/title: Ross W. Stephenson PhD and Laura Ruby MA and MFA  
organization: Historic Honoka'a Town Project  
street & number: 38 South Judd Street, Unit 24B  
city or town: Honolulu state: Hawai'i zip code: 96817  
e-mail: rwaylands808@aol.com  
telephone: (808) 679-9060-cell  
date: December 2, 2017

Yamatsuka Property  
Name of Property County and State

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### Additional Documentation

Submit the following items with the completed form:

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

### MAPS

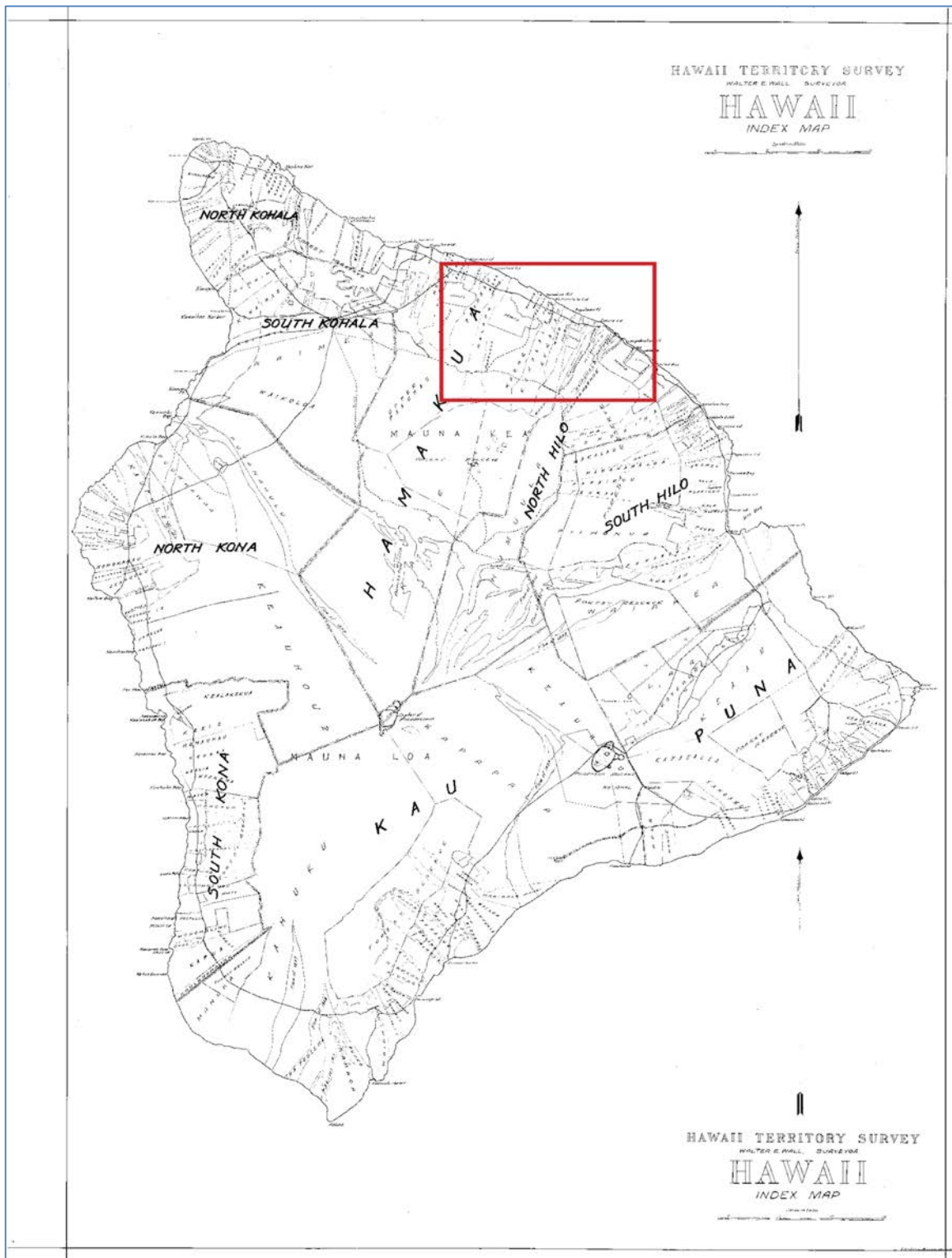
**Teiji Yamatsuka Property Map Table**

1	ca.1906	Island of Hawai'i map: Honoka'a area of significance demarked by the red rectangle—Walter E. Wall, Surveyor
2	1983	USGS Honokaa Quad Honokaa Quad showing Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i
3	1983	Honokaa USGS Quadrangle Map cropped
4	1995	USGS Honokaa Quad Honokaa Quad showing Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i demarked by the red rectangle
5	1995	USGS Honokaa Quad showing the Yamatsuka Property
6	2014	Honoka'a street map
7	1904	Historic Honoka'a area map (Reg2267WIDE)—Charles Dove C.E. Approximate Yamatsuka property demarked by a red rectangle
8	1914	Historic Honoka'a Town Sanborn Fire Insurance map with approximate Yamatsuka property boundary in red
9	1914/1955	Historic Honoka'a Town Sanborn Fire Insurance map with 1955 updates with approximate Yamatsuka property boundary in red
10	1932	(3) 4-5 Tax Map showing the whole Historic Honoka'a Town with the Yamatsuka property in color
11	1949	4-5-016 Historic Territory of Hawai'i tax map (Plat 4-5-16) showing the Yamatsuka property in color.
12	2012	Composite Historic Honoka'a Town map (sheet 2) created by Eric Paiva demarking the Yamatsuka Store in contrasting color.
13	2016	Historic Honoka'a Town building map showing the Yamatsuka Store and Residence in contrasting color
14	2017	Honoka'a, HI 96727—Yamatsuka Property Store and Residence outlined in red on Google Map

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1. Ca.1906 Island of Hawai'i map: Honoka'a area of significance demarked by the red rectangle



Yamatsuka Property  
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Hawai'i, Hawai'i

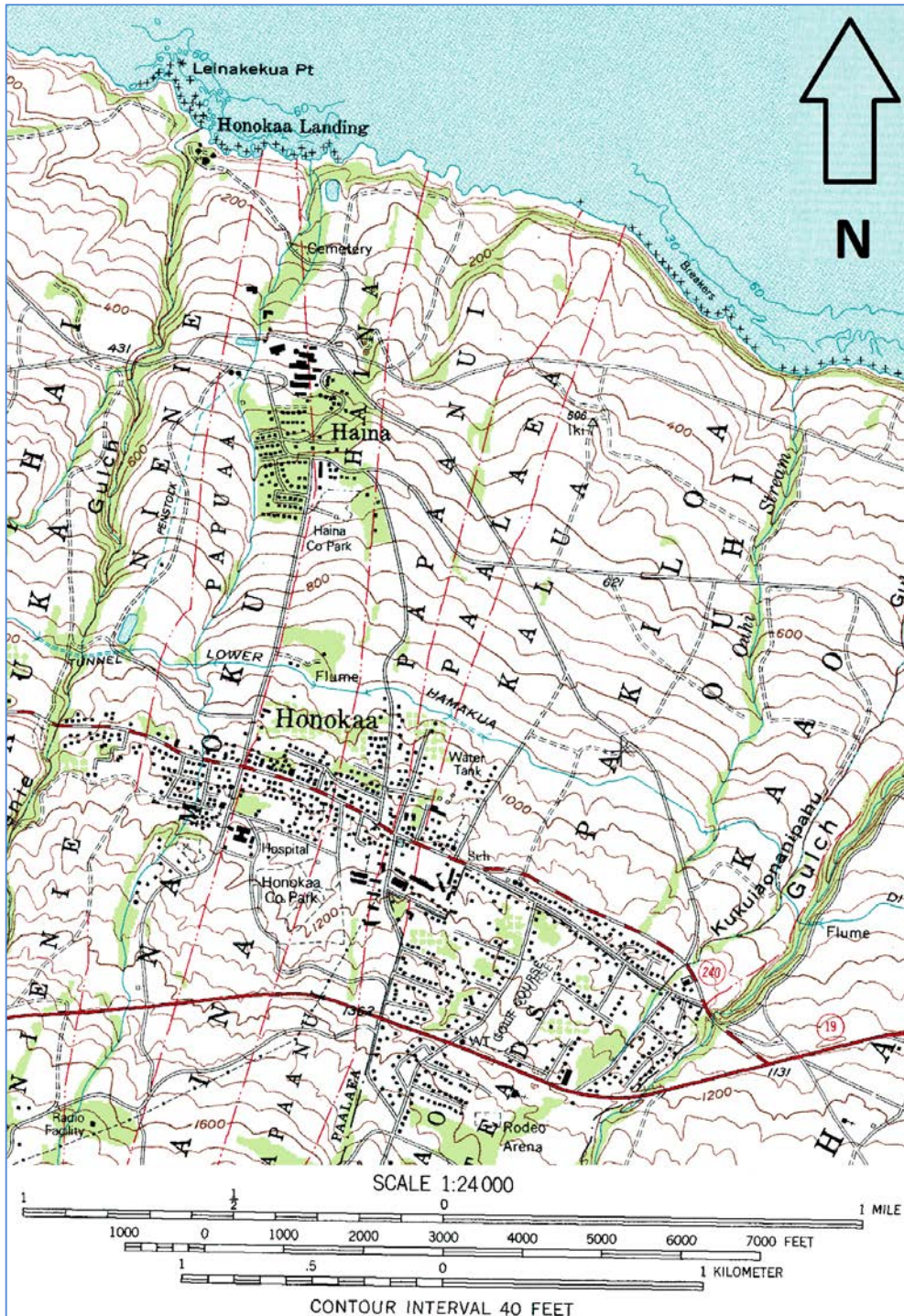
2. 1983 USGS Honokaa Quad Honokaa Quad showing Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i



Yamatsuka Property  
Name of Property \_\_\_\_\_ County and State \_\_\_\_\_

Hawai'i, Hawai'i

3. 1983 Honokaa USGS Quadrangle Map cropped

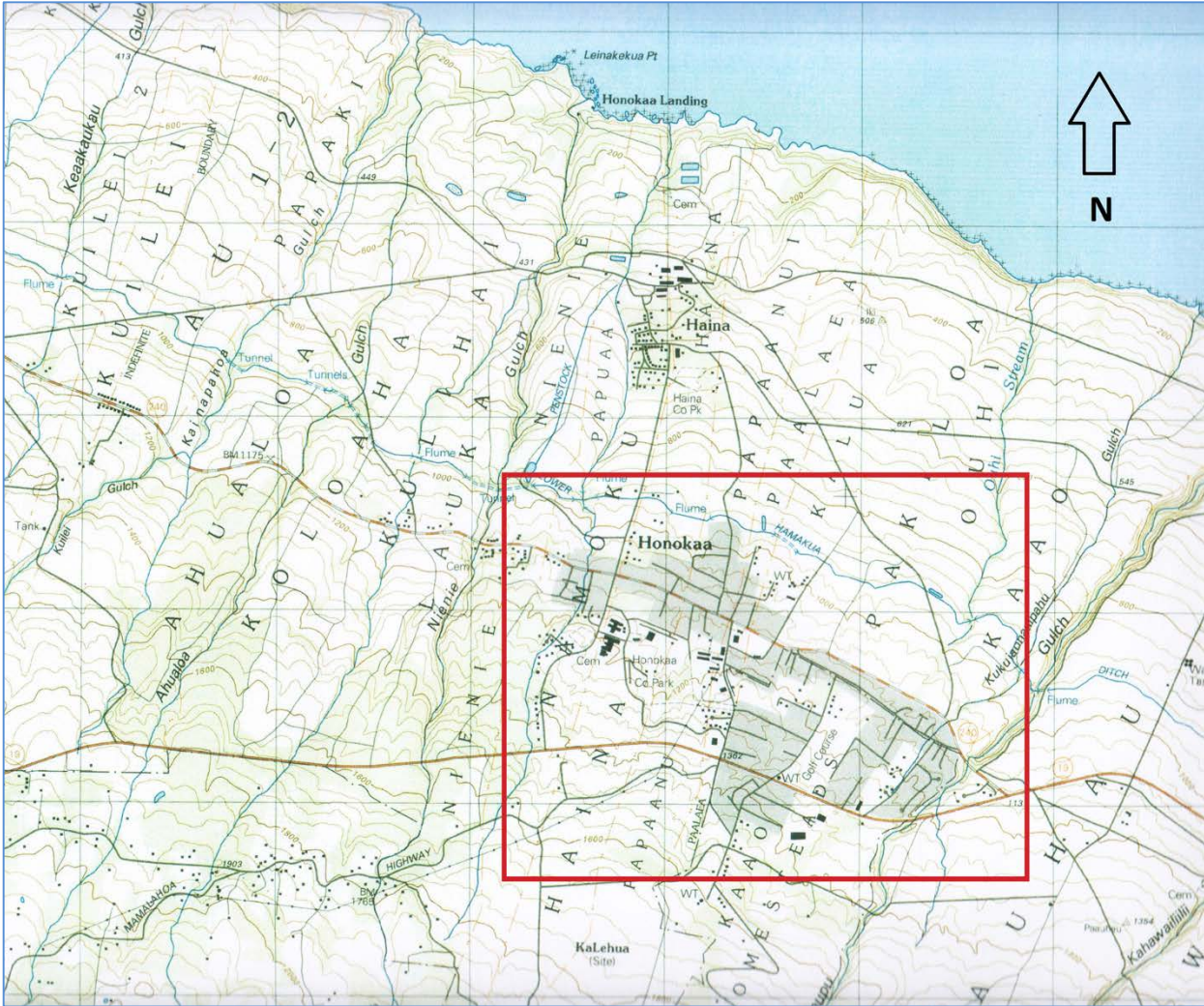




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4. 1995 USGS Honoka'a Quad Honokaa Quad showing Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i demarked by the red rectangle



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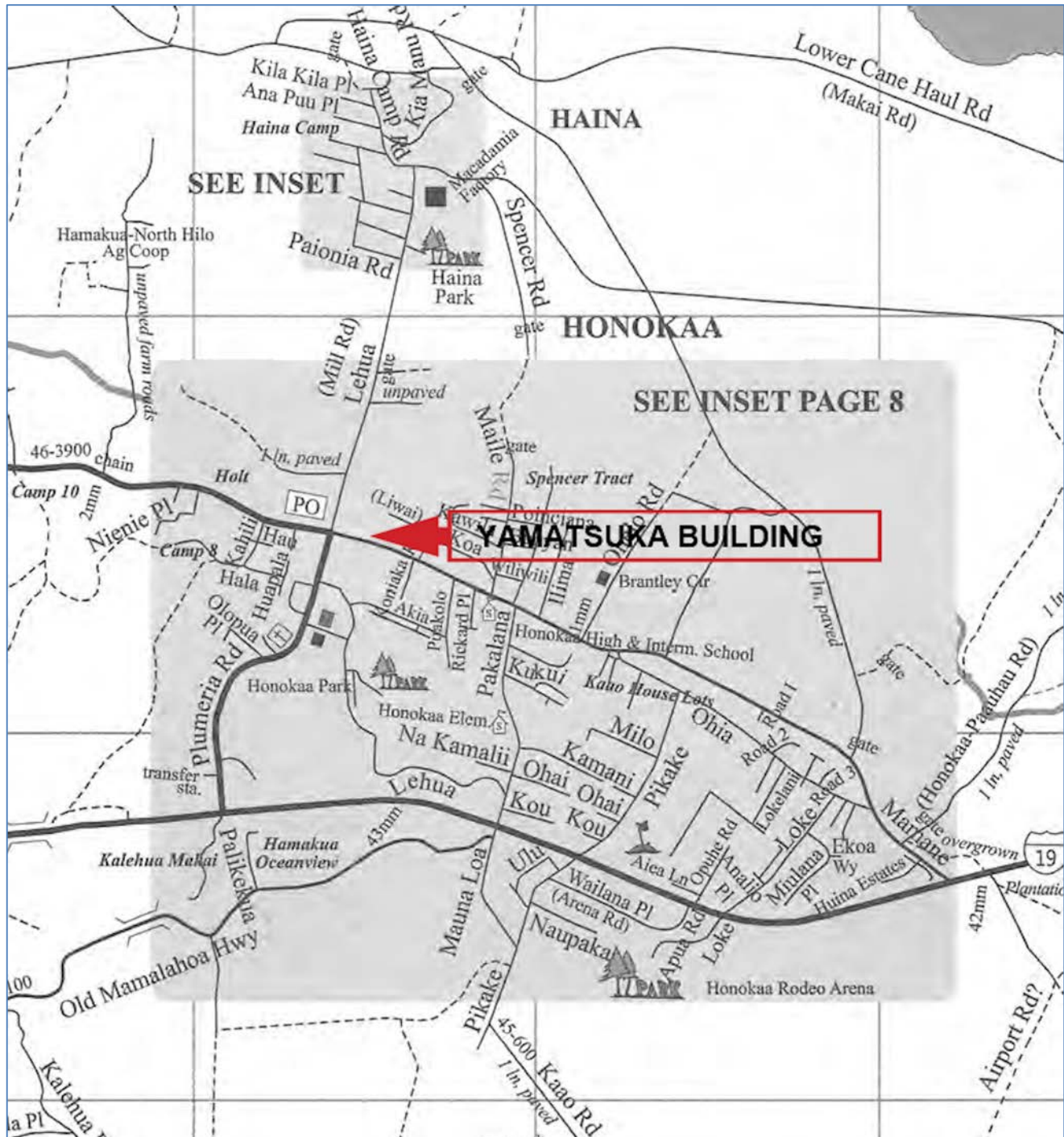
5. 1995 USGS Honoka'a Quad showing the Yamatsuka Property



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6. 2014 Honoka'a street map



Yamatsuka Property  
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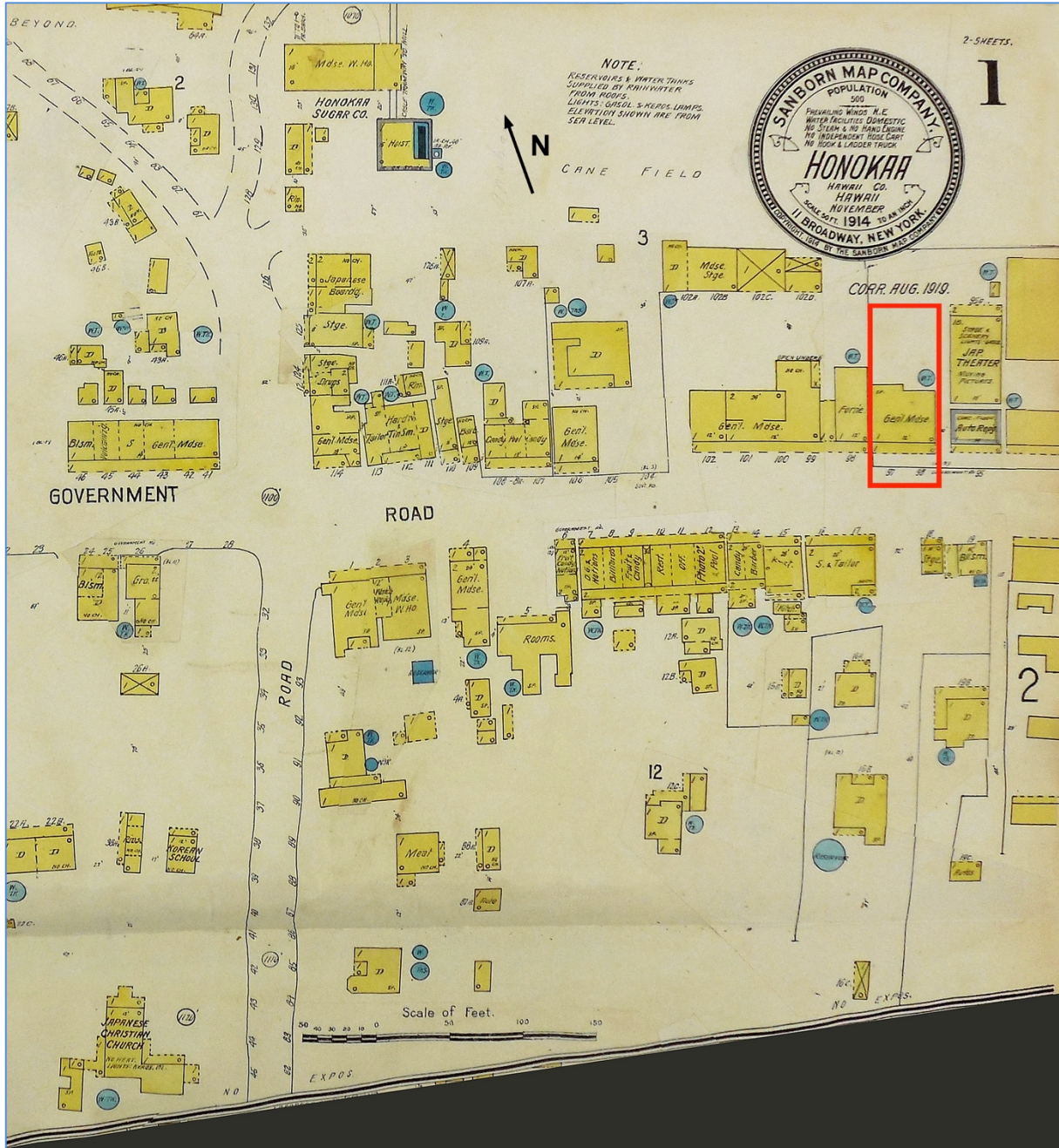
7. 1904 Historic Honoka'a area map (Reg2267WIDE)–Charles Dove C.E. Approximate Yamatsuka property demarked by a red rectangle



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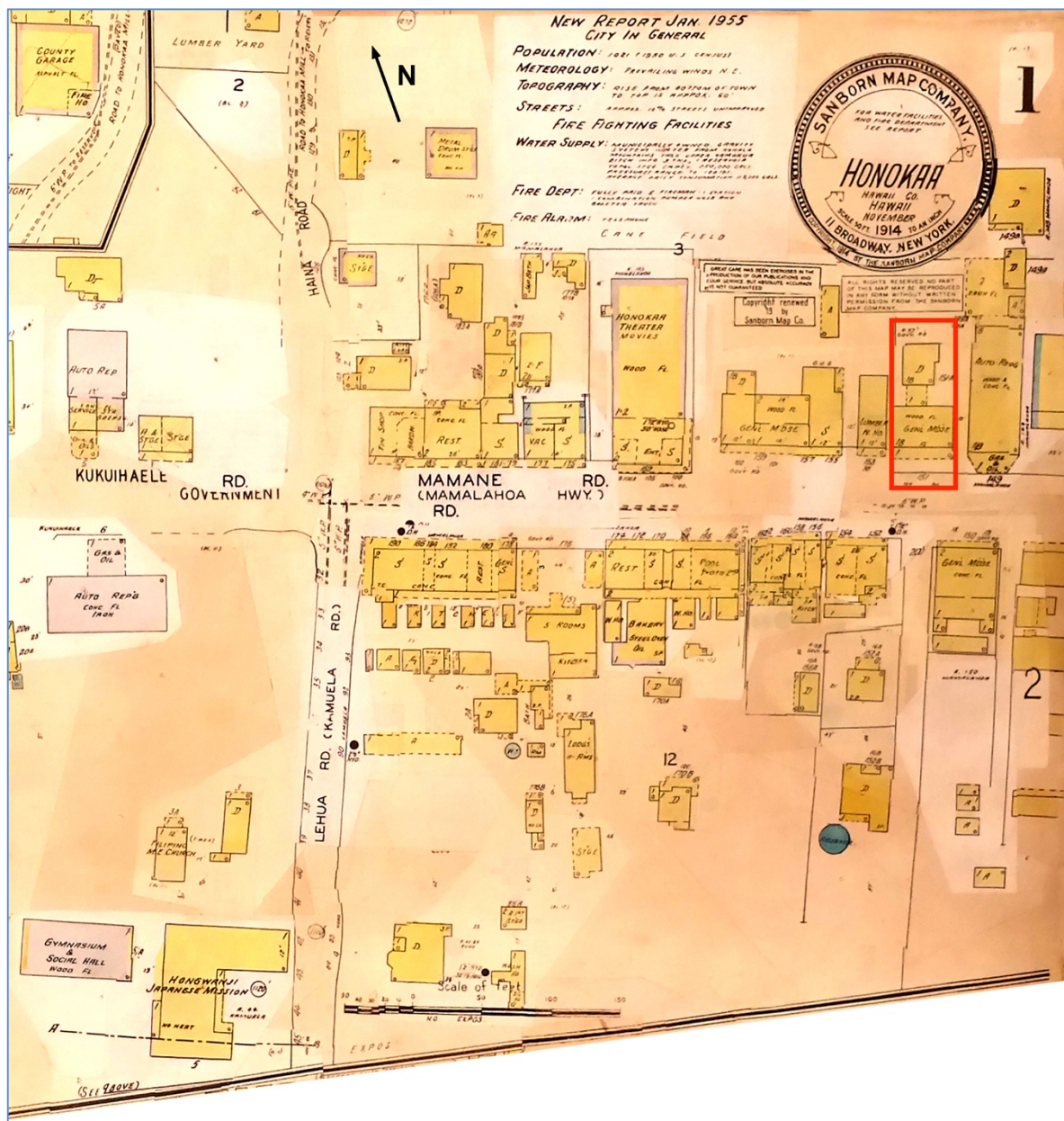
8. 1914 Historic Honoka'a Town Sanborn Fire Insurance map with approximate Yamatsuka property boundary in red



