

**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: Waimalu Shopping CenterOther names/site number: N/A

Name of related multiple property listing:

N/A

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

**2. Location**Street & number: 98-020 Kamehameha HighwayCity or town: AieaState: HICounty: HonoluluNot 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**

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**

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#### 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

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private ☒  
Public – Local ☐  
Public – State ☐  
Public – Federal ☐

##### Category of Property

(Check only **one** box.)

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

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**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2 (Increment		
Nos. 1 & 2)	5	buildings
		sites
		structures
		objects
2	5	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter Categories from instructions.)

COMMERCE/TRADE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter Categories from instructions.)

COMMERCE/TRADE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter Categories from instructions.)

EARLY 20TH CENTURY

AMERICAN MOVEMENTS

Mid-Century Modern

**Materials** (enter Categories from instructions.)

Principal exterior materials of the property: Pre-Cast Concrete, CMU,  
Corrugated Mtl, Mtl. Pipe + Rod

### 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.)

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### Summary Paragraph

The Waimalu Shopping Center is a Mid-Century Modern retail development that is located in Aiea, O'ahu and was built in two phases--1959 and 1962. The building is two stories in height, is constructed of concrete and concrete masonry units, features barrel vault awnings in corrugated metal, horizontal metal grills, as well as pre-cast concrete barrel vault and flat roofs. An unbuilt third phase has been infilled with buildings that were erected from 1963 onward. Despite some neglect and minor alterations made over time, the building retains its principle character-defining features as well as integrity of design, materials and workmanship. Although the setting has changed, its continued commercial use has also allowed it to maintain its integrity of feeling and association.



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## Narrative Description

### APPEARANCE DURING THE PERIOD OF SIGNIFICANCE

#### Exterior

##### SETTING

"Increment No. 1" of the Waimalu Shopping Center, addressed as 98-020 Kamehameha Highway, was originally designed and constructed as a "two-story apartment and commercial building" for Aiea Super Market, Ltd. An addition, referred to as "Increment No. 2" was designed and built in 1962 that expanded the development in a southeasterly direction across the site. Another addition, to be known as "Increment No. 3," was planned and permitted in 1963 but never built and the remaining vacant land was sold off and infilled with one- and two-story buildings at indeterminate dates afterward. The site on which the Waimalu Shopping Center was erected was generally level from northeast-southwest and sloped from the front façade of the market toward Kamehameha Highway. (See Map 3). The development was initiated by Katsumi Kazama, an Aiea grocer, designed by civil engineer Kenneth K. Sato, erected by contractor Kewalo Steel Company in 1959 and 1962, and opened in 1960 and 1963, respectively. Within the site, the setting remains largely intact today with some incremental alterations made since 1963. However, beyond the boundaries of the property, the setting has changed with the construction of a concrete guideway and supporting columns for the Honolulu Authority for Rapid Transportation.

##### SHAPE AND MASSING

As initially designed and constructed in 1959, the apartment and commercial building (Increment No. 1) is two stories in height, has a three-pile depth and a 12-bay width, with a footprint that measures 70'-0" x 220'-0" or 15,400 square feet (s.f.). Increment No. 2, as planned and built in 1962, is also two stories in height, has a three-pile depth and a 12-bay width, with a footprint that measures 70'-0" x 224'-0" or 15,680 s.f. (See Photo 1). The two buildings are rectangularly-massed and feature roofs that are flat at the building ends with 9 and 15 pre-cast concrete barrel vault roofs on the Increments No.1 and Increment No. 2, respectively.

##### FRONT FAÇADE

As initially designed in 1959 and 1962, the most prominent design features of the front (Southwest) facades of both Increment No. 1 and Increment No. 2 are: intact front-rear facing, concrete barrel vault roofs; second-floor horizontal, decorative metal grillwork friezes; and front-facing corrugated metal barrel vault awnings (Photos 1-2, 3-8, 9-13). The lower first floor storefronts are constructed of concrete masonry units and simply fenestrated with metal storefronts that were originally configured as three-bays with transoms (Photos 3-8, 9-13). The building ends of Increment Nos. 1 and 2 are similarly constructed of concrete masonry units, have flat-roofed end bays that originally featured lava rock veneer and asymmetrical fenestration patterns (Photos 3, 8, 13).

##### REAR FACADE

As designed in 1959 and 1962, the rear (Northeast) facades duplicate the prominent features of the front (Southwest) facades of Increments Nos 1 and 2 (Photos 19-23, 24-27) except for the corrugated metal awnings. The first floor fenestration patterns remain relatively intact although some bays have been modified by the addition of enclosures by various tenants after 1963.

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## **SIDE FAÇADES**

The side (Northwest) façade of Increment No. 1, as initially designed in 1959, had four fenestrated bays on the first floor and five fenestrated bays on the second floor. The first floor fenestration remains intact beneath wood security grills while the second floor fenestration has been modified. The side (Southeast) façade of Increment No. 2, as designed in 1962, has been modified with the addition of two-story apartment buildings that were erected after 1963 and the original fenestration has been concealed.

## **Interior**

Interior spaces of the Increment Nos. 1 and 2, as initially designed in 1959 and 1962, remain largely intact, especially those features that are related to circulation and residential or retail functions. They include: stairwells, restrooms, laundry rooms, and ancillary storage areas at the building ends of Increment Nos. 1 and 2, central hallways and end corridors, as well as second floor balconies that remain concealed behind decorative metal grills. The front-rear retail bay arrangement on the ground floors, mirrored by second floor residential units flanking central hallways, also remain intact in Increment Nos. 1 and 2.

## **ALTERATIONS**

### **Exterior**

The Waimalu Shopping Center retains its principle character-defining features, but it has incurred exterior alterations on the side (Northwest and Southeast) facades and limited alterations to the front (Southwest) and rear (Northeast) facades. These include the removal of lava rock veneer from three of the four original locations and modifications made to original metal storefronts. In addition, a photovoltaic installation was added to the roof in 2016 that is largely visible from distant views but less obtrusive when viewed from the site. The installation is considered reversible and therefore, an impermanent alteration.

### **Interior**

Interior finishes and lease space layouts have been modified to varying degrees by numerous tenants over a period of five decades but the principle interior design features remain.

## **INTEGRITY**

The Waimalu Shopping Center's integrity of design, materials and workmanship remain largely intact. Similarly, the development retains its integrity of feeling and association because of continued commercial activity of its tenants and visibility from the adjacent Kamehameha Highway. However, integrity of setting has changed with the construction of a concrete guideway and supporting columns for the Honolulu Authority for Rapid Transportation.

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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 the National Register)

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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**

- ☐ 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

ETHNIC HERITAGE – ASIAN

(Japanese, Japanese-  
American)

### Period of Significance

1959-63

### Significant Dates

1959 – Increment No. 1

1962 – Increment No. 2

1963 – Decision to forego  
Increment No. 3

### Significant Person

(Complete only if Criterion B is marked above.)

Katsumi and Haruko Kazama

Tomio Kazama

### Cultural Affiliation

Japanese, Japanese-American

### Architect/Builder

Kenneth K. Sato/

Kewalu Steel Company

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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.)

Waimalu Shopping Center is located in Waimalu, Ewa, between Hekaha and Kanuku Streets on the northeast side of Kamehameha Highway. It was built in two phases (Increment No. 1, 1959; Increment No. 2, 1962) and anticipated a third phase (Increment No. 3, 1963) that ultimately was never constructed. Designed in the Early Modern style by a Japanese American engineer, the shopping center was one of the first strip malls to be built in Honolulu and followed a mainland pattern of locating retail developments in the vicinity of new subdivisions. A familiar visual landmark on Kamehameha highway for 57 years, the shopping center was developed by a Nisei grocery owner who had been born in Honolulu, raised in Japan, and returned to the city before the outbreak of World War II. "Returnees" or "Kibei" like himself were generally marginalized during and after the war by the Nisei and Issei communities. This nomination to the National Register of Historic Places (NRHP) provides an opportunity to recognize their contributions to the development of Hawai'i during the post-war period. The building is individually eligible under Criterion A in the areas of Commerce and Ethnic Heritage at the local level of significance and under Criterion C for Architecture.

**Criterion A** – The property is a successful example of Japanese American (Kibei) entrepreneurship, provides evidence of Asian American businesses and investors adapting U.S. mainland development patterns for use in Hawai'i, and linking retail nodes with subdivisions.

**Criterion C** – The property is an intact example of an Early Modern shopping center and is one of only six extant Honolulu shopping centers that retain sufficient architectural integrity to be eligible for listing in the NRHP.

The period of significance is 1959-63, the dates of which correspond with the design and construction of the first two increments of a three-phase development plan and the decision to abandon that plan for the third increment. Post-1963 development occurred as infill construction without the benefit of design controls.

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

## CRITERION A

The developer of the Waimalu Shopping Center was Katsumi Kazama. Katsumi was the son of Yoshisaburo Kazama and Hana (Ishii) Kazama, a farming couple who emigrated to Hawai'i from the Village of Shiunji-cho, district of Kitakabahara-gun, in Niigata Prefecture. In the early 1900s, conditions for inhabitants in the village and district were described as desperate and Yoshiburo, like many neighboring farmers, decided to leave Niigata Prefecture and Japan for Hawai'i.

The heyday of Japanese immigration (1885-1905) had actually ended except for some 20,000 picture brides who arrived from 1910-20. Yoshisaburo appears to have managed to acquire passage, along with a relative named Tsuneji Kazama, and they arrived in Honolulu on November 21, 1907 aboard the S.S. Korea.<sup>1</sup> After clearing quarantine in Honolulu Harbor, both were sent to Kaua'i to work for the Makaweli sugar plantation on a standard 3-year contract.

In 1910 census taker H.H. Brodie recorded Yoshi[s]aburo residing with Tsun[e]ji Kazama in "Makaweli, Camp IV" and noted that they were both employed as "irrigators."<sup>2</sup> Hana arrived in the same year but was too late to be included in the census. She came to Honolulu on the S.S. *Nippon Maru* on August 19, 1910,<sup>3</sup> cleared quarantine by August 27, 1910, and joined Yoshiburo at Makaweli.

The couple worked for the plantation for four years and were recalled by Katsumi as being employed in various capacities. They had two sons at Makaweli named Yoshiichiro and Isamu, and left Kaua'i for Japan in 1914. The family sailed for Yokohama from Honolulu on the S.S. *Chiyo Maru* on July 3, 1914.<sup>4</sup> Presumably leaving the children with relatives, Hana returned to Honolulu on December 14 of the same year, aboard the S.S. *Nippon Maru*<sup>5</sup> while Yoshisaburo sailed on the S.S. *Manchuria* on January 30, 1915 and arrived on February 8.<sup>6</sup>

Yoshisaburo was hired by Von Hamm Young Co. in Honolulu and worked as a car washer. One year after the birth of Katsumi in 1916, Hana opened a barbershop at 137 North Beretania Street, and was identified in the city directory of 1918 as residing along with her husband at the same address.<sup>7</sup> In 1919 Yoshisaburo was also listed in the city directory as "KAZAMA Y, Dealer in Fresh Vegetables, Fruits and Provisions," located at 135 North Beretania while Hana had moved her barbershop to 141 N Beretania.<sup>8</sup>

<sup>1</sup> "Kazama[,] Yos[h]isaburo," Department of Commerce and Labor, Group No. H4, List No. 16, November 21, 1907.

<sup>2</sup> *Thirteenth Census of the United States*, "Makaweli Camp VI," "Waimea, Kauai," Sheet No. 46B, Lines 29-30, E.D. 12, May 14, 1910.

<sup>3</sup> "List or Manifest of Alien Passengers for the United States Immigration Officer at Port of Arrival," S.S. *Nippon Maru*, Line 5, August 21, 1910.

<sup>4</sup> "List or Manifest of Outward-Bound Passengers...for Immigration Officials at Port of Departure," S.S. *Chiyo Maru*, Line 32, July 3, 1914.

<sup>5</sup> "List or Manifest of Alien Passengers for the United States Immigration Officer at Port of Arrival," S.S. *Nippon Maru*, Line 3, December 14, 1914.

<sup>6</sup> "List or Manifest of Alien Passengers for the United States Immigration Officer at Port of Arrival," S.S. *Manchuria*, Line 3, January 30, 1915.

<sup>7</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1918, p. 434.

<sup>8</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1919, p. 443.

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One year earlier, after the U.S. entered World War I, along with hundreds of Japanese as well as Chinese, Koreans, and Filipinos in Hawai'i, Yoshisaburo registered for the draft on October 26, 1918.<sup>9</sup> He identified his occupation as a "self[-employed] storekeeper" whose shop was at 135 North Beretania Street, that he was married to Hana Kazama, and that both resided at the same address.

The couple continued to operate the two businesses through 1921.<sup>10</sup> In the following year, however, Hana's barbershop was not listed in the city directory while Yoshisaburo's business was, and remained in operation at 135 North Beretania through 1924.<sup>11</sup>

Earlier in 1920, census taker Yuuki Yamashiro recorded the Kazamas living at 137 N. Beretania and enumerated them as including Yoshisaburo, Hana, Katsumi and a daughter named Chiyomi. Yoshisaburo and Hana's occupations and places of business were described as "Merchant" and "Vegetable Store" as well as "Barber" and "Barber Shop," respectively. In addition, the couple and their children were living with relatives. They included: Tsuneji Kazama (who Katsumi had resided with in Camp IV at Makaweli), his wife Tetsu, and their son, Hiromu.<sup>12</sup> The dwelling where the Kazamas resided was one of the few that housed Japanese in a predominantly Chinese district.

Within three years after the census, Yoshisaburo and Hana decided to return to Japan with Katsumi and Chiyomi as well as two more children who were born to the couple—a daughter named Misao and a son named Tomio. They left Honolulu in 1924, and arrived in Japan in the wake of the Great Kanto Earthquake that had occurred in the previous year. Yoshisaburo was recorded as a passenger on the *S.S. Taiyo Maru* on November 12, 1924.<sup>13</sup> The couple remained in Japan, presumably residing in Shiunji-cho Village, and raising their children. They were later recorded in a photograph that was taken during the post-war period.

Little is known about Katsumi's siblings and no information about the lives of his sisters Chiyomi and Misao is available. His older brothers Yoshiichiro and Isamu (like himself and the rest of his siblings), although born on O'ahu and regarded as Hawai'i Nisei, shared dual nationalities and were raised entirely in Japan. Consequently, their education, including elementary and secondary grade levels, as well as socialization are assumed to have been nationalist. When Japan initiated the Second Sino-Japanese War in 1938, both brothers were drafted into the Imperial Japanese Army.

The youngest of Katsumi's siblings was Tomio (1923-1997). Katsumi recalled that Tomio was experiencing pressure to go to Japanese-occupied Manchuria (Manchukuo) and decided to go to Hawai'i instead. He arrived on July 10, 1941<sup>14</sup> and after Pearl Harbor was arrested, sent to the U.S. mainland aboard the *S.S. Kota Agoeng* on January 25, 1943,<sup>15</sup> and

<sup>9</sup> Registration Card Serial No. 1680, Order No. 9008, October 26, 1918.

<sup>10</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1919, p. 443; 1920, p. 466; 1921, pp. 470-71.

<sup>11</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1922, p. 485; 1923, p. 508; 1924, p. 274.

<sup>12</sup> *Fourteenth Census of the United States*, "Beretania Street," "Honolulu," Sheet No. 10B, Lines 37-43, E.D. 46, January 5, 1920.

