

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Masaaki Sakata Property
Name of Property
Hawaii County, HAWAII
County and State
Honoka'a Town MPS
Name of multiple listing (if applicable)

Section number 4 Page 1

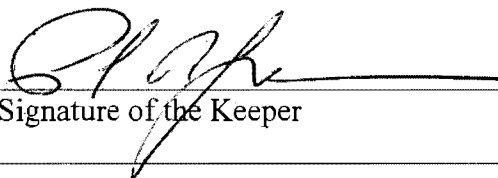
The Masaaki Sakata Property is removed from listing in the National Register of Historic Places, based on the provisions of 36 CFR 60.15(a)(4)--prejudicial procedural error in the nomination process. The SHPO has acknowledged that the owners of the property were not properly notified of the pending nomination as required by the regulations and were precluded from objecting or commenting on the nomination. A notarized letter from the owner attests to the notification irregularity.

As per the provisions of 60.15(a)(4), the Masaaki Sakata Property is automatically considered eligible for inclusion in the National Register without further action.

National Park Service Certification

I hereby certify that this property is:

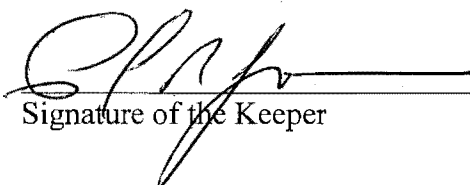
- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☒ removed from the National Register
☐ other (explain:)


Signature of the Keeper

5/3/2019
Date of Action

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

5/3/2019
Date of Action

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Supplementary Listing Record

NRIS Reference Number: MP100001414

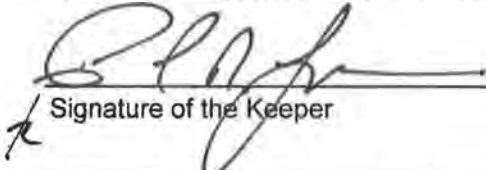
Date Listed: 8/7/2017

Property Name: Masaaki Sakata Property
(Honoka'a Town, Hawaii MPS)

County: Hawaii

State: HI

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation


Signature of the Keeper8/7/2017
Date of Action

=====

Amended Items in Nomination:

Significant Dates:

The dates 1900 and 1906 predate the beginning of the Period of Significance (1910-1960) and are deleted.

[A property may have several dates of significance; all of them, however, must fall within the periods of significance, NR Bulletin 16A, p. 43.]

Significance:

The appropriate level of significance is *local*.

[The level of significance provided with the SHPO certification was given as local, however, the significance summary narrative noted state level. The current documentation and the MPS cover justify local significance as the most appropriate level.]

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

MP-1414

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: Masaaki Sakata Property

Other names/site number: TMK: (3) 4-5-007:014

Name of related multiple property listing:

Historical 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: 45-3577 Māmane Street

City or town: Honoka'a State: HI County: Hawai'i (01)

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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


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

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

☐ national ☐ statewide ☒ local

Applicable National Register Criteria:

☒ A ☐ B ☒ C ☐ D

	<u>6.20.17</u>
Signature of certifying official/Title: <u>Hawaii State Historic Preservation Division</u> State or Federal agency/bureau or Tribal Government	Date

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

Signature of commenting official:

Date

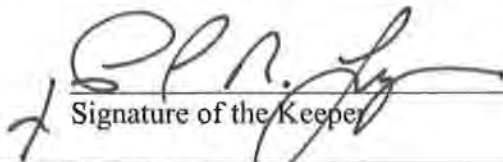
Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ☒ Entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____


Signature of the Keeper

8/7/2017
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)	<input checked="" type="checkbox"/>
District	<input type="checkbox"/>
Site	<input type="checkbox"/>
Structure	<input type="checkbox"/>
Object	<input type="checkbox"/>

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing
<u>4</u> (Commercial/ <u> </u>	<u>3</u> (House/ <u> </u> buildings
<u> </u> /Laundry and <i>Furo</i> (Japanese bath)/ <u> </u>	<u>Two Duplexes)</u>
<u> </u> /Art Studio/Garage)	
<u> </u>	<u>3</u> <u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>4</u> <u> </u>	<u>3</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 (general store)

COMMERCE/TRADE/professional (insurance office, photographic studio)

COMMERCIAL/TRADE/specialty store (sewing machines)

RECREATION AND CULTURE/sports facility (pool hall)

HEALTH CARE/hospital (support facilities)

DOMESTIC/multiple dwelling (duplexes)

DOMESTIC/secondary structure/garage

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/business (offices)

COMMERCE/TRADE/department store (general store)

DOMESTIC/multiple dwelling (duplexes)

DOMESTIC/single dwelling

DOMESTIC/secondary structure/garage

7. Description

Architectural Classification

(Enter categories from instructions.)

Other: Plantation

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____

1. Sakata Commercial Building: Foundation: concrete; walls: single wall, board and batten weatherboard; roof: *totan* (corrugated iron-metal)
2. Sakata Art Studio: Foundation: post and pier; walls: single wall, weatherboard, asphalt paper, synthetic vinyl siding; roof: *totan* (corrugated iron-metal)
3. Tofukuji Hospital Laundry/*Furo* (Japanese Bath): Foundation: concrete; walls: board and batten, weatherboard, concrete; roof: *totan* (corrugated iron-metal)
4. Tofukuji Hospital Garage: Foundation: earth; walls: concrete and weatherboard; roof: *totan* (corrugated iron-metal)

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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 Sakata Property contains commercial and institutional buildings reflective of the vernacular architecture of plantation-era Hawai'i. For a detailed discussion of this period architecture, please see the multiple property nomination form entitled Historic and Architectural Resources of Honoka'a.

The Sakata property is a 69,696 square-foot parcel, one of the largest in central Honokaa. The property contains seven structures, four of which are contributing: (1) The Sakata Commercial Building, which fronts the *mauka* side of Māmane Street, is the longest one story, wood, single wall structure in town. It rests on a concrete base, with seven bays, irregular fenestration due to decades of modifications of doors and windows, a pedestrian awning including *totan*, and a horizontal parapet. (2) The Sakata Art Studio, located *mauka* of the Commercial Building, is erected on wooden posts and piers atop uneven ground, featuring a combination of exterior wall materials including weatherboard, asphalt paper, and synthetic vinyl siding, and a *totan* roof. (3) Further *mauka*, the Tofukuji Hospital Laundry/*Furo* is a small, rectangular structure of two separate parts, featuring a concrete foundation; board and batten, plank and concrete poured in place walls; and a *totan* roof. (4) The Tofukuji Hospital Garage is a dirt-floored, wood framed structure open to vehicles on the *makai* side and it has partial vertical wood walls and a *totan* roof. On the *mauka* side scrap *totan* and concrete have been used to prevent soil erosion from entering the interior. Each building reflects the construction techniques of its period, which include inexpensive labor employed to use standardized materials in minimalist fashion to produce useful space. Each building retains its integrity in terms of location, design, setting, materials, workmanship, feeling and association.

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Narrative Description

The 69,696 square-foot Sakata Property is an upsloping lot located on the *mauka* side of Māmane Street. It contains seven buildings, four of which are contributing. The contributing structures include the Sakata Commercial Building, the Sakata Art Studio, Tofukuji Hospital Laundry/*Furo* (Japanese style-bath), and the Tofukuji Hospital Garage. The three non-contributing buildings include two former Tofukuji Hospital buildings that have been heavily altered into service as residential duplexes and also a later single-family residence on the Waipi'o side of the property.

Looking *mauka*, the Sakata property is shaped like the letter "T," with the narrow portion fronting Māmane Street. As mentioned previously, the expansive Sakata property currently contains seven buildings. It also contains ruins of an abandoned outhouse and spaces formerly occupied by other buildings (see maps).

The contributing Sakata Commercial Building fronts most of the lot along Māmane Street, with an access driveway on the Waipi'o side. Immediately behind the Sakata Commercial Building once stood five residential buildings and two water cisterns, which have been removed with the space now partially occupied by a garden. Above the garden is the contributing Sakata Art Studio. On the Hilo side of the Sakata Art Studio are the remains of an abandoned outhouse. Across the driveway on the Waipi'o side is a non-contributing residence. On the Hilo side are two former Tofukuji Hospital buildings now used as duplexes which are not contributing because of extensive interior and exterior modifications. Further *mauka*, behind the two duplexes, are the contributing Laundry/*Furo* and Garage structures.

The Sakata Commercial Building

The Sakata Commercial Building is a single-story structure, 129 feet long by 30 feet wide. Reflecting that it fronts Māmane Street where there is a slight curve in the road, the building actually consists of two joined rectangles that point *makai*, with the join 66 feet from the Waipi'o side and 63 feet from the Hilo side, extending three feet in what would otherwise have been a straight-line street frontage. The building is within the retail-office downtown core. The façade is characterized by a cornice with modillion-like brackets, a corrugated metal, pent-roofed awning and a non-rhythmical placement of windows and doors, making for an asymmetric composition. It is protected by a corrugated metal shed roof, which slopes to the rear. The Sakata Commercial Building sits on a poured in place concrete slab foundation and has tongue and groove walls on its front and rear elevations, and horizontal vinyl siding on the two side walls and above the front façade's pedestrian awning. The 3,870 square-foot building retains its integrity as a plantation-era commercial structure in terms of location, design, materials, setting, craftsmanship, feeling and association.

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The Sakata Commercial Building's façade runs parallel to Māmane Street, separated from the roadway by a concrete sidewalk. The building is elevated three concrete steps above the roadway. At either end of the building are sidewalk ramps, complete with metal handrails downward to street level to accommodate persons with disabilities.

The Sakata Commercial Building sits on a poured in place concrete slab foundation and has tongue and groove walls on its front and rear elevations, and horizontal vinyl siding on the two side walls and along the front parapet. The façade is characterized by a cornice with modillion-like brackets, a corrugated metal, pent-roofed awning, and a non-rhythmical placement of windows and doors, making for an asymmetric composition. It is protected by a corrugated metal shed roof, which slopes to the rear.

The building is six bays long, and contains five commercial units with varying store fronts, the result of alterations over the years. Two one bay units exist at the Waipi'o end of the building, and two units each occupy a bay at the Hilo end. The remaining two center bays are devoted to one enterprise. Each bay is accessed by a door. These are not placed rhythmically, and the fenestration also follows no pattern. The floors of all the units are of reinforced concrete and are raised one step up from the sidewalk.

The unit on the Waipi'o end of the building is characterized by a fixed, four-pane window with a door to the left. The door appears to be original and has two lower panels and a six-pane window at the top. It is used as an office. The adjoining bay houses a store and on the exterior, features a fixed six pane window with a door to the right. The interior has been remodeled.

At the Hilo end of the building the end unit's façade appears to have been altered, as it features a more recent plate glass window and an aluminum glass door. It is used for storage by the Honoka'a Filipino Store, which occupies the next bay. The Honoka'a Filipino Store features a bi-fold door with a two-pane window above and a panel below in each fold. A transom formerly was above this doorway, but is now in-filled. The doorway is flanked by windows, with a four-pane fixed window to the left and a single two-pane window to the right. It retains its tongue and groove walls and ceiling; however, these have been clad in gyp board. The store retains a built-in counter and shelving which dates from when the space was a confectionary store and fountain. Its rear door is historic with three panels at the bottom and a window opening at the top filled with extruded metal mesh. A transom above the door also features the mesh.

The following two bays are dedicated to office use and have been completely remodeled on the interior with partition walls, wood paneled walls, and jalousie windows in the rear wall. On the exterior, the bay closest to Hilo features a set of three fixed four pane windows with a door to the right, which has three panels below and a window on top. The other bay contains a double doorway with a fixed six-pane window to either side. To the right of the fixed six-pane window is a four-pane window. The double doors have the same design as the door in the Waipi'o end bay, and appear to be original.

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The sides of the building each have a rectangular slat vent and bear a portion of the cornice, which wraps around the side for approximately 5 feet. The Waipi'o side also features a 6 x 6 double hung sash window towards the rear. The rear of the building has four projecting additions, constructed to accommodate bathrooms. These all have corrugated shed roofs placed below the eave line of the building's main roof.

Although having undergone a number of alterations over the years, the 3,870 square-foot Sakata Commercial Building retains sufficient integrity to be considered an important element contributing to the historic character of Honoka'a. It retains its massing, scale and such defining elements as the front elevation's cornice and shed roof awning, as well as its elevated sidewalk, original wall materials along the façade and back side, and corrugated metal roof. Also, sufficient historic doors and windows remain to provide persons with a strong sense of the original historic character of the building.

The Sakata Art Studio Building

The Sakata Art Studio building sits on a terrace, approximately four to five feet in height, held supported by a concrete block retaining wall. The building has a post and pier foundation atop the terrace.

The photography studio is 227 feet x 48 feet in size and has gable roofs of two different heights. The gable roofs run parallel to Māmane Street and have open, overhanging eaves with exposed rafter tails. The section with the lower roofline has been clad with vinyl siding. Two pairs of non-historic, awning windows are on the Māmane Street side of the building. Two pairs of original sliding windows are on the gable end facing the driveway (Waipi'o side). Two doors, of a more recent period are at either end in the *mauka* sidewall, with two 6 x 6 double hung sash windows in between. The gable end furthest from the driveway also contains two 6 x 6 double hung sash windows. Rather than vinyl siding, this side is covered with rolled asphalt siding. The building's original vertical tongue and groove walls remain under the vinyl and asphalt siding.

The taller section of the photography studio projects up from and above the lower section and has a skewed gable roof. Its walls are covered with green rolled asphalt, and have no windows—only a square, wood slat vent high in its Māmane Street wall.

The inside of the building is untouched with its vertical tongue and groove perimeter walls reinforced with interior girts. The ceilings are also of tongue and groove. The studio is entered through the door closest to the driveway. This opens into an L-shaped studio space. The main photography backdrop is located along the Hilo side of this room. On the *makai* side is a dressing room, and on the *mauka* side are a dark room, dressing room, and an office space. The darkroom, with its black painted walls, still retains its film developing equipment. To the *mauka*-Hilo side furthest away from the driveway are two framing and storage rooms. A four-panel door with a porcelain knob accesses the framing room.

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Other than the exterior siding and the new awning windows, the building remains intact.

The Tofukuji Hospital Laundry/*Furo* Building

The Tofukuji Hospital Laundry/*Furo* building is a composite, single story, wooden structure that sits on a raised concrete foundation and features a corrugated iron shed roof. It is divided into two sections consisting of the Laundry on the Hilo side and the *Furo* on the Waipi'o side. Doors, located near the middle of the *makai* side of the building, access each space.

The Laundry walls are of vertical planks. The Laundry has a two-panel door, with a set of two wooden steps in front of it. The *Furo* section has board and batten walls, a five-panel door, and a concrete step which is accessed by a concrete sidewalk running uphill from the former hospital buildings. The *Furo* facility has an outside indented pit in concrete where a fire would be lit to heat the bath water inside; it also features a chimney extending from the foundation to past the roofline. Inside, on the concrete floor bathers would initially scrub and cleanse themselves, before entering a soaking tub above the firepit.

The Laundry/*Furo* building remains unaltered, both retaining its historic integrity and contributing to the historic character of the property.

The Tofukuji Hospital Garage

The Garage is actually a carport, as it is a single wall, tongue and groove structure with an open front. It has a corrugated metal shed roof supported by 2" x 6" rafters and 2" x 4" purlins. It has an earth floor and can accommodate six automobiles, with each bay demarcated by a 4" x 4" post. Another set of parallel posts is in the middle of the Garage behind the front posts, and at the rear wall. These posts, coupled with the wall provide the structural support for the building. The front posts also support a front corrugated metal, shed-roofed awning by way of diagonal braces. A band of corrugated scrap metal runs around the wall at ground level to help protect against moisture and erosion. A driveway running up the Waipi'o side of the property accesses the garage.

The Garage, which served as a shelter for both animals and automobiles, retains its 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

ENTERTAINMENT/RECREATION

ETHNIC HERITAGE-ASIAN/EUROPEAN /PACIFIC ISLANDER

HEALTH/MEDICINE

ARCHITECTURE

Period of Significance

1910-1960

Significant Dates

1900-Death of George Hardy

1906-Dr. Koshiro Tofukuji established medical practice in Honoka'a

1914-Sakata Commercial Building shown on Sanborn map

1921-Dr. Koshiro Tofukuji began purchasing interest in property

1921-Dr. Koshiro Tofukuji moved medical operations to Maui

1921-Kyuhachi Sakata leased portion of property

1949-U.S. Government took title of Dr. Tofukuji's interest in property as war reparations

1953-Masaaki Sakata acquired 1/2 interest in property

1954-Masaaki Sakata purchased U.S. Government interest in the Tofukuji property,
becoming sole owner

1960-Through this period, Sakata Art Studio remained a major photographic chronicler of
the community

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

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 Sakata Property is significant on the State Level under both Criteria A (Events) and C (Architecture).

The property is significant under Criterion A because its buildings reflect the economic and social activities of Honoka'a Town within the second half of nineteenth century. George Hardy and his part Hawaiian family were instrumental in purchasing property shaping the early formation of Honoka'a Town and this Sakata property was the heart of their enterprise. In the twentieth century, the property included the establishment of the early retail "mom and pop" establishments, diversification of services, creation of ethnic-focused medical practices (Dr. Tofukuji opened the Tofukuji Japanese Hospital in 1910). The harsh impact of World War II on the personal lives of individuals and the continuity of social life was reflected in attendance in pool halls, and the whole town and visitors recorded family and school activities at the photographic studio. After the death of Kyuhachi Sakata in 1960 the younger generation took over the Sakata Art Studio business.

The four contributing buildings on the Sakata Property are also significant under Criterion C as good examples of wood commercial and utility buildings constructed in Hawai'i during the opening decades of the twentieth century. They exemplify single wall buildings of the plantation period in their 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 (Events)

The property has had three different significant sets of historical activities that occurred within it. These are the front Māmane Street commercial section (approximately 1914 to the present [2016]), the center section including the Sakata Art Studio (1920s-1970s), and the back (*mauka*) side the Tofukuji Hospital (1906-1921).

Background

The Island of Hawai'i, like other islands of the archipelago, is thought to have been initially settled from Kahiki, the ancestral islands of the Native Hawaiian people, during two periods—A.D. 300-600 and A.D. 1100-1250 (Maly and Maly, 2011: 1408-1). The Native Hawaiian

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population became concentrated along the windward shores of the islands where water, necessary for agricultural production, as well as fish and other marine life, necessary sources of protein, were readily available. Hāmākua was a district which extended along the coast from Ka'ula Gulch in the Hilo vicinity to the Honoke'ā Valley near Kohala. Within Hāmākua was Waipi'o, "the greatest wet-taro valley of Hawai'i and one of the largest planting areas in the entire group of islands...[Its] vast, flat valley floor was completely developed in terraces for an area about three miles long and one to 0.75 mil wide" (Handy, 1972:533). Approximately A.D. 800-1000, along the elevated plateau south of Waipi'o, "[t]he wet taro section of the Hāmākua coast [was]extended from Honoka'a to Kukuihaele, where there [was] a succession of small terraces with high retaining walls, watered by Waikoekoe Stream (Ibid.).

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from a half a mile into this belt. Then there are larger ahupuaas which are wider in the open country than the others, and on entering the woods expand laterally so as to cut off all the smaller ones, and extend toward the mountain till they emerge into the open interior country; not however to converge to a point at the tops of the respective mountains. Only a rare few reach those elevations, sweeping past the upper ends of all the others, and by virtue of some privilege in bird catching, or some analogous right, taking the whole mountain to themselves.The whole main body of Mauna Kea belongs to one land from Hamakua, viz., Kaohe, to whose owners belonged the sole privilege of capturing the ua'u, a mountain inhabiting but sea fishing bird. High up on its eastern flank, however, stretched the already mentioned land of Humuula, whose upper limits coincide with those of the mamane, a valuable mountain acaciaA large tract of forest land in Hamakua, Hawaii, was once cut off from a number of ahupuaa for the use of the whole district, and is called Kamoku to this day, becoming at the time of the Mahele which must come our next in our way-Government land.....Aug 20, 1875: The Government Lands were for the benefit of the whole, for the parties as a whole, that divided the land. (Curtis J. Lyons Lyons, C.J. "Land Matters in Hawaii." *Islander Newspaper*. 1875. reprinted in 1974)

The upland Hāmākua District outside of the Waipi'o area was neither greatly productive nor populated before contact with the rest of the world in 1788. Post-contact, the context of agriculture changed markedly as the Native Hawaiian population declined, the Native Hawaiian system of land tenure was replaced by private property, exotic flora and fauna were introduced, large-scale labor immigration undertaken, cash crops plantations created and long-distance transportation systems developed.