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Name of Property County and State

Hawai'i, Hawai'i

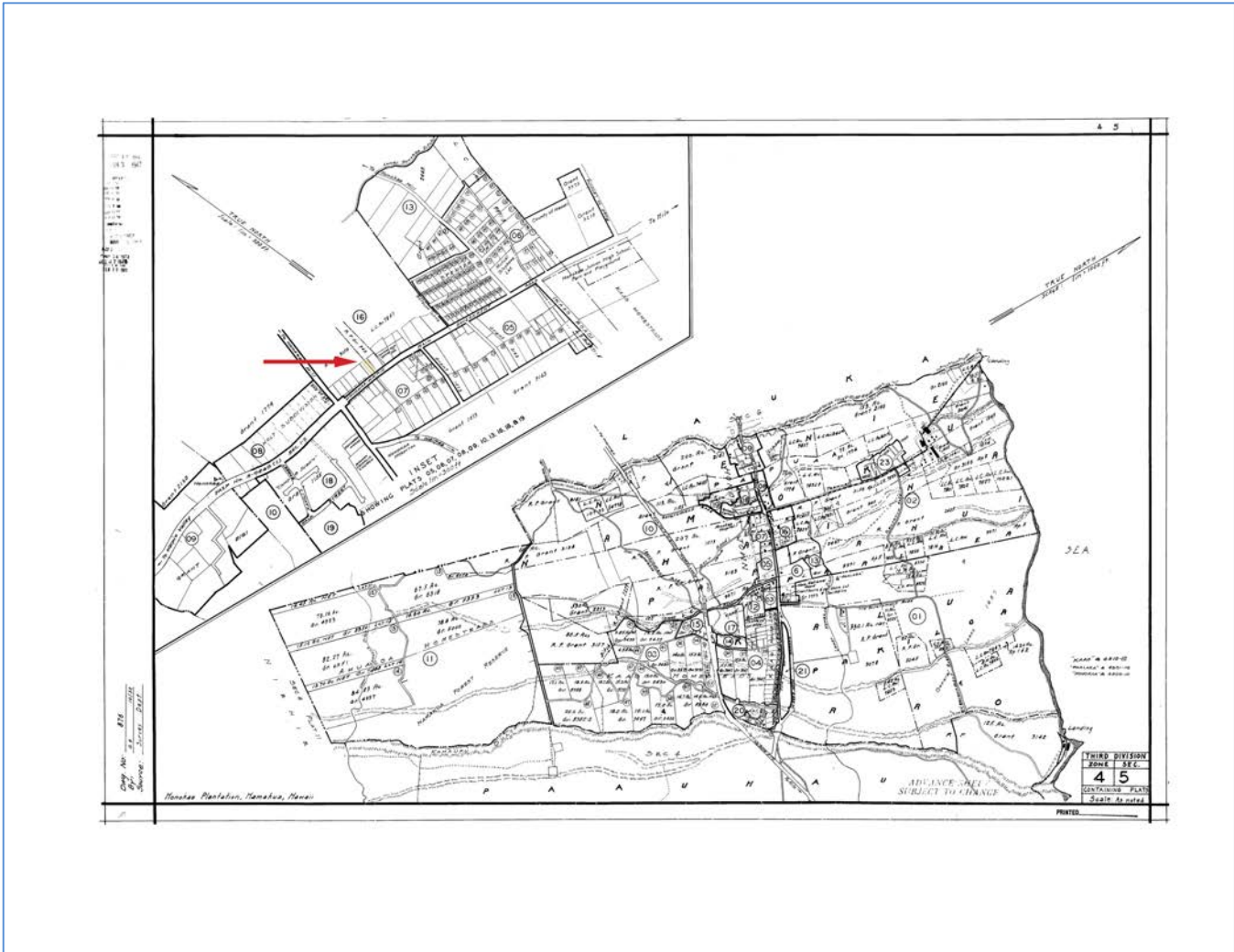
9. 1914/1955 Historic Honoka'a Town Sanborn Fire Insurance map with 1955 updates with approximate Yamatsuka property boundary in red



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

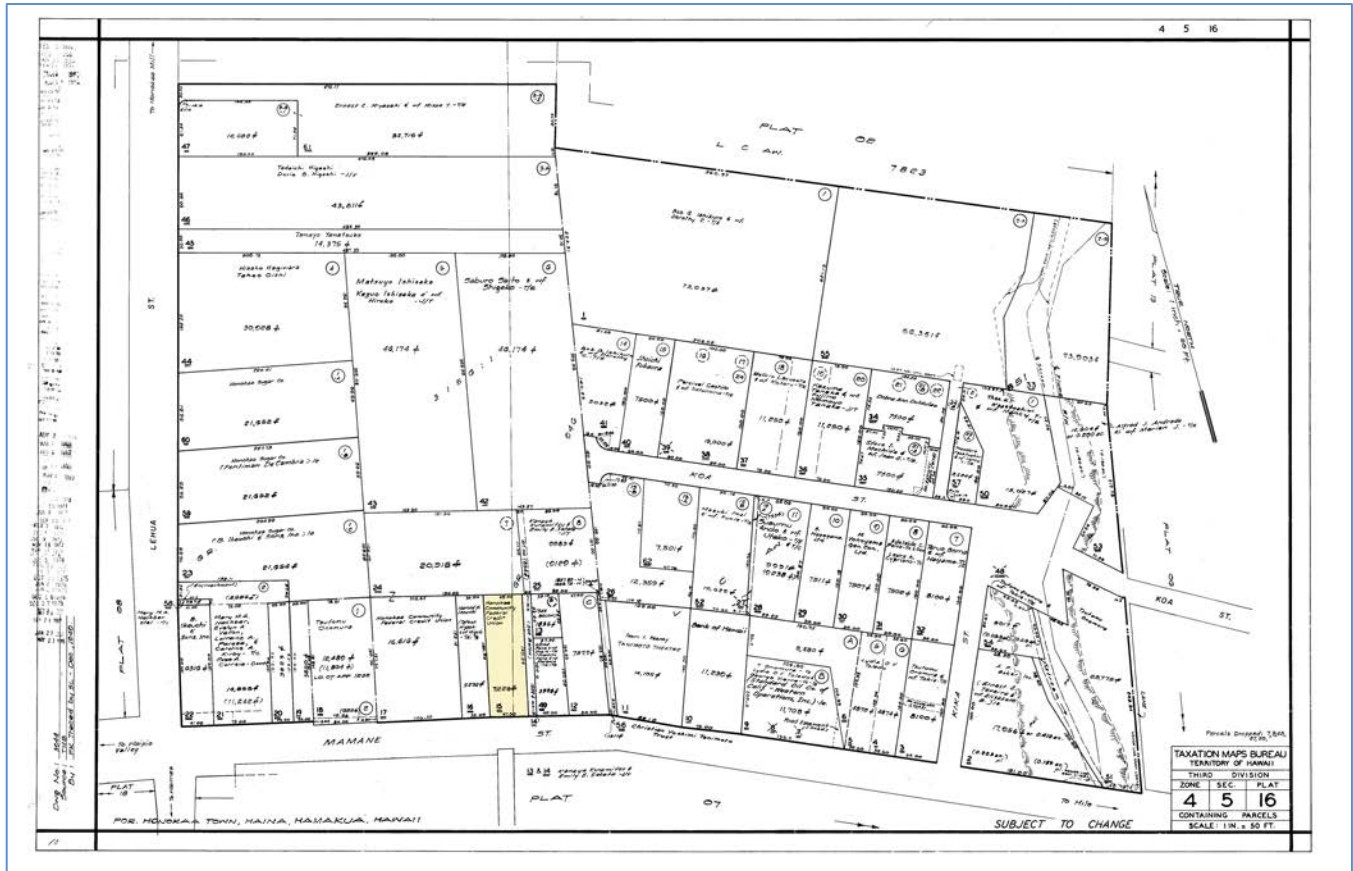
10. 1932 (3) 4-5 Tax Map showing the whole Historic Honoka'a Town with the Yamatsuka property in color



Yamatsuka Property  
 Name of Property County and State

Hawai'i, Hawai'i

11. 1949 4-5-016 Historic Territory of Hawai'i tax map (Plat 4-5-16) showing the Yamatsuka property in color

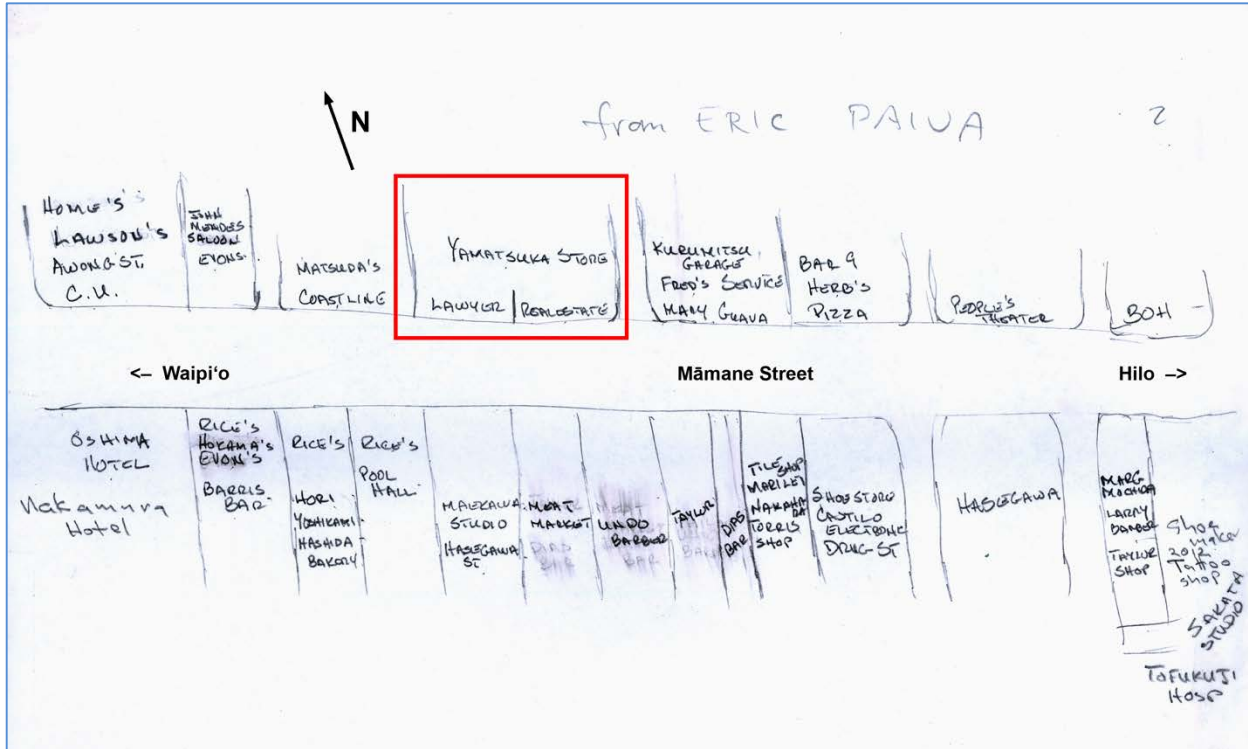




Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

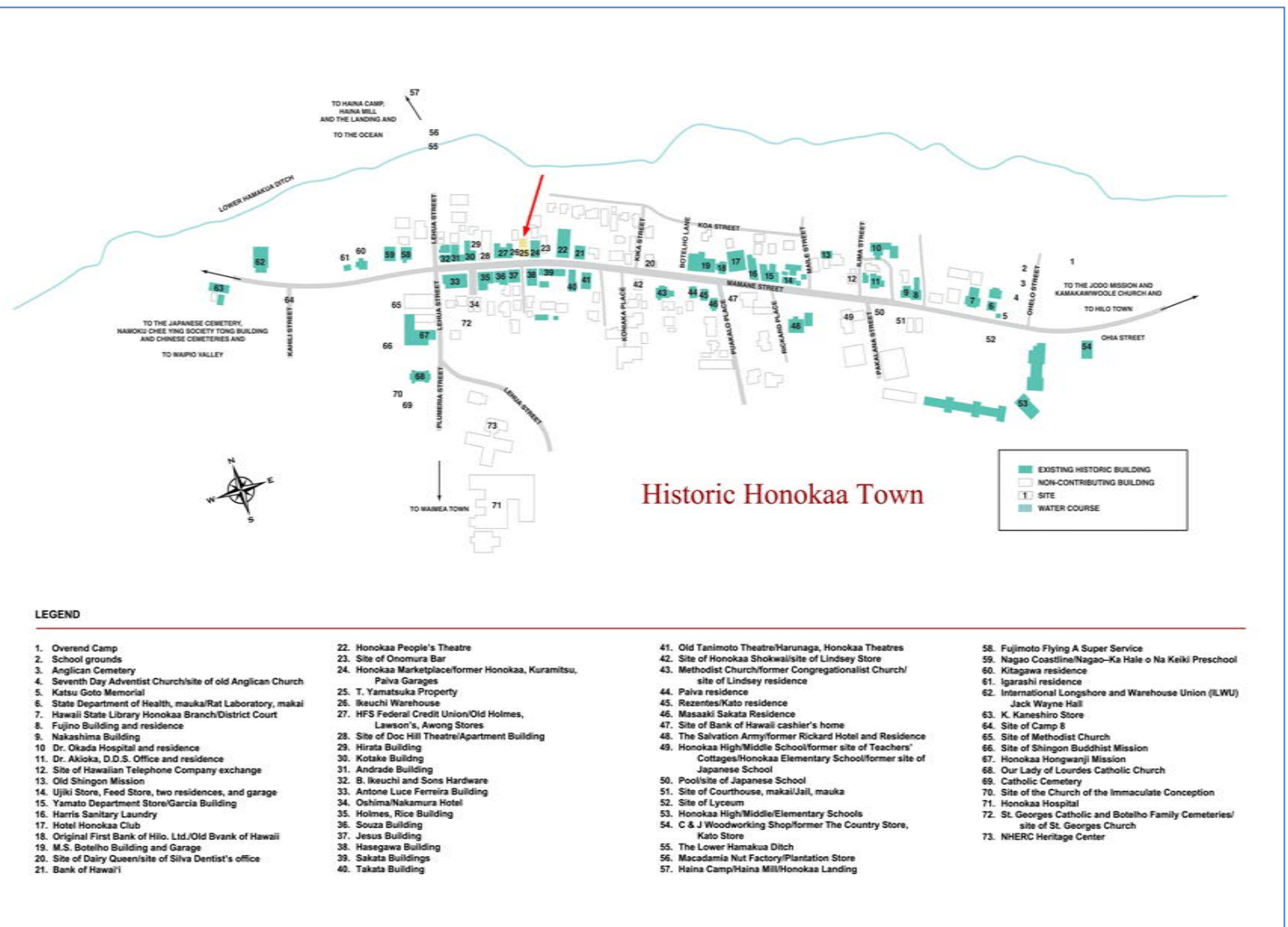
12. 2012 Composite Historic Honoka'a Town map (sheet 2) created by Eric Paiva demarking the Yamatsuka Property Store in contrasting color



Yamatuka Property  
 Name of Property \_\_\_\_\_  
 County and State \_\_\_\_\_

Hawai'i, Hawai'i

13. 2015 Historic Honoka'a Town building map showing the Yamatuka Store and Residence in contrasting color



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

14. 2017 Honoka'a, HI 96727—Yamatsuka Store and Residence outlined in red on Google Map



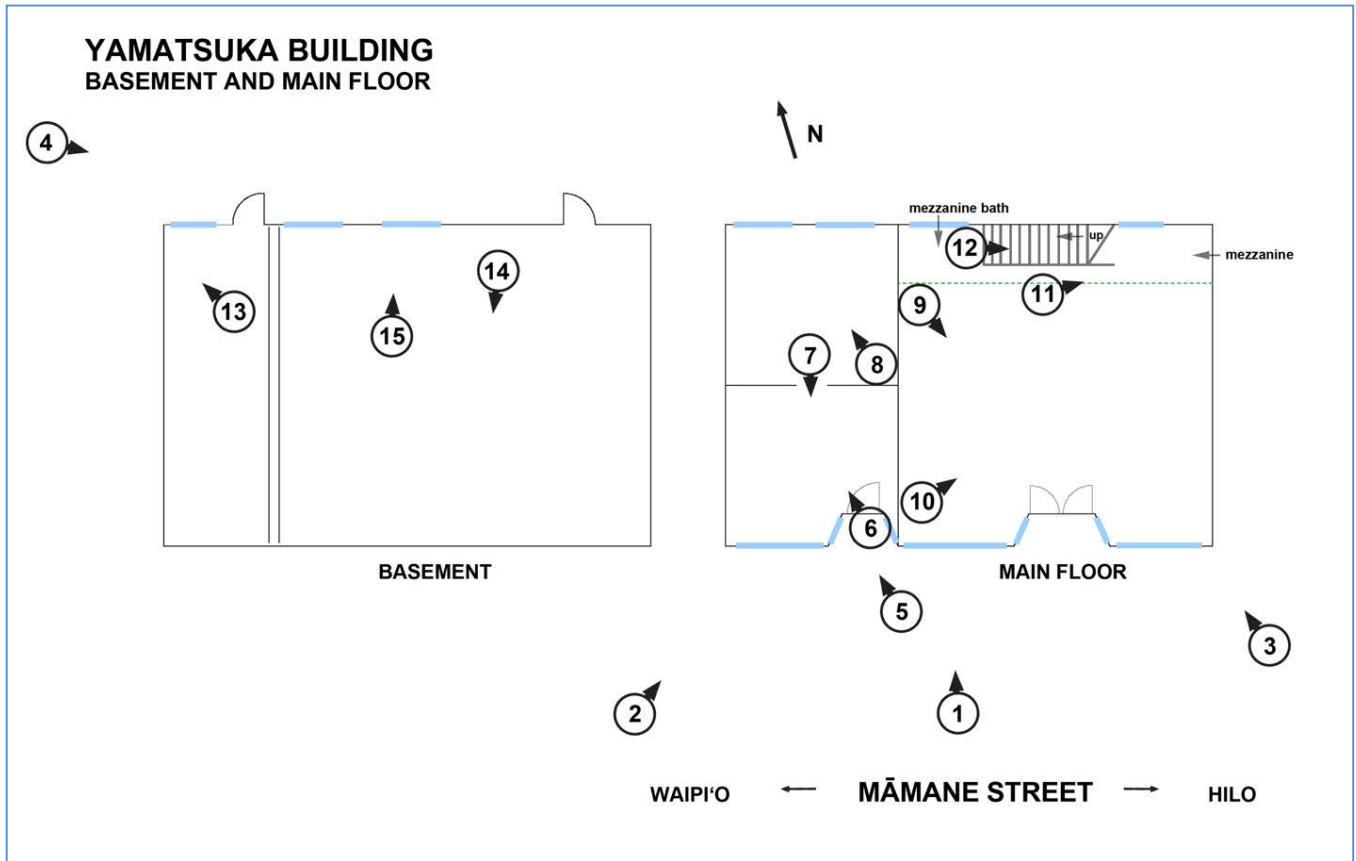
**Photographs**

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

Yamatsuka Property  
Name of Property County and State

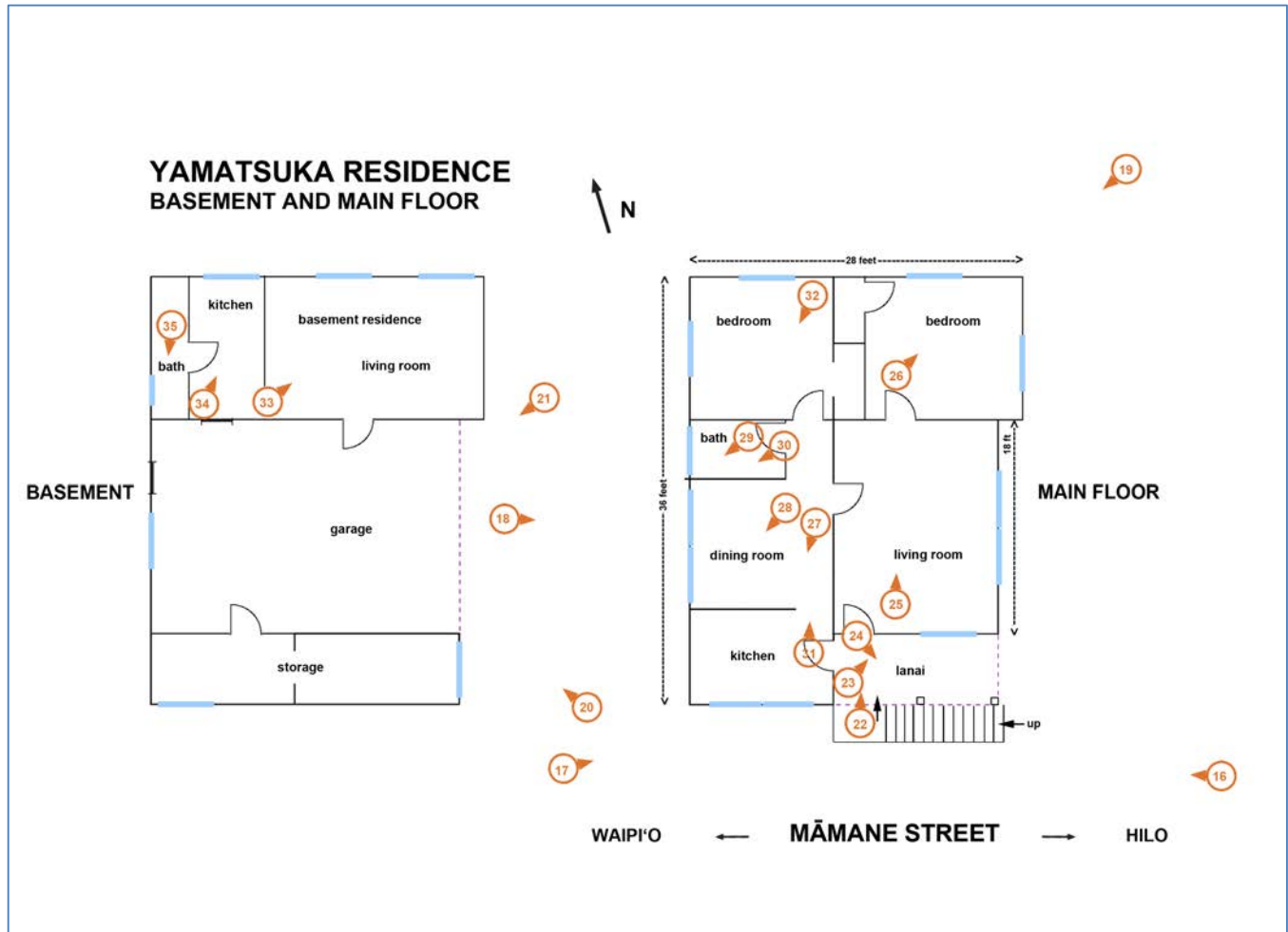
Hawai'i, Hawai'i

**Photo Sketches**



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i



**Photo Log**

Name of Property: Teiji Yamatsuka Property

City or Vicinity: Honoka'a

County: Hawai'i State: HI

Photographers: Laura Ruby, Annalise Kehler, Ross W. Stephenson, and Carol Stephenson

Dates Photographed: 2011-2017

Location of Original Digital Files: Ross W. Stephenson  
38 Judd Street, 24B,  
Honolulu HI 96817  
Job# Historic and Architectural Resources of Honoka'a

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

Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

## PHOTO LOG

Name of Property: Teiji Yamatsuka Property

City or Vicinity: Honoka'a

County: Hawai'i State: HI

Photographers: Laura Ruby, Annalise Kehler, Ross W. Stephenson, and Carol Stephenson

Date Photographed: 2011-2014

Location of Original Digital Files: Ross W. Stephenson, PhD

38 South Judd Street, Unit 24B

Honolulu, HI 96817

Job # Historic and Architectural Resources of Honoka'a

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### Yamatsuka Store Building

Photo #1 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0001)

Mamane Street façade, (*mauka* side) camera facing northeast

Photographer: Annalise Kehler

1 of 35.

Photo #2 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0002)

Waipi'o-side façade, camera facing east

Photographer: Annalise Kehler

2 of 35.

Photo #3 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0003)

Hilo-side façade, camera facing north

Photographer: Annalise Kehler

3 of 35.

Photo #4 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0004)

Waipi'o and rear façades, camera facing southeast

Photographer: Annalise Kehler

4 of 35.

Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #5 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0005)  
External detail Waipi'o-side bay, camera facing northwest  
Photographer: Annalise Kehler

5 of 35.

Photo #6 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0006)  
Waipi'o-side office interior, camera facing northwest  
Photographer: Laura Ruby

6 of 35.

Photo #7 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0007)  
Interior Waipi'o-side, camera facing south-southwest  
Photographer: Laura Ruby

7 of 35.

Photo #8 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0008)  
Interior Waipi'o-side back office space facing northwest  
Photographer: Laura Ruby

8 of 35.

Photo #9 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0009)  
Interior Waipi'o-side office, camera facing south-southeast  
Photographer: Laura Ruby

9 of 35.

Photo #10 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0010)  
Interior Hilo-side, camera facing east  
Photographer: Laura Ruby

10 of 35.

Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #11 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0011)

Interior detail Hilo-side built-in office, camera facing east-southeast

Photographer: Annalise Kehler

11 of 35.

