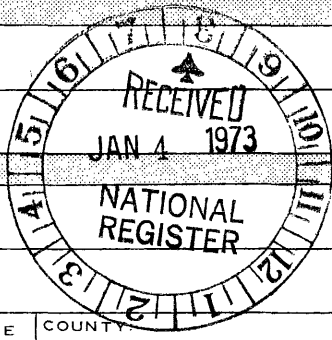


NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Hawaii	
COUNTY: Honolulu	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE



1 NAME

COMMON:
C. Brewer Building

AND/OR HISTORIC:

2 LOCATION

STREET AND NUMBER:
827 Fort Street

CITY OR TOWN:
Honolulu

STATE: Hawaii CODE: 15 COUNTY: Honolulu CODE: 03

3 CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input checked="" type="checkbox"/> Private <input type="checkbox"/> Object <input type="checkbox"/> Both	<input type="checkbox"/> Public Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:
C. Brewer

STREET AND NUMBER:
827 Fort Street

CITY OR TOWN:
Honolulu

STATE:
Hawaii

CODE:
15

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Bureau of Conveyances

STREET AND NUMBER:
Tax Office Annex

CITY OR TOWN:
Honolulu

STATE:
Hawaii

CODE:
15

6 REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Old Honolulu

DATE OF SURVEY: 1969 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Archives of Hawaii

STREET AND NUMBER:
Iolani Palace Grounds

CITY OR TOWN:
Honolulu

STATE:
Hawaii

CODE:
15

SEE INSTRUCTIONS

STATE: Hawaii

COUNTY: Honolulu

ENTRY NUMBER

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DATE

7 DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The C. Brewer Building constructed in 1930 is the last and smallest of the "Big Five" home office buildings to be built in downtown Honolulu. The appearance has been described more as a residence of mansion proportion rather than a corporate office building. Spanish and mediterranean revival architecture was a national trend during this period and this is reflected more in the C. Brewer building than any of the other "Big Five" buildings.

Hardie Phillips of the New York firm of Mayer, Murray and Phillips was the chief architect. Phillips had worked with Bertram Goodhue on the Honolulu Academy of Arts building, completing it in 1927 after Goodhue's death. Harry S. Bent was the supervising architect. It is easy to recognize Goodhue's influence in this irregular, two story structure which combines mediterranean style with Hawaiian motif.

A dominant element is the high double pitched tile hip roof with wide overhang commonly referred to as the "Dickey" or modern "Hawaiian roof". The structure is a combination of concrete and carefully cut native blue stone with a rough stucco finish and natural grey color. The projecting second floor lanai (porch) of wrought iron and concrete with stylized Hawaiian motif is articulated by large windows deeply recessed in the stone walls. This provides an overall cool appearance very suitable for the Hawaiian climate.

The main entrance on Fort Street is recessed in a corbeled concrete frame with large koa wood doors and a recessed lanai above, framed with a perforated concrete hand rail. The decorative elements, while modest, are tastefully symbolic of the business in which the C. Brewer Company is engaged. Wrought iron railings and grillework represent sugar cane, and clean modern light fixtures were designed to recall the form of sugar cubes.

The center of the interior is a two story rotunda with offices opening on an open second floor corridor. Interior finishes include walls and floor of Island sandstone, ohia wood decoration in the first floor director's room and a teakwood ceiling in the public lobby.

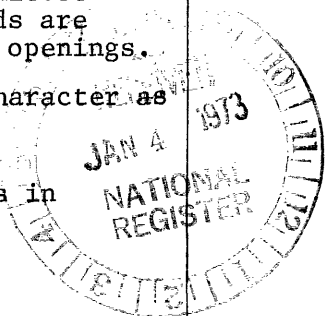
Executive offices are on the ground floor with general offices on the second floor. All offices including the employee lounge open onto balconies overlooking gardens, or, on the ground floor, opening onto the gardens themselves.

The generous amount of garden space is visual from the interior as well as the exterior of the building. Originally forty-eight varieties of trees, shrubs and vines were planted in the courtyards by landscape architect Catherine Jones Rivers and Robert Oliver Thompson. The courtyards are enclosed by a plastered wall with wrought iron grilles at spaced openings.

At the rear of the property is a twelve car garage in the same character as the office structure.

Currently the complex is receiving outstanding maintenance and is in excellent condition.