<sup>13</sup> "List or Manifest of Outward-Bound Passengers...for Immigration Officials at Port of Departure," *S.S. Taiyo Maru*, Line 20, November 12, 1924.

<sup>14</sup> "List or Manifest of Alien Passengers for the United States," *S.S. Tatuta Maru*, Line 10, July 10, 1941.

<sup>15</sup> "List or Manifest of Outward-Bound Passengers...for Immigration Officials at Port of Departure," *S.S. Kota Agoeng*, Line 13, January 25, 1943.

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interned in the Jerome Relocation Center in Arkansas.<sup>16</sup> He returned to Hawai'i on October 3, 1946<sup>17</sup> and was employed by Katsumi as a clerk at the K. Kazama Store in Aiea.<sup>18</sup>

Katsumi had returned to Honolulu earlier on November 25, 1932 as an "Open 3rd Class" (steerage) passenger aboard the steamer, *S.S. Empress of Canada*, which arrived from Yokohama. His occupation was described as a "labourer [sic]," his age was recorded as "16," and his place of birth was identified as "Honolulu, T.H."<sup>19</sup>

Katsumi later recalled in 1999 that he spoke little English and initially had difficulty finding employment. As a result, Katsumi was not listed in the city directories until 1936, when he was identified as a "cl[er]k," employed by Shigeyuki Nakashima in Aiea and appears to have remained in that position through 1940.<sup>20</sup>

He married Haruko Saito (1918-1999) from Aiea in the mid-1930s. Haruko was the third daughter of seven children (three girls and four boys) who were born to a Honolulu Plantation Company laborer named Kichizo Saito and his wife Saku.<sup>21</sup> Both parents had immigrated to Aiea in 1900 to work for the company and Kichizo had volunteered for service with the U.S. military in WW I.<sup>22</sup> Kichizo died at an indeterminate date during the 1920s and Saku raised the children with support from her eldest son Tombi, who worked as a salesman for an office supply company.<sup>23</sup>

Following Katsumi and Hiruko's marriage, the couple was enumerated in 1940 by census taker Raymond Ichiki along with their first-born child—a daughter named Emiko. Katsumi's occupation was identified as a "salesman" and he was employed in a "retail merchandise store"<sup>24</sup> Sometime in the latter year, Katsumi started his own business and was identified in the city directory of 1941 as a "peddler" in Aiea.<sup>25</sup> No additional information on his years as a peddler is available because no city and county directories were printed between 1942 and 1945.

In 1945 Nisei combat units such as the 442nd Regimental Combat Team and the 100th Infantry Battalion—roughly sixty percent of the military personnel from the archipelago—were demobilized and returned to Hawai'i. Having proven their worth on the battlefields of Europe and the Pacific, Nisei veterans (and their families) were no longer content to live as second-class citizens and were determined to achieve political parity and unfettered economic opportunity. The post-war period was initiated by a strike in all sectors that paralyzed the

<sup>16</sup> Japanese American Internee Files, 1942-46, National Archives and Records Administration  
<https://aad.archives.gov/aad/series-description.jsp?s=623&cat=WR26&bc=,sl> Accessed 10 April 2017

<sup>17</sup> "Matson Navigation Co., Air Transport Division, Passenger and Crew List, Oakland/Honolulu," Line 13, October 3, 1946.

<sup>18</sup> *Polk-Husted Directory Co.'s of City and County of Honolulu Directory*, 1947-48, p. 492.

<sup>19</sup> "List or Manifest of Alien Passengers for the United States," U.S. Department of Labor, List 11, Line 7, November 25, 1932.

<sup>20</sup> *Polk-Husted Directory Co.'s of City and County of Honolulu Directory*, 1936-37, p. 280; 1937-38, p. 295; 1938-39, p. 304; 1939-40, p. 306; 1940-41, p. 327.

<sup>21</sup> *Fourteenth Census of the United States*, "Aiea Village," "Ewa," Sheet No. 22A, Lines 13-21, E.D. 56, January 5, 1920.

<sup>22</sup> Registration Card Serial No. 6796, Order No. 1686, October 26, 1918.

<sup>23</sup> *Fifteenth Census of the United States*, "Aiea Village," "Ewa," Sheet No. 9A, Lines 40-46, E.D. 2-106, April 26, 1930.

<sup>24</sup> *Sixteenth Census of the United States*, "Store Camp," "Aiea (part of) unincorporated," Sheet No. 5A, Lines 1-3, E.D. 2-116, April 3, 1940.

<sup>25</sup> *Polk's City and County of Honolulu Directory*, 1941-42, p. 295.



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economy of the archipelago in 1946 and in 1954, territory-wide elections swept the Euro-American dominated Republican Party from power.<sup>26</sup> Hawaii's immigrant communities sought the material benefits of the "American Dream," including homeownership, personal mobility provided by the automobile, and access to modern retailing venues that were popular on the U.S. Mainland such as the "super market" and the shopping center.

Anticipating changes in the retail market as well as his customer base, Katsumi opened the following stores: K Kazama Market in Aiea and Pearl City by 1946, Kazama Super Market in Aiea in 1950, Aiea Super Market in 1953, Kapalama Super Market in 1959,<sup>27</sup> and Waimalu Super Market in Waimalu Shopping Center in 1960.<sup>28</sup>

### **K Kazama Markets**

Kazama Market was opened by Katsumi in Aiea sometime during the war and another grocery with the same name was opened in Pearl City by 1946. The Aiea store was advertised in the following year as carrying "Vegetables, Groceries, and General Merchandise."<sup>29</sup>

### **Aiea Super Market**

Aiea Super Market opened on November 23, 1953 on Aiea Heights Road (Figure 1-2). It was a free-standing building of 7,400 s.f. adjacent to a post office and a branch of the Bank of Hawaii. It was described as "[d]esigned and arranged for shopping convenience... follow[ing] the latest in super market trends, and has a spacious parking lot"<sup>30</sup> and had "complete market, produce, and grocery departments."<sup>31</sup>

### **Kapalama Super Market**

Kapalama Super Market opened on October 27, 1959 and occupied 22,244 s.f. in the newly built Kapalama Shopping Center that was erected in the 1200 block of Dillingham Boulevard. It had "280 [linear] feet of refrigerated showcases for frozen foods and chilled meats [(including pre-packaged cold cuts...table-ready meats, and dairy products)] 42 [linear] feet each of Oriental [sic] goods [as well as] drug and specialty items and seven 84-foot long rows of other display counters...Carefully selected Island produce and fruits and vegetables from the Mainland [were also] carried."<sup>32</sup>

<sup>26</sup> [http://encyclopedia.densho.org/Revolution\\_of\\_1954/#Rise\\_of\\_the\\_Democratic\\_Party\\_In\\_Hawaii.27i](http://encyclopedia.densho.org/Revolution_of_1954/#Rise_of_the_Democratic_Party_In_Hawaii.27i) Accessed 09 April 2017.

<sup>27</sup> "Kapalama Super Market Opens Tuesday," *Honolulu Advertiser*, October 25, 1959, p. E-3.

<sup>28</sup> "Kazama Opens New super Market at Waimalu Center," *Honolulu Advertiser*, March 15, 1960, p. A7.

<sup>29</sup> *Polk-Husted Directory Co.'s of City and County of Honolulu Directory*, 1947-48, p. 492.

<sup>30</sup> "Super Market at Aiea to Open for Business Monday," *Honolulu Advertiser*, November 22, 1953, p. B8.

<sup>31</sup> "New Super Market Opens in Aiea; 'Dream Come True,'" *Honolulu Star-Bulletin*, November 12, 1953, p. 13.

<sup>32</sup> "Many Prizes Are Offered to Super Market Visitors," *Honolulu Advertiser*, October 26, 1959, p. 12; "Kapalama Super Market Open Tuesday," *Sunday Advertiser*, October 25, 1959, p. E-3; "Shopping Unit to Open Tuesday with a Bang!" *Sunday Advertiser*, October 25, 1959, p. A24.

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## Jet Super Markets

Jet service from the U.S. mainland to Honolulu commenced in 1959, and along with the anticipated construction of a new terminal in 1961, captured the imagination of Hawai'i residents. In 1960 the Kazama family began using the moniker, "Jet Super Markets," as the trade name for their stores. In December of that year, advertisements for "Jet Super Markets" included: "Aiea Super," "Kapalama Super," and "Waimalu Super."<sup>33</sup> A Jet Super Market was opened in Aiea in 1966 in the newly built Aiea Shopping Center, located at the intersection of Aiea Heights and Moanalua Roads.<sup>34</sup> Times Super Market, Ltd. acquired the store later in 1970.<sup>35</sup>

## From Cane Field to Shopping Center

The site that Katsumi selected for the Waimalu Shopping Center was "midway between Aiea and Pearl City"<sup>36</sup> on land that had been formerly leased by the Honolulu Plantation Company (HPCo) for use as a cane field. The land was held by the McCandless Family Trust. On April 14, 1954, the trust sold 1,147.28 acres in Waimalu to the Waimalu Development Corporation, Ltd. for \$615,000.<sup>37</sup> On March 20, 1958, the corporation sold 4.96 acres of the Waimalu subdivision to Coinha Ltd., Samuel Murakami and Vernon Tashima for \$250,000, retaining portions of the remaining original purchase for other development use.<sup>38</sup>

Waimalu Development Company re-platted the parcel into ten commercial lots under the moniker of "Waimalu Business Lots" on August 21, 1958 (Map 4). Lots 1-7 were reserved for an apartment building and Aiea Super Market (Lot 1) as well as two subsequent expansions (Increment Nos. 2 and 3) under the name of Waimalu Super Market (Lots 2-7). Lots 8-10 were reserved for use by an unidentified commercial entity that was never developed (Lot 8), a 243-stall parking lot (Lot 9), and a private arterial (Lot 10) that was initially identified as a "service road" and later named Kauwa Street.<sup>39</sup>

On September 17, 1958, Coinha Ltd., Murakami and Tashima made a Sub-Agreement of Sale with Katsumi Kazama and wife Huroko, assigning the remaining \$121,250 mortgage to the mortgage company Finance Factors.<sup>40</sup> A proviso in the sale required that Kazama not lease or sell Lots 1-7 to anyone conducting a grocery business. On October 22, 1958, the original partners quitclaimed the Agreement of Sale to Kazama, and he became responsible for the rest of the mortgage.<sup>41</sup>

Katsumi hired Kenneth Sato (1908-2006), a Honolulu civil engineer, to design the apartment building and Aiea Super Market as well as two additions (Increment Nos. 2 and 3). The general contractor for Increment Nos. 1 and 2 was Kewalo Steel Company. Waimalu

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<sup>33</sup> "Jet Super Markets," *Honolulu Star-Bulletin*, December 4, 1960, p. 26.

<sup>34</sup> "New Jet Super Opens," *Honolulu Star-Bulletin*, June 8, 1966, p. D7.

<sup>35</sup> "Times Adds Another Store to Its Chain," *Honolulu Star-Bulletin*, March 9, 1970, p. D-8.

<sup>36</sup> "Kazama Opens New Super Market at Waimalu Center," *Honolulu Advertiser*, March 15, 1960, p. A7.

<sup>37</sup> Bureau of Conveyances (Territory of Hawaii) Deed, Liber 2812, p. 469.

<sup>38</sup> Bureau of Conveyances (Territory of Hawaii) Agreement of Sale, Liber 3399, p. 481.

<sup>39</sup> File Plan Map 617, "Waimalu Business Lots, Waimalu Development Company," August 21, 1958.

<sup>40</sup> Bureau of Conveyances (Territory of Hawaii) Sub Agreement of Sale, Liber 3429, p. 241.

<sup>41</sup> Bureau of Conveyances (Territory of Hawaii) Quitclaim Deed, Liber 3506, p. 420.

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Shopping Center was not the first group of buildings that Sato had designed. He had also designed the Waiola Congregational Church (1953)<sup>42</sup> in Lahaina among others, as well as a number of apartments and low-rise commercial buildings, and was the owner of Kewalo Steel Company. Born in Kahuku, Sato had graduated from McKinley High School, and received a degree in Civil Engineering from the University of Hawaii in 1930.

## CRITERION C

During construction in 1959 and at its opening in 1960, Waimalu Shopping Center drew crowds. Sato's eye-catching design belied a selection of construction methods and materials that contained costs. His use of concrete barrel vaults eliminated the need for roof framing. His choice of corrugated metal instead of concrete for awnings further reduced costs. He also addressed tropical climate issues such as sunlight and heat gain by employing metal screens and grills, in conjunction with high ceilings and awnings that projected over parking stalls. His seemingly only deference to local design and fellow practitioners were the lava rock veneers that he applied to the building ends.

While innovative in its architecture, Sato employed planning concepts for Waimalu Shopping Center that were both contemporary as well as outdated. The anchor tenant was a supermarket that incorporated then current advances in retail sales. It was built adjacent to a new subdivision that provided a steady stream of nearby customers and there was ample space for automobiles which also provided another source of customers from Kamehameha Highway. The combination of residential and commercial uses were outdated however, and may have been based on a familiar model--the two-part commercial urban form that contained a retail business on the first floor and a merchant's family on the second floor. Its inclusion in Sato's design suggests a need for Katsumi to do all that he could to maintain an income stream and reduce risk.

The super market was, however, the store of the future. As a building type, it was a descendent of the family-owned grocery store, which in Hawai'i, had proliferated across the archipelago since the nineteenth century, but it was thoroughly American.

### The Supermarket in Post-War Hawai'i

The first supermarket is generally accorded to have originated on the U.S. mainland—in Memphis, Tennessee—when Clarence Saunders opened a Piggly Wiggly grocery store that featured self-service shopping in that city in 1916. His efforts were followed by the Alpha Beta Food Market in Pomona, California in 1917, although owners Albert and Hugh Gerrard had been employing a similar system under different corporate names since at least 1915. The 1920s saw a proliferation of grocery store chains that reproduced the model such as Kroger, American Stores, National Tea, and A&P. There were also numerous mergers (and anti-trust actions) such as those responsible for the creation of Safeway Stores from Skaggs Cash Stores and Sam Seelig Stores which later acquired the Piggly Wiggly Pacific franchise following the latter's acquisition of Sanitary and MacMarr Stores.<sup>43</sup>

The "supermarket" featured self-service shopping along with a "selection of fresh meats and produce along with [dry goods]" and is generally acknowledged as having been initiated by

<sup>42</sup> Hibbard, Don J. *Buildings of Hawaii*. Charlottesville, VA: University of Virginia Press, 2013, p. 203.

<sup>43</sup> "A Quick History of the Supermarket," <http://www.groceteria.com> Accessed 08 April 2017.

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Michael Cullin in his King Kullen Store in New York City in 1930. Cullin's concept was adopted by A&P, Safeway, and Kroger later in the decade and by 1940 was becoming the mainstay of the industry.<sup>44</sup>

Safeway entered the Territory of Hawaii earlier in 1928 following its acquisition of the Piggly Wiggly Pacific franchise but abandoned the market by 1935 in the middle of the Great Depression.<sup>45</sup> The first locally-owned grocery store in Honolulu to feature a selection of fresh meats, produce, and dry goods under one roof appears to have been Hōlau Market in Honolulu's Chinatown. Operated by Masaji Ichiki under the moniker of "M. Ichiki Stores" within one year after its opening in 1936, the market was equipped with modern refrigeration, and sold fresh fish, Hawaiian food from a delicatessen, and dairy products. Along with five other stores that were identified as the "Palama Branch," "Kalihi Branch," "Vineyard Branch," "Moiliili Branch," and "Wahiawa Branch," the "Kekaulike Branch" at Hōlau Market remained open during and after World War II until it was leased to Tatsuo Goto's Red & White Foods in 1952, following the death of Ichiki in the same year.<sup>46</sup>

In 1948 an Irish immigrant named Maurice J. Sullivan opened the first Foodland supermarket in Honolulu's Market City. Two Okinawan siblings named Albert and Wallace Teruya opened Times Supermarket in 1949. Another locally-owned grocery chain, Star Market, whose retail antecedent was organized by Tsunejiro and Mika Fujieki as the Kakaako Meat Market in 1927, opened its first supermarket at Moiliili in 1954.<sup>47</sup> Mainland chains (including Safeway) began opening retail stores after Statehood was achieved in 1959. With the exception of M. Ichiki Stores, K. Kazama Markets, operating at Aiea and Pearl City by 1946, pre-dated most of the competition.

