

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: First Bank of Hilo Ltd.

Other names/site number: First Bank of Hilo, Ltd.-Hāmākua Branch Building/Bank of Hawai'i (from 1922 to 1927)/TMK: (3) 4-5-006: 014 parcel 4

Name of related multiple property listing:

Historical and Architectural Resources of Honoka'a Town, Hāmākua District, Hawai'i Island, Hawai'i

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 45-3490 Māmane Street, Unit G

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

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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

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

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

national statewide X local

Applicable National Register Criteria:

X A B X C D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

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

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☐

Public – Local

☐

Public – State

☐

Public – Federal

☐

First Bank of Hilo, Ltd.
Name of Property

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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>1</u>	<u>3</u>	buildings
		(Botelho Building and Garage on separate nomination)
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register

First Bank of Hilo, Ltd.

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6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/financial institution/bank

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/restaurant

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/Plantation

First Bank of Hilo, Ltd.

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Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: posts and piers; Walls: wood;
Roof: corrugated metal

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

The First Bank of Hilo Building in Honoka'a is a single story commercial building which sits on a portion of a larger 1.05 acre, sloping lot on the *makai* side of Māmane Street. The building is located on a street lined with commercial structures and contributes to the retail-office character of the town's downtown core. The façade is characterized by a false front with a modillion-like bracketed cornice and a corrugated metal, pent-roofed awning over the sidewalk mounted above the commercial level. The 4,000 square foot building follows a rectangular plan, with a front-facing, corrugated metal gable roof behind the false front. A similarly clad, shed-roofed addition is to the rear of the building. The building sits on a post and pier foundation with vertical slat aprons running down the sides. At the front, the building is flush with the sidewalk. The building features double wall construction with vertical tongue-and-groove exterior walls on the sides, while the façade and rear are finished with shiplap siding. The building is in good condition and retains its integrity of location, design, materials, setting, craftsmanship, feeling and association.

First Bank of Hilo, Ltd.

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Narrative Description

Exterior

The First Bank of Hilo Ltd. Building is located on a downward sloping, 1.05-acre lot. The lot itself contains four structures: two eligible commercial edifices known as the First Bank of Hilo Building (1910/1922) and the larger Botelho Building and Garage (1927) on Māmane Street, a recently constructed building between the two (which will not be included in this nomination), and a *makai* residence (which will not be included in this nomination) on Koa Street (1938). The lot is a parallelogram in shape. This nomination is focused on the First Bank of Hilo Building only.

The First Bank of Hilo Building's façade abuts Māmane Street and is separated from the street by a wood sidewalk that surmounts the original concrete sidewalk. The sidewalk is accessed by two concrete steps from the Waipi'o side of the building and by a wood ramp on the Hilo side. An 'ōhi'a hitching-post/railing with four posts runs along the sidewalk, further demarcating the building from the road. The building is four bays wide, and houses a single commercial unit in a large open space, which at this time houses a restaurant and bar. The building's two end bays have fixed windows, each of two horizontal panes. The two center bays each contain doors. The Waipi'o-side doorway has a set of double doors, each of two panes with a panel below. The Hilo-side doorway has a single-hinged door of similar design. The shed-roofed awning over the sidewalk is structurally supported by six wooden brackets.

The Hilo-side of the First Bank of Hilo has three sets of apertures. Photographs from 1936 do not show any openings (which makes sense considering this 1910 wooden structure was once a financial institution). Ventilation was undoubtedly a consideration as photographs from the 1960s-1970s show two openings with awning windows. (These windows do not affect the historic integrity of the building.) The third aperture (not visible in public viewing space) is a double-set of louvered windows within the Hilo-side of the shed-roofed extension on the back of the building.

The Waipi'o side of the First Bank of Hilo has three sets of apertures. The *mauka*-most features two sets of what were once windows that might have been re-engineered into four awning windows (see photograph bottom of page 26). The second aperture is a single double-hung window which now looks into the adjacent non-contributing new structure. The third aperture was once a double-hung window but now is simply screened and presents a view into the adjacent non-contributing building.

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PHOTOGRAPHS: LAURA RUBY (2016)

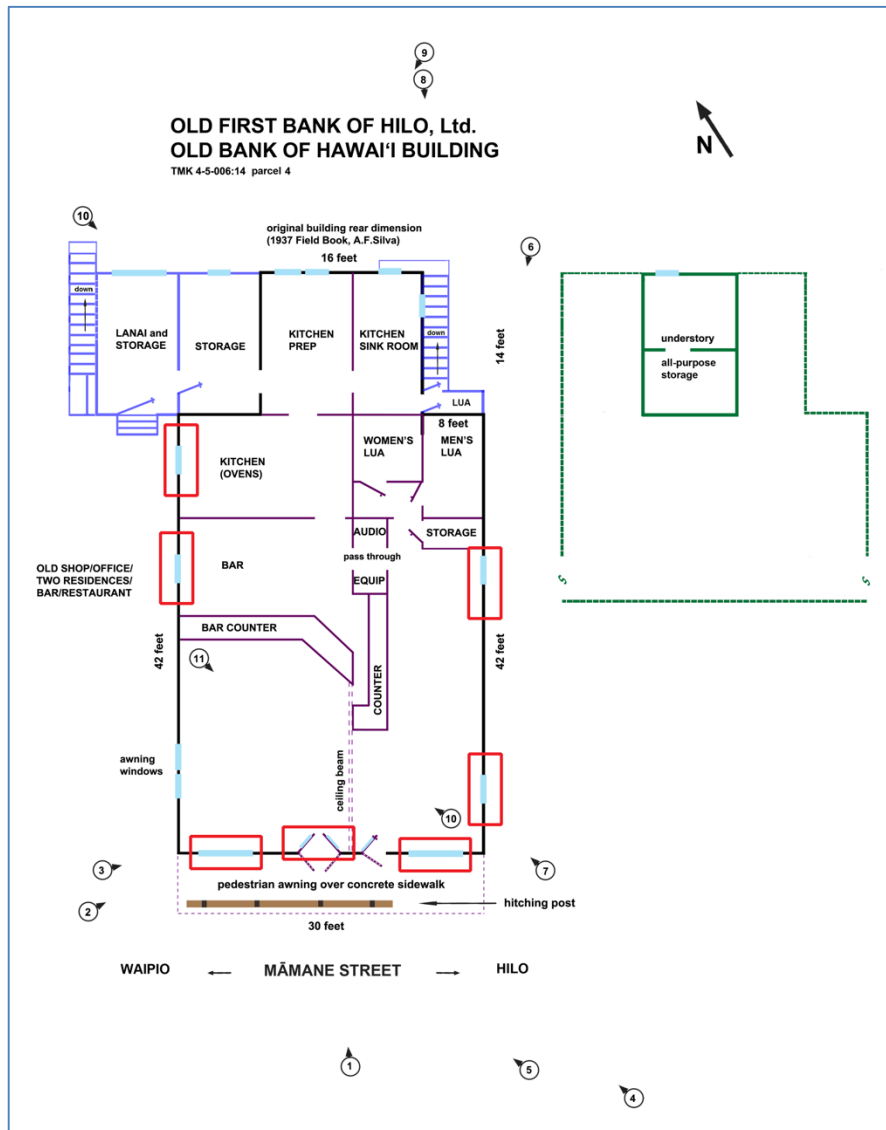
Left: eight of these public-space interior window (such as the Hilo-side window pictured) and door frames are historical wood framing possibly bought from a Sears, Roebuck & Co. or another similar catalog in the early 20th century. Right: the two exceptions are the mid-20th century adaptive reuse of similar wood materials used for the Hilo-side front door and the (pictured) *mauka* Waipi'o-side window frames which have similar framing but without the corner medallions.)

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First Bank of Hilo, Ltd. historic windows and doors are demarked by red rectangles. The four Waipi'o-side awning windows and the one Hilo-side door which can be also viewed from the public space have no exact historic dates, but appear in photographs from the 1960s-1970s.

The *makai*-side of the First Bank of Hilo Building is the most complex portion of the structure. The main building's back gable roof with traditional air vent, maximizes heat dissipation in the main building. A shed-roof extension was appended below the gable. Most of the shed-roof extension also employs the same shiplap cladding as the front façade and the back gable of the main building. The shed extension has been altered in efforts to create more useful space inside the building, and its components were probably repaired/replaced due to its position facing

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prevailing winds and rain. Beginning on the Hilo side, T1-11 siding has been employed to enclose the top landing of a wooden staircase leading to the ground. A five-paneled wooden door with original knob leads outside. Six pane single-hung sash windows have remained both parallel to these wooden stairs and on the Hilo-most-side of the back main wall. Two adjacent sets of double-hung windows have been removed from the center of the *makai* wall and replaced with two vertical columns of jalousie glass. Further to the Waipi'o-side, the *makai* wall itself has been added to, using tongue-and-groove materials and a single double-hung window replaced with a column of jalousies. Most toward Waipi'o, plywood has been employed and a sheet of plexiglass (with a diamond-shaped pattern) shields an outdoor lanai. Wooden stairs from the lanai lead to the ground.

The understory of the building consists mostly of crawlspace with a dirt floor and a maximum ceiling height of approximately 7 feet on the makai side. The main floor above is supported by posts and piers resting directly on rocks placed on the ground. The space is enclosed by a vertical wood skirt on the three sides away from the street, except for a small, concrete-floored, storage space placed against the *makai* edge of the building envelope. This storage-space wall is of board-and-batten construction, inexpertly built, featuring an original wood-framed, sliding window of six panes.



PHOTOGRAPH: LAURA RUBY (2015)

The understory of the First Bank of Hilo, Ltd. Showing the posts and piers sitting on natural/native stones on a dirt floor.

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Interior

The front doors open on a large open room that comprises the main public space of the business occupying the building. The room retains its original fir floor, but its walls are now finished with knotty-pine tongue and groove paneling. An interior girt runs around the room, just below the mid-line of the front windows. Two sets of single-pane, awning windows are located along the Waipi'o (west) side of the room. Each set is stacked two-high. Three repurposed windows that were once double-hung, one on the Waipi'o side and two on the Hilo side, reflect elaborate woodwork on their frames, including vertical grooves the length of the frame perimeters and disks at the corners. The ceiling of the room is divided into four "quadrants" by four horizontal beams of differing thicknesses supported by a central column. Three of the four quadrants (clockwise 1, 2 and 4) retain the original ceiling woodwork.

While the rear areas of the building have been remodeled, the room now utilized for kitchen (ovens) retains its original walls, ceiling, and two elaborate window frames (of the same style as those in the public space).

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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.)

ECONOMICS

ARCHITECTURE

Period of Significance

1910-1927—building used for banking

1927-1966—multiple commercial uses including U.S. Soil Conservation Service, Edith
Fujimoto Dress Shop, and Miura Tailor Shop

Significant Dates

1910—First Bank of Hilo, Ltd.—Hāmākua Branch opened

1922—First Bank of Hilo, Ltd.—Hāmākua Branch merged with Bank of Hawai'i

1927—building moved to present location

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

The First Bank of Hilo Ltd.–Hāmākua Branch is eligible for the National Register of Historic Places on the local level under Criteria A (Events) and C (Architecture).

The First Bank of Hilo Ltd. building is significant at the local level under National Register Criteria A in the areas of Economics and Architecture. The bank was established on the TMK: (3) 4-5-016: 010 property, in 1910 in a wood-framed building. The First Bank of Hilo Ltd. is a significant reflection of the commercial development of Honoka'a as an important, early twentieth-century trade center for the local (sugar) plantation workers, cattle ranchers, and coffee growers and store owners as an illustration of the efforts of immigrants through a banking institution to make a place for themselves in the local island economy.

The Bank of Hawai'i's Hāmākua Branch Building is significant at the local level under Criterion C as a good example of a Territorial Era commercial building constructed in a rural community on the island of Hawai'i during the early years of the twentieth century. It is typical of its period in its use of materials, method of construction, craftsmanship, and design.

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

Criterion A (Events/History):

Historical Events

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 grant and location of a residence by William Rickard, who managed Honoka'a Sugar Company (the most successful of the early sugar plantations in Hāmākua), focused activity along a specific section of that wagon road.

Honoka'a is a town where the opportunities for the present and future are incubated in its historic past. While homesteading, ranching, coffee, and macadamia nuts were important to the area economy, the town's history is most directly associated with the establishment of Hawai'i's sugar industry. The impetus for the development of Honoka'a Town rested with the influx of

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early immigrant workers (1860-1900) brought in as laborers on the sugar plantations after the expiration of their labor contracts.

Other entrepreneurial immigrants not bound by plantation labor contracts arrived. There were successive waves of immigrants from Europe and New England, China, Portugal (Madeira and the Azores), Japan, Korea, Philippines, and other countries gave individuals the opportunity to seek new employment opportunities. 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, and First Bank of Hilo, Ltd. was a leading institution. First Bank of Hilo, Ltd. (1910, chartered in 1901), People's Bank (chartered in 1916), and Bank of Hawai'i (1922) were established in Honoka'a. Banks were life-lines needed to grow a town. They collected money bring capital in to town, and then lent it out. If a community were to grow beyond a certain level money needed to be collected for investment and to build businesses.