Photo #12 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0012)

Interior mezzanine stairs, camera facing downstairs, east-southeast

Photographer: Laura Ruby

12 of 35.

Photo #13 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0013)

Interior basement window detail, camera facing north-northeast

Photographer: Annalise Kehler

13 of 35.

Photo #14 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0014)

Interior Hilo-side basement, camera facing southwest

Photographer: Annalise Kehler

14 of 35.

Photo #15 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0015)

Interior Hilo-side basement, ceiling lighting fixtures in storage, camera facing northeast

Photographer: Laura Ruby

15 of 35.

Yamatsuka Residence Building

Photo #16 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0016)

*Mauka* exterior, camera facing west-northwest

Photographer: Laura Ruby

16 of 35.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #17 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0017)

*Mauka* exterior, camera facing east

Photographer: Laura Ruby

17 of 35.

Photo #18 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0018)

Waipi'o side exterior, camera facing east-southeast

Photographer: Carol Stephenson

18 of 35.

Photo #19 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0019)

*Makai* side exterior, camera facing southwest

Photographer: Carol Stephenson

19 of 35.

Photo #20 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0020)

Hilo side exterior, camera facing northwest

Photographer: Carol Stephenson

20 of 35.

Photo #21 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0021)

Hilo-side garage, camera facing southwest

Photographer: Laura Ruby

21 of 35.

Photo #22 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0022)

*Mauka*-side exterior lanai detail, camera facing north-northeast

Photographer: Laura Ruby

22 of 35.

Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #23 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0023)

*Mauka*-side exterior lanai detail, camera facing northeast

Photographer: Ross W. Stephenson

23 of 35.

Photo #24 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0024)

*Mauka*-side exterior lanai detail, ceiling lighting fixtures in storage, camera facing south-southeast

Photographer: Ross W. Stephenson

24 of 35.

Photo #25 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0025)

Interior Hilo-side living room, camera facing north-northeast

Photographer: Ross W. Stephenson

25 of 35.

Photo #26 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0026)

Interior Hilo-side bedroom, camera facing northeast

Photographer: Ross W. Stephenson

26 of 35.

Photo #27 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0027)

Interior Hilo-side dining room and kitchen, camera facing south-southwest

Photographer: Ross W. Stephenson

27 of 35.

Photo #28 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0028)

Interior Hilo-side dining room, camera facing southwest

Photographer: Laura Ruby

28 of 35.

Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #29 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0029)

Interior Hilo-side bathroom, camera facing southwest

Photographer: Ross W. Stephenson

29 of 35.

Photo #30 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0030)

Interior Hilo-side bathroom, camera facing southwest

Photographer: Ross W. Stephenson

30 of 35.

Photo #31 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0031)

Interior Hilo-side hallway, camera facing northeast

Photographer: Laura Ruby

31 of 35.

Photo #32 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0032)

Interior Waipi'o-side bedroom, camera facing southwest

Photographer: Ross W. Stephenson

32 of 35.

Photo #33 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0033)

Interior *makai* lower-floor living quarters, camera facing northeast

Photographer: Ross W. Stephenson

33 of 35.

Photo #34 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0034)

Interior *makai* lower-floor kitchen, camera facing north-northeast

Photographer: Ross W. Stephenson

34 of 35.

Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #35 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0035)

Interior *makai* lower-floor bathroom, ceiling lighting fixtures in storage, camera facing south-southwest  
Photographer: Laura Ruby

35 of 35.

Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

**PHOTO LOG**

Name of Property: Teiji Yamatsuka Property

City or Vicinity: Honoka'a

County: Hawai'i State: HI

Photographers: Laura Ruby, Annalise Kehler, Ross W. Stephenson, and Carol Stephenson

Date Photographed: 2011-2017

Location of Original Digital Files: Ross W. Stephenson, PhD

38 South Judd Street, Unit 24B

Honolulu, HI 96817

Job # Historic and Architectural Resources of Honoka'a

---

Yamatsuka Store Building

Photo #1 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0001)

Mamane Street façade, (*mauka* side) camera facing northeast

Photographer: Annalise Kehler

1 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #2 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0002)  
Waipi'o-side façade, camera facing east  
Photographer: Annalise Kehler

2 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #3 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0003)  
Hilo-side façade, camera facing north  
Photographer: Annalise Kehler

3 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #4 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0004)  
Waipi'o and rear façades, camera facing southeast  
Photographer: Annalise Kehler

4 of 35.





Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #5 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property \_0005)  
External detail Waipi'o-side bay, camera facing northwest  
Photographer: Annalise Kehler

5 of 35.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #6 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0006)  
Waipi'o-side office interior, camera facing northwest  
Photographer: Laura Ruby

6 of 35.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #7 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0007)  
Interior Waipi'o-side, camera facing south-southwest  
Photographer: Annalise Kehler

7 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #8 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0008)  
Interior Waipi'o-side back office space facing northwest  
Photographer: Laura Ruby

8 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #9 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0009)  
Interior Waipi'o-side office, camera facing south-southeast  
Photographer: Laura Ruby

9 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #10 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0010)  
Interior Hilo-side, camera facing east  
Photographer: Laura Ruby

10 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #11 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0011)  
Interior detail Hilo-side built-in office, camera facing east-southeast  
Photographer: Laura Ruby

11 of 35.

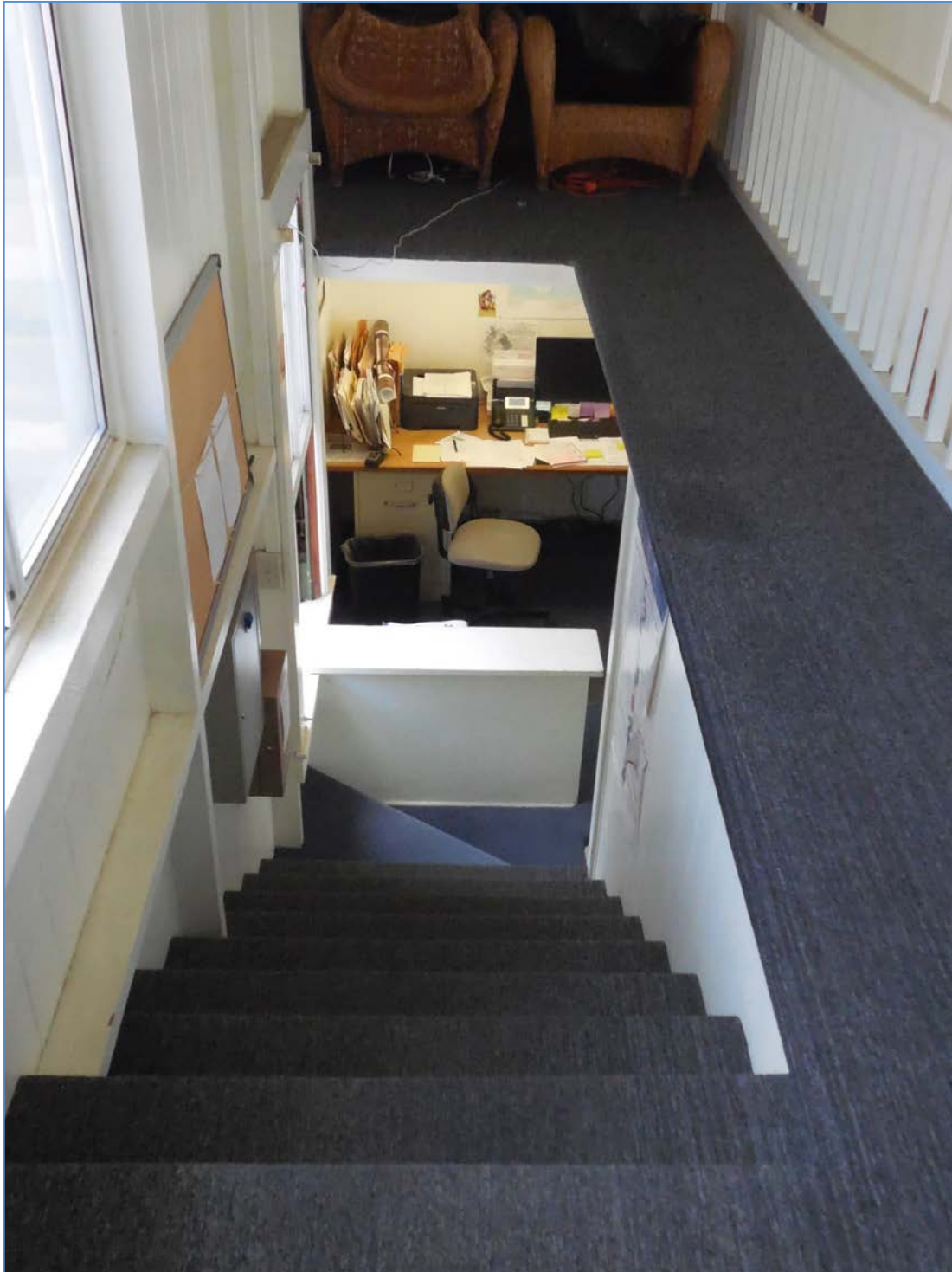


Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #12 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0012)  
Interior mezzanine stairs, camera facing downstairs, east-southeast  
Photographer: Laura Ruby

12 of 35.





Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #13 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0013)  
Interior basement window detail, camera facing north-northeast  
Photographer: Annalise Kehler

13 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #14 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0014)  
Interior Hilo-side basement, camera facing southwest  
Photographer: Annalise Kehler

14 of 35.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #15 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0015)  
Interior Hilo-side basement, ceiling lighting fixtures in storage, camera facing northeast  
Photographer: Laura Ruby

15 of 35.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Yamatsuka Residence Building

Photo #16 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0016)

*Mauka* exterior, camera facing west-northwest

Photographer: Laura Ruby

16 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #17 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0017)  
*Mauka* exterior, camera facing east  
Photographer: Laura Ruby

17 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #18 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0018)  
Waipi'o side exterior, camera facing east-southeast  
Photographer: Carol Stephenson

18 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #19 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0019)  
*Makai* side exterior, camera facing southwest  
Photographer: Carol Stephenson

19 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #20 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0020)  
Hilo side exterior, camera facing northwest  
Photographer: Carol Stephenson

20 of 35.





Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #21 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0021)  
Hilo-side garage, camera facing southwest  
Photographer: Laura Ruby

21 of 35.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #22 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0022)  
Mauka-side exterior lanai detail, camera facing north-northeast  
Photographer: Laura Ruby

22 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #23 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0023)  
*Mauka*-side exterior lanai detail, camera facing northeast  
Photographer: Ross W. Stephenson

23 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #24 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0024)  
*Mauka*-side exterior lanai detail, ceiling lighting fixtures in storage, camera facing south-southeast  
Photographer: Ross W. Stephenson

24 of 35.

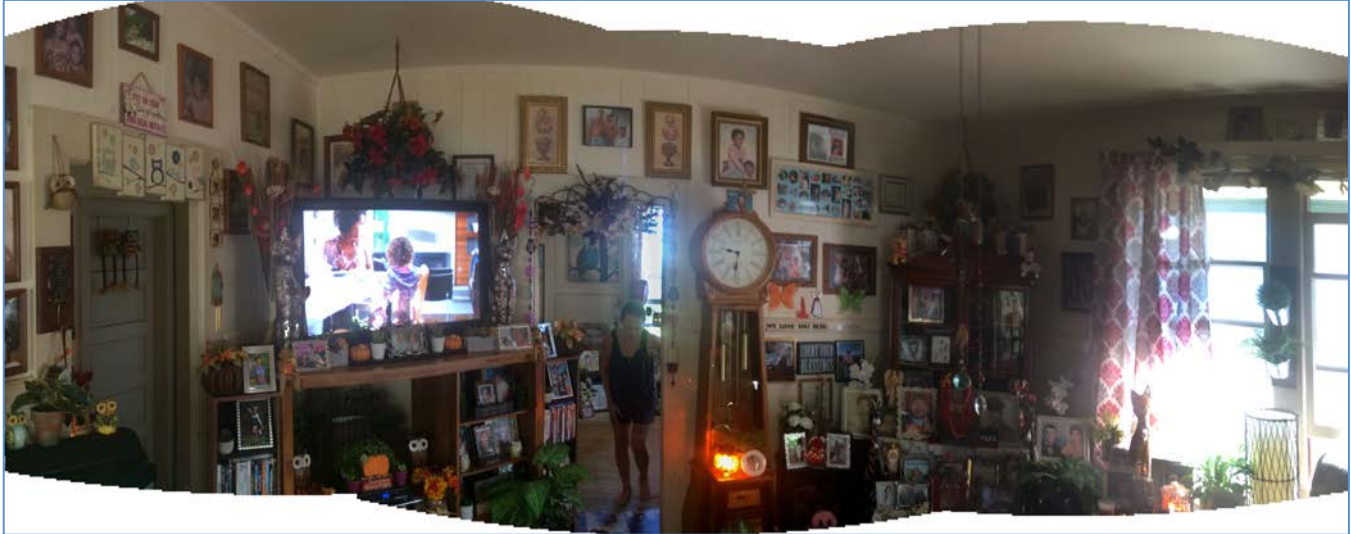


Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #25 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0025)  
Interior Hilo-side living room, camera facing north-northeast  
Photographer: Ross W. Stephenson

25 of 35.

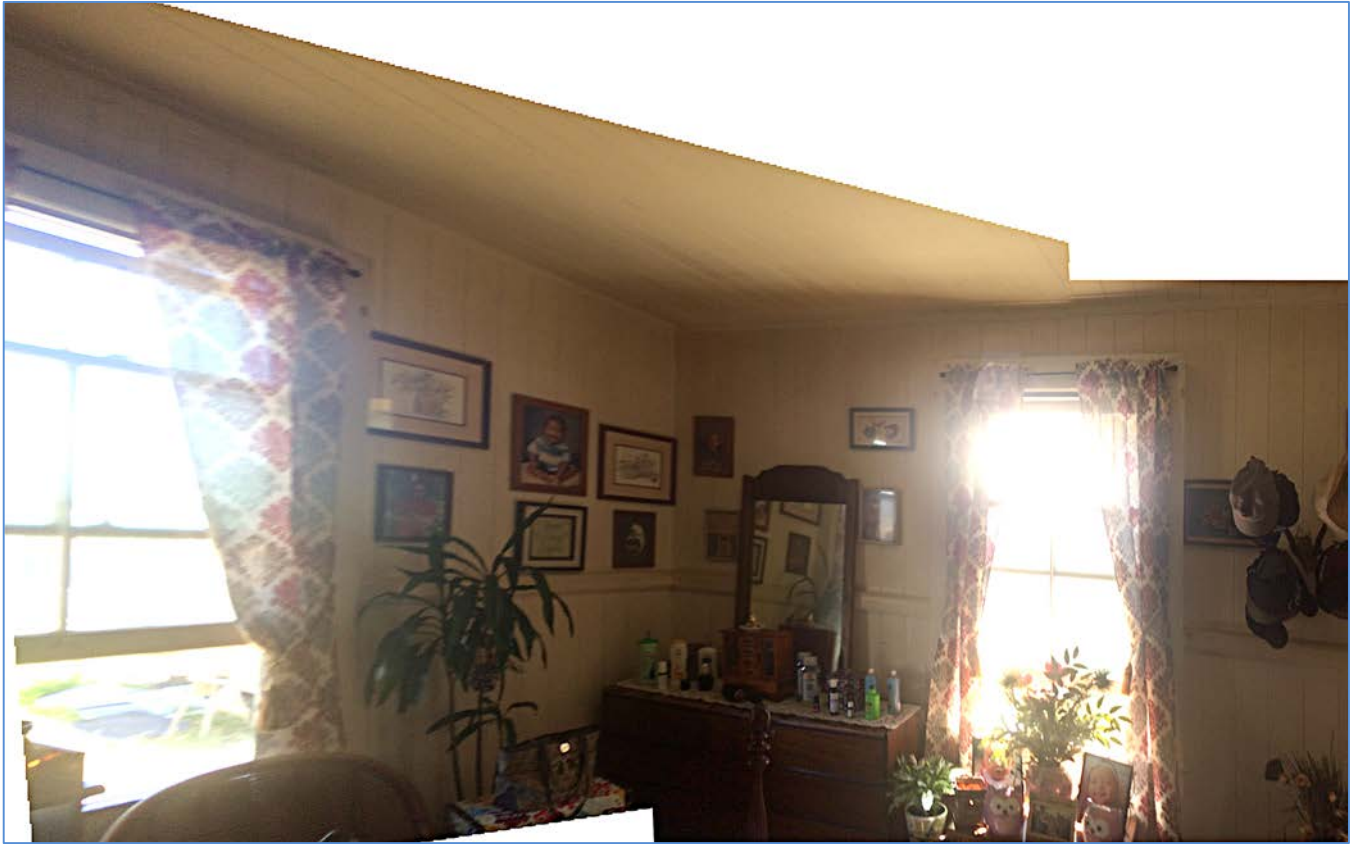


Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #26 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0026)  
Interior Hilo-side bedroom, camera facing northeast  
Photographer: Ross W. Stephenson

26 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #27 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0027)  
Interior Hilo-side dining room and kitchen, camera facing south-southwest  
Photographer: Ross W. Stephenson

27 of 35.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #28 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0028)  
Interior Hilo-side dining room, camera facing southwest  
Photographer: Laura Ruby

28 of 35.





Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #29 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0029)  
Interior Hilo-side bathroom, camera facing southwest  
Photographer: Ross W. Stephenson

29 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #30 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0030)  
Interior Hilo-side bathroom, camera facing southwest  
Photographer: Ross W. Stephenson

30 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #31 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0031)  
Interior Hilo-side hallway, camera facing northeast  
Photographer: Laura Ruby

31 of 35.

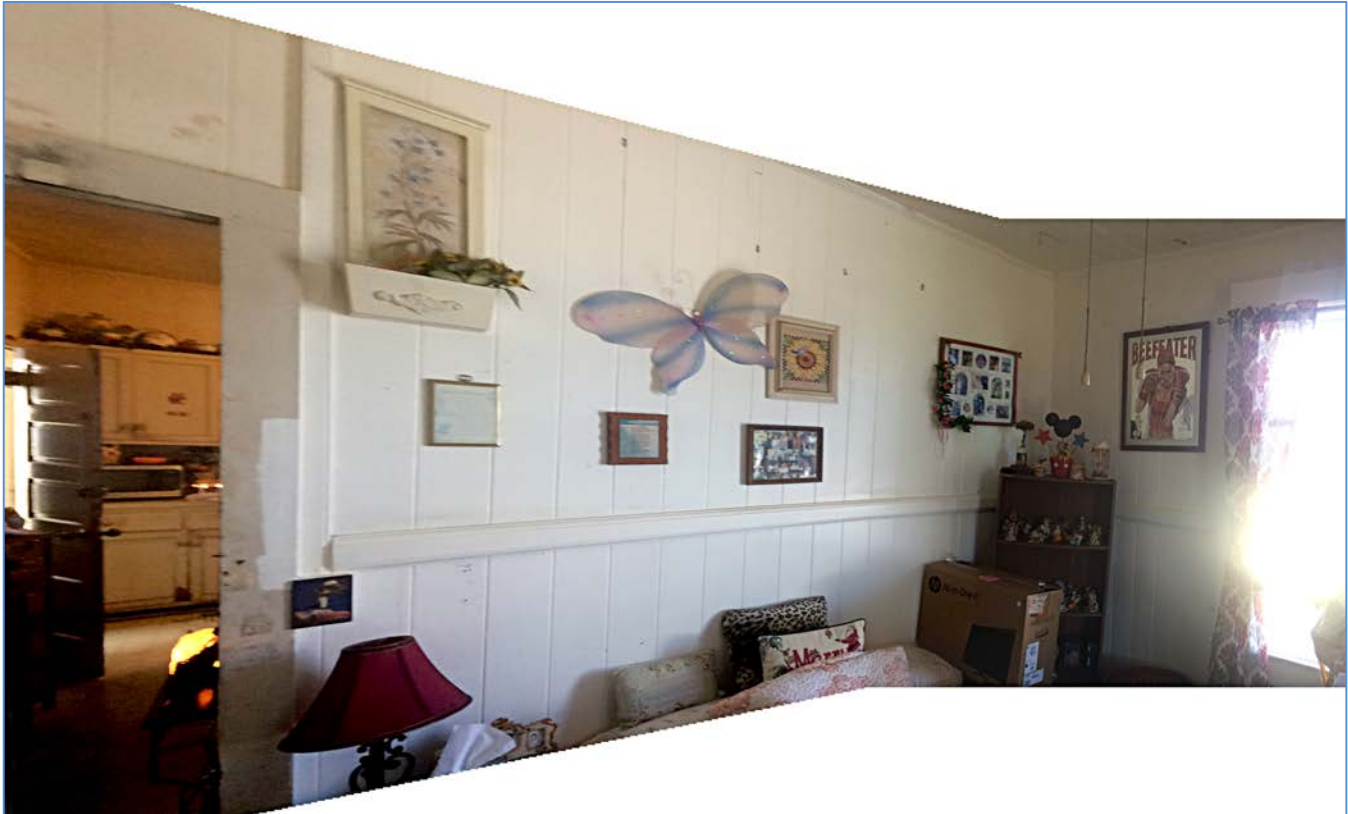


Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #32 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0032)  
Interior Waipi'o-side bedroom, camera facing southwest  
Photographer: Ross W. Stephenson

32 of 35.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #33 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0033)  
Interior *makai* lower-floor living quarters, camera facing northeast  
Photographer: Ross W. Stephenson

33 of 35.

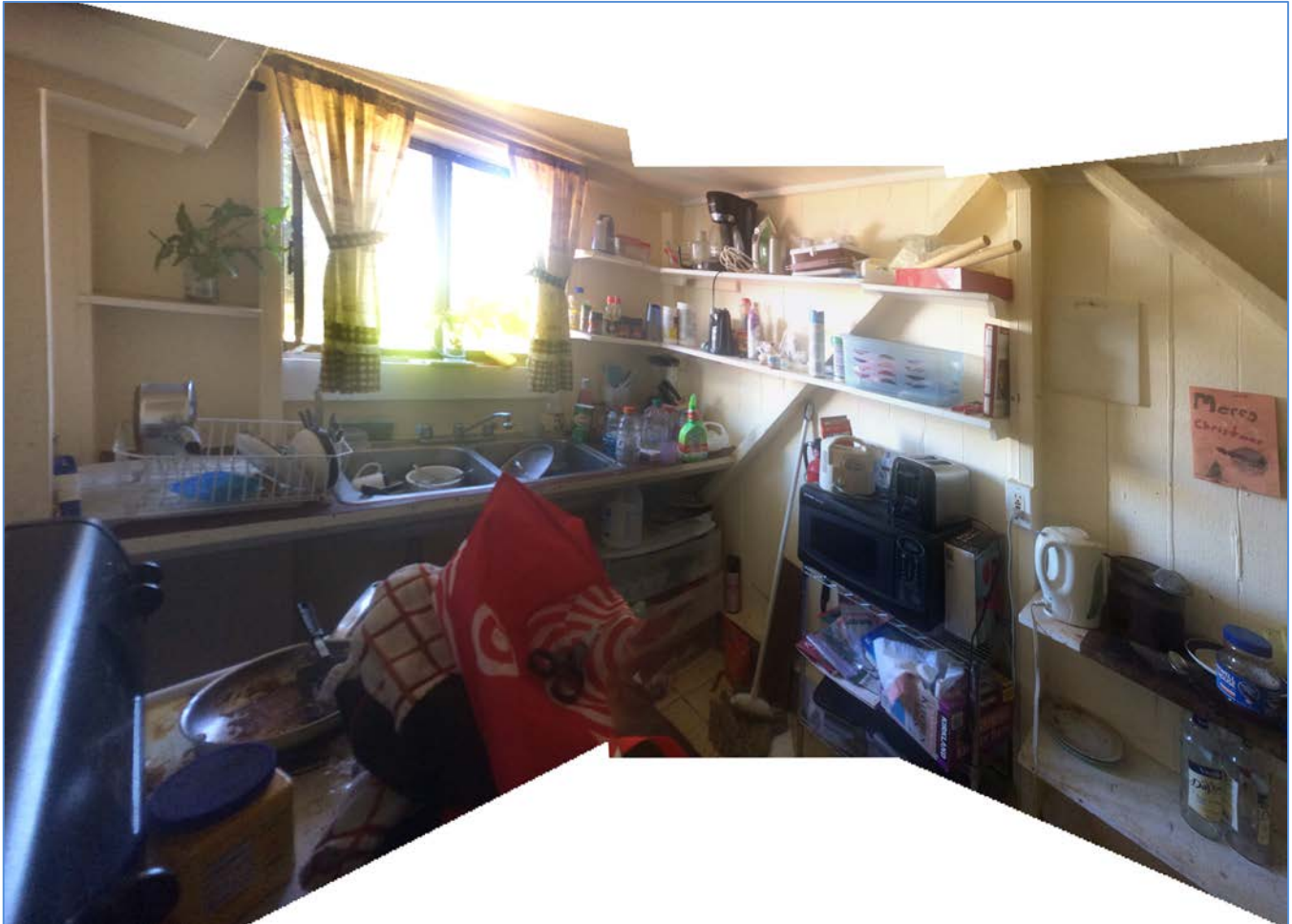


Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #34 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0034)  
Interior *makai* lower-floor kitchen, camera facing north-northeast  
Photographer: Ross W. Stephenson

34 of 35.

