

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

Name of related multiple property listing:

Historic and Architectural Resources of Honoka'a Town, Hāmākua, Hawai'i Island, Hawai'i
(Enter "N/A" if property is not part of a multiple property listing)**2. Location**Street & number: 45-3590 Māmane StreetCity or town: Honoka'aState: Hawai'iCounty: 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Not For Publication: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 X 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

Teiji Yamatsuka Store
Name of Property County and State

Hawai'i, Hawai'i

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4.National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5.Classification

Ownership of Property

(Check as many boxes as apply.)

Private: ☒

Public – Local ☐

Public – State ☐

Public – Federal ☐

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Category of Property

(Check only **one** box.)

- Building(s) ☒ **x**
- District ☐
- Site ☐
- Structure ☐
- Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
- 1	- 1	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
- 1	- 1	Total

Number of contributing resources previously listed in the National Register _____

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6.Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE/department store/general store

-

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/ professional/real estate company

COMMERCE/TRADE/professional/law office

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7.Description

Architectural Classification

(Enter categories from instructions.)

Other-Plantation

Materials: (enter categories from instructions.)

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

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Yamatsuka Building is a single-story commercial building which sits on a 7,226 square-foot, sloping lot on the *makai* side of Māmane Street in Honoka'a. The building is located on a street lined with commercial buildings and contributes to the retail-office character of the town's downtown core. The façade is characterized by a false front with an elevated center section and four symmetrically-placed art deco-themed pilasters with canted tops. The center part of the false front proclaims in raised letters, "1936 T. Yamatsuka Bldg." A shallow-pitched, corrugated-metal, pent-roofed awning runs across the façade and protects an asymmetric bottom story and its sidewalk from the elements. The 38' x 48' building follows a rectangular plan and is protected by a corrugated metal, shed roof, which slopes to the rear of the building. It sits on a concrete foundation and has tongue and groove walls on its Waipi'o side and rear elevations and *totan* (corrugated metal) siding on its Hilo side. There is non-original shiplap siding on the front wall above the façade's shed roofed awning. The 1,824 square-foot building retains its integrity of location, design, materials, setting, craftsmanship, feeling and association.

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Narrative Description

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

The Hilo side of the building is a solid wall, and on the left, Waipi'o, side there is a pair of jalousie windows in the upper right corner of the wall. The wall on this side is primarily tongue-and-groove, but at the top is covered in corrugated metal. The vertical-planked rear wall retains a historic 2 x 2 double-hung sash window, and also features a number of modern sliding windows. Two hinged doors, one near each corner, penetrate the rear wall and access the basement, which has a concrete floor and walls. The basement has a 7'-3" high, tongue-and-groove ceiling.

On the interior the two offices retain their tongue-and-groove walls and ceilings. The Hilo side office also retains its pendant, globe light fixtures. A ballustraded mezzanine runs across the rear of the Hilo side office. A lateral running, straight run stairway with nine steps leads up to the mezzanine.

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

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

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

Commerce

Architecture

Period of Significance

1936-1965

Significant Dates

1936-Construction

1943-1945-Camp Tarawa soldier influx

1952-Death of Teiji Yamatsuka

1985-Death of Tamayo Yamatsuka

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

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

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

Historical Background

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

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

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

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

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

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

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

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

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DR. BILLY BERGIN COLLECTION

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

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GARY COCKRELL COLLECTION

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

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

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Property History

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

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

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

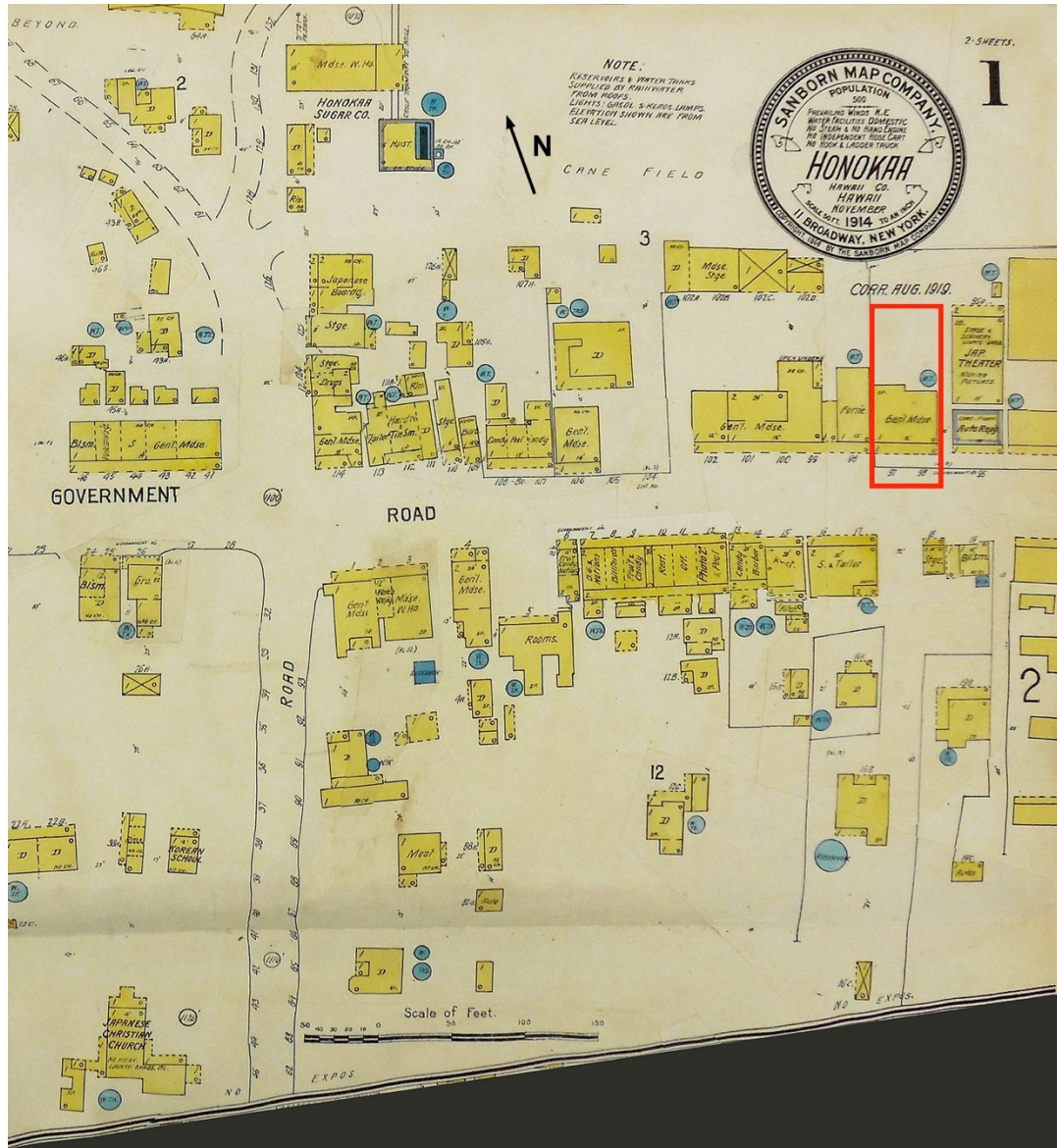
Nora Rickard, wife of William inherited the grant upon Rickard's death in 1899. In 1912, Nora and others in the family put the Rickard properties under the immediate control of the First Trust Company of Hilo. In 1931, Charles Merriam bought all the Rickard family properties for \$24,700, through foreclosure,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

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

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SANBORN FIRE INSURANCE MAP

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

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HOLMES/LAWSON/AWONG STORE/
CREDIT UNION

JESUS BUILDING
SOUZA BUILDING

HOLMES/RICE BUILDING



KINPUKUJI SHINGON BUDDHIST MISSION

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

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

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

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1326/382

KNOW ALL MEN BY THESE PRESENTS: That I, CHARLES H. MERRIAM, TRUSTEE, of Honolulu, City and County of Honolulu, Territory of Hawaii, in consideration of FOUR THOUSAND DOLLARS, (\$4000.00) to me in hand paid by TEIJI YAMATSUKA and TAMAYO YAMATSUKA, husband and wife, as joint tenants, of Honokaa, District of Hamakua, Island, County and Territory of Hawaii, receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said TEIJI YAMATSUKA and TAMAYO YAMATSUKA, as joint tenants, all that certain parcel of land, being a portion of Grants 946 and 3156, situate on the makai side of the Main Government road in Honokaa Village, said District of Hamakua, bounded and described as follows, viz:-

Beginning at a point which is South 817.5 feet, and West 8389.4 feet of Paalaea Government Survey Station, thence running by true azimuths as follows:

1. 103° 15' 47.5 feet along makai side of Main Government Road,
2. 192° 10' 182.0 feet along lot owned by Lawson's Store,
3. 282° 40' 49.0 feet,
4. 12° 25' 152.2 feet along West side of 10 foot roadway reserve to initial point.