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 (1907) and Lower (1910) Hāmākua (Irrigation) Ditches and requiring additional labor to function. 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.

Still another factor was the potential arrival of the Hilo Railway into Honoka'a which on focused land speculation and building construction on the Hilo side of town. Apparently Judge Manuel S. Botelho thought it best to buy a large property fronting on Māmane Street with the *makai* rear of the property immediate to the proposed railroad terminus. 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. But the continued expansion of public services in Honoka'a, including courts, a library, and schools on the Hilo side of town, was a distinct economic advantage for the town's economy over those of other villages nearby, and brought educated workers to the town.

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

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became major intersections in Honoka'a. Development of Honoka'a then focused between these two points.

Property Histories

The First Bank of Hilo, Ltd. building resided on two properties. The short history is as follows (please see Table of Property Transfers [pp. 77-79] for more detailed information). In the 1840s and 1850s the western educated and progressive King Kamehameha III, under pressure from foreign residents, and to assure that the dwindling population of Native Hawaiians retained land as an asset, instituted the Mahele or "Portioning" (Jon Chinen, *The Great Mahele*, 1958). The Mahele introduced western style property ownership to the Kingdom, with all property formerly owned by the King distributed first to the crown, then the *ali'i*, and finally the *maka'āinana* or common people. On November 8, 1857 during the distribution to the *maka'āinana*, King Kamehameha IV awarded the 11.25-acre Land Commission Award (LCA) 7851 and Royal Patent Grant 7039 in Haina Ahupua'a fronting the Government Road in Honoka'a to Kawi (also spelled Kaiwi) for \$2. (Both: Bureau of Conveyances, Land Commission Award, Book 4, p. 618; and Hawai'i Sugar Planters Association, Hāmākua Coast Map Book—Cane Field 19 map, July 1912, n.p., Honoka'a, Hawai'i).

The property was sold to Samuel Parker and then a portion of the property was sold from Parker to John T. Baker. In 1910 Baker leased the property to the First Bank of Hilo, Ltd.; and the bank was established in the wood-framed building on this property in 1910. (see page 81, Addendum B)

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William Savidge
Notary Public, First Judicial Circuit,
Territory of Hawaii.

Entered of record this 15th day of February A.D. 1910, at 3:10 O'clock P.
M., and compared. *Chas. M. M...* Registrar of Conveyances.

Mrs. J. A. Paakiki
to
Alice K. Spencer
Deed.
Stamped \$9.

E ike auanei na kaniaka a pau ma kelia Palapala Kuai, owau o Mrs.
J. Aulike Paakiki, no Waikea, Apana o Kohala Hema, Moku-puni a Teri-
tore o Hawaii, no ka loa pono ana mai ma ko'u lima na dala maikai he
Ekelu Tuhani, (\$3000.00) mai ia Alice Kehaulani Spencer, mai oia
wahi hookahi no, a o keia ka hoike o ka loa pono ana mai o na mau
dala nei, nolaia, ma keia, ke hana nei au, kuai, haawi a hoolilo loa
aku nei au no Alice Kehaulani Spencer i oleloia i ko'u kuleana a pau
iloko o kela apana aina e waiho la ma Papaanui, Hamakua, Hawaii, i
ikeia ma na inoa o Olepeu, Kalaokiki ame Papaiki, Palapala Sila Nui
Halu 2405, nona ka huina i koe ma ko'u inoa he hookahi haneri ame
iwakalua eka, (120 acres) e koe ana no'u he elua eka, a oia no hoi
na eka aina e hoopuni ana i kahi i kamua ai o ko'u makahine i ka-
mua maluna o ka aina i oleloia, a o keia no ka apana aina i hoopuni-
lina ia e a'u me ka Hui Mahiko o Monokea, no 12 makahiki mai ka la
4 mai o December 1901.

E lilo no Alice Kehaulani Spencer i oleloia, kona mau hoolina,
luna hooponopono waiwai a waihoia ka apana aina i oleloia no ka
manawa pau ole.

I hoike no ka oiaio o keia ka kama nei au i ko'u inoa i keia
la 12 o February A.D. 1910.

Ikemaka, Mrs. J. A. Paakiki
Frank J. Pinn
Territory of Hawaii, Island of Hawaii, County of Hawaii, ss:- Person
sonally appeared before me on this 12th day of February A.D. 1910,
Mrs. J. Aulike Paakiki, well known to me to be the person described
in and who executed the foregoing instrument, who acknowledged to me
that she executed the same as her free act and deed.

W. Mahuka Spencer
Notary Public, Third Jud. Circuit.
Entered of record this 15th day of February, A.D. 1910, at 3:25 O'clock P.
M., and compared. *Chas. M. M...* Registrar of Conveyances.

February 15, 1910 deed from Mrs. J.A. Paakiki to Alice Spencer in Papaanui Ahupua'a.
(TMK (3) 4-5-006: 014 property)

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ed that they executed the same as their free act and deed.

F. W. Makinney, Notary Public,
First Judicial Circuit, Territory of Hawaii.

Entered of record this 20th day of January A.D. 1911 at 3:00 O'clock
P.M. and compared. Chas. M. Mearns, Registrar of Conveyances.

LEASE.

This Indenture of Lease made and executed upon the 26th day of
November A. D. 1910, by and between John T. Baker of Hilo, County
and Territory of Hawaii, party of the first part, and The First Bank
of Hilo, Limited, a corporation organized and existing under and by
virtue of the laws of the Territory of Hawaii, party of the second
part,

Witnesseth: That the party of the first part for and in con-
sideration of the rents hereinafter reserved and the terms, covenants
and conditions hereof does hereby lease, demise and let unto the
party of the second part all of that certain piece or parcel of land
situate at Honokaa, District of Hamakua, County and Territory of Hwa-
ii; beginning at a point on the north side of the Government road,
the same being the southeast corner of the land leased to J. Burkin-
shaw and running in a northeasterly direction 150 feet more or less
along said land lease to the said J. Burkinshaw; thence in an easterly
direction along the land of W. Hall 75 feet more or less and the land
formerly occupied by E. C. Macfarlane; thence in a southwesterly
direction in a line parallel to the first course hereof, 150 feet
more or less, to said Government road; thence along said Government
Road in a westerly direction 75 feet more or less to the point of
beginning.

To have and to hold the same for the term of Five (5) years,
next after the first day of January A. D. 1912, and any extension
of this lease made in accordance with the terms hereof.

Said lessee yielding and paying therefor as rent the sum of
\$150 a year.

John T.
Baker
To
First Bank
of Hilo,
Limited.
Lease
Stamped \$1

Location
of
Bolt

343/163
11/19/12
Hilo = 4-5-16.

November 26, 1910 lease between John T. Baker and First Bank of Hilo, Ltd. (TMK: (3) 4-5-016: 010 The Bureau of Conveyances Liber 837/462 Deed from Grantors the Estate of John T. Baker to the Grantee Bank of Hawai'i, Ltd., August 25, 1926 for the portion of the property described as Royal Patent Grant 7039, Land Commission Award 7851 originally to Kawi.

Sometime between 1922 and 1927, the bank building was moved to the Botelho property where it sits today. In 1857, this Royal Patent Grant 2465 property in Papaanui Ahupua'a initially passed from Kamehameha IV to Olepau et al and then to daughter Aulike Paakiki and to Alice Spencer. This property became the Spencer Tract in 1920. Also in 1920 Alice and Samuel Spencer sold lots 1-4 and 13-16 to Manuel S. Botelho. Later this property passed through family hands from Mary Botelho (wife), to Mary and Thelma Olival (daughter), to the Olival Estate and Botelho Properties, Inc. today. (see page 78-79, Addendum B)

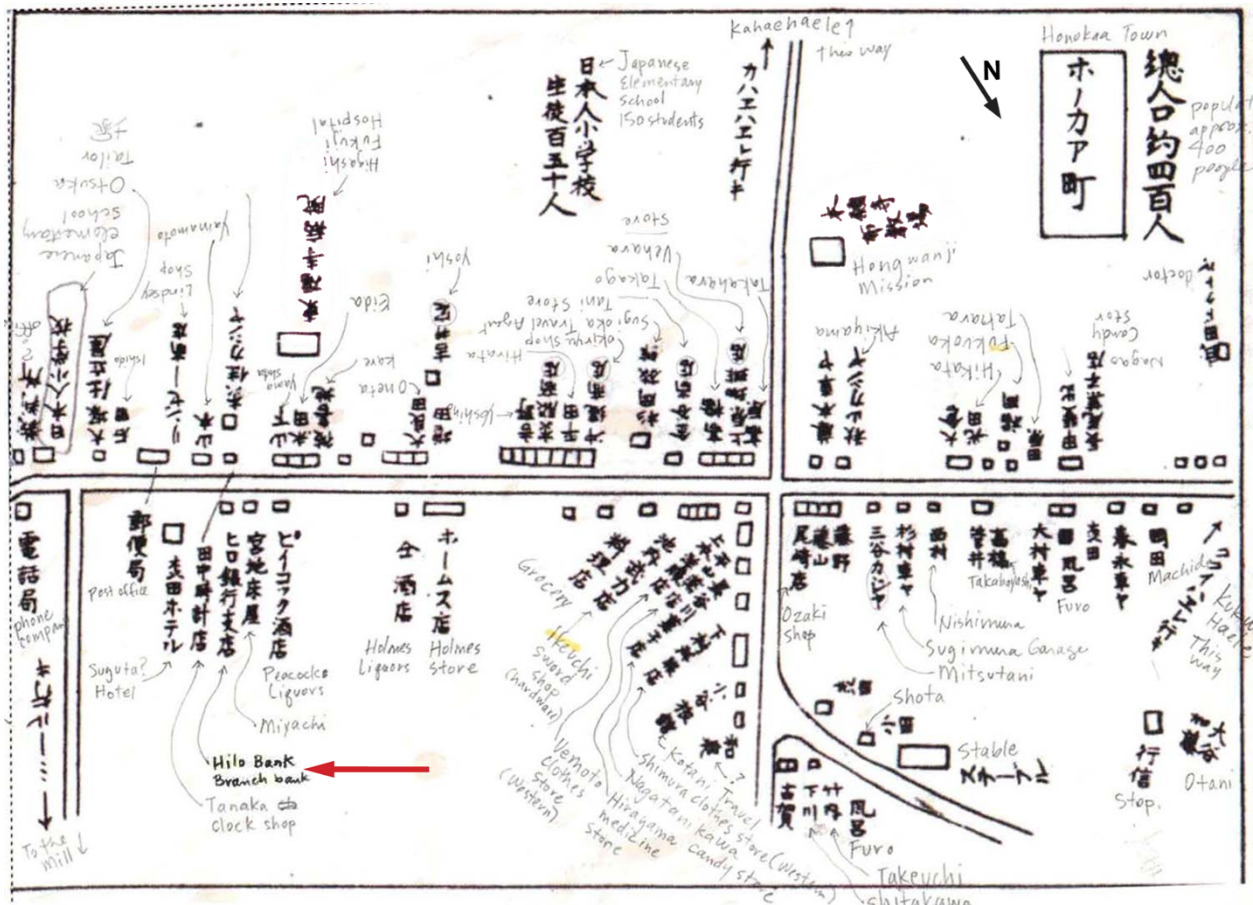
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First Bank of Hilo, Ltd. Building History



1914 Honokaa map by Japanese National Nekketsu Takei (*Hawaii Ichiran*) shows the proliferation of Japanese retailing activities as well as the First Bank of Hilo, Ltd. Honokaa's population at that time was approximately 400. Māmane Street runs horizontally across the map.

First Bank of Hilo, Ltd. building has evidenced creative adaptive reuse. The bank building has had both a single-occupant and a double-occupant interior, and has had many occupants—First Bank of Hilo, Ltd. (in its earliest location shown in the map above), and Bank of Hawai'i (doing business in both early and current locations between 1922 and 1927). Then it was Judge Manuel S. Botelho's law office. Other Botelho property tenants since the move have included the U.S. Soil Conservation Service, Edith Fujimoto Dress Shop, Miura Tailor Shop, Hāmākua Sports Bar, and The Landing, among others.

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C. H. W. Hitchcock
(Notarial Seal) Notary Public, Fourth Judicial Circuit,
Territory of Hawaii.

Entered of record this 22nd day of January A.D. 1921 at 9:10 o'clock A.
M. and compared [Signature] Registrar of Conveyances.

