

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: Yim Quon Building

Other names/site number: TMK: (1) 1-7-002:009

Name of related multiple property listing:
Chinatown Historic District (#73000658, 1973)

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

2. Location

Street & number: 75 North King Street

City or town: Honolulu State: HI County: Honolulu

Not For Publication: ☐ Vicinity: ☐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

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
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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

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	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE; general store

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE; restaurant (first floor)

DOMESTIC; two dwelling units (second floor)

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS

Commercial Style

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Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick/Plaster

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 Yim Quon Building is a Two-Part Commercial Building located in the Chinatown Historic District in Honolulu that was erected in 1886 in the Commercial Style typical of the American Movements of the late 19th and early 20th centuries. The building is two stories in height, with a high parapet and flat cornice that conceals a front-gabled roof. It appears to be the oldest building in the district and is constructed of brick and coated with plaster. Although the Yim Quon building had been identified as a contributing property to the Chinatown Historic District when it was established in 1973, the building had suffered from alteration and neglect. In 2015, it was acquired by Sunset international, LLC and rehabilitated in 2016. As a result of that work, undertaken with guidance from the National Park Service, the building retains its historic integrity of design, materials, and workmanship through retention of its massing, fenestration, and the majority of its original fabric. The setting of the surrounding Chinatown Historic District has functioned as a vibrant, dense, and diverse commercial district throughout the period of significance and to the present day. Although the styles and materials used for surrounding buildings evolved into the mid-20th century, the overall function, scale, and ethnic character of the district remains intact. Similarly, the building's continued commercial use within this thriving ethnic enclave allows it to maintain its integrity of feeling and association.

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Narrative Description

APPEARANCE DURING THE PERIOD OF SIGNIFICANCE

Exterior

SETTING

The Yim Quon Building, addressed as 75 N. King Street, originally was designed and constructed as a two-part commercial building within the dense Chinatown commercial district of Honolulu. Chinatown is an urban enclave that is located on the northwest side of the Central Business District of Honolulu. The site on which the building was erected slopes in two directions, southeast-northwest or “Diamond Head to Ewa” along King Street, and northeast-southwest, “mauka-makai,” or “from the mountains to the sea,” between Maunakea and Smith Streets. (See Map 3). The building was financed by rice planter, commission agent, and merchant Yim Quon and built in 1886 by an unidentified contractor. At the time of its construction, the surrounding setting had been destroyed by the Chinatown Fire of the same year. One of the first buildings erected in the wake of the conflagration, the Yim Quon Building survived another fire in 1900 that destroyed much of Chinatown. After the 1900 fire, buildings in Chinatown were again reconstructed, following the district’s historic dense commercial pattern, but using primarily fireproof masonry construction materials. (Refer to historic Dakin fire insurance maps—Maps 2-3 in the Additional Documentation Continuation Sheets—which show an evolution from largely wood construction, shown in blue, in 1891, to more masonry construction, shown in pink, by 1906). The setting established after the fire of 1900 remains largely intact today, with incremental alterations to buildings within Chinatown and little new construction throughout the twentieth century.

SHAPE AND MASSING

As originally designed and constructed, the Yim Quon building rises two stories in height, and currently measures 28'-9 1/2" in width, 60'-6 1/2" in length, and has a footprint of 1,743 square feet. The building appears to have a rectangular massing when viewed from N. King Street because of a tall parapet with a flat cornice that conceals the roofline. (See Photo 1). However, the view from the rear reveals a front-gabled roof form (Photos 3-4). This front-gabled roof extends north-east-southwest or “mauka-makai.”

