

HAWAIIAN PINEAPPLE COMPANY (HAPCO) LTD. HOUSE
644 Lanai Avenue
Lanai City
Maui County
Hawaii

HABS HI-547
HABS HI-547

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN BUILDINGS SURVEY

HAWAIIAN PINEAPPLE COMPANY (HAPCO) LTD. HOUSE

HABS HI-547

Location: 644 Lāna‘i Avenue
Lāna‘i City, Maui County, Hawai‘i

The house is located at latitude: 20.826755, longitude: -156.918696. This coordinate was obtained on 24 June 2012, using Google Earth. The coordinate’s datum is WGS1984. The house's location has no restriction on its release to the public.

Present Owner: First Hawaiian Bank
999 Bishop Street
Honolulu, Hawai‘i 96813

Present Occupants: None

Present Use: Vacant

State of Significance: The Hawaiian Pineapple Company (HAPCo) Ltd. House at 644 Lāna‘i Avenue in Lāna‘i City, Hawai‘i is a one-story, plank frame, plantation vernacular style building. Initially constructed as a dwelling for the bank manager in 1924 by carpenters under the direction of Maui contractor Masaru Takaki, it was intended to serve as the residence for the bank manager but instead was used as a storage building for bank records.

Located 150 feet northeast of the intersection of Seventh Street and Lāna‘i Avenue, the building was one of two buildings that were erected for the Bank of Bishop & Company, Ltd. to handle the financial needs of pineapple workers of Lāna‘i City. The dwelling was continuously occupied as the bank manager’s home and also used as a storage building for bank records from its construction in 1924 through 2011. In the latter year, it was determined to be unfeasible to restore and slated for demolition. However, its importance as a component of an economic institution that served hundreds of HAPCo employees prompted the recording of the building as a HABS project.

PART I. HISTORICAL INFORMATION

A. General Statement:

1. Date of Erection: 1924
2. Architect: Unidentified; purported to be David E. Root, Engineer
3. Original and Subsequent Owners: Hawaiian Pineapple Company, Ltd.(1924)
The Bank of Bishop & Company, Ltd. (1924-1929)
Bishop First National Bank of Honolulu (1929-1933)
Bishop National Bank of Hawaii at Honolulu (1933-1956)
Bishop National Bank of Hawaii (1956-1969)
First Hawaiian Bank, Inc. (1969-present)
4. Builders, Contractors, Suppliers: Masaru Takaki, Contractor
5. Original Plans and Construction Drawings: No original plans or construction drawings were located during the research investigations.
6. Alterations and Additions: A small shed appears to have been constructed at an indeterminate date to house a water heater, the kitchen and bathroom were modified during the 1980s, and a wood post was added to the north corner of the garage at an unknown date.

B. Historical Context:

The Hawaiian Pineapple Company, (HAPCo) Ltd., House is a vernacular plantation dwelling that appears to have been erected in 1924 as the home for Harrison McMichael, the first manager of the “Lanai Branch” of the Bank of Bishop & Company, Ltd. It was built behind a bank building that had been constructed earlier in the year in a plantation town called “Lāna‘i City” on the island of Lāna‘i. Lāna‘i City was the first planned community and example of the “Garden City” in Hawai‘i. Designed by an Anglo-American engineer named David E. Root in 1922, it was built from 1923-1929 for the Hawaiian Pineapple Company, Ltd by Japanese work crews or *huis* under the direction of two Maui contractors—Kikuichi Honda and Masaru Takaki.

David E. or “D.E.” Root began his career as a surveyor for Hawaiian Dredging Company in Honolulu in 1909 and was promoted to assistant engineer by 1911 [1]. He appears to have left for the U.S. mainland at the end of 1912, served in World War I, and then returned to the islands with his wife as a HAPCo employee from 1922-1926 [2]. Root was described by the press at

mid-decade as the “resident engineer of the pineapple company” [3]. He staked out the new town in the spring of 1923 with a team of surveyors and laid out a grid of thirty-two blocks. Honda and his work crews then initiated construction through 1924 and Takaki directed building operations from 1924-1925 and then again, from 1926-1929.