AREA 7326 SQUARE FEET.

Being a portion of one of the parcels of land conveyed to me by the First Trust Company of Hilo, Limited, by deed dated October 26, 1931, recorded in the office of the Registrar of Conveyances in Honolulu in Book 1139 Page 170.

TO HAVE AND TO HOLD the granted premises, together with all the buildings and improvements thereon, and all the privileges and appurtenances thereto belonging, to the said TEIJI YAMATSUKA and TAMAYO YAMATSUKA and their respective heirs and assigns forever as joint tenants with right of survivorship.

IN WITNESS WHEREOF, I, the said CHARLES H. MERRIAM, TRUSTEE, have hereunto set my hand and seal this 18th day of May, A.D., 1936.

Charles H. Merriam TRUSTEE

TEIJI YAMATSUKA
TAMAYO YAMATSUKA

On this 18th day of May, A.D., 1936, personally appeared before me CHARLES H. MERRIAM, TRUSTEE, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed, as such Trustee.

Albert K. Kama
Notary Public, First Judicial Circuit,
Territory of Hawaii

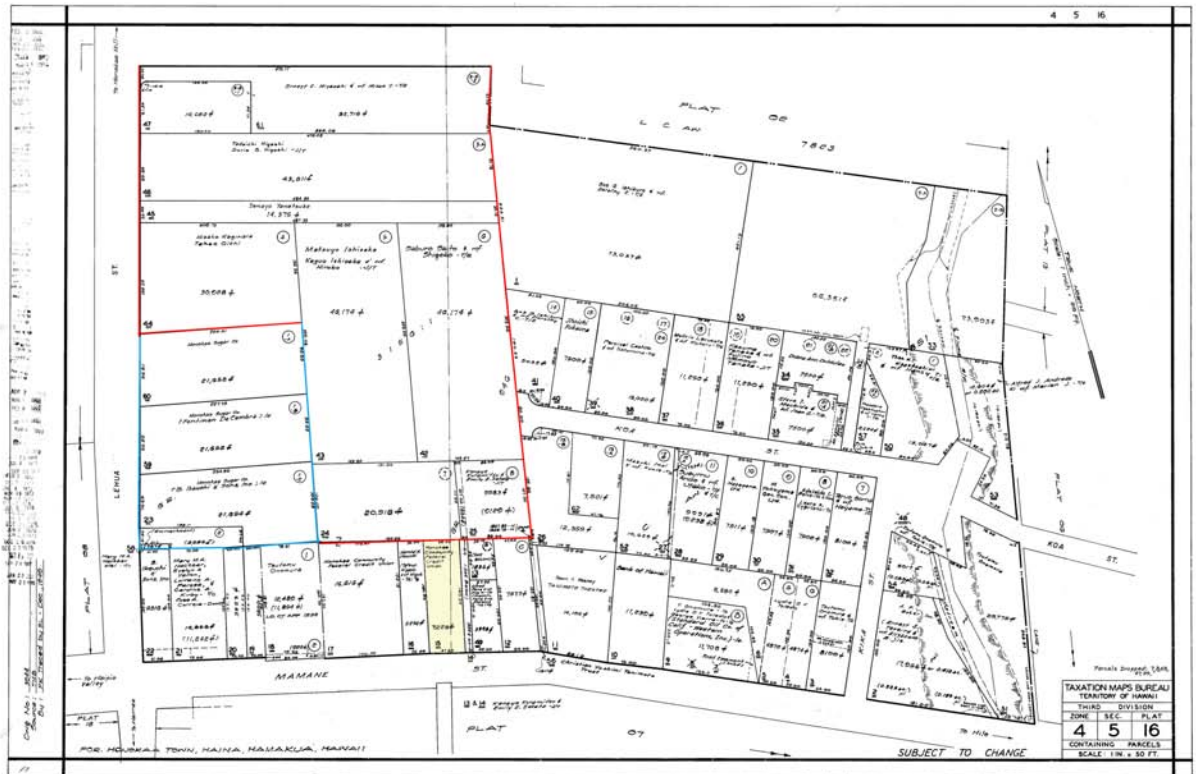
Entered of Record this 18th day of May, A.D. 1936 at 3:21 o'clock P.M. and compared. Wm. H. Hockenstein, Registrar of Conveyances.
By *Samuel J. J. J.* Clerk.

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

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

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

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LUANA HASEGAWA FUKUTOMI COLLECTION

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

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

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BERNI RUIS COLLECTION

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

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HAL YAMATO COLLECTION, NHERC

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

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©FRANCO SALMOIRAGHI, 1975

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

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©FRANCO SALMOIRAGHI, 1975

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

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©FRANCO SALMOIRAGHI, 1975

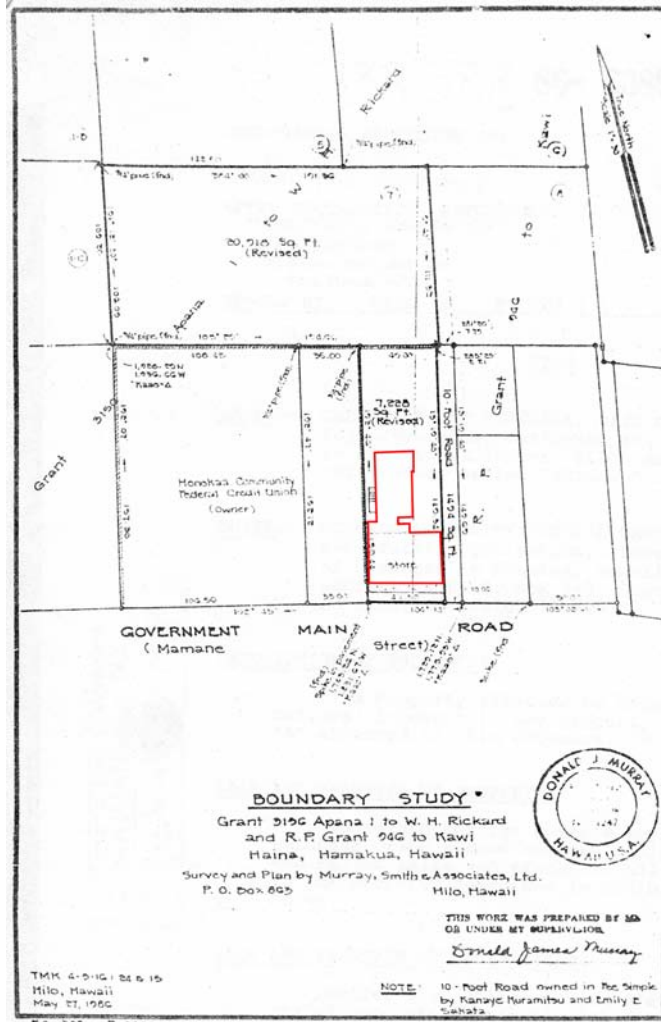
The photograph illustrates that the store maintained the ambiance of earlier eras with wood floor, wood and glass hand-made display cases, and clutter. Note glass jars, hose nozzles, glass ware, teapots, and tub stoppers among other things all displayed together in the case. After her passing in 1985,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

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

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

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

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

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People

William H. Rickard



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

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

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

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

¹Dove, Charles. “Title Map of the Lands of the Honokaa Plantation; Survey and Map of the Honoka‘a Sugar Plantation.” 1904. Hawaii State Survey Office, Registered Map 2267WIDE. (Honoka‘a Town detail, this document p. 50)

² Yamatsuka Property Timeline. (this document p. 77-8)