FRONT FAÇADE

The northeast front, or “mauka” façade is constructed of common brick laid in American bond six-pile deep, and is three-bays wide. A stucco veneer coats the brick on the front façade. The exact date of the stucco is unknown, but it appears in the earliest surviving photograph of the building, dating from 1945 (See Figure 1). On both the first and second floors, the fenestration includes three segmental-arched openings constructed of double rowlock courses of brick. On the ground floor, the central opening originally included a pair of glazed wood entry doors, while the flanking openings originally included two-over-two wood sash windows. Segmental-arched transoms with a two-over-two grid of lites topped the windows and doors. The original canopy likely resembled the canopy shown in the 1945 photo (Figure 1), with its shed-roof slope, thin profile, and connection to the façade via metal tie rods. On the second floor, two-over-two wood sash windows originally filled each of the three openings, with the upper sash taking on the

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segmental-arched shape of the opening. Above the second-floor openings, the intact original masonry ornament reflects the simple character of the Commercial Style popularized across America and transmitted to Hawai'i in the late nineteenth and early twentieth centuries. (See Photo 9.) The second floor fenestration is surmounted by three original, raised, elliptical arches that spring from simple cruciform imposts, suggestive of the Prairie Style that often informed the American Commercial Style. Above these decorative arches, a corbelled architrave supports a paneled parapet, originally capped by a simple flat cornice.

REAR FAÇADE

The southwest, or "makai," rear end wall is un-plastered brick also laid in American bond (Photos 3-4). A gabled parapet extends slightly above the roofline. The brick gable end is finished with a double-header course that forms a rudimentary cornice. Originally, the first floor of the rear façade included two windows and an entry with segmental arched transoms. The second floor, intact today, includes three segmental-arched windows, similar to the front façade, but augmented by heavy metal industrial shutters.

A one-story wood shed and storage space adjoined the rear brick façade from its earliest history, as documented by the 1891 Dakin fire insurance map (Figure 2). By 1906, a small one-story addition extended further to the rear (Figures 3-4), and by 1927 yet another small one-story rear addition appeared. Throughout the course of these additions, the original doors and windows remained intact – concealed on the ground floor, but visible at the second floor.

SIDE FAÇADES

The northwest and southeast walls that separate the building from 83 and 69 N. King Street are paired sidewalls instead of shared party walls. These walls support the front-gabled roof. Because the adjacent buildings are constructed flush with these side walls, neither side wall is visible from the street.

Interior

During the period of significance, entry into the interior of the Yim Quon Building from N. King Street was made through a pair of single-light glazed wood entry doors located in the storefront. The interior of the first floor (main sales area) was open and featured painted brick walls laid in American bond. The original ceiling joists, which remain today, are 2"x 4" members, laid northeast-southwest and spaced at 16" centers, while the trusses are constructed of 9 ¾" x 3" members, laid southeast-northwest, and spaced at 6"-8" centers (Photo 6). The second floor interior space extended the length of the building and featured painted brick side and end walls, exposed wood ceiling joists, and wood trusses.

ALTERATIONS

Although the Yim Quon building generally retains its original appearance, given its age of 129 years, a series of alterations have changed some of the building's character-defining features. These alterations occurred in three main phases: ca. 1938, ca. 1955, and ca. 2016, when the building was rehabilitated according to the *Secretary of the Interior's Standards for Rehabilitation* as part of a federal historic rehabilitation tax credit project.

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1938 ALTERATIONS

In 1938, the adjacent building at 83 N. King Street was renovated in a Chinese Vernacular style. It is likely that semicircular clay roofing tiles were added atop the cornices of both 83 N. King Street and 75 N. King Street at the time of this alteration project (Photo 2).

1955 ALTERATIONS

As a consequence of alterations to the building occurring around 1955, the original storefront was replaced with a six-bay inclined Modern anodized aluminum and lava rock storefront with a single first floor entry (Photo 2). At the same time, on the ground floor of the front façade, the three original segmental arched wood transoms were partially blocked by the installation of a concrete beam that carried the upper story when the modern storefront was added. A modern sheet metal canopy was also anchored to the beam, secured with metal tie-rods to the upper façade, to provide shade for the storefront below.