The arrival of the Christian missionaries further changed the land and its peoples.

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Development of Honoka'a Town



1995 USGS map showing the *ahupua'a* of Haina in purple.

Three factors influenced the initial village location of Honoka'a, a crossroads in the 1880s through the end of the 19th century: (1) the landing at Haina, one of the few areas along the shore with direct access to the sea, fostered the development of a sugar mill (and employment) immediately downslope of what became Honoka'a; (2) the establishment of the first wagon road (i.e. Government Road) that crossed the Hāmākua District, built *mauka* of the coast to lessen construction difficulties, concentrated overland travel within a narrow corridor; (3) and also, the purchase of a residence by William Rickard, who managed Honoka'a Sugar Company (the most

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successful of the early sugar plantations in Hāmākua), focused activity along a specific section of that wagon road.

After 1900, the size and configuration of Honoka'a was influenced by other factors. For one, the expiration of plantation worker contracts gave individuals the opportunity to seek new employment opportunities in towns such as Honoka'a.

Another factor was the economic and population growth that occurred as Hāmākua plantations consolidated and expanded, creating greater cane yields from massive infrastructure projects such as the Upper and Lower Hāmākua (Irrigation) Ditches and requiring additional labor to function. The district was also supported economically by commercial ranching, macadamia nut growing, and coffee farming, as well as homesteading.

Continued expansion of public services in Honoka'a, including courts, a library, and schools, was a distinct economic advantage for the town's economy over those of other villages nearby. These facilities in the latter half of the 20th century have mostly been located on the Hilo side of town.

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 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 by merchants in town to the troops.

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 and thus lessened 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

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Company removed a large source of employment, including that at the factory on Haina (Lehua) Road.

Commercial Activities—"Mom and Pop" Stores (Commerce)

Small, independent stores outside the plantation economy hegemony developed as the norm in rural areas throughout the Hawaiian Islands of the late 19th and early 20th centuries. 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. Establishment of a business by an entrepreneur required capital, often acquired through years of saving while working for others and/or through resources such as the Japanese *tanimoshi* (pooling of money between friends for those who needed it most). The entrepreneurs initially catered to their own ethnic group, but had a major incentive to increase their sales by learning other languages and customs in order to cater to the widest range of potential customers.

The most common type of business is known as the "Mom and Pop" general store. The entrepreneur founders usually called upon their family members to contribute to the business. Children, as soon as they were able, were expected to perform increasingly complex tasks. (Having attended the local public schools, where instruction was in English, and play yard activities occurred in the local creole known as pidgin, children were expected to cater to customers from other ethnic groups.) Particular functions, such as accounting, stocking, paying bills, etc., would be assigned to individual family members based upon ability and knowledge. These establishments would, on average, be approximately 1,000 square feet in size, and occupy a "plantation style," single wall commercial building. Commercial activities would occur on the first floor, and family living quarters would be located either above or behind the store. Products would include raincoats, cloth and sewing supplies, hats, tools, car parts, non-refrigerated foods such as rice and bread, children's candy, dolls and cultural icons for ethnic holidays. If the proprietors could afford refrigeration, then meats, milk, and soda would be included. Specialty items in some shops included liquor in a separate, enclosed area. Proprietors differentiated their shops from similar establishments through specialization, personal relationships with customers and service. It was not uncommon to have a member of the proprietor's family fill a customer's order in the shop, drive to the customer's home, place perishables in the refrigerator (if there was one) and non-perishable items on the kitchen table. This occurred under an honor system, wherein the customer was expected to visit the store monthly to settle up accounts. This honor system is still practiced in Honoka'a.

Commercial Activities—Specialty Businesses (Commerce)

Another category of small business, besides the "Mom and Pops," was the specialty establishment. These included barbers, beauty parlors, furniture and household appliances sales, billiard gaming, photography studios, theaters, travel agents, doctors, dentists, and liquor retailers. These businesses required a much larger customer retail base in order to support

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themselves and so only appeared in the larger towns such as Honoka'a. Included in the "cost of doing business" could be more capital investment for goods, specialized education and licensing, franchising and professional organization fees. Like other entrepreneurs, the owners of these businesses often originally catered to one ethnic group before expanding their business model to the whole community. Due to the nature of their businesses (such as liquor sales), some entrepreneurs could not immediately bring family members (children) into their operations.

The Private Japanese Hospital (Health Medicine Significance)

In 1885, accompanying a group of Japanese laborers sent from Japan to the Hawaiian Islands was a physician, Dr. Yoshida. The Japanese government had been disturbed by conditions faced by the previous group of laborers sent in 1868; by including Dr. Yoshida in the ship's compliment, the Japanese government hoped to ensure proper medical care for its citizens working in a foreign and unfamiliar country. By 1896, a Japanese doctors' association had been organized in Hawai'i (Bruno et al, 1985, p. v6).

While the Hawai'i plantations offered their workers free health care, housing, and recreational facilities, all such plantation services were operated in a western manner, without Japanese customs or language. Health care especially was an area of concern for the immigrants, because illness could lead to a death without returning to Japan. Admittance to a western style hospital was an isolating experience, linguistically as well as physically. Even the nutrition offered patients was unfamiliar to the immigrants.

Conversely, education, and especially the practice of medicine, was traditionally highly respected in Japanese society. Family members would readily make economic sacrifices to aid in educational costs of a family member who showed promise in the medical field. Those who had earned their medical credentials were then seen as honor bound to return to the family and community that had financed their education.

Most doctors of Japanese descent were originally educated in the mother country. This was facilitated by the Hawaiian Territorial Government, which until 1914 allowed the applicants for a medical license to take the qualification test in *Nihongo* (Japanese language) (Bruno, et al, 1985, p. 1).

The founding doctor of a Japanese hospital was expected to be on call 24 hours a day, every day; to accomplish this, the doctor's residence would be located within the hospital complex. Like the families in the "mom and pop" stores, the doctor's family all had their own responsibilities, including billing, checking in patients, food preparation, sanitation, and often as the doctor's most trusted assistant in the operating room. If the hospital were large enough, young nurses would perform many of the operation assistance tasks; the nurses would also be on 24-hour call and live on the property. A handy man would be responsible for general facility maintenance and running errands.

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Food consumed in these hospitals in the early years was exclusively Japanese. Food could be provided and prepared by the hospital staff or by the patient's own family. Breakfast might include miso *shiru* (soup), rice, *ume-boshi* (salt plums), *tsukemono* (pickled vegetables), tea, and fried eggs; a lunch of rice, fish or chicken, *tofu* (bean curd), cooked/pickled vegetables, and tea; and dinner of rice/chicken/stewed meat, cooked/pickled vegetables, and tea. The exact diet offered, of course, depended upon the patient's condition.

Over time, the fare provided became increasingly westernized, as members of the Japanese immigrant group remained longer in Hawai'i and acclimated to the dietary habits of other groups. Breakfast could include coffee, starch such as toast/muffins/biscuits and cereal and eggs. Lunch and dinner contained more stew-types of foods and baked fish, pork chops, and chicken.

Japanese condiments and the use of *hashi* (chopsticks) remained common throughout the period of Japanese hospital operations.

Like the Native Hawaiian tradition of *kōkua* (family members or close friends who accompanied and helped care for the sick), the traditional operation of Japanese hospitals welcomed those close to the patient to stay overnight in the same room. This was practical, because it provided both emotional support to the patient and lessened the workload on the staff. Often there would be two beds in the room: one for the patient and one for the companion; if no second bed was available, the companion would sleep on the floor. Many of the hospitals also had a Japanese *furo* on the property where, after washing, patients could sit and relax in the warm, clean water.

One major concern among physicians and patients alike was the ability to pay for services. Patients who could not afford to pay in cash often gave the doctor and other members of the staff compensation in the form of food products.

The need for financial stability in hospital operations was always acute. The primary reason for opening a hospital was providing medical care rather than financial gain. Indeed, one Big Island physician operated a seven bed "Free Ward" during the Depression years before medical insurance became available. Unfortunately, many doctors were compelled to give up their hospitals after a short time due to an inability to collect from patients.

During the war years, Japanese hospitals throughout the islands were under considerable pressure and stress due to unannounced visits (often at night) and interrogations by government security agents (Bruno, et al, 1985, p. 3-4). (Indeed, the Japanese Charity Hospital in Nu'uuanu Valley on O'ahu was seized outright by the government and renamed "Kuakini Hospital.")

After the war, the expansion of the Hawaiian Territorial Government-built and operated hospitals (especially in rural areas) and the increasing age of many of the original Japanese hospital founders led to closure of these family operations.

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Property History (Ethnic Heritage)

The passage of ownership of the Sakata property was complex. Royal Patent No. 1073, dated 1852 and awarded to George Hardy (sometime spelled Hardey), consisted of 207.3 acres in the area known as Haina from Kamehameha IV for \$4267. It lay on the *mauka* side of Government Road (Māmane Street), following that roadway between what in 2016 is the gully immediately Hilo-side of the Methodist Church northwest to the corner of Lehua Street (email between Wendy Tolleson and Jack Smith [descendent of George Hardy], October 4, 2014). Hardy was married to Margarida Mattos at the time of his death in 1900 (email between Jack Smith and Ross Stephenson, January 18, 2014).

According to an undated news article, Maria Margarida was the third (possibly fourth) wife of Hardy. Hardy met the pregnant Maria before their marriage and ultimately adopted the child named Manuel. (The name Manuel de Lima Carvalho was found in a transfer document dated 1912.) "The entire estate of George Hardy is left to the widow and the deceased's adopted son, a Portuguese boy, named Manuel" (Bureau of Conveyances, Liber 286, p. 184). In 1906 at the time Maria sold the property to William Russell of Honoka'a, Maria, her new husband Peter Johnson, and Manuel lived in Honolulu (*Bureau of Conveyances* Liber 286, p. 184). They moved to Los Angeles, CA according to a 1912 transfer document.

Born in 1847 in Scotland, carpenter William Russell, 58, immigrated to Hawaii in 1882, and purchased the (future Sakata) property in 1906 (*Bureau of the Census, 1900*). In 1909, sixty-one-year old William died leaving wife Malia and two sons; William and George, ages 15 and 13.

In 1910, Malia Russell conveyed her interest in the property to her adopted Hawaiian-Chinese son Enoka Ako (Bureau of Conveyances, Liber 340, p. 48), with the proviso that, while she was alive, Enoka Ako would collect and administer all rents, profits, and expenses for her benefit. After her death all rents, profits and expenses would be pro-rated between Enoka Ako and son Henry J. Kalawaia and grandsons Henry and William. These grandsons may have lived elsewhere in the islands, as they do not appear in any census for Honoka'a. By 1920, Malia was the head of the household with 32-year-old Enoka (registered as "white" on his Draft Registration Card) and his wife Paahao and daughter Hester as part of her household. Enoka was employed as a police officer in Kukuihaele, the plantation town close to Waipi'o Valley (*Bureau of the Census, 1920*).

A suit by heirs of William Russell against Enoka Ako over the distribution of the Russell lands ensued. According to Frank R. H. Fraser, manager of the Honoka'a Branch of the Bank of Hawai'i, the heirs contested the transfer of interest (by 1928 foreclosure) to Dr. Koshiro Tofukuji (Bureau of Conveyances, Liber 570 p. 144-145 and Liber 925, p. 365-366). They also filed a suit against Enoka Ako, when Ako refused to redistribute the rents and profits as instructed by Malia. On August 12, 1933, the Hawaii Supreme Court named the following as owners: William Russell (one-fourth interest), Tofukuji (one-half interest) and Ako (one-fourth interest). Enoka Ako died on November 10, 1934 and by will, dated February 2, 1934, left his leasehold to his

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daughter Hester Mae Ako with life tenancy to his wife Paahao Ako. In 1937, William Russell deeded his one-fourth interest to Paahao for \$1,400 (*Bureau of Conveyances* Liber 1384, p. 52). (*Bureau of Conveyances* Liber 925, p. 365-366.

Dr. Koshiro Tofukuji set up a medical practice in 1906 opening the first Japanese hospital in the town in 1910 in the *mauka* portion of the Sakata parcel (*Sanborn Fire Insurance Map, 1914*). (Bruno, et al, 1985, p. 7), and by the 1933 court decision, Dr. Tofukuji owned one-half interest in the property.

H. CULMAN Tel. 1483 FORT and HOTEL STS. ISLAND OF HAWAII 951	Originator and Designer of HAWAIIAN SOUVENIRS MANUFACTURING JEWELER AND WATCHMAKER
Tim Sin Akui, painter, bds Ollie T Shipman, Hilo. Timoteo, Rev Enoch S, pastor Napoopoo Church, Napoopoo. Tingawara, carp H M Co, Paauilo. Tochin, emp H Akona, Waimea, p o Kamuela. Toda, emp Vol S & T Co, Hilo. Todd Albert W, wireless opr Mutual Tel Co, Kawaihae. Todd Alexander, emp H Hackfeld & Co, Hilo. Todd David E, mach Capt Cook Coffee Co Cannery, Napoopoo. Todd Edmund, derrickman The Breakwater Co, Hilo. Todd Edward, teller Bishop & Co, Hilo. Todd George L, harnessmkr Vol S & T Co, r Pleasant, Hilo. Todd Mrs Ida, tchr Hilo Union School, r Pleasant, Hilo. Todd John, supt Capt Cook Coffee Co Cannery, Napoopoo. Todd John C, plumber Hilo Mercantile Co, r Pleasant, Hilo. Todd Sarah, opr Hilo & H Tel & Tel Co, Hilo. Todd Walter, chauffeur von Hamm-Young Co, Kealahou. Todd Wm A, harnessmkr E A Namohala, r Pleasant, Hilo. TOFUKUJI K, Physician and Surgeon and Propr Honokaa Japanese Hospital, Honokaa, P O Box D. Togo, stableman Mana Stables, Hilo. Togo Sinsuke, pool parlor Waiakea, Hilo. Togo T, meatcutter Henry Hall, Kukuiahae. Togo Wm P, lab, Kukuiahae. Togonaka, driver Vol S & T Co, Hilo. Toguchi B, salsn Maunakea Liquor House, Hilo. TOJO K, Blacksmith, Tailor and Pool Parlor Kukaiau. Tokami, tailor Honokaa. TOKUNAGA D, Tailor, Barber and Groceries Piihonua, Hilo, P O Box 51. Tokunaga T, ice cream parlor Front, Hilo. Tokunaga T, sngarboiler Kona Development Co, Kailua. Tokushiro N, with Tokushiro Printing Office, Hilo. Tokushiro Printing Office, Nawahie blk, Hilo. Tom Ah Ling, steward s s Kaulani, Hilo. Tom How Choy, tailor Goo Pang Wan, Hilo. Tom K K, restaurant Front, Waiolama, Hilo. Tom Wai Kim, mngtr C Afong Ick Chong Co, r Puueo, Hilo. Tomacio Kenyone, emp Vol S & T Co, Hilo. Tome Shimada, gen store Paukaa, p o Papaikou. Tomita, emp H Hackfeld & Co, Hilo. Tomita Sakadowa, cane contr P S Co, Pepeekeo. TONG FAT, Auto Livery, General Store, Hats, Boots and Shoes, Cigars, Tobacco and Meats Hawi. Tong Lung, hog raiser Honokaa. Tong Sui, laboratory man H M Co, Paauilo. Toomey Alexander D, kpr Kawaihae Light Station, Kawaihae	
INSURE YOUR LIFE, LIMB AND HEALTH AGAINST DEATH, ACCIDENT & DISEASE WEST COAST LIFE INSURANCE COMPANY. The B. F. Dillingham Co., Ltd., Agents.	
GUARDIAN TRUST CO. LTD. REAL ESTATE Bank of Hawaii Building	For Lists of Names any trade, business or profession, Address R. L. POLK & Co., Chicago or Detroit

1913 POLK'S DIRECTORY

Dr. Tofukuji is also listed in 1910 in regular type as "Tofukuji K, phys Honokaa."

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At the beginning of World War II, Dr. Tofukuji was designated an enemy alien, interned on the Mainland, and repatriated to Japan in 1943 (Bruno et al, 1985, p. 7). He may have received this classification for any of a number of reasons, including his status as a former officer in the Japanese Imperial Army, his position as a leader in the local Japanese community, or he may have been suspected by authorities as a member of an organization or company deemed as aiding and abetting the Japanese Government during the war through transfer of stock, specie, or goods. Dr. Tofukuji's Honoka'a land was seized under provisions of the *Trading with the Enemy Act of October 6, 1917, Title Twelve, Subchapter IV, U.S. Code § 95a*) by the Office of the Alien Property Custodian. After World War II, Congress enacted the War Claims Acts of 1948 and 1962, under which German and Japanese property held in trust by the United States was used to satisfy, in part, the war claims of U.S. citizens. In 1949, Dr. Tofukuji's one-half interest in the property was transferred to the U.S. Government, while Paahao Ako retained her own interest (Bureau of Conveyances, Liber 2201, p. 420).

On December 21, 1921, Kyuhachi Sakata leased a portion of the property for the operation of a photography studio (Bureau of Conveyances, reference, Liber 619, p. 485). And in 1953, the 28-year-old unmarried Masaaki Sakata purchased Paahao Ako's one-half interest for \$19,000 (*Bureau of Conveyances* Liber 2720, P. 400) and less than a year later, in 1954, purchased Dr. Tofukuji's interest from the Justice Department for \$19,100 (*Bureau of Conveyances* Liber 2824, p. 236). In 1952, he brought his father Kyuhachi into the photography business as a partner (*Bureau of Conveyances* Liber 2656, p. 167). In 1955, he transferred the deed for the "consideration of love" into joint tenancy with his mother and brother Hiroaki (Bureau of Conveyances Liber 2720, p. 400; 2921, p. 328). In 1991, the property transferred to the Marilyn and Masaaki Trust as tenants in common (*Bureau of Conveyances* Liber 1991-075887). The property remains in Sakata family hands to this day.

Historical Events

George Hardy, born 1822 as William Bickle Smith, was an Englishman who as a boy had joined the British Navy; he subsequently deserted the British Navy and joined the American Navy under the Hardy name. Hardy saw military action in 1846 when the United States went to war with Mexico over the American annexation of Texas. He was aboard the sloop-of-war *St. Mary's* during the siege of Tampico; during that time, he witnessed the hanging of Seaman Samuel Jackson for striking an officer and using "mutinous and seditious language." (Naval History and Heritage Command, n.d.) Hardy first visited Hawai'i in 1850; he returned for good in 1851 (email, between Jack Smith and Ross Stephenson, 2014). Hardy's descendant Jack Smith surmised that the Sakata property was the location of Hardy's home due to the size of the property, number of buildings located there in the 1904 Charles Dove map ("Title Map of the Lands of Honoka'a Plantation/Survey and Map for the Honoka'a Sugar Company," Hawaii State Land Survey Division, Registered Map No. 2267WIDE) and its close proximity to the original Catholic Church and Cemetery. (email, between Jack Smith and Ross Stephenson, 2014)

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The 1904 Dove map shows that what became the Sakata property had seven structures on it, two of which were large, and one close to the Government Road. The (presumably) commercial building located on Government Road does not have the footprint of the present (2015) structure that contains the Sakata Insurance Agency. A road track led *mauka* to the back-property line.