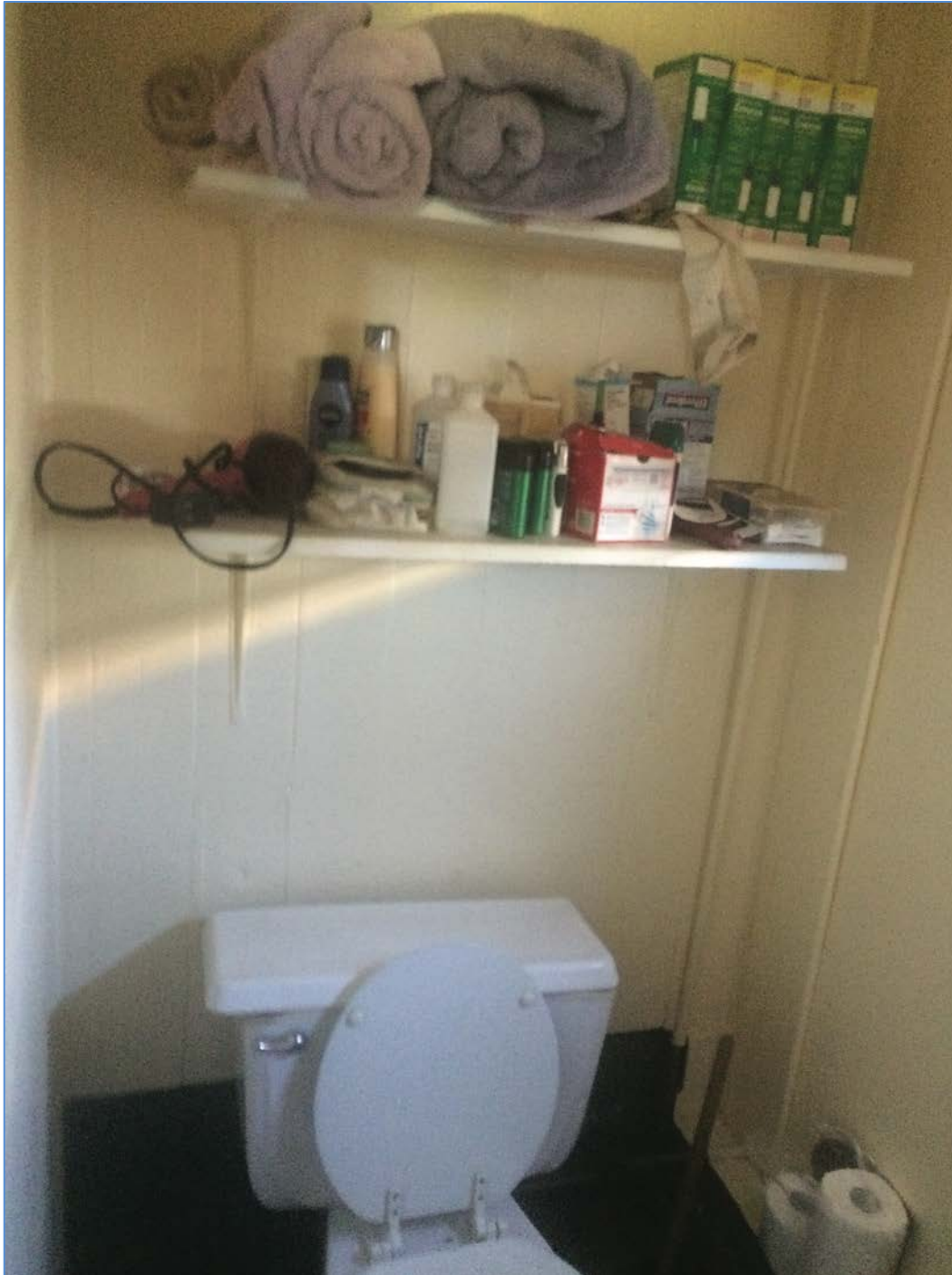


Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #35 (HI\_Hawai'i County\_Honoka'aMPS\_Teiji Yamatsuka Property\_0035)  
Interior *makai* lower-floor bathroom, ceiling lighting fixtures in storage, camera facing south-southwest  
Photographer: Laura Ruby

35 of 35.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

## ADDENDUM A

### TEIJI YAMATSUKA PROPERTY TIMELINE

1876–William Rickard purchased a Grant Award from Kalakaua for 36.3 acres in Haina Ahupua'a.

1882–Teiji Yamatsuka was born on April 10, 1882 in Japan.

1906–Tamayo Sekimoto (Yamastuka) born in Kapulena, Hawai'i (about 4.5 miles Waipi'o-side of Honoka'a)

1908–Teiji Yamatsuka immigrated to Hawai'i.

1912–All Rickard properties put into Trust (First Trust Co. of Hilo)

1914–Kami, (Teiji's first wife born in Japan) immigrated to Hawai'i

1918 ca–Shozu, son born.

1919 & 1920–Teiji Honoka'a Sugar Company store salesman

1921–Teiji Hāmākua Shokwai Co. salesman

1924, 1925 & 1935–Teiji Hāmākua Shokwai Vice President

1926-1928–Teiji salesman or proprietor of a general store expanding in the 1930s until 1938 with merchandise including hardware, candles, and an “expert dressmaker”

ca. 1929–building built (the commercial building is listed in Hawai'i County Real Property Tax Office records) Parapet lettering states 1936, the year the Yamatsukas purchased the building.

1930 ca–Teiji was retail merchant and with Tamayo Sekimoto Yamatsuka (second) wife, a Hawaiian-born Japanese American from Kapulena, a dressmaker in their home.

1931–Charles Merriam Trust obtained the Rickard properties from First Trust C. of Hilo through foreclosure

1936–Teiji and Tamayo Yamatsuka bought the 7,326 sq. ft. parcel on Māmane Street (TMK 4-5-016 015) from Charles Merriam Trust. The residence building was built in 1938.

1936-1937–Teiji, proprietor of the Yamatsuka Store, became the third Kyodan President of the Honoka'a Honowanji Mission.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

1939-1940—Teiji again accepted another two-year term as fifth Kyodan President of the Honoka'a Hongwanji Mission.

1943-1948—Yamatsuka subdivision on the *makai* side of Honoka'a's Mamane Street. Land purchased from Honoka'a Sugar Company and other land owners, including the Merriam Trust.

1952—Teiji died October 26, 1952

1965—Mrs. Yamatsuka did not pay assessment for lateral waterline to store or residence

1976—The National Trust for Historic Preservation report cited the Teiji Yamatsuka Store as the only example of vernacular Art Deco architectural details in Honoka'a. The building was vacant for about 20 years; and it was in the process of being renovated in exchange for rent (with the possibility of becoming an arts and crafts center—but this did not occur.

1985—Tamayo died.

1986—Carrie Sadako Fujinaga purchased the parcel from the Estate of Tamayo Yamatsuka

1986—Deed was recorded; and in 1988 Honoka'a Community Credit Union purchased the parcel from Carrie Fujinaga.

1988—Deed recorded by David Levinson, real estate developer who divided the space into two separate retail spaces and removed the walkway that had connected the *makai* residence to the store. Pacific Coast Properties occupied/s Hilo side retail space—Waipi'o side space has been occupied by an architect, mortgage broker, local church group, and others.

1999—Deed to the property was recorded by Brenda Johnson and George Zweibel. The Waipi'o retail space was used as George Zweibel's law office placing a period-appropriate wall between waiting/reception and office areas as well as adding period-appropriate fixtures and furnishings.

Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

**ADDENDUM B  
PROPERTY TRANSFERS TABLE**

**TMK: (3) 4-5-016: 015 YAMATSUKA PROPERTY 45-3590 Māmane Street**

DATE	LIBER	TRANSACTION	COST	AREA	DESCRIPTION
8/8/1876	Grant Book #15, p 377	Award	\$128.61	36.3 acres	<i>From Kalākaua to William Rickard: R.P. Grant to William Rickard in Haina.7h</i>
12/30/1912	392/59	Trustee Deed	\$100	Various acreage	<i>From Nora Rickard to the First Trust Co. of Hilo: All the Rickard heirs put all properties they still own into trust, including all remaining acreage in R.P.'s 3156:1..</i>
10/26/1931	1138/170	Foreclosure Deed	\$24,700	36.3 acres	<i>From the First Trust Co. of Hilo to the Charles Merriam Trust: All the Rickard properties held in trust via foreclosure by the Hilo Trust, including R.P. 3156:1.</i>
5/18/1936	1326/382	Deed	\$4,100	7,326 sq. ft.	<i>From the Merriam Trust to Teiji Yamatsuka and wife Tamayo: Formerly TMK: 4-5-7: 27 dropped into new plat in 1949. Joint tenancy.</i>
4/28/1986	19480/391	Deed from Probate	N/A	7,326 sq. ft.	<i>From the Estate of Tamayo Yamatsuka to Carrie Sadako Fujinaga.</i>
*6/3/1986	19555/121	Deed	Unknown	7,228 sq. ft.	<i>From Carrie Sadako Fujinaga to Honoka'a Community Federal Credit Union.</i>

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

1936  
T. YAMATSUKA  
BLDG.

LAW OFFICE

PUBLIC COAST





1936  
TYRIMATSUKA  
CLUB





CREATIVE UNIT



NO  
PARKING

45-3590 A MAMANE ST.

5070

CLASSE D'ESCLUSI DI MONTAGNA  
MONTAGNA



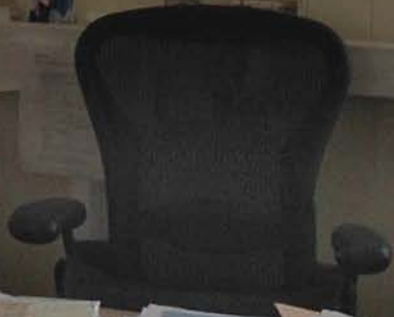






LAW OFFICE  
of  
George J. Zweifel

















7-ELEVEN

Official Office





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PACK  
LETTER  
94 24

Fellowes.



National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Resubmission

Property Name: Teiji Yamatsuka Store

Multiple Name: Honoka'a Town, Hawaii MPS

State & County: HAWAII, Hawaii

Date Received: 1/29/2018      Date of Pending List:      Date of 16th Day:      Date of 45th Day: 3/15/2018      Date of Weekly List:

Reference number: RS100001415

Nominator: State

Reason For Review:

Accept       Return       Reject      3/12/2018 Date

Abstract/Summary Comments: The Teiji Yamatsuka Property is locally significant under National Register Criteria A and C in the area of Commerce and Architecture. Completed in circa 1929/1936, the building's one-story, single wall construction and false front façade are typical of forms built in early twentieth century rural Hawaii and the Honokaa community to take advantage of the growing commercial markets. The Yamatsuka store illustrates the patterns of commercial development in the expanding market community during the period and the successful entrepreneurship of local ethnic residents seeking to find their place in the community. The property, including the rear residence, meets the Registration Requirements of the Honokaa MPS.

Recommendation/ Criteria: Accept NR Criteria A and C.

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date 3/12/2018

DOCUMENTATION: see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

David Y. Ige  
GOVERNOR OF HAWAII



SUZANNE D. CASE  
CHAIRPERSON  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA  
FIRST DEPUTY

JEFFREY T. PEARSON  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING  
601 KAMOKILA BLVD, STE 555  
KAPOLEI, HAWAII 96707

June 20, 2017

LOG: 2017.00625  
DOC: 1706MB12

Paul Lusignan  
National Register of Historic Places  
Mail Stop 7228  
1849 C Street, NW  
Washington DC 20240

**RE:** Teiji Yamatsuka Store National Register Nomination  
Historical and Architectural Resources of Honoka'a Town, Multiple Property Listing  
45-3590 Mamane Street  
Honoka'a, Hawai'i 96727  
TMK: (3) 4-5-016:015

Dear Mr. Lusignan,

I am pleased to recommend the Teiji Yamatsuka Store for consideration to the National Register of Historic Places as part of the Architectural and Historical Resources of Honoka'a Town Multiple Property Listing. **The enclosed disk contains the true and correct copy of the nomination for the Masaaki Sakata Property to the National Register of Historic Places.** Thank you for reviewing and processing this nomination, Megan Borthwick, Architectural Historian, at [megan.borthwick@hawaii.gov](mailto:megan.borthwick@hawaii.gov) or (808) 692-8029 if you have any questions about the enclosed submittal.

Mahalo,

Alan S. Downer, PhD.  
Deputy State Historic Preservation Officer  
Administrator, State Historic Preservation Division

United States Department of the Interior  
National Park Service  
National Register of Historic Places Registration Form

MP-1415

OMB No. 1024-0018



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: Teiji Yamatsuka Store

Other names/site number: T. Yamatsuka Building; Teiji Yamatsuka Property; TMK: (3) 4-5-016: 015

Name of related multiple property listing:

Historic and Architectural Resources of Honoka'a Town, Hāmākua, Hawai'i Island, Hawai'i  
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 45-2500 Māmane Street

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

Not For Publication: \_\_\_\_\_ Vicinity: \_\_\_\_\_

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination request for determination of eligibility meets the documentation standards for registering property 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

6/20/17

Signature of certifying official/Title:

Date

Hawaii state Historic Preservation Division

State or Federal agency/bureau or Tribal Government

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i

In my opinion, the property  X  meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

#### 4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

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

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i

**Category of Property**

(Check only **one** box.)

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

Returned

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/department store/general store

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/professional/real estate company

COMMERCE/TRADE/professional/office

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Returned



Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Other-Plantation

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Foundation: poured-in-place concrete; Walls: wood; Roof: corrugated iron.

### 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

#### Honoka'a Directional Terms:

*makai* (downside, toward the ocean, roughly to the north)

*mauka* (uphill, toward the mountains, roughly to the south)

Waip'io/Waipio side (roughly to Waipi'o Valley on the west)

Hilo/Hilo side (roughly to Hilo on the east)

The Teiji Yamatsuka Store is a single-story commercial building which sits on a 7,226 square-foot, sloping lot on the *makai* side of Māmane Street in Honoka'a. The building is located on a street lined with commercial buildings and contributes to the retail-office character of the town's downtown core. The façade is characterized by a false front with an elevated center section and four symmetrically-placed art deco-themed pilasters with canted tops. The center part of the false front proclaims in raised letters, "1936 T. Yamatsuka Bldg." A shallow-pitched, corrugated-metal, pent-roofed awning runs across the façade and protects an asymmetric bottom story and

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i

its sidewalk from the elements. The 38' x 48' building follows a rectangular plan and is protected by a corrugated metal, shed roof, which slopes to the rear of the building. It sits on a concrete foundation and has tongue and groove walls on its Waipi'o side and rear elevations and *totan* (corrugated metal) siding on its Hilo side. There is non-original shiplap siding on the front wall above the façade's shed roofed awning. The 1,824 square-foot building retains its integrity of location, design, materials, setting, craftsmanship, feeling and association.

---

### Narrative Description

The Teiji Yamatsuka Store's facade runs parallel to Māmane Street, separated from the street by a concrete sidewalk which is elevated one step above the roadway. The building is five bays long, and contains two commercial units. A slightly left-of-center plate-glass display window is flanked by recessed doorways. Both doorways have canted entries with rounded corner posts, 6" in diameter. The left doorway has one hinged door, while the right side has a double door. The doors each have two-pane windows and retain their original hardware. The end bays of the building each have a plate glass display window. The original, paneled kick plate runs under all the windows and single-pane, fixed transoms are above the windows and doors.

The Hilo side of the building is a solid wall, and on the left, Waipi'o, side there is a pair of jalousie windows in the upper right corner of the wall. The wall on this side is primarily tongue-and-groove, but at the top is covered in corrugated metal. The vertical-planked rear wall retains a historic 2 x 2 double-hung sash window, and also features a number of modern sliding windows. Two hinged doors, one near each corner, penetrate the rear wall and access the basement, which has a concrete floor and walls. The basement has a 7'-3" high tongue-and-groove ceiling. On the interior the two offices retain their tongue-and-groove walls and ceilings. The Hilo side office also retains its pendant, globe light fixtures. A ballustraded mezzanine runs across the rear of the Hilo side office. A lateral running, straight run stairway with nine steps leads up to the mezzanine.

Behind the store is a non-contributing single-story, single-wall, three-bedroom, one-bath residence. It has a corrugated metal hipped roof with overhanging eaves with exposed rafter tails. It sits on a raised post and pier foundation and has tongue and groove walls with 2 x 2 double hung sash windows. It features an inset porch at its front, Hilo side corner. Two 4" x 4" posts support the roof above the porch. A garage is set under the house on the Hilo side.

Although having undergone several minor alterations over the years, the Teiji Yamatsuka Store retains its historic integrity and is an important element contributing to the historic character of Honoka'a. Its façade, other than the upper level shiplap siding, remains original. The mezzanine, like other stores mezzanines on Māmane Street is original. However, a mezzanine bathroom has been added to the interior of the Hilo side office, and new windows have been placed in the rear elevation, which is not visible from the street. These alterations are insufficient to detract from the building's historic integrity.

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i

### 8. Statement of Significance

#### Applicable National Register Criteria

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

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

#### Criteria Considerations

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

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

Teiji Yamatsuka Store  
Name of Property      County and State

Hawai'i, Hawai'i

**Areas of Significance**

(Enter categories from instructions.)

Commerce

Architecture

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1936-1965

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1936-Construction

1943-1945-Camp Tarawa soldier influx

1952-Death of Teiji Yamatsuka

1985-Death of Tamayo Yamatsuka

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Unknown

\_\_\_\_\_

\_\_\_\_\_

Returned

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i

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

The Teiji Yamatsuka Store is significant at the local level under Criterion A, serving as an incubator for the entrepreneurial dreams of Japanese immigrants to find employment off the plantations and establish their own enterprises. The period of significance ranges from the T. Yamatsuka Store opening in 1936 to the store compromised in 1965 because Mrs. Yamatsuka did not pay the Hawai'i County assessment for the lateral waterline to her store or residence.

The Teiji Yamatsuka Store is also significant at the local level under Criterion C as a good example of a wood commercial building constructed in Hawai'i during the 1930s. The steep site below the road required both excavation and development of two distinct levels in order to provide sufficient floor space for both retail operations and storage. The building is typical of its period in its use of materials, method of construction, craftsmanship, and design.

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

**Criterion A (History/Events)**

**Historical Background**

Over centuries, Native Hawaiian population centers had focused on use of land and sea resources in such areas as Waipi'o Valley, where an abundant supply of water sustained cultivation of taro and access was available to the sea. The Hāmākua Coast was only lightly settled.

A series of government acts in the mid 19<sup>th</sup> century changed land tenure in Hawai'i. The Constitution of 1840 under King Kamehameha III had established individual property rights. The Alien Land Ownership Act of 1850 allowed non-citizens to own land. The Kuleana Act of 1850 required *maka 'ainana* (Native Hawaiian commoners), to petition for title to land they cultivated. Rights of cultivation and pasturage on larger, common lands of the *ahupua'a* were abolished and these former common properties became owned by the chiefs, crown, or the government. Many *maka 'ainana* who were unfamiliar with the concept of private land ownership lost their property. Members of the *ali'i* (chiefly class) familiar with Western land law initially obtained title to most

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i

newly privatized Hawaiian land. Also, Westerners, especially those with capital, gained ownership of increasingly large percentages of valuable lands.

The advent of commercial agriculture based upon sugar in the late 19<sup>th</sup> century altered human occupation patterns. Imported flora and labor, increasingly sophisticated technologies, and consolidation of plantations led to the development of new village sites in Hāmākua.

After 1900, the size and configuration of Honokaʻa was influenced by other factors. For one, Annexation and the Organic Act abolished provisions of the Masters and Servants Act that had placed plantation workers in positions of semi-servitude. Second, the expiration of plantation worker contracts gave individuals the opportunity to seek new employment opportunities in towns such as Honokaʻa.

The potential arrival of the Hilo railway into Honokaʻa also focused land speculation and building construction on the Hilo side of town. Unfortunately, financial strains caused by high construction costs through the rough topography of Hāmākua bankrupted the rail company and the line never reached beyond Paʻauilo, several miles away.

Changes in plantation technologies, including the introduction and use of trucks, ended the isolation of most plantation workers at their work sites. The new concentration of plantation housing into larger camps brought economies of scale, which facilitated improved standards of living and provided a place where different ethnic groups could socialize. The desire of plantation employees for further goods and services unavailable within the plantation hegemony led those potential customers to towns such as Honokaʻa.

A series of government road building projects in the 1920s led to the development of more direct routes between Honokaʻa and Waimea. Peripheral communities such as Kukuihaele further north were by-passed. Where Lehua Street crossed Māmane Street and Makani Street met Māmane became major intersections. Development of Honokaʻa then focused between these two points.

World War II, and the locations of U.S. Marine divisions at nearby Camp Tarawa, was an economic boom to Honokaʻa as goods, services, and recreational opportunities were provided to the troops by merchants in the town.

Teiji Yamatsuka Store  
Name of Property      County and State

Hawai'i, Hawai'i



**DR. BILLY BERGIN COLLECTION**

Camp Tarawa during the war years. The camp's tents occupied more than 400 acres of Parker Ranch Land. Soldiers shown here spent many rest-and-relaxation hours in Honoka'a because Waimea, imposed by Parker Ranch, was dry. The tents are visible in the left background.

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i



GARY COCKRELL COLLECTION

War years on Māmane Street. The Teiji Yamatsuka Store is located between the closest telephone pole and the right edge of the photograph.

Since World War II, a series of events has impacted the Honoka'a economy. The construction by the Territorial Department of Transportation of a Honoka'a by-pass for Hamalaha Highway in the 1950s took the town off the main across-island route. The by-pass road diminished opportunities for sales by Honoka'a businesses to the tourist trade. Closure of the Hāmākua Plantation in 1994 removed the largest area employer. Also, the bankruptcy of the Hawaiian Holiday Macadamia Nut Company removed a large source of employment, including that at the factory on Haina (Lehua) Road.



Teiji Yamatsuka Store  
Name of Property                      County and State

Hawai'i, Hawai'i

**Property History**

Much like his predecessor Kamehameha III, King David Kalākaua sought to encourage outside investment or reward loyalty to the nation by providing generous land grants. One recipient was William Rickard, of Cornwall UK, who settled in Honoka‘a. Rickard received a 67.5-acre Grant No. 3156 in 1876. The future Yamatsuka property was part of Rickard’s grant.

Rickard began planting the Lahaina variety of cane on his property. The first cane crop was a total loss as mill machinery was not landed and installed at Honoka‘a in time for milling that first crop.

Rickard was manager of the Honoka‘a Plantation until 1892. During his tenure the plantation became the most successful on the Hamākua Coast, and he remained involved with sugar cane production even after his resignation as manager.

Nora Rickard, wife of William inherited the grant upon Rickard’s death in 1899. In 1912, Nora and others in the family put the Rickard properties under the immediate control of the First Trust Company of Hilo. In 1931, Charles Merriam bought all the Rickard family properties for \$24,700, through foreclosure, including parcels on Maui and O‘ahu.

Meanwhile, small, independent stores off the plantations were being established in rural areas in and around Honoka‘a, as elsewhere in Hawai‘i. Contrary to popular myth, the entrepreneurs who founded these companies often came to Hawai‘i with mercantile experience gained in the old country or had acquired such skills working in stores run by the plantations themselves. The most common type of businesses that developed is still known as the “Mom and Pop” general store. The entrepreneur founders usually called upon their family members to contribute to the business. These establishments would, on average, be approximately 1,000 square feet in size and occupy a “plantation style,” single wall commercial building.

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i



SANBORN FIRE INSURANCE MAP

This 1914 Sanborn Fire Insurance Map shows a no-longer-extant building and footprint. Possibly this earlier building was remodeled or torn down to make way for the 1936 Teiji Yamatsuka Store.