Alice K. Spencer & hsb.
To
M. S. Botelho
Deed

WARRANTY DEED

Know all men by these presents: That I, Alice K. Spencer, of the City of Hilo, County and Territory of Hawaii, for, and in consideration of the sum of Nineteen Hundred and Fifty Dollars (\$1950.00) received from M. S. Botelho, of Honokaa, District of Hamakua, County and Territory of Hawaii, the receipt whereof is hereby acknowledged, have sold and do hereby give, grant, bargain and sell unto the said M. S. Botelho all of those certain pieces or parcels of land situate at the said Honokaa, and more particularly described as:

U.S. Rev. S. \$2.00

1. Beginning at the South East corner of this lot, the coordinates of which point, referred to Government Trig. Station "Kaao" being North 1354.99 feet, West 884.32 feet, thence running by true azimuths as follows:
 1. 114° 37' 50 feet along Government Road, thence;
 2. 190° 40' 103 feet, thence;
 3. 294° 38' 50 feet, thence;
 4. 13° 40' 103 feet, to point of beginning.Containing an area of 4998 Square Feet.
2. Beginning at the North East corner of Lot 16, the coordinates of which point, referred to Government Trig. Station "Kaao", being North 1586.91 feet, and West 928.00 feet, thence running by true azimuths as follows:
 1. 10° 40' 133 feet, thence;
 2. 114° 37' 200 feet, thence;
 3. 190° 40' 133 feet, thence;
 4. 294° 37' 200 feet along 30 foot Road to point of beginning.Containing an area of 25,816 Sq. Ft.

Together with all and singular the rights, tenements and hereaditaments thereunto belonging or in anywise appertaining.

To have and to hold unto the said M. S. Botelho and unto his heirs and assigns in fee simple forever.

And in consideration aforesaid, I, the said Grantor, for myself.

1921 deed from Alice K. Spencer to M.S.Botelho (second page continued below)

First Bank of Hilo, Ltd.

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75

my heirs, executors, and administrators do hereby covenant and agree to and with the said M. S. Botelho, his heirs, administrators, executors and assigns that at the time of the execution of this conveyance, I am well seized of a free and unencumbered estate in the whole of the said conveyed property, save and except a certain mortgage executed by me and my husband December 28, 1916 to The First Trust Company of Hilo, Limited, which mortgage I do hereby undertake to procure to be released so far as the property hereby conveyed is concerned; that I will warrant and forever defend the title hereby conveyed against the lawful claims of all persons.

And in consideration aforesaid, I, Samuel M. Spencer, husband of the said Grantor, do hereby release unto the said M. S. Botelho all of my right of curtesy in and to the said conveyed premises and do hereby consent to the foregoing conveyance.

In witness whereof the said Grantor and her said husband have hereunto subscribed their names upon this 17th day of December, A. D. 1920.

Alice K. Spencer

Samuel M. Spencer

Territory of Hawaii)
Fourth Judicial Circuit } ss On this 17th day of December, A.D. 1920 personally appeared before me Alice K. Spencer and S. M. Spencer, known to me to be the persons described in, and who executed the foregoing instrument, who acknowledged to me that they executed the same as their free act and deed.

(Notarial Seal)

C. H. W. Hitchcock Notary Public,

Fourth Judicial Circuit, Territory of Hawaii.

Entered of record this 22nd day of January A.D. 1921 at 9:10 o'clock A. M. and compared

Registrar of Conveyances.

This Indenture entered into and made this First day of July A. D. 1897, between Jose Duque (k) of Puaa, N. Kona, Hawaii, party of the First Part and Frank Enos (k) of Kailua, N. Kona aforesaid, party of the Second Part, witnesseth:-

That the said party of the first part in consideration of Two Hundred Sixty Dollars (\$260.) to him paid by said party of the second part, receipt whereof is hereby acknowledged does grant, bargain, sell and convey unto said party of the second part a one undivided half interest in that certain Kuleana situate in Moesauoa, N. Kona, Hawaii

Jose Duque
& wf.

To

Frank Enos

Deed

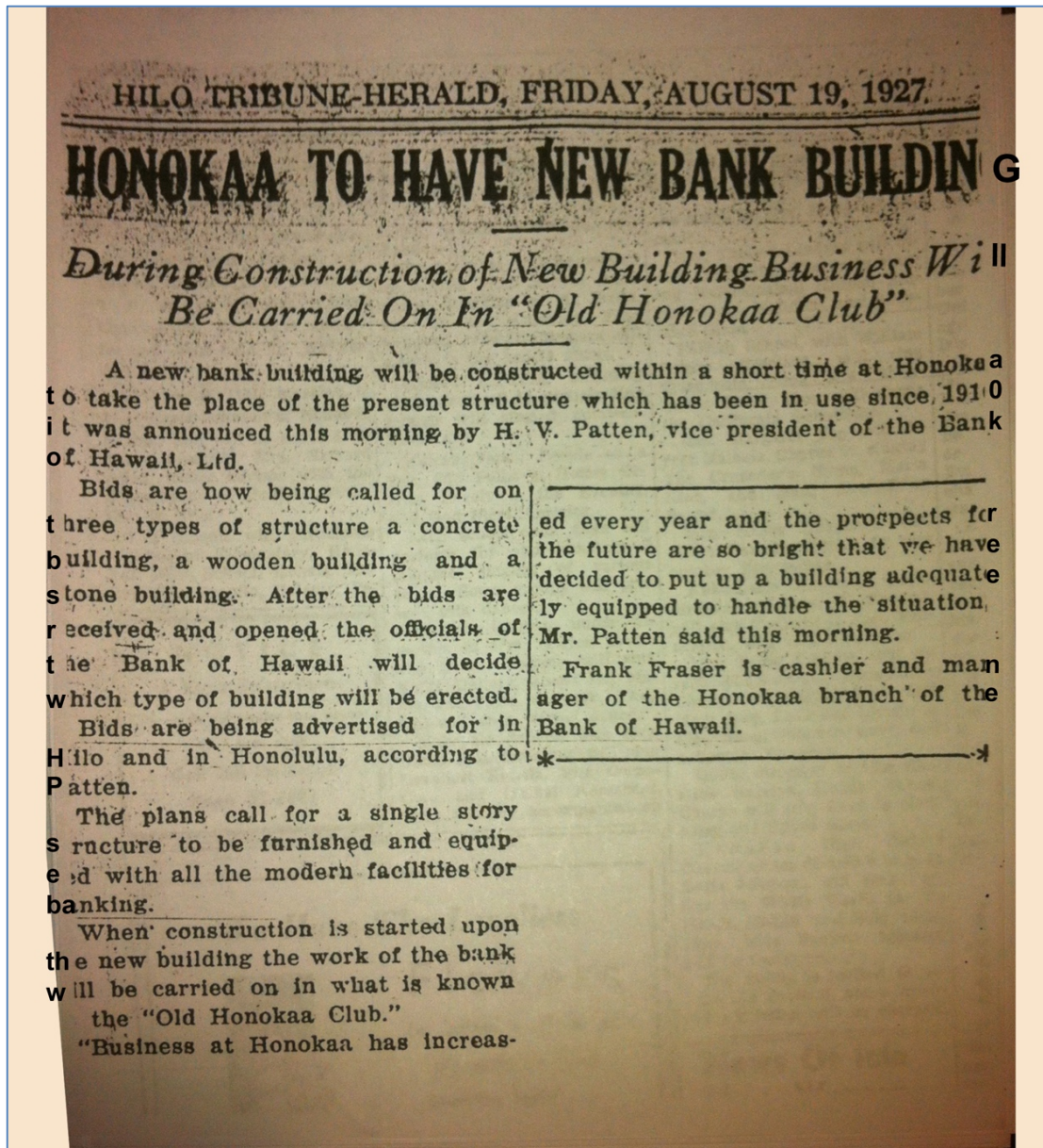
Stamped \$2.

First Bank of Hilo, Ltd.

Name of Property

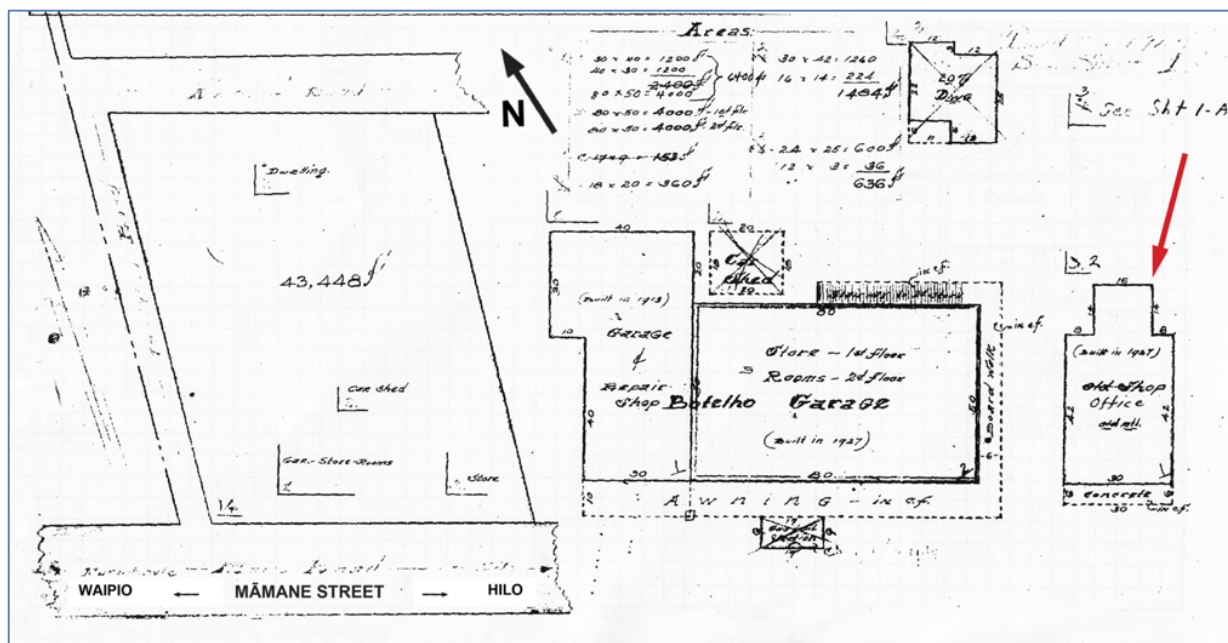
Hawai'i Hawai'i

County and State



From this August 19, 1927 *Hilo Tribune-Herald* newspaper article it appears that the wood-framed bank building remained in situ until just before the new concrete building was begun—about six years having lapsed as Bank of Hawai'i business was conducted in the wood-framed building. For a short time during the dismantling and construction period the "Old Honokaa Club" served as the bank quarters.

Name of Property



The Botelho plot plan drawn c. 1938. The construction date of the “Old Shop Office” is mistakenly written as “Built in 1927.” However, this is the date that the First Bank of Hilo, Ltd. building was placed on the property.

First Bank of Hilo, Ltd.

Name of Property

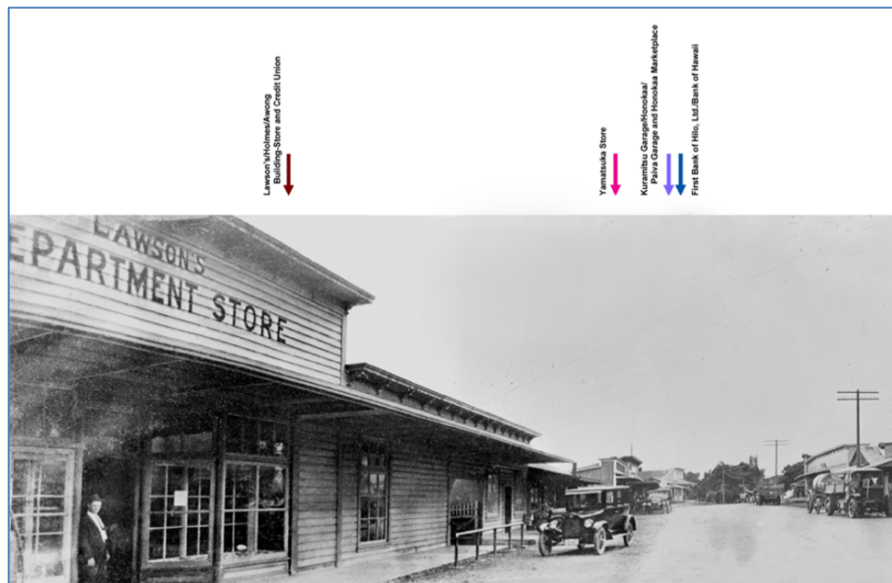
Hawai'i Hawai'i

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LYMAN MUSEUM

Looking Waipi'o: though this photo is not of the First Bank of Hilo, Ltd., it shows the hitching posts that were prevalent in the early twentieth century in Honoka'a Town. The hitching post was a tradition at Lawson's Department Store (to the right in this photo), and presumably elsewhere on Māmane Street. (c. 1922)



SAKATA ART STUDIO

Looking Hilo: Judge Manuel S. Botelho moved the wood-framed bank building sometime between 1922 and 1927 freeing the property for the Bank of Hawai'i to build its new masonry structure opening in 1927. This photo shows the wood-framed building still on the TMK: (3) 4-5-016: 010 property. Note, the Lawson's Department Store hitching post in this later photo is made of metal pipes.

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PHOTOGRAPH: LAURA RUBY

Today, the hitching post/safety railing carries on the tradition welcoming *paniolo* (cowboys/horseback riders) to the First Bank of Hilo, Ltd. building. (2016)



UJIKI FAMILY COLLECTION

The M.S. Botelho Building and Garage were built in 1927. This photo shows the former First Bank of Hilo, Ltd. and the Bank of Hawai'i, Ltd. wood-framed building in its new and current location on the Botelho property. Note: the Hilo-side of the building is without windows, which were added at a later time probably to improve air circulation and lighting. Note: there was no hitching post at the First Bank of Hilo, Ltd. Building at this time. (n.d.)