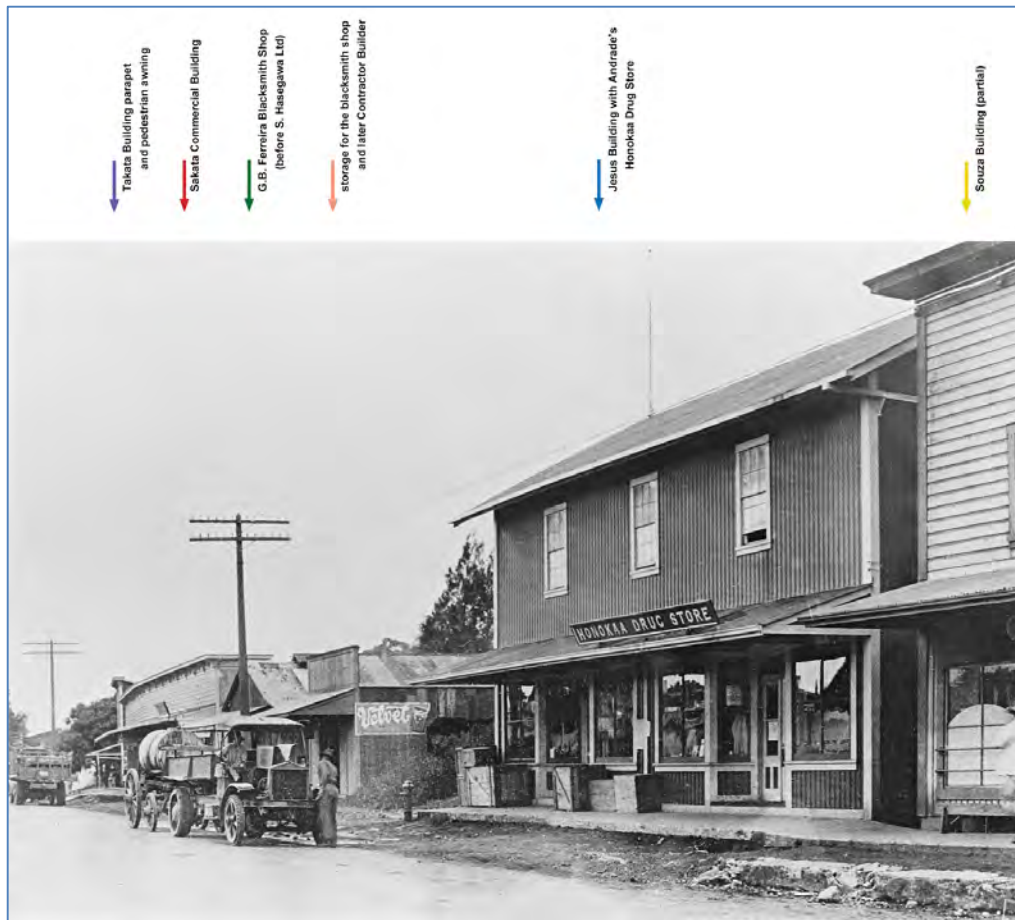
The 1914 Sanborn Fire Insurance Map shows three groups of buildings on the property. The footprint of the present (2016) Sakata Commercial Building along Māmane Street is visible, with shops listed (Waipi'o to Hilo direction) as "Photos," "Storage," "Candy and Notions," "Billiards," "Dry Goods and Notions," and "Sewing Machines." The Hilo-most space is labeled as a dwelling. Immediately behind were seven structures in a row, parallel to the main road, the first as storage, the second a cistern, the third through fifth containing kitchens, the sixth another cistern, and the seventh as a laundry. Further *mauka* was a stand-alone photography studio; then a garage, two connected buildings (one labeled "Japanese Hospital"), and to the Hilo side, "Doctor's Office"/dwelling and cistern. The last two small structures on the *mauka* side were unlabeled. Perhaps some or all of these buildings were constructed by owner/carpenter William Russell (father, not son) before his death in 1909.

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SAKATA ART STUDIO

Photo of the *mauka* side of Māmane Street, before 1930. All these buildings are recorded on the 1914 Sanborn Fire Insurance Map. Note, partially hidden by the water[?] truck, the Sakata Commercial Building curved roof and parapet mirrors the curvilinear street below.

A hand-drawn map (#10) of businesses along the main road by Toshio Haranaga (born in Honoka'a in 1925 and departed in 1941) also shows the Sakata Photo Studio building on the future Sakata property (Haranaga, Toshio, 2011).

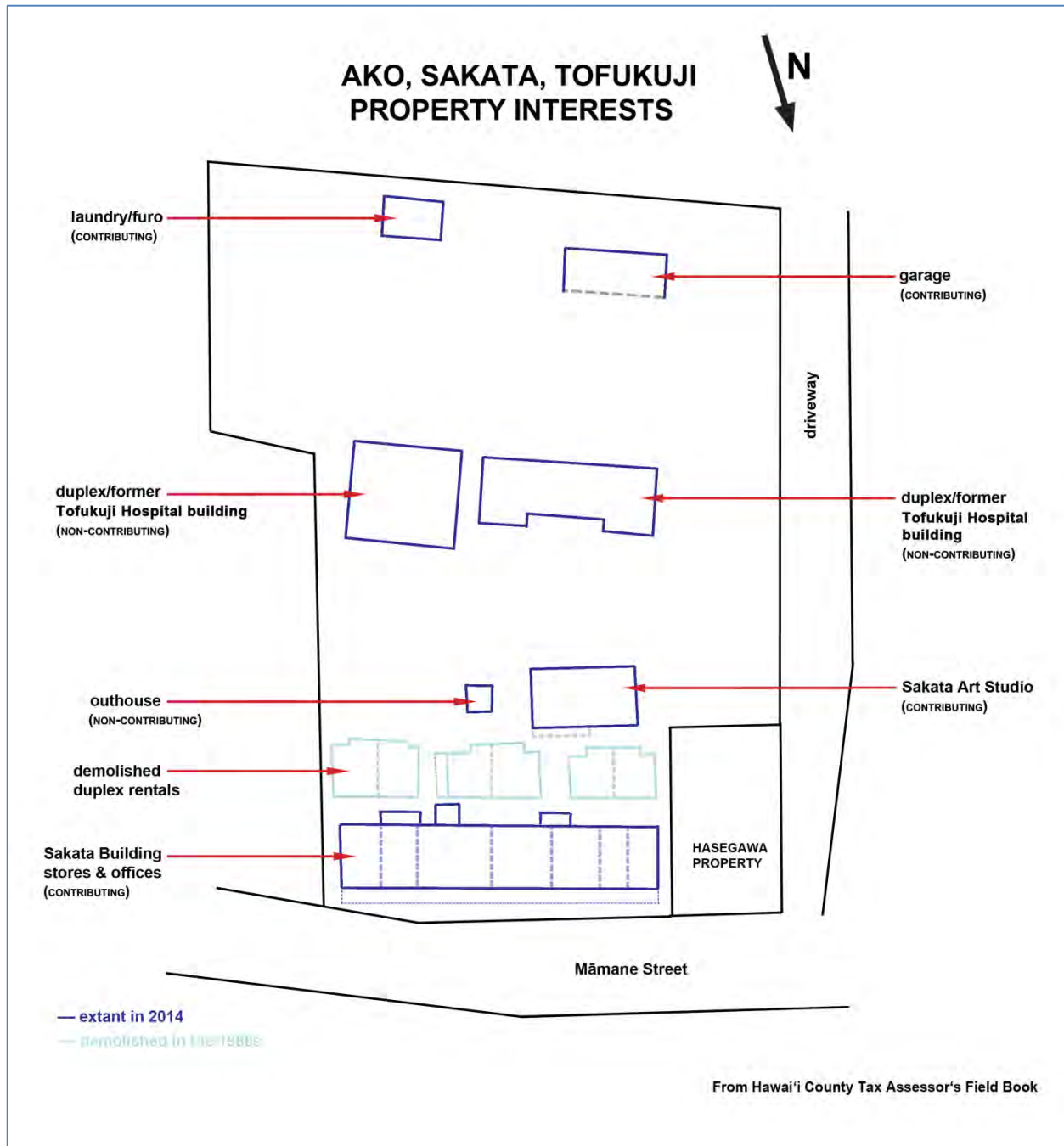
Another hand-drawn map (#11) of businesses produced by Eric Paiva in 2012 detailed many different types of businesses over time occupying the retail spaces of the Sakata Commercial Building. On the Waipi'o-most side in one space were Marge Mochida's Barber Shop and a tailor shop; next door at various times a shoemaker and a tattoo shop; third the Galinato, Hernandez, and Sagid Pool Halls and later Sakata Insurance; the Sweet Shoppe was next; and on the Hilo-most side was Hamasaki Jeweler (Paiva, Eric, Map from recollections of Honoka'a, 2012).

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The Kawatachi family lived *mauka* of their Sweet Shoppe in the double rental unit. Jiro also managed the Honokaa People's Theatre for a while.

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(Entertainment Recreation)



1939 Honokaa High School yearbook advertisement. Despite the misspelling of the town's name this was an establishment that had something for everyone.



©FRANCO SALMOIRAGHI

A retiree waiting for a game at the Galinato/Hernandez Pool Hall, ca. 1975.

Masaaki Sakata Property

Name of Property

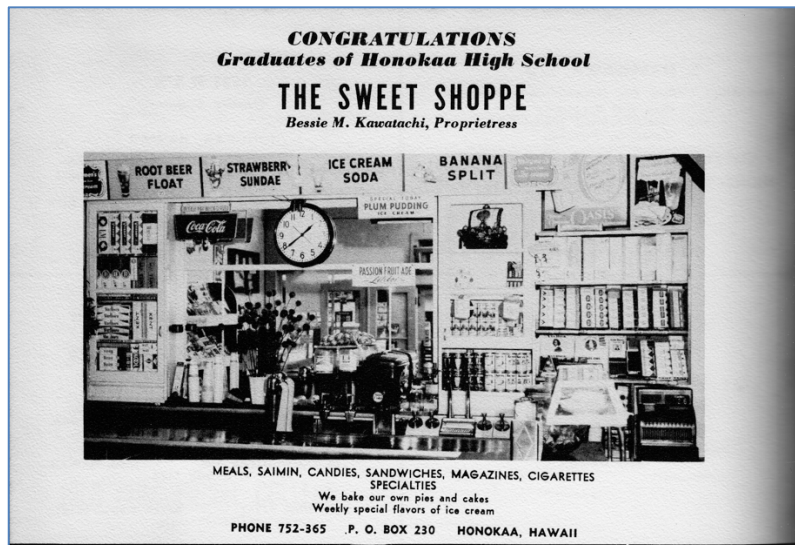
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YAMATO COLLECTION NHERC

For many years, the Sweet Shoppe's sign hung under the pedestrian awning.



1958 Honokaa High School yearbook advertisement.

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Congratulations, Class of 1961

The Sweet Shoppe

FOUNTAIN SERVICE

We Specialize in
Baking, Box Lunches, Sushi
Meals, Ice Cream, Cold Drinks, Candies,
Tobacco and Magazines
Latest Records for your Listening Pleasures
MEET ME AT THE SWEET SHOPPE

Phone 75-2365

P. O. Box 95

Honokaa, Hawaii

1961 Honokaa High School yearbook advertisement.

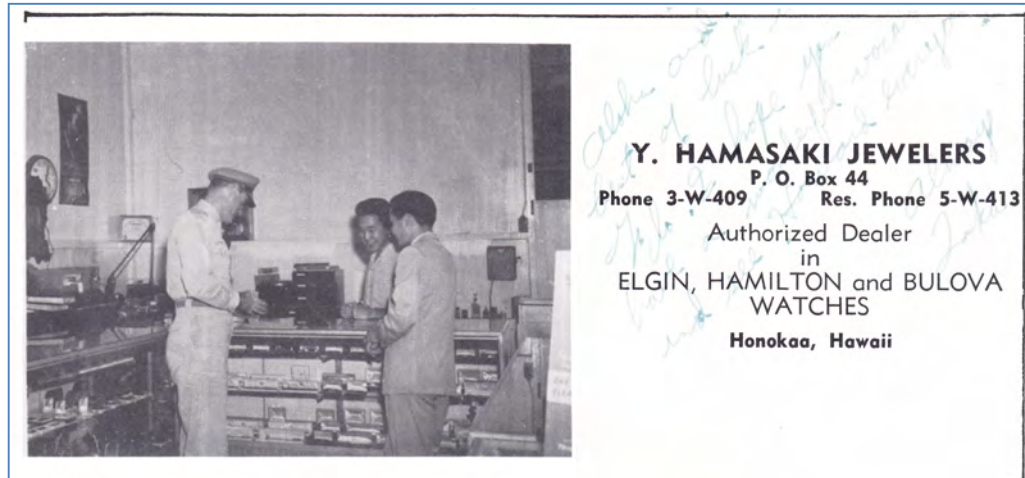
Masaaki Sakata Property

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(Specialty Stores)



1950 Honokaa High School yearbook advertisement.

Currently (2015), the Sakata Commercial Building is occupied as follows: on the Waipi'o side the Kaneshiro family rents space for office purposes; next door is vacant; the Sakata Insurance firm occupies the old pool hall space; and the Honoka'a Filipino Store (general merchandise) operates out of both Hilo-most side spaces.



YAMATO COLLECTION, NHERC

The Honoka'a Filipino Store carries many specialty items and also transfers remittances to the Philippines. ca. 1970s.

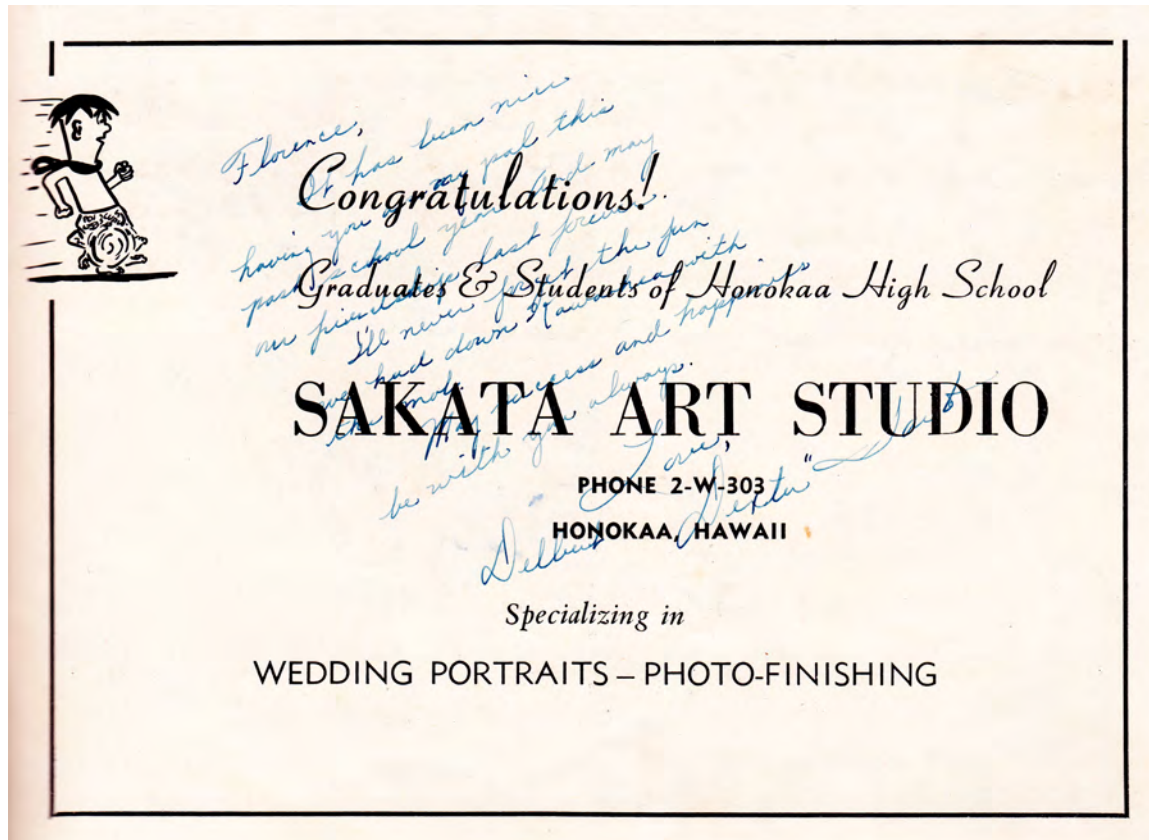
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The Sakata Art Studio, where generations of Honoka'a High School students had their class portraits taken for the *Ka Nani O Honoka'a* school annual and other residents have recorded their families, friendships and organizations, has closed. The building is boarded up.



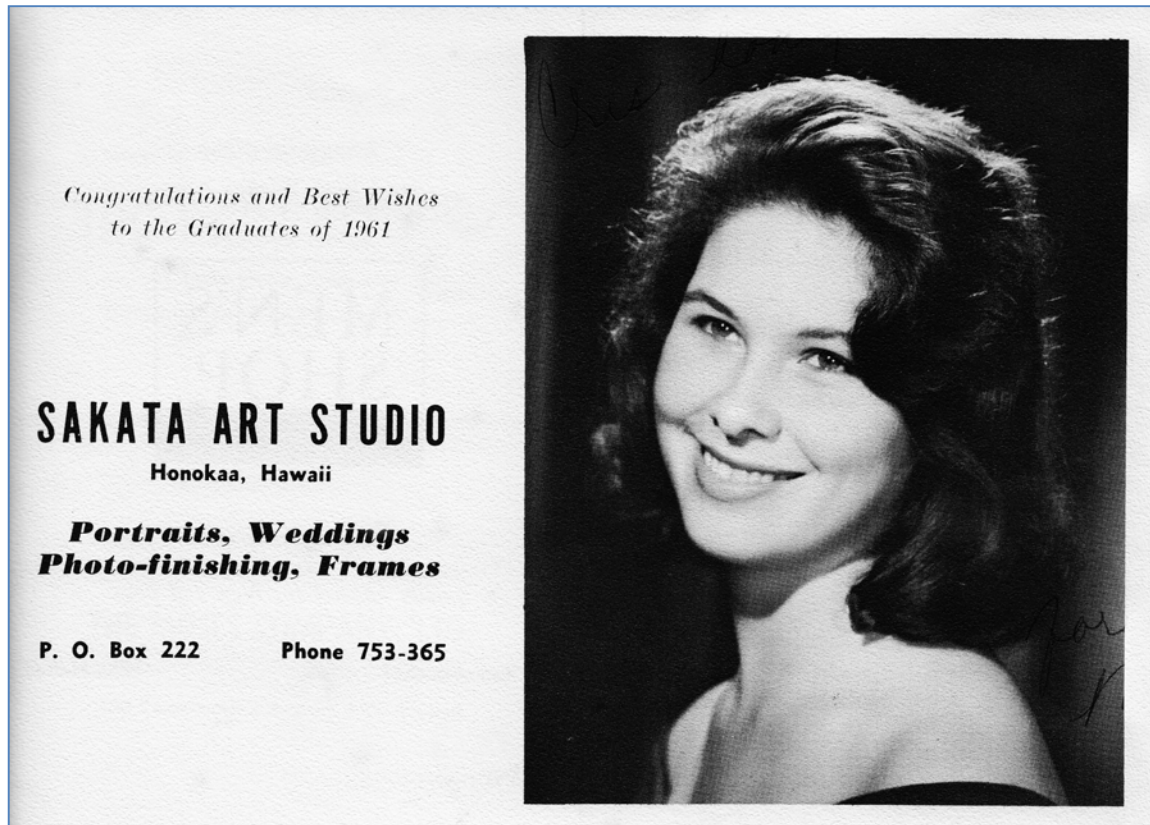
1951 Honokaa High School yearbook advertisement.

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1961 Honokaa High School yearbook advertisement for the Sakata Art Studio.

Four structures remain from the days of Dr. Tofukuji's Japanese Hospital: two rectangular buildings which have been extensively remodeled into residential units; the combination laundry/*furo* building, and the multiple vehicle garage *mauka* of the two duplexes.

The film *Honokaa Boy*, shot almost entirely in Honoka'a in 2009, features several scenes with the Sakata Commercial Building as a backdrop.

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HONOKA'A BOY

Film crew shooting *Honoka'a Boy*. Based upon the book *Honoka'a Boy* by Lee Yoshida and filmed on location in Honoka'a in October 2008, this movie revolves around a love-scorned Japanese college student named Leo (played by Masaki Okada). Leo finds refuge in Honoka'a working as a projectionist at the People's Theatre. He meets an eccentric master chef named Bee (Chieko Baisho), an older woman with a zest for life. He also is attracted to a young woman named Mariah (Jun Hasegawa) who is already in an uneasy relationship with someone else. By gaining and losing love, through heartbreak, reconciliation, and loss, Leo comes to understand the true meanings of friendship and affection.

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HONOKAA BOY

This screen shot is looking through the People's Theatre window toward the Sakata Building across the street. This popular Japanese movie is regularly shown on flights between Japan and Hawai'i.



HONOKAA BOY

This dress shop scene is shot in front of the Sakata Building's Kaneshiro office.

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People

Sakata Clan

Kyuhachi Sakata (sometimes spelled Kukachi) was born in 1888. He arrived in Hawai'i in 1907 from Kawakami Village, Yoshino District in Nara Prefecture (1907 Ships Manifest). He did not appear in the *1910 Census*; however, he was listed as a photographer in commercial directories for photography in 1919 (Commercial Directory, Honolulu, 1919, p. 1291). In 1920 he was recorded as a 31-year-old single man, again working as a photographer in a photo studio in Honoka'a (Bureau of the Census, 1920). By 1930 he was a 42-year-old married to 31-year-old Matsue. (Matsue had emigrated from Japan in 1910.) They had three children: 5-year-old son Masaaki (sometimes spelled Masaki), 4-year-old son Kimiaki and 1-year-old Hiroaki (Bureau of the Census, 1930). In 1940 Matsue was listed as not working. Kyuhachi continued to be registered as a photographer. In 1953, son Masaaki bought a half interest in the property for \$19,000 from Enoka Ako's widow Paahao. Less than a year later he acquired the other half interest from the Justice Department. In 1955, still unmarried, Masaaki deeded the property in joint tenancy to his mother and brother. Kimiaki then disappeared from the record. The Big Island phone directory shows Hiroaki Sakata living in Hilo in 2002 (City Phone Directory, Hilo). Hiroaki died at 86 years of age in Hilo on December 19, 2014. No obituary for any other member of the family has been located.