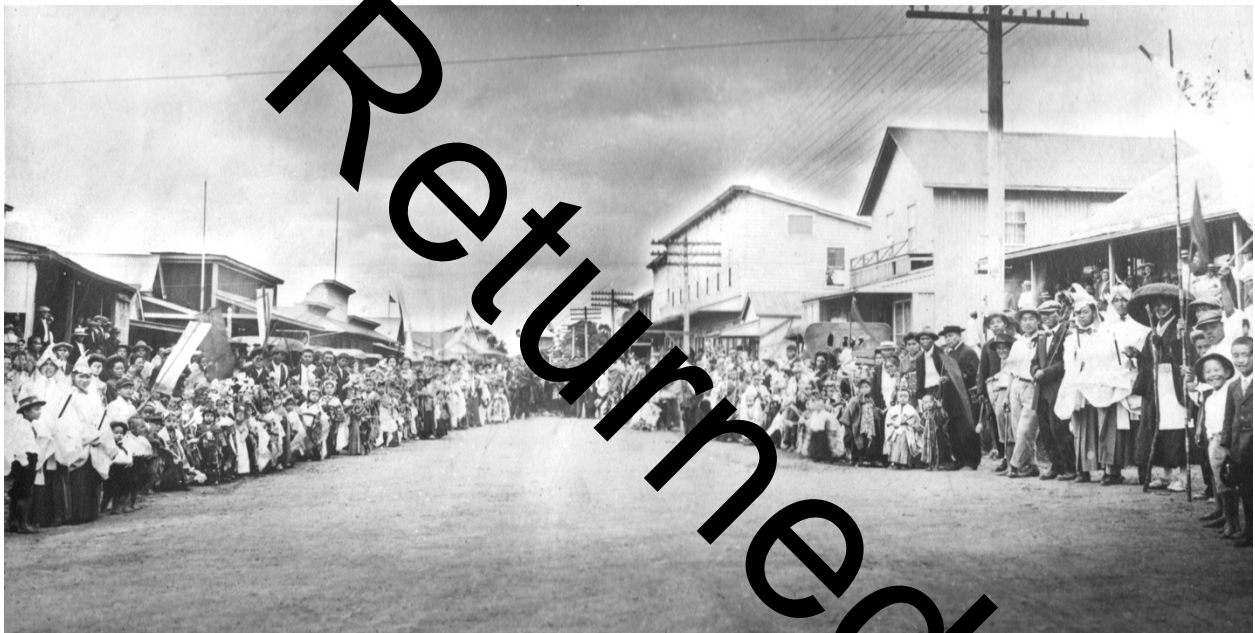
Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i

HOLMES/LAWSON/AWONG STORE/  
CREDIT UNION

JESUS BUILDING  
SOUZA BUILDING

HOLMES/RICE BUILDING



KINPUKUJI SHINGON BUDDHIST MISSION

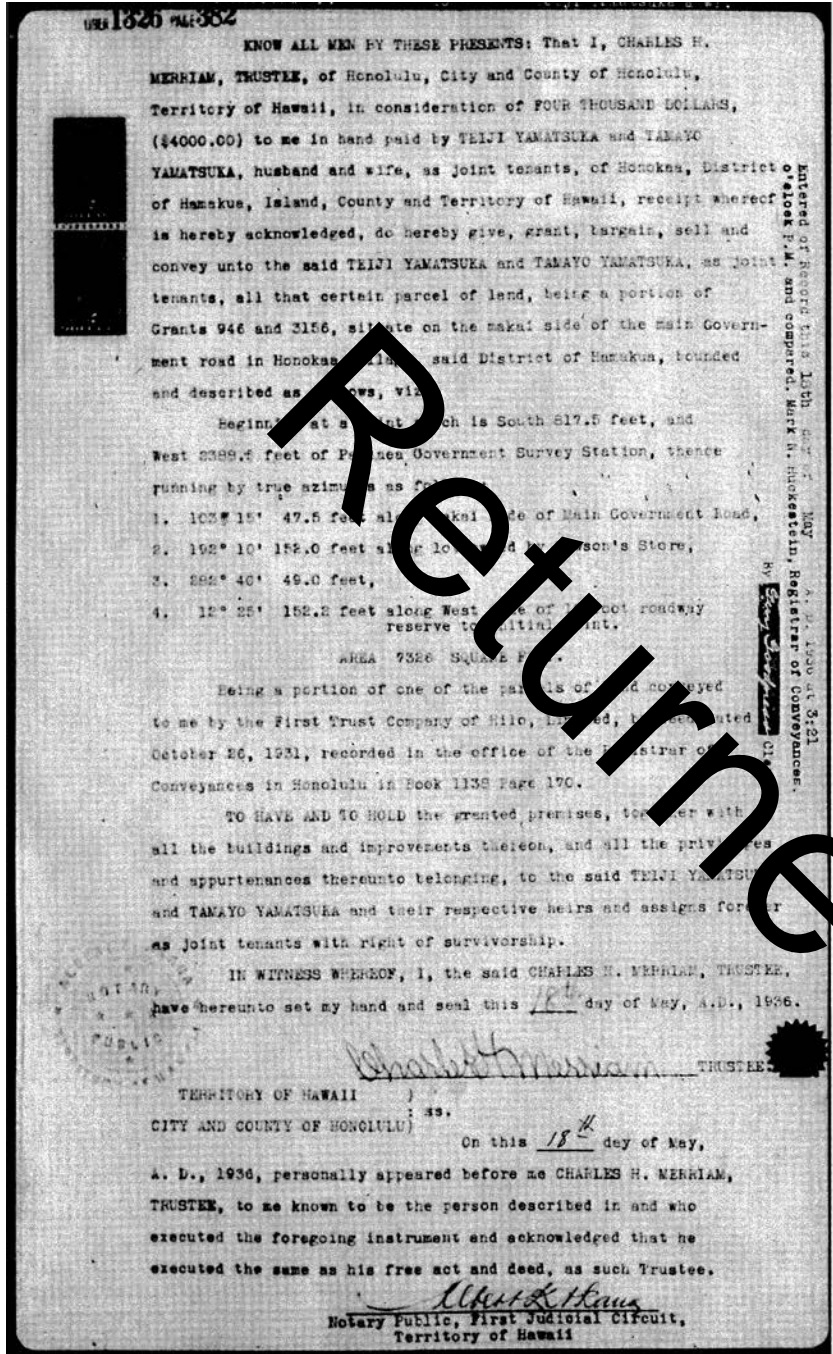
This photo records the Kinpukuji Shingon Buddhist Mission celebration in the early 1920s. It shows the gable-roofed building (with flag on top) to the right of the Credit Union occupying the future location of the Teiji Yamatsuka Store. This building likely occupied the same footprint as is shown in the Sanborn map on p. 14

Teiji had left the Shokwai and the couple were in the business on their own by 1929. This is evidenced by the fact that between 1929 and 1936 the Yamatsuka's phone number, 2 White 322 which differed from the Hāmākua Shokwai's 2 White 323. The couple were likely leasing in the 1929-constructed building until they finally were able to purchase the property in 1936.

In 1936, Merriam sold a portion of Rickard's Grant 3156 to Teiji and Tamayo Yamatsuka—the 7,326 sq. ft. Yamatsuka Property parcel on Māmane Street. The "1936" date on the building reflects this fact.

Teiji Yamatsuka Store  
Name of Property County and State

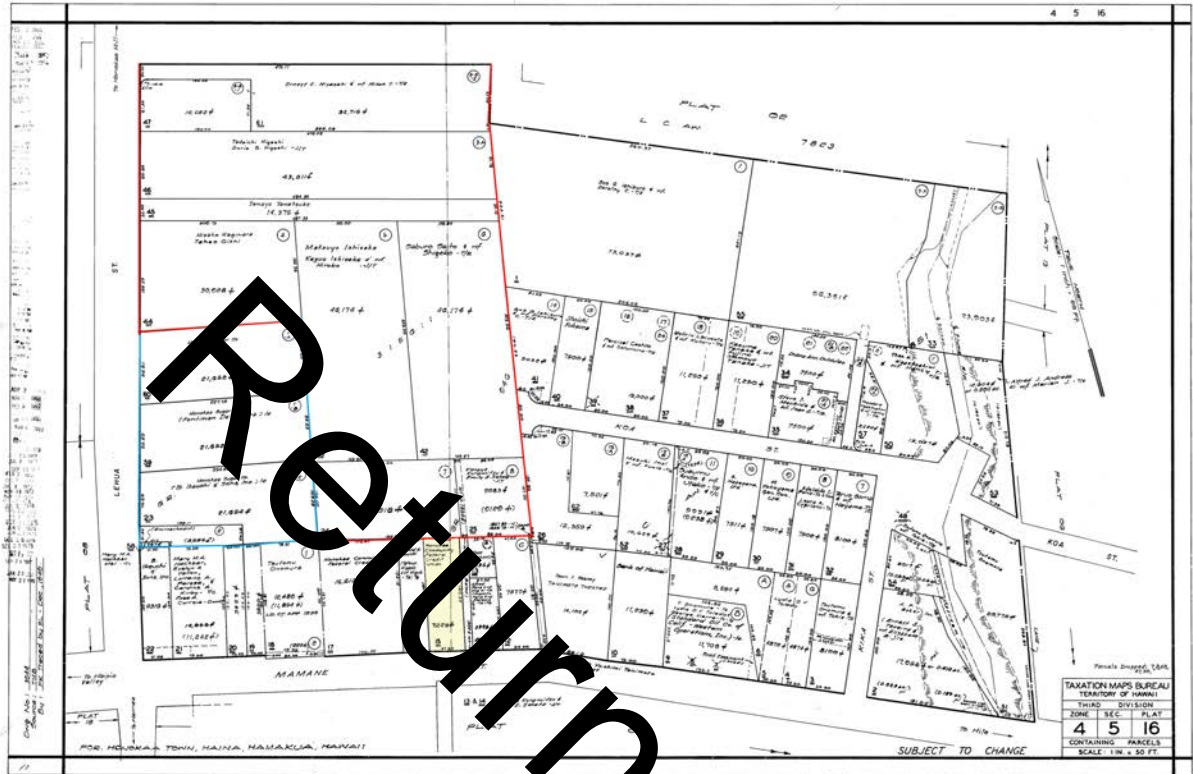
Hawai'i, Hawai'i



The May 18, 1936 Deed Transferring the Property to Teiji and Tamayo Yamatsuka. (Bureau of Conveyances document 1326/382)

Teiji Yamatsuka Store  
Name of Property County and State

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Between 1943 and 1948 Teiji acquired and subdivided much of the land on the east side of Lehua Street and *makai* of Honoka‘a’s Māmane Street. The land was purchased or exchanged from Honoka‘a Sugar Company and other land owners, including the Merriam Trust (former Rickard lands). On December 28, 1943 the Yamatsukas acquired 12.356 acres from Charles Merriam, the trustee of the Rickard lands, for an undisclosed price (merely the \$10 needed to produce the deed—no recorded mortgage could be located) [see TMK 4-5-02]. The area is outlined in red. This does not include the Māmane Street lot colored in orange. *Liber 1799, pp. 274-275, December 28, 1943.* On March 13, 1946, the Yamatsuka’s executed an exchange deed whereby they traded a lot with the Honoka‘a Sugar Co. No money changed hands (see TMK 4-5-16). The exchange was for lands owned by the Yamatsukas elsewhere for the three lots *makai* of B. Ikeuchi and Sons hardware store. (The small “cutout” is a lease that happened in the 1950s between Theo H. Davies & Co., the Ikeuchi family and the Andrade family.) But at the time of the Yamatsuka exchange, the lot was whole. The area is outlined in blue. *Liber 1941, pp.279-281, March 13, 1946.*

Tamayo continued to the water trees on her *makai* property. (please see this document p. 33)

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i



SANBORN FIRE INSURANCE MAP

This 1955 updated 1914 Sanborn Fire Insurance Map shows the later Yamatsuka commercial building and residence joined by the above-ground walkway. The commercial building's footprint is essentially the same as the earlier one shown on p. 14.

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i



YUANA HASEGAWA FUKUTOMI COLLECTION

Seishiro Hasegawa and his grandson stand in front of his Hasegawa Store with the Teiji Yamatsuka Store in the background. Notice that the Teiji Yamatsuka Store's Philco-Norge sign is in disrepair, 1957.

In 1965 the County of Hawai'i laid a main waterline along Māmane Street. The property owners were assessed the costs of a lateral waterline hook up to their properties. Mrs. Yamatsuka (this would be after Mr. Yamatsuka's death in 1952) refused to pay the fee. Subsequently, the county cut off the water services to the Yamatsuka Store and to her residence.

Teiji Yamatsuka Store  
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**BERNI RUIS COLLECTION**

The vertical plank-board, or tongue-and-groove, façade on the parapet has an atypical look compared to other Honoka'a buildings dating from the 1930s. Also typical is the Art Deco thematic decorative pilasters as well as other vertical relief decoration at the top of the parapet. Berni Ruis and Hal Yamato have left valuable photographic records of Honoka'a Town in the 1970s and 1980s.



Teiji Yamatsuka Store  
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HAL YAMATO COLLECTION, NHERC

Above: the Yamatsuka Store, looking Hilo; and below: looking Waipi'o.

Teiji Yamatsuka Store  
Name of Property      County and State

Hawai'i, Hawai'i

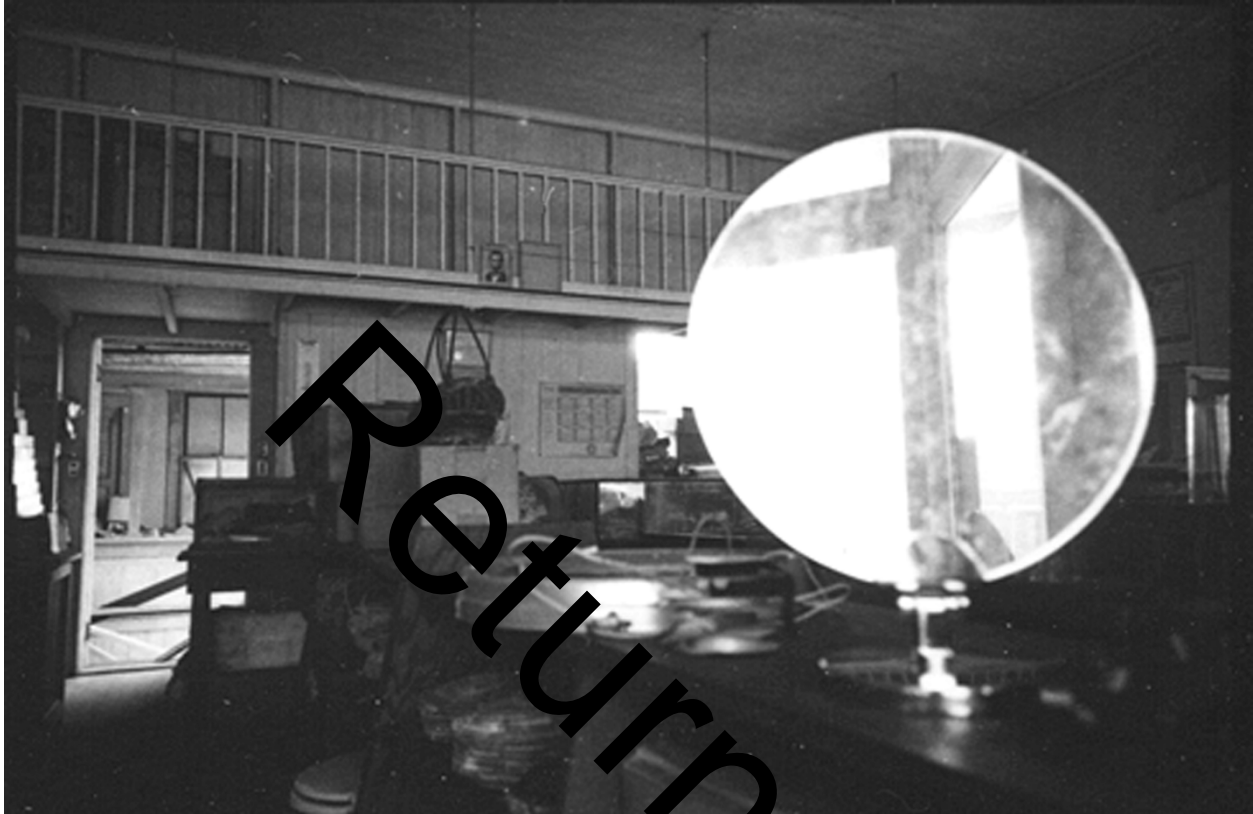


©FRANCO SALMOIRAGHI, 1975

Yamatsuka Store interior. Taken in 1975, the photograph of the interior of the store shows Tamayo behind the counter, on a rare occasion socializing as she conducts business.

Teiji Yamatsuka Store  
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©FRANCO SALMOIRAGHI, 1975

This photo shows the interior of the Yamatsuka Store prior to the subdivision in the retail space in the 1980s. The original mezzanine like that in the original Yamatsuka Store was for additional, but limited, storage of inventory and for display of goods on the mezzanine railing. Through the open doorway can be seen the *makai* residence, which up until the 1980s had a connecting-above-ground walkway to the store. The doorway also reveals descending *makai* stairs from the store to the basement level, which after the 1980s was also been removed.

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i



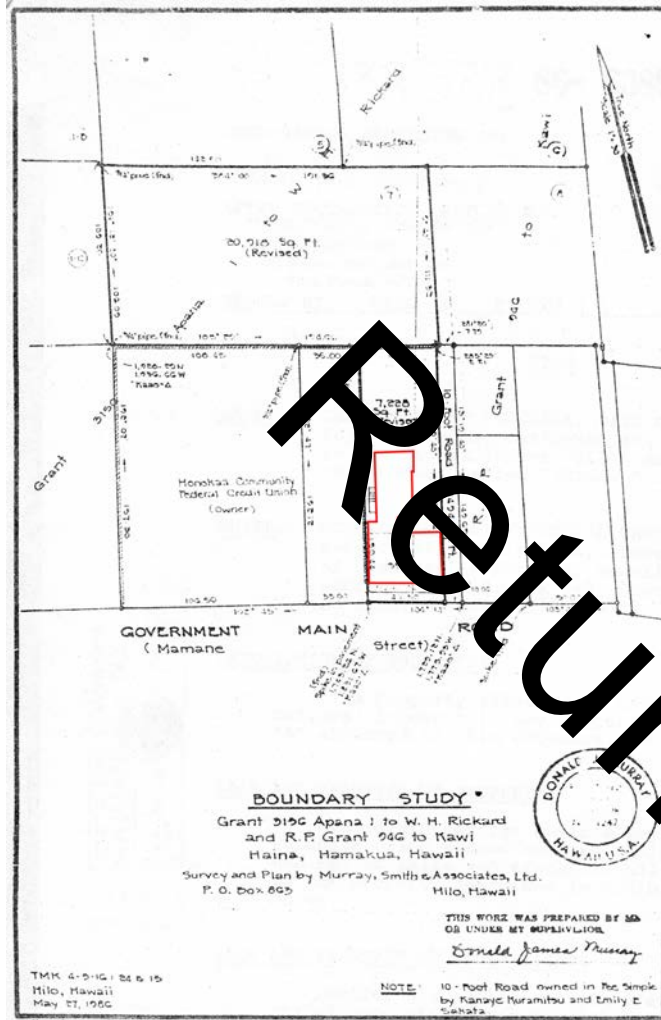
©FRANCO SALMOIRAGHI, 1975

The photograph illustrates that the store maintained the ambiance of earlier eras with wood floor, wood and glass hand-made display cases, and clutter. Note glass jars, hose nozzles, glass ware, teapots, and tub stoppers among other things all displayed together in the case. After her passing in 1985, the retail space was subdivided into two units.

In 1986, after Tamayo Yamatsuka's death, her estate passed on to Carrie Sadako Fujinaga. Subsequently, two months later, the property was sold to the Honoka'a Community Credit Union.

Teiji Yamatsuka Store  
Name of Property County and State

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In 1986 the State of Hawai'i conveyance tax rendering Boundary Study shows store and residence attached. Presumably this study was necessary before the property could change hands.

David Levinson, a real estate developer, in 1988 divided the interior of the Yamatsuka Store into two separate retail spaces and removed a street-level walkway that had connected the *makai* residence to the store. A real estate company occupied the Hilo side and a succession of tenants on the Waipi'o side included an architect, mortgage broker, and local church group.

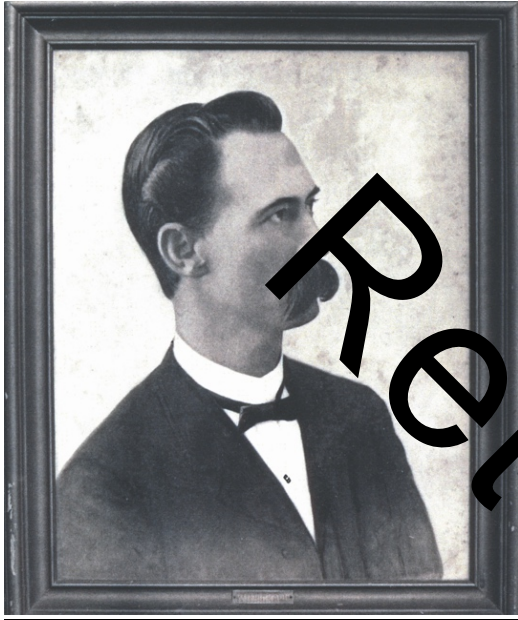
Brenda Johnson and George Zweibel acquired the property through a deed dated 1999. The Waipi'o retail space became George Zweibel's law office. To invoke a sense of the early history of the building's interior during remodeling, a period-appropriate wall was erected between the inner office and waiting/reception areas. Period-appropriate fixtures and furnishings were then placed in the space.

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i

## People

### William H. Rickard



PHOTOGRAPHER UNKNOWN—REPHOTOGRAPHED BY HAL YAMATO  
FOR *PERSPECTIVES ON HĀMĀKUA HISTORY* BY P. QUENTIN TOMICH, 2008

This photo was hung at the W.H. Rickard Auditorium at the Honoka'a High-Intermediate School. The inscription says: "This Auditorium is Dedicated to the Memory of the Honorable William. H Rickard."

William Rickard, born in Cornwall UK in 1846, followed his uncle George Hardy to Hawai'i. Hardy had received Land Grant Number 1073 on the *mauka* side of Government Road (Māmane Street). In 1876, Rickard received Grant 3156, for which he paid \$128.61, consisting of 36.3 acres *makai* of both the road and the lands of his uncle.<sup>1, 2</sup> The future Yamatsuka property was part of Rickard's grant.

The Honoka'a Sugar Plantation was started in 1876 by J.F.H. Siemsen and J. Marsden. In that year 500 acres were planted and the first mill on the Hāmākua Coast, a small two-crusher facility, was erected. In 1878, Scotsman F.A. Schaefer reorganized the sugar plantation and acquired a new charter. Schaefer's associates in the establishment of Honoka'a Sugar Company

<sup>1</sup>Dove, Charles. "Title Map of the Lands of the Honokaa Plantation; Survey and Map of the Honoka'a Sugar Plantation." 1904. Hawaii State Survey Office, Registered Map 2267WIDE. (Honoka'a Town detail, this document p. 50)

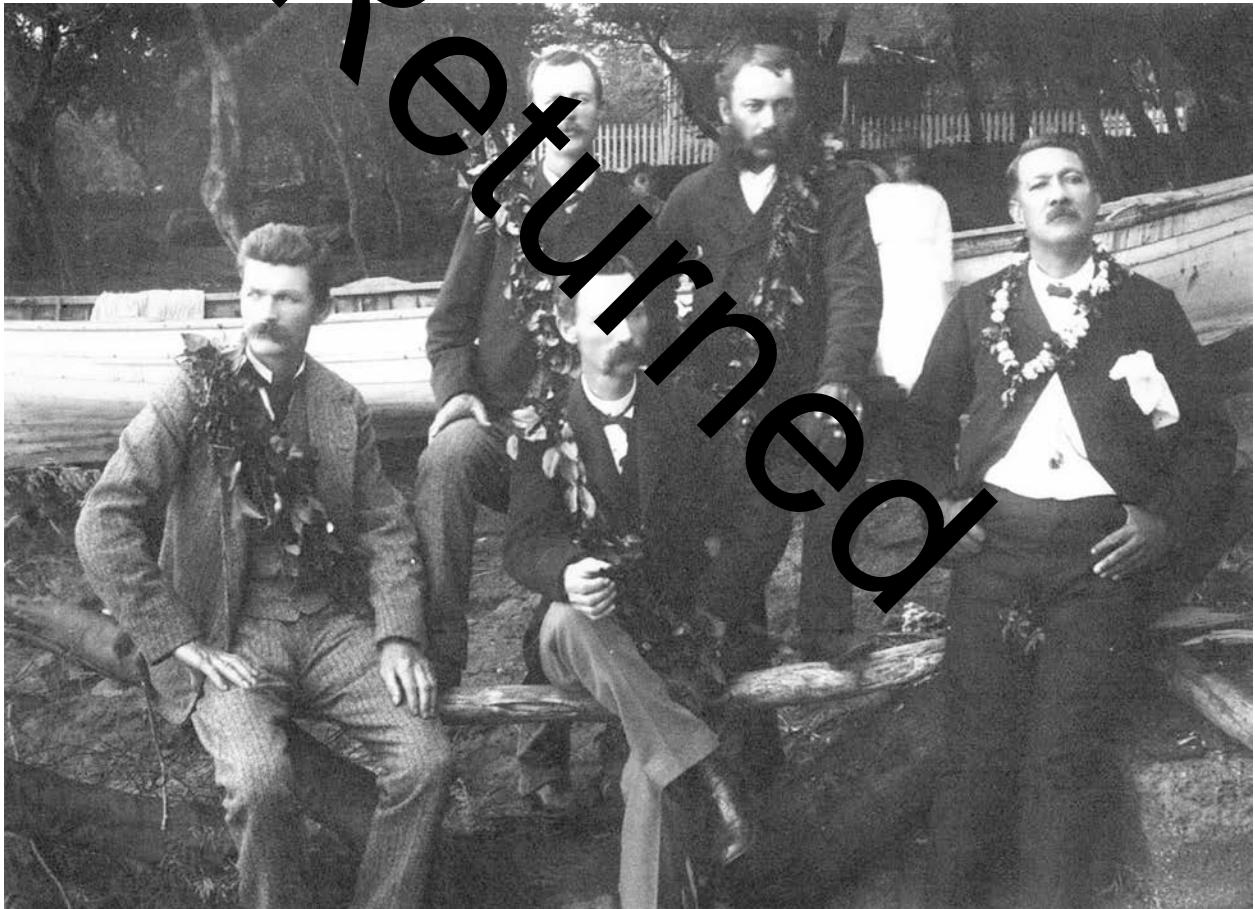
<sup>2</sup> Yamatsuka Property Timeline. (this document p. 77-8)

Teiji Yamatsuka Store  
Name of Property County and State

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included Siemens, Marsden, J. C. Bailey and M. McInerny. Schaefer reorganized and renamed it the Honoka'a Sugar Company; and in 1880 Rickard was appointed general manager. Rickard had a profound effect on the Honoka'a community: he contributed to the town's institutions, including establishment of the 19<sup>th</sup> century community center known as the Honoka'a Lyceum, the Anglican cemetery, and Honoka'a School.