Kikuichi Honda was born on September 4, 1876 in Hiroshima-ken and arrived in Hawai‘i on January 10, 1900. He worked for one year on an unidentified sugar plantation on the Hamakua Coast on the Island of Hawai‘i and then was hired by the Wailuku Sugar Company, Ltd. He built plantation camp housing for that company for eleven years before leaving to start his own contracting business [4]. He first advertised himself as a “master builder” in the telephone directory in 1905 and then as a “contractor” in 1909 [5]. After completing the first phase of Lāna‘i City’s construction, Honda went on to build several unidentified commercial buildings in Lahaina, the Valley Island Motors Building, fashionable residences in Wailuku, an unidentified Japanese language school, the Harris Home at Sprecklesville, and an addition to the Church of Good Shepherd in Wailuku [6].

For unknown reasons, Honda did not return to Lāna‘i after the first season’s work but instead sent Masaru Takaki. Takaki had been a member of the same construction *hui* that Honda had brought from Maui to the island in 1923. He was born on July 13, 1902, in Kumamoto-ken and emigrated with his parents, Keihachi and Koto Matsuoka-Takaki at an indeterminate date. He started his career with an unidentified sugar plantation on Maui, advancing in employment from a water boy and contract sugar grower as a child and teenager to an overseer or “luna,” before finally settling on a career as a carpenter [7]. After erecting buildings in Lāna‘i City, he returned to Maui and launched his contracting business, specializing in residential construction in East Maui.

Despite the fact that Honda, Takaki, and their construction crews were Japanese, the buildings which they erected in Lāna‘i City were thoroughly American. They were plank or box frame buildings, known in the vernacular as “single wall houses,” and utilized an American construction technique that by 1900, was the dominant method of construction for all classes of buildings in Hawai‘i.

Plank framing and its predecessor, box framing, were initially developed as simplifications of traditional Anglo-American timber framing by house wrights in New England in the 1650s. Both methods provided for the removal of intermediate wall studding, transferring the load bearing function to vertical planks which were secured to sills and top plates. The planks also provided a building’s exterior and interior wall surfaces.

Plank and box framing became dominant in New England by the end of the seventeenth century and remained in use in Rhode Island, Connecticut, Massachusetts, New Hampshire, and Maine well into the nineteenth century. Introduced into Kentucky by 1800, and appearing in Tennessee, Arkansas, and Texas by the 1850s, plank and box framing became consolidated under the term “box frame” in the oral tradition of Anglo-American house wrights. Its popularity for use in the production of tenant and sharecropper housing as well as outbuildings in the latter areas well into the 1920s provided impetus for its diffusion, initially under the auspices of American sugar companies, to the Hawaiian Islands for the construction of sugar and pineapple plantation dwellings which were erected during the same period [8].

Although plank framed buildings were erected in the islands which had neither corner posts nor studs, most examples appear to have not survived in their original form. They have more likely been modified over time through the addition of wood studs or horizontal wooden strips, located at a plank wall's mid-point, to provide lateral support. A majority of the buildings which were erected in Hawai'i using this Anglo-American building tradition appear to have been variations of box framing and included corner posts and vertical studs to frame doors and windows. With the exception of the Hawaiian Pineapple Company, Ltd. House which is a plank frame dwelling, most of the buildings which Honda and Takaki constructed in Lāna'i City were box frame buildings.