HONOLULU STAR-BULLETIN

1961 photo of Masaaki Sakata

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Masaaki Sakata, born in 1925, is a lifetime resident of Honoka'a. As an insurance agent his business was conducted in the Sakata Commercial Building. He also hosted many of his community activities in this building. Thirty-five-year-old Masaaki, having practiced for only 15 months, was named outstanding American Mutual Insurance Company agent in the State of Hawai'i for 1960. In 1960 he also received the Hawaii State Jaycees Distinguished Service Award as one of the 10 under 35-year olds islanders who had worked for the betterment of the community. Some of his civic accomplishments included serving in the 1960s as the president and vice president of the Honoka'a Community Federal Credit Union, the secretary of the Hāmākua Business Association, the first vice president, then president, of the Hāmākua Lions Club where he presided at a dinner held at the Honoka'a Club Hotel honoring new teachers and government employees. He was a service officer of the American Legion, and managing community member of the County of Hawai'i Hospital. From 1970 to 1974 he served on the County of Hawai'i Police Commission as its vice chairman, then as its chairman. One of his outstanding accomplishments continues to this day [2015]: he was the labor coordinator and member of the engineering community of the Hāmākua Swimming Pool project, the largest community project ever to be completed in Hawai'i. His wife, Marilyn Wolfe Sakata, also civic-minded, was a school teacher at Honoka'a Elementary School. She was born in Kokomo, Indiana and grew up in Palm Springs, California, and came to Honoka'a as a student teacher from UCLA and she met Masaaki.



RICK SAKATA COLLECTION

Masaaki and Marilyn Wolfe Sakata celebrating their 50th wedding anniversary with their family.

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The Tofukuji Clan

Dr. Koshiro Tokufuji

Koshiro Tofukuji, the son of Kennosuke and Suae Tofukuji, was born in Shinoi City, Nagano Ken, Japan on February 20, 1876. He graduated from Tokyo Saisei Gakusha Medical School in 1900.

LIST OF MANIFEST OF ALIEN IMMIGRANTS FOR THE COMMISSIONER OF IMMIGRATION.

Required by the regulations of the Secretary of the Treasury of the United States, under Act of Congress approved March 3, 1883, to be delivered to the Commissioner of Immigration by the Commanding Officer of any vessel having such passengers on board, upon arrival at a port in the United States.

Boards 7-6-25 N. S. Nippon Maru, sailing from Yokohama June 22, 1901, arriving at port of Honolulu July 1, 1901

No.	Name	Age	Sex	Rank	Profession	Place of Birth	Place of Residence	Married	Single	Widowed	Divorced	Other	Remarks
1	Matsui Yoshimura	34	Male	Shipman	Japanese	Honolulu	the ship	none	no	no	no	no	no
2	Sunaga Siro	21	Male	Merchant	Japanese	Honolulu	the ship	none	no	no	no	no	no
3	Mitsukichi Oka	31	Male	Shipman	Japanese	Honolulu	the ship	none	no	no	no	no	no
4	Kaguro Hongo	44	Male	Shipman	Japanese	Honolulu	the ship	none	no	no	no	no	no
5	Mentaro Tanaka	36	Male	Merchant	Japanese	Honolulu	the ship	none	no	no	no	no	no
6	Koshiro Tokufuji	25	Male	Shipman	Japanese	Honolulu	the ship	none	no	no	no	no	no
7	Sida Tanemoto	34	Male	Merchant	Japanese	Honolulu	the ship	none	no	no	no	no	no
8	Mitsuki Hayama	31	Male	Shipman	Japanese	Honolulu	the ship	none	no	no	no	no	no
9	Masaya Hayama	29	Male	Shipman	Japanese	Honolulu	the ship	none	no	no	no	no	no
10	Sichiro Hayama	12	Male	Child	Japanese	Honolulu	the ship	none	no	no	no	no	no
11	Kiyohiko Mori	27	Male	Merchant	Japanese	Honolulu	the ship	none	no	no	no	no	no
12	Masaya Hayama	28	Male	Shipman	Japanese	Honolulu	the ship	none	no	no	no	no	no
13	Sakichi Aoki	37	Male	Merchant	Japanese	Honolulu	the ship	none	no	no	no	no	no

Arrived July 1-1901

1901 Nippon Maru ship manifest recording Koshiro Tofukuji's entrance into Hawaii.

Dr. Tofukuji arrived in Honolulu in 1901, passed the Territorial medical licensing examination, and began employment at the Japanese Charity Hospital (later renamed Kuakini Hospital).

The humble beginnings of Kuakini Hospital are reflected in the fact that, when Dr. Tofukuji began work there, the facility had only three beds. His salary was \$35 a month.

Dr. Tofukuji advanced his medical skills by attending the University of Michigan at Ann Arbor from 1903-04. As a Japanese citizen, he was called back to the motherland to serve as a military physician in the Russo-Japanese War of 1904-05.

After the war, he married Tome Mizuno in Tokyo on October 25, 1906. The couple would have seven children: five boys, Shinobu, Mamoru, Makoto Satoru, and Frank Takashi; and two daughters, Yoshiko and Sumi.

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Returning to Hawai'i in 1906, Dr. Tofukuji established his practice in Honoka'a. His hospital operated in Honoka'a until 1921, serving patients of all nationalities in the Hāmākua and Kohala Districts.



THE PRIVATE JAPANESE HOSPITAL COVER PAGE—BRUNO

Dr. Tofukuki at his hospital. Note the early 20th century medical equipment. The Japanese characters say *byoin* (hospital).

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THE PRIVATE JAPANESE HOSPITAL, p.6-BRUNO

The hospital family portrait. In 1906 Koshiro Tofukuji established the first Japanese hospital on Hawaii Island in Honoka'a on land now owned by the Sakata family. Dr. Tofukuji's hospital operated for 14 years before he moved to Maui in 1921.

COUNTY Hawaii
ISLAND Hawaii
DISTRICT Honolulu

3-547

DEPARTMENT OF COMMERCE-BUREAU OF THE CENSUS
FOURTEENTH CENSUS OF THE UNITED STATES: 1920
POPULATION-HAWAII

(U.S. 16)

SHEET NO. 16 B

ENUMERATION DISTRICT NO. 132

WARD OR DISTRICT OF CITY

NAME OF CITY, TOWN OR VILLAGE Honolulu Village

ENUMERATED BY ME ON THE 10th DAY OF January, 1920.

ENUMERATOR John B. Schuler

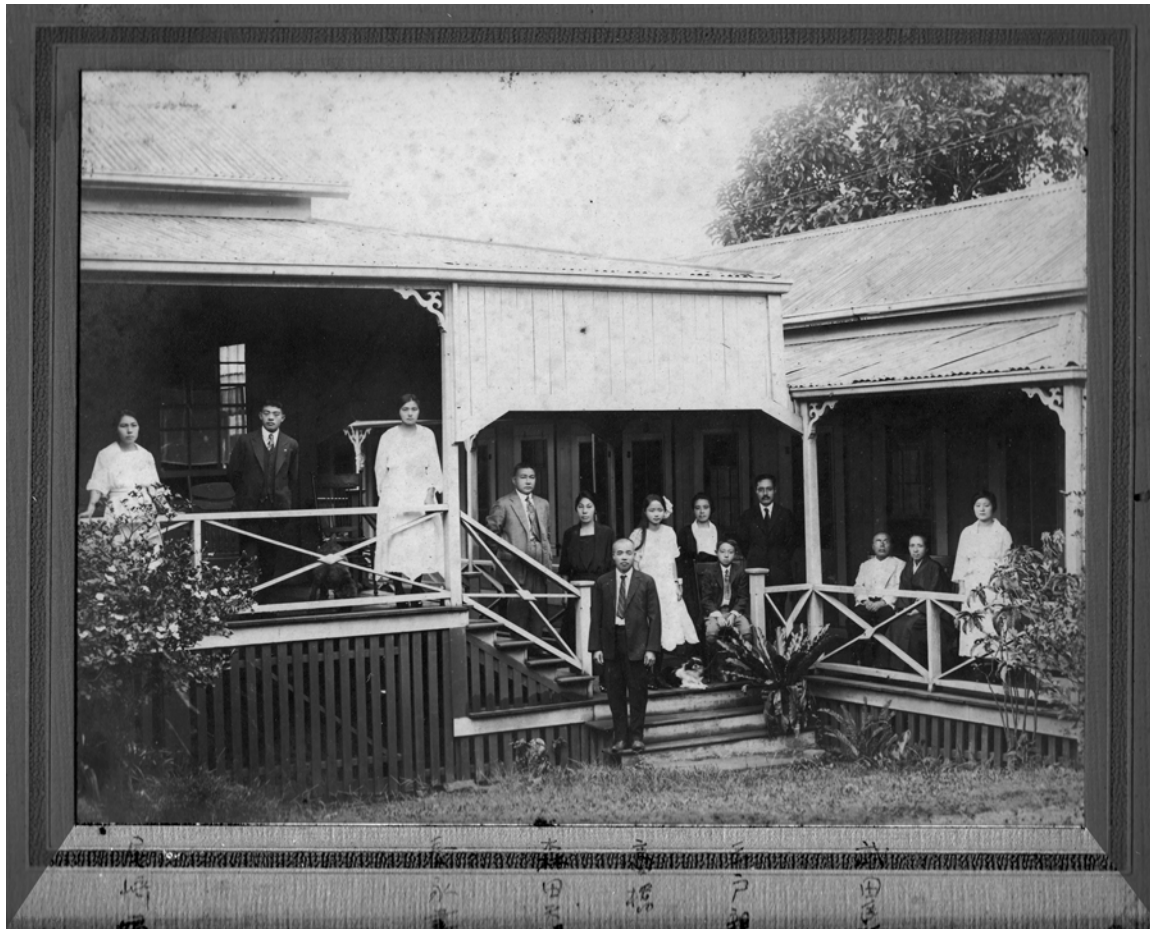
PLACE OF BIRTH.	NAME	RELATIVE	SEX	RACE	CITIZENSHIP	EDUCATION	ACTIVITY AND MOTHER TONGUE.	OCCUPATIONS.	
PLACED	AGE	AGE	AGE	AGE	AGE	AGE	ENGLISH	OTHER	
1	2	3	4	5	6	7	8	9	
36	19/12	Female	Head	W	2	22	English	English	Housewife
37	19/12	Female	Head	W	2	22	English	English	Housewife
38	19/12	Female	Head	W	2	22	English	English	Housewife
39	19/12	Female	Head	W	2	22	English	English	Housewife
40	19/12	Female	Head	W	2	22	English	English	Housewife
41	19/12	Female	Head	W	2	22	English	English	Housewife
42	19/12	Female	Head	W	2	22	English	English	Housewife
43	19/12	Female	Head	W	2	22	English	English	Housewife
44	19/12	Female	Head	W	2	22	English	English	Housewife
45	19/12	Female	Head	W	2	22	English	English	Housewife
46	19/12	Female	Head	W	2	22	English	English	Housewife
47	19/12	Female	Head	W	2	22	English	English	Housewife
48	19/12	Female	Head	W	2	22	English	English	Housewife
49	19/12	Female	Head	W	2	22	English	English	Housewife
50	19/12	Female	Head	W	2	22	English	English	Housewife
51	19/12	Female	Head	W	2	22	English	English	Housewife
52	19/12	Female	Head	W	2	22	English	English	Housewife
53	19/12	Female	Head	W	2	22	English	English	Housewife
54	19/12	Female	Head	W	2	22	English	English	Housewife
55	19/12	Female	Head	W	2	22	English	English	Housewife
56	19/12	Female	Head	W	2	22	English	English	Housewife
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59	19/12	Female	Head	W	2	22	English	English	Housewife
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61	19/12	Female	Head	W	2	22	English	English	Housewife
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64	19/12	Female	Head	W	2	22	English	English	Housewife
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66	19/12	Female	Head	W	2	22	English	English	Housewife
67	19/12	Female	Head	W	2	22	English	English	Housewife
68	19/12	Female	Head	W	2	22	English	English	Housewife
69	19/12	Female	Head	W	2	22	English	English	Housewife
70	19/12	Female	Head	W	2	22	English	English	Housewife
71	19/12	Female	Head	W	2	22	English	English	Housewife
72	19/12	Female	Head	W	2	22	English	English	Housewife
73	19/12	Female	Head	W	2	22	English	English	Housewife
74	19/12	Female	Head	W	2	22	English	English	Housewife
75	19/12	Female	Head	W	2	22	English	English	Housewife
76	19/12	Female	Head	W	2	22	English	English	Housewife
77	19/12	Female	Head	W	2	22	English	English	Housewife
78	19/12	Female	Head	W	2	22	English	English	Housewife
79	19/12	Female	Head	W	2	22	English	English	Housewife
80	19/12	Female	Head	W	2	22	English	English	Housewife
81	19/12	Female	Head	W	2	22	English	English	Housewife
82	19/12	Female	Head	W	2	22	English	English	Housewife
83	19/12	Female	Head	W	2	22	English	English	Housewife
84	19/12	Female	Head	W	2	22	English	English	Housewife
85	19/12	Female	Head	W	2	22	English	English	Housewife
86	19/12	Female	Head	W	2	22	English	English	Housewife
87	19/12	Female	Head	W	2	22	English	English	Housewife
88	19/12	Female	Head	W	2	22	English	English	Housewife
89	19/12	Female	Head	W	2	22	English	English	Housewife
90	19/12	Female	Head	W	2	22	English	English	Housewife
91	19/12	Female	Head	W	2	22	English	English	Housewife
92	19/12	Female	Head	W	2	22	English	English	Housewife
93	19/12	Female	Head	W	2	22	English	English	Housewife
94	19/12	Female	Head	W	2	22	English	English	Housewife
95	19/12	Female	Head	W	2	22	English	English	Housewife
96	19/12	Female	Head	W	2	22	English	English	Housewife
97	19/12	Female	Head	W	2	22	English	English	Housewife
98	19/12	Female	Head	W	2	22	English	English	Housewife
99	19/12	Female	Head	W	2	22	English	English	Housewife
100	19/12	Female	Head	W	2	22	English	English	Housewife

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HARUNAGA FAMILY COLLECTION

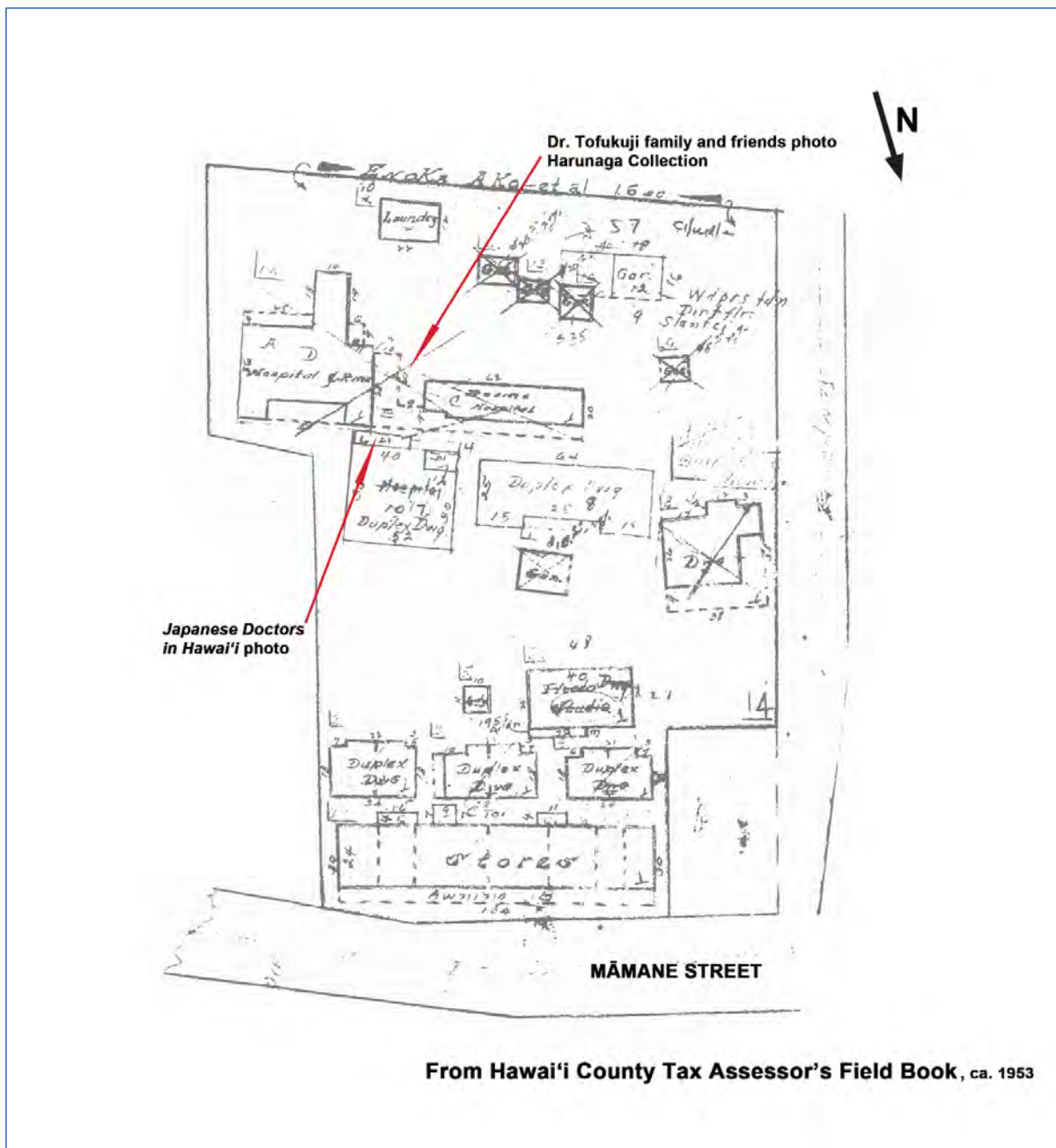
The architecture with, among other features, covered walkways, modillions, and railings, reflected the care given at the hospital. A group of family and friends at hospital with some names translated are: left to right: Ozaki (woman, 1st on the left), Harunaga (woman, 3rd from left), Morita (man, 4th from left), Takahashi (man on stairs, 6th from left), Takeda (man, 11th from left). Notice that the photo also includes the family dog. nd.

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Map showing the camera angles for the two photos above.

Besides his practice in the hospital compound, Dr. Tofukuji undertook house calls. These could take him away from Honoka'a for days at a time. Travel could be especially precarious, traveling on trails at night with only the light of a lantern and his horse's surefootedness to keep him from disaster.

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In 1917, Tofukuji sponsored his nephew Kaoru, as a student. Later, in the *1920 Census* Kaoru, age 21, is recorded as a doctor in a hospital. He is listed as “phys” [physician] in the *1919 Polk's Directory* and in the *1920 Census* as a phys [physician] in a hospital.

When hostilities broke out between Japan and the United States in 1941, Dr. Tofukuji was interned as an enemy alien on the Mainland. His Honoka'a property interest was subsequently confiscated by the United States Government. In November 1943, he was repatriated to Japan as part of the Internee Exchange Program.

In 1950, with the help of Hawai'i Congressman Joseph Farrington, Dr. Tofukuji was given permission to return to the islands, bury his wife, and live out his remaining years here. He became an American citizen in 1962 and died at age 90 on August 22, 1966 (Bruno, et al., 1985, p. 7).

Criterion C (Architecture)

The Sakata property is significant on the State Level under Criterion C. The Sakata Commercial and Sakata Art Studio Buildings are good examples of wooden structures used for business purposes in Hawai'i during the first four decades of the twentieth century. The Tofukuji Hospital Laundry/*Furo* building and the Tofukuji Hospital Garage similarly are excellent examples of wooden and corrugated iron utility buildings from the same period.

The Sakata Commercial Building

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 had 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 are usually one to two stories in height and often sit on concrete foundations. A number featured false fronts and often Italianate-inspired cornices with modillion shaped brackets to cap the buildings. These structures 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 facades contained display windows, entrance bays, and doors to each store in the building. 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 Sakata Commercial Building, with its vertical tongue and groove walls, bracketed cornice and façade length, pent roofed awning fits these designs. It is a good example of the single-story form, with its false-front-like cornice providing a slightly more imposing view from the street. The use of four-pane, rather than single pane windows, in part resulted from the non-retail sales

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functions initially housed in the building, which did not require expansive windows to display their wares. The placement of doors and windows in a non-rhythmic fashion attests to the likely hand of a builder less concerned with exterior design and more concerned with the relationship of openings to the interior for functions that changed over time.