Rickard resigned his position as manager of the plantation in 1892, soon becoming involved in efforts to restore Queen Lili'uokalani to the throne by force in the Counterrevolution of 1895. Arrested for his efforts and incarcerated at O'ahu Prison, he contracted tuberculosis. After his release, he returned to Honoka'a, but died young at age 53 on July 30, 1899. The present Honoka'a School Auditorium was dedicated on Kamehameha Day, June 11, 1944, in his honor.



**NORTH HAWAI'I EDUCATION AND RESOURCE CENTER**

After his pardon, W.H. Rickard posing with other Royalist supporters at a celebration.

Teiji Yamatsuka Store  
 Name of Property County and State

Hawai'i, Hawai'i

After Rickard's death, his wife Nora operated the nearby old Rickard home as a hotel in order to support herself financially. The Rickard properties, including the future Yamatsuka store site, were placed under the care of the First Trust Company of Hilo in 1912.

Teiji Yamatsuka

Teiji Yamatsuka was born on April 10, 1882 in Japan and immigrated to Hawai'i in 1908 at the age of 24 (Draft Card, 1917). Teiji's first wife, Kami, also born in Japan and sixteen years younger than Teiji, immigrated to Hawaii in 1914.

**REGISTRATION CARD**

SERIAL NUMBER: 3117  
 NAME: Teiji Yamatsuka  
 PERMANENT HOME ADDRESS: Honolulu, Hawaii  
 Age in Years: 36 Date of Birth: April 10th 1882  
 RACE: Citizen  
 U. S. CITIZEN: 14 X  
 PRESENT OCCUPATION: Salesman  
 PLACE OF EMPLOYMENT OR BUSINESS: Honoka'a Sugar Co., Honolulu, Hawaii  
 NEAREST RELATIVE: Kane Yamatsuka, Honolulu, Hawaii

**REGISTRAR'S REPORT**

DESCRIPTION OF REGISTRANT

HEIGHT			BUILD			COLOR OF EYES	COLOR OF HAIR
Tall	Medium	Short	Slim	Medium	Stout		
21	22	23 X	24	25	26 X	Brown	Black

23 Has person lost arm, leg, hand, eye, or is he obviously physically disqualified? (Specify): None

I affirm that the answers are true; that the person registered has read or has had read to him all the questions and that I have witnessed his signature or mark, and that all of the answers of which I have knowledge are true, except as follows:

Signature: Teiji Yamatsuka  
 Date of Registration: October 26th 1917

LOCAL BOARD, SELECTIVE DRAFT  
 DIVISION 1, COUNTY OF HAWAII  
 HILO, HAWAII, T. H.

DRAFT REGISTRATION CARD. REGISTRATION STATE: HAWAII

Teiji Yamatsuka's 1917 Draft Card.

Teiji first appeared in commercial directories in 1919 as a salesman in the Honoka'a Sugar Company store (Commercial Directory, 1919).

According to the 1920 Census record, Teiji was 36, Kami 20, and Shozu, their son, was two years old. Teiji was still employed as a salesman in a dry-goods store.



Teiji Yamatsuka Store  
 Name of Property County and State

Hawai'i, Hawai'i

By 1923, commercial directories listed Teiji as a salesman at the Hāmākua Shokwai Ltd., a retail establishment located in the former A.B. Lindsay Store in on the mauka side of Government Road in Honoka'a. In 1924 and 1925 he was named as the Vice President of the Shokwai (Commercial Directory 1924, 1925). From 1926 through 1928, Teiji was categorized under the headings of "Retail General Store," and "General Merchandise." In other words, he had set up his own business.

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 Auto Windshields  
 Plate Glass Glazing  
 Fort cor Merchant  
 Tel. 5706

**WHAT'S YOUR LINE?**  
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 TEL. 2321 1140 FORT ST. cor FAUACHI

640 ISLAND OF HAWAII.

Yamanaka Mrs S... Kilau...  
 " 722 same Hilo  
 " U emp Hilo  
 " Kilau...  
 " Y gen store 210 Walauea Hilo  
 Yamane Izo homesteader P...  
 " James M treas Standard... Co Ltd r  
 " 523 1/2 Kilau... Hilo  
 " M kikamith Hawaii Ry Co Mahukona  
 " Noburo lab Road Dept...  
 " Satchi clk Bldg Supply... bds  
 " Kilau... Hilo  
 " T carp r 731 Kilau... Hilo  
 " Urimatsu carp r rear 733 Kilau... Hilo  
 Yamanoha Hospital Dr S Yamane in  
 " charge 533 Kamehameha Hilo  
 " Shoes in chg Yamanoha Hospital  
 Yamasaki James T emp Am Factors Kalahe...  
 " Kumataro fisherman r rear 1143 Kame-  
 " hameha Hilo  
 " K fish pedler Havel  
 " Sankichi lab r Kaumana rd Hilo  
 " Y lab Pahoa  
 Yamashida Y mech Board of Health r  
 " Walauea Hilo  
 Yamashiro J clk Olan Sugar Cos Store  
 " 14 1/2 miles Olan  
 YAMASHITA ETSUZO Tofu Manufacturer  
 " 216 Ponahawai Hilo Tel 251 P O Box  
 " 153  
 " Isami clk Am Factors r 40 Kukuau Hilo  
 " Kenzi printer Hawaii Mainichi Sha r  
 " Mooheau Hilo  
 " K asst chg Kawaiiki Sugar Co Ookala  
 " K photogr Honomu  
 YAMASHITA O American and Japanese  
 " Goods Canned Goods Japanese Shoes  
 " Toilet Articles Tobacco and Cold  
 " Drinks Honokaa P O Box 202  
 " Susumi teller Bank of Bishop r rear  
 " 406 Ponahawai Hilo  
 " Tesaku baths 21 Mooheau Hilo  
 " T asst bkpr Olan Sugar Cos Store Olan  
 " T fisherman r 111 Kamehameha Wala-  
 " kea Hilo  
 " Yutaka lab bds 111 Kamehameha Wala-  
 " kea Hilo  
 " Zempl janitor Bank of Hawaii r 218  
 " Ponahawai Hilo  
 YAMATO'S DEPARTMENT STORE &  
 " GARAGE (K Yamato) Honokaa  
 Yamato K (Yamato's) Department Store &  
 " Garage Honokaa  
 " S asst bkpr H S Co Honokaa  
 " Tsuime homesteader Ahualoa p o Hono-  
 " kaa  
 Yamatsuka T v-pres Hamakua Shokwai  
 " Ltd Honokaa  
 Yamayoshi H hardware Keauu p o Olan  
 Yamabo G auto opr Mountain View  
 Yanaga I truck opr James Sakai Kapaau  
 " p o Kohala  
 " T coffee planter Kealahou  
 Yanagawa Kameichi auto trimmer 210 Ke-  
 " awe r 514 Kilau... Hilo  
 " K opr Hawaii Tel System Holualoa  
 Yanagihara Etsuyo dressmkr Hawaii Dress  
 " Shop r Walauea Hilo  
 " Hatsumo clk Yashijima Mutual Supply  
 " Co r 67 Kainehe Hilo  
 " Heikichi r rear 919 Kamehameha Hilo  
 YANAGIHARA K General Merchandise  
 " Dry Goods Groceries and Crockery 28  
 " Kamehameha Walauea Hilo Tel 433  
 " P O Box 166  
 YANAGIHARA NIKICHI (Nicks Garage) r  
 " Walauea House Lots Hilo  
 " Ryuchi tailor 10 Mooheau Hilo  
 Yanagihara Torachi clk bds 67 Kainehe  
 " Hilo  
 " Yuku (wid Umekichi) r Kainehe Hilo  
 Yanagita Toraji stevedore r rear 12 Lili-  
 " wal Hilo  
 Yanagitubo Hisanoshin pres Empire The-  
 " atre r rear 222 Kamehameha Hilo  
 " H carp H S Co Haina  
 " Yanooshin v-pres Hilo Fertilizer Co  
 " gen store 779 Kilau... Hilo  
 " Kan... r Walauea Homesteads Hilo  
 " T... S Co Honokaa  
 " Fishers Ltd (branch) mnfrs agts 14  
 " Seko... Hilo  
 " Y... K... Yap Brothers r Wal-  
 " kea Homesteads Hilo  
 " Mrs H... tchr Walauea-waena  
 " Sch... Walauea Homesteads Hilo  
 " Man... mech... Walauea Homesteads  
 " Hilo  
 Yanooshin lab... Kaumana rd Hilo  
 Yanooshin lab... K... K... mgr  
 " Mooheau Hilo  
 YASHIJIMA MUTUAL SUPPLY CO LTD  
 " 11 Ser... Mgr Pl... Accessories  
 " Ship Chandlering General Merchand-  
 " ise and Marine Engine... Lili-  
 " wal Hilo Tel... P O Box 92  
 Yasuda Kotaku... Emp...  
 " 723 Kilau... Hilo  
 " 723 Kilau... Hilo  
 " Motokichi contr... 723 Kilau... Hilo  
 " S stevedore r Multwa...  
 " Thomas stenogr... Mill Co  
 " 723 Kilau... Hilo  
 YASUDA T General Merchandise  
 " Groceries Dry Goods Tobacco Cold  
 " Drinks Kapulea P O Kuku... Tel  
 " 418 P O Box 92  
 YASUDA YOSHI General Store and Con-  
 " ceptioner Ninole P O Box 47  
 Yasuhira James J sales Tel S & T Co  
 " Bishop Hilo  
 Yasuhara M mgr American Candy FS  
 " tory Walauea Hilo  
 Yasukawa Akira with Hisagoro Yasakawa  
 " r Kainehe Hilo  
 " Hisagoro bilsmith Kamehameha cor  
 " Mamane r Kainehe Hilo  
 Yasumichi Fusao clk T T Sakakibara r  
 " Nawahi lane Hilo  
 Yasumichi Michitaro carp r Nawahi lane  
 " Hilo  
 Yasutomi Seigo clk r rear 16 Mooheau Hilo  
 YAT DON TIN CHOP SUI HOUSE (Lau  
 " See) First-Class Restaurant 11 Halli  
 " Hilo P O Box 157  
 Yates Julian R supervisor dep tax assessor  
 " South Kona r Kealahou  
 Yau Lee Kee F Y Lee mgr gen store 59  
 " Piopio Hilo  
 Yawata Kunitaro sales Yashijima Mutual  
 " Supply Co r Nawahi lane Hilo  
 Ybulla Sabas S goldsmith r Mooheau Hilo  
 Yeu Isaac luna Hawn A Co Pahala  
 Yee Cho Ping Rev pastor Kohala Chinese  
 " Congregational Church Kohala  
 YEE HOP CO (Lei Moo, Lim Fat) General  
 " Mercantile and Groceries Honomu P  
 " O Box 36  
 " Sung Lee fisherman r Kainehe Hilo  
 " Yick Young Yick mgr shoemkr 214  
 " Kamehameha Hilo  
 Yen Sung Chung carp r Pua lane Hilo  
 Toda Etsuro vegetable 312 Puauea Hilo  
 Yogi Koro mech Isa Garage r rear 709 Kil-  
 " au... Hilo  
 Yokonuma Suetaro printer Hawaii Mal-  
 " nichl Sha r Nawahi lane Hilo

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 Have the best equipment in the Territory for all kinds of Hauling and Teaming  
 BISHOP cor. HALEKAUIA TELEPHONE 4981

Teiji Yamatsuka Store  
 Name of Property County and State

Hawai'i, Hawai'i

Interestingly enough, wife Kami and son Shozu were no longer residing with Teiji in the 1930 census. Instead Teiji, 48, was recorded as married to Tamayo Sekimoto, 27, a Hawaiian-born Japanese dressmaker from Kapulena (Bureau of the Census, 1930). They remained childless throughout their marriage.

Teiji's commercial activities in the store expanded in the 1930s to include hardware, candles, and dressmaking (Commercial Directory; Polk-Husted Directory). There are no commercial directory entries after 1938-1939.

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**HOLLINGER GARAGE**  
 77 Waialae corner Queen St. Telephone 2434

706 (1930-31) POLK-HUSTED DIRECTORY CO.'S

**YAMAMOTO**  
 " Masami clk Bank of Hawaii K...  
 " Meiji mech Kitagawa & Co r...  
 " Mitsugi carp r Ewaliko lane Hilo  
 " Nobuhiro fishermn h 45 Lihlwal Hilo  
 " Otomatsu h 17 Nawahi lane Hilo  
 " Ruth Mrs tchr Dept Pub Instn h 31 Hoku Hilo  
 " Ryochi clk h 270 Kamana Hilo  
 " S carp VolS&TCo Hilo  
 " S coffee planter Kealakekua  
 " S steward Kilauea Volcano House Hawaii National Park  
**YAMAMOTO SHOTEN (M Yamamoto)**  
 General Merchandise Groceries and Dry Goods Wailea PO Hakalau Tel 12 White 19 PO Box J  
 " Shuntaro carp h rear 439 Kilauea Hilo  
 " Susumu r Hilo Hongwanji Mission Hilo  
 " Suye (wid Hichigoro) h rear 541 Kamehameha av Hilo  
**YAMAMOTO T M Contractor Builder**  
 Painter and Paperhanger h 144 Manono Waialae House Lots Hilo Tel 739 PO Box 24  
 " Toyotero meatcutter S Imazuimi h 16 Kamehameha av Hilo  
 " Umeji lab Road Dept h Kukuau Hilo  
 " Yachio painter Kitagawa & Co r Hilo Hongwanji Mission Hilo  
**YAMAMOTO YOICHI Watchmaker and Jeweler**  
 Clocks and Watches 190 Kilauea Hilo PO Box 117  
 " Yoshikazu truck opr White Star Sanitary Laundry h rear 53 Pioplo Hilo  
 " Yukichi carp r Waialoa Hilo  
 Yamamura K treas Hawaiian Kona Coffee Co Ltd Honanuanu  
 " Kohachi editor The Kwazan Sha h Pohnahawai Hilo  
 " Sadako Mrs printer Kwazan Sha h Pohnahawai Hilo  
 " Satoru printer Kwazan Sha r Pohnahawai Hilo  
 Yamanka G carp AF Kallua  
 " O bksmith Union Mill Co p o Kohala  
 " R Rev priest Hakalau Jodo Mission Hakalau  
 " Tomesaburo lab h rear 33 Kamehameha av Hilo  
**YAMANAKA Y (Honohina Soda Works)**  
 First-Class Hotel and Restaurant Honohina PO Hakalau Tel 8 Blue 25  
 " Yasuko gen store 310 Waiannuue Hilo  
 " Yoshito tailor Junro Sewake r Kamehameha av Hilo  
 Yamane Issa homesteader Papanaloa  
 " K carp Katsuyoshi Kojima r Kilauea Hilo  
 " M h Kaumana rd Hilo  
 " M bksmith Hawaii Ry Co Mahukona  
 " Tadayoshi carp h Derby Hilo  
 " Urimatsu carp h Derby Hilo  
 Yamano Y coffee planter Honanuanu  
**YAMANOMA HOSPITAL Dr Shosai Yamano**  
 In Charge 553 Kamehameha av Hilo Tel 43 PO Box 42  
 " Shosai in chg Yamanoha Hospital h 553 Kamehameha av Hilo  
 Yamanouchi Marjorie K tchr Dept Pub Instn Holoalooa  
 " N mech Hilo Auto Co Hilo  
 " T prin Kaumana Japanese School h Kaumana rd Hilo  
 Yamaska M lab HawaiiConsRy Papanalou  
 Yamasaki Harry S clothes clnr 115 Kamehameha av Hilo  
 " Jas T mech AF Kallua  
 " K carp OiaaSCO Mountain View  
 " Kintaro fishermn h 8 Lihlwal Hilo  
 " Kumataro fishermn h rear 1115 Kamehameha av Hilo

1930-1931 POLKS-HUSTED DIRECTORY

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i

As mentioned previously, in 1936 Teiji and Tamayo acquired the present Yamatsuka property from Charles Merriam. The population size of Honoka'a, as the second largest town on the Big Island after Hilo, could support larger mom and pop retail establishments than the smaller populations in the villages nearby. The Yamatsuka Store was 7,228 square feet. As was common for businesses located *makai* of Government Road, the complex contained two levels, with the street level used for retail, the basement for storage; and a residence was located behind the store.

Unlike most other mom and pop store proprietors, however, the Yamatsukas were without issue, meaning that they had no children at home to help with waiting on customers and the necessary background work of inventory ordering, product pick up, stocking, and product delivery.

Yet Teiji Yamatsuka found time to be active in the community outside his commercial activities. In 1936-1937 and then again in 1939-1940, Teiji Yamatsuka served as third and fifth Kyodan President of the Honoka'a Hongwanji Mission. This is a respected position in the Japanese community and an honor to have served twice. As Kyodan President he served the membership and presided over the Board of Directors. He was responsible for the temple administration, operations, facilities, and finances, and he worked with the *sensei* (reverend).

#### HONOKA'A HONGWANJI MISSION KYODAN PRESIDENTS

Photo Not Available

- 1st. Kiyochi Irie(1923-1928)
- 2nd. Yonesuke Shimomura(1928-1935)
- 3rd. Teiji Yamatsuka(1936-1937)
- 4th. Yuzo Oshima((1937-1938)
- 5th. Teiji Yamatsuka(1939-1940)

*COMMEMORATION HONOKA'A HONGWANJI BUDDHIST TEMPLE KYODAN PRESIDENTS 1904-2014*

According to the 1940 Census Teiji, 57, was the proprietor of a retail store and Tamayo, 37, worked there as a salesperson. Galucia Rebultan, 42, a lodger at their residence behind the store, worked as a deliveryman (presumably to assist the Yamatsukas in their store).

In 1948 Teiji acquired and created the Yamatsuka Subdivision on much of the land *makai* of Māmane Street along Lehua. He did this by purchasing land from the Honoka'a Sugar Company and other land owners, including the Merriam Trust, holder of former Rickard properties in Royal Patent Grant 3163, Apana 1.

Teiji died on October 26, 1952 at the age of 70, leaving his widow, Tamayo, to run the store alone for many years.

Teiji Yamatsuka Store  
Name of Property      County and State

Hawai'i, Hawai'i

Tamayo Yamatsuka



©FRANCESCO SALMIRAGHI, 1975

Tamayo Yamatsuka in the Yamatsuka Store.

In a town of very friendly people Mrs. Yamatsuka stood out — “she was very peculiar, a very odd person.” Miyoko Hasegawa Matsuo recalled, “I never saw a person like her. She never cooked and Mr. Yamatsuka had to make his own meals. She would sneak in and out of other Māmane Street shops sometimes to buy items from other stores, only to have those items later displayed in the Yamatsuka Store.” (Interview 2014).

Hāmākua resident Brenda Johnson told of Mrs. Yamatsuka scaring children. The children would come into the store and Mrs. Yamatsuka would pop up from behind the counter (where she probably had been sleeping) and scare them. (Interviews 2015).

For a few months, longtime Hāmākua resident Connie Fay had a small space for her Montessori children’s program in the Yamatsuka Store. It was located on the Waipi’o side of what is now the real estate office. Her kids were likewise afraid of Mrs. Yamatsuka. She noted that Mrs. Yamatsuka had boxes and stacks of paper all over the place. “She would walk around the building, but she didn’t noticeably sell anything.” (Interview 2014).

Teiji Yamatsuka Store  
Name of Property County and State

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Longtime Honoka'a resident Ed Castillo remembered goods sold by the Yamatsuka Store as a few groceries, no clothing, Japanese items, *hashi* (chopsticks), *chawan* (tea bowls), Japanese dolls—small knick knacks—“dust collectors.” (Interview 2014).

After her water had been cut off by the County, Tamayo Yamatsuka became known as the “Ghost of Honoka'a Town,” relayed long-time Hāmākua resident Roger Brynes. “At nine at night you would just see this little person—4'6” or if she stood upright about 5'1” scurrying down the street. She would scour the town collecting glass jars and every speck of newspapers and every last glass jar until she cleaned the whole town.” (Interview 2015) What she was doing was collecting water from the eaves and taking it down *makai* to her macadamia nut orchard where she bathed and watered the trees.

Brynes also remembered that in 1974 he and John Andrews were asked to help clean out the Yamatsuka Store building and house. “We had to walk sideways down the halls and rooms to get through the store and large rambling house as it was totally full floor-to-ceiling with newspapers.” Brynes noted that the closed up store was spectacular inside and they found many, many interesting things in the store and basements. Unfortunately lots of historically significant items were thrown out in the rubbish. Apparently, John Andrews had made an agreement that he would clean out the store and house—and “take piles and piles of newspapers and rubbish up to the rubbish dump so that Mrs. Yamatsuka would have room to keep even more items in the basement.” In exchange for this work, Andrews would be allowed open his Golden Sun distributorship business in the store space. The store never opened; perhaps Mrs. Yamatsuka and John had a falling out (Interview 2015).

When she permanently closed up shop Milo Botelho Ferreira said, “It was just as if she closed the doors and left. Stuff was still on the shelves, cases, and counters.” (Interview 2014)

It would appear that Mrs. Yamatsuka's collecting mania extended to large, as well as hand-carried items. Ed Castillo went into the basement and found old school desks with ink wells—some were double desks and others single. He bought a few for himself. (Interview 2014).

Subsequently, the store was vacant for many years.

Teiji Yamatsuka Store  
Name of Property County and State

Hawai'i, Hawai'i

### Criterion C (Architecture)

Outside of areas with fire safety ordinances, wood was the most common material used to construct commercial buildings in Hawai'i in the first four decades of the twentieth century. Honolulu passed fire district ordinances commencing in 1888, and Hilo in 1913. As a result, the preponderance of wood commercial buildings is found in Hawai'i's small towns and pre-date World War II. The wood buildings were usually one-to-two stories in height and often sat on concrete foundations. A number featured false fronts and often Italianate-inspired cornices with modillion-shaped brackets cap the buildings. The buildings were constructed primarily with vertical tongue-and-groove walls, although some of the earlier examples have shiplap siding. Frequently, pent-roofed awnings sheltered the sidewalks in front of the buildings. The façades contained doors to each story in the building and display windows. These openings were often arranged in a symmetric manner. Most of the display windows were single-pane from 1910 onward. Two-story buildings usually contained offices or residential units on the second story, which were illuminated and ventilated by double hung sash windows.

The Teiji Yamatsuka Store, with its vertical tongue and groove walls, façade-length pent roofed awning, and storefronts with single pane display windows and recessed entries is typical of the wood commercial buildings of its period. It is a good single-story example of the form, with its false front providing a slightly more imposing view to the street. As such it is immediately recognizable as a part of the early twentieth-century genre of wood commercial buildings which almost exclusively graced the streets of Hawai'i's retail and plantation communities. The Teiji Yamatsuka Store differs from many of its contemporaries with its very modest, carpenter-art-deco pilasters on its false front. Art deco motifs were rarely seen in Hawai'i outside of Honolulu and Hilo.

The Teiji Yamatsuka Store represents a form once common in the Islands, which with the passage of time is becoming more and more difficult to find. Honolulu presents the best conglomerate of such buildings on the island of Hawai'i, making the Teiji Yamatsuka Store even more important for its contribution to this cohesive streetscape.

### Conclusion

The Yamatsuka Store is significant on a state-wide basis for two Criteria. Under Criterion A, the structure typifies the hard work of immigrants to improve their economic status. Teiji Yamatsuka rose from a store clerk working for others into an independent businessman who owned his own retail business and a large real estate development; he also became a respected community leader. Under Criterion C, the Yamatsuka Store is also significant as an example of the early 20<sup>th</sup> century single wall, regionally unique, commercial architecture that evolved in the islands. It retains its integrity in terms of location, design, setting, materials, workmanship, feeling and association.