Beyond Anglo-American construction methods, Honda, Takaki, and their crews also erected building types in Lāna'i City that were Anglo-American. Honda built a variation of a double-pen, referred to in the local vernacular as a "double house." By 1900, this American folk house type was the most common dwelling erected on Maui and was photographed in sugar plantation camps in Lāhaina on West Maui as well as being built alongside native Hawaiian thatched houses or *kauhale* in Kahului in Central Maui. It was also recorded by photographers in the middle of taro fields or *lo'i kalo* in such culturally provincial places as Hānā in East Maui, which attests to its popularity among even native Hawaiians. Honda's variation of the dwelling was two rooms in width and two rooms in depth. It was a box framed building with a side-facing gable roof and featured a full length porch or *lanai* that was enclosed on the ends by wood side walls that were fenestrated with windows. This adaptation of the porch was exclusive to Lāna'i and appears to have been employed to reduce the effects of the trade winds that blew across the island.

Takaki built another American house type, a dwelling that was developed by the Hawaiian Sugar Planters Association or HSPA, approved by the Territorial Board of Health in 1921, and adopted by HAPCo and other pineapple companies by mid-decade. In contrast with Honda's Lāna'i City houses, Takaki's dwellings were two rooms in width, two rooms in depth, and featured hipped roofs. They were similar to the box framed plantation vernacular houses that Honda had built for Wailuku Sugar Company, Ltd., with three notable exceptions: the windows were flush with the exterior walls, the front roof plate featured an engaged porch roof that extended over the front entry stairs, and the side wall porch design associated with Honda's Lāna'i City houses of 1923 was replicated, though left unfenestrated [9].

Large-scale construction activities were finally concluded in 1929 and upon completion, Lāna'i City covered 232 acres and consisted of a grid blocks which was oriented northeast-southwest about a seven-acre central park. The park, a principle organizing element and green space, was fronted by the offices of HAPCo management, the town's commercial buildings, a post office, a Nishi Hongwanji Temple, a Roman Catholic Church, and a theater.

The park was named after the owner of the company, James Drummond Dole, an entrepreneur who had purchased the island earlier in December 1922 for \$1,100,000 and who had initiated commercial pineapple cultivation at Wahiawā on O'ahu in 1901 under the name of Hawaiian Pineapple Company, Ltd. or "HAPCo." Although HAPCo was the official corporate moniker, it was known in the vernacular as the "Dole Company" and its product was known as "Dole Pineapple." An official name change from HAPCo to Dole did not occur until 1961, however, three years after the death of the founder in 1958.

In 1923 the first workers who arrived on Lāna‘i consisted of 100 Japanese families who were recruited from HAPCo operations in Wahiawā. By 1930, however, Lāna‘i City housed a labor force of some 2,356 persons who planted and harvested in excess of 13,000 acres of pineapple. In that year, the community included Chinese, Filipino, Japanese, Korean, Hawaiian, Portuguese, and Puerto Rican workers, under the supervision of Euro- and Anglo-American managers. Married workers brought families with them and their children also comprised a substantial percentage of the population.

To meet the economic needs of Lāna‘i’s increasing population, HAPCo directed Takaki to erect a bank building in 1924 and then a dwelling for the bank manager shortly thereafter. Upon completion, the company noted in its annual report for that year that: “the principal capital expenditures have now been completed, consisting in part of...the construction of an office, hospital, clubhouse, bank, stores, church, theater, and various other buildings, together with housing...” [10].

Although it remains unknown who actually designed the “Lanai Branch,” it may be conjectured that the bank, like many of the buildings in Lāna‘i City, may have been planned by engineer Root as well. Aiko Karushige, a woman who worked as a housekeeper for Root and his wife suggested that he designed a number of the buildings in the town when she recalled in 1989 that: “Yes, he was an engineer...for down the Kaumalapau harbor and the road. And then they said...he the one that architect the camp homes, too” [11]. Similar to the dwellings and a majority of the commercial buildings which were erected in Lāna‘i City, the bank was one-story in height, built in a variation of box frame or “single wall” construction, featured a front porch or *lanai*, was embellished with Craftsman details, and set back from the street with a front lawn—features typical of the surrounding residential district.