### Supermarkets and Subdivisions

In the 1950s on the U.S. Mainland, there were aggressive campaigns by grocery chains to open stores in new suburbs as they were constructed. The Waimalu Shopping Center appears to have followed a similar model. By the time that the shopping center was constructed, the adjacent subdivision was already in its third phase of construction. Marketed by Bishop Trust Co., Ltd., with sales of 6,000 s.f. lots with three-bedroom houses priced at \$16,500 were initiated in 1954 and the subdivision was sold out by March 1959. It may be conjectured that sales agents used the pending construction of Waimalu Shopping Center to enhance sales.

### Shopping Centers

Ala Moana Shopping Center, Hawaii's flagship shopping mall opened in 1959. Waimalu Shopping Center, along with a plethora of other small shopping centers that were constructed across O'ahu appear to have been attempts to provide modest alternatives to Ala Moana for working class families who resided in areas like Aiea and Pearl City. As with similar developments on the U.S. mainland, supermarkets were often sought out as anchor

<sup>44</sup> "A Quick History of the Supermarket," <http://www.groceteria.com> Accessed 08 April 2017.

<sup>45</sup> <http://www.groceteria.com/place/us-hawaii/> Accessed 08 April 2017.

<sup>46</sup> Solamillo, Stanley. "Hōlau Market/Ai-Goto Building," Draft nomination to the National Register of Historic Places, Sec. 8, p. 17, Honolulu Authority for Rapid Transportation, 2014.

<sup>47</sup> "John Fujieki Sr./Star Market Founder, Family store grew into island[-]wide business," *Honolulu Star-Bulletin*, July 18, 2001, n.p.

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tenants. Kazama inverted the developer/tenant relationship at Waimalu, using the grocery as anchor and acting as a developer who ventured to attract compatible tenants. At the time of its opening, Waimalu Shopping Center, referred to as "Waimalu Center," was reported by the press as anticipating a tenant composition that included "[a] restaurant and delicatessen, [a] postal station, fishing and garden supply shop, and Kaiser Medical Clinics branch."<sup>48</sup> More traditional developer/tenant relationships (with less risk) were exhibited in Kazama's opening of the Kapalama Super Market where he simply provided an anchor store.

<sup>48</sup> "Kazama Opens New Super Market at Waimalu Center," *Honolulu Advertiser*, March 15, 1960, p. A7.

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\_\_\_\_\_. *Fourteenth Census of the United States*, "Beretania Street," "Honolulu," Sheet No. 10B, Lines 37-43, E.D. 46, January 5, 1920.

\_\_\_\_\_. *Fifteenth Census of the United States*, "Aiea Village," "Ewa," Sheet No. 9A, Lines 40-46, E.D. 2-106, April 26, 1930.

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\_\_\_\_\_. "List or Manifest of Outward-Bound Passengers...for Immigration Officials at Port of

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Departure," S.S. Chiiyo Maru, Line 32, July 3, 1914.

\_\_\_\_\_. "List or Manifest of Alien Passengers for the United States Immigration Officer at Port of Arrival," S.S. Nippon Maru, Line 3, December 14, 1914.

\_\_\_\_\_. "List or Manifest of Alien Passengers for the United States Immigration Officer at Port of Arrival," S.S. Manchuria, Line 3, January 30, 1915.

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\_\_\_\_\_. "List or Manifest of Alien Passengers for the United States," U.S. Department of Labor, List 11, Line 7, November 25, 1932.

\_\_\_\_\_. "List or Manifest of Alien Passengers for the United States," S.S. Tatuta Maru, Line 10, July 10, 1941.

\_\_\_\_\_. "List or Manifest of Outward-Bound Passengers...for Immigration Officials at Port of Departure," S.S. Kota Agoeng, Line 13, January 25, 1943.

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**Previous documentation on file (NPS):**

(Enter Categories from instructions.)

\_\_\_\_\_ 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 # \_\_\_\_\_

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## 10. Geographical Data

Acreage of Property: 4.437 acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

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

**Or**

### UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- |             |                    |                      |
|-------------|--------------------|----------------------|
| 1. Zone: 4Q | Easting: 608880.03 | Northing: 2365188.97 |
| 2. Zone:    | Easting:           | Northing:            |
| 3. Zone:    | Easting:           | Northing:            |
| 4. Zone:    | Easting:           | Northing:            |



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**Verbal Boundary Description** (Provide at least one paragraph for each area of significance.)

The boundaries of the Waimalu Shopping Center are the same as the legal boundaries of the property and occupies three contiguous lots (Lots 12, 13 and 9 [now Lot 81]). Four additional lots in the third un-built phase (Lots 76, 79, 85-86) were sold to individual owners and developed as separate (non-contributing) buildings after 1963. A corner lot (Lot 80) fronting Kamehameha Highway at Kanuku Street was also sold and developed as a service station (Standard Oil). Another parcel that extends the length of the property along Kamehameha Highway contains a 243-stall parking lot. A private road (now named Lokowai Street) extends along the length of the rear of the property (Refer to Maps 4-5).

**Boundary Justification** (Explain why the boundaries were selected.)

The Waimalu Shopping Center occupies three lots and is a free-standing complex with a parking lot, bounded on four sides by arterials. Four buildings that were erected on four parcels (Lots 76, 79, 85-86) after 1963 occupy four adjacent lots on the southeast side of the property. With the exception of the latter parcels and a corner lot at the intersection of Kanuku and Kamehameha Highway, Waimalu Shopping Center has maintained its current boundaries since the development was first platted as a "Rural Business District" in 1957.

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**11. Form Prepared By**

name/title: Stanley Solamillo/Architectural Historian

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date: 04-23-17

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## Additional Documentation

### Maps:

- Map 1. U.S. Geological Survey. "Waipahu. HI Quadrangle." U.S. Department of the Interior, 1998.
- Map 2. U.S. Geological Survey. "Waipahu. HI Quadrangle." U.S. Department of the Interior, 1998.
- Map 3. Google Earth. Waimalu area. Accessed 6/14/2017.
- Map 4. Waimalu Development Company, Ltd. "Waimalu Tract." File Plan 534-B. Bureau of Conveyances, August 2, 1954.
- Map 5. R.M. Towill Corporation. "Proposed Subdivision of Rural Business District No. 73 Into Lots 1 to 9 Inclusive[;] Situated at Waimalu, Ewa, Oahu, T.H.," Waimalu Development Co., Ltd., September 16, 1957.
- Map 6. Waimalu Development Company, Ltd. "Waimalu Business Lots." File Plan 617. Bureau of Conveyances, August 21, 1958.
- Map 7. Taxation Maps Bureau. "Zone 9, Sec[ti]on 8], Plat 22," Drawing No. 4256, Department of the Tax Commissioner, Territory of Hawaii, July 14, 1955, Rev. January 14, 1969.

### Figures:

- Figure 1. Photograph of one-story Aiea Super Market that was opened in November 1953 by Tomio and Katsumi Kazama and operated as Aiea Super Market, Ltd. *Honolulu Advertiser*, November 22, 1953: 22: 1-3.
- Figure 2. Enlargement of photograph from the *Honolulu Advertiser*, November 22, 1953.
- Figure 3. Photograph of Aiea Super Market after a second-story was added at an indeterminate date in the 1960s. Courtesy Lacey Kazama Shimabukuro and the Kazama family.
- Figure 4. "Two Story Apartment & Commercial Bld'g For Aiea Super Market, Ltd.," Sheet 1 of 22, Kenneth K. Sato, Engineer, May 1959.
- Figure 5. "Two Story Apartment & Commercial Bld'g For Aiea Super Market, Ltd.," Sheet 4 of 22, Kenneth K. Sato, Engineer, May 1959.
- Figure 6. "Two Story Apartment & Commercial Bld'g For Aiea Super Market, Ltd.," Sheet 5 of 22, Kenneth K. Sato, Engineer, May 1959.
- Figure 7. "Two Story Apartment & Commercial Bld'g For Aiea Super Market, Ltd.," Sheet 6 of 22, Kenneth K. Sato, Engineer, May 1959.
- Figure 8. "Two Story Apartment & Commercial Bld'g For Aiea Super Market, Ltd.," Sheet 16 of 22, Kenneth K. Sato, Engineer, May 1959.
- Figure 9. "Kazama Opens New Super Market at Waimalu Center," *Honolulu Advertiser*, March 15, 1960: A-7: 1-6.
- Figure 10. Enlargement of photograph from the *Honolulu Advertiser*, March 15, 1960.
- Figure 11. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama," Sheet 1, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, May 1962.
- Figure 12. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama," Sheet 2, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, May 1962.
- Figure 13. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama," Sheet 3, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, May 1962.
- Figure 14. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama," Sheet 4, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, May 1962.
- Figure 15. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama," Sheet 4, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, May 1962.

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- Figure 16. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama, Increment No. 3," Sheet 1, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, January 1963.
- Figure 17. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama, Increment No. 3," Sheet 2 of 3, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, January 1963.
- Figure 18. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama, Increment No. 3," Sheet 3 of 3, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, January 1963.
- Figure 19. Photograph of the completed "Increment No. 3" addition to Waimalu Shopping Center. "Grand Opening, Waimalu Shopping Center," Honolulu Star-Bulletin, November 14, 1963.
- Figure 20. "Grand Opening, Waimalu Shopping Center," Honolulu Star-Bulletin, November 14, 1963.
- Figure 21. Photo Key Plan.

Photos:

- Photo Log
- Photos\*
  - (See listings in photo log)

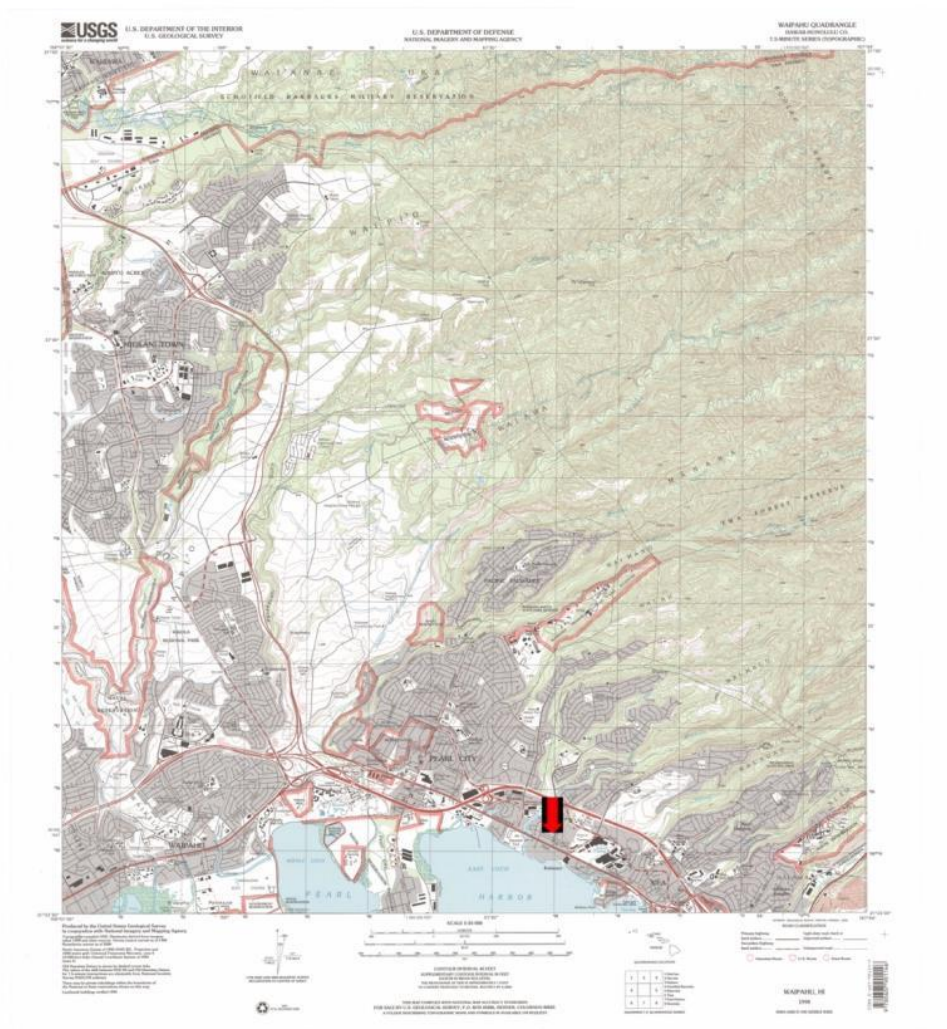
\*Note that photos are also provided as high-resolution electronic files (TIFFs), complying with the National register Photo Policy Expansion

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## Maps

Map 1. U.S. Geological Survey. "Waipahu, HI Quadrangle." U.S. Department of the Interior, 1998. Waimalu Shopping Center indicated by arrow.