As shown by the Sanborn Fire Insurance Map from 1955 (Figure 6), this phase of alteration also entailed removing the older series of one-story rear additions and replacing them with a larger, consolidated rear addition. Like the additions before it, the ca. 1955 addition encloses the rear façade of the building's first floor, concealing the two original windows and entry which featured segmental arched transoms. The rear addition is finished with exterior plaster, and provides an enclosed corridor with additional storage space. Access is provided through a first floor entrance that is located in the middle of this ca. 1955 single-story addition. This ca. 1955 rear addition remains generally intact today (Photo 10).

MISCELLANEOUS ALTERATIONS

At some point, the original two-over-two wood sash and frames were removed and the windows were enclosed with steel burglar bars and flanked on either side by metal storm doors on strap hinges. The single exception was a center window on the second floor that still retains its original two-over-two light wood sash and frame (Photo 2). Also, above the ca. 1955 rear addition, there is a half-story shed addition that is attached to the rear façade (Photo 10). It was built at an indeterminate date, is oriented northwest-southeast, and covered in corrugated metal. A metal storage container for mechanical equipment, miscellaneous PVC and metal pipes, and conduits was also attached to this façade, as was a metal fire escape that provides access to the roof.

2016 REHABILITATION

Part of the 2016 rehabilitation was the replacement of the ca. 1955 aluminum and rock storefront with a five-bay wood paneled storefront that includes an entry to the first floor as well as an entry and traditional stair hall to the second floor (Photo 2, Figure 4). Three original elliptical-arched transom openings, constructed of double rowlock brick courses with two-over-two wood sash and frames, that flank a central pair of glazed wood entry doors were also restored (Photo 9). The doors were replaced to meet code yet closely resemble the originals on the first floor.

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Interior

1955 ALTERATIONS

Prior to the 2016 rehabilitation, the building had a mezzanine floor that appeared to have been added around 1955. This floor was supported by pipe columns and was accessed by means of an enclosed L-shaped stair (Figure 1, Photo 6). The soffit of the mezzanine was unfinished and featured exposed 15 1/4" x 3" wood floor joists, laid southeast-northwest, that were spaced at 18" centers. Access to the mezzanine and second floors was provided by steel treads that were enclosed within a staircase that was covered with corrugated metal. The mezzanine was 16'-6" in depth and extended the full width of the building, partially obscuring the original fenestration of the rear façade.

MISCELLANEOUS ALTERATIONS

At some point, the original stair leading from the storefront to the second floor was removed and replaced with a small stair at the back of the building (Figures 2 and 3). On the second floor, before rehabilitation there was a wood-framed demising wall that extended from the interior of the front facade to the southwest and terminated into the interior brick face of the rear facade. The wall was of indeterminate though modern date, and featured a decorative wood lattice that had been rendered in a Vernacular Chinese design (Photos 7 and 8).

2016 REHABILITATION

After rehabilitation, the original stair connecting the storefront with the second floor was restored (Figures 4 and 5). The mezzanine was removed and access to the second floor was provided by a new stair. The wood-framed demising wall on the second floor also was removed, and the second floor was subdivided into two residential units (Photos 12-14).

INTEGRITY

As discussed above, the building's integrity of design, materials, and workmanship remain overwhelmingly intact. While some exterior character-defining features were altered during the twentieth century, the 2016 rehabilitation appropriately restored these character-defining features, in keeping with the *Secretary's Standards*. The only alterations outside of the period of significance that remain are at the rear of the building, not visible from the public right-of-way on N. King Street.