Initially addressed as 644 Pine Street which was later renamed Lāna‘i Avenue, and also identified in the vernacular of the 1920s as the “government road,” the building was located on the only paved road in Lāna‘i City. All of the other streets remained unimproved and are remembered as turning into mud whenever it rained. The newly completed bank and macadamized thoroughfare were recorded in a photograph that was taken of Japanese workers and their families when they greeted Territorial Governor Wallace R. Farrington and James Dole, accompanied by an entourage of 138 Honolulu businessmen during a visit to Lāna‘i City in 1926.

Prior to the arrival of the Bank of Bishop & Company, Ltd. in 1924, it remains unclear how payroll was issued and how employees cashed their earnings during the twelve months when there was no financial institution on the island. Presumably, the workers were either paid in cash or a single company store provided the means to turn their scrip into legal tender.

The Bank of Bishop & Company, Ltd. had been originally formed in 1858 by Charles Reed Bishop and William A. Aldrich in Honolulu as the Bishop Company Savings Bank. The institution was the first bank established in Hawai‘i and the third bank established west of the Rocky Mountains. Bishop was originally from upstate New York and had arrived in Honolulu, the capital of the Hawaiian Kingdom, in 1846. He initiated his career in the islands as a partner in a drygoods store and after three years, obtained Hawaiian citizenship, then entered government service as a collector of customs.

Bishop's service as a Kingdom official provided an opportunity to frequent royal circles and he successfully courted and married Princess Bernice Pauahi in 1850, who later inherited substantial land holdings throughout the archipelago. Bernice Pauahi Bishop died in 1884 and her lands and trust were used for the establishment of Kamehemeha Schools. In 1894 Bishop left Hawai'i for California where he became vice president and director of the Bank of California. He died in 1914 and his estate went to the establishment of the Bishop Museum in Honolulu.

Samuel Damon acquired the Bishop Company in 1895 and gave James Dole his first loan to initiate large-scale pineapple operations in 1904. The Bank of Bishop & Company, Ltd. was incorporated in 1919, absorbed the Bank of Honolulu in 1920, and changed its name to Bishop First National Bank of Honolulu in 1929 after consolidating the Bank of Bishop & Company, Ltd. with First American Savings Bank, First National Bank of Hawaii, Army National Bank of Schofield Barracks, and Baldwin Bank. Four years later, the name of Bishop National Bank of Hawaii at Honolulu was adopted and in 1956, the name was changed to Bishop National Bank of Hawaii [12]. The moniker of First Hawaiian Bank, Inc. was adopted in 1969.

When the Bank of Bishop & Company, Ltd. opened its "Lanai Branch," the banking industry in Hawai'i was incurring challenges and change. The Bank of Bishop & Company, Ltd. had itself merged with the Bank of Honolulu, Ltd. on March 31, 1920, and Bishop Trust Company, Ltd., had merged with Guardian Trust Company, Ltd. on October 1 of the same year [13]. The international sugar market collapsed in 1920 and two years later, People's Bank, Ltd. in Hilo was placed in receivership, "after it closed its doors...following unusual heavy withdrawals" and the First Bank of Hilo was merged with Bank of Hawaii, Ltd. [14]. In Honolulu, Hawaii Bank of Commerce, Ltd. and a subsidiary, Commercial Trust Company, Ltd., were also placed in receivership and on Maui, the Bank of Maui, Ltd., and Baldwin Bank, Ltd. initiated a merger and the formation of a new trust organization [15]. The Bank of Bishop & Company, Ltd., however, remained solvent and initiated the establishment of a branch office in Kealahou in 1923 in advance of Lāna'i City, and one in Wahiawā in 1927.

Curiously, in 1924 there was little fanfare that accompanied the opening of the Bank of Bishop & Company's "Lanai Branch" and the local *Maui News* failed to announce its occurrence. Even in the bank's own annual reports, the only mention of the Lāna'i facility was a photograph of the building's entry that was printed with the caption, "Lanai Branch, Lanai. The pineapple branch, located on the Island of Lanai, which is devoted exclusively to producing pineapples, serves the people of that island" [16].