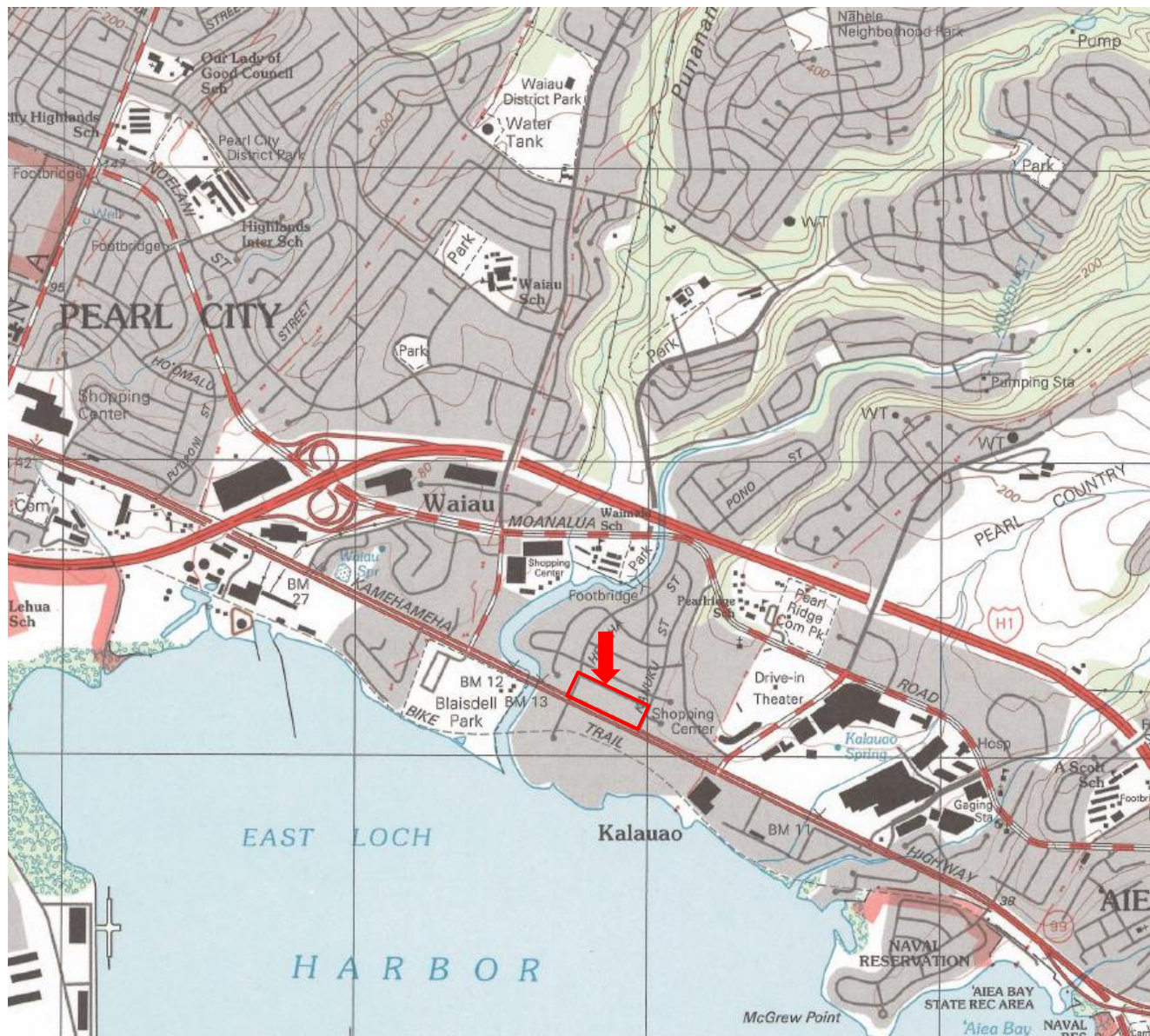




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Map 2. U.S. Geological Survey. "Waipahu, HI Quadrangle." U.S. Department of the Interior, 1998. Waimalu Shopping Center indicated by arrow.





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Map 3. Waimalu Shopping Center aerial photograph showing Increment Nos. 1 & 2 and five non-contributing structures. Google Earth.

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Map 4. Waimalu Development Company, Ltd. "Waimalu Tract." File Plan 534-B. Bureau of Conveyances, August 2, 1954. Waimalu Shopping Center indicated by red outline.

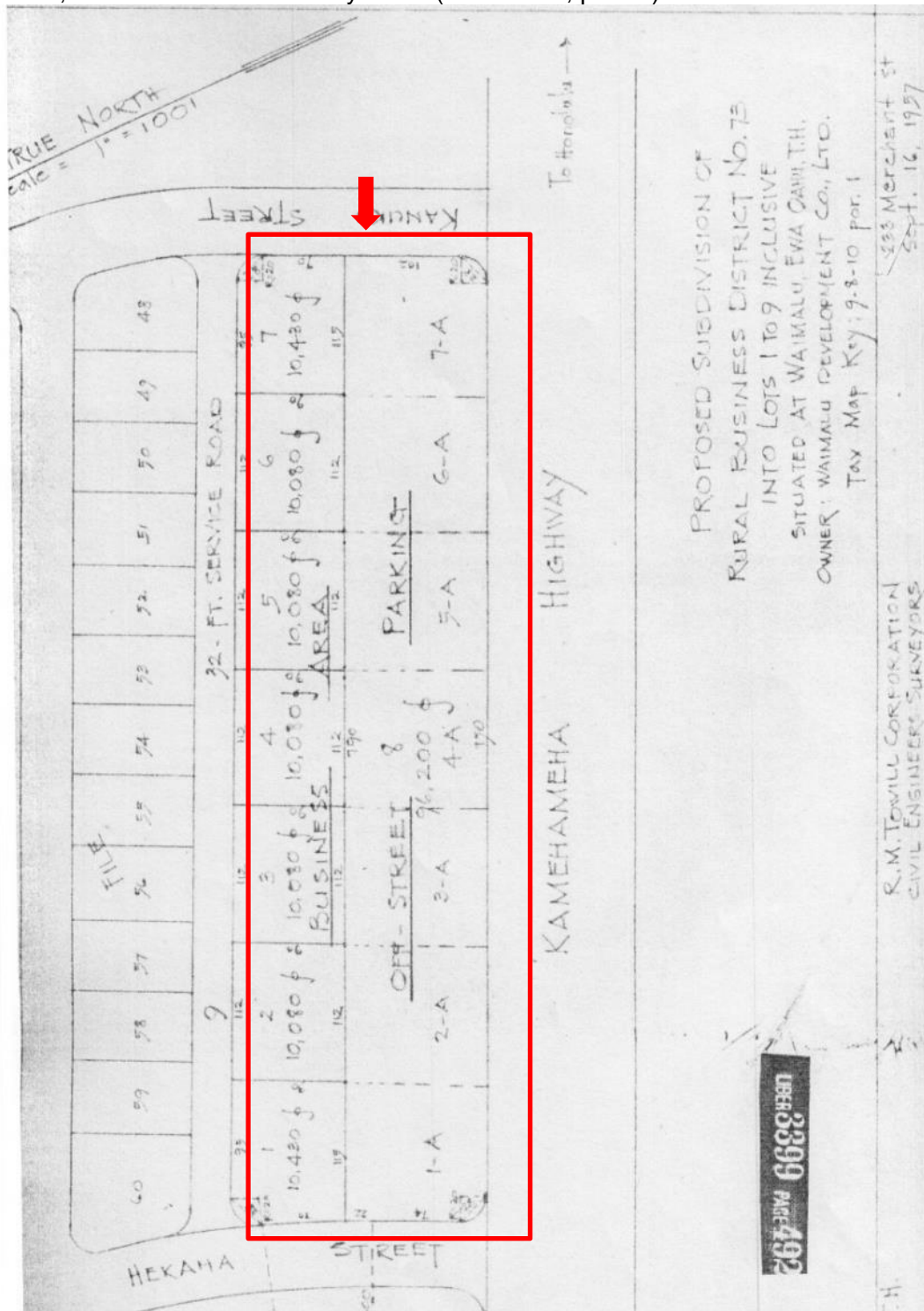




Waimalu Shopping Center  
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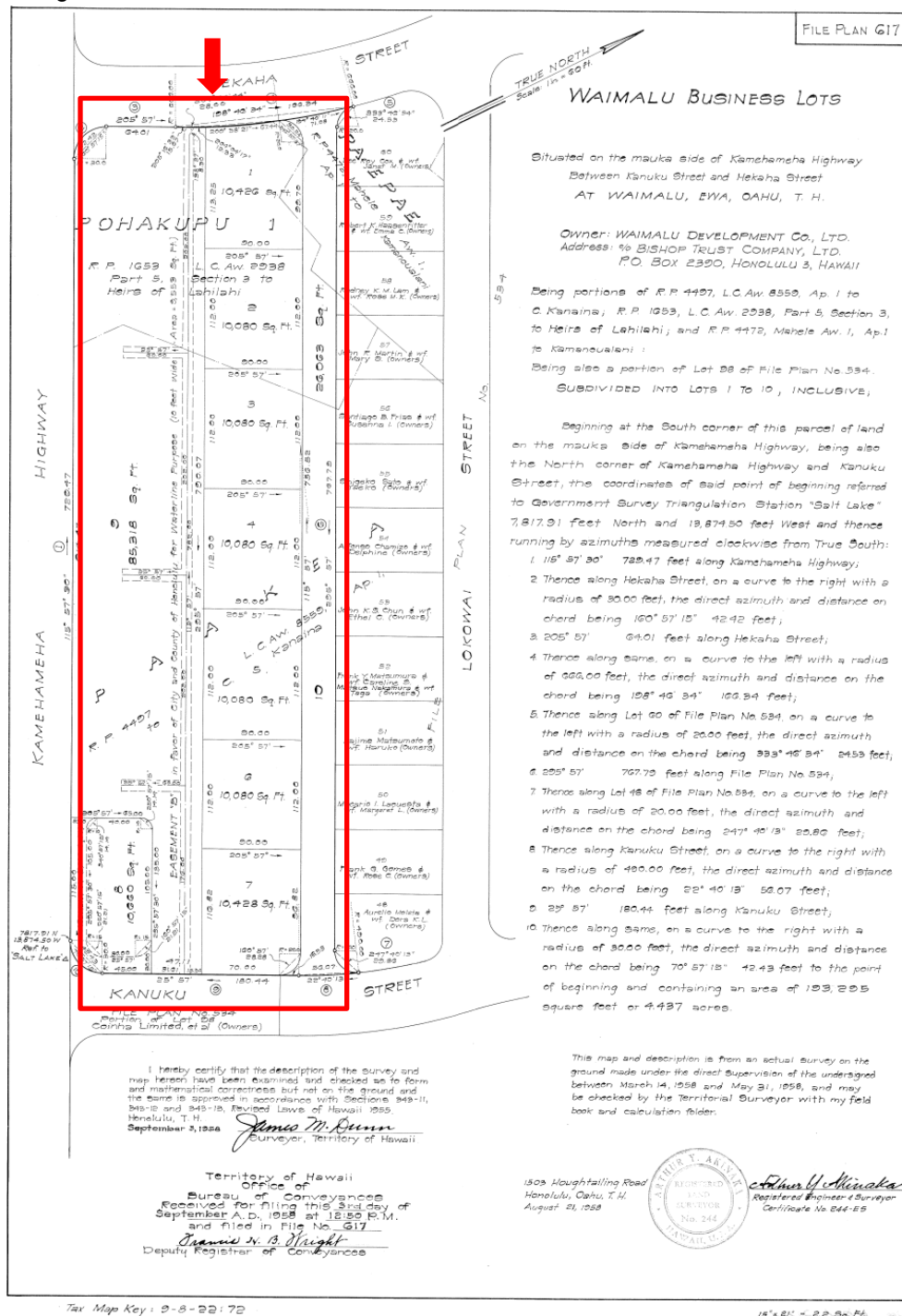
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Map 5. R.M. Towill Corporation. "Proposed Subdivision of Rural Business District No. 73 Into Lots 1 to 9 Inclusive[;] Situated at Waimalu, Ewa, Oahu, T.H.," Waimalu Development Co., Ltd., September 16, 1957. Bureau of Conveyances (Liber 3399, p. 492).



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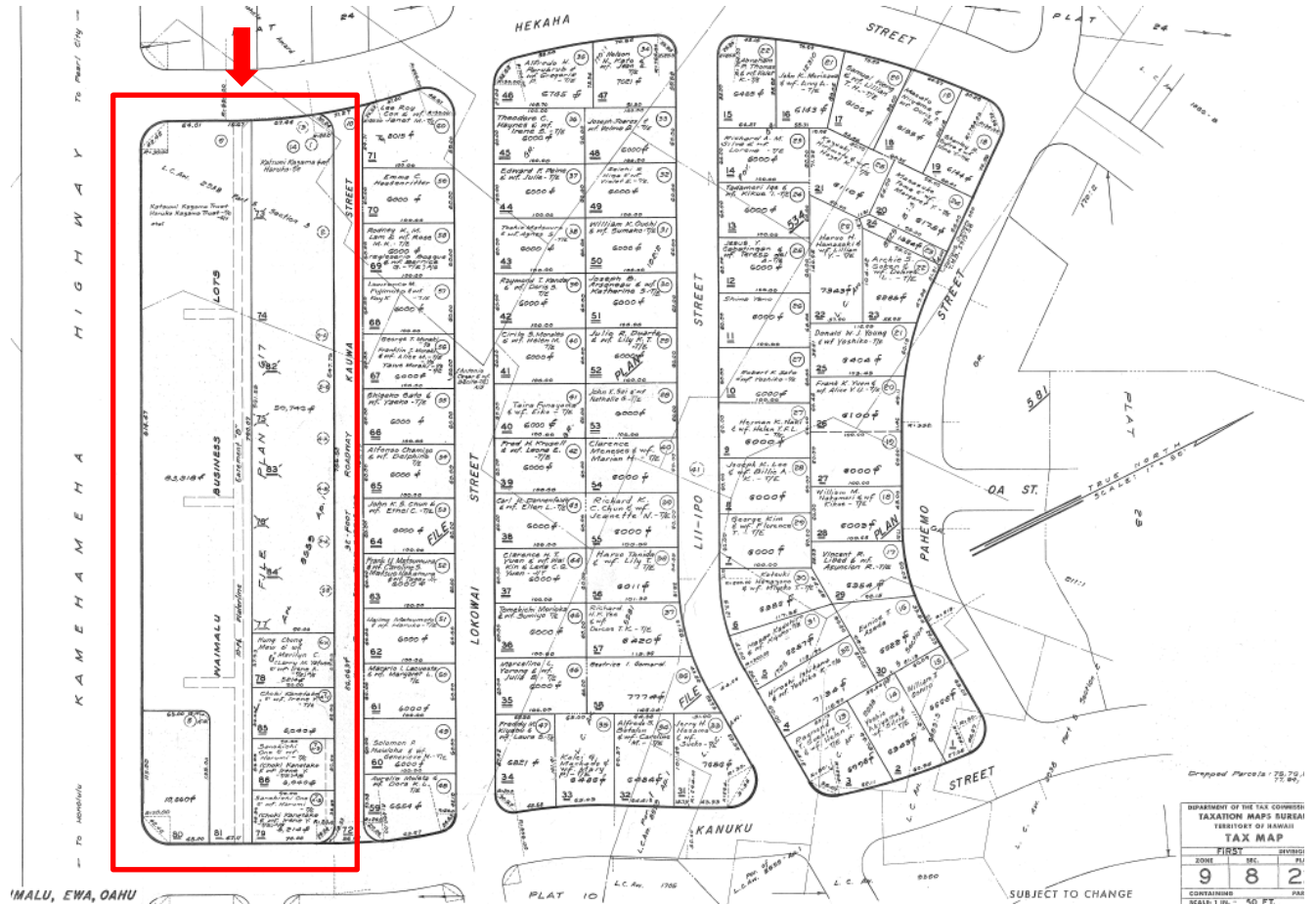
Map 6. Waimalu Development Company, Ltd. "Waimalu Business Lots." File Plan 617. Bureau of Conveyances, August 21, 1958.



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Map 7. Taxation Maps Bureau. "Zone 9, Sec[tion 8], Plat 22," Drawing No. 4256, Department of the Tax Commissioner, Territory of Hawaii, July 14, 1955, Rev. January 14, 1969.



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## Figures

Figure 1. One-story Aiea Super Market that was opened in November 1953 by Tomio and Katsumi Kazama and operated as Aiea Super Market, Ltd. *Honolulu Advertiser*, November 22, 1953: 22: 1-3.





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Figure 2. Enlargement of photograph of Aiea Super Market from the *Honolulu Advertiser*, November 22, 1953.