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

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



NORTH HAWAI'I EDUCATION AND RESOURCE CENTER

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

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

Teiji Yamatsuka

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

REGISTRATION CARD									
SERIAL NUMBER 3117		ORDER NUMBER 11955							
1 <i>Teiji Yamatsuka</i>									
2 PERMANENT HOME ADDRESS: <i>Honolulu, Hawaii</i>									
3 Age in Years: <i>36</i> Date of Birth: <i>April 10th 1882</i>									
RACE									
White	Negro	Oriental	Indian	Citizen	Non-citizen				
5	6	7 <i>X</i>	8	9					
U. S. CITIZEN					ALIEN				
Native Born	Naturalized	Citizen by Father's Naturalization Before Registrant's Majority	Declarant	Non-declarant					
10	11	12	13	14 <i>X</i>					
15 If not a citizen of the U. S., of what nation are you a citizen or subject? <i>Japan</i>									
16 PRESENT OCCUPATION: <i>Salesman</i>									
17 EMPLOYER'S NAME: <i>Honoka'a Sugar Co.</i>									
18 PLACE OF EMPLOYMENT OR BUSINESS: <i>Honolulu, Hawaii</i>									
19 NEAREST RELATIVE: <i>Kame Yamatsuka</i>									
20 Address: <i>Honolulu, Hawaii</i>									
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE									
P. M. C. G. Form No. 1 (Rev. 1-17-17)									

REGISTRAR'S REPORT									
DESCRIPTION OF REGISTRANT									
HEIGHT			BUILD			COLOR OF EYES		COLOR OF HAIR	
Tall	Medium	Short	Slim	Medium	Stout	21	22	23	24
21	22	23 <i>X</i>	24	25	26 <i>X</i>	<i>Brown</i>	<i>Black</i>		
27 Has person lost arm, leg, hand, eye, or is he obviously physically disqualified? (Specify.) <i>None</i>									
28 To certify that the answers are true; that the person registered can read or has had read to him all the answers; that I have witnessed his signature or mark, and that all the answers of which I have seen are true, except as follows:									
<i>Regis. Makunani</i> Date of Registration: <i>October 16th 1918</i>									
LOCAL BOARD, SELECTIVE DRAFT DIVISION 1, COUNTY OF HAWAII HILO, HAWAII, T. H. (STAMP OF LOCAL BOARD) (The stamp of the Local Board having jurisdiction of the area in which the registrant has his permanent home shall be placed in this box.)									

DRAFT REGISTRATION CARD, REGISTRATION STATE: HAWAII

Teiji Yamatsuka's 1917 Draft Card.

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

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

Teiji Yamatsuka Store
Name of Property County and State

Hawai'i, Hawai'i

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

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640 ISLAND OF HAWAII.

Yamanaka Mrs S gen store 741 Kilauea r
722 same Hilo
" U emp Hilo Macaroni Factory r 737
Kilauea Hilo
" Y gen store 319 Waianguene Hilo
Yamane Isao homesteader Papaloa
" James M treas Standard Drug Co Ltd r
525 1/2 Kilauea Hilo
" M bikemith Hawaii Ry Co Mahukona
" Noburo lab Road Dept Hilo
" Saichi clk Bldg Supply Co bds 528 1/2
Kilauea Hilo
" T carp r 751 Kilauea Hilo
" Urimatsu carp r rear 733 Kilauea Hilo
Yamanoha Hospital Dr S Yamanoha in
charge 553 Kamehameha Hilo
" Shosei in chg Yamanoha Hospital Hilo
Yamashiki James T emp Am Factors Kailua
" Kumataro fisherman r rear 1143 Kame-
hameha Hilo
" K fish peddler Hilo
" Santichi lab r Kaumana rd Hilo
" Y lab Pahoa
Yamashida Y mech Board of Health r
Waiakoa Hilo
Yamashiro J clk Olan Sugar Cos Store
1 1/2 miles Olan
YAMASHITA ETSUZO Tofu Manufacturer
216 Ponahawai Hilo Tel 231 P O Box
153
" Isami clk Am Factors r 40 Kukuau Hilo
" Kenzi printer Hawaii Mainichi Sha r
Mooheau Hilo
" K asst eng Kailiwiki Sugar Co Oolaka
" K photogr Honoumou
YAMASHITA O American and Japanese
Goods Canned Goods Japanese Shoes
Tobacco and Cold
Drinks Honokaa P O Box 202
" Susumi teller Bank of Bishop r rear
406 Ponahawai Hilo
" Teaku baths 21 Mooheau Hilo
" T asst bkpr Olan Sugar Cos Store Olan
" T fisherman r 111 Kamehameha Wai-
akoa Hilo
" Yutaka lab bds 111 Kamehameha Wai-
akoa Hilo
" Zempl janitor Bank of Hawaii r 218
Ponahawai Hilo
YAMATO'S DEPARTMENT STORE &
GARAGE (K Yamato) Honokaa
Yamato K (Yamato's Department Store &
Garage) Honokaa
" S asst bkpr H S Co Honokaa
" Tsune homesteader Ahualoa p o Hono-
kaa
Yamashita T v-pres Hamakua Shokwai
Ltd Honokaa
Yamayoshi H hardware Keaua p o Olan
Yanabo G auto opr Mountain View
Yanaga I truck opr James Sakai Kapauu
p o Kohala
" T coffee planter Kealahou
Yanagawa Kamelichi auto trimmer 210 Ke-
awe r 514 Kilauea Hilo
" K opr Hawaii Tel System Honolulu
Yanagihara Etsuro dressmkr Hawaii Dress
Shop r Waiakoa Hilo
" Hataudo clk Yashijima Mutual Supply
Co r 67 Kilauea Hilo
" Heikichi r rear 919 Kamehameha Hilo
YANAGIHARA K General Merchandise
Dry Goods Groceries and Crochery 25
Kamehameha Waiakoa Hilo Tel 433
P O Box 166
YANAGIHARA NIKICHI (Nicks Garage) r
Waiakoa House Lots Hilo
" Ryolehi tailor 10 Mooheau Hilo
Yanagihara Torachi clk bds 67 Kilauea
Hilo
" Yuku (wid Umekichi) r Kilauea Hilo
Yanagita Toraji stevedore r rear 12 Lihl-
wal Hilo
Yanagitsubo Hisanoshin pres Empire The-
atre r rear 222 Kamehameha Hilo
Yano H carp H S Co Haina
" Katsunoshin v-pres Hilo Fertilizer Co
and gen store 779 Kilauea Hilo
" Kasuo r Waiakoa Homesteads Hilo
" T clk H S Co Honokaa
Yap Brothers Ltd (branch) mnfrs agts 14
Spreckels bldg Hilo
" Henry K S salm Yap Brothers r Wai-
akoa Homesteads Hilo
" Mrs Helen B tchr Waiakoa-waena
School r Waiakoa Homesteads Hilo
" Man Sing mech r Waiakoa Homesteads
Hilo
Yara Kamel lab r Kaumana rd Hilo
Yaraka Kwan Theatre K Kagaia mngr
38 Mooheau Hilo
YASHIJIMA MUTUAL SUPPLY CO LTD
H Serizawa Mngr Plumbing Accessories
Ship Chandlery General Merchan-
dise and Marine Gas Engine 10 Lihl-
wal Hilo Tel 632 P O Box 383
Yasuda Kotake clk Hilo Emporium bds
723 Kilauea Hilo
" Motokichi contr r 723 Kilauea Hilo
" S stevedore r Muliwal Hilo
" Thomas stenogr Waiakoa Mill Co bds
723 Kilauea Hilo
YASUDA T General Merchandise Gro-
ceries Dry Goods Tobacco and Cold
Drinks Kapulea P O Kukuiahae Tel
448 P O Box 92
YASUDA YOSHI General Store and Con-
fectioner Ninole P O Box 47
Yasuhira James J salm Vol S & T Co r
Bishop Hilo
Yasuhara M mngr American Candy Fac-
tory Waiakoa Hilo
Yasukawa Akira with Hisagoro Yasakawa
r Kilauea Hilo
" Hisagoro bikemith Kamehameha cor
Mamae r Kilauea Hilo
Yasumichi Fusao clk T T Sakakihara r
Nawahi lane Hilo
Yasumichi Michitaro carp r Nawahi lane
Hilo
Yasutomi Seigo clk r rear 16 Mooheau Hilo
YAT DON TIN CHOP SUI HOUSE (Lee
See) First-Class Restaurant 11 Halli
Hilo P O Box 187
Yates Julian R supervisor dep tax assessor
South Kona r Kealahou
Yau Lee Kee F Y Lee mngr gen store 59
Piopio Hilo
Yawata Kunitaro salm Yashijima Mutual
Supply Co r Nawahi lane Hilo
Yballe Sabas S goldsmith r Mooheau Hilo
Yeu Isaac juna Haina A Co Pahala
Yee Cho Ping Rev pastor Kohala Chinese
Congregational Church Kohala
YEE HOP CO (Lui Moo, Lim Fai) General
Mercantile and Groceries Honoumou P
O Box 36
" Sung Lee fisherman r Kilauea Hilo
" Yick Young Yick mngr shoemkr 214
Kamehameha Hilo
Yen Sung Chung carp r Pua lane Hilo
Yoda Eitaro vegetables 512 Puaue Hilo
Yogi Koro mech Isa Garage r rear 709 Ki-
lauea Hilo
Yokomura Suyataro printer Hawaii Mal-
nichl Sha r Nawahi lane Hilo