The bank's first manager was Harrison McMichael and he appears to have remained in that position through 1928 [17]. He was not listed in the telephone directory until 1925, however, when he was referenced as "Harrison McMichael in charge" [18]. McMichael's successor was Arthur W. Carlson and he remained as the manager of the "Lanai Branch" through at least 1950 [19]. Before taking the position, Carlson had been a bookkeeper at Ewa Plantation on O'ahu, had arrived on Lāna'i in 1924, and was employed initially in a like capacity by HAPCo. After joining the Bank of Bishop & Company in 1928, he also served the Lāna'i City community as postmaster and magistrate [20].

It remains unknown how the Bishop & Company's "Lanai Branch" served the worker population in Lāna'i City and whether like the stores nearby, there were tellers hired who spoke the

languages of immigrant workers in order to handle their transactions. In addition, it is unclear whether loans were made available to workers or to entrepreneurs because no bank records are available. Fusako Nishimura Uchimura recalled in 1988, that for Japanese like her father, Susumu Nishimura, there was a reliance on traditional lending methods instead of applying to an American financial institution for a loan. She stated:

He had to borrow money from some friends [to purchase a taxi]...The Japanese used to have what they call *tanomoshi*. So, it was like a community bank, and you can borrow whatever amount that you want to, and then you pay back to them what you borrowed. So, he had borrowed from this *tanomoshi* thing. And then he bought that car. Well, it earned quite a bit for him [21].

Similarly, since many workers continued to send money to their families in their countries of origin, it remains unknown how remittances were sent home. For Japanese, the nearest banks remained in Honolulu—Yokohama Specie Bank and Sumitomo Bank, that latter of which had been re-incorporated as Sumitomo Bank of Hawaii, Ltd. in 1919 [22]. For Chinese, the Chinese American Bank, Ltd. and Liberty Bank, Ltd., also located in Honolulu, remained the primary means available for sending remittances to family members in China [23].

The dwelling for the bank manager was styled similarly to the housing that was produced by Takaki during the 1924-1925 construction season but was nonetheless unique. It had a partially enclosed front porch that was fenestrated with windows and was the only dwelling with a built-in garage. Constructed of plank frame or “single wall” construction, there was not a single vertical framing member in it, until one was added to the interior of the southeast corner of the garage at an indeterminate date later in the twentieth century. Unfortunately, the building appears to have been less than what had been anticipated by its intended occupants. Both McMichael and Carlson are recalled in the oral tradition as having not liked the dwelling that HAPCo had provided. Instead, they opted to live in houses that were built on the “uphill” or “mauka” side of Pine Street (Lana‘i Avenue), a boundary which separated the housing of supervisors and managers from laborers that was derisively referred to by workers as “Snob Hill” [24].

The building was continuously occupied for some sixty years, possibly only very briefly as a residence at indeterminate dates, then as a storage building for bank records from its construction in 1924 through 2011. First Hawaiian Bank, Inc. filed an application to demolish the Hawaiian Pineapple Company (HAPCo) Ltd. House in 2010 after it was determined that it was unfeasible to restore. However, its importance as part of a financial institution that served hundreds of HAPCo employees prompted the recording of the building as a HABS project.

PART II. ARCHITECTURAL STATEMENT

A. General Statement:

1. History: The Hawaiian Pineapple Company (HAPCo) Ltd. House was erected in 1924 and was sited behind a bank building which was built in the same year. It was modified by the addition of a small shed addition and minor interior alterations which were made at indeterminate dates.

2. Architectural Character: The Hawaiian Pineapple Company (HAPCo) Ltd. House is a one-story plank frame vernacular plantation building with a two-bay width and four-pile room depth that has entrances that are located on the southwest and southeast facades. (See photographic documentation for HABS No. HI-547-01 through HABS No. HI-547-10 and HABS Drawings, Sheets 1-3. Note: 101, 102, etc., refer to room identification numbers in the narrative).