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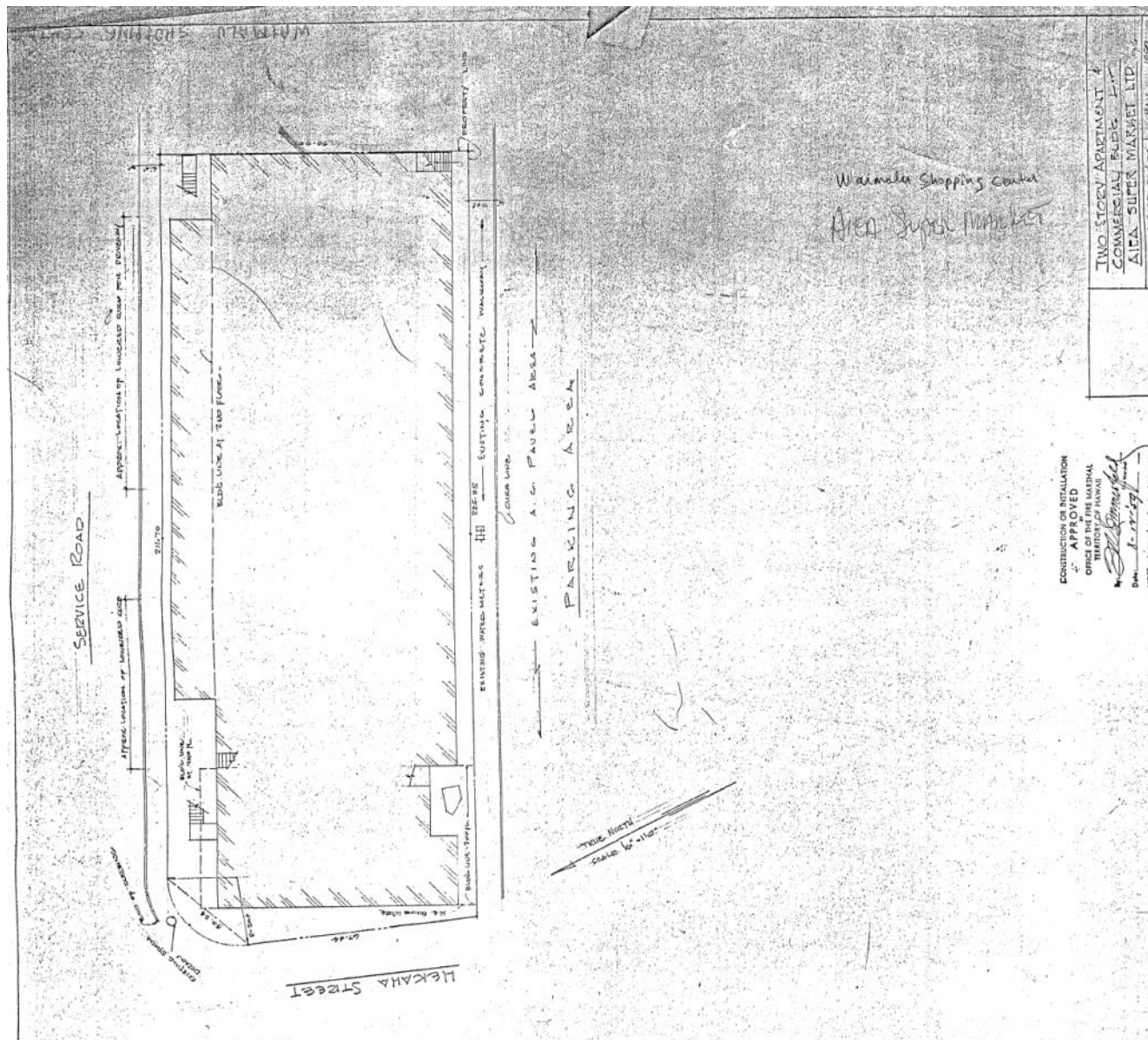
Figure 3. Photograph of Aiea Super Market with a second-story addition that was added at an indeterminate date in the 1960s. Courtesy Lacey Kazama Shimabukuro and the Kazama family.



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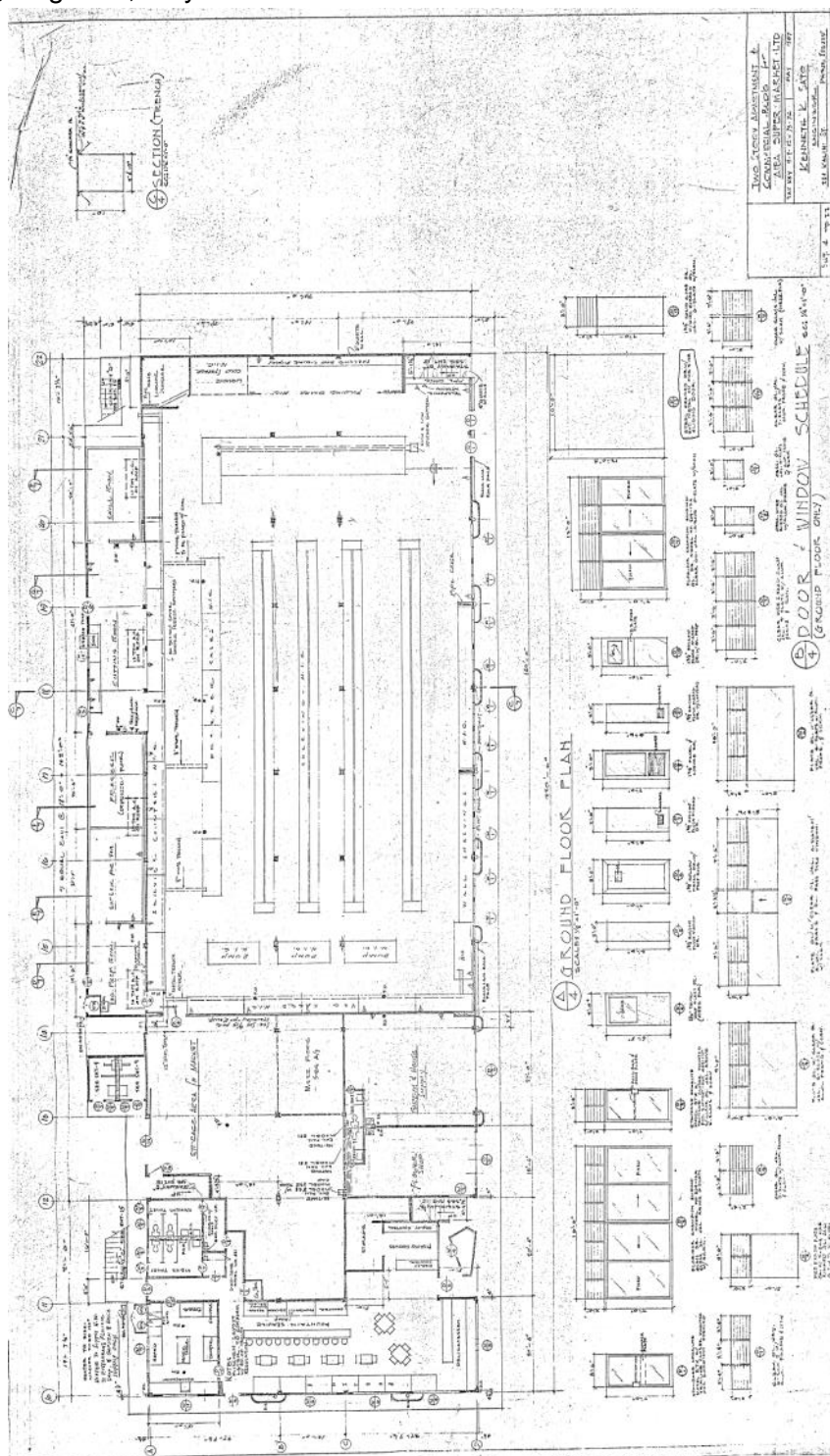
Figure 4. "Two Story Apartment & Commercial Bld'g For Aiea Super Market, Ltd.," Sheet 1 of 22, Kenneth K. Sato, Engineer, May 1959.



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Figure 5. "Two Story Apartment & Commercial Bld'g For Aiea Super Market, Ltd.," Sheet 4 of 22, Kenneth K. Sato, Engineer, May 1959.

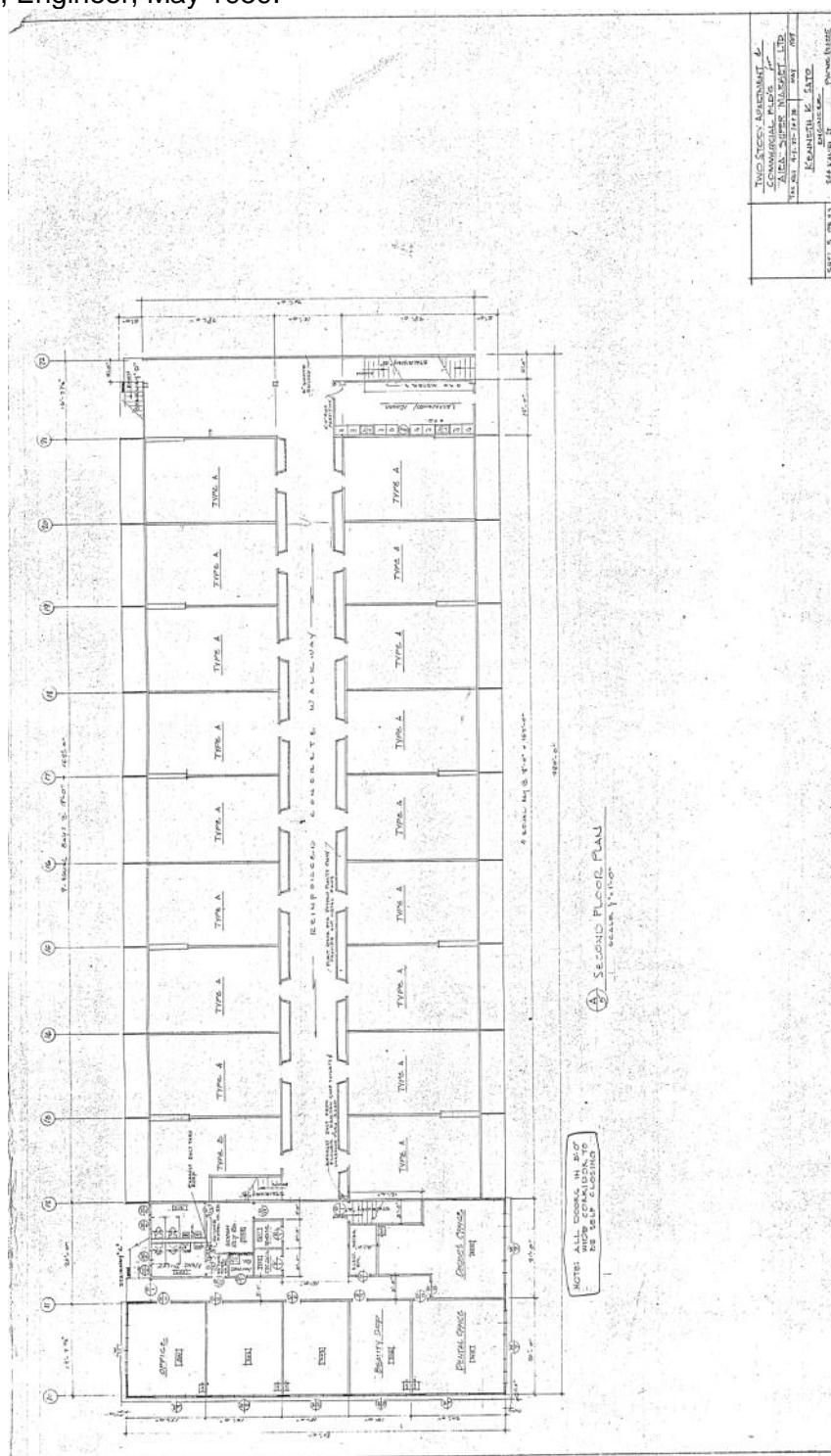




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Figure 6. "Two Story Apartment & Commercial Bld'g For Aiea Super Market, Ltd.," Sheet 5 of 22, Kenneth K. Sato, Engineer, May 1959.



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Figure 7. "Two Story Apartment & Commercial Bld'g For Aiea Super Market, Ltd.," Sheet 6 of 22, Kenneth K. Sato, Engineer, May 1959.

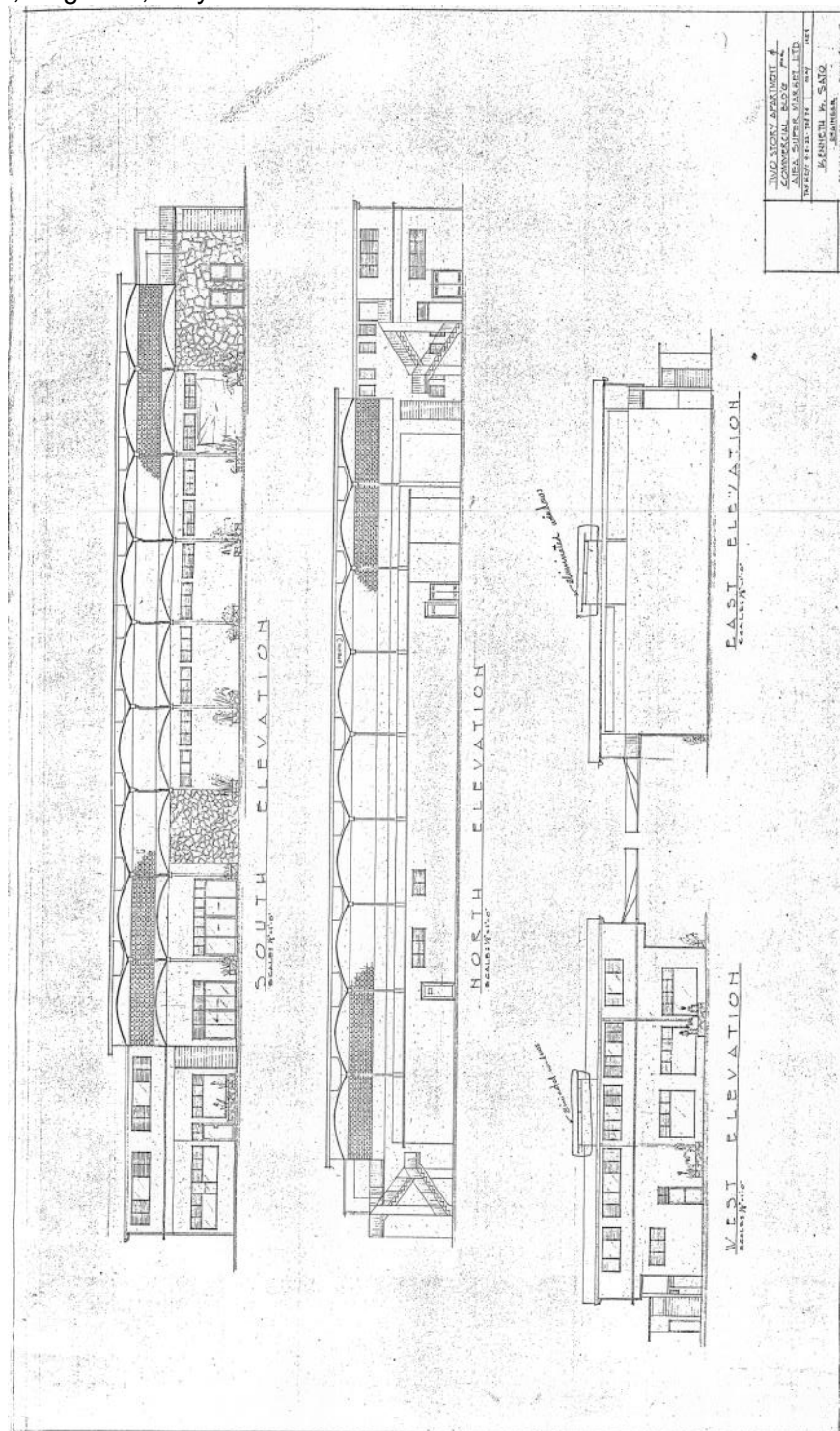




Figure 9. "Kazama Opens New Super Market at Waimalu Center," *Honolulu Advertiser*, March 15, 1960: A-7: 1-6.