The Sakata Commercial Building represents a form once common in the Islands—a wooden structure built exclusively for commercial use placed right up to the front property line such as the Ferreira Building in Honoka'a. Unfortunately, with the passage of time such structures have become more and more difficult to find; only approximately forty examples of this building type still exist on the Big Island, with only three such buildings listed on the Hawai'i Register of Historic Places and one on the National Register. In Hilo, the Burns Block of 1913 and the Spreckels Block of 1900 still stand, as do several buildings in Pahoa. Along the forty-mile stretch from Hilo to Honoka'a, only three or four such buildings still remain in Honomū, and one or two in Wailea, Pāpa'ikou and Pa'auilo. On the Kona coast about a dozen small stores are scattered along the Māmalahoa Highway, including the Tomikawa Store in Hōlualoa (listed on the Hawai'i Register of Historic Places). In North Kohala, several buildings remain in Hāwī and Kapa'au, including the Nanbu Hotel (the second such building listed in the Hawai'i Register of Historic Places). Honoka'a presents the best collection of such structures on the island of Hawai'i, making the Sakata Building even more important for its contribution to this cohesive streetscape.

Sakata Art Studio Building

Much like the Sakata Commercial Building, the Sakata Art Studio building's design and construction reflect the strong physical influence of the Hawaii Sugar Planters Association (HSPA). The HSPA, under dual pressure throughout the early 20th century to stabilize labor conditions by bettering plantation living conditions and the necessity to improve camp sanitation to prevent plague, developed a series of economical building plans that were followed throughout the islands. Drawn by local architect Theodore Vierra and others, these structures feature post and pier foundations, single wall construction, *totan* (corrugated metal) roofs, hipped roofs, double hung windows, development of privy and later septic tank systems, etc. Use of standardized materials cut costs, and generations of plantation carpenters were trained to assemble these buildings. Structures such as the Sakata Commercial Building were developed in larger towns as specialized, false-front "upper tier" period commercial structures, with concrete floors and broad windows. The design of the Sakata Art Studio was just the opposite, more akin to plantation residences and more common in less populated rural areas. The exterior of the Art Studio illustrates the evolution of this type of plantation era structure, as the original units would have had their foundations on stones rather than "tofu" blocks, while vertical tongue and groove walls lie underneath asphalt and later vinyl sheeting for exterior protection. A structure like the Sakata Art Studio building sheltered small scale, community, institutional, commercial functions, as it was the locus of family and school portraits for generations. Following this function meant that it could be near the center of town but not necessarily on the main street, with a flexible

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interior that would allow patrons privacy to change into their best clothes and have multiple photographic shoots occurring almost simultaneously.

Tofukuji Hospital Laundry/*Furo* Building

Traditional Japanese and American bathing techniques are vastly different. Traditional Japanese bathing requires that the individual undertake a sponge bath, including scrubbing and rinsing first outside the tub, *before* entering the tub of warm to hot water to soak and then exit. Americans tend to enter the tub immediately, washing, rinsing, and soaking in the same water before toweling off. The later method makes bathing usually a single person affair.

Conversely, bathing has traditionally been a social activity in Japan, with communal baths initially located in many Japanese immigrant plantation worker camps in Hawai'i (a practice often frowned upon by the Christian, often Calvinist Christian, plantation management). Regardless, today in Japan visits to rural spas centered around *onsen* (hot springs) remain a popular vacation activity.



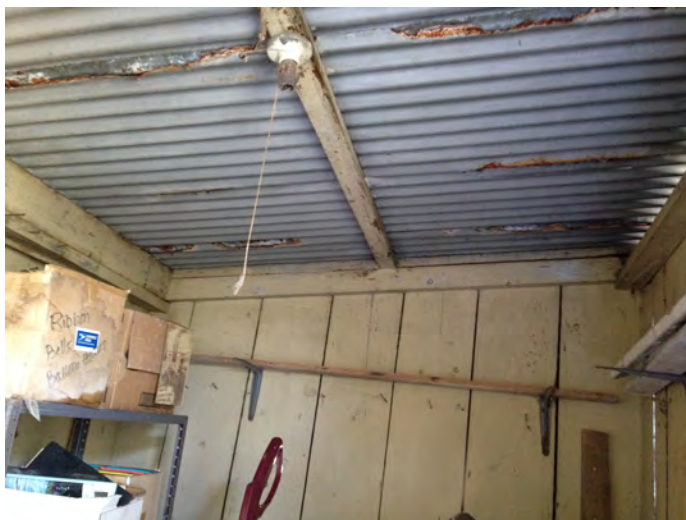
Left: the Tofukuji Hospital Laundry/*Furo* Building shows two sections of the same building with different board-and-batten construction. The exhaust chimney is in the upper right of the photo.
Right: an exterior detail view of the concrete *furo* fire chamber.

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Left: interior detail view showing the *furo* fire chamber and the wood floor covering the concrete slab floor. Right: the *furo* interior detail showing the wide wall planking on Waipi'o side.



Left: the Tofukuji Hospital *furo* five-panel door; right, its interior door latch.

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PHOTOGRAPHS PP. 44-46: LAURA RUBY

The Tofukuji Hospital Laundry interior, divided by a blue tarp, is currently used for storage.

In Hawai'i, a small-scale (family or small institution) *furo* building such as this has a concrete floor. Constructed into the floor on the outer *makai* side of the Tofukuji *Furo* is a niche into which was placed wood for a fire to heat the water. (The collection of combustibles and starting the fire early enough to get steady heat would be the job of older children in families or available staff in institutions). The interior concrete floor would have a drain to remove wastewater that accumulated during the scrubbing process. On a raised platform, immediately above the fire chamber, would be a wooden box into which the bather would subsequently soak and relax. Exhaust from the fire in this facility was dissipated by a chimney on the exterior.

It is interesting to note that the *Furo* side of the building is wide plank board-and-batten construction, while the Laundry side is another vertical plank board-and-batten. This, and the fact that the doors differ in the number of wood panels, suggests different periods of construction. Exact dates are unknown, but the 1914 Sanborn map does show a small structure on this site.

Tofukuji Hospital Garage

The Tofukuji Hospital Garage is another rare example of a plantation-era utility structure that has survived intact. It bridged the transition from animal-based to automobile-based transportation. Protection of animals and vehicles was essential in a location known for inclement weather and transportation challenges.

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PHOTOGRAPHS: LAURA RUBY

These Tofukuji Hospital Garage photos show the economical use of building materials. All three photos show the hard-packed earthen floor and the mix of recycled wall materials. The lower two interior photos show the garage poured-in-place retaining wall under renovation and the newly-placed support posts within the garage.

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Materials used were the standardized planks and corrugated iron that were available. Noteworthy is that the retaining wall was made of poured-in-place concrete, a material still infrequently used at the time of construction as it required transporting concrete mix into Hāmākua, understanding how to prepare formwork and creating larger quantities of concrete than the more commonly erected walls of stone. (The fact the floor is bare earth illustrates that obtaining such amounts of mix was no small effort.) The obvious recycling of lumber for new walls in this structure also illustrates that, as transportation of building materials remained a major challenge in the plantation era, a tradition of “not throwing anything away” was sound policy.

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Conclusion

The contributing buildings on the Sakata property are eligible for the Hawaii and National Registers of Historic Places at the State Level under Criteria A and C due to its continuous significance in small town commerce and its period architecture.

Criterion A (Events)

The Sakata property is historically important as it represents the development of small businesses outside the plantation hegemony. Here, small "Mom and Pop" businesses and specialty services (photography and medicine) were developed and operated. Customers benefited from the increased range of goods available and employment opportunities in new fields were created; while ethnic customs were honored, the policy of "all comers welcomed" facilitated social integration.

Criteria C (Architecture)

The Sakata property is also important as it contains excellent examples of plantation era architecture. The Sakata Commercial Building is an early example of a building erected purely for business purposes, built right up to the front property line, on a concrete foundation; it features turn of the century design as a single-story structure, of single vertical tongue and groove wood walls, banks of windows instead of single large pane glass apertures, and a false front with parapet. The Sakata Art Studio building reflects the transition of standard worker housing designs modified for commercial use; the structure would not be appropriate for pedestrian traffic on the main roadway but served admirably as a center of community activity over generations. The Tofukuji Hospital Laundry/*Furo* and Garage buildings likewise illustrate utilitarian, minimalist materials and designs to meet the ethnic customs and transportation mode requirements of their time. The four contributing buildings on the Sakata Property are also significant under Criterion C as good examples of wood commercial and utility buildings constructed in Hawai'i during the opening decades of the twentieth century. They exemplify single wall buildings of the plantation period in their use of materials, method of construction, craftsmanship, and design.

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Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

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Name of Property

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County and State

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Name of Property

Hawai'i, Hawai'i

County and State

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Previous documentation on file (NPS): N/A

___ preliminary determination of individual listing (36 CFR 67) has been requested

___ previously listed in the National Register

___ previously determined eligible by the National Register

Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

☐ 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): _____

10. Geographical Data

Acree of Property 1.6 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

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

Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 5Q	Easting: 241902.65	Northing: 2222098.39
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

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

Beginning in the most north-west corner of the property and proceeding clock-wise, the perimeter is 168 feet east along Māmane Street, then 212 feet south, 46 feet east, 140 feet south, 274 feet west, 232 feet north, 48 feet east, 85 feet north 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) 4-5-007:014. The boundaries of the parcel are the historic boundaries listed in the State Bureau of Conveyances since the 1920s and County Tax Assessor's Notebooks since the 1930s.

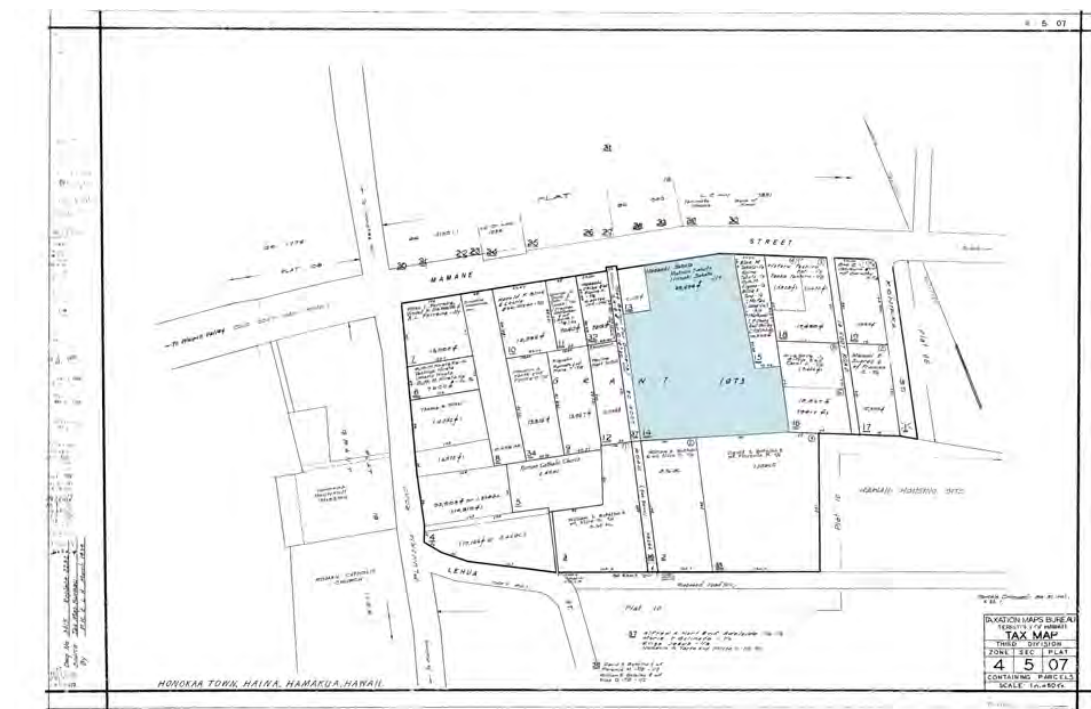
Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Tax Map Key number (3) 4-5-007:014



11. 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: HI zip code: 96817

e-mail: rwaylands808@aol.com

telephone: (808) 679-9060

date: March 26, 2017

Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **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.)

Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

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MAPS

Sakata 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	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 Honoka'a Quad Honokaa Quad showing the Sakata Property
6	2014	Honoka'a Street Map
7	1995	1995 USGS Honoka'a Quad showing the Haina Ahupua'a and Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i
8	1879	Historic Map showing the Grant 1073 to George Hardy
9	1914	Historic Honoka'a Town Sanborn Fire Insurance map showing the buildings included on the Sakata property demarked by the red outline.
10	1932	(3) 4-5 Tax Map showing whole Honoka'a Town—Sakata property in color.
11	1939	(3) 4-5-007 County tax map showing Sakata property location in 1939 in color.
12	1925-1941	Map of Honoka'a Town drawn by Toshio Harunaga demarking the Sakata Photo Studio by red rectangle.
13	2012	Composite Historic Honoka'a Town map (sheet 2) created by Eric Paiva demarking the Sakata Property businesses by red rectangle.
14	2016	Historic Honoka'a Town building map with the Sakata property in contrasting color.
15	2016	Honoka'a, HI 96727—Sakata buildings demarked in red on Google Map

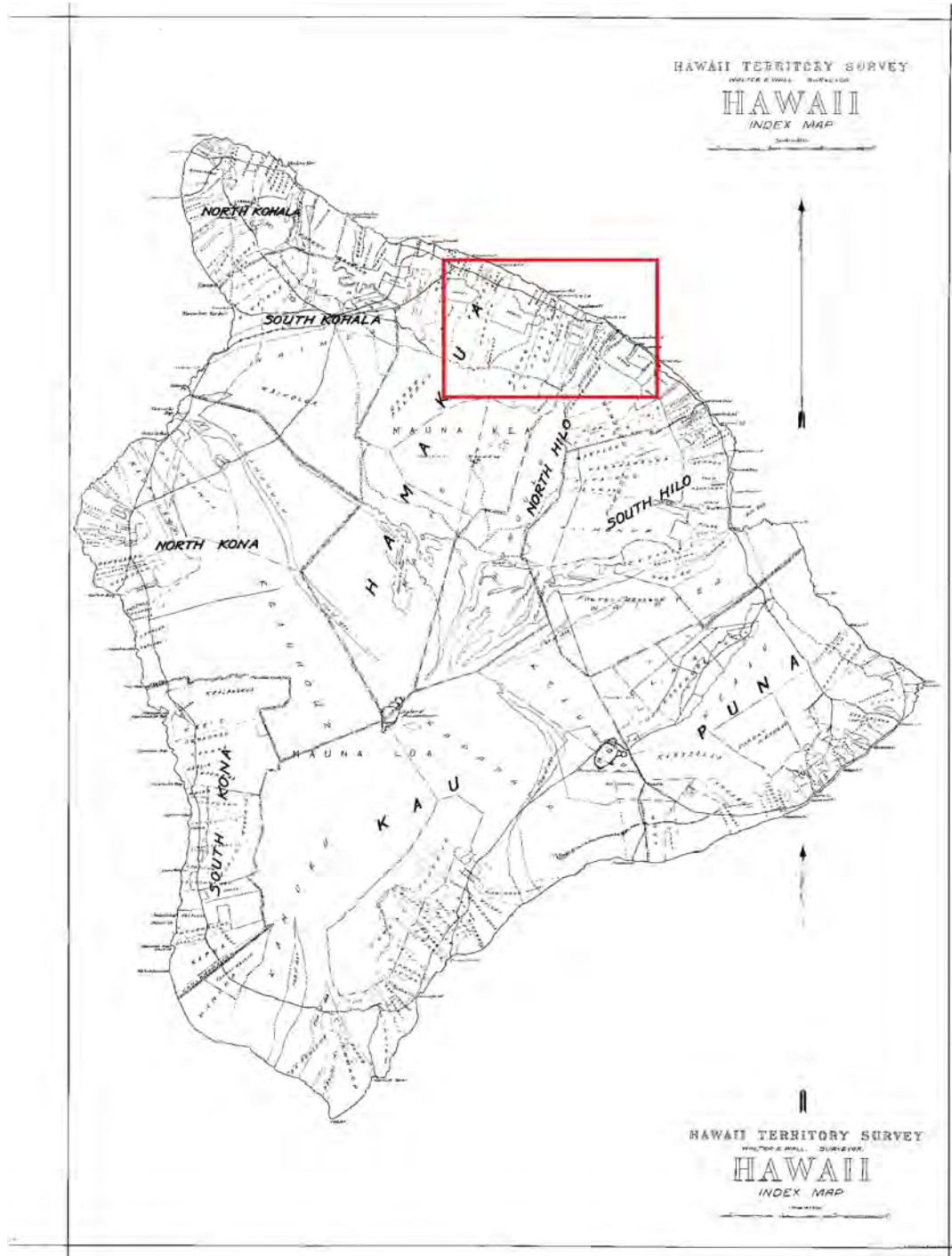
Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