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1925 COMMERCIAL DIRECTORY

Teiji Yamatsuka Store
Name of Property County and State

Hawai'i, Hawai'i

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

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

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

YAMAMOTO
" Maameli clk Bank of Hawaii Kealahou
" Meiji mech Kitagawa & Co r Hanalei lane Hilo
" Mitauji carp r Ewaliko lane Hilo
" Nobuhiro fishermn h 45 Lihual Hilo
" Otomatsu h 17 Nawahi lane Hilo
" Ruth Mrs tchr Dept Pub Instn h 31 Hoku Hilo
" Ryochi clk h 270 Kamana Hilo
" S carp VolS&TCO Hilo
" S coffee planter Kealahou
" S steward Kilauea Volcano House Hawaii National Park
YAMAMOTO SHOTEN (M Yamamoto)
General Merchandise Groceries and Dry Goods Wailea PO Hakalau Tel 13 White 19 PO Box J
" Shuntaro carp h rear 639 Kilauea Hilo
" Susumu r Hilo Hongwanji Mission Hilo
" Suze (wid Hichigoro) h rear 541 Kamehameha av Hilo
YAMAMOTO T H Contractor Builder
Painter and Paperhanger h 144 Manono Waialea House Lots Hilo Tel 739 PO Box 24
" Toyotaro meatcutter S Imazu h 16 Kamehameha av Hilo
" Umeji lab Road Dept h Kukuau Hilo
" Yachio painter Kitagawa & Co r Hilo Hongwanji Mission Hilo
YAMAMOTO YOICHI Watchmaker and Jeweler
Clocks and Watches 190 Kilauea Hilo PO Box 117
" Yoshikazu truck opr White Star Sanitary Laundry h rear 53 Piopio Hilo
" Yukichi carp r Waiala Hilo
Yamamura K treatr Hawaiian Kona Coffee Co Ltd Honaunau
" Kohachi editor The Kwazan Sha h Pohnahawai Hilo
" Sadako Mrs printer Kwazan Sha h Pohnahawai Hilo
" Satoru printer Kwazan Sha r Pohnahawai Hilo
Yamanaka G carp AF Kailua
" O bksmith Union Mill Co p o Kohala
" R Rev priest Hakalau Jodo Mission Hakalau
" Tomesaburo lab h rear 33 Kamehameha av Hilo
YAMANAKA Y (Monohina Soda Works)
First-Class Hotel and Restaurant Monohina PO Hakalau Tel 8 Blue 25
" Yaezoku gen store 310 Waiuanuue Hilo
" Yoshito tailor Junro Sewake r Kamehameha av Hilo
Yamane Isao homesteader Papaaloa
" K carp Katsuyoshi Kojima r Kilauea Hilo
" M h Kaumana rd Hilo
" M bksmith Hawaii Ry Co Mahukona
" Tadayoshi carp h Derby Hilo
" Urinatsu carp h Derby Hilo
Yamano Y coffee planter Honaunau
YAMANOMA HOSPITAL Dr Shosai Yamano
In Charge 553 Kamehameha av Hilo Tel 61 PO Box 45
" Shosai in chg Yamanoha Hospital h 553 Kamehameha av Hilo
Yamanouchi Marjorie K tchr Dept Pub Instn Hoiulalo
" N mech Hilo Auto Co Hilo
" N prin Kaunana Japanese School h Kaumana rd Hilo
Yamaoka M lab HawaiiConaRy Papakou
Yamaoka Harry S clothes clnr 115 Kamehameha av Hilo
" Jas T mech AF Kailua
" K carp OiaS&Co Mountain View
" Kintaro fishermn h 8 Lihual Hilo
" Kumataro fishermn h rear 1115 Kamehameha av Hilo

YAMASAKI
" Noboru lab Road Dept Kurtistown
" Senkeichi lab h Kaumana rd Hilo
" Teruo lab Road Dept Kurtistown
" Totomel (wid Kiyogi) r 367 Kinooole Hilo
Yamasato A fishermn Pahoa
Yamashin Tokiso lab h rear 422 Wainaku Hilo
Yamasabita Caoru Mrs tchr Dept Pub Instn Honoum
" Clarence M painter r 645 Kinooole Hilo
" Etuazo janitor h Pohnahawai Hilo
" Fusa (wid Tomozo) h 645 Kinooole Hilo
" Grace M tchr Dept Pub Instn Pepee-keo
" Isami slawn AF r 645 Kinooole Hilo
" K gen store Umauma p o Hakalau
" K mach Kaiwili Sugar Co Ooakala
" K printer Hawaii Mainichi Hilo
" Kanji lab h 316 Keawe Hilo
" O bksmith OiaS&Co Oiaa
YAMASHITA S Hotel Restaurant and Fish Captain
Cook Tel 6 Blue 812
PO Box 13
YAMASHITA SHIGEKU MRS S hirts
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Work Guaranteed 316 Keawe Hilo
" Susumi teller Bishop First Natl Bank r 645 Kinooole Hilo
" T asst bkpr OiaS&Co Store Oiaa
" Totaru fishermn h 106 Manono Hilo
" Yataka mech Bd of Health r 106 Manono Hilo
" Zempji janitor Bank of Hawaii h Pohnahawai Hilo
Yamata-Yotaro homesteader Kaapahu p o Paaulu
Yamate Hideo truck opr G Kuwahara r Kaumana rd Hilo
" M truck opr OiaS&Co Store Mountain View
Yamato Akiyo H Mrs tchr Dept Pub Instn Pepee-keo
" K (Yamatos Department Store and Garage) Honokaa
" Masao clk PSCos Store Pepee-keo
" Saburo asst bkpr HSCo Honokaa
" Tsune homesteader Ahualoa p o Honokaa
YAMATO'S DEPARTMENT STORE & GARAGE (K Yamato) General Merchandise Automobile Accessories Gasoline and Oils Honokaa Tel 2 White 347 PO Box O
YAMATSUKA T General Merchandise Hardware Dry Goods Candles and Dressmaker Honokaa Tel 1 White 23 PO Box 89
Yamauchi B clk Tanimoto Variety Store Hilo
" O barber Honoum
" Kiyoto baker Am Bakery h Kukui lane Hilo
" Shokyo slawn Am-Japanese Inv Co r 10 Mamoo Hilo
Yamayoshi Teruo nursery agt BdofCofA and F h Kinooole Hilo
Yanabu G auto opr Mountain View
Yanaga T coffee planter Kealahou
Yanagawa K linemn Hawaii Tel System Hoiulalo
" Kameichi furniture repr 210 Keawe h Kukuau Hilo
" M millhand Hawn Kona Coffee Co Honaunau
Yanagi Lani A Mrs tchr Dept Pub Instn Hoiulalo
" Y emp Kona Inn Kailua
Yanagida Toraji stevedore h Kalanian-sole Hilo
Yanagihara Albert K truck opr K Yanagihara r 34 Kamehameha av Hilo
" Chas S tchr Dept Pub Instn Oiaa
" Ellen M bkpr K Yanagihara r 34 Kamehameha av Hilo
" Etuayo Mrs dressmr 102 Manono Hilo

1930-1931 POLKS-HUSTED DIRECTORY

Teiji Yamatsuka Store

Name of Property County and State

Hawai'i, Hawai'i

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

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

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

□

HONOKA'A HONGWANJI MISSION KYODAN PRESIDENTS

Photo Not Available

1st. Kiyochi Irie(1923-1928)

2nd. Yonesuke Shimomura(1928-1935)

3rd. Teiji Yamatsuka(1936-1937)

4th. Yuzo Oshima((1937-1938)

5th. Teiji Yamatsuka(1939-1940)

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

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

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

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

Teiji Yamatsuka Store
Name of Property County and State

Hawai'i, Hawai'i

Tamayo Yamatsuka



©FRANCO SALMOIRAGHI, 1975

Tamayo Yamatsuka in the Yamatsuka Store.