SEE INSTRUCTIONS



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century | |

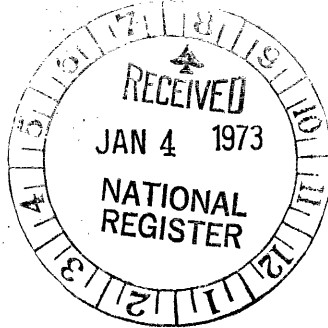
SPECIFIC DATE(S) (If Applicable and Known) **1930**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

The C. Brewer Building is one of the finest buildings in Hawaii. It exemplifies what has become known as modern Hawaiian architecture... combining influences from many eras, but always tastefully adapted to the Hawaiian climate and atmosphere.



SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

none

UTM NOT VERIFIED

ACREAGE NOT VERIFIED

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

21 18 41
617640 E

157 51 56
2357080N

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: .5 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Robert M. Fox, Architect, and Dorothy Riconda, Historian

ORGANIZATION: **Hawaii Register of Historic Places**
Division of State Parks, State of Hawaii

DATE: **Sept. 14, 1972**

STREET AND NUMBER:
P. O. Box 621

CITY OR TOWN: **Honolulu** STATE: **Hawaii** CODE: **15**

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

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

National State Local

Name: Sunao Kido
Sunao Kido
Title: Chairman & Member
Board of Land & Natural Resources
Date: DEC 12 1972

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

W. Ray Luce
Chief, Office of Archeology and Historic Preservation
KEEPER OF THE NATIONAL REGISTER

Date: April 2, 1980

ATTEST:
[Signature]
Keeper of The National Register
Date: April 1, 1980

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED	

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

The C. Brewer Building is architecturally significant as one of downtown Honolulu's ten most outstanding examples of the local adaptation of the Spanish mission revival style. Other examples of the style, which are currently on the National Register, include the Academy of Arts, Honolulu Hale, the Federal Building, the Hawaiian Electric Company, the YWCA, and former Police Station. The C. Brewer Building stands apart from these other structures primarily in its scale, rising but two stories. Its modest proportions led the Honolulu Star-Bulletin to declare it to be, "Designed and constructed as a 'home' rather than merely a business establishment". Such a scale makes it a unique corporate headquarters, as most of its contemporaries were erecting four-story edifices which contained rentable office spaces.

Distinguished by its scale, second-story lanais, and a lushly landscaped walled courtyard, the building is one of the finest local adaptations of the Spanish mission revival style in the islands. Although the interior was completely renovated two years ago with the windfall profits from high sugar prices, the structure exhibits a high degree of craftsmanship and includes such handsome details as wrought iron railings and grill work, representing waving sugar cane, sugar cube-shaped light fixtures, and a public lobby with a teakwood ceiling. With its light brown stucco veneer and red tile low profile, hipped roof, the building presents an intimate and concise architectural statement in the midst of the downtown commercial district with its increasingly numerous high-rise structures.

The building is also significant for its associations with C. Brewer and Company, which claims to be the oldest American business firm west of the Rockies. Founded in 1826 by Captain James Hunnewell, the company operated as a small trade and shipping company with sandalwood, cattle hides and goat skins from Hawaii, merchandise from New England, and tea and spices from China as their mainstays of trade. When Captain Charles Brewer became a partner in 1836, the company's business revolved around supplying the booming north Pacific whaling industry. Foreseeing the decline of whaling, the company began to turn its attention to sugar in the 1850's. First it supplied barrels for the shipment of sugar and molasses, and in 1856 purchased a small plantation on Maui. In 1863, the company became agent for three Maui plantations and by 1883, represented 14% of Hawaii's sugar trade. By 1925, through consolidation with other companies, C. Brewer handled 25% of the islands' sugar and was one of Hawaii's largest corporate landholders. In 1959, seeing the need for further diversification, the company entered the macadamia nut industry, and today produces the majority of the world's macadamia nuts. They still

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

handle approximately 20% of Hawaii's sugar trade as well. C. Brewer, along with Alexander & Baldwin, Castle & Cooke, Davies Corporation and Amfac, is a member of the "Big Five". These companies all made their money in the sugar industry and up until World War II completely dictated Hawaii's economic policy, and in turn its politics, culture and society. After the war the economy became more diversified and their influence became less apparent.

Prior to receiving the commission for the C. Brewer Building, architect Hardie Phillips, of the New York firm of Mayer, Murray and Phillips, had worked in Honolulu. He completed in 1927 the Honolulu Academy of Arts and the no longer extant Spanish mission revival style Bank of Hawaii, both of which had been projects of the late Bertram Goodhue. Harry S. Bent was sent by Mayer, Murray and Phillips to supervise the construction of the C. Brewer Building. Upon its completion, he remained in Honolulu and became a well known residential designer as well as the official Honolulu City and County Parks Architect.