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



Masaaki Sakata Property

Name of Property

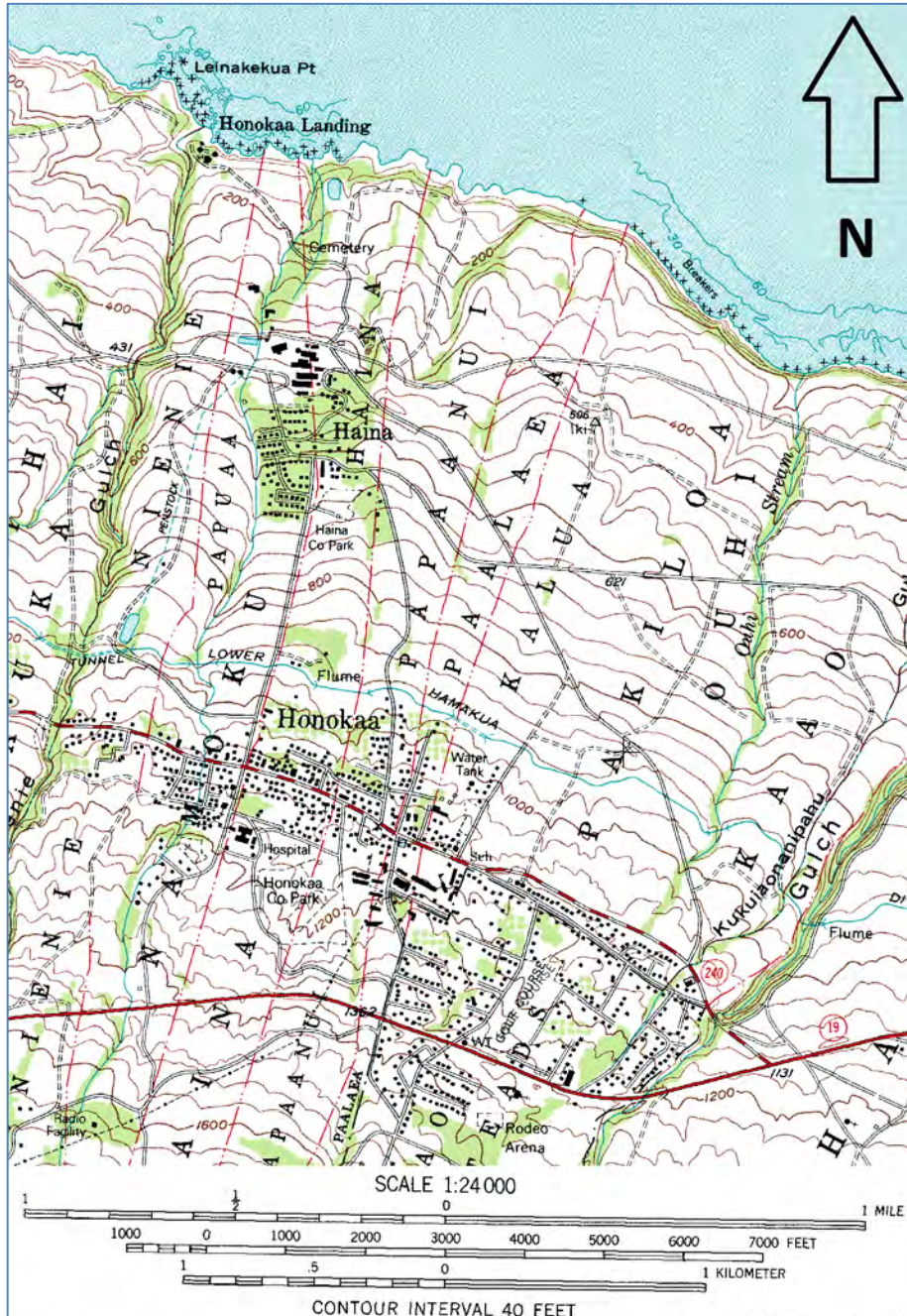
Hawai'i, Hawai'i

County and State

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



Name of Property



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

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



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

5. 1995 USGS Honokaa Quad showing the Sakata Property



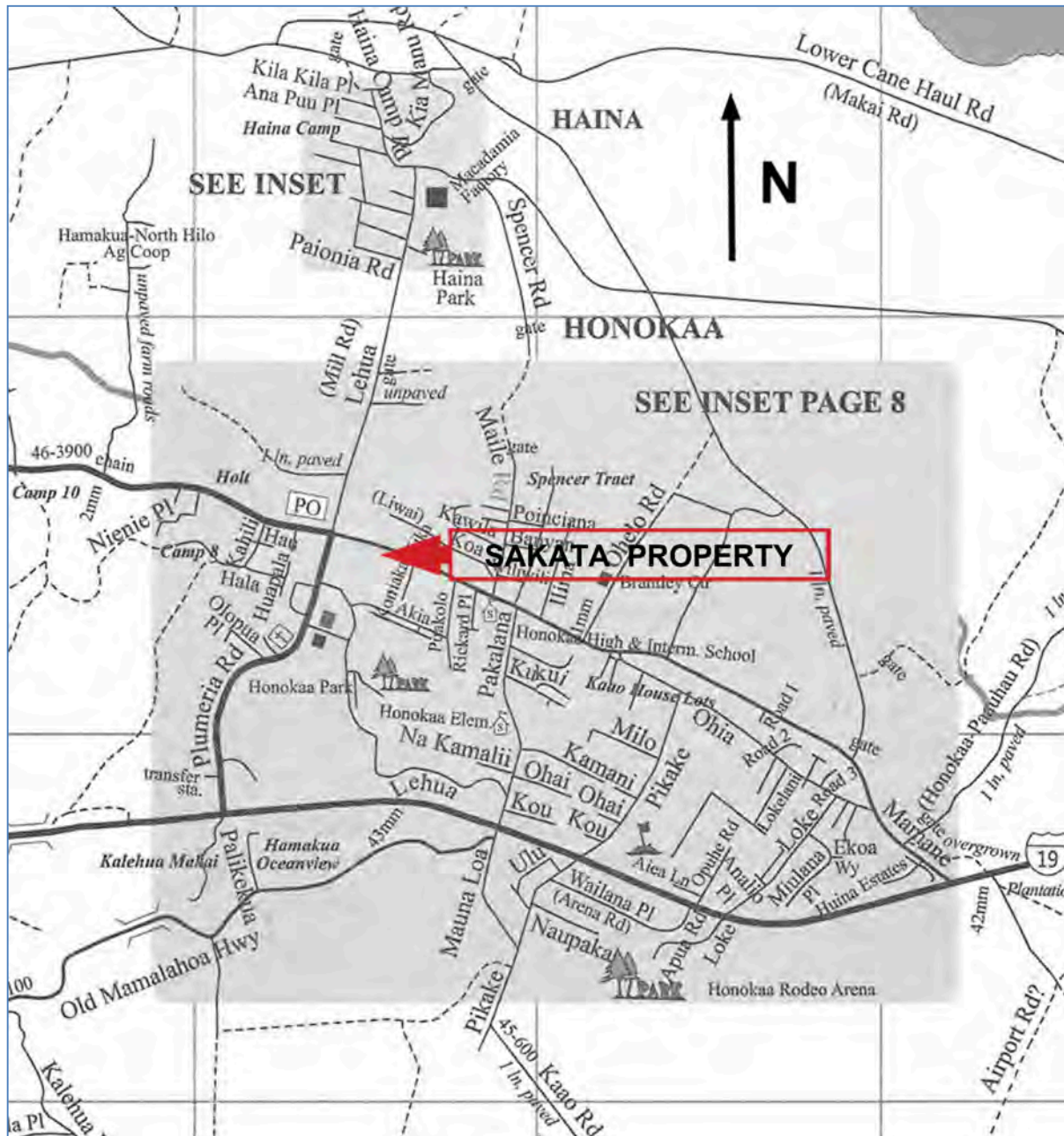
Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

6. 2014 Honoka'a Street Map



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

7. 1995 USGS Honokaa Quad showing the Haina Ahupua'a and Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i



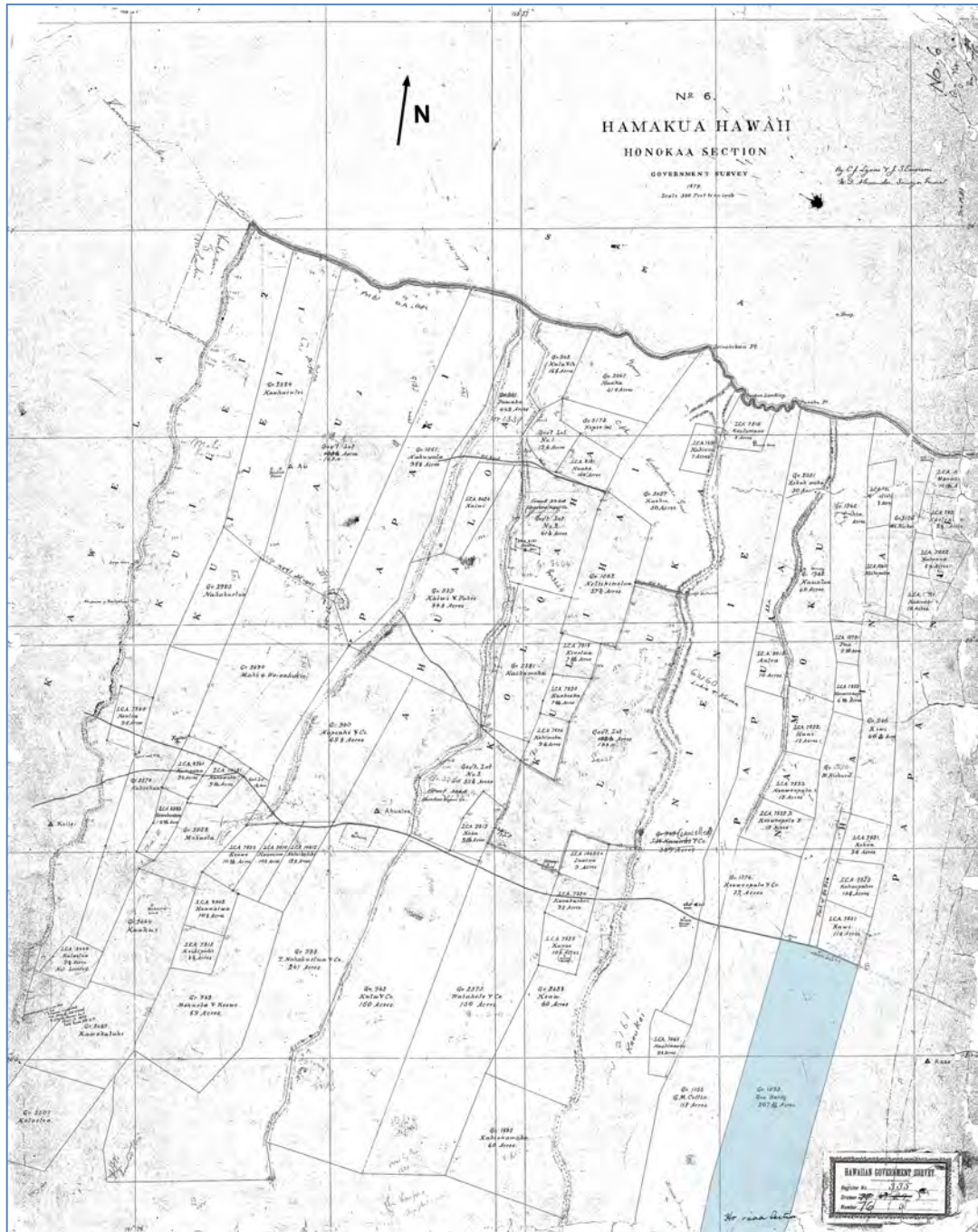
Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

8. 1879 map showing the Grant 1073 to George Hardy.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

9. 1914 Historic Honoka'a Town Sanborn Fire Insurance map showing the buildings included on the Sakata property demarked by the red outline.



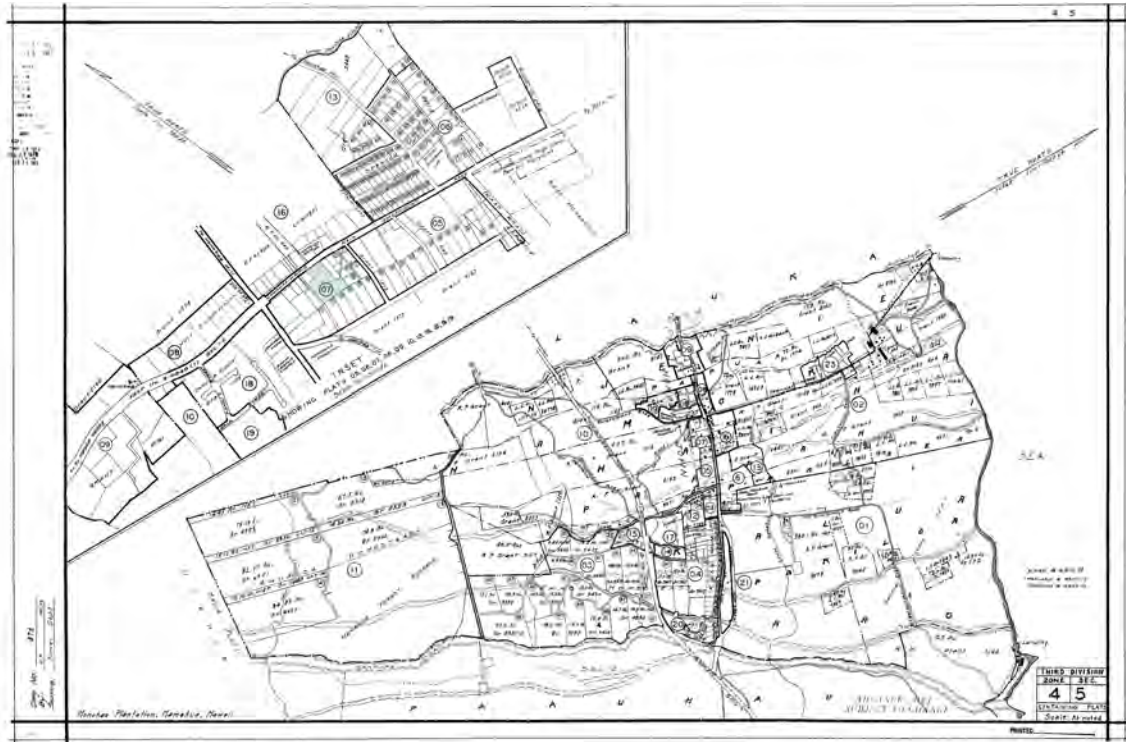
Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

10.1932 (3) 4-5 Tax Map showing whole Honoka'a Town-Sakata property in color.



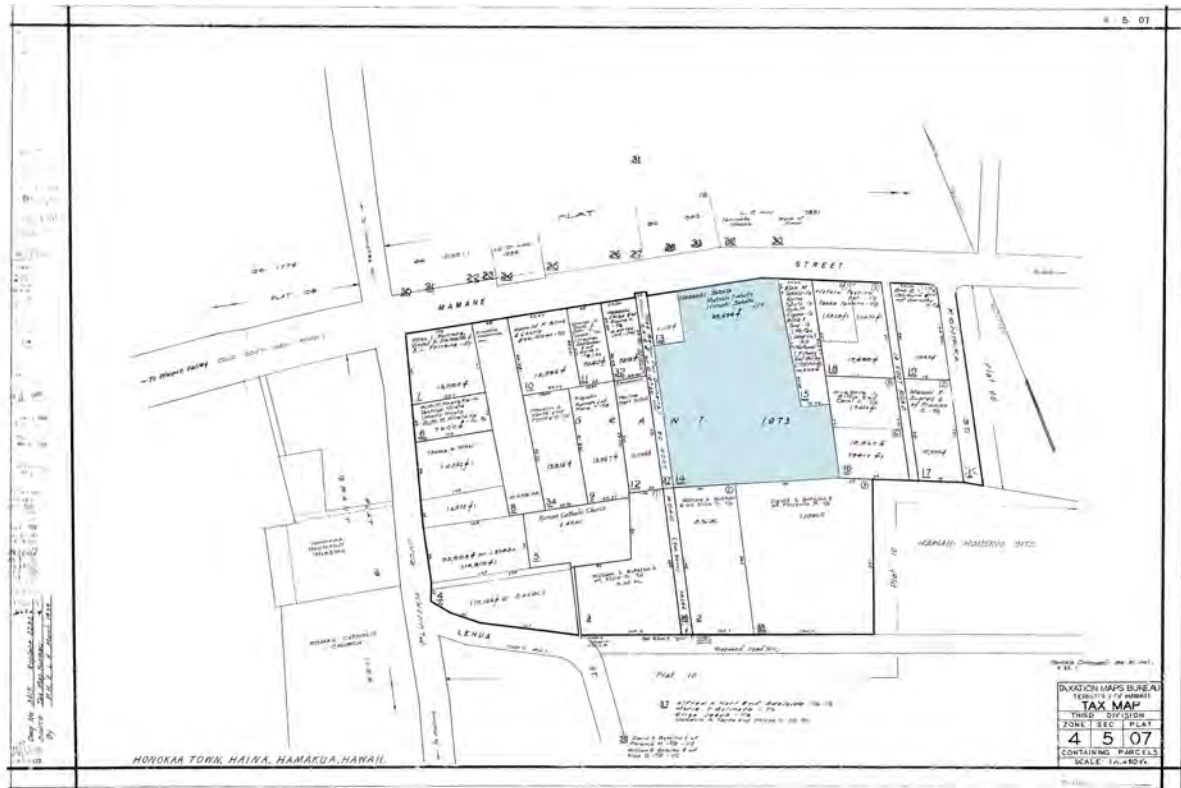
Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

11. 1939 (3) 4-5-007 County tax map showing Sakata property location in 1939 in color



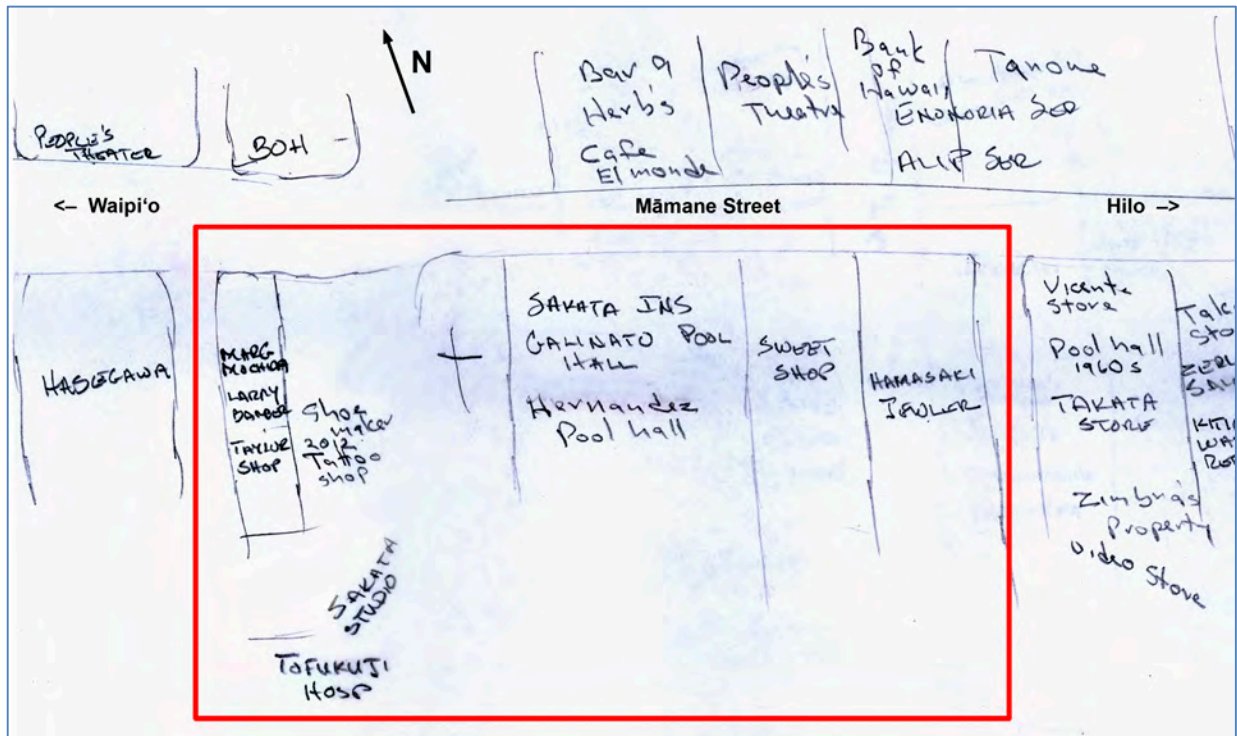
Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

13. 2012 composite Historic Honoka'a Town map (sheet 2) created by Eric Paiva demarking the Sakata Property businesses by red rectangle.

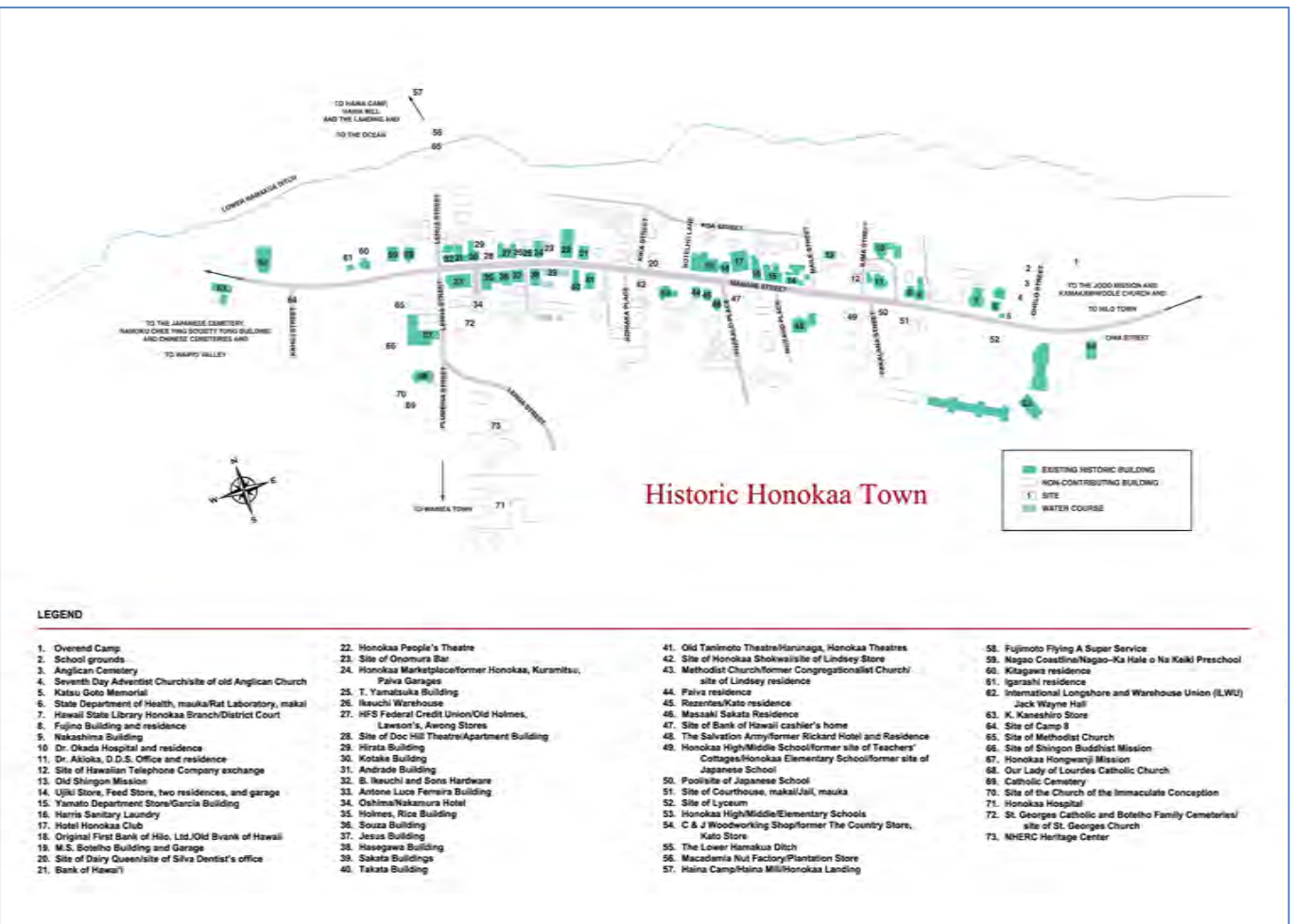


Masaki Sakata Property

Name of Property

Hawai'i, Hawai'i
County and State

14. 2016 Historic Honoka'a Town building map with the Sakata property in contrasting color.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