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

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

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

Teiji Yamatsuka Store

Name of Property County and State

Hawai'i, Hawai'i

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

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

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

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

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

Subsequently, the store was vacant for many years.

Teiji Yamatsuka Store
Name of Property County and State

Hawai'i, Hawai'i

Criteria C (Architecture)

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

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

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

Conclusion

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

Yamatsuka Property
Name of Property County and State

Hawai'i, Hawai'i

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Yamatsuka Property

Hawai'i, Hawai'i

Name of Property County and State

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Yamatsuka Property

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Name of Property County and State

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Yamatsuka Property

Name of Property County and State

Hawai'i, Hawai'i

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

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

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

2. Geographical Data

Acres of Property 1.659

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

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

Or

UTM References

Datum (indicated on USGS map):

□ NAD 1927 or □ NAD 1983

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

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

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

Boundary Justification (Explain why the boundaries were selected.)

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



3. Form Prepared By

name/title: Ross W. Stephenson
organization: Historic Honoka'a Town Project
street & number: 38 South Judd Street, Unit 24B
city or town: Honolulu state: Hawai'i zip code: 96817
e-mail: rwaylands808@aol.com
telephone: (808) 679-9060-cell
date: September 17, 2016

Yamatsuka Property
Name of Property County and State

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Additional Documentation

Submit the following items with the completed form:

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

MAPS

Yamatsuka Property Map Table

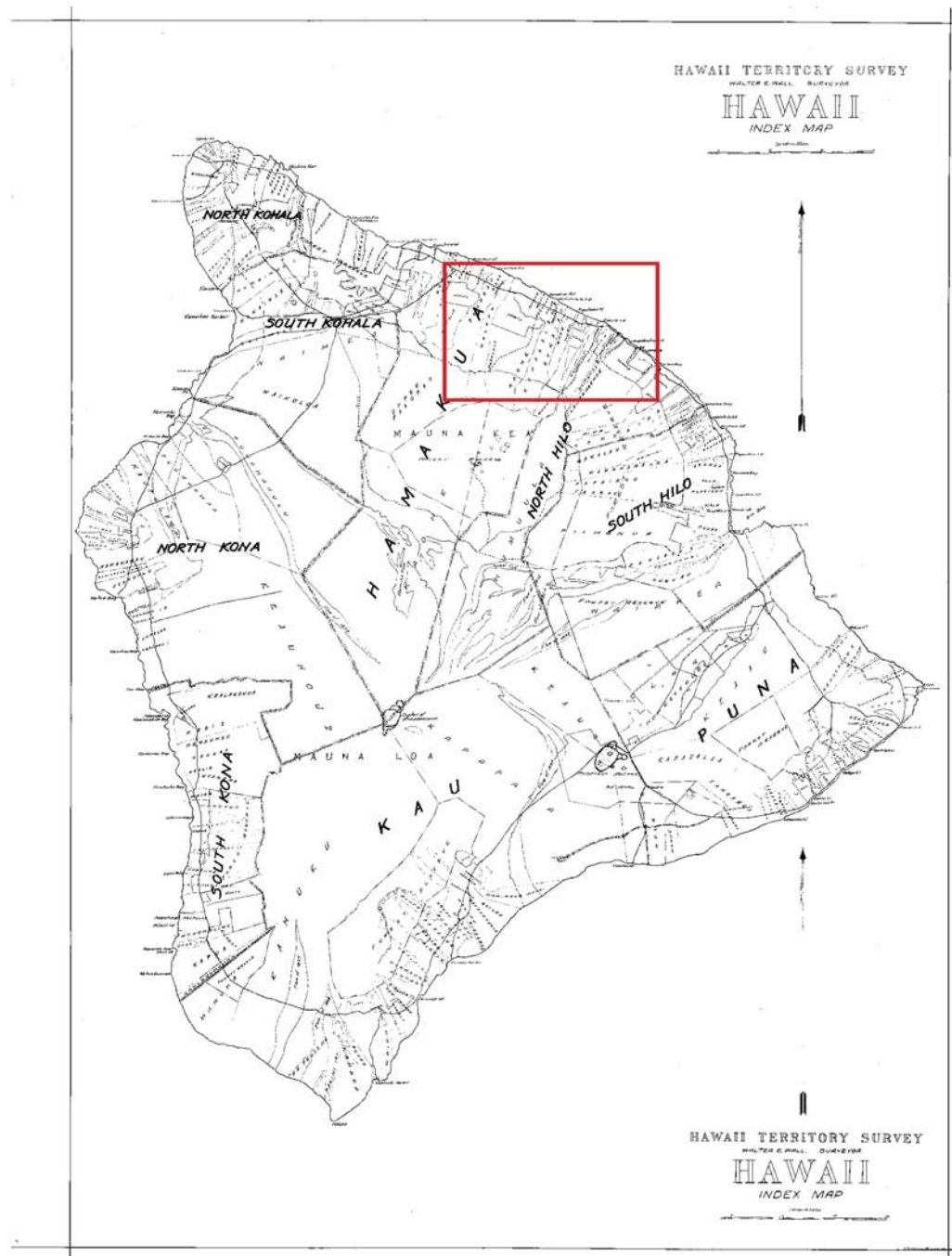
1	ca.1906	Island of Hawai'i map: Honoka'a area of significance demarked by the red rectangle—Walter E. Wall, Surveyor
2	1995	USGS Honokaa Quad Honokaa Quad showing Honoka'a Town on the Hāmākua Coast of the Island of Hawai'i
3	1995	USGS Honokaa Quad showing the Yamatsuka Property
4	2014	Honoka'a street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

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



Yamatsuka Property

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3. 1995 USGS Honoka'a Quad showing the Yamatsuka Property