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MORITA FAMILY COLLECTION

Alex and Robert Morita stand in their family's Hotel Honoka'a Club property, with the First Bank of Hilo, Ltd. Building in the background. Looking Waipi'o: note there are no windows on the Hilo-side of the building. (1936).



YAMATO COLLECTION; NHRC

A bike rider on nearly deserted Māmane Street. Looking Hilo: from left to right: Botelho Garage, Botelho Building, and First Bank of Hilo, Ltd. Note: there was no hitching post in this 1960s-1970s photo.

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BERNI RUIS COLLECTION

The First Bank of Hilo, Ltd. was one of the first to offer business loans in Honoka'a, beginning in 1910. First Bank eventually sold its loan portfolio to the Bank of Hawai'i and, in 1927 BOH planned a new concrete building. Manuel Botelho purchased the original structure and moved it to its current site. Tenants since the move have included the US Soil Conservation Service, Edith Fujimoto Dress Shop, and Miura Tailor Shop. (c. 1970s)



PHOTOGRAPH: DAVID FRANZEN; SHPD

Though deep in shadows this photo shows "Miura's" signage on the Waipi'o-side window. Miura's Quality Tailoring was one of the many businesses to inhabit this space. (c. 1980)

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YAMATO COLLECTION; NHERC

FILMING *HONOKAA BOY*. Based upon the book *Honokaa Boy* by Lee Yoshida and filmed on location in Honokaa in October 2008, this movie revolves around a love-scorned Japanese college student named Leo (played by Masaki Okada). Leo finds refuge in Honokaa 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. This popular Japanese movie is regularly shown on flights between Japan and Hawaii. The First Bank of Hilo, Ltd. Building is seen in the background with the title "Natural Foods."

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Hawai'i Banking History

The Civil Code of the Hawaiian Islands established banking practices on May 17, 1859.

Prior to Territorial status, there were no banking establishments on Hawai'i Island. All transactions, including buying and selling goods and services, debt payments, and savings were restricted to the exchange or payment of specie. No checks or currency system existed. The plantations functioned as ad hoc banks allowing skilled plantation workers to build up their accounts on the plantation's books that could then be drawn upon when necessary, though this method discouraged saving, as no interest accrued. Mercantile establishment activities resulted in the accumulation of large sums of coin, and these funds were transferred by express to Honolulu through agencies that represented all the banks in Hawai'i. Some people stored their savings in a "chimney place," akin to today's "hiding it under the mattress." As plantations and other businesses grew, the use of specie proved unwieldy, and the transfer of that specie off island to Honolulu proved increasingly unsafe. (Cecil G. Tilton. *The History of Banking in Hawaii*, 1927)

Between the 1830s and the opening of Bishop & Co. (later First Hawaiian Bank) in 1858, business transactions were conducted in a variety of ways; barter between merchants who based business dealings on trust and friendship, movement of specie via ship from one island to another, and letters relayed via a "friend's friend" to name a few. These methods were subject to dishonesty, robbery, or the sinking of the ship carrying funds to another port. Without a Kingdom currency, businesses had to depend primarily on gold or sterling offered at a certain price payable on demand and merchants began to use "bills of exchange" which carried no monetary value in themselves, but were taken as valid promises to pay in cash or other goods. They could also be bought and sold at interest or to lock in the price of goods. Though more secure, this method still left little room for profit. (Tilton, 1927)

The story of banking began in the whaling period in 1858 (Tilton, 1927). And at the end of the 19th century, the Hawai'i sugar industry and its supporting industries of shipping and refining joined forces with banks in Hawai'i and entered into the burgeoning U.S. and emerging global markets.

Banking History in Hāmākua

Honoka'a Town as the second largest town on Hawai'i Island suggests that there was a general need for banking in Hāmākua. Hilo, the largest town was distant, so bank branches allowed for Māmane Street business people to walk to and deposit receipts of the day.

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PHOTOGRAPHS: LAURA RUBY

This safe from the Ujiki Store shows careful business practices. The Ujiki Store was established in 1915 and the First Bank of Hilo, Ltd. would have been a welcome secure place for business receipts. This represented an advancement over savings placed in a “chimney place.” There were safes such as this one in businesses all up and down Māmane Street.

First Bank of Hilo, Ltd.

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First Bank of Hilo, Ltd. History

The First Bank of Hilo, Ltd. was the first bank to be established on the Island of Hawai'i (Tilton, p. 121), but it was not until 1910 that the Hāmākua Branch lease was signed and the bank was in operation.

"Thrift means progress," the bank officers "welcome small depositors," and "Every man, woman or child should have a bank account of some size" are just some of the enticements to designed to encourage banking. They also reassured depositors that their accounts will be in "perfect safety."

Many Bank Depositors

Having a bank account is a stimulus to thrift, and thrift means progress.

The more bank depositors there are in a community, the more prosperous that locality will be both as far as the individual citizens are concerned, and also as regards the community as a whole. There is no doubt at all but that large bank balances.

Mean Much Prosperity

The First Bank of Hilo Ltd. wants to co-operate in every way possible with the business men of Hawaii in increasing the prestige and prosperity of this Island.

We know that we can help you and we know that you can help us. If you do not know us personally, will you not step into the bank and get acquainted with our officers? Come in whether you are ready to open an account now or not.

The First Bank of Hilo, Ltd.

Small Depositors Welcome

The officers of the FIRST BANK OF HILO, Ltd., welcome small depositors, considering it not only right, but good business policy to give equal attention to small and large accounts.

Many of our large depositors started as small ones. We have seen accounts grow steadily, and we are glad to say that we have helped our customers to increase their business deposits.

The officers will be glad to talk over banking relations with you at any time and pledge themselves to serve your interests faithfully when you entrust your business to this institution.

4 1/2% on Savings Deposits

THE FIRST BANK OF HILO, Limited

Mar 29, 1910 *Hilo Tribune* advertisement, (p. 2 c 2), and Oct 3, 1911 *Hilo Tribune* advertisement (p. 4, c 4) for the First Bank of Hilo, Ltd.

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**We Want
Small Accounts.**

Some people dislike to enter the doors of a bank. Why? Because they think their small business is too trifling for the banker to bother about. We invite such people to come in and use this bank. We are in business purposely to be bothered. Every man, woman or child should have a bank account of some size and we want to help as many people in this community as we can to find a bank account profitable.

We have the character, strength and ability to serve you. Will you give us the opportunity?

**THE FIRST BANK
OF HILO, Limited**

and its branches

Hamakua Kohala Kona

4 Per cent. Paid on
Savings Deposits

Bishop & Co.

BANKERS

Established 1858

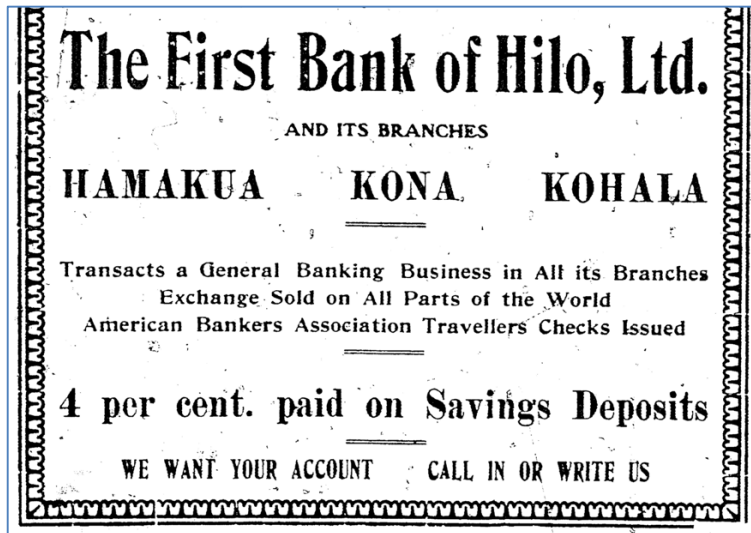
Sept 16, 1913 *Hilo Tribune* advertisement.

First Bank of Hilo, Ltd.

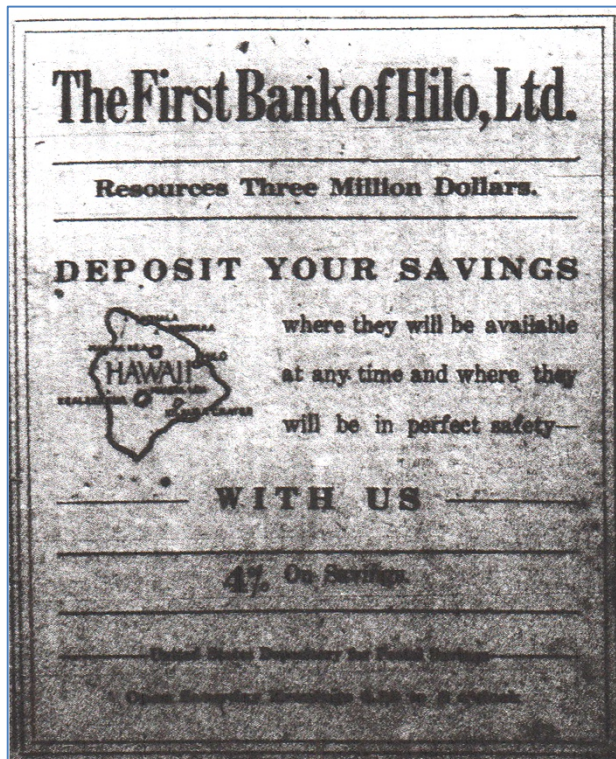
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1916 *Financial Company* advertisement (p. 1)



February 25, 1918 *Daily Post Herald* advertisement (p.3 c5-6)

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People's Bank of Hilo, Ltd.

The People's Bank of Hilo, Ltd. was the second bank to be established on the Island of Hawai'i. It also had branches in Hāmākua, Kohala, Kau, and Kona. The People's Bank was chartered in 1916, and the branch referred to as Hāmākua branch and was located in Honoka'a. It is not known which building it was located in but the one extant photograph suggests that it might be the Sakata Building or another single-story Māmane Street frontage Waipi'o of Lehua Street.



SAILING FOR THE SUN—THE CHINESE IN HAWAII 1789-1989

This photo would be dated some time between 1916 and 1922. The kanji sign to the left of the doorway says Jinmin (people) Ginkou (bank [not very clear]) Ha-ma-ku-a (in katakana) Shiten (branch), mirroring the painted lettering "People's Bank-Hāmākua Branch" on the window to the right.

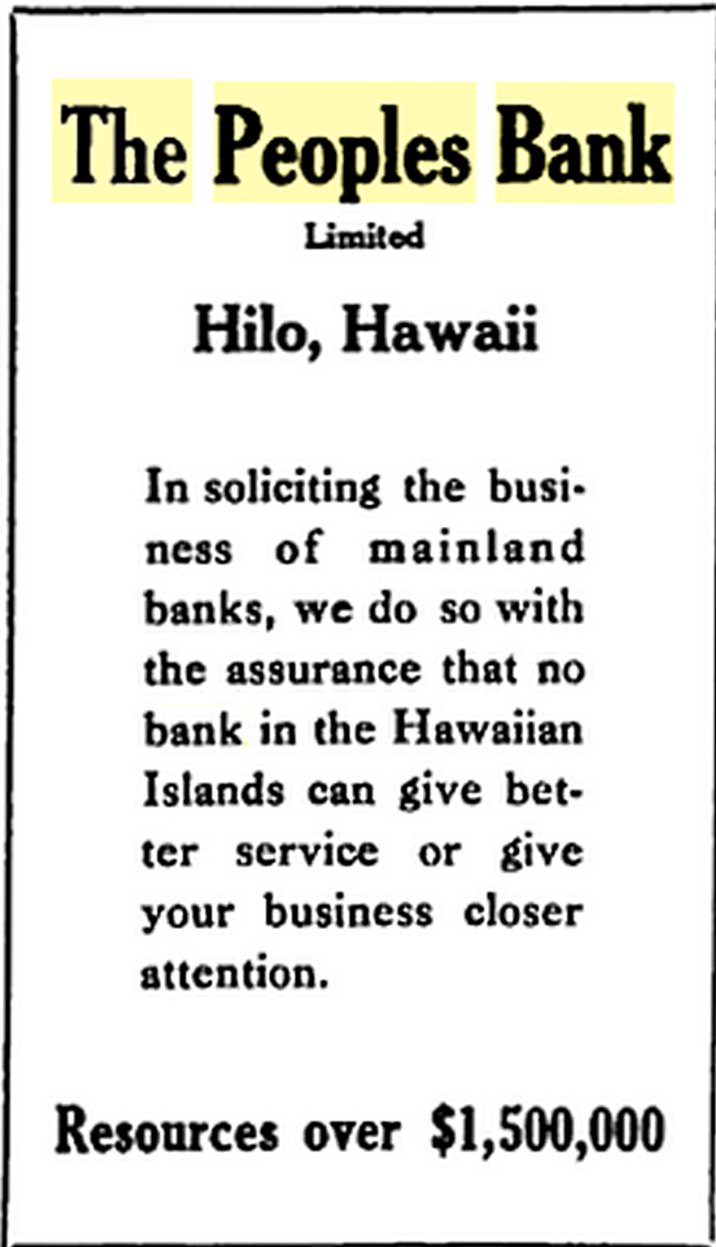
Sailing for the Sun asserted that the People's Bank was "an early Chinese banking venture in Hāmākua" (p.83), though the branch's storefront sign to the left of the doorway in the photo above is written in both kanji and katakana indicating that it catered to Japanese Americans, and its officers of the bank were European Americans. (Tilton, p. 142)

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The advertisement from the January-June 1921 *Bankers Magazine* Vol. CII p. xviii reassures those unfamiliar with the banking business that the People's Bank would give good service for mainland transactions.