Similarly, the building retains its integrity of setting, feeling, and association because of the continued commercial vitality of the surrounding Chinatown Historic District. The Chinatown Historic District is a cohesive collection of low and mid-rise masonry, stone, and concrete commercial buildings that were constructed during the nineteenth and twentieth centuries. The enclave was razed in two fires that occurred in 1886 and 1900, and evolved during the twentieth century to include vernacular interpretations of many popular architectural styles. Yet the dense development patterns and commercial function of the district continue to communicate the district's nineteenth century roots. For example, the building shares a common, plastered and painted front façade with another building on its south side, addressed as 69 N. King Street, which generally retains its 1886 appearance. On the other hand, another adjacent property on its northwest side, addressed as 83 N. King Street, presumably also shared the same common façade but was renovated in the Chinese Vernacular style by architect Yuk Tong (Y.T.) Char

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(1890-1974) for his offices in 1938.¹ This combination of preservation and incremental change in the Chinatown Historic District enables the Yim Quon Building to retain its integrity of setting, feeling, and association as part of a vibrant, active, and constantly changing urban ethnic enclave.

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

¹ Solamillo, Stanley. "Wo Fat Chop Sui House," Nomination to the National Register of Historic Places, 2015: 8-3 - 8-6.

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

ETHNIC HERITAGE; Asian (Chinese, Chinese-American)

Period of Significance

1886-1929

Significant Dates

1886 – Chinatown Fire/Construction

1900 – Second Chinatown Fire

1911- Death of Yim Quon

1929 – End of Yim Quon Leasehold

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Chinese, Chinese-American

Architect/Builder

Unknown/Unknown

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.)

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The Yim Quon Building is located on the northwest corner of King and Maunakea Streets. The property was financed by and erected for a Chinese owner following the 1886 Chinatown Fire. The building survived a second Chinatown fire that occurred in 1900 and appears to be the oldest building in the Chinatown Historic District. The district has served as the commercial and social center for the immigrant and Hawai'i-born Chinese population since 1789 when the first Cantonese merchant settled in this Native Hawaiian enclave, alongside European and Euro-Americans, and was followed by in-migrations of Chinese, Japanese, Filipinos, and most recently, Vietnamese. Because of these significant associations, the building is individually eligible under Criterion A in the areas of Commerce and Ethnic Heritage at the local level of significance, as well as Criterion C, Architecture, at the local level of significance:

- **Criterion A** – The property is a successful example of early Chinese and Chinese-American entrepreneurship, and is an excellent representative example of the commercial links between the port, Chinatown, and the system of rural plantations beyond.
- **Criterion C** - The property physically documents the early stages of the assimilation of Chinese and Chinese-American businesses into the American architectural mainstream. Early 20th century Chinese and Chinese-American entrepreneurs emulated then popular European and Euro-American building designs, reflecting their desires to project equality with Western competitors and strength in business. These designs also created a comfortable retail environment for the larger community unfamiliar with Chinese goods.

The period of significance is 1886-1929, the dates of which coincide with the building's initial construction and ownership by Yim Quon and his estate through the expiration of his lease (18 years following his death), and acquisition by a succession of subsequent owners.

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

CRITERION A

The Yim Quon Building at 75 N. King Street in Honolulu's dense Chinatown commercial district reflects the locally important trend of Chinese immigration to Hawai'i, the significant role that Chinese immigrants played in Honolulu's commercial development, and the important links that Chinatown's businesses forged between the port where immigrants entered Hawai'i and the rural plantation system that relied upon immigrant labor. These noteworthy historical associations lend the property significance in the areas of Commerce and Ethnic Heritage at the local level. Beginning in the 1850s, Euro-American sugar planters in Hawai'i rapidly increased efforts to import Chinese labor to cultivate the crop and meet growing demands after the Civil War curtailed the sugar supply on the U.S. mainland. Most Chinese immigrants came to O'ahu via Honolulu Harbor, a sheltered deep-water port located southwest of present-day Chinatown (as shown in Map 3). From the 1820s through the 1880s, Honolulu's Chinese population increasingly settled on the land immediately inland from the harbor; this area became known as

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Chinatown. By the 1880s, railway lines connected Honolulu Harbor and the nearby enclave of Chinese immigrants with the plantations that stretched across rural O'ahu.²