# Kazama Opens New Super Market At Waimalu Center

Katsumi Kazama, who started out in business in 1939 as a vegetable peddler, has opened a new Super Market.

The market is the key store in the new Waimalu Center.

Shopping Center midway between Ala and Pearl City, Kazama, president of the center, for which he negotiated a \$383,000 Bank

of Hawaii-Small Business Administration loan last year.

CEREMONIES FOR the market will be held at 9 a.m. All day, meat cakes will be distributed to visitors.

The center is a two-story building, designed by Kenneth K. Kato. The Super market was designed by Hewell Hotel and Restaurant Supply.

A restaurant and deli-

"my many friends, to whom I am very grateful."

**Best Wishes To . . .**

**WAIMALU SUPER MARKET**  
on your Grand Opening Celebration.

**ALLIED FLOOR CORP.**  
1713 Democret  
Phone 885-545

**No Broadway Column Today**

Dorothy Kugallien's Broadway column has been delayed again as she is still in Los Angeles covering the Finch murder case. It will be resumed in a few days.

**Waimalu Super Market, opening today is key store in shopping complex.**

**Tues., March 15, 1960 HONOLULU ADVERTISER**

**Aloha . . .**

**WAIMALU SUPER MARKET**  
on the grand opening today of your new modern super market.

**F. A. ELECTRIC**  
292 Makouea Street  
Telephone 87715

**George Kunitake**  
554 Queen Ln.  
Telephone 63807

**WAIMALU SUPER MARKET**  
On the opening of your brand new Super Market, I am pleased to have been chosen to do the painting for this beautiful market.

**George Kunitake**  
554 Queen Ln.  
Telephone 63807

**WAIMALU SUPER MARKET**  
on your Grand Opening Celebration.

**ALLIED FLOOR CORP.**  
1713 Democret  
Phone 885-545

**Best Wishes To . . .**

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On the opening of your brand new Super Market, I am pleased to have been chosen to do the painting for this beautiful market.

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Figure 10. Enlargement of photograph from the *Honolulu Advertiser*, March 15, 1960.

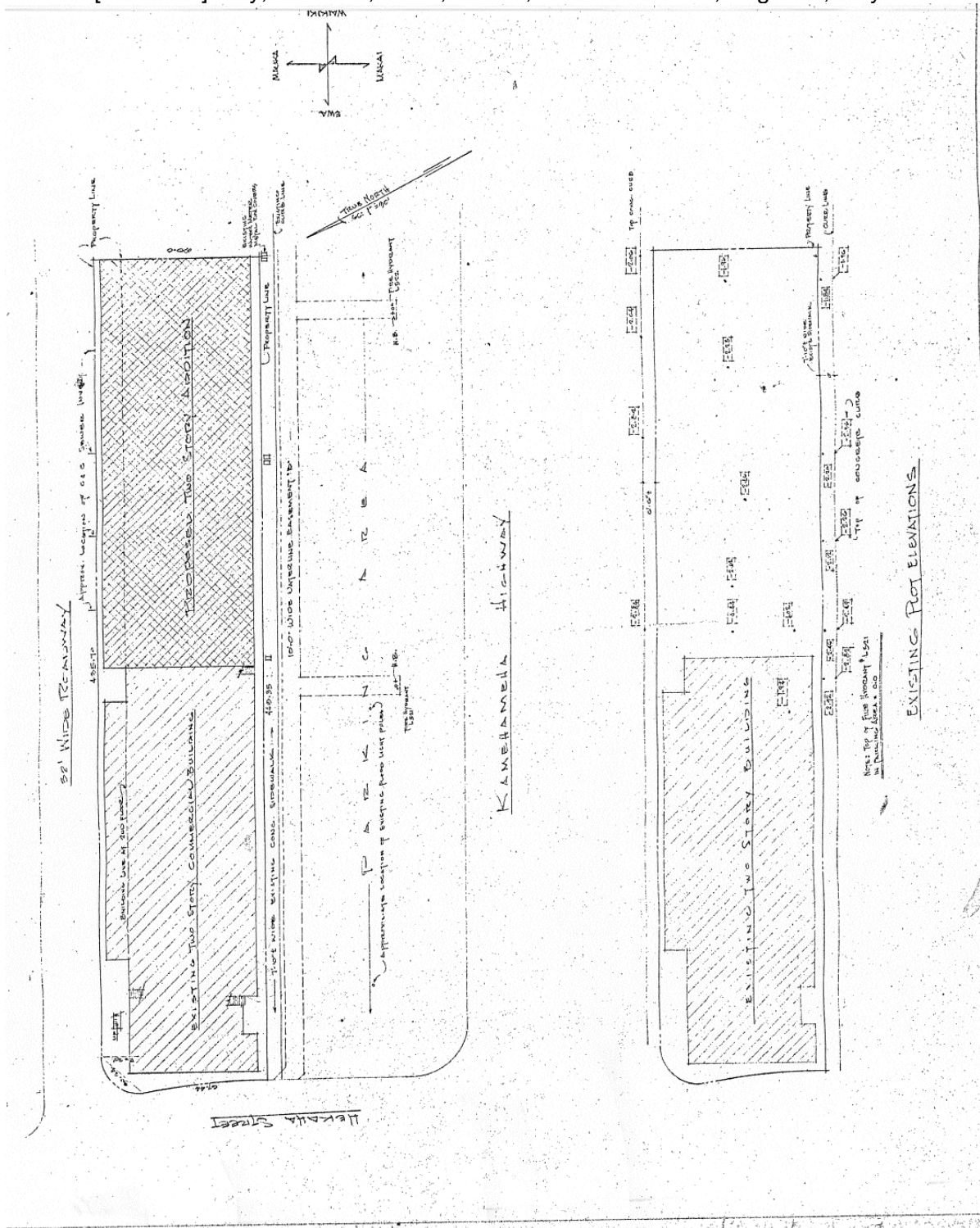




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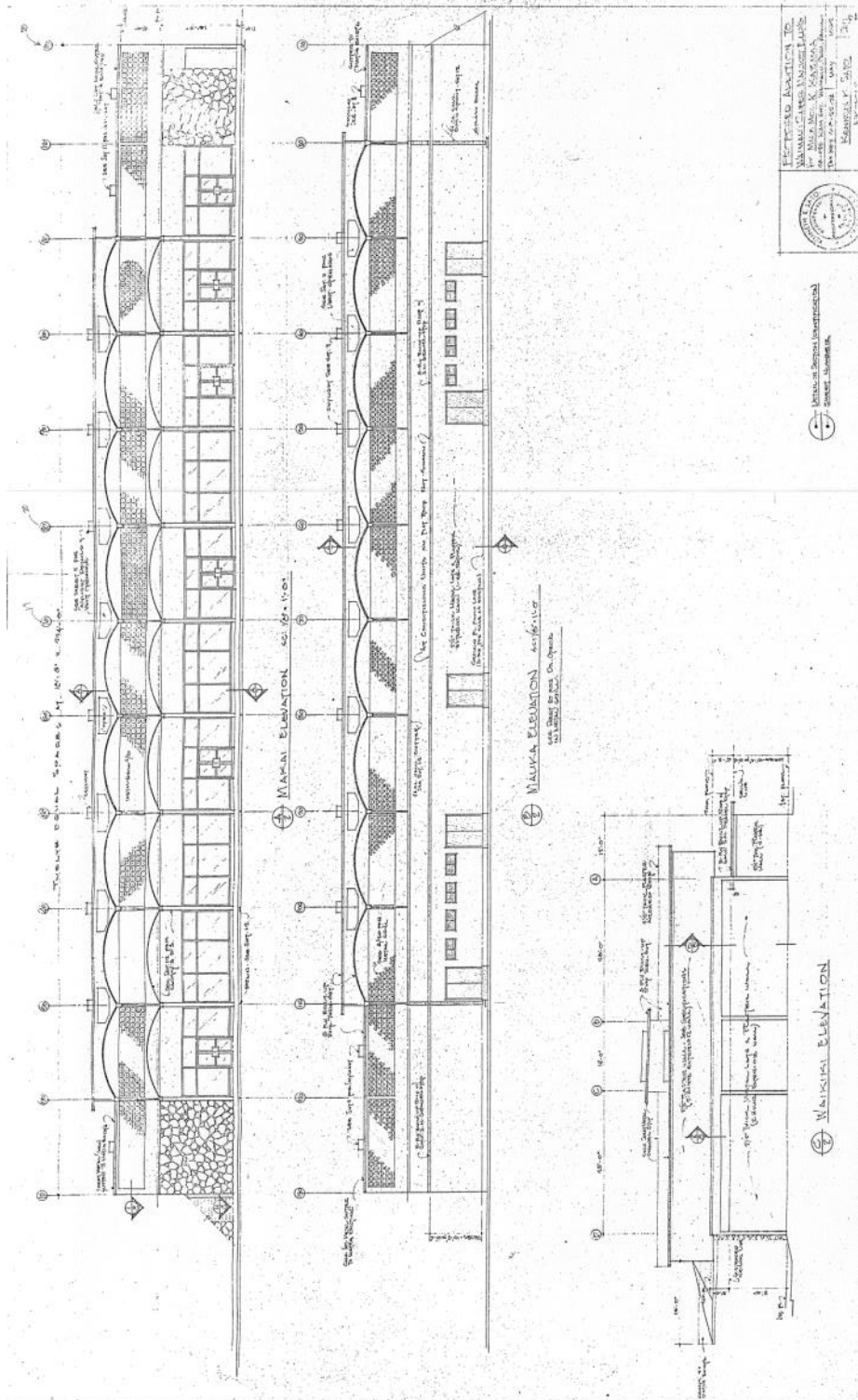
Figure 11. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama," Sheet 1, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, May 1962.

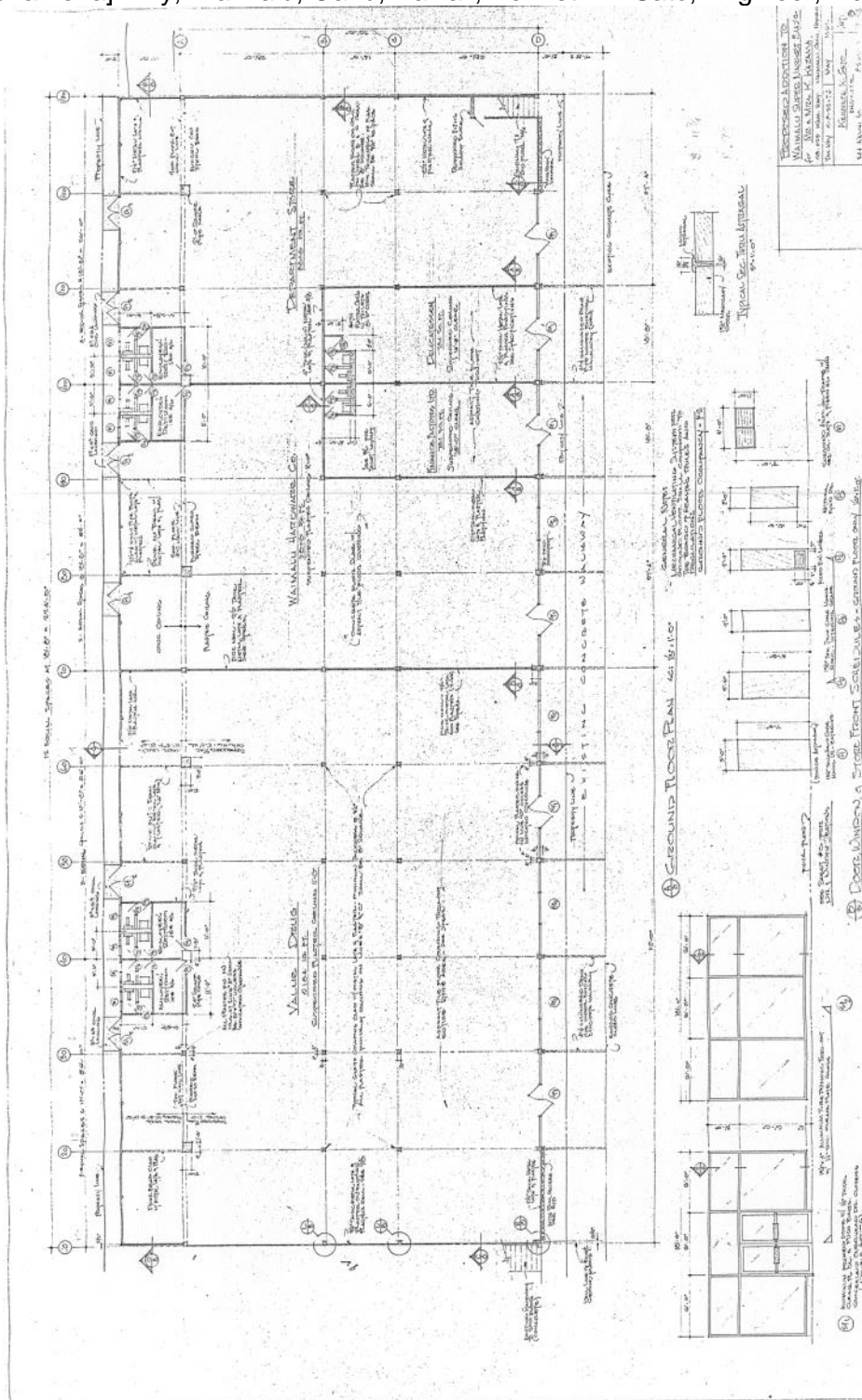
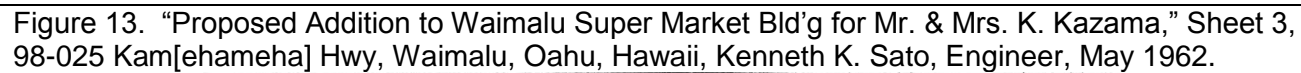


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Figure 12. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama," Sheet 2, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, May 1962.