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The People's Bank ended abruptly in 1922:

"The Security Trust Company, in addition to its involvement with the Halaulani Place tract, was involved with a number of other real estate development projects, having acquired and sold lots in Keawehane, the Wailaa Heights tract, Wailoa Heights, Waiakea, and Puueo, all of which are in Hilo. The trust company was closely linked with the People's Bank, with both organizations sharing many of the same directors and officers. In addition, the Securities Trading Company also had close dealings with the Security Trust Company, handling the acquisition and sale of stocks and securities. The People's Bank ran into fiscal difficulties in 1921 when the stock market, as well as sugar prices, dropped dramatically. The bank withstood a September 1921 run by its customers, but a second run on February 18, 1922, led to the closing of the bank. On Monday, February 20, 1922, the courts named the Waterhouse Trust Company, which had advanced the People's Bank \$250,000 to keep it afloat following the September run, as receiver for both the bank and the Security Trust Company. An investigation prompted by the failure of these financial organizations led to the conviction of their vice president, H.A. Truslow, for embezzlement. The Waterhouse Trust sold the Security Trust company's assets at auction in May 1922, including four lots on Halaulani Place." (Halaulani Multiple Property Nomination; SHPD p. 2)

THREE INDICTED FOR HILO BANK FAILURE

HILO, T. H., April 3.—Three indictments were returned here today against three former officials of the Peoples bank of Hilo, which failed recently, and the Security Trust company. The bank's failure was the first such event in the history of the Hawaiian islands and was the subject of an inquiry by Attorney General Harry Irwin.

Those indicted were: J. W. Russell, a former director and a member of the territorial senate, who was instrumental in organizing the bank; H. A. Truslow, formerly vice president and manager of the bank, and Leslie Forrest, formerly cashier.

This front page headline April, 1922 *Sacramento Union* announced the demise of People's Bank of Hilo.

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Conclusion:

First Bank of Hilo, Ltd. building is eligible for the Hawai'i and National Registers of Historic Places at the Local Level under Criteria A (History/Events) and C (Architecture) due to its significance as a small town bank branch and its period architecture.

The First Bank of Hilo, Ltd. building is eligible at the local level for Criterion A. The building is locally significant under National Register Criteria A and C in the areas of Commerce, and Architecture. The bank was established at its earliest location in 1910 in a wood-framed building. The First Bank of Hilo, Ltd.–Hāmākua Branch is a significant reflection of the commercial development of Honoka'a as an important, early twentieth-century trade center for the local (sugar) plantation workers, cattle ranchers, and coffee growers and store owners as an illustration of the efforts of immigrants through a banking institution to make a place for themselves in the local island economy. The First Bank of Hilo, Ltd. commercial function did not change, but underwent a seamless transition when it merged with Bank of Hawai'i; nor did its building structure change when it was moved up the street to its current Botelho property location.

The building's simple yet commanding presence on Honoka'a's main street established First Bank of Hilo, Ltd. as an important focal point for local commerce. [The property meets the Registration Requirements established in the MPS cover document for the Commercial Building property type.] The First Bank of Hilo, Ltd. building is eligible at the local level for Criterion C as a good example of adaptive reuse for this commercial plantation-style architecture. This small town main street commercial building is typical of its period.

Banking activities occupied the whole of the building from 1910 to 1927. On the basis of this, the wood-framed false-front single-story plantation-style Territorial Era First Bank of Hilo, Ltd. building in Honoka'a exhibits exemplary craftsmanship in its use of materials, method of construction, design, and feeling; and is typical of buildings constructed in a rural community on the island of Hawai'i during the early twentieth century.

First Bank of Hilo, Ltd.
Name of Property

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First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

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First Bank of Hilo, Ltd.
Name of Property

Hawai'i Hawai'i
County and State

Previous documentation on file (NPS):

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

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☒ University of Hawai'i
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

8. Geographical Data

Acreage of Property 1.051607 acres or 45,808 square feet—this is the acreage for the whole property, though this nomination is for one building on parcel 4 (4,998 square feet) at this time

First Bank of Hilo, Ltd.

Name of Property

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 5Q Easting: 242133.17 Northing: 2222089.04

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting: Northing:

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

The property is a parallelogram with the smaller sides to the north and south. It is comprised of parcels 1, 2, 3, 4, 13, 14, 15, and 16 of the Spencer Tract, now listed on State and County records as Tax Map Key (3) 4-5-006: 014.

First Bank of Hilo, Ltd.
Name of Property

Hawai'i Hawai'i
County and State

Boundary Justification (Explain why the boundaries were selected.)

The building sits on property recorded as 45,808 feet, but specifically on parcel 4 where it was relocated by 1927. The present designation is on the 1935 Tax Map Key (3) 4-5-006: 014 map.

Tax Map Key number (3) 4-5-006: 014 (parcel 4)



9. Form Prepared By

name/title: Ross W. Stephenson, PhD and Laura Ruby, MA and MFA
organization: Historic Honoka'a Project
street & number: 38 South Judd Street, Unit 24B
city or town: Honolulu state: Hawai'i zip code: 96817
e-mail: rwylands808@aol.com
telephone: (808) 679-9060-cell
date: October 15, 2016

First Bank of Hilo, Ltd.

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.)

MAPS

First Bank of Hilo, Ltd. Building 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	1995	USGS Honokaa Quad Honokaa Quad showing Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i.
3	1995	USGS Honoka'a Quad showing the First Bank of Hilo, Ltd./Old Bank of Hawai'i building in its current location on the M.S. Botelho property.
4	2014	Honoka'a street map demarking the current First Bank of Hilo, Ltd. building on the M.S. Botelho property.
5	1995	USGS Honoka'a Quad map showing Honoka'a Town in Haina Ahupua'a on the Hāmākua Coast of the Island of Hawai'i with the approximate location of the First Bank of Hilo, Ltd./Old Bank of Hawai'i building on the M.S. Botelho property demarked in red.
6	1879	Historic Reg0335 HGS map showing the approximate location of the original First Bank of Hilo, Ltd. in LCA 7851 Kawi demarked in green. The building location was in Haina, Hāmākua.
7	1904	Historic Honoka'a area map (Reg2267WIDE)—Charles Dove C.E. with the approximate original location of the First Bank of Hilo, Ltd. building demarked in green. The building was later moved to the M.S. Botelho property and its approximate location is demarked in red.

First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

8	1914	Historic Honoka'a Town Sanborn Fire Insurance map with the 1910 First Bank of Hilo, Ltd. Building in its earliest original location outlined in green.
9	1914	Historic Honoka'a Town Sanborn Fire Insurance map with 1955 updates showing the relocated site of the earlier original First Bank of Hilo, Ltd. building on the M.S. Botelho property demarked in green and red. The new 1927 concrete Bank of Hawai'i building on the original bank site is demarked in blue.
10	1932	(3) 4-5 Tax Map showing the whole Historic Honoka'a Town with the First Bank of Hilo, Ltd. in green color.
11	1935	4-5-: 006 014 County tax map showing First Bank of Hilo, Ltd. site (parcel 4) depicted in green color and located in the tan-colored Botelho property. (This map also locates the Spencer Tract.).
12	2012	Composite Historic Honoka'a Town Map (Sheet 4) created by Eric Paiva demarking the First Bank of Hilo, Ltd./Old Bank of Hawai'i building in red outline.
13	2016	Historic Honoka'a Town building map showing the First Bank of Hilo, Ltd./Old Bank of Hawai'i building in contrasting green color.
14	2015	Honoka'a, HI 96727—First Bank of Hilo, Ltd./Old Bank of Hawai'i building on Google Map outlined in red.

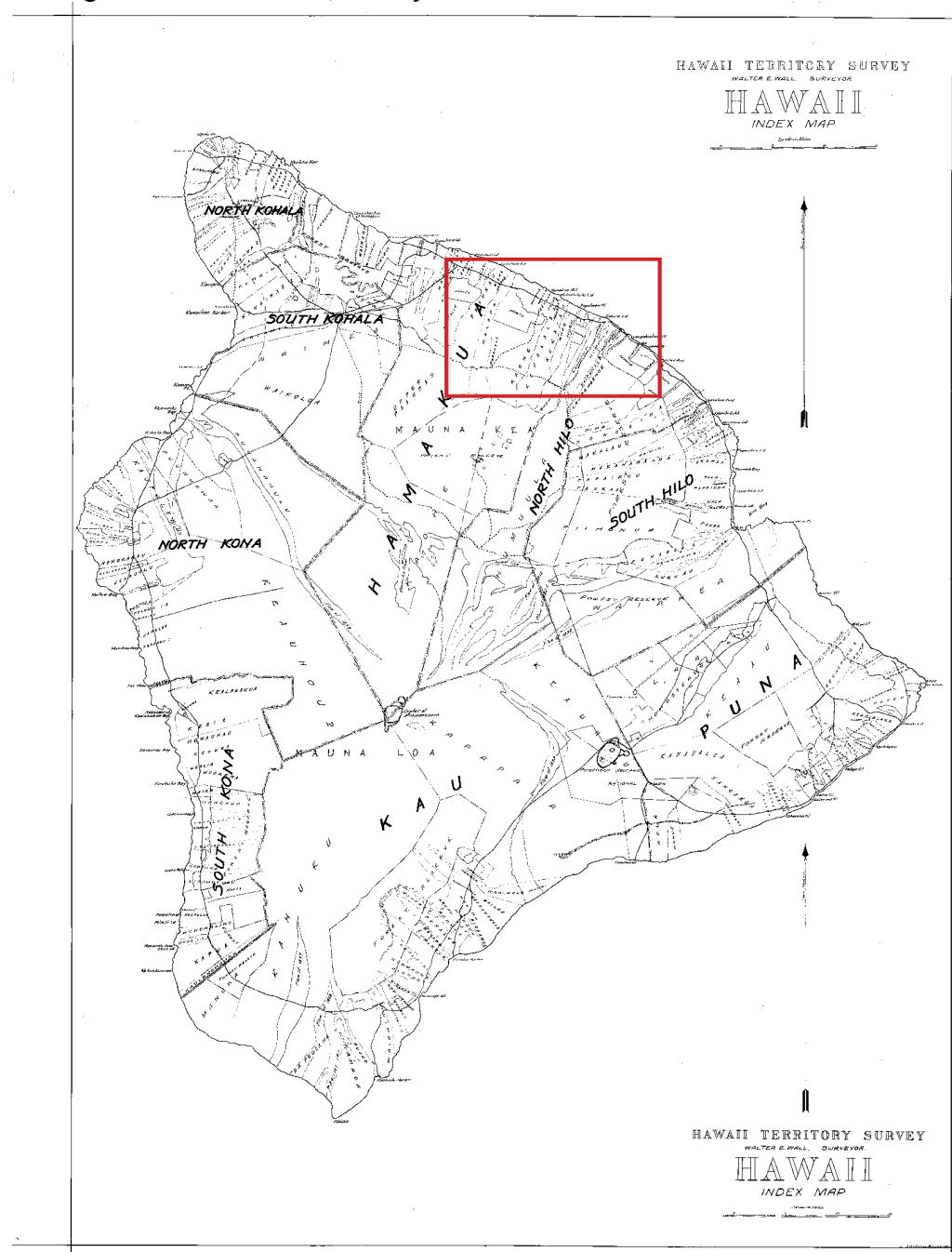
First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