15. Honoka'a, HI 96727—Sakata buildings demarked in red on Google Map



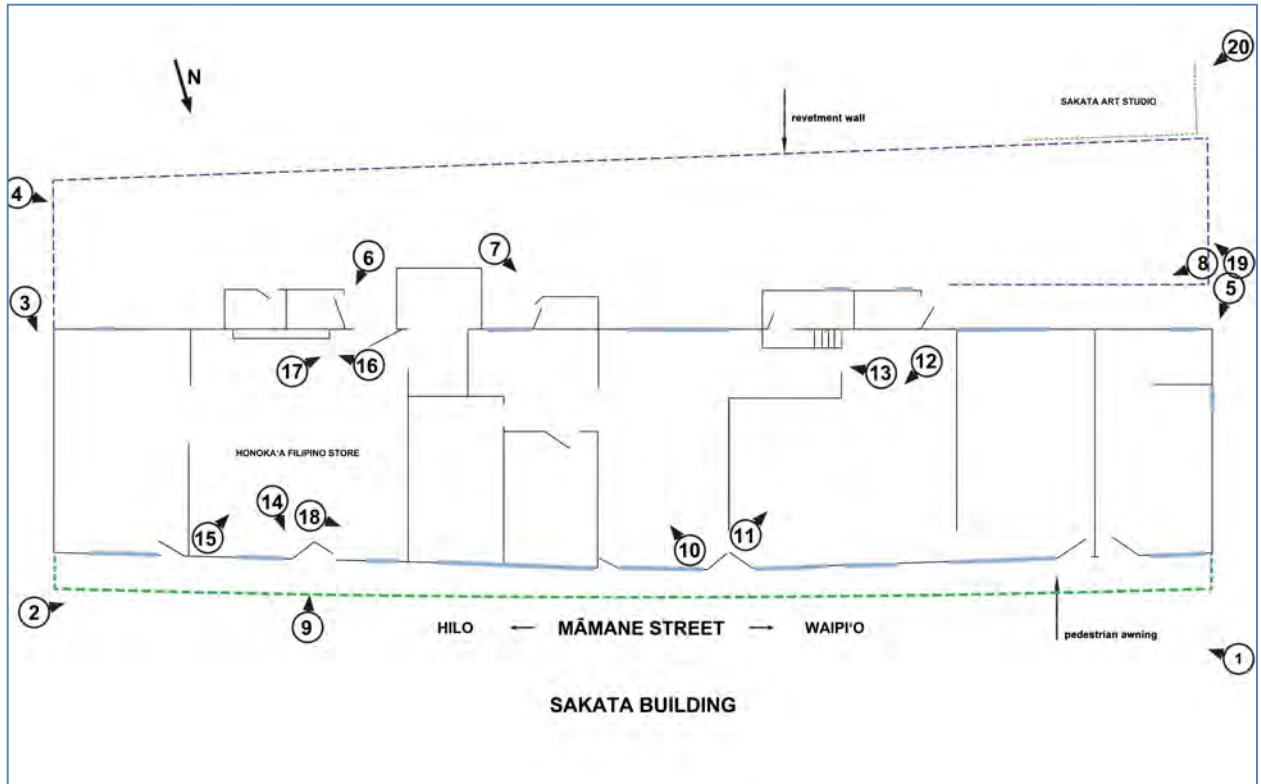
Photographs

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.

Masaaki Sakata Property
Name of Property

Hawai'i, Hawai'i
County and State

Photo Sketches

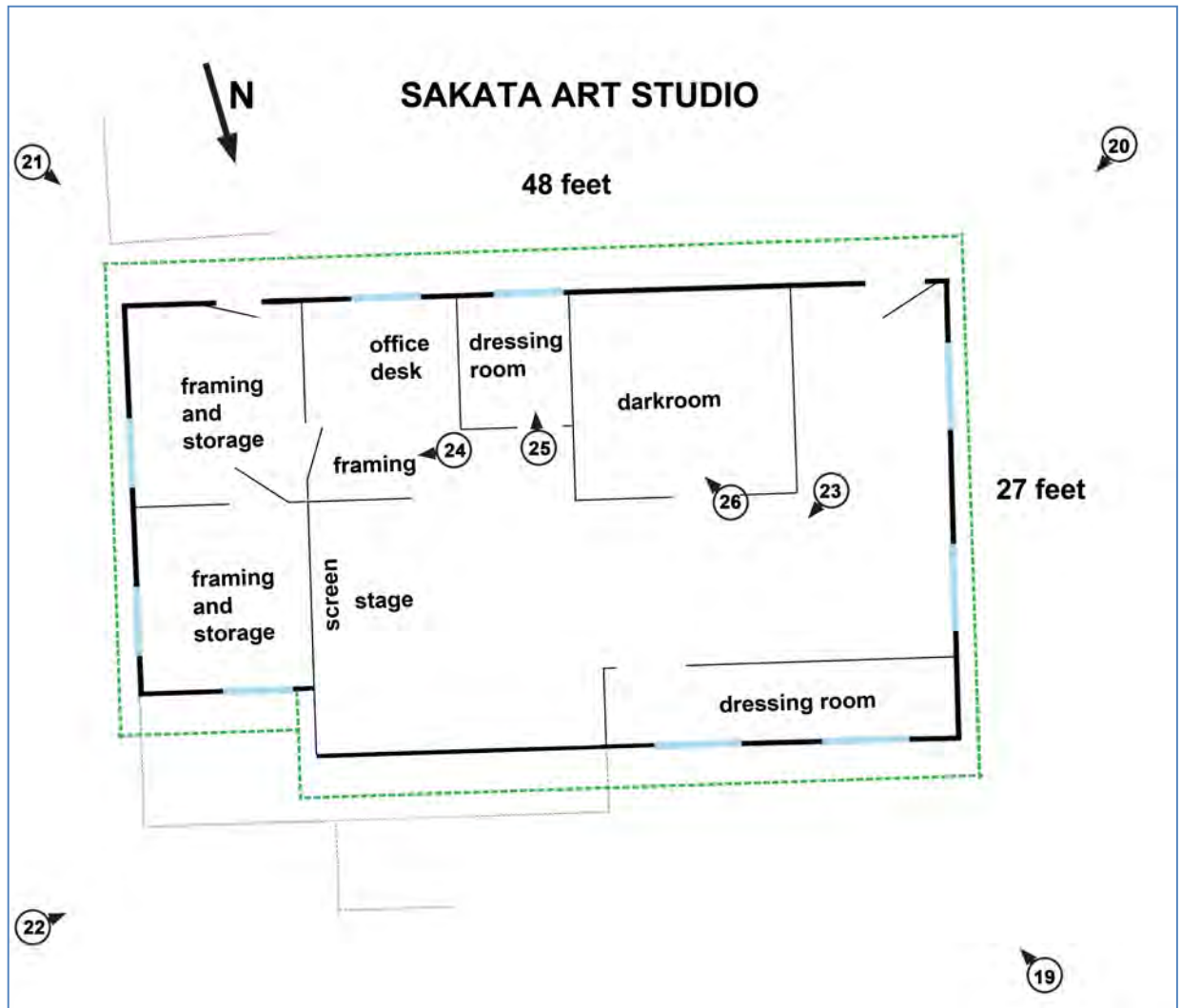


Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

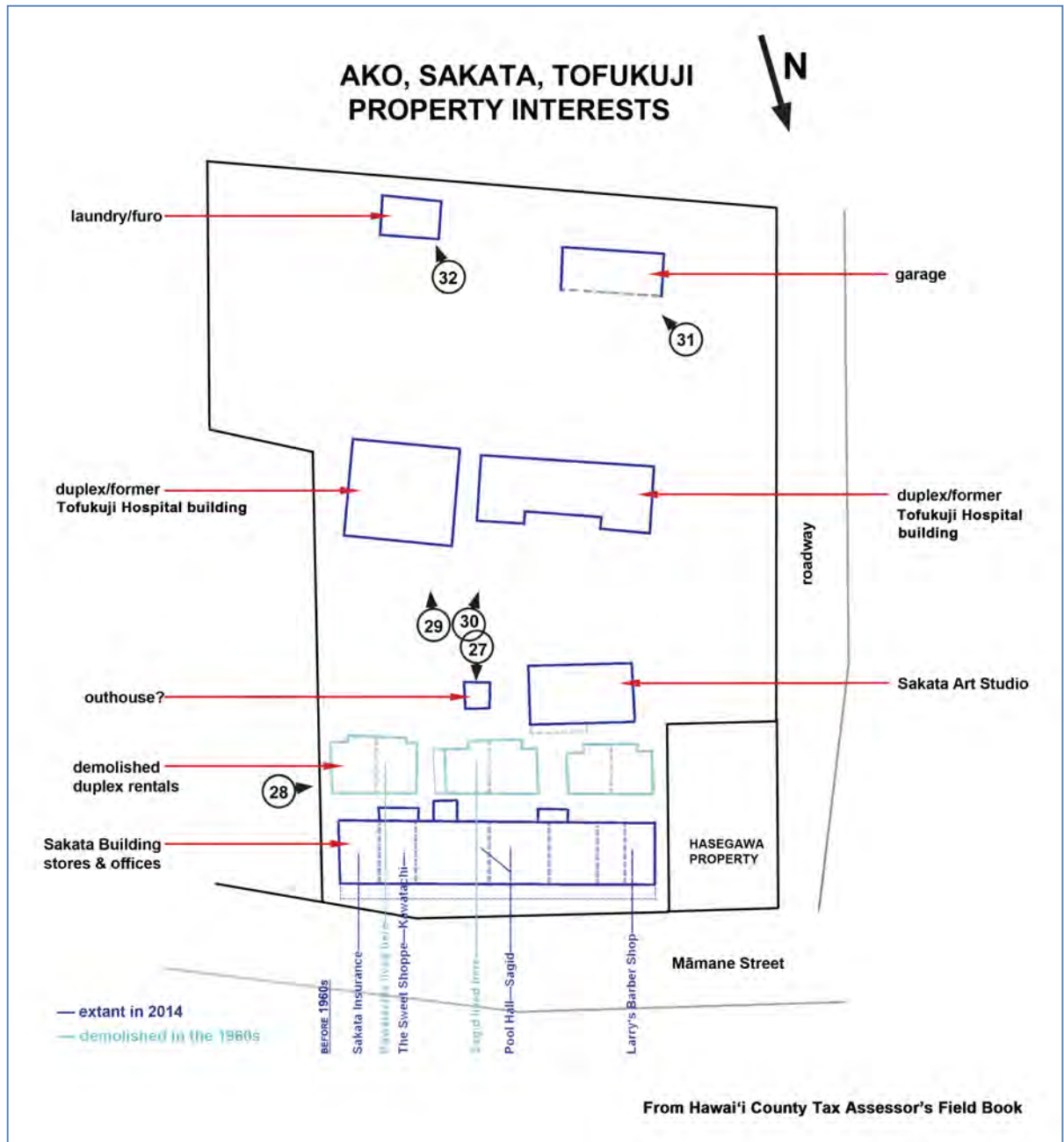


Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo Log

Name of Property: Masaaki Sakata Property

City or Vicinity: Honoka'a

County: Hawai'i

State: HI

Photographer: Laura Ruby (and except where noted, Ross W. Stephenson)

Date Photographed: 2014

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

Photo #1 (HI_Hawai'iCounty_Masaaki Sakata Property_0001)

Sakata Commercial Building Māmane Street façade, (*makai* side) camera facing southeast; inset: parapet signage

Photographer: Laura Ruby

1 of 32.

Photo #2 (HI_Hawai'iCounty_Masaaki Sakata Property_0002)

Māmane Street façade, (*makai* and Hilo sides) camera facing east

Photographer: Laura Ruby

2 of 32.

Photo #3 (HI_Hawai'iCounty_Masaaki Sakata Property_0003)

Hilo side façade, camera facing north

Photographer: Laura Ruby

3 of 32.

Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #4 (HI_Hawai'iCounty_Masaaki Sakata Property_0004)
rear façade, (*mauka* side) camera facing northwest

Photographer: Laura Ruby

4 of 32.

Photo #5 (HI_Hawai'iCounty_Masaaki Sakata Property_0005)
Waipi'o side façade, camera facing northeast

Photographer: Laura Ruby

5 of 32.

Photo #6 (HI_Hawai'iCounty_Masaaki Sakata Property_0006)
Rear façade exterior detail, (*mauka* side) camera facing northeast

Photographer: Laura Ruby

6 of 32.

Photo #7 (HI_Hawai'iCounty_Masaaki Sakata Property_0007)
Rear façade exterior detail, (*mauka* side) camera facing northwest

Photographer: Laura Ruby

7 of 32.

Photo #8 (HI_Hawai'iCounty_Masaaki Sakata Property_0008)
Rear façade, (*mauka* side) camera facing east-northeast

Photographer: Laura Ruby

8 of 32.

Photo #9 (HI_Hawai'iCounty_Masaaki Sakata Property_0009)
Exterior detail: Honoka'a Filipino Store bay with bi-fold door, camera facing southwest

Photographer: Laura Ruby

9 of 32.

Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #10 (HI_Hawai'iCounty_Masaaki Sakata Property_0010)
Interior detail: Sakata Insurance office, camera facing south-southeast
Photographer: Laura Ruby

10 of 32.

Photo #11 (HI_Hawai'iCounty_Masaaki Sakata Property_0011)
Interior detail: Sakata Insurance office lobby, camera facing southwest
Photographer: Laura Ruby

11 of 32.

Photo #12 (HI_Hawai'iCounty_Masaaki Sakata Property_0012)
Interior detail: Sakata Insurance office, camera facing north-northeast
Photographer: Laura Ruby

12 of 32.

Photo #13 (HI_Hawai'iCounty_Masaaki Sakata Property_0013)
Interior detail: passageway between two of the Sakata Insurance offices, camera facing east-southeast
Photographer: Laura Ruby

13 of 32.

Photo #14 (HI_Hawai'iCounty_Masaaki Sakata Property_0014)
Interior detail: Honoka'a Filipino Store bi-fold door, camera facing north
Photographer: Laura Ruby

14 of 32.

Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #15 (HI_Hawai'iCounty_Masaaki Sakata Property_0015)
Interior detail: Honoka'a Filipino Store, camera facing west-southwest
Photographer: Laura Ruby

15 of 32.

Photo #16 (HI_Hawai'iCounty_Masaaki Sakata Property_0016)
Interior Detail: Honoka'a Filipino Store goods in the former Sweet Shoppe mirrored display area, camera facing east-southeast
Photographer: Laura Ruby

16 of 32.

Photo #17 (HI_Hawai'iCounty_Masaaki Sakata Property_0017)
Interior detail: Honoka'a Filipino Store with one door leading *mauka* and the other leading into the former Sweet Shoppe kitchen, camera facing west
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17 of 32.

Photo #18 (HI_Hawai'iCounty_Masaaki Sakata Property_0018)
Interior detail: Honoka'a Filipino Store showing imprints of counter stools from the former Sweet Shoppe, camera facing northwest
Photographer: Laura Ruby

18 of 32.

Photo #19 (HI_Hawai'iCounty_Masaaki Sakata Property_0019)
Sakata Art Studio *makai* and Waipi'o side façades, camera facing south-southeast
Photographer: Laura Ruby

19 of 32.

Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #20 (HI_Hawai'iCounty_Masaaki Sakata Property_0020)
Sakata Art Studio Waipi'o and *mauka* sides, camera facing northeast
Photographer: Laura Ruby

20 of 32.

Photo #21 (HI_Hawai'iCounty_Masaaki Sakata Property_0021)
Sakata Art Studio *mauka* and Hilo sides, camera facing northwest
Photographer: Laura Ruby

21 of 32.

Photo #22 (HI_Hawai'iCounty_Masaaki Sakata Property_0022)
Sakata Art Studio *makai* side, camera facing west
Photographer: Laura Ruby

22 of 32.

Photo #23 (HI_Hawai'iCounty_Masaaki Sakata Property_00023)
Interior detail: Sakata Art Studio photo backdrop, camera facing northeast
Photographer: Ross W. Stephenson

23 of 32.

Photo #24 (HI_Hawai'iCounty_Masaaki Sakata Property_0024)
Interior detail: Sakata Art Studio framing room, camera facing east
Photographer: Laura Ruby

24 of 32.

Photo #25 (HI_Hawai'iCounty_Masaaki Sakata Property_0025)
Interior detail: Sakata Art Studio dressing room, camera facing south-southwest
Photographer: Laura Ruby

25 of 32.

Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #26 (HI_Hawai'iCounty_Masaaki Sakata Property_0026)

Interior detail: Sakata Art Studio darkroom, camera facing south-southeast

Photographer: Laura Ruby

26 of 32.

Photo #27 (HI_Hawai'iCounty_Masaaki Sakata Property_0027)

Non-contributing building (outhouse), camera facing northeast

Photographer: Laura Ruby

27 of 32.

Photo #28 (HI_Hawai'iCounty_Masaaki Sakata Property_0028)

Mauka garden to rear of the Sakata Commercial Building and former duplex rental area,
camera facing west

Photographer: Laura Ruby

28 of 32.

Photo #29 (HI_Hawai'iCounty_Masaaki Sakata Property_0029)

Non-contributing former Tofukuji Hospital building (Hilo side), camera facing south-
southwest

Photographer: Laura Ruby

29 of 32.

Photo #30 (HI_Hawai'iCounty_Masaaki Sakata Property_0030)

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southwest

Photographer: Laura Ruby

30 of 32.

Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

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Photo #31 (HI_Hawai'iCounty_Masaaki Sakata Property_0031)
Tofukuji Hospital Garage, camera facing southeast
Photographer: Laura Ruby

31 of 32.

Photo #32 (HI_Hawai'iCounty_Masaaki Sakata Property_0032)
Tofukuji Hospital Laundry/*Furo*, camera facing south-southeast
Photographer: Laura Ruby

32 of 32.

Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo Log

Name of Property: Masaaki Sakata Property

City or Vicinity: Honoka'a

County: Hawai'i

State: HI

Photographer: Laura Ruby (and except where noted, Ross W. Stephenson)

Date Photographed: 2014

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

Photo #1 (HI_Hawai'iCounty_Masaaki Sakata Property_0001)

Sakata Commercial Building Māmane Street façade, (*makai* side) camera facing southeast; inset: parapet signage

Photographer: Laura Ruby

1 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #2 (HI_Hawai'iCounty_Masaaki Sakata Property_0002)
Māmane Street façade, (*makai* and Hilo sides) camera facing east
Photographer: Laura Ruby

2 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #3 (HI_Hawai'iCounty_Masaaki Sakata Property_0003)

Hilo side façade, camera facing north

Photographer: Laura Ruby

3 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #4 (HI_Hawai'iCounty_Masaaki Sakata Property_0004)
rear façade, (*mauka* side) camera facing northwest
Photographer: Laura Ruby

4 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #5 (HI_Hawai'iCounty_Masaaki Sakata Property_0005)

Waipi'o side façade, camera facing northeast

Photographer: Laura Ruby

5 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #6 (HI_Hawai'iCounty_Masaaki Sakata Property_0006)
Rear façade exterior detail, (*mauka* side) camera facing northeast
Photographer: Laura Ruby

6 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #7 (HI_Hawai'iCounty_Masaaki Sakata Property_0007)
Rear façade exterior detail, (*mauka* side) camera facing northwest
Photographer: Laura Ruby

7 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #8 (HI_Hawai'iCounty_Masaaki Sakata Property_0008)

Rear façade, (*mauka* side) camera facing east-northeast

Photographer: Laura Ruby

8 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #9 (HI_Hawai'iCounty_Masaaki Sakata Property_0009)

Exterior detail: Honoka'a Filipino Store bay with bi-fold door, camera facing southwest

Photographer: Laura Ruby

9 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #10 (HI_Hawai'iCounty_Masaaki Sakata Property_0010)
Interior detail: Sakata Insurance office, camera facing south-southeast
Photographer: Laura Ruby

10 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #11 (HI_Hawai'iCounty_Masaaki Sakata Property_0011)
Interior detail: Sakata Insurance office lobby, camera facing southwest
Photographer: Laura Ruby

11 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #12 (HI_Hawai'iCounty_Masaaki Sakata Property_0012)
Interior detail: Sakata Insurance office, camera facing north-northeast
Photographer: Laura Ruby

12 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #13 (HI_Hawai'iCounty_Masaaki Sakata Property_0013)

Interior detail: passageway between two of the Sakata Insurance offices, camera facing east-southeast

Photographer: Laura Ruby

13 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #14 (HI_Hawai'iCounty_Masaaki Sakata Property_0014)
Interior detail: Honoka'a Filipino Store bi-fold door, camera facing north
Photographer: Laura Ruby

14 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #15 (HI_Hawai'iCounty_Masaaki Sakata Property_0015)
Interior detail: Honoka'a Filipino Store, camera facing west-southwest
Photographer: Laura Ruby

15 of 32.