On April 18, 1886, the first of two fires swept through Chinatown, causing widespread property damage and severe hardship to its residents. Despite such adversities, Chinese immigration continued as labor demands continued to attract people to cultivate sugar and other crops. This continuing influx of people and the drive of enterprising businessmen spurred the rebuilding of Chinatown and the construction of new buildings, many of which were of masonry construction. The Yim Quon building at 75 N. King Street dates from this period of rebuilding. On September 22, 1886, a Chinese businessman named Yim Quon acquired land leases from Quon Cheong for two adjacent parcels on the makai side of King Street, mid-block between Maunakea Street and Nuuanu Avenue (Maps 4-6).

The land southeast of these lots never was developed, and served as an alleyway, called Smith Place, until it later became an official extension of Smith Street that bisected the land from King Street to the harbor for a length of 100 feet, ca. 1927 (Map 7). Quon had acquired the leases to both parcels from Eliza Meek and her brother Richard on July 29, 1886, for 35 years at annual rents of \$546 and \$540, respectively.³ Later identified as TMK parcel 1-7-2: 9, the northern portion of TMK: 1-7-2: 7, and totaling 17/100 of an acre (10,890 s.f.), the buildings on the property had been burned in the fire of April 19, earlier that year.

Quon's⁴ terms for the leases were annual rents of \$300 each for 35 years plus improvements.⁵ He erected three buildings that shared a common façade (addressed as 69, 75, and 83 King Street). On February 25, 1887, Yim Quon mortgaged the leasehold, including all the right and title on this land and the "two story brick building thereon," to the Western Hawaiian & Investment Company, Ltd. for \$3,000 at 9% per annum for four years.⁶ The architect and contractor remain unknown. At the time, the identities of the adjacent general merchandise stores that leased 69 and 83 N. King Street were not recorded on insurance maps or in the city directories, but historic Dakin maps from 1891 indicate that Wing On Wo & Co. occupied a "General Merchandise" store at 75 N. King.⁷ (See Map 4.) Yim Quon's last will and testament documents that Quon was involved with the Wing On Wo & Co.⁸

In 1888, shortly after opening the general store at 75 N. King Street, the Honolulu city directory lists Quon as a "commission merchant." A "commission merchant" was, in essence, a headhunter who brokered labor contracts between plantation owners and immigrants arriving in Honolulu Harbor and such an occupation was important within the Chinese immigration community at that time. Quon held documented business connections with the O'ahu plantation

² "The Oahu Railway," available from the Library of Congress, accessed February 2, 2017, <https://www.loc.gov/item/today-in-history/november-16>.

³ State of Hawai'i, Bureau of Conveyances, Grantee Index, Liber 98, pp. 328-329; Liber 101, pp.170-172.

⁴ Note that Yim Quon used the Euro-American convention of naming, with "Yim" as his personal name and "Quon" as his surname. Will transactions and other documents show his descendants continuing to use the "Quon" family name.

⁵ Bureau of Conveyances, Liber 102, pp. 327-329.

⁶ Bureau of Conveyances, Liber 103, pp. 188-190.

⁷ *Fire Insurance Map of Honolulu, Hawaiian Islands* (San Francisco: Dakin Publishing Company, 1905), 4.

⁸ "Yim Quon. Last Will and Testament," 1887, 1898, Honolulu, Territory of Hawaii (T.H.).