1. Ca.1906 Island of Hawai'i map: Honoka'a area of significance demarked by the red rectangle—Walter E. Wall, Surveyor.



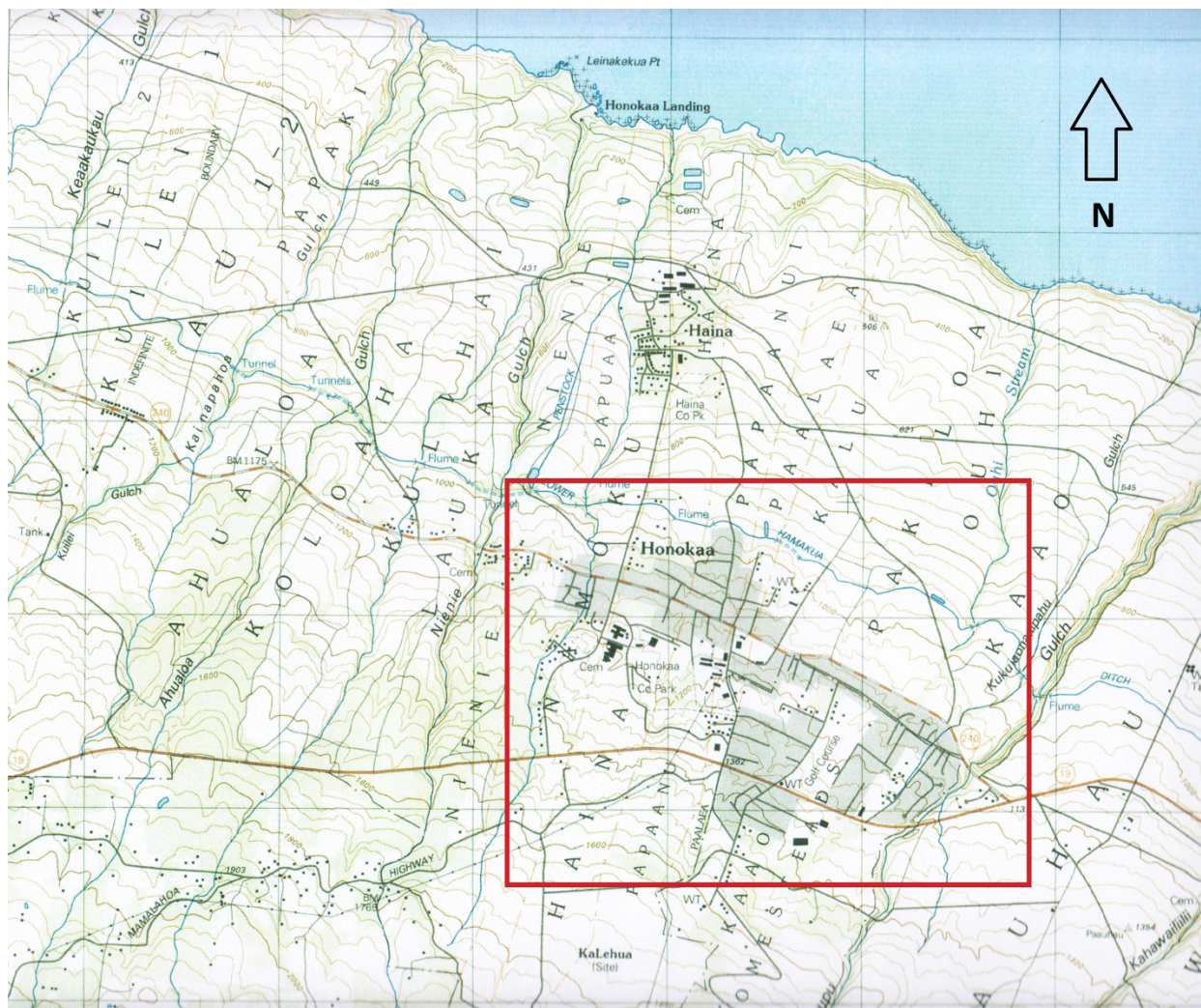
First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

2. 1995 USGS Honoka'a Quad Honokaa Quad showing Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i



First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

3. 1995 USGS Honoka'a Quad showing the First Bank of Hilo, Ltd./Old Bank of Hawai'i building in its current location on the M.S. Botelho property.



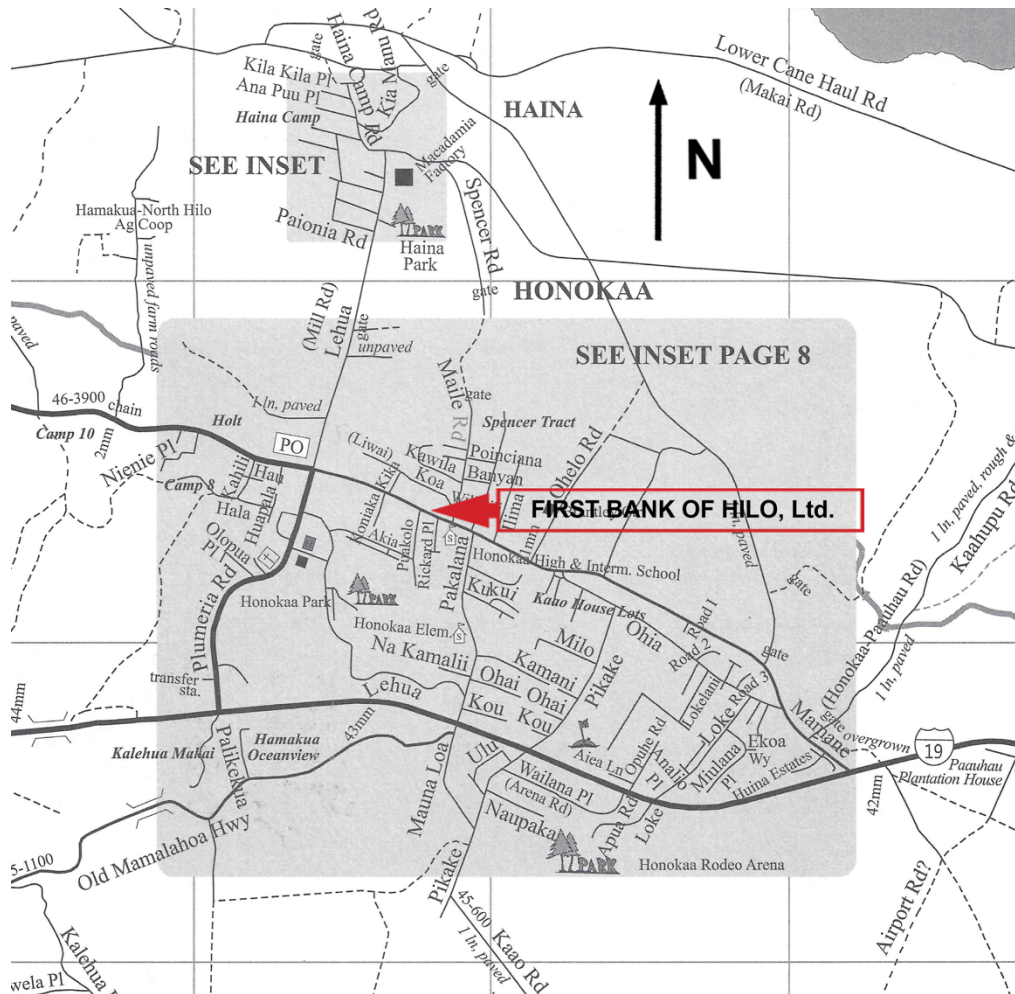
First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

4. 2014 Honoka'a street map demarking the current First Bank of Hilo, Ltd. building on the M.S. Botelho property.



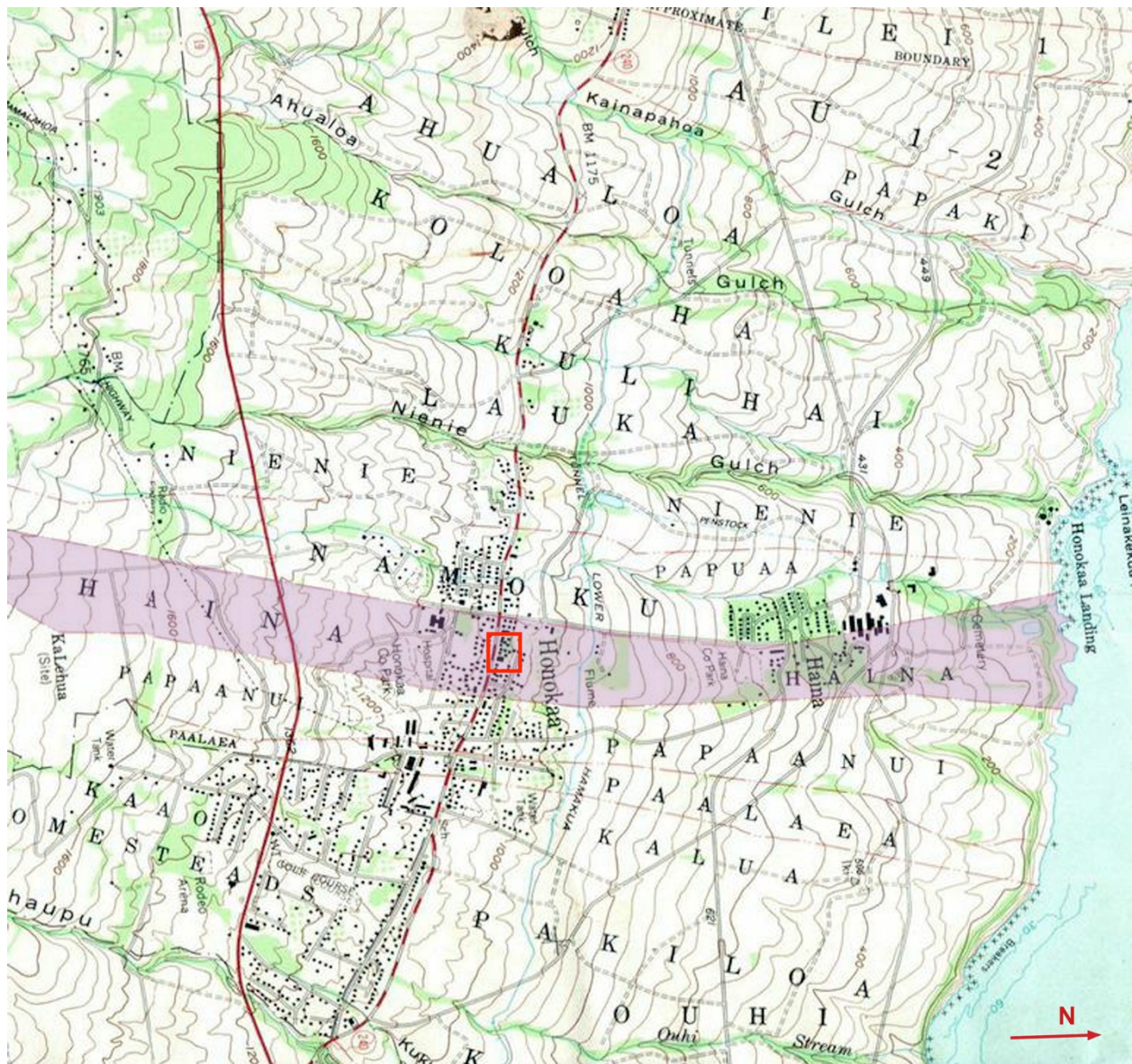
First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

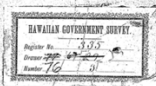
5. 1995 USGS Honoka'a Quad map showing Honoka'a Town in Haina Ahupua'a on the Hāmākua Coast of the Island of Hawai'i with the approximate location of the First Bank of Hilo, Ltd./Old Bank of Hawai'i building on the M.S. Botelho property demarked in red.



Name of Property

County and State

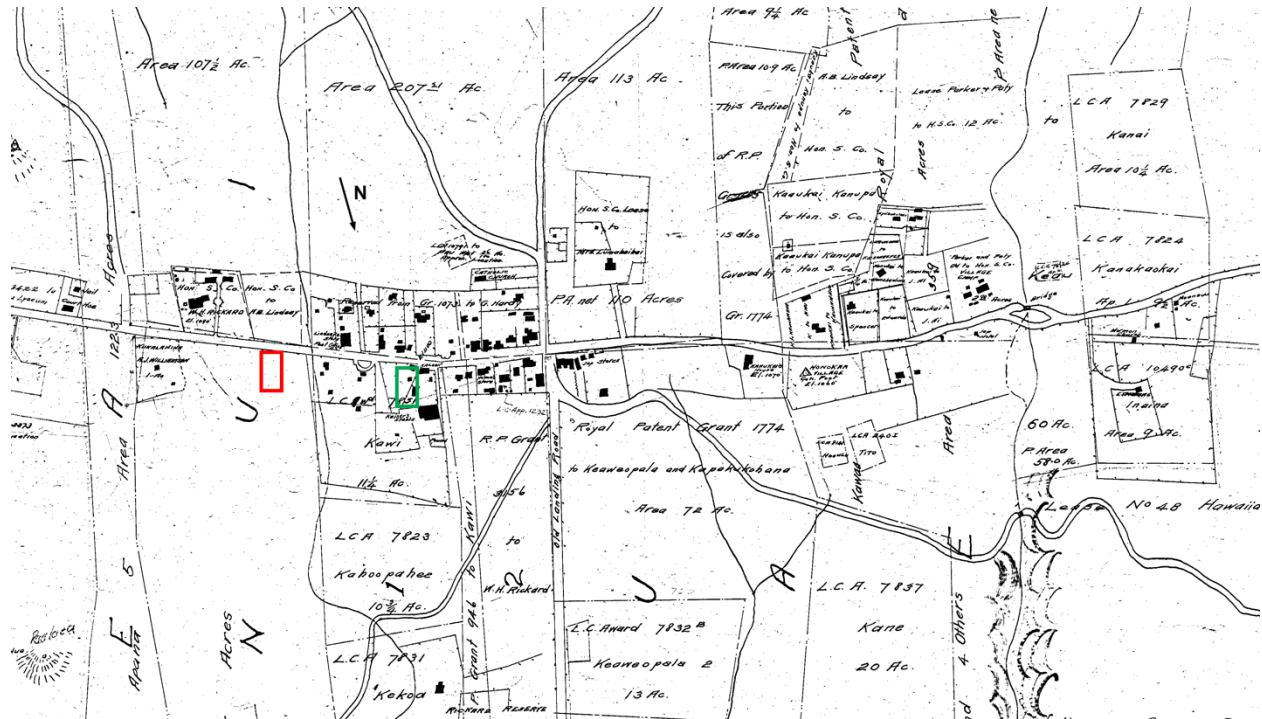
Haina, Hāmākua.