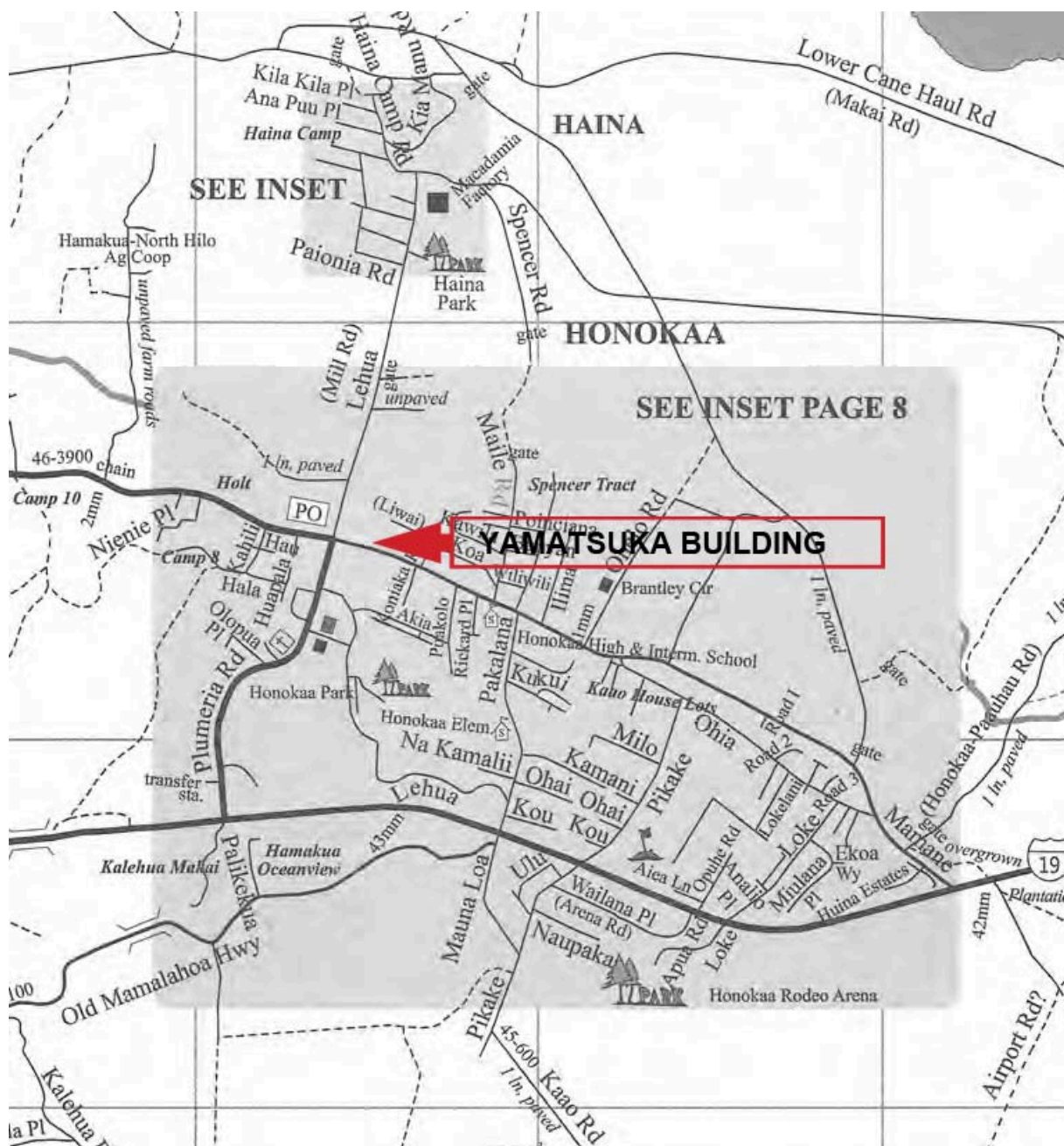


Yamatsuka Property

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4. 2014 Honoka'a street map

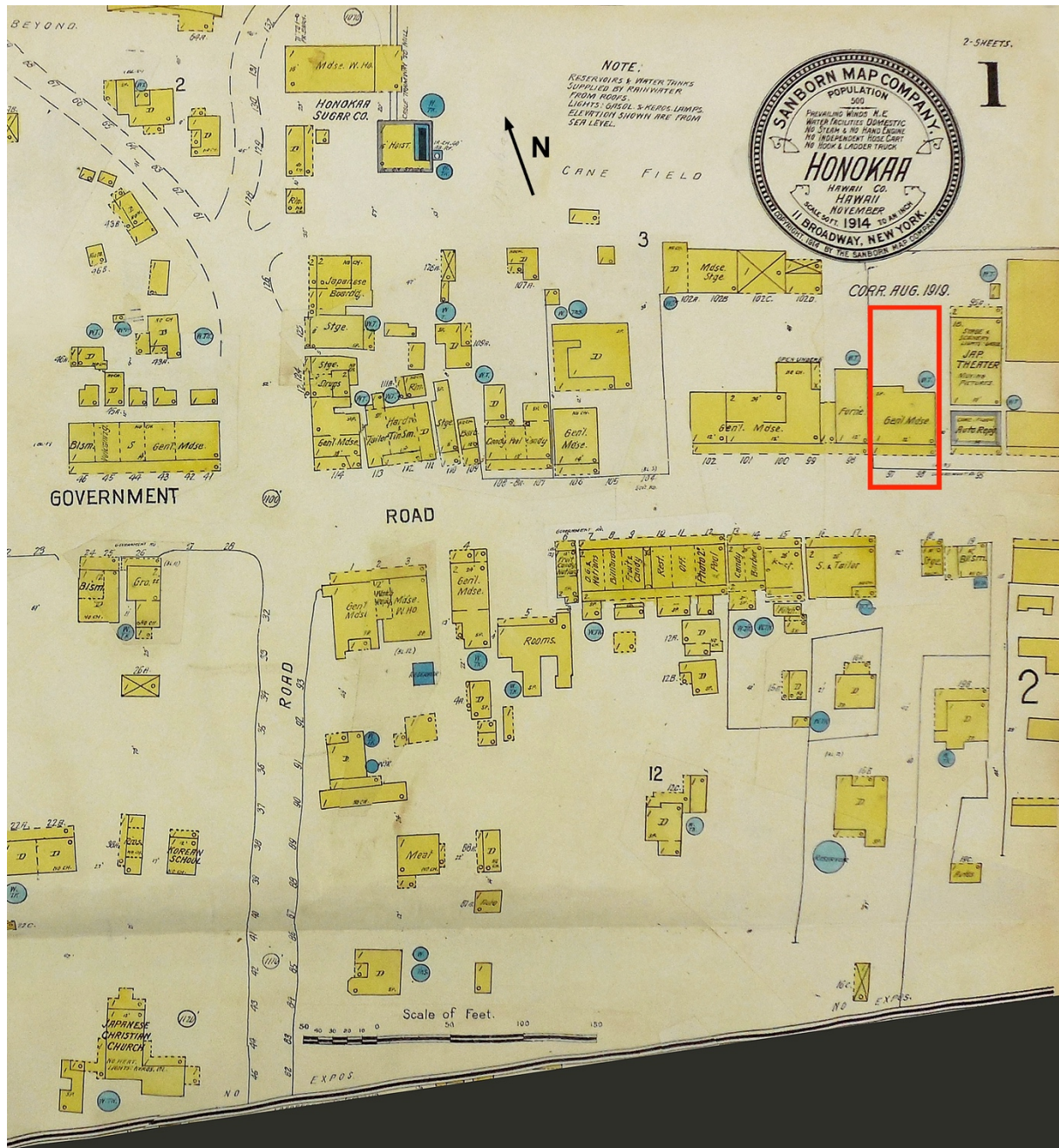


Yamatsuka Property

Name of Property County and State

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6. 1914 Historic Honoka'a Town Sanborn Fire Insurance map with approximate Yamatsuka property boundary in red