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system (as detailed under Criterion B below), which would have facilitated his work as a commission merchant and made him especially qualified to help Chinese immigrants navigate the plantation labor system.⁹

In 1900, a second fire devastated Chinatown. Started as a controlled burn by the Department of Health on January 20 of that year after 26 deaths of Chinatown residents in December 1899 were found to have been caused by Bubonic Plague, the fire eventually spread out of control.¹⁰ Quon's store at 75 N. King—as well as the adjacent buildings at 69 and 83 N. King Street, located in proximity to the Honolulu Iron Works—were spared destruction when the company's employees formed a bucket brigade and stood on rooftops with two fire hoses to keep the flames from spreading “across King Street Waikiki of Maunakea.”¹¹ As the fire raged, panic and pandemonium that was described as a “near riot” spread throughout Chinatown and led some people to take advantage of the confusion.¹² Looters stole all of the goods and merchandise of Quon's neighbor, the Yuen Chong & Company store at 83 N. King Street; however, Quon's store was apparently left unscathed.¹³ As one of the few remaining stores to survive the 1900 fire, the Yim Quon Building at 75 N. King Street reflects the commercial network that emerged in Chinatown that linked Honolulu Harbor to the plantation system via Chinatown during the late 19th century.

During the early 1900s, the building continued to function as commercial space catering to Chinatown's diverse clientele. In 1905, agents of the Dakin Publishing Company surveyed the district for the production of new fire insurance maps after the fire of 1900. In these maps printed in 1906, they misspelled Quon's surname as “Quong” and described the contents of his store at 75 N. King Street as containing “CH MDSE” or “Chinese Merchandise.”¹⁴ In 1917, six years after Quon's death in 1911, S. Lum Fat, executor of his estate, reassigned the remaining term of the King Street lease to Lum Kan. The instrument for the transaction was dated March 14, 1917, and was executed for the sum of \$1,250, in accordance with the wills filed at the First Judicial Circuit Court, in probate proceeding 4401.¹⁵ In 1929, the estate of Yim Quon terminated the lease with Lum Kan and sold the building, ending its association with Yim Quon and, thus marking the close of the building's period of significance. Subsequently, Yim Quon Building was acquired and occupied by a succession of Chinese and Vietnamese owners from 1929-2015. They included: Liberty Bank (1929-36),¹⁶ Yuen Chong (1936-41), Thom Co., Ltd. (1941-88),

⁹ Additional research is needed to definitively confirm that commission merchant activities took place at 75 N. King Street. However, it is likely that Quon used the building for commission merchant activities, at least from ca. 1886 through ca. 1888. According to city directory listings, Quon worked as a commission merchant, and 75 N. King Street was his first if not only real estate holding after the fire of 1886. By 1888, when the Kingdom of Hawai'i adopted a final Chinese exclusion law, Chinese immigration stopped and commission merchant agents no longer were needed.

¹⁰ James C. Moyer, *Plague and Fire: Battling Black Death and the 1900 Burning of Honolulu's Chinatown* (New York: Oxford University Press, 2005), 141.

¹¹ “Fire Deflected,” *Hawaiian Star*, January 20, 1900, 1: 2.

¹² “Loot and Plunder,” *Hawaiian Star*, January 22, 1900, 1: 4.

¹³ Ibid.

¹⁴ *Fire Insurance Map of Honolulu, Hawaiian Islands*, 1906.

¹⁵ Bureau of Conveyances, Liber 453, pp. 306-307.

¹⁶ Ibid., Liber 978, pp. 264-266.

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David Tuong Dam (1988-2012), Hubert Gar Yee Tam (2012-15), and Sunset International, LLC in 2015.¹⁷

Yim Quon

The Yim Quon Building at 75 N. King Street derives its moniker from a rice planter, commission agent, and merchant who financed the construction of the edifice following the Chinatown Fire of 1886. The business holdings aggregated by Yim Quon¹⁸ are associated with the commercial development of Honolulu's Chinatown by Chinese immigrants and are significant under the areas of Commerce and Ethnic Heritage at the local level of significance. Quon's community and political activism similarly hold significance under the area of Ethnic Heritage at the local level. Quon served as secretary¹⁹ of the United Chinese Society in 1886 and 1890—a merchant's association that had been formed earlier in 1882—and became the organization's president in 1900.²⁰ He penned and circulated a petition on behalf of the United Chinese Society and Chinese merchants to prevent the burning of the entire enclave in (1900);²¹ started a fund to assist destitute Chinese immediately following the fire of 1900²² as well as for those housed in relief camps;²³ provided rice for 1,000 persons for an indeterminate period;²⁴ and managed a \$10,000 relief fund for the organization that was established for residents who were left indigent after the conflagration (1900-02).²⁵ Yet, because of the devastating Chinatown fire of 1900, most of the buildings associated with the life of Yim Quon are no longer extant. The building that survives today at 75 N. King Street is a rare surviving example of the commercial, community, and political contributions made during Yim Quon's lifetime.