Yamatsuka Property  
Name of Property County and State

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- Year: 1910; Census Place: *Hamakua, Hawaii, Hawaii Territory*; Roll: *T624-1751*; Page 22A; Enumeration District: 0131; FHL microfilm; 1375764, Enumeration District: 0131; Description:

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*All of Hamakua from Kaumoali Gulch to Haupu Gulch, being the boundaries of Paauhau Plantation.*

Year: 1920; Census Place: *Hamakua, Hawaii, Hawaii Territory*; Roll: T625-2033; Page: 18A; Enumeration District: 132; Image: 229. Enumeration District: 0132; Description: *Hamakua District, all of Hamakua District from Haupu Gulch to Kapulena Gulch, being the boundaries of Honokaa Plantation.*

Year: 1930; Census Place: *Honokaa, Hawaii, Hawaii Territory*; Roll: 2631; Page 4A; Enumeration District: 0005; Image: 79.0; FHL microfilm: 342365. Enumeration District 5; Description: *Hamakua District, Precinct 15 (part) Honokaa Village.*

**Previous documentation of listing (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University (of Hawai'i)
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

**2. Geographical Data**

**Acree of Property** 1.659

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Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

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

**Or  
UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                    |                      |
|-------------|--------------------|----------------------|
| 1. Zone: 5Q | Easting: 241874.13 | Northing: 2222170.62 |
| 2. Zone:    | Easting:           | Northing:            |
| 3. Zone:    | Easting:           | Northing:            |
| 4. Zone:    | Easting :          | Northing:            |

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

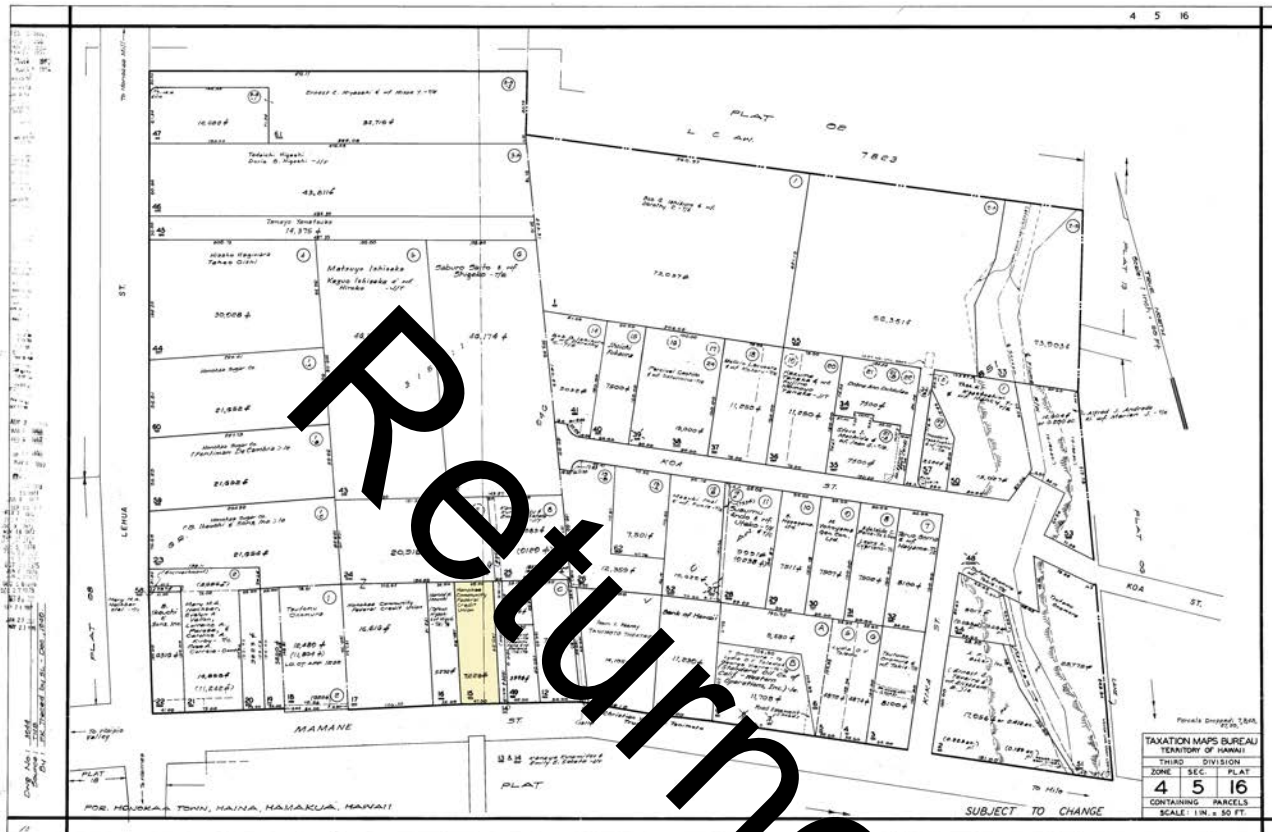
The property is a rectangle with the smaller sides to the north and south. Measuring from the northwest corner of the lot, 49 feet x 149.34 feet x 47.50 feet x 150.44 feet to the point of origin.

**Boundary Justification** (Explain why the boundaries were selected.)

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The property is identified by the State of Hawai'i and County of Hawai'i as Tax Map Key parcel (3) 4-5-016: 015. The boundaries of the parcel are the historic boundaries listed in the State Bureau of Conveyances and the County Tax Assessor's Notebooks since the mid-1930s.



**3. Form Prepared By**

name/title: Ross W. Stephenson PhD and Laura Ruby MA and MFA  
organization: Historic Honoka'a Town Project  
street & number: 38 South Judd Street, Unit 24B  
city or town: Honolulu state: Hawai'i zip code: 96817  
e-mail: rwaylands808@aol.com  
telephone: (808) 679-9060-cell  
date: March 29, 2017

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 Name of Property County and State

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**Additional Documentation**

Submit the following items with the completed form:

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

**MAPS**

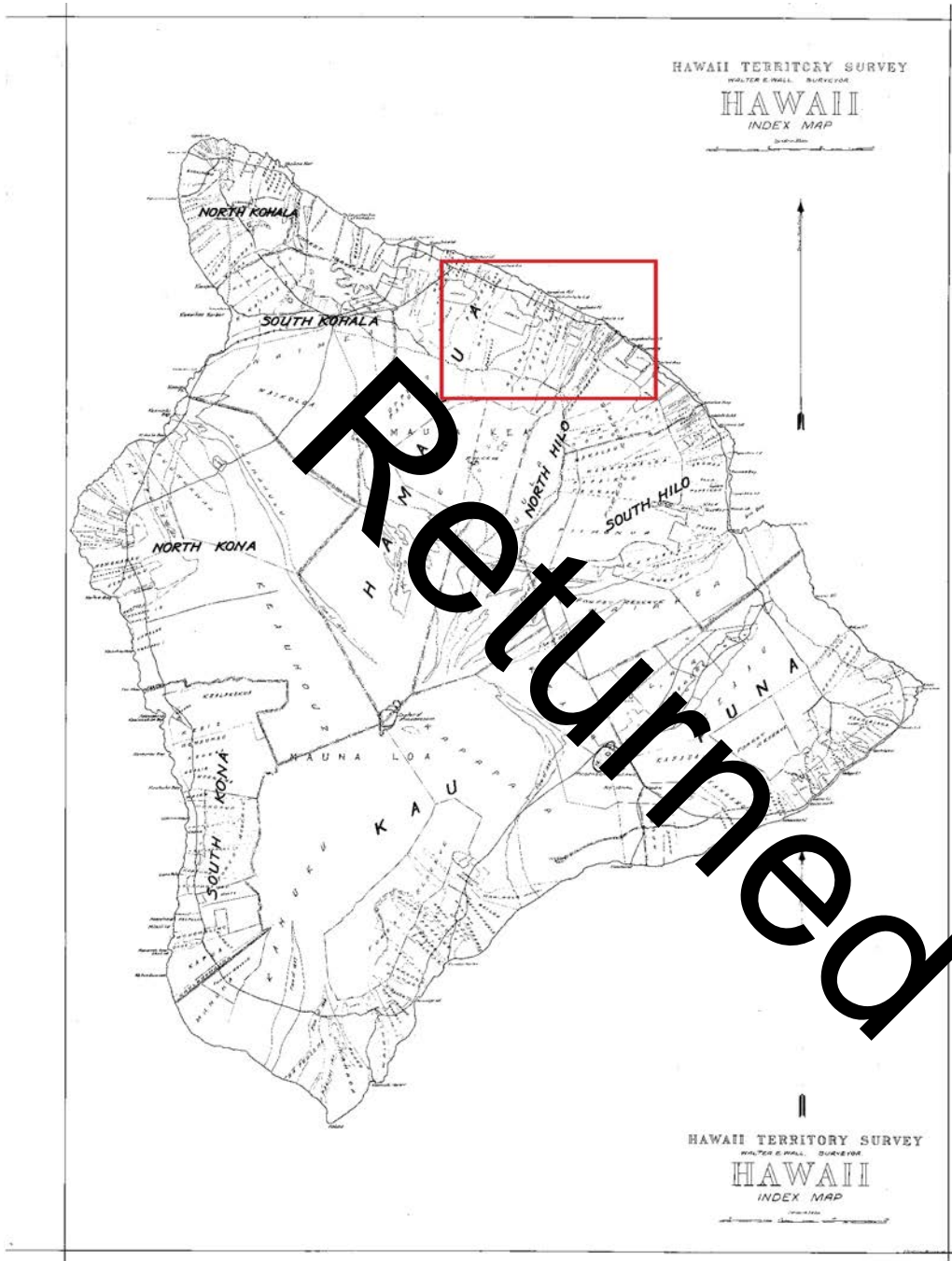
**Teiji Yamatsuka Store Map Table**

1	ca.1906	Island of Hawai'i map: Honoka'a area of significance demarked by the red rectangle—Walter Wall, Surveyor
2	1983	USGS Honoka'a Quad Honokaa Quad showing Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i
3	1983	Honokaa USGS Quadrangle Map cropped
4	1995	USGS Honokaa Quad Honokaa Quad showing Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i demarked by the red rectangle
5	1995	USGS Honokaa Quad showing the Yamatsuka Property
6	2014	Honoka'a street map
7	1904	Historic Honoka'a area map (Reg2267 WIDC)—Charles Dove C.E. Approximate Yamatsuka property demarked by a red rectangle
8	1914	Historic Honoka'a Town Sanborn Fire Insurance map with approximate Yamatsuka property boundary in red
9	1914/1955	Historic Honoka'a Town Sanborn Fire Insurance map with 1955 updates with approximate Yamatsuka property boundary in red
10	1932	(3) 4-5 Tax Map showing the whole Historic Honoka'a Town with the Yamatsuka property in color
11	1949	4-5-016 Historic Territory of Hawai'i tax map (Plat 4-5-16) showing the Yamatsuka property in color.
12	2012	Composite Historic Honoka'a Town map (sheet 2) created by Eric Paiva demarking the Yamatsuka Store in contrasting color.
13	2016	Historic Honoka'a Town building map showing the Yamatsuka Store building in contrasting color
14	2016	Honoka'a, HI 96727—Yamatsuka Property Building on Google Map

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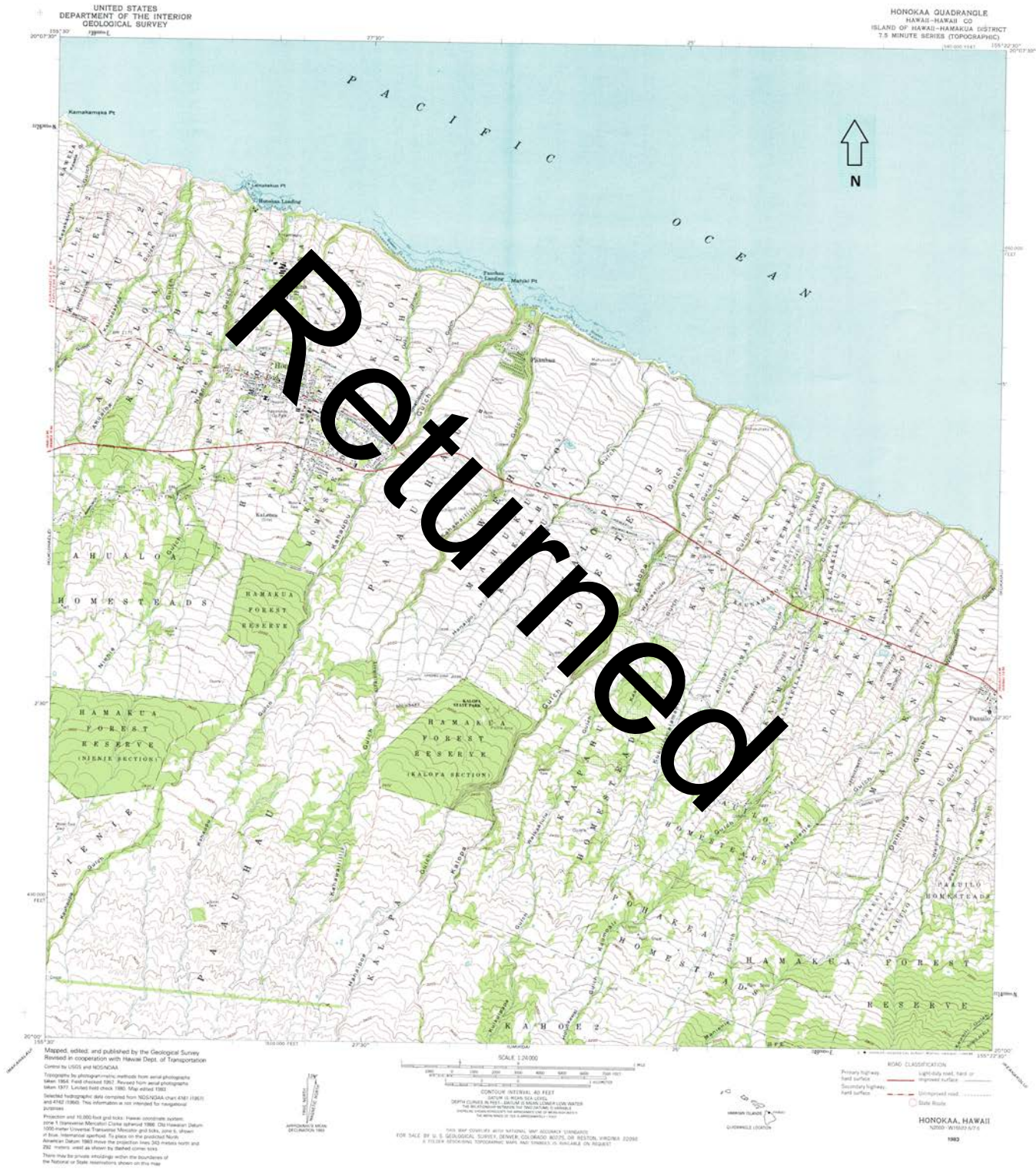
1. Ca.1906 Island of Hawai'i map: Honoka'a area of significance demarked by the red rectangle



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2. 1983 USGS Honokaa Quad Honokaa Quad showing Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i





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3. 1983 Honokaa USGS Quadrangle Map cropped



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4. 1995 USGS Honoka'a Quad Honokaa Quad showing Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i demarked by the red rectangle



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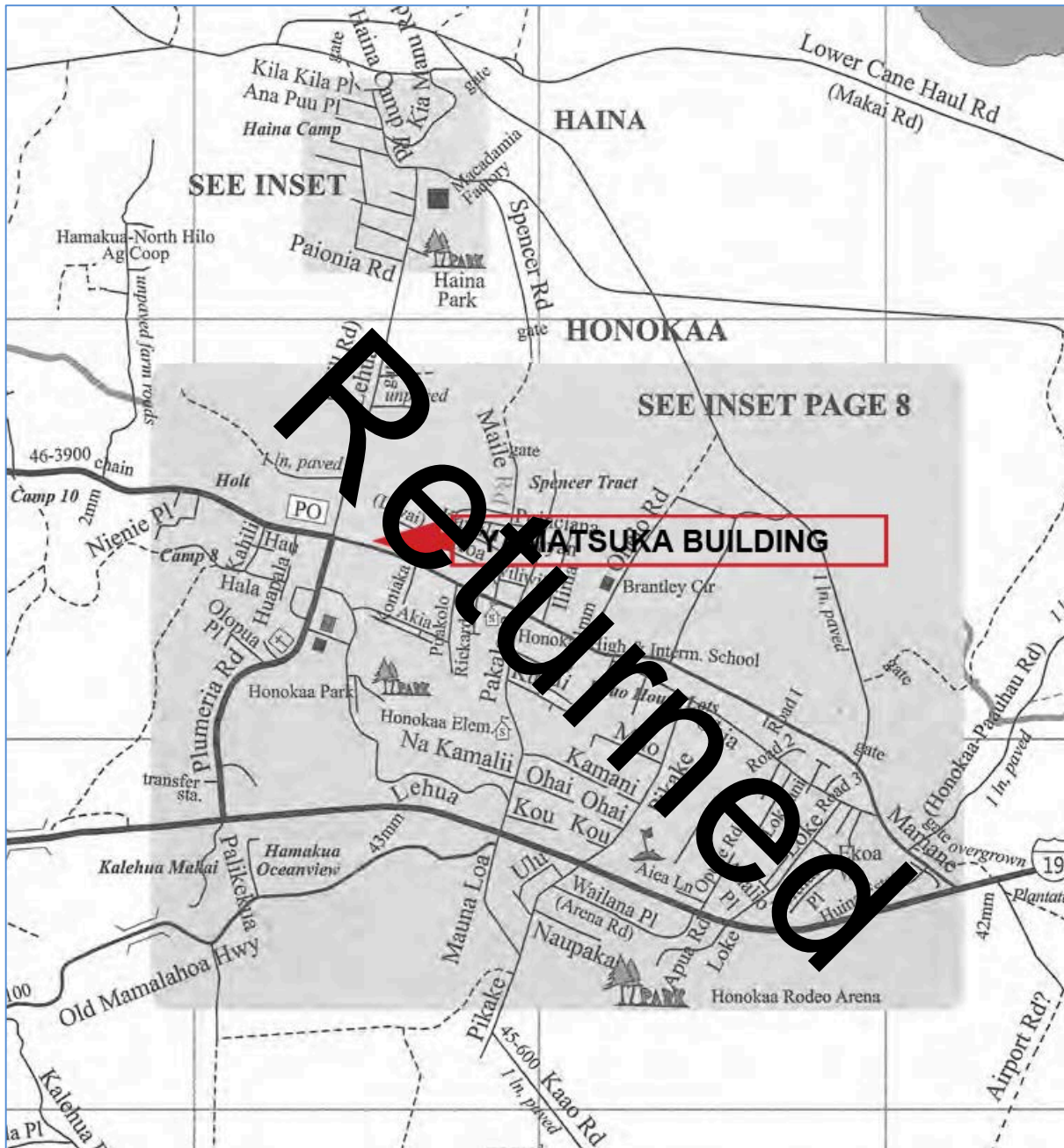
5. 1995 USGS Honoka'a Quad showing the Yamatsuka Property



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6. 2014 Honoka'a street map



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7. 1904 Historic Honoka'a area map (Reg2267WIDE)–Charles Dove C.E. Approximate Yamatsuka property demarked by a red rectangle



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8. 1914 Historic Honoka'a Town Sanborn Fire Insurance map with approximate Yamatsuka property boundary in red



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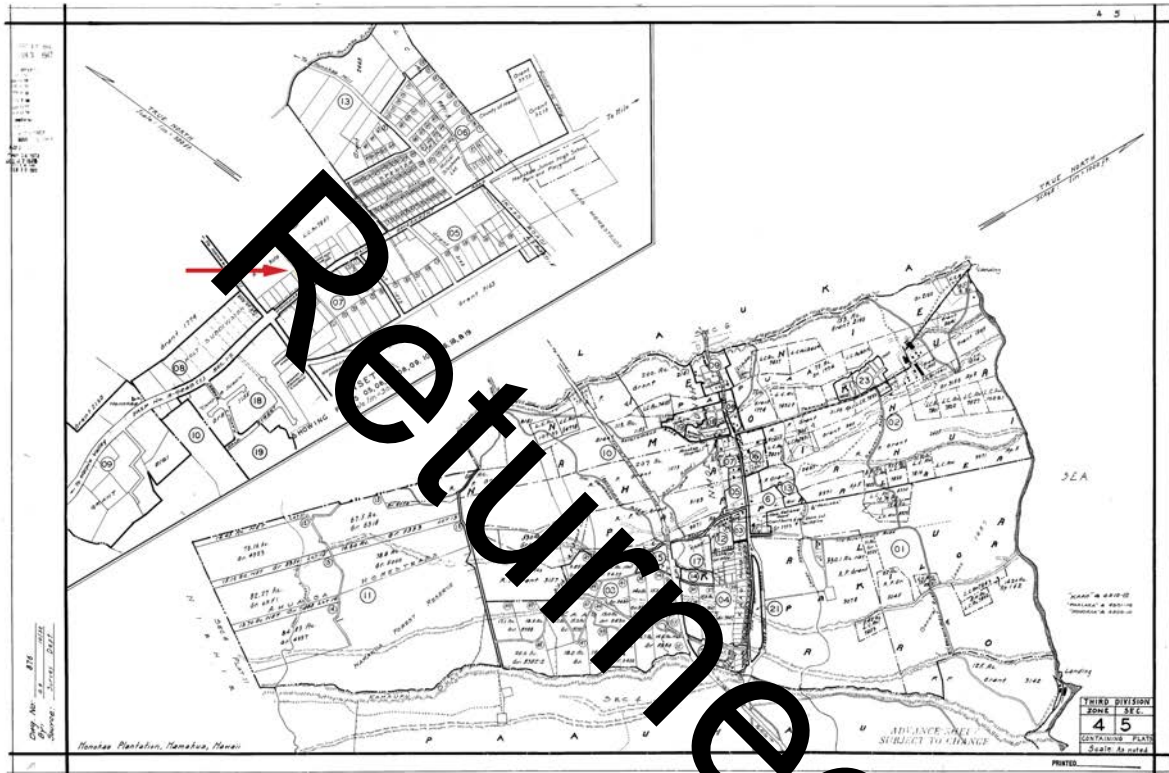
9. 1914/1955 Historic Honoka'a Town Sanborn Fire Insurance map with 1955 updates with approximate Yamatsuka property boundary in red



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10. 1932 (3) 4-5 Tax Map showing the whole Historic Honoka'a Town with the Yamatsuka property in color

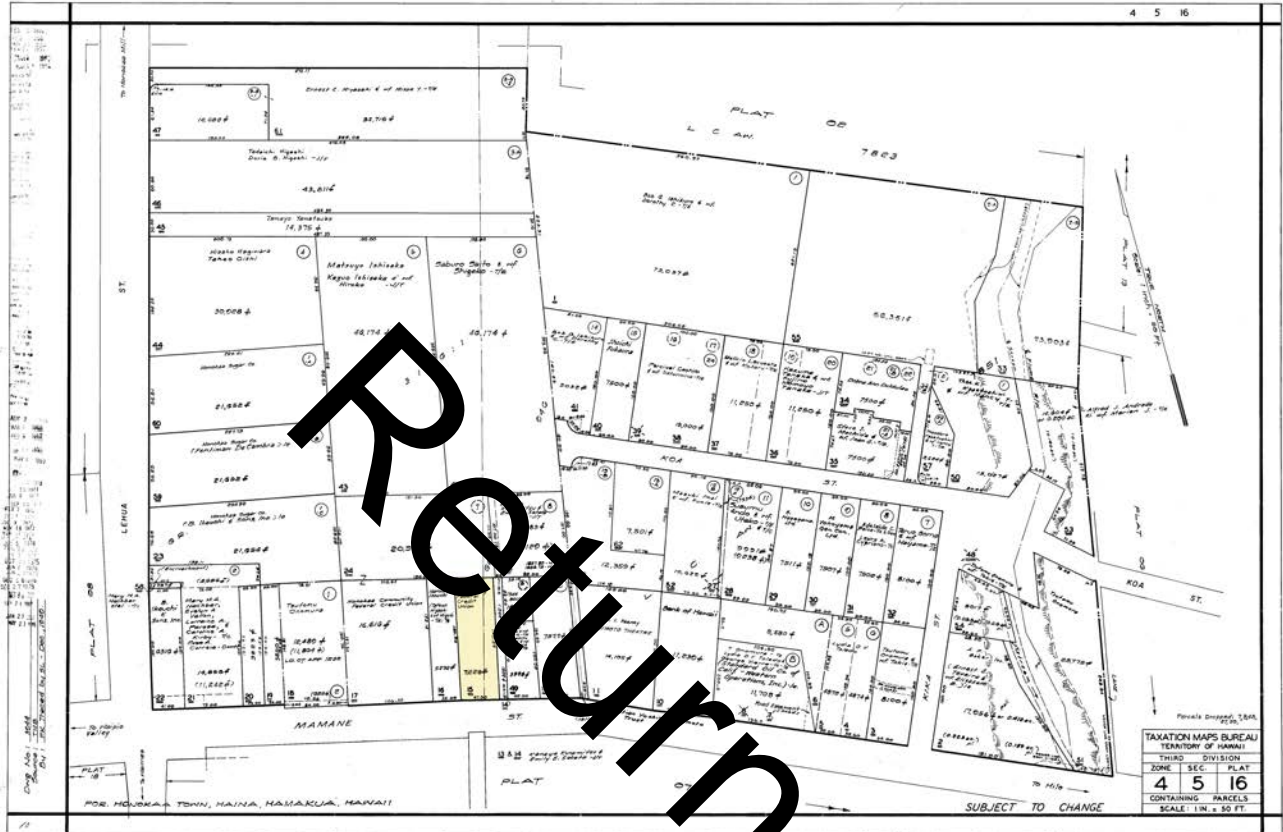




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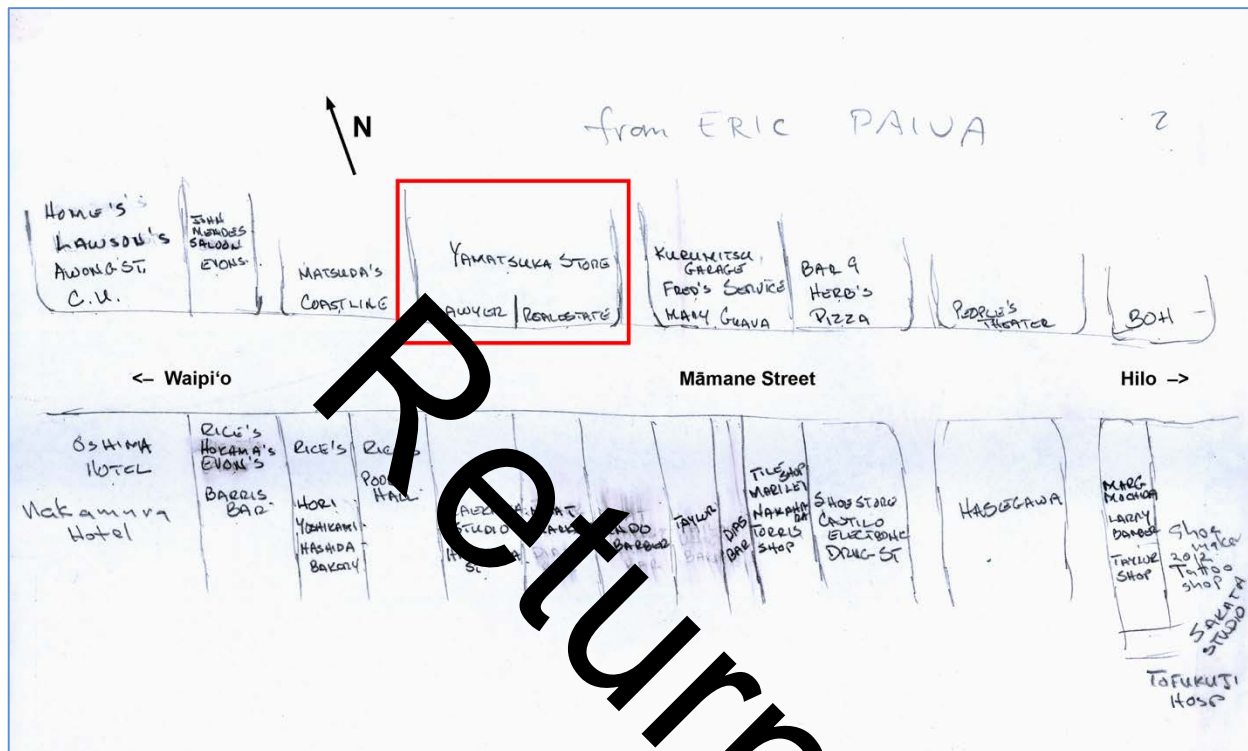
11. 1949 4-5-016 Historic Territory of Hawai'i tax map (Plat 4-5-16) showing the Yamatsuka property in color