B. Description of the Exterior:

1. Overall Dimensions: The building measures 18'-5" in width and is 35'-11 3/4" in depth, total- this includes the one-car garage at the back end of the house, that spans the entire width of the house, and accounts for 9'-7 3/4" of its length. Thus, the actual living portion of the house measures 18'-5" x 26'-4".
2. Foundations: The foundations consist of circular-sawn nominal 4" x 4" wood posts which have been placed on the upper surfaces of stones. The stones are relatively small, just about 10" in diameter, and its face is close to the ground, with many just an inch or two about grade. They support nominal 4" x 4" circular-sawn sills with pairs of nominal 2" x 4" up-braces. The crawl space beneath the house has been enclosed by nominal 2" x 4" wood battens whose members are spaced at 2'-4" to serve as nailers for wood lattice. The lattice work is orthogonal and constructed of 1 3/8" x 3/8" wood members which have been spaced at 3" centers.
3. Wall Construction: The building is of plank frame construction and is covered with vertically laid tongue and groove wood boards (both vertical- or pith-sawn and circular-sawn) which comprise the wall framing as well as the primary exterior and interior wall finishes. They measure 7/8" in thickness and are 11 1/2" – 12" in width. Nominal 1"x 6" wood trim boards, are used to secure the bases and tops of the wall boards as well as the corners of the building. A 1 3/4" x 3 1/2" wood drip mold has been applied to the base of the walls. The boards are rough-sawn on the exterior and plane-sawn on the interior side of the boards. The battens on the exterior are rough-sawn and the battens on the interior are plane-sawn- thus slightly smaller on the interior.
4. Wall System, Framing: The building's sills and girders are nominal 2" x 4" members as are the top plates. The floor system consists of nominal 2" x 4" wood floor joists that have been spaced at 2'-0" centers while the roof framing system is comprised of wood trusses with top and bottom chords as well as ceiling joists of nominal 2" x 4" members that have been spaced at 3'-0" centers.
5. Porches: A single wood porch is located on the south side of the building and the north corner of the porch has been enclosed for use as a bedroom and laundry. I thought that the bedroom was originally there. Can you check this Stanley?
6. Chimneys: There are no chimneys or other source of heat has been provided.
7. Openings:

- a. Doorways and Doors: An original wood five-panel entry door and wood three-panel screen door are located on the southwest (front) façade, measure 2'-6" x 6'-6", and are 1 3/8" in thickness. Both have been cased with nominal 1" x 6" wood trim that has been painted and feature a simple wood threshold. The rest of the interior doors also measure 2'-6" x 6'-6", and are 1 3/8" in thickness. However, their steel door-knob and mechanism, as well as the strike plate, is attached to the face of the door and frame to cut down construction time.
 - b. Windows: Windows include six-over-six (6/6) single-hung wood sash and measure 2'-10" x 4'-6 1/2". All single-hung wood sash are 1 3/8" in thickness, have been cased with nominal 1" x 6" wood trim that has been painted, and include wood 2 1/4" drip caps.
8. Roof:
- a. Shape and Covering: The roof of the Hawaiian Pineapple Company (HAPCo) Ltd. House is hipped with a slope of 6 in 12 and a ridge height of 16'-7". The roof is covered with corrugated metal and a few sections of the material are embellished with an "ARMCO" logo which has been stenciled in blue paint. The corrugated metal has been laid on full 2" x 4" wood purlins that have been spaced at 3'-0" centers.
 - b. Cornice: The building does not have a cornice but instead features a wood frieze board that has been painted and supports full 2" x 4" rafter tails which are spaced at 3'-0" centers and project 2'-5 1/2" beyond the building's facades.
- C. Description of the Interior:
1. Access to the Hawaiian Pineapple Company (HAPCo) Ltd. House is made from a wood entry porch or *lanai* with wood stairs that is located on the south corner of the dwelling into a living room (101) and kitchen (102). An enclosed porch (103) that also appears to have functioned as a laundry room is located on the north corner of the porch and provides access to a bedroom (104). The bedroom also provides access to a bathroom (105) which is located at the north corner of the dwelling. A garage (106) is located at the east corner of the dwelling and entered from the exterior of the building.
 2. Flooring: The floor finish consists of circular-sawn, wood tongue and groove boards which were 3/4" in thickness and 5" in width, except in the wet areas where sheet linoleum has been used as an overlay.
 3. Wall Finishes: Interior wall finishes include painted vertical wall boards and battens for exterior walls and interior partition walls as well as painted wood baseboards which are 1" x 5 1/2" wood members. The ceiling finishes are similar, are painted throughout, and are trimmed with 1" x 3 3/4" wood members.
 4. Doorways and Doors: Original interior doors are five-panel wood doors which measure 2'-6" x 6'-5 3/4" and are 1" in thickness. Original hardware includes surface mounted metal locks with either metal or porcelain knobs and metal escutcheons.