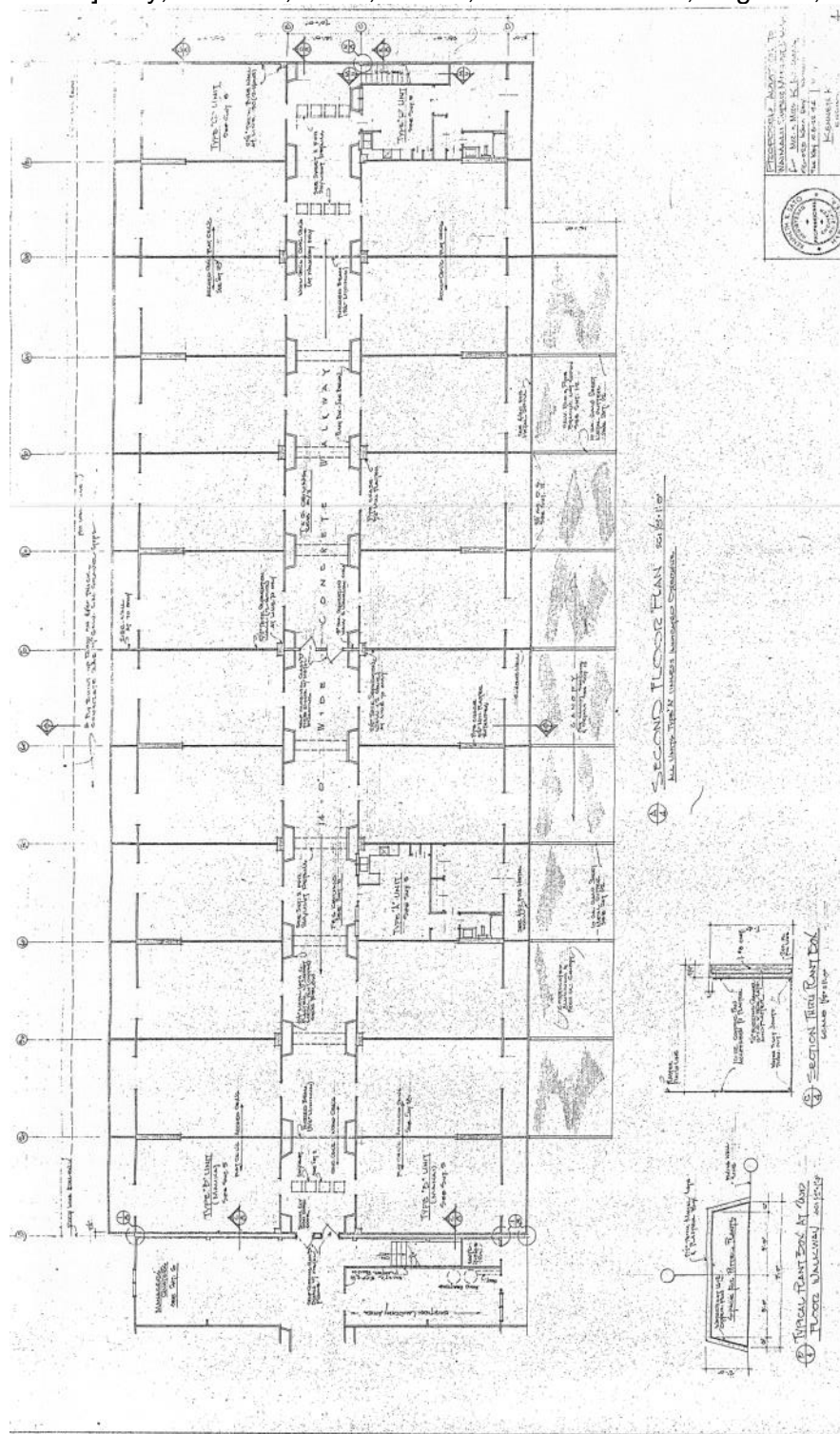




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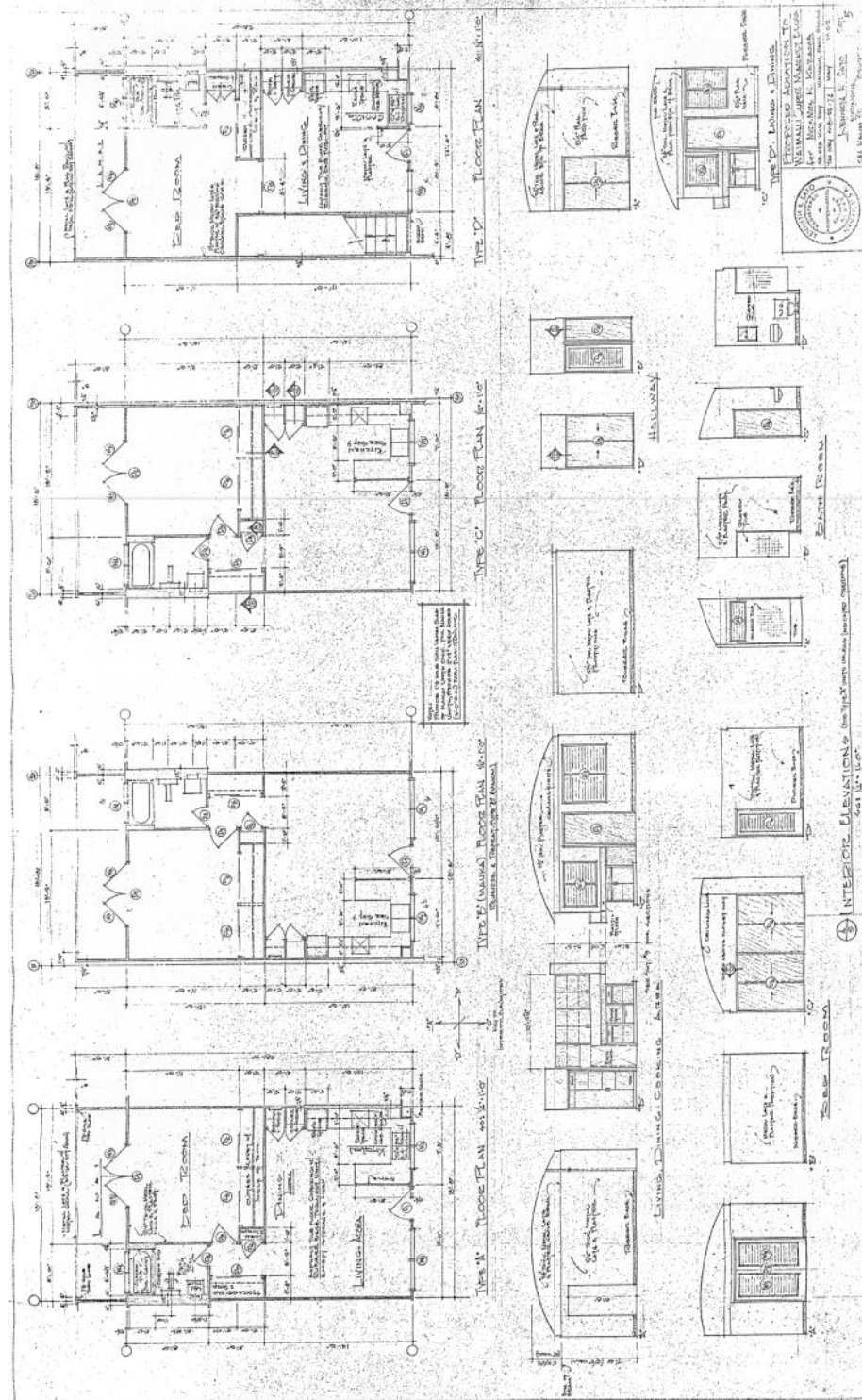
Figure 14. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama," Sheet 4, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, May 1962.



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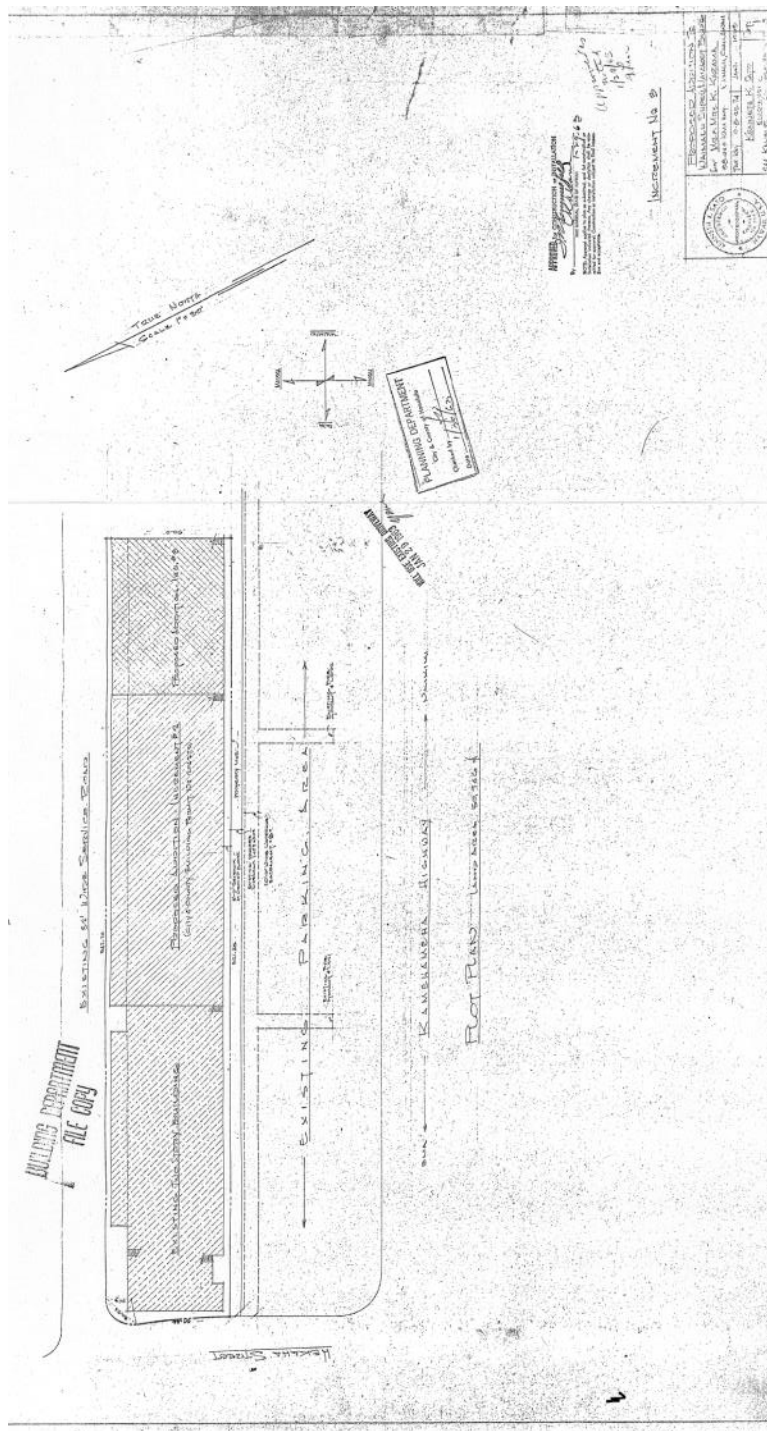
Figure 15. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama," Sheet 4, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, May 1962.



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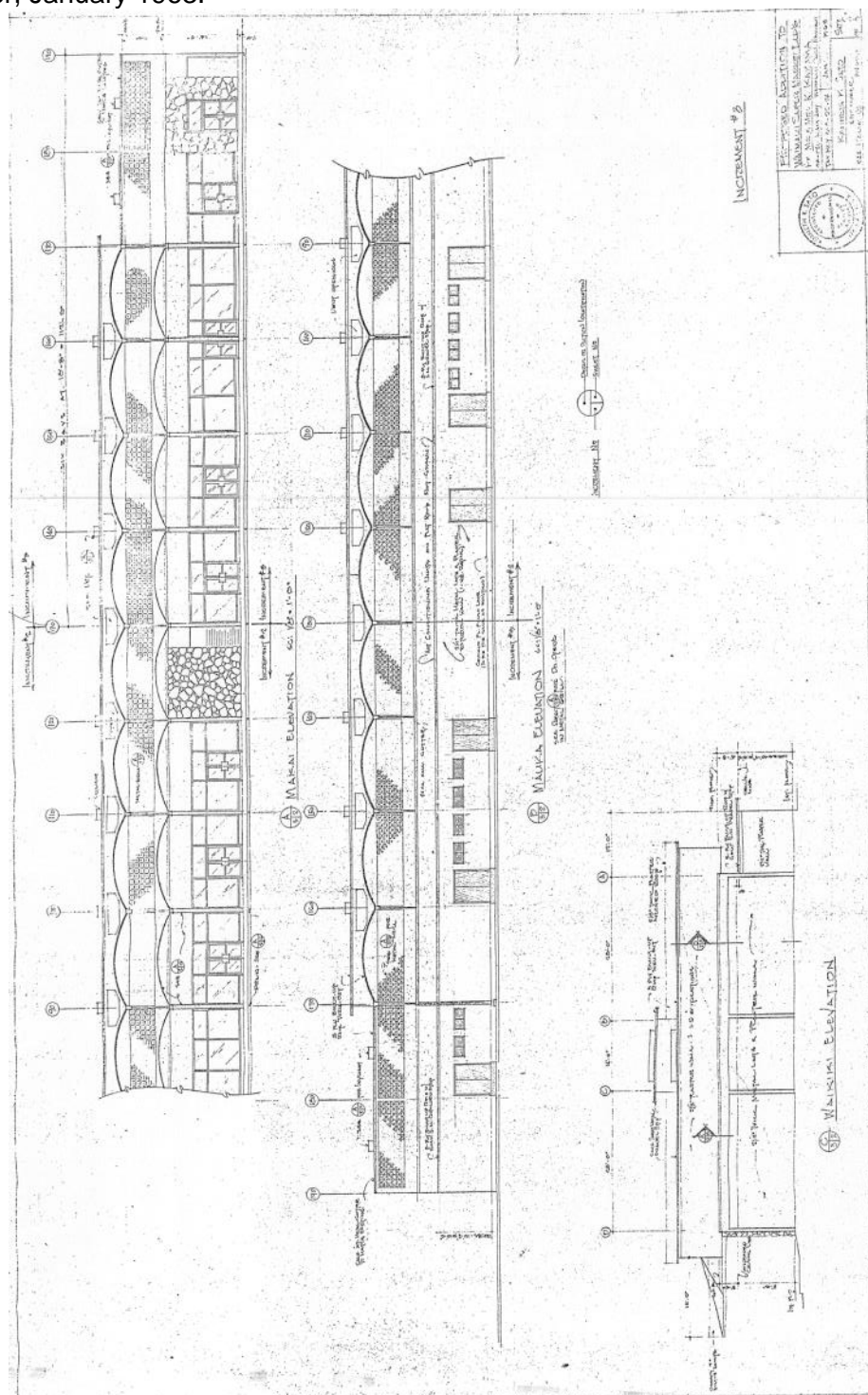
Figure 16. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama, Increment No. 3," Sheet 1, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, January 1963.



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Figure 17. "Proposed Addition to Waimalu Super Market Bld'g for Mr. & Mrs. K. Kazama, Increment No. 3," Sheet 2 of 3, 98-025 Kam[ehameha] Hwy, Waimalu, Oahu, Hawaii, Kenneth K. Sato, Engineer, January 1963.







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Figure 19. Photograph of the completed "Increment No. 2" addition to Waimalu Shopping Center. "Grand Opening, Waimalu Shopping Center," *Honolulu Star-Bulletin*, November 14, 1963.



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Figure 20. "Grand Opening, Waimalu Shopping Center," *Honolulu Star-Bulletin*, November 14, 1963.

*Grand Opening*

# WAIMALU SHOPPING CENTER

**Come Join Us in Our 2-DAY CELEBRATION FRIDAY AND SATURDAY**

Nov. 15 & 16  
98-020 Kam Hwy.  
(between Aiea & Pearl City)

**FREE BALLOONS**

**FRIDAY NIGHT:**  
Don't miss the sensational  
**DRAGON DANCE**  
and  
**FIRECRACKERS**  
by the Chinese Philatelic Culture Club plus continuous entertainment by Mrs. Peng's HULA TROUPE. All of this starts at 8:00 p.m.

**SATURDAY MORNING:**  
**FREE MOCHI**  
will be thrown from the roofs of stores and every MOCHI will have a coupon redeemable for a free prize. This starts at 10:00 a.m. ... bring your baseball gloves.

**FREE COOKIES**

**SATURDAY NIGHT:**  
**ROCK 'N ROLL**  
By THE ROADRUNNERS  
for the teenagers and those adults that feel up to it. This will rock at 8:00 p.m.  
SUE PICKERING, Hawaii's Miss America, will be present at all events to sign personal pictures. Come early as supply is limited.