Yamatsuka Property  
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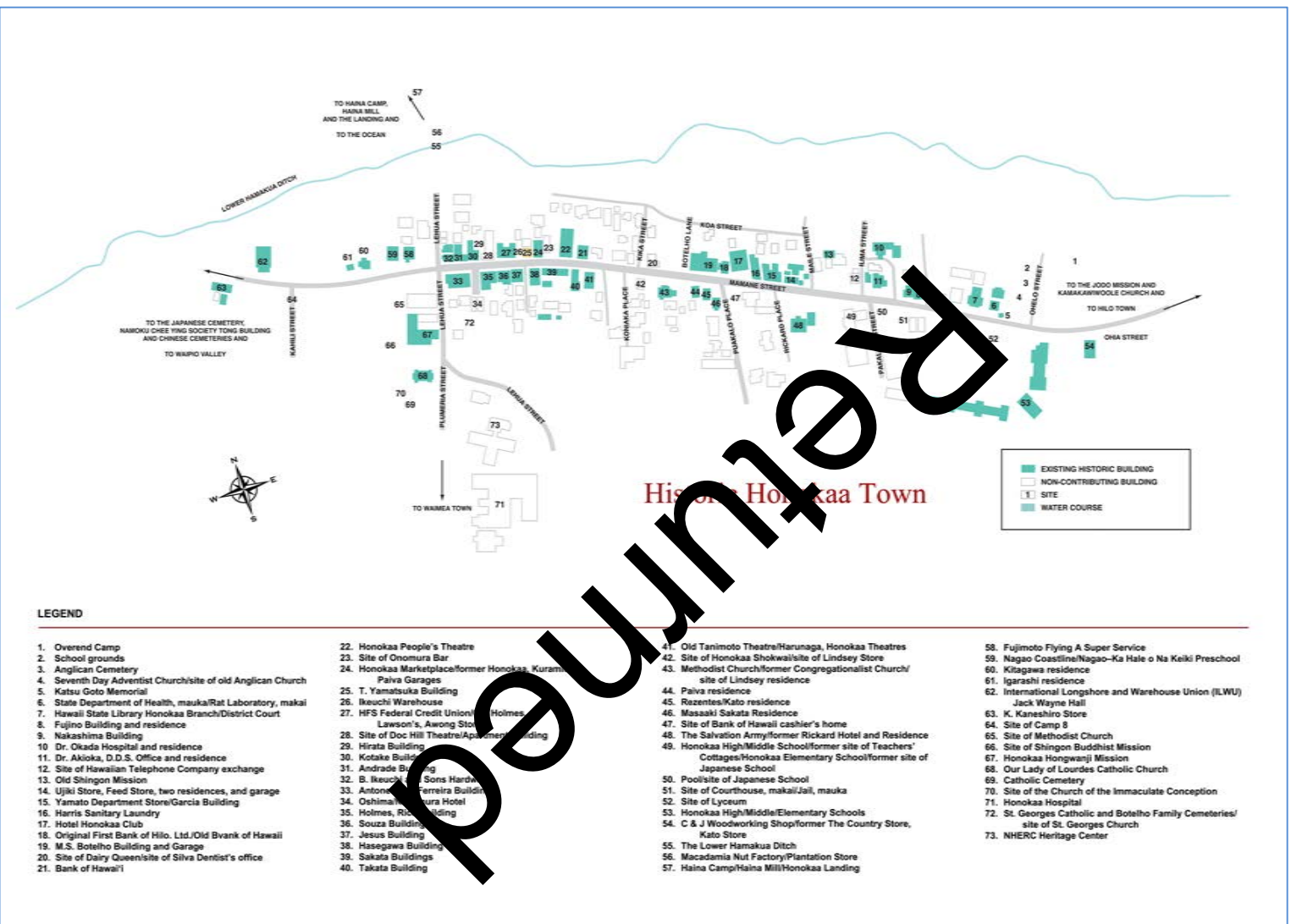
12. 2012 Composite Historic Honoka'a Town map (sheet 2) created by Eric Paiva demarking the Yamatsuka Property Store in contrasting color



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13. 2015 Historic Honoka'a Town building map showing the Yamatsuka Store Building in contrasting color



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14. 2015 Honoka'a, HI 96727—Yamatsuka Store building on Google Map



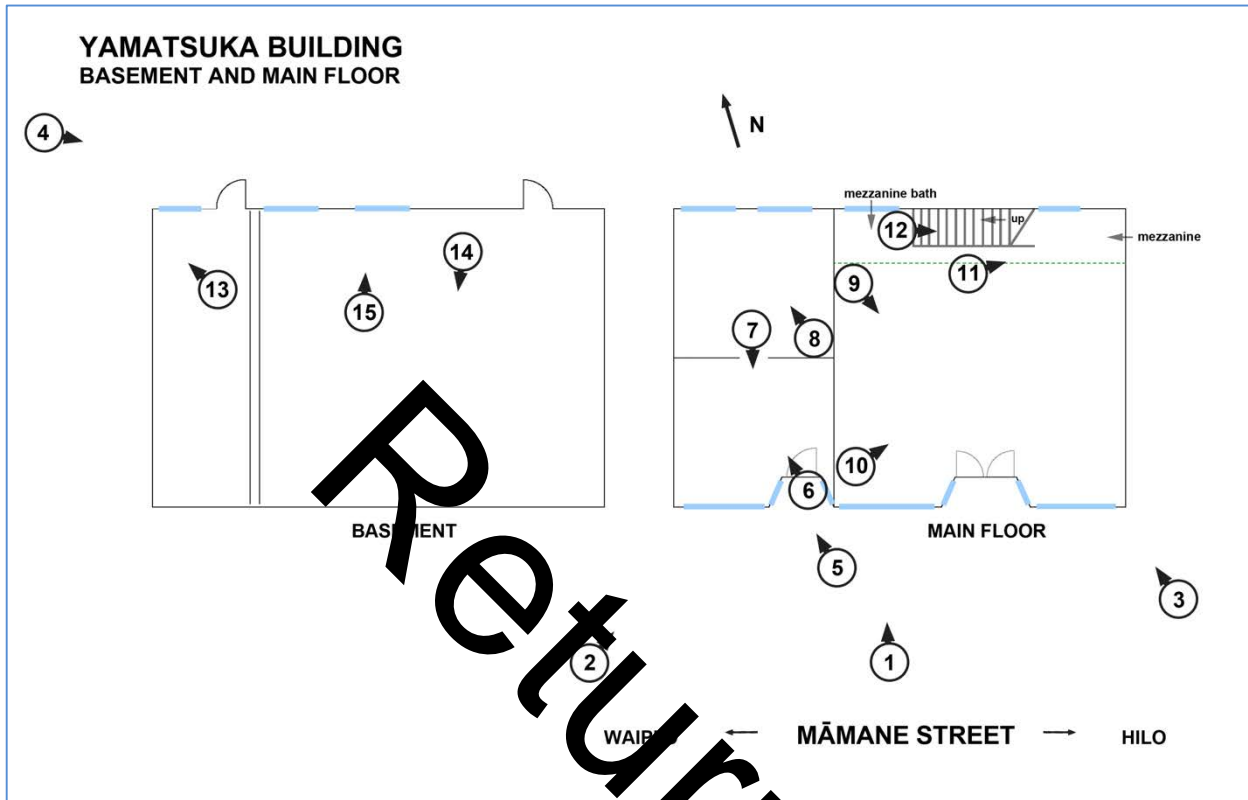
**Photographs**

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

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**Photo Sketch**



**Photo Log**

Name of Property: Teiji Yamatsuka Store

City or Vicinity: Honoka'a

County: Hawai'i

State: HI

Photographers: Annalise Kehler and Laura Ruby

Dates Photographed: 2011-2014

Location of Original Digital Files: Ross W. Stephenson  
38 Judd Street, 24B,  
Honolulu HI 96817  
Job# Historic and Architectural Resources of Honoka'a

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

Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

## PHOTO LOG

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

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Photo #1 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0001)  
Mamane Street façade, (main side) camera facing northeast  
Photographer: Annalise Kehler

1 of 15.

Photo #2 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0002)  
Waipi'o-side façade, camera facing east  
Photographer: Annalise Kehler

2 of 15.

Photo #3 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0003)  
Hilo-side façade, camera facing north  
Photographer: Annalise Kehler

3 of 15.

Photo #4 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0004)  
Waipi'o and rear façades, camera facing southeast  
Photographer: Annalise Kehler

4 of 15.

Photo #5 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0005)  
External detail Waipi'o-side bay, camera facing northwest  
Photographer: Annalise Kehler

5 of 15.

Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #6 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0006)  
Waipi'o-side office interior, camera facing northwest  
Photographer: Laura Ruby

6 of 15.

Photo #7 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0007)  
Interior Waipi'o-side, camera facing south-southwest  
Photographer: Laura Ruby

7 of 15.

Photo #8 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0008)  
Interior Waipi'o-side back office, camera facing northwest  
Photographer: Laura Ruby

8 of 15.

Photo #9 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0009)  
Interior Waipi'o-side office, camera facing south-southeast  
Photographer: Laura Ruby

9 of 15.

Photo #10 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0010)  
Interior Hilo-side, camera facing east  
Photographer: Laura Ruby

10 of 15.

Photo #11 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0011)  
Interior detail Hilo-side built-in office, camera facing east-southeast  
Photographer: Annalise Kehler

11 of 15.

Returned

Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #12 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0012)  
Interior mezzanine stairs, camera facing downstairs, east-southeast  
Photographer: Laura Ruby

12 of 15.

Photo #13 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0013)  
Interior basement window detail, camera facing north-northeast  
Photographer: Annalise Kehler

13 of 15.

Photo #14 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0014)  
Interior Hilo-side basement, camera facing southwest  
Photographer: Annalise Kehler

14 of 15.

Photo #15 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0015)  
Interior Hilo-side basement, ceiling lighting fixtures in storage, camera facing northeast  
Photographer: Laura Ruby

15 of 15.

Returned



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

**PHOTO LOG**

Name of Property: Teiji Yamatsuka Store  
City or Vicinity: Honoka'a  
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Photographers: Annalise Kehler and Laura Ruby  
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38 South Judd Street, Unit 24B  
Honolulu, HI 96817  
Job # Historic and Architectural Resources of Honoka'a

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Photo #1 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0001)  
Mamane Street façade, (*mauka* side) camera facing northeast  
Photographer: Annalise Kehler

1 of 15.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #2 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0002)  
Waipi'o-side façade, camera facing east  
Photographer: Annalise Kehler

2 of 15.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #3 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0003)  
Hilo-side façade, camera facing north  
Photographer: Annalise Kehler

3 of 15.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #4 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0004)  
Waipi'o and rear façades, camera facing southeast  
Photographer: Annalise Kehler

4 of 15.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #5 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0005)  
External detail Waipi'o-side bay, camera facing northwest  
Photographer: Annalise Kehler

5 of 15.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #6 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0006)  
Waipi'o-side office interior, camera facing northwest  
Photographer: Laura Ruby

6 of 15.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #7 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0007)  
Interior Waipi'o-side, camera facing south-southwest  
Photographer: Annalise Kehler

7 of 15.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #8 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0008)  
Interior Waipi'o-side back office space facing northwest  
Photographer: Laura Ruby

8 of 15.





Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #9 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0009)  
Interior Waipi'o-side office, camera facing south-southeast  
Photographer: Laura Ruby

9 of 15.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #10 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0010)  
Interior Hilo-side, camera facing east  
Photographer: Laura Ruby

10 of 15.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #11 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0011)  
Interior detail Hilo-side built-in office, camera facing east-southeast  
Photographer: Laura Ruby

11 of 15.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #12 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0012)  
Interior mezzanine stairs, camera facing downstairs, east-southeast  
Photographer: Laura Ruby

12 of 15.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #13 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0013)  
Interior basement window detail, camera facing north-northeast  
Photographer: Annalise Kehler

13 of 15.



Yamatsuka Property  
Name of Property      County and State

Hawai'i, Hawai'i

Photo #14 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0014)  
Interior Hilo-side basement, camera facing southwest  
Photographer: Annalise Kehler

14 of 15.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

Photo #15 (HI\_Hawai'iCounty\_Teiji Yamatsuka Store\_0015)  
Interior Hilo-side basement, ceiling lighting fixtures in storage, camera facing northeast  
Photographer: Laura Ruby

15 of 15.



Yamatsuka Property  
Name of Property County and State

Hawai'i, Hawai'i

## ADDENDUM A

### TEIJI YAMATSUKA STORE TIMELINE

1876–William Rickard purchased a Grant Award from Kalakaua for 36.3 acres in Haina Ahupua'a.

1882–Teiji Yamatsuka was born on April 10, 1882 in Japan.

1906–Tamayo Sekimoto (Yamastuka) born in Kapulena, Hawai'i (about 4.5 miles Waipi'o-side of Honoka'a)

1908–Teiji Yamatsuka immigrated to Hawai'i.

1912–All Rickard properties put into Trust (First Trust Co. of Hilo)

1914–Kami, (Teiji's first wife born in Japan) immigrated to Hawai'i

1918 ca–Shozu, son born.

1919 & 1920–Teiji Honoka'a Sugar Company store salesman

1921–Teiji Hāmākua Shokwai Co. salesman

1924, 1925 & 1935–Teiji Hāmākua Shokwai Vice President

1926-1928–Teiji salesman or proprietor of a general store expanding in the 1930s until 1938 with merchandise including hardware, candles, and an "expert dressmaker"

1929–building built (the commercial building is listed in Hawai'i County Real Property Tax Office records) Parapet lettering states 1936, the year the Yamatsukas purchased the building.

1930 ca–Teiji was retail merchant and with Tamayo Sekimoto Yamatsuka (second) wife, a Hawaiian-born Japanese American from Kapulena, a dressmaker in their home.

1931–Charles Merriam Trust obtained the Rickard properties from First Trust C. of Hilo through foreclosure

1936–Teiji and Tamayo Yamatsuka bought the 7,326 sq. ft. parcel on Māmane Street (TMK 4-5-016 015) from Charles Merriam Trust. The residence building (non-contributing) was built in 1938.



Yamatsuka Property  
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1936-1937—Teiji, proprietor of the Yamatsuka store, became the third Kyodan President of the Honoka'a Honowanji Mission.

1939-1940—Teiji again accepted another two-year term as fifth Kyodan President of the Honoka'a Hongwanji Mission.

1943-1948—Yamatsuka subdivision on the *makai* side of Honoka'a's Mamane Street. Land purchased from Honoka'a Sugar Company and other land owners, including the Merriam Trust.

1952—Teiji died October 26, 1952

1965—Mrs. Yamatsuka did not pay assessment for lateral waterline to store or residence

1976—The National Trust for Historic Preservation report cited the Teiji Yamatsuka Store as the only example of vernacular Art Deco architectural details in Honoka'a. The building was vacant for about 20 years; and it was in the process of being renovated in exchange for rent (with the possibility of becoming an arts and crafts center—but this did not occur.

1985—Tamayo died.

1986—Carrie Sadako Fujinaga purchased the parcel from the Estate of Tamayo Yamatsuka

1986—Deed was recorded; and in 1988 Honoka'a Community Credit Union purchased the parcel from Carrie Fujinaga.

1988—Deed recorded by David Levinson, real estate developer who divided the space into two separate retail spaces and removed the walkway that had connected the *makai* residence to the store. Pacific Coast Properties occupied/s Hilo side retail space—Waipi'o side space has been occupied by an architect, mortgage broker, local church group, and others.

1999—Deed to the property was recorded by Brenda Johnson and George Zweibel. The Waipi'o retail space was used as George Zweibel's law office placing a period-appropriate wall between waiting/reception and office areas as well as adding period-appropriate fixtures and furnishings.

Yamatsuka Property  
 Name of Property County and State

Hawai'i, Hawai'i

**ADDENDUM B  
 PROPERTY TRANSFERS TABLE**

**TMK: (3) 4-5-016: 015 YAMATSUKA PROPERTY 45-3590 Māmane Street**

DATE	LIBER	TRANSACTION	COST	AREA	DESCRIPTION
8/8/1876	Grant Book #15, p 377	Award	\$128.61	36.3 acres	<i>From Kalakaua to William Rickard:</i> R.P. Grant to William Rickard in Haina.
12/30/1912	392/59	Trust Deed	\$100	Various acreage	<i>From Nora Rickard to the First Trust Co. of Hilo:</i> All the Rickard heirs put all properties they still own into trust, including all remaining acreage in R.P.'s 3156:1..
10/26/1931	1138/170	Foreclosure Deed	\$1,700	36.3 acres	<i>From the First Trust Co. of Hilo to the Charles Merriam Trust:</i> All the Rickard properties held in trust via foreclosure by the Hilo Trust, including R.P. 3156:1.
5/18/1936	1326/382	Deed	\$4,100	7,322 sq. ft.	<i>From the Merriam Trust to Teiji Yamatsuka and wife Tamayo:</i> Formerly TMK: 4-5-7: 27 dropped into new plat in 1949. Joint tenancy.
4/28/1986	19480/391	Deed from Probate	N/A	7,326 sq. ft.	<i>From the Estate of Tamayo Yamatsuka to Carrie Sadako Fujinaga.</i>
*6/3/1986	19555/121	Deed	Unknown	7,228 sq. ft.	<i>From Carrie Sadako Fujinaga to Hōloka'a Community Federal Credit Union.</i>

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Teiji Yamatsuka Store

Multiple Name: Honoka'a Town, Hawaii MPS

State & County: HAWAII, Hawaii

Date Received: 6/23/2017      Date of Pending List: 7/18/2017      Date of 16th Day: 8/2/2017      Date of 45th Day: 8/7/2017      Date of Weekly List:

Reference number: MP100001415

Nominator: State

Reason For Review:

Accept       Return       Reject      8/7/2017 Date

Abstract/Summary Comments: While the well-researched and clearly presented documentation supports the National Register eligibility of the identified historic resource, the current documentation is being returned for substantive and technical revision.

Recommendation/ Criteria: RETURN--See Comments

Reviewer Paul Lusignan      Discipline Historian

Telephone (202)354-2229      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

## TEIJI YAMATSUKA STORE

Hawaii County, HAWAII

### National Register of Historic Places - Return Comments:

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While the well-researched and clearly presented documentation supports the National Register eligibility of the identified historic resource, the current documentation is being returned for substantive and technical revision. The National Park Service will reassess the nomination for listing in the National Register upon consideration of the identified concerns and formal resubmission by the State Historic Preservation Officer.

#### **Classification:**

Number of contributing resources previously listed in the National Register should read: 0

#### **Description:**

The current narrative description notes a single-story, non-contributing residence located to the rear of the commercial building. While a brief description is provided there is no discussion as to why the resource was categorized as non-contributing.

If the basis for the categorization as non-contributing is a lack of historic integrity, so note and discuss what factors were considered. If it was constructed outside the period of significance, that should also be noted, although they appear to share common construction vocabulary. If the resource retains integrity from the period of significance and the building has clear historic associations with the store (owners residence, typical placement of such resources in the downtown) from the period of significance, the nomination should be revised to include the building as a contributing resource, or the boundaries of the nominated parcel should be revised to exclude the resource and focus solely on the historic storefront building.

The preference of owners or local officials regarding not having the secondary building regarded as contributing is not relevant to the assessment or sufficient grounds for categorization as non-contributing, and if that is the case then the buildings should be left out of the nominated parcel and the verbal boundary description and justification revised.

#### **Significance:**

**Significant Dates.** Please remove 1985 from the list of Significant Dates. The dates included here cannot predate or postdate the period of significance. It is completely fine to include these dates within the narrative discussion to provide historic context for the property.

**Level of Significance.** The appropriate level of significance is *local*.

The level of significance provided with the SHPO certification and in the introduction was given as local, however, the significance conclusion statement on page 8.34 notes state level. Please correct.

The introductory narrative should include a statement tying the nominated resource into the Multiple Property Submission cover document: *The store meets the Registration Requirements*

*set forth in the Historical and Architectural Resources of Honoka'a Town, Hamakua District, Hawai'i Island, Hawai'i MPS for the Property Type: Plantation Vernacular-Commercial*

In addition, the narrative should provide a brief justification for the period of significance selected for the nomination. It is not clear from the narrative, but it appears (page 8.15, *The couple were likely leasing in the 1929-constructed building until they finally were able to purchase the property in 1936.*) that the commercial storefront was actually constructed in 1929 and only purchased by the Yamatsuka family in 1936. If that is the case the property reflects a good example of circa 1929 era construction under Criterion C and the period of significance should actually begin at that point in 1929. While the nomination focuses on the significance of Japanese ownership and operation of the store, the era of construction and early leasing should also be accounted for in the period.


**Verbal Boundary Description:**

As noted above, the nomination needs to address the status of the non-contributing residential building. If it is altered or outside the period of significance it should be noted as such. If it is intact and directly associated with the historic store, then a decision has to be made whether to include it as a contributing resource and amend the narrative as necessary, or revise the nomination to exclude it with revised boundaries. Simply categorizing it as non-contributing without definition is not acceptable. [The nomination contains maps and citations that appear to show the residential out building was extant and related to the store by at least 1940-1950, if not earlier, which is within the period of significance. The limited visual information that can be gleaned from the photographs appears to show that the building at least shared certain design forms with the store. In addition the narrative makes a point of addressing the common nature of placing residential units to the rear of main street commercial buildings—page 8.31, *As was common for businesses located makai of Government Road, the complex contained two levels, with the street level used for retail, the basement for storage; and a residence was located behind the store.*] If the presentation of a residential resource adjacent to a commercial operation for ease of access, security, and cost savings was common then it would not be problem to note that functional relationship in the nomination as supporting evidence to include the resource as a contributing component of the nomination, reflecting significant patterns of period construction (Criterion C) and commercial operations (Criterion A).

**Bibliographic Data:**

If the property was not previously determined eligible for listing in the National Register by the Keeper, the blank under previous documentation should not be checked. This area does not pertain to local eligibility determinations.

If you have questions regarding these comments, please contact me directly at the number or e-mail listed below.

  
Paul R. Lusignan, Historian  
(for) Keeper of the National Register  
National Register of Historic Places  
(202) 354-2229  
[Paul\\_Lusignan@nps.gov](mailto:Paul_Lusignan@nps.gov)

3/7/2015

David Y. Ige  
GOVERNOR OF HAWAII



SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
FIRST DEPUTY

JEFFREY T. PEARSON, P.E.  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING  
601 KAMOKILA BLVD, STE 555  
KAPOLEI, HAWAII 96707

January 16, 2018

LOG: 2017.02682  
DOC: 1801MB06

Paul Lusignan  
National Register of Historic Places  
Mail Stop 7228  
1849 C Street, NW  
Washington DC 20240

**RE:** Reference Number: MP100001415

Teiji Yamatsuka Property  
RESUBMISSION - National Register Nomination  
45-3590 Māmane Street  
Honoka'a, Hawai'i 96727  
Haina Ahupua'a, Hāmākua Moku, Island of Hawai'i  
TMK: (3) 4-5-016:015  
SIHP: 50-10-08-30680

Dear Mr. Lusignan,

The State Historic Preservation Division (SHPD) is pleased to resubmit the Teiji Yamatsuka Property for consideration to the National Register of Historic Places. The nomination was returned on August 7, 2017 for substantive and technical revisions (Reference Number MP100001415). The requested revisions have been completed. **The enclosed disk contains the correct copy of the nomination for the Teiji Yamatsuka Property to the National Register of Historic Places.** If you have any questions or concerns, you may contact Megan Borthwick at [Megan.Borthwick@hawaii.gov](mailto:Megan.Borthwick@hawaii.gov) or (808) 692-8029.

Mahalo,

*Alan Downer*

Alan S. Downer, PhD.  
Deputy State Historic Preservation Officer  
Administrator, State Historic Preservation Division