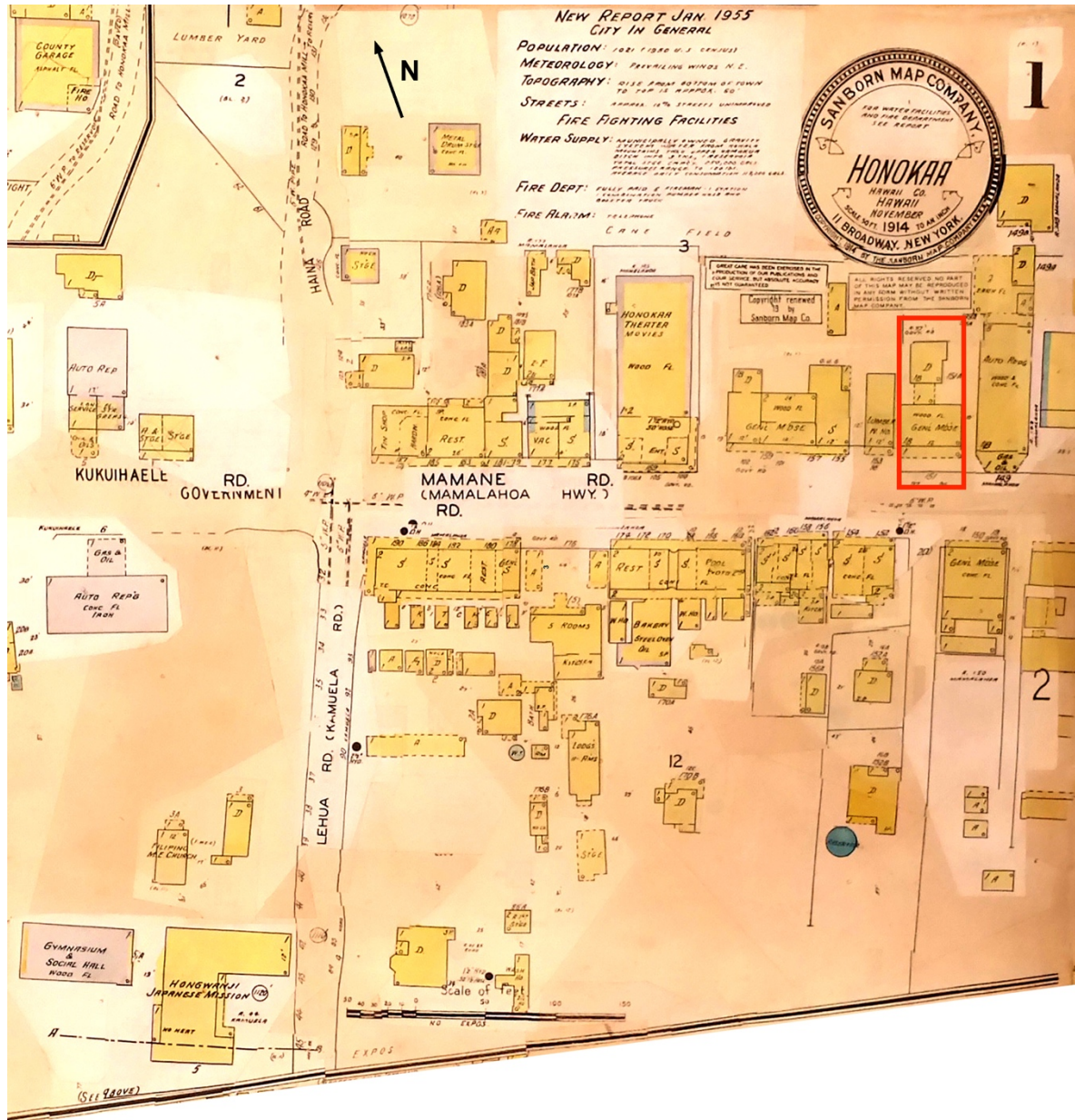


Yamatsuka Property

Name of Property County and State

Hawai'i, Hawai'i

7. 1914/1955 Historic Honoka'a Town Sanborn Fire Insurance map with 1955 updates with approximate Yamatsuka property boundary in red

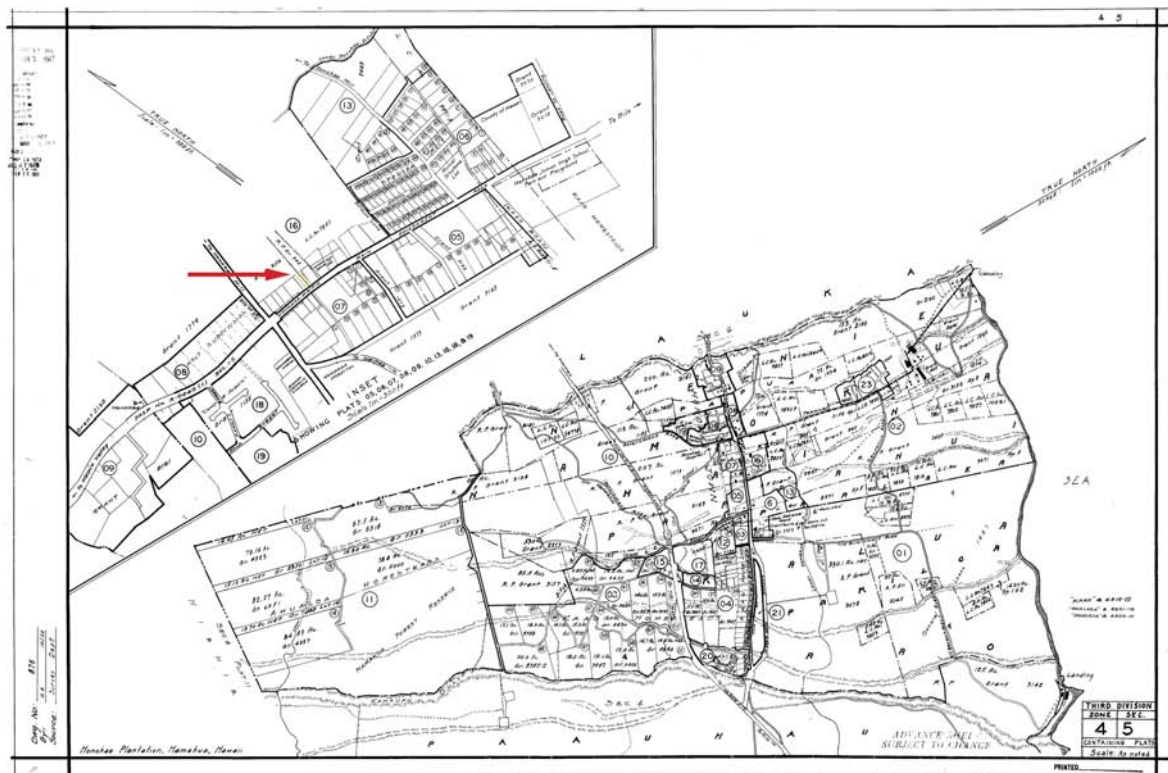


Yamatsuka Property

Name of Property County and State

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8. 1932 (3) 4-5 Tax Map showing the whole Historic Honoka'a Town with the Yamatsuka property in color



Yamatsuka Property

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10. 1949 4-5-016 Historic Territory of Hawai'i tax map (Plat 4-5-16) showing the Yamatsuka property in color



Yamatsuka Property

Name of Property County and State

Hawai'i, Hawai'i

12. 2015 Honoka'a, HI 96727—Yamatsuka Property Building on Google Map



Photographs

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

Yamatsuka Property
Name of Property County and State

Hawai'i, Hawai'i

Photo Sketch

YAMATSUKA BUILDING BASEMENT AND MAIN FLOOR

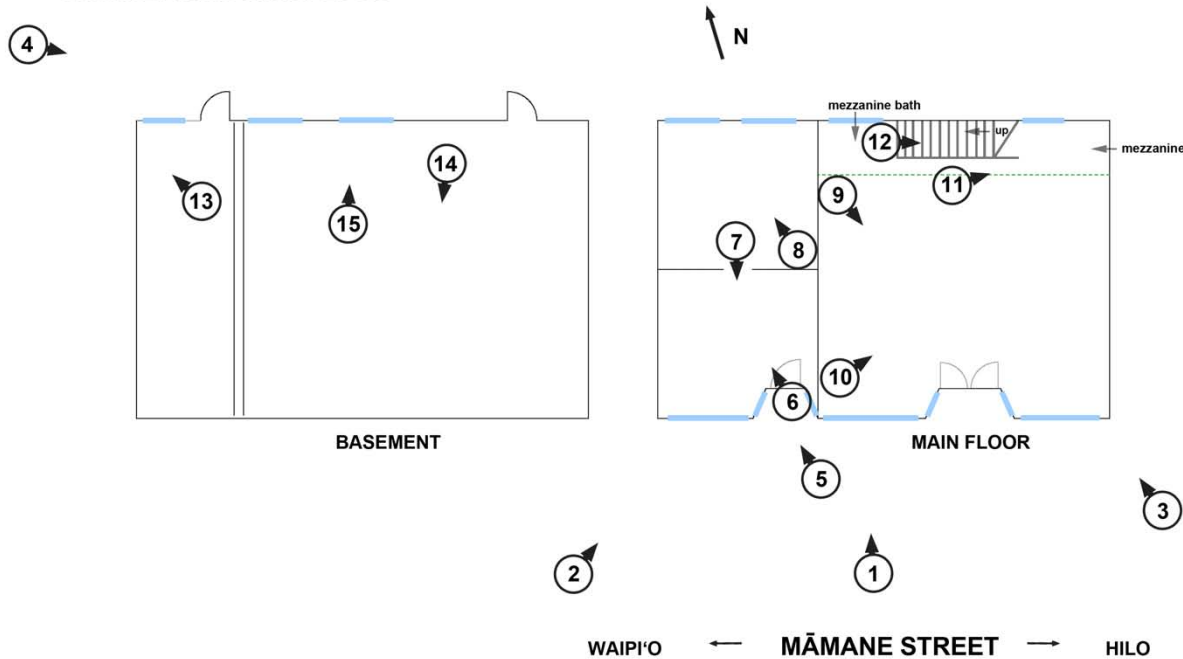


Photo Log

Name of Property: Yamatsuka Property

City or Vicinity: Honoka'a

County: Hawai'i State: HI

Photographers: Annalise Kehler and Laura Ruby

Dates Photographed: 2011-2014

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

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

Yamatsuka Property
Name of Property County and State

Hawai'i, Hawai'i

PHOTO LOG

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

Photo #1 (HI_Hawai'iCounty_Yamatsuka Building_0001)
Mamane Street façade, (*mauka* side) camera facing northeast
Photographer: Annalise Kehler

1 of 15.