**FREE REFRESHMENT WILL BE SERVED DAY & NIGHT FRIDAY & SATURDAY**

**ALL STORES WILL BE OPEN 8:30 a.m. to 9:30 p.m. Friday & Saturday**

**FREE PRIZES: Over \$1,200.00 worth of prizes!**

23" TV Set, RCA Dryer, Bicycles, Wheelbarrow, Turkeys, Clock Radio, Men's Suits, Tire, etc. Entry blanks available at all stores. Enter as many times as you wish. No purchase necessary. Must be present to win. Drawings will be held Friday and Saturday night at 7, 8 & 9 p.m. SUE PICKERING, Hawaii's Miss America, will do the drawings on Saturday night only.

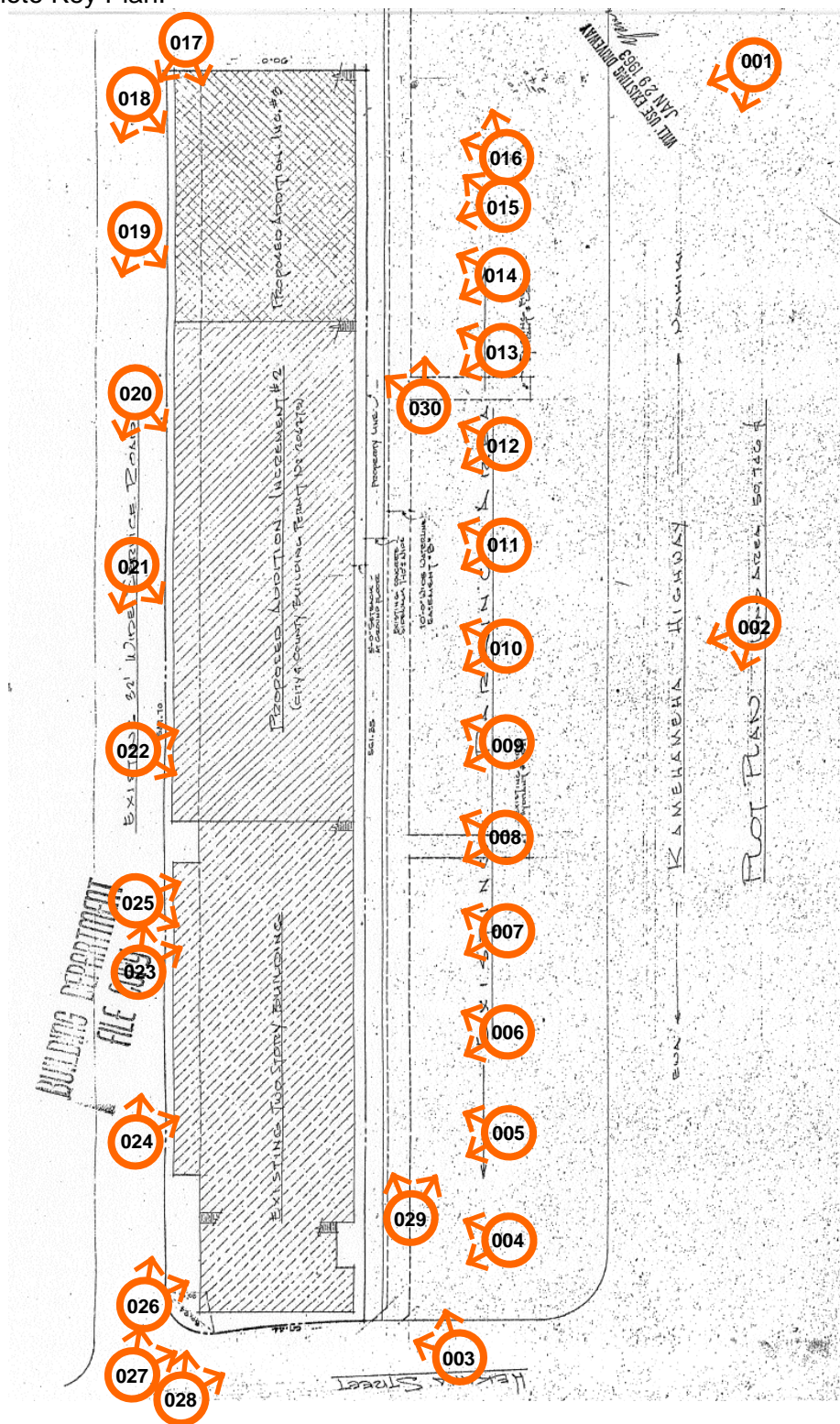
**Aloha From the Waimalu Shopping Center**

Animal Clinic--Waimalu	Wales Bakery	Waimalu Delicatessen	Waimalu Wash & Dry	D & H Photographers
Value Drug	Irwin's Dress Shoppes	Loward Medical Center	20th State TV Service	Waimalu Barber Shop
Russell's Men's Wear	Waimalu Chop Suey	Burger Boy	Waimalu Salon of Beauty	Ann's Chop Suey
Waimalu Hardware	Southern Pacific Flower & Garden Shop	Waimalu Chevron	Waimalu Super Market	So-Lovely Hairstyling
Finance Factors, Ltd.		State Farm Insurance Co., Ltd.	Pearl Lounge	Gusman Barber Shop
			Waimalu Grill	Civic Reading Club

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Figure 21. Photo Key Plan.





**Waimalu Shopping Center**  
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County and State

## Photos

### PHOTO LOG

Name of Property:	Waimalu Shopping Center
City of Vicinity:	Honolulu
County:	Honolulu
State:	HI
Name of Photographer:	Stanley Solamillo, Wendy Tolleson
Dates Photographed:	April 17, 2017
Location of Original Digital Files:	Ali'i Place, 1099 Alakea Street, 17 <sup>th</sup> Floor, Honolulu, HI 96813

Photo 001 (HI\_Honolulu\_WaimaluSC001)

Oblique view of front (Southwest) facades of original building (1959) and "Increment No. 2" (1962), camera facing Northwest (2017)

Photo 002 (HI\_Honolulu\_WaimaluSC002)

Oblique view of front (Southwest) façade of original building, camera facing Northwest (2017)

Photo 003 (HI\_Honolulu\_WaimaluSC003)

Oblique view of front (Southwest) corner and front (Southwest) façade of original building, camera facing East (2017)

Photo 004 (HI\_Honolulu\_WaimaluSC004)

Front (Southwest) façade of original building, camera facing Northeast (2017)

Photo 005 (HI\_Honolulu\_WaimaluSC005)

Front (Southwest) façade of original building, camera facing Northeast (2017)

Photo 006 (HI\_Honolulu\_WaimaluSC006)

Front (Southwest) façade of original building, camera facing Northeast (2017)

Photo 007 (HI\_Honolulu\_WaimaluSC007)

Front (Southwest) façade of original building, camera facing Northeast (2017)

Photo 008 (HI\_Honolulu\_WaimaluSC008)

Front (Southwest) façade of original building (1959) and beginning of "Increment No. 2" (1962), camera facing Northeast (2017).

Photo 009 (HI\_Honolulu\_WaimaluSC009)

Front (Southwest) façade of "Increment No. 2," camera facing Northeast (2017).

Photo 010 (HI\_Honolulu\_WaimaluSC010)

Front (Southwest) façade of "Increment No. 2," camera facing Northeast (2017).

Photo 011 (HI\_Honolulu\_WaimaluSC011)

Front (Southwest) façade of "Increment No. 2," camera facing Northeast (2017).

Photo 012 (HI\_Honolulu\_WaimaluSC012)

Front (Southwest) façade of "Increment No. 2," camera facing Northeast (2017).

Photo 013 (HI\_Honolulu\_WaimaluSC013)

Front (Southwest) facade, camera facing Northeast. End of "Increment No. 2" (1962) and non-contributing building on portion of "Increment No. 3" (post-1963).

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Photo 014 (HI\_Honolulu\_WaimaluSC014)

Front (Southwest) façade of non-contributing building on portion of "Increment No. 3," camera facing Northeast (2017).

Photo 015 (HI\_Honolulu\_WaimaluSC015)

Front (Southwest) façade of non-contributing building on portion of "Increment No. 3," camera facing Northeast (2017).

Photo 016 (HI\_Honolulu\_WaimaluSC016)

Front (Southwest) façade of non-contributing buildings on portions of "Increment No. 3," camera facing East (2017).

Photo 017 (HI\_Honolulu\_WaimaluSC017).

Northeast corner and rear (Northeast) façades of non-contributing buildings on portions of "Increment No. 3," camera facing West (2017).

Photo 018 (HI\_Honolulu\_WaimaluSC018).

Rear (Northeast) façades of non-contributing buildings on portions of "Increment No. 3," camera facing West (2017).

Photo 019 (HI\_Honolulu\_WaimaluSC019).

Rear (Northeast) façades of non-contributing buildings "Increment No. 3" and beginning of "Increment No. 2," camera facing West (2017).

Photo 020 (HI\_Honolulu\_WaimaluSC020).

Rear (Northeast) façade of "Increment No. 2," camera facing West (2017).

Photo 021 (HI\_Honolulu\_WaimaluSC021).

Rear (Northeast) façade of "Increment No. 2," camera facing West (2017).

Photo 022 (HI\_Honolulu\_WaimaluSC022).

Typical bay in rear (Northeast) façade of "Increment No. 2," camera facing Southwest (2017).

Photo 023 (HI\_Honolulu\_WaimaluSC023).

Rear (Northeast) façades of "Increment No. 2" and original building, camera facing Southeast (2017).

Photo 024 (HI\_Honolulu\_WaimaluSC024).

Rear (Northeast) façade of original building, camera facing Southeast (2017).

Photo 025 (HI\_Honolulu\_WaimaluSC025).

Typical bay in rear (Northeast) façade of original building, camera facing Southwest (2017).

Photo 026 (HI\_Honolulu\_WaimaluSC026).

Rear (Northeast) facade of original building, camera facing Southeast (2017).

Photo 027 (HI\_Honolulu\_WaimaluSC027).

Rear (Northeast) facade and Northwest corner of original building, camera facing Southeast (2017).

Photo 028 (HI\_Honolulu\_WaimaluSC028).

Northwest corner of original building, camera facing Southeast (2017).

Photo 029 (HI\_Honolulu\_WaimaluSC029).

Arched canopy of original building (similar to arched canopy of "Increment No. 2"), camera facing Southeast (2017).

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Photo 030 (HI\_Honolulu\_WaimaluSC030).

Detail of original lava rock embellished storefront facade at end of "Increment No. 2," camera facing East (2017).

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## PHOTOS

Reproductions of photos of the Waimalu Shopping Center are embedded within the Additional Documentation Continuation Sheets. Note that photos are also provided as high-resolution electronic files (TIFFs), complying with the National Register Photo Policy Expansion.

Photo 001 (HI\_Honolulu\_WaimaluSC001). Oblique view of front (Southwest) facade of original building and "Increment No. 2," camera facing Northwest.



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Photo 002 (HI\_Honolulu\_WaimaluSC002). Oblique view of front (Southwest) façade of original building, camera facing Northwest.



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Photo 003 (HI\_Honolulu\_WaimaluSC003). Oblique view of front (Southwest) corner and front (Southwest) façade of original building, camera facing East.





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Photo 004 (HI\_Honolulu\_WaimaluSC004). Front (Southwest) facade, camera facing Northeast.



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Photo 005 (HI\_Honolulu\_WaimaluSC005). Front (Southwest) facade, camera facing Northeast.





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Photo 006 (HI\_Honolulu\_WaimaluSC006). Front (Southwest) facade, camera facing Northeast.



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Photo 007 (HI\_Honolulu\_WaimaluSC007). Front (Southwest) facade, camera facing Northeast.



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Photo 008 (HI\_Honolulu\_WaimaluSC008). Front (Southwest) façade of original building (1959) and beginning of "Increment No. 2" (1962), camera facing Northeast.





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Photo 009 (HI\_Honolulu\_WaimaluSC009). Front (Southwest) façade of “Increment No. 2,” camera facing Northeast.



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Photo 010 (HI\_Honolulu\_WaimaluSC010). Front (Southwest) façade of "Increment No. 2," camera facing Northeast.



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Photo 011 (HI\_Honolulu\_WaimaluSC011). Front (Southwest) façade of “Increment No. 2,” camera facing Northeast.





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Photo 012 (HI\_Honolulu\_WaimaluSC012). Front (Southwest) façade of “Increment No. 2,” camera facing Northeast.



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Photo 013 (HI\_Honolulu\_WaimaluSC013). Front (Southwest) facade, camera facing Northeast. End of "Increment No. 2" (1962) and non-contributing building on portion of "Increment No. 3" (post-1963).



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Photo 014 (HI\_Honolulu\_WaimaluSC014). Front (Southwest) façade of non-contributing building on portion of "Increment No. 3," camera facing Northeast.



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Photo 015 (HI\_Honolulu\_WaimaluSC015). Front (Southwest) façade of non-contributing building on portion of "Increment No. 3," camera facing Northeast.





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Photo 016 (HI\_Honolulu\_WaimaluSC016). Front (Southwest) façade of non-contributing buildings on portions of "Increment No. 3," camera facing East.



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Photo 017 (HI\_Honolulu\_WaimaluSC017). Northeast corner and rear (Northeast) façades of non-contributing buildings on portions of "Increment No. 3," camera facing West.





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Photo 018 (HI\_Honolulu\_WaimaluSC018). Rear (Northeast) façades of non-contributing buildings on portions of "Increment No. 3," camera facing West.



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Photo 019 (HI\_Honolulu\_WaimaluSC019). Rear (Northeast) façades of non-contributing buildings “Increment No. 3” and beginning of “Increment No. 2,” camera facing West.



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Photo 020 (HI\_Honolulu\_WaimaluSC020). Rear (Northeast) façade of "Increment No. 2," camera facing West.





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Photo 021 (HI\_Honolulu\_WaimaluSC021). Rear (Northeast) façade of “Increment No. 2,” camera facing West.



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Photo 022 (HI\_Honolulu\_WaimaluSC022). Typical bay in rear (Northeast) façade of “Increment No. 2,” camera facing Southwest.



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Photo 023 (HI\_Honolulu\_WaimaluSC023). Rear (Northeast) façades of "Increment No. 2" and original building, camera facing Southeast.





Waimalu Shopping Center  
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Photo 024 (HI\_Honolulu\_WaimaluSC024). Rear (Northeast) façade of original building, camera facing Southeast.



Waimalu Shopping Center  
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Photo 025 (HI\_Honolulu\_WaimaluSC025). Typical bay in rear (Northeast) façade of original building, camera facing Southwest.



Waimalu Shopping Center  
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Photo 026 (HI\_Honolulu\_WaimaluSC026). Rear (Northeast) façade of original building, camera facing Southeast.





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Photo 027 (HI\_Honolulu\_WaimaluSC027). Rear (Northeast) façade and Northwest corner of original building, camera facing Southeast.



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Photo 028 (HI\_Honolulu\_WaimaluSC028). Northwest corner of original building, camera facing Southeast.



Waimalu Shopping Center  
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Photo 029 (HI\_Honolulu\_WaimaluSC029). Arched canopy of original building (similar to arched canopy of "Increment No. 2"), camera facing Southeast.





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Photo 030 (HI\_Honolulu\_WaimaluSC030). Detail of original lava rock embellished storefront facade at end of "Increment No. 2," camera facing East.



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**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.

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