Name of Property

County and State

later moved to the M.S. Botelho property and its approximate location is demarked in red.



Name of Property

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First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

9. 1914 Historic Honoka'a Town Sanborn Fire Insurance map with 1955 updates showing the relocated site of the earlier original First Bank of Hilo, Ltd. building on the M.S. Botelho property demarked in green and red. The new 1927 concrete Bank of Hawai'i building on the original bank site is demarked in blue.



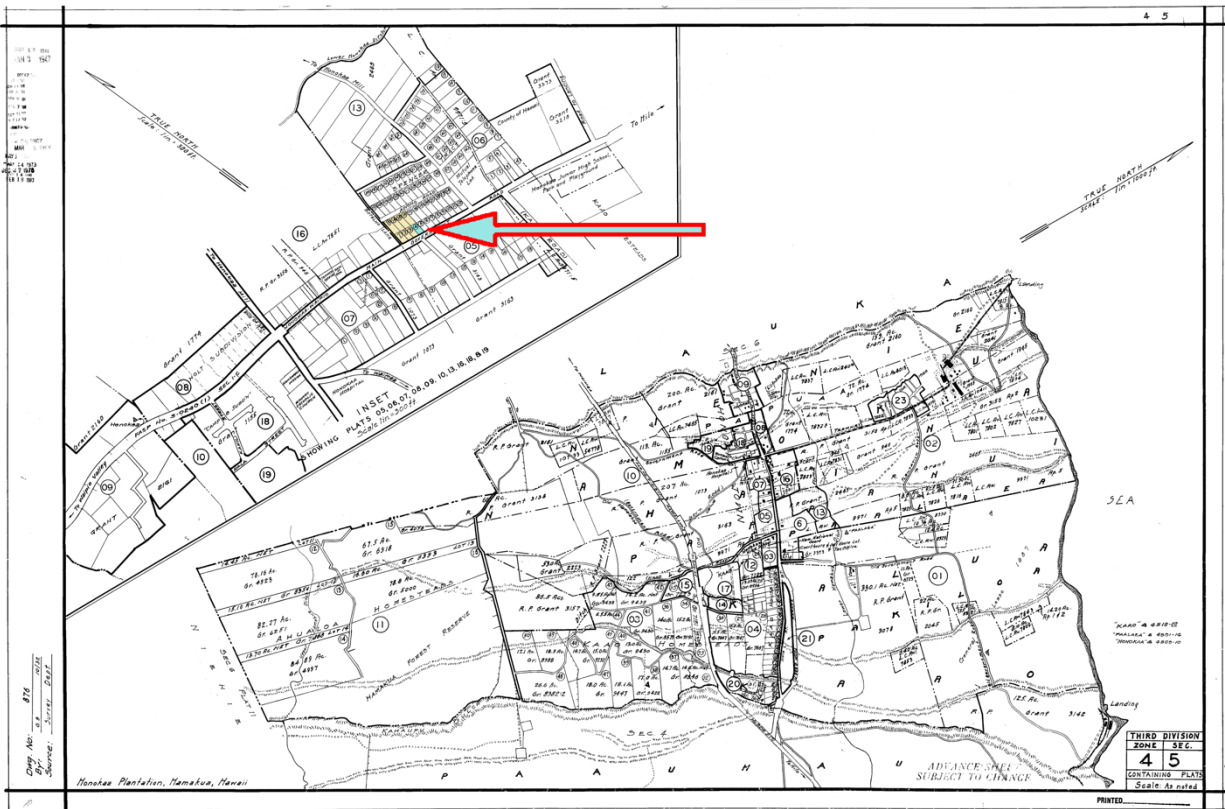
First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

10. 1932 (3) 4-5 Tax Map showing the whole Historic Honoka'a Town with the First Bank of Hilo, Ltd. in the green color (on the tan-colored M.S. Botelho property).



First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

11. 1935 4-5-: 006 014 County tax map showing First Bank of Hilo, Ltd. site (parcel 4) depicted in green color and located in the tan-colored Botelho property. (This map also locates the Spencer Tract.)



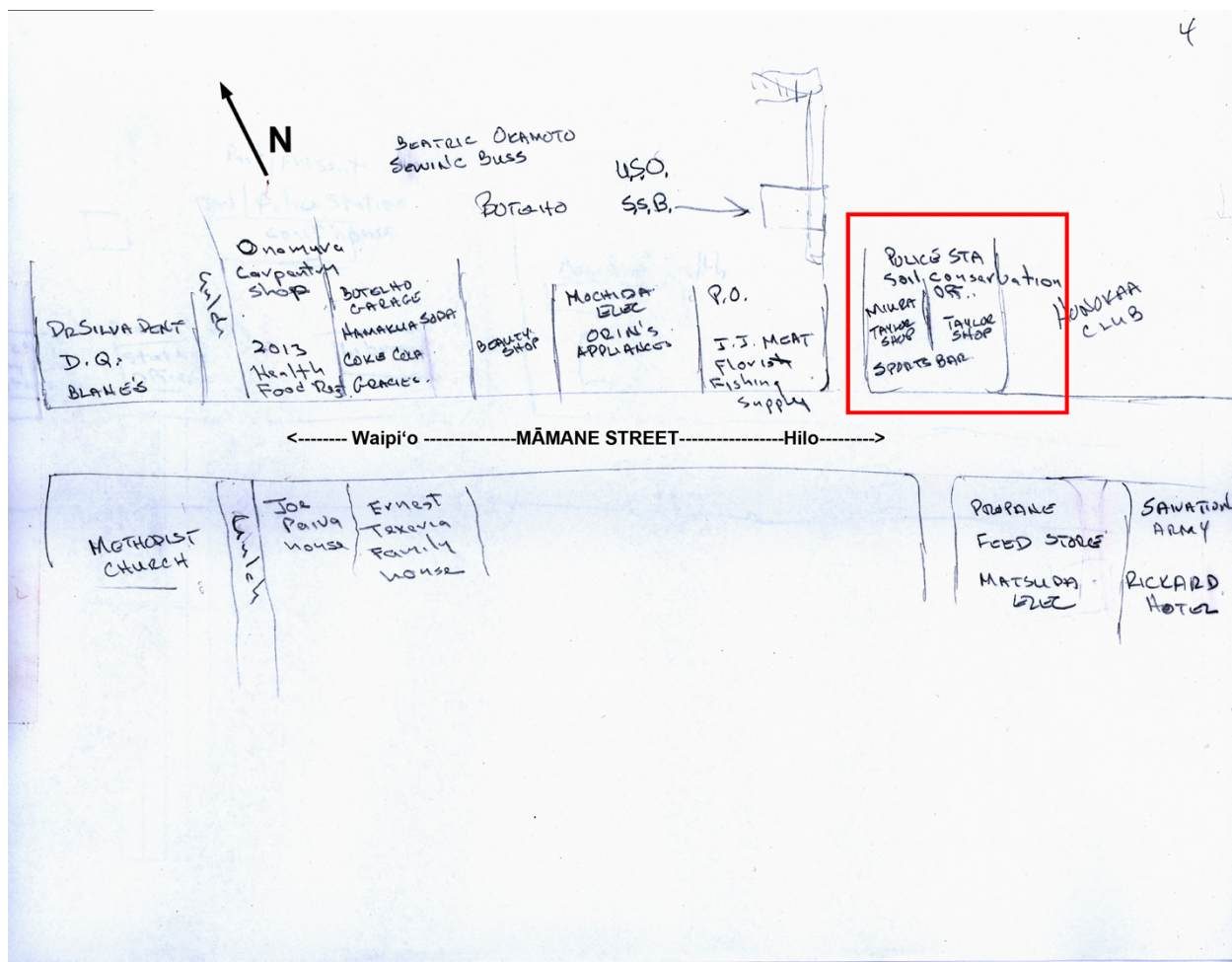
First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

12. 2012 Composite Historic Honoka'a Town Map (Sheet 4) created by Eric Paiva demarking the First Bank of Hilo, Ltd./Old Bank of Hawai'i building in red.



First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

14. 2015 Honoka'a, HI 96727—First Bank of Hilo, Ltd./Old Bank of Hawai'i building on Google Map outlined in red.



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.

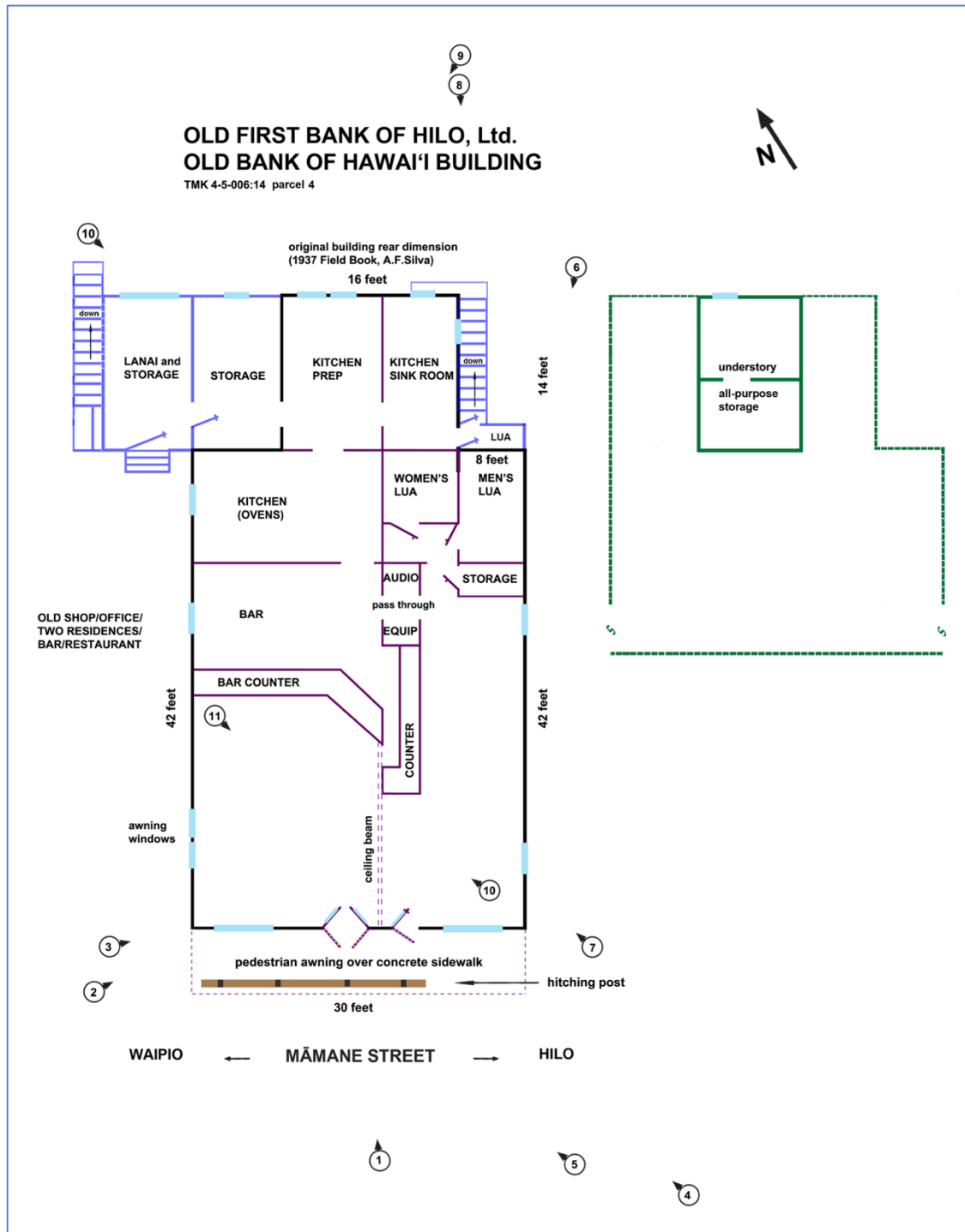
First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo Sketch



First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo Log

Name of Property: First Bank of Hilo, Ltd.

City or Vicinity: Honoka'a

County: Hawai'i State: HI

Photographers: Laura Ruby, Carol Stephenson, Ross W. Stephenson

Dates Photographed: 2013–2016

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

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

Photo #1 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0001)
Māmane Street façade, (*mauka* side), camera facing north-northeast
Photographer: Carol Stephenson

1 of 12.