Masaaki Sakata Property

Name of Property

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County and State

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Sakata Art Studio Waipi'o and *mauka* sides, camera facing northeast
Photographer: Laura Ruby

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Masaaki Sakata Property

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Sakata Art Studio *mauka* and Hilo sides, camera facing northwest
Photographer: Laura Ruby

21 of 32.



Masaaki Sakata Property

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Sakata Art Studio *makai* side, camera facing west

Photographer: Laura Ruby

22 of 32.



Masaaki Sakata Property

Name of Property

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County and State

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Interior detail: Sakata Art Studio photo backdrop, camera facing northeast
Photographer: Ross W. Stephenson

23 of 32.



Masaaki Sakata Property

Name of Property

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County and State

Photo #24 (HI_Hawai'iCounty_Masaaki Sakata Property_0024)
Interior detail: Sakata Art Studio framing room, camera facing east
Photographer: Laura Ruby

24 of 32.



Masaaki Sakata Property

Name of Property

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County and State

Photo #25 (HI_Hawai'iCounty_Masaaki Sakata Property_0025)

Interior detail: Sakata Art Studio dressing room, camera facing south-southwest

Photographer: Laura Ruby

25 of 32.



Masaaki Sakata Property

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County and State

Photo #26 (HI_Hawai'iCounty_Masaaki Sakata Property_0026)
Interior detail: Sakata Art Studio darkroom, camera facing south-southeast
Photographer: Laura Ruby

26 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #27 (HI_Hawai'iCounty_Masaaki Sakata Property_0027)

Non-contributing building (outhouse), camera facing northeast

Photographer: Laura Ruby

27 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

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Mauka garden to rear of the Sakata Commercial Building and former duplex rental area,
camera facing west

Photographer: Laura Ruby

28 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #29 (HI_Hawai'iCounty_Masaaki Sakata Property_0029)

Non-contributing former Tofukuji Hospital building (Hilo side), camera facing south-southwest

Photographer: Laura Ruby

29 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #30 (HI_Hawai'iCounty_Masaaki Sakata Property_0030)

Non-contributing former Tofukuji Hospital building (Waipi'o side), camera facing southwest

Photographer: Laura Ruby

30 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #31 (HI_Hawai'iCounty_Masaaki Sakata Property_0031)

Tofukuji Hospital Garage, camera facing southeast

Photographer: Laura Ruby

31 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

Photo #32 (HI_Hawai'iCounty_Masaaki Sakata Property_0032)
Tofukuji Hospital Laundry/*Furo*, camera facing south-southeast
Photographer: Laura Ruby

32 of 32.



Masaaki Sakata Property

Name of Property

Hawai'i, Hawai'i

County and State

ADDENDUM A

SAKATA PROPERTY TIMELINE

1852–Kamehameha IV granted George Hardy 207.3 acres of R.P. Grant 1073 property in Haina Ahupua'a for \$4,267.

1902–Koshiro Tofukuji was born at Shinoi City, Nagano Ken, Japan, February 20, 1876, the son of Kennosuke and Suae Tofukuji. He received his degree from Tokyo Saisei Gakusha Medical School in 1900 and moved to Honolulu in 1902.

1903-04–Dr. Tofukuji attended the University of Michigan.

1906–After death of George Hardy, fourth wife Maria Margarida Hardey and adopted son Manuel sold the property to William Russell.

1906–Tofukuji served as a military physician in the Russo-Japanese War of 1904-1905.

1906–Tofukuji married Tome Mizuno in Tokyo. The couple would have seven children: five boys–Shinobu, Mamoru, Makoto, Satoru, and Frank Takashi; and two daughters–Yoshiko and Sumi.

1906–Tofukuji returned to Hawai'i and established his medical practice in Honoka'a. (1910 Polk's Directory)

1907–Kyhachi (sometimes-spelled Kukachi) Sakata (born 1888) immigrated from Kawakami village, Yoshino District in Nara Prefecture to Hawai'i.

1910–After Russell's death, wife Malia Russell conveyed to Enoki Ako (police officer in Kukuihaele) that property rents, profits, and expenses were to be shared/distributed equally among Henry J. Kalawaia, and William and Henry Russell. (At this time, the undivided property was in the hands of Malia's descendants.)

1910–Dr. Koshiro Tofukuji opened the Tofukuji Japanese Hospital (P.O. Box D, 1913 Polk's Directory).

1910-1940–Kyhachi was recorded as a photographer in his own studio in the *1919 Polk's Directory* and the *1920 Census*. In *1930 Census* he was photographer in his own home. See the 1914 Sanborn Fire Insurance map and 1914 Sanborn–1955-updated map showing two photo studio locations on the Sakata property.

1914– Sanborn Fire Insurance map shows Photo Studio and Japanese Hospital.

Masaaki Sakata Property

Name of Property

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1921–Enoka Ako leased property to Koshiro Tofukuji for the hospital.

1921–Dr. Tofukuji closed his hospital and moved to Maui.

1921–Kyhachi leased the Sakata Art Studio property.

1925–Masaaki Sakata born.

1928–William Russell and Henry J. Kalawaia lost the property through foreclosure and through a Quit Claim Deed to Koshiro Tofukuji.

1933–Hawaii Supreme Court named the following as the property owners: grandson? William Russell ($\frac{1}{4}$ interest), Tofukuji ($\frac{1}{2}$ interest), and Enoka Ako ($\frac{1}{4}$ interest).

1937–William H. Russell and his wife sold his $\frac{1}{4}$ interest in the property to Enoka's wife Paahao Ako. (The property distribution at this time was: Dr. Tofukuji ($\frac{1}{2}$ interest) and Enoka and Paahao Ako ($\frac{1}{2}$ interest)).

1941–Dr. Tofukuji interned as enemy alien on the mainland. His Honoka'a $\frac{1}{2}$ interest in the Sakata property was subsequently confiscated by the United States Government.

1943–Tofukuji repatriated to Japan as part of the Internee Exchange Program.

1949–Office of Alien Property, Department of Justice of the United States seized Koshiro Tofukuji's $\frac{1}{2}$ interest in the Sakata property. Paahao Ako and daughter Hester Mae Ako retain their $\frac{1}{2}$ interest.

1950–with the help of Hawai'i Congressman Joseph Farrington, Tofukuji was given permission to return to the islands, bury his wife, and live out his remaining years here.

1953–Paahao Ako, Hester Mae Ako and Hester's husband sold their Ako $\frac{1}{2}$ interest to Masaaki Sakata.

1954–The U.S. Justice Department sold its $\frac{1}{2}$ interest (the seized property formerly belonging to Dr. Tofukuji) to Masaaki Sakata.

1955–Masaaki Sakata conveyed the whole of the property to the Sakata family–Masaaki, Matsue (mother), Masaaki and Hiroaki (brothers) in joint tenancy.

1960–Sakata Insurance (Masaaki Sakata) received newspaper commendations.

1962–Dr. Tofukuji became an American citizen.

Masaaki Sakata Property

Name of Property

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County and State

1966—Dr. Tofukuji died at age 90 on August 22, 1966 (Bruno, et al., 1985. P. 7).

1960—Kyhachi Sakata died.

1970-1974—Masaaki Sakata served as police commissioner

1991—The Sakata family conveyed the property to the Marilyn and Masaaki Trust as tenants in common.

2014—Hiroaki (Thompson) Sakata died.

Current—Sakata Insurance (Rick Sakata).

Masaaki Sakata Property
Name of Property

Hawai'i, Hawai'i
County and State

ADDENDUM B
SAKATA PROPERTY TRANSFERS TABLE

TMK (3) 4-5-007:014 45-3557 Māmane Street

DATE	BOOK/PAGE	TRANSACTION	COST	AREA	DESCRIPTION
12/24/1852	Grant Book 6, p. 113	Deed	\$4267	207.3 acres	<i>From Kamehameha IV to George Hardy:</i> R. P. Grant 1073 in Haina Ahupuaa
11/08/1906	286/184	Deed	\$100	1.6 acres	<i>From Maria Margarida Hardy and Manuel Hardy, pursuant to the will of George Hardy, to William Russell:</i> Margarida is George Hardy's third wife, and Manuel is a son he adopted.
09/30/1910	340/48	Conveyance of Interest	None	69,696 sq. ft.	<i>From Malia Russell to Enoka Ako:</i> After her death all rents, profits and expenses were to be pro-rated among Henry J. Kalawaia and William and Henry Russell.
12/31/1921	619/485	Leasehold	None	69,696 sq. ft.	<i>From Enoka Ako to Koshiro Tofukuji.</i>
02/29/1928	925/365-366	Foreclosure Deed	None	69,696 sq. ft.	<i>From Henry J. Kalawaia to Koshiro Tofukuji:</i> Tofukuji originally mortgaged this interest for \$1,500 and purchased at foreclosure by bid of \$1,000.
10/05/1928	570/144	Quit Claim Deed	None	69,696 sq. ft.	<i>From George Russell to Koshiro Tofukuji</i>
1933		Hawaii Supreme Court named the following property owners:			<i>William [H.?] Russell (1/4 interest), Koshiro Tofukuji (1/2 interest), Enoka Ako (1/4 interest)</i>
01/14/1937	1384/52	Deed	\$1,400	69,696 sq. ft.	<i>From William H. Russell and wife to Paahao Ako:</i> ¼ interest in the property.
01/26/191949	2201/420	Vesting Order	None	69,696 sq. ft.	<i>From Koshiro Tofukuji to the Office of Alien Property, Department of Justice of the United States:</i> ½ interest. Paahao and Hester Mae Ako retain their ½ interest.
12/31/1952	2656/167	Bill of Sale	Love and affection	69,696 sq. ft.	<i>From Masaaki Sakata to Kyuhachi Sakata:</i> ½ interest in photography business and business assets.

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.



























Send money to the
Philippines and Worldwide
from here.

**WESTERN
UNION**

043
ICE DEPARTMENT

HONOKA'A FILIPINO STORE

9am - 6pm

WARNING
BUSINESS
ALERT
CRIME WATCH

CLOSED

WILL
RETURN

9 : 00

Money Transfer
Payments

BE
SEND
B
ACCOUNT



Dollar-Peso Express

Door to Door Money Remittance to the Philippines
Authorized Agent

Item	Quantity	Price	Total
1kg. Uncooked Rice	10	150.00	1,500.00
5kg. Uncooked Rice	2	750.00	1,500.00
1kg. Uncooked Rice	1	150.00	150.00
5kg. Uncooked Rice	1	750.00	750.00
1kg. Uncooked Rice	1	150.00	150.00
5kg. Uncooked Rice	1	750.00	750.00
1kg. Uncooked Rice	1	150.00	150.00
5kg. Uncooked Rice	1	750.00	750.00
1kg. Uncooked Rice	1	150.00	150.00
5kg. Uncooked Rice	1	750.00	750.00



Dollar-Peso Exports
Don't Do Money Remittance to the Philippines
Authorized Agent



EMPLOYEE R...
NOTICE
THE LA...



Don't Do Money Remittance to the Philippines
Authorized Agent









Sakata
ART STUDIO
PHOTOGRAPHY













Palatka















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: Nomination

Property Name: Masaaki Sakata Property

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: MP100001414

Nominator: State

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

☒ Accept ☐ Return ☐ Reject 8/7/2017 Date

Abstract/Summary Comments: The Masaaki Sakata Property is locally significant under National Register Criteria A and C in the areas of Commerce, Recreation/Entertainment, Ethnic Heritage-Asian/Pacific Islander/European, Health/Medicine, and Architecture. The modest wooden commercial and utilitarian buildings that comprise the property exemplify the single-wall, plantation period architectural forms common to the early twentieth century Honoka'a community and much of rural Hawaii. The various buildings on site reflect the establishment and modest growth of commercial development in the community during the early 20th-century, serving the community's diverse ethnic population. The varied uses (bath/laundry, art studio, commercial storefronts) to which the buildings were placed reflect the broad scope of local ethnic diversity and historic activity in this small agricultural town. The property meets the Register Requirements of the Honoka'a MPS.

Recommendation/ Criteria Accept National Register Criteria A and C

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date 8/7/2017

DOCUMENTATION: see attached comments : No see attached SLR : **YES**

David Y. Ige
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD 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
KAIHOOLAWE 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: 2017.00624
DOC: 1706MB11

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

RE: Masaaki Sakata Property National Register Nomination
Historical and Architectural Resources of Honoka'a Town, Multiple Property Listing
45-3577 Mamane Street
Honoka'a, Hawai'i 96727
TMK: (3) 4-5-007:014

Dear Mr. Lusignan,

I am pleased to recommend the Masaaki Sakata Property 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 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

National Register of Historic Places

Note to the record

Correspondence related to 2019 removal and determination of eligibility

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

M. KALEO MANUEL
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

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 2, 2019

Joy Beasley
Keeper, National Register of Historic Places
National Park Service
1849 C Street NW
Washington, District of Colombia 20240

RE: Delisting; Masaaki Sakata Property, Honokaa, Hawaii County, Hawaii.

Aloha Ms Beasley:

On November 30, 2019, the Hawaii Historic Places Review Board voted to delist Masaaki Sakata Property, 45-3577 Mamane Street Honokaa, Hawaii County, Hawaii. (3) 4-5-001:014 from the National Register of Historic Places.

On application from Mr. Scott Sakata, the sole authorized representative of the Trusts that own the property, the Hawaii Historic Places Review Board reviewed the administrative record and determined that the owner notification was sent to the wrong address. Accordingly, the Board determined that the owner was not properly noticed and did not have the opportunity to object to the listing. The Board determined that the property should be delisted due the procedural error in the original list.

I concur with the Board's conclusions and recommend that the property be delisted due to the violation in the owner notification requirements in the procedures.

Attached, please find, the notarized letter from Mr. Scott Sakata stating the facts of ownership and failure to properly notify.

If you have any questions or if I can provide additional relevant information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan S. Downer".

Alan S. Downer, Ph.D.
Deputy State Historic Preservation Officer

cc: Derek B. Simon, Carlsmith Ball LLC

Dr. Alan Downer, State Historic Preservation Officer
Hawai'i Historic Places Review Board
c/o Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Boulevard, Unit 555
Kapolei, Hawai'i 96707

RECEIVED
HISTORIC PRES. DIV.
DEPT. OF LAND &
NATURAL RESOURCES

2017 DEC 26 A 9 52

Dear Dr. Downer:

I am the sole trustee of the Masaaki Sakata Trust and the Marilyn Sakata Trust (collectively, the "**Trusts**"), which together are the fee simple owners of the Masaaki Sakata Building, located at 415-3577 Mamane Street, Honokaa, Hawai'i, 96727, and presently identified by Tax Map Key No. (3) 4-5-007:014 (the "**Sakata Property**"). The Sakata Property was listed to the Hawai'i Register of Historical Places (the "**Hawai'i Register**") as Historic Site no. 50-10-08-30678 on March 24, 2017, and to the National Register of Historical Places (the "**National Register**") as National Park Service Register no. 100001414 on August 7, 2017.

At its November 30, 2018 meeting, the Hawai'i Historic Places Review Board (the "**Review Board**") voted unanimously to grant my Petition to remove the Sakata Property from the Hawai'i Register due to certain procedural errors that were made during the nomination and listing process. This hereby serves as my formal request that you, as the State Historic Preservation Officer, petition the Keeper of the National Register (the "**Keeper**") for removal of the Sakata Property from the National Register pursuant to 36 C.F.R. § 60.15. Due to pending sale of the Sakata Property and the time-sensitive nature of this request, I respectfully ask that you petition the Keeper without further comment or review by the Review Board, as allowed under 36 C.F.R. § 60.15(g).

As was explained at the Review Board's November 30th meeting, certain errors made during the nomination and listing of the Sakata Property deprived myself and my late parents, whom were then co-trustees with myself of their respective trusts, of the opportunity to object to the nomination of the Sakata Property to the Hawai'i and National Registers. Most significantly, neither myself nor my parents, who were severely incapacitated by that time, received any notices that the Sakata Property had been nominated to or listed on the Hawai'i and National Registers, and therefore we were not afforded an opportunity to object to the nomination. *See* 36 C.F.R. § 60.6(c), (d), (g), (n), (s). To the best of my knowledge, all notices and correspondence related to the nominations and listings of the Sakata Property were sent to an incorrect address.

In addition, based upon documents provided to me by your office, only single notices of the nominations and listings were sent. However, at all relevant times, the Sakata Property was jointly owned by both Trusts. Accordingly, each Trust was required to *separately* receive notice of the nomination and *both* were to be provided an opportunity to object to the nomination. *See* 36 C.F.R. § 60.6(c), (g).

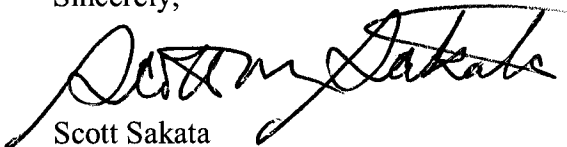
Moreover, all of the notices sent were addressed to the "M. Sakata Trust." However, no such trust has ever held title to the Sakata Property. At all relevant times, the Sakata Property was jointly owned by the Masaaki Sakata Trust and the Marilyn Sakata Trust.

The regulations governing the nomination and listing of property on the National Register allow for the removal of a property if a prejudicial procedural error is made in the nomination and/or listing process. *See* 36 C.F.R. § 60.15(a)(4) (“Grounds for removing properties from the National Register are as follows: . . . Prejudicial procedural error in the nomination or listing process.”). The regulations are also clear that property owners must be provided with notice of a nomination and an opportunity to object to the nomination, which precludes listing the property on the National Register and only allows for a determination of eligibility. *See* 36 C.F.R. § 60.6(n). Had my late parents and/or myself been given the opportunity to object to the listing of the Sakata Property on the National Register, we would have done so, as the Sakata Property has been for sale since approximately May 2015. The failure to properly notify my parents and myself of the nomination of the Sakata Property to the National Register is a prejudicial procedural error warranting the removal of the Sakata Property from the National Register.

As was further explained at the Review Board’s November 30th meeting, I only became aware of the Sakata Property’s listing on the Hawai‘i and National Register as result of due diligence performed by the buyers currently under contract to purchase the Sakata Property. The buyers have made clear that delisting the Sakata Property from both the Hawai‘i and National Registers is a condition precedent for the closing of the sale. I also understand that the buyers have no immediate intent to redevelop the Sakata Property, and that the buyers are in a significantly better financial position than the Trusts to perform the improvements necessary for the Sakata Property to remain habitable and safe.

I trust that the foregoing provides all information necessary for you to petition the Keeper for the removal of the Sakata Property from the National Register. Should you need any further information, please do not hesitate to contact me at (808) 936-8613 or ssakata@aol.com.

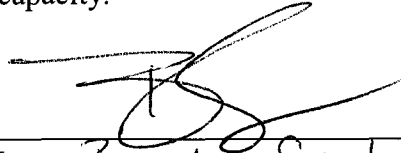
Sincerely,



Scott Sakata

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston) ss.

On this 17th day of Dec., 2018, before me personally
appeared Scott Sakata, to me personally known, who, being
by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the
free act and deed of such person, and if applicable in the capacity shown, having been duly
authorized to execute such instrument in such capacity.



Name: Brandon Saustakowski

Notary Public, State of South Carolina

My commission expires: 8/6/25

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Delisting

Property Name: Masaaki Sakata Property

Multiple Name: Honoka'a Town, Hawaii MPS

State & County: HAWAII, Hawaii

Date Received:
4/8/2019

Date of Pending List:

Date of 16th Day:

Date of 45th Day:

Date of Weekly List:

5/23/2019

Reference number: OT100001414

Nominator: SHPO

Reason For Review:

X Accept Return Reject 5/3/2019 Date

Abstract/Summary Comments: The Masaaki Sakata Property is removed from listing in the National Register of Historic Places, based on the provisions of 36 CFR 60.15(a)(4)--prejudicial procedural error in the nomination process. The SHPO has acknowledged that the owners of the property were not properly notified of the pending nomination as required by the regulations and were precluded from objecting or commenting on the nomination. A notarized letter from the owner attests to the notification irregularity. As per the provisions of 60.15(a)(4), the Masaaki Sakata Property is automatically considered eligible for inclusion in the National Register without further action.

Recommendation/ Criteria Remove from National Register; Determined Eligible.

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date 5/3/2019

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.