5. Light Fixtures: Light fixtures are ca. 1980 incandescent and fluorescent fixtures. However, the location of the light fixtures are original. All of the light fixtures are ceiling mounted. There is one centrally located in the living room area, one slightly off center in the kitchen area, and one per in the center of each bedroom. The light switches are mostly original as well; they are button-type switches located at the entries of each of the rooms.
6. Heating: No method for heating the house has been provided.

PART III. ENDNOTES

1. Polk-Husted 1910: 524; 1911: 502; 1912: 612.
2. Ibid. 1925: 728.
3. *Honolulu Star-Bulletin*, February 6, 1926: II: 8: 4.
4. Newton 1940: 47.
5. Polk-Husted 1909: 867.
6. Newton 1940: 99.
7. Ibid.: 99.
8. Upton 1981: 47; Solamillo 2007: 4.
9. Solamillo 2009 : 16-17.
10. *Twenty-fourth Annual Report of the Hawaiian Pineapple Company, Ltd.* 1925: 5.
11. Nishimoto et al 1989: 172.
12. Bishop National Bank of Hawaii 1960: n.p.
13. Thrum 1921: 135.
14. Ibid. 1923: 146.
15. Ibid.
16. Bishop First National Bank of Hawaii, December 31, 1929: n.p.
17. Polk-Husted 1927-1928: 726, 730.
18. Ibid. 1925-1926: 723, 726.
19. Ibid., 1929-1930: 779; 1931-1933: 706; Thrum 1950-1951: 315.
20. Maly 2008: 6.
21. Nishimoto et al 1988: 286.
22. Thrum 1920: 153.
23. Ibid. 1923: 22, 146.

PART III. ENDNOTES (con't.):

24. Rabaino, Gerry. Personal communication.

PART IV. SOURCES OF INFORMATION

A. Original Architectural Drawings: No original architectural or engineering drawings of the Hawaiian Pineapple Company (HAPCo) Ltd. House were located during the research investigations.

B. Early Views: No early photographs of the building were located except for a panorama of multiple buildings which was taken from "Up Camp" looking west across Lānaʻi City in 1926; an oblique aerial which was taken on November 23, 1929, looking northwest; and another oblique aerial which was taken in 1947, looking northwest; all in the collection of the Lānaʻi Culture and Heritage Center. Another aerial photograph taken in 1947, looking east, is in the collection of the Bishop Museum in Honolulu.

C. Interviews:

Rabaino, Gerry. Telephone interview with Stanley Solamillo. Written notes. Lānaʻi City, Lānaʻi. 02 August 2011.

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PART V. PROJECT INFORMATION

This Historic American Building Survey (HABS) project was funded by First Hawaiian Bank, Inc., and required by the Hawaii State Department of Land and Natural Resources, State Historic Preservation Division as well as the Maui County Cultural Resources Commission to mitigate the adverse effect of demolition. The recording team consisted of Cathy Hyatt and Lindsey Hartsell under the direction of Lorraine Minatoishi-Palumbo, AIA. Ms. Palumbo also conducted historical research as well as building analysis and archival photography was produced by Steve Brinkman.