Photo #2 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0002)
Māmane Street façade, (*mauka* and Waipi'o sides), camera facing northeast
Photographer: Laura Ruby

2 of 12.

Photo #3 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0003)
Exterior detail: Māmane-Waipi'o corner: parapet and under the pedestrian awning, camera facing northeast
Photographer: Laura Ruby

3 of 12.

First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #4 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0004)

Māmane Street façade, (*mauka* and Hilo sides) (M.S. Botelho Building and Garage sharing the Botelho property to the Waipi'o side), camera facing north-northwest

Photographer: Ross W. Stephenson

4 of 12.

Photo #5 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0005)

Exterior detail: *makai* side Māmane Street façade hitching post, camera facing north-northwest

Photographer: Laura Ruby

5 of 12.

Photo #6 (HI_Hawai'i County First Bank of Hilo Ltd_0006)

Hilo side façade, camera facing south-southwest

Photographer: Laura Ruby

6 of 12.

Photo #7 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0007)

Exterior detail: Māmane-Hilo corner, camera facing north-northwest

Photographer: Ross W. Stephenson

7 of 12.

Photo #8 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0008)

Makai rear façade showing Hilo-side stairs, camera facing south-southwest

Photographer: Laura Ruby

8 of 12.

Photo #9 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0009)

Makai rear façade showing Waipi'o side, camera facing south-southwest

Photographer: Laura Ruby

9 of 12.

First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #10 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0010)

Exterior detail: *Makai* rear façade-understory, camera facing south-southeast

Photographer: Laura Ruby

10 of 12.

Photo #11 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0011)

Interior detail: commercial space, camera facing north north-west

Photographer: Laura Ruby

11 of 12.

Photo #12 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0012)

Interior detail: commercial space, camera facing south

Photographer: Laura Ruby

12 of 12.

First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo Log

Name of Property: First Bank of Hilo, Ltd.

City or Vicinity: Honoka'a

County: Hawai'i State: HI

Photographers: Laura Ruby, Carol Stephenson, Ross W. Stephenson

Dates Photographed: 2013–2016

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

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

First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #1 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0001)
Māmane Street façade, (*mauka* side), camera facing north-northeast
Photographer: Carol Stephenson

1 of 12.



First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #2 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0002)

Māmane Street façade, (*mauka* and *Waipi'o* sides), camera facing northeast

Photographer: Laura Ruby

2 of 12.



First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #3 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0003)

Exterior detail: Māmane-Waipī'o corner: parapet and under the pedestrian awning, camera facing northeast

Photographer: Laura Ruby

3 of 12.



First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #4 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0004)
Māmane Street façade, (*mauka* and Hilo sides) (M.S. Botelho Building and Garage sharing the Botelho property to the Waipi'o side—forthcoming nomination for the State and National Historic Registers), camera facing north-northwest

Photographer: Ross W. Stephenson

4 of 12.



First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #5 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0005)

Exterior detail: *mauka* side Māmane Street façade hitching post, camera facing north-northwest

Photographer: Laura Ruby

5 of 12.



First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #6 (HI_Hawai'i County First Bank of Hilo Ltd_0006

Hilo side façade, camera facing south-southwest

Photographer: Laura Ruby

6 of 12.



First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #7 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0007)

Exterior detail: Māmane-Hilo corner, camera facing north-northwest

Photographer: Ross W. Stephenson

7 of 12.



First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #8 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0008)

Makai rear façade showing Hilo-side stairs, camera facing south-southwest

Photographer: Laura Ruby

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First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #9 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0009)

Makai rear façade showing Waipi'o side, camera facing south-southwest

Photographer: Laura Ruby

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First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #10 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0010)

Exterior detail: *Makai* rear façade-understory, camera facing south-southeast

Photographer: Laura Ruby

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First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #11 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0011)
Interior detail: commercial space, camera facing north north-west
Photographer: Laura Ruby

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First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

Photo #12 (HI_Hawai'iCounty_First Bank of Hilo Ltd._0012)

Interior detail: commercial space, camera facing south

Photographer: Laura Ruby

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First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

County and State

ADDENDUM A

FIRST BANK OF HILO, LTD. TIMELINE

- TMK 4-5-016: 010 (original property location of First Bank of Hilo, Ltd.)
- TMK 4-5-06: 014 parcel 4 (current location of First Bank of Hilo, Ltd. wood-framed building)

1857–LCA 7851 and Royal Patent Grant 7039 from Kamehameha IV to Kawi (also spelled Kaiwi) 11.25 acres.

1877–The entire LCA 7851 Grant 7039 to Samuel Parker from Kahala, Kauakaha, P. Kaihelemoku, and Kauakaha, and Keawekunahala, and Kauakaha.

1878–Manuel Silva Botelho born in Acares, Azores, Portugal immigrated to Hawai'i with his parents Joaquin J.S. and Mary (Fragoso de Mello) Botelho in 1882.

1899–Bank of Hawai'i established in Honolulu.

1901–First Bank of Hilo, Ltd. incorporated. Its charter states 1901. H.A. McDonald was its first manager.

1907–Deed from Samuel Parker to John Tamatoa Baker.

1909–M.S. Botelho appointed second district magistrate of Hāmākua, and first district magistrate in 1927, and served until 1949.

1910–Lease from John T. Baker to the First Bank of Hilo, Ltd.: For a term of 5 years. The First Bank of Hilo, Ltd. operated for 22 years with four branch offices in Honoka'a, Kohala, Kona, and Kau. The Hamakua (Honoka'a) branch was established on June 30, 1910 in the wood-framed building.

1910–M.S. Botelho established the Botelho Garage in a downtown location.

1912–Frank R. Frasier second manager of the First Bank of Hilo, Ltd.

1916–People's Bank of Hilo, Ltd. chartered. The Hamakua Branch in Honoka'a established soon after.

1921–warranty deed for two parts of property previously owned by Alice K. Spencer and Samuel M. Spencer (signed in 1920) to M.S. Botelho (TMK 4-5-06: 014 parcel 4). This prepared the way for the relocation of the First Bank of Hilo, Ltd. wood-framed building to its current location.

First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

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1921—John T. Baker died September 7, 1921 at the age of 69 (*The Friend*, page 205, column 3. September 1921).

1922—People's Bank of Hilo, Ltd. closed February 20.

1922—Ten-year lease extension to the First Bank of Hilo, Ltd. in the wood-framed building on what became TMK 4-5-016: 010.

1922—First Bank of Hilo Ltd. (wood-framed building) merged with Bank of Hawai'i, December 1.

1922—Assignment of First Bank of Hilo, Ltd. mortgage assets to Bank of Hawai'i, December 22.

1927c.— M.S. Botelho bought the wood-framed building and moved it to the Botelho property TMK; 4-5-6: 014 parcel 4 making way for the new Bank of Hawai'i concrete building on TMK 4-5-016: 010.

1927c. forward—The building had many tenants. First it became Judge Botelho's law office and later residences, Miura Tailor Shop (1951-1970), Hiroshi Tanaka Tailor Shop, Soil Conservation, University of Hawai'i Extension Services, 4H meetings, Hamakua Sports Bar, The Landing (2014-present) among others.

1952—M.S. Botelho died.

2016—The building functions today as a bar-restaurant with karaoke.

First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

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ADDENDUM B

FIRST BANK OF HILO, Ltd. PROPERTY TRANSFERS TABLE

TMK: 4-5-016: 010: First Bank of Hilo, Ltd, Building
(LCA 7831/45-3568 Māmane Street)

DATE	LIBER	TRANSACTION	COST	AREA	DESCRIPTION
11/8/1857	LCA Book 4, p. 618	Land Commission Award	\$2	11.25 acres	<i>From Kamehameha IV to Kawi (also spelled Kaiwi):</i> LCA 7851 and Royal Patent Grant 7039.
1/10/1877	53/125	Deed	\$350	11.25 acres	<i>To Samuel Parker from Kahala and Kauakaha, P. Kaihelemoku and Kauakaha and Keawekunahala and Kauakaha:</i> Entire Grant 7039 and LCA.
/25/1907	287/208	Deed	\$5,000	11.25 acres	<i>From Samuel Parker to John T. Baker.</i>
11/26/1910	343/163	Lease	\$150 per year	11,250 sq. ft.	<i>From John T. Baker to the First Bank of Hilo, Ltd.:</i> For a term of 5 years.
11/8/1922	648/348	Lease Extension	\$150 per year	11,250 sq. ft.	<i>From the John T. Baker Estate to the First Bank of Hilo, Ltd.:</i> Extension of the 1910 lease to January 1, 1932.
12/22/1922	662/299-312	Assignment of Mortgage Assets	\$1	N/A	<i>From the First Bank of Hilo, Ltd. to the Bank of Hawai'i. (Bank of Hawai'i, in existence since 1899, acquired the First Bank of Hilo, Ltd.—Hāmākua Branch)</i>
8/25/1926	837/462	Deed	\$6,000	11,238 sq. ft.	<i>From the John T. Baker Estate to the Bank of Hawai'i.</i>

First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

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TMK: 4-5-006: 014 parcel 4: First Bank of Hilo, Ltd, Building on Botelho Property
(Royal Patent Grant 2465/45-3490 Māmane Street)

2/19/1858	Grant Book 5, p. 59	Deed	\$25	225 acres	<i>From Kamehameha IV to Olepau, Kaiaokioki and Papaiki: R.P. Grant 2465 in Papaanui Ahupua'a.</i>
6/10/1895	154/188	Deed	\$1	190 acres	<i>From Olepau (mother) to J. Aulike Paakiki (daughter):</i> Portion of Grant 2465.
†2/15/1910	326/290	Deed	\$3,000	190 acres	<i>From J. Aulike Paakiki to Alice Spencer:</i> Becomes the second section of the Spencer Tract.
12/12/1916	409/468	Mortgage	\$500	¼ acre	<i>From Alice Spencer to the First Trust Company Ltd.</i>
9/24/1917	485/9	Deed	\$600	4,998 sq. ft.	<i>First Trust Company Ltd. Maile Lodge No. 4 Knights of Pythias:</i> Lot 1 of the Spencer Tract.
12/17/1920	585/72-73	Warranty Deed	\$1,000	9,998 sq. ft.	<i>From Alice and Samuel Spencer to M.S. Botelho:</i> Lots 2 and 3 within the Spencer Tract
¥12/17/1920	585/74-75	Warranty Deed	\$1,950	30,814 sq. ft.	<i>From Alice Spencer and Samuel Spencer to M.S. Botelho:</i> Lots 4 and 13, 15 and 16 in the Spencer Tract.
*2/16/1921	551/358	Deed	\$600	4,998 sq. ft.	<i>From the Maile Lodge No.4 Knights of Pythias by trustees to M.S. Botelho:</i> Lot 1 in the Spencer Tract
4/16/1926	826/175	Mortgage	\$1	45,810 sq. ft.	<i>From M.S. Botelho to Mary Botelho:</i> Assignment of a mortgage of \$8000 to Mary (wife) after release from Bank of Hawai'i.
§3/20/1952	2472/271	Probate and Distribution	N/A	45,810 sq. ft.	<i>M.S. Botelho died on 3/20/1952:</i> Lands entered his estate and there was a distribution and the property, and deeded to Mary (wife) and Thelma (daughter) in joint tenancy.

First Bank of Hilo, Ltd.

Name of Property

Hawai'i Hawai'i

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2/13/1953	2672/273	Deed—Inherits	N/A	45,808 sq. ft. minus 2360 sq. ft.	<i>From Mary Botelho to Daughter Thelma Olival of Honolulu:</i> Mary deeded all the property for the consideration of "\$1 and love." This included Lots 1, 2, 3, 4, 13, 15, 16. Mary leased the 2360 sq. ft. of Botelho Lane to the State of Hawai'i for 1 year at \$50 per month.
2/23/1967	5617/110	Lease	\$50 monthly	Portion of the building	<i>From the Botelho Family to the Honoka'a Police Department:</i> During construction of a new police department. It is unknown which office or portion of the building the department occupied during this lease.
12/13/1976	Letter	Ownership of Botelho Lane	N/A	43,448 plus 2,360 sq. ft.	<i>From D. J. Murray to Olival Estate:</i> the State of Hawai'i does not acquire the lane and the footage was added back into the lot.
10/2/1978	#131834/245	Deed	N/A	45,808 sq. ft.	<i>From the Olival Estate to Botelho Properties Inc.</i>

†Paakiki later sues Alice and Samuel Spencer for tricking her into selling her acreage, instead of the life interest she had in the property, clearing the way for any later sale she might make to them. The Supreme Court upholds the sale.

*Joaquin Botelho was one of the trustees of the Maile Lodge at the time of sale and is listed on the deed.

¥ Lot 15 is a combination of Lots 14 and 15.

§The square footage reflects all the properties owned by Botelho in Honoka'a, not just the Botelho Building and Garage and the First Bank of Hilo, Ltd. Building parcels.

#This is the entire combined lots 1, 2, 3, 4, 13, 14, 15, and 16. This included the walkway located in Lot 4 and Botelho Lane. Dropped by Hawai'i County in 1949 into new TMK: 4-5-6:14 from TMK: 4-5-6: 31.

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.