Photo #2 (HI_Hawai'iCounty_Yamatsuka Building_0002)
Waipi'o-side façade, camera facing east
Photographer: Annalise Kehler

2 of 15.

Photo #3 (HI_Hawai'iCounty_Yamatsuka Building_0003)
Hilo-side façade, camera facing north
Photographer: Annalise Kehler

3 of 15.

Photo #4 (HI_Hawai'iCounty_Yamatsuka Building_0004)
Waipi'o and rear façades, camera facing southeast
Photographer: Annalise Kehler

4 of 15.

Photo #5 (HI_Hawai'iCounty_Yamatsuka Building_0005)
External detail Waipi'o-side bay, camera facing northwest
Photographer: Annalise Kehler

5 of 15.

Yamatsuka Property
Name of Property County and State

Hawai'i, Hawai'i

Photo #6 (HI_Hawai'iCounty_Yamatsuka Building_0006)
Waipi'o-side office interior, camera facing northwest
Photographer: Laura Ruby

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Photo #7 (HI_Hawai'iCounty_Yamatsuka Building_0007)
Interior Waipi'o-side, camera facing south-southwest
Photographer: Laura Ruby

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Photo #8 (HI_Hawai'iCounty_Yamatsuka Building_0008)
Interior Waipi'o-side back office space facing northwest
Photographer: Laura Ruby

8 of 15.

Photo #9 (HI_Hawai'iCounty_Yamatsuka Building_0009)
Interior Waipi'o-side office, camera facing south-southeast
Photographer: Laura Ruby

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Photo #10 (HI_Hawai'iCounty_Yamatsuka Building_0010)
Interior Hilo-side, camera facing east
Photographer: Laura Ruby

10 of 15.

Photo #11 (HI_Hawai'iCounty_Yamatsuka Building_0011)
Interior detail Hilo-side built-in office, camera facing east-southeast
Photographer: Annalise Kehler

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Yamatsuka Property
Name of Property County and State

Hawai'i, Hawai'i

Photo #12 (HI_Hawai'iCounty_Yamatsuka Building_0012)
Interior mezzanine stairs, camera facing downstairs, east-southeast
Photographer: Laura Ruby

12 of 15.

Photo #13 (HI_Hawai'iCounty_Yamatsuka Building_0013)
Interior basement window detail, camera facing north-northeast
Photographer: Annalise Kehler

13 of 15.

Photo #14 (HI_Hawai'iCounty_Yamatsuka Building_0014)
Interior Hilo-side basement, camera facing southwest
Photographer: Annalise Kehler

14 of 15.

Photo #15 (HI_Hawai'iCounty_Yamatsuka Building_0015)
Interior Hilo-side basement, ceiling lighting fixtures in storage, camera facing northeast
Photographer: Laura Ruby

15 of 15.

Yamatsuka Property

Name of Property County and State

Hawai'i, Hawai'i

PHOTO LOG

Name of Property: Yamatsuka Building

City or Vicinity: Honoka'a

County: Hawai'i State: HI

Photographers: Annalise Kehler and Laura Ruby

Date Photographed: 2011-2014

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

38 South Judd Street, Unit 24B

Honolulu, HI 96817

Job # Historic and Architectural Resources of Honoka'a

Photo #1 (HI_Hawai'i County_Yamatsuka Building_0001)

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

Photographer: Annalise Kehler

1 of 15.



Yamatsuka Property
Name of Property County and State

Hawai'i, Hawai'i

Photo #2 (HI_Hawai'iCounty_Yamatsuka Building_0002)
Waipi'o-side façade, camera facing east
Photographer: Annalise Kehler

2 of 15.



Yamatsuka Property

Hawai'i, Hawai'i

Name of Property County and State

Photo #3 (HI_Hawai'iCounty_Yamatsuka Building_0003)

Hilo-side façade, camera facing north

Photographer: Annalise Kehler

3 of 15.



Yamatsuka Property

Name of Property County and State

Hawai'i, Hawai'i

Photo #4 (HI_Hawai'iCounty_Yamatsuka Building_0004)

Waipi'o and rear façades, camera facing southeast

Photographer: Annalise Kehler

4 of 15.



Yamatsuka Property

Name of Property County and State

Hawai'i, Hawai'i

Photo #5 (HI_Hawai'iCounty_Yamatsuka Building_0005)

External detail Waipi'o-side bay, camera facing northwest

Photographer: Annalise Kehler

5 of 15.



Yamatsuka Property

Name of Property County and State

Hawai'i, Hawai'i

Photo #6 (HI_Hawai'iCounty_Yamatsuka Building_0006)

Waipi'o-side office interior, camera facing northwest

Photographer: Laura Ruby

6 of 15.



Yamatsuka Property

Name of Property County and State

Hawai'i, Hawai'i

Photo #7 (HI_Hawai'iCounty_Yamatsuka Building_0007)

Interior Waipi'o-side, camera facing south-southwest

Photographer: Annalise Kehler

7 of 15.



Yamatsuka Property
Name of Property County and State

Hawai'i, Hawai'i

Photo #8 (HI_Hawai'iCounty_Yamatsuka Building_0008)
Interior Waipi'o-side back office space facing northwest
Photographer: Laura Ruby

8 of 15.



Yamatsuka Property

Hawai'i, Hawai'i

Name of Property County and State

Photo #9 (HI_Hawai'iCounty_Yamatsuka Building_0009)
Interior Waipi'o-side office, camera facing south-southeast
Photographer: Laura Ruby

9 of 15.



Yamatsuka Property

Name of Property County and State

Hawai'i, Hawai'i

Photo #10 (HI_Hawai'iCounty_Yamatsuka Building_0010)

Interior Hilo-side, camera facing east

Photographer: Laura Ruby

10 of 15.



Yamatsuka Property

Hawai'i, Hawai'i

Name of Property County and State

Photo #11 (HI_Hawai'iCounty_Yamatsuka Building_0011)

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

Photographer: Laura Ruby

11 of 15.



Yamatsuka Property

Name of Property County and State

Hawai'i, Hawai'i

Photo #12 (HI_Hawai'iCounty_Yamatsuka Building_0012)

Interior mezzanine stairs, camera facing downstairs, east-southeast

Photographer: Laura Ruby

12 of 15.



Yamatsuka Property

Name of Property County and State

Hawai'i, Hawai'i

Photo #13 (HI_Hawai'iCounty_Yamatsuka Building_0013)
Interior basement window detail, camera facing north-northeast
Photographer: Annalise Kehler

13 of 15.



Yamatsuka Property
Name of Property County and State

Hawai'i, Hawai'i

Photo #14 (HI_Hawai'iCounty_Yamatsuka Building_0014)
Interior Hilo-side basement, camera facing southwest
Photographer: Annalise Kehler

14 of 15.



Yamatsuka Property
Name of Property County and State

Hawai'i, Hawai'i

Photo #15 (HI_Hawai'iCounty_Yamatsuka Building_0015)
Interior Hilo-side basement, ceiling lighting fixtures in storage, camera facing northeast
Photographer: Laura Ruby

15 of 15.



Yamatsuka Property
Name of Property County and State

Hawai'i, Hawai'i

ADDENDUM A

YAMATSUKA PROPERTY TIMELINE

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

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

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

1908–Teiji Yamatsuka immigrated to Hawai'i.

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

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

1918 ca–Shozu, son born.

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

1921–Teiji Hāmākua Shokwai Co. salesman

1924, 1925 & 1935–Teiji Hāmākua Shokwai Vice President

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

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

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

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

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

Yamatsuka Property

Hawai'i, Hawai'i

Name of Property County and State

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

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

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

1952—Teiji died October 26, 1952

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

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

1985—Tamayo died.

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

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

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

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

Yamatsuka Property
Name of Property County and State

Hawai'i, Hawai'i

ADDENDUM B PROPERTY TRANSFERS TABLE

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

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

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

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