Immigration and Naturalization

For unknown reasons, Quon was never identified with any regularity in Honolulu city directories, and his personal history remains somewhat mercurial. He was born in Canton, China in 1847, and moved to Hong Kong at an indeterminate date. He married a woman named Chun See (Chan See), and they had two sons and one daughter.²⁶ Quon left his family in Hong Kong and immigrated to the Kingdom of Hawai'i in 1872 to pursue business opportunities. His wife and at least one child appeared to have immigrated to Honolulu at an indeterminate date, while the others appear to have been born in Honolulu. He was educated, presumably spoke English in addition to Cantonese, and signed documents in Romanized script while many of his contemporaries only signed in Chinese ideograms. Quon became a naturalized citizen of the Kingdom in 1890, applied for and presumably received U.S. passports for himself, his wife and

¹⁷ Bureau of Conveyances, Grantee Index.

¹⁸ Yim Quon (1842-1911) was identified in city directories and government records as "Yim Quon", "Yim Quong", "Yim Kwan" or "Yin Quon."

¹⁹ *Ministry of the Interior*, Kingdom of Hawai'i, Book 28, Sep. 28, 1886, p. 323; Book 42, Jan. 14, 1890, p. 152.

²⁰ Moyer, 96; "United Chinese Society," *Hawaiian Star*, January 17, 1899, 1: 1.

²¹ Ibid.

²² "For the Destitutes," *The Independent*, February 3, 1900, 3: 2.

²³ "Chinese Committee," *Hawaiian Star*, March 1, 1900, 7: 4.

²⁴ "Relief of the Chinese," "Rice Dealt Out by the United Chinese Society," "Nearly 1,000 People Being Fed at Rooms on King Street," *Hawaiian Star*, March 8, 1900, 1: 6.

²⁵ "For the Destitutes," 3: 2; "Objected to Consul; Chinese United Society Refuses to Do What the Consul Wanted," *Honolulu Republican*, December 9, 1900.

²⁶ "Yim Quon," U.S. Passport Application No. 64983, October 24, 1902, Honolulu, T.H.; "Yim Quon, Last Will and Testament," No. 429 (1887); No. 447, (1894), Honolulu, T.H.

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three children in 1902.²⁷ Yim's passports allowed him and his family to travel to either San Francisco or Hong Kong. Both cities may have been the locales for various hui of investors and are suggested by the volume and diversity of Yim's business activities. Yim died in 1911.²⁸

Business Holdings

For Yim Quon, commerce formed the center of his life. He and his family immigrated to Hawai'i and moved their home from place to place in Hawai'i based upon what was best for his business. Over a period of three decades, from 1874-1905, Quon's acquisitions of real estate, land leases, store inventories, machinery and crops, such as rice and tobacco, as well as wholesale liquor licenses, numbered in excess of 85 legally recorded transactions. Of those that were listed under "Yim Quon & Co." in the Grantee ledgers at the Bureau of Conveyances, these records note 24 transactions in the 1870-1884 volume,²⁹ 38 transactions in the 1885-1894 volume,³⁰ 15 transactions in the 1895-1899 volume,³¹ and 6 transactions in the 1900-1903 volume.³²

After arriving in Hawai'i in 1872, one of Quon's first ventures was a partnership (1876-82) with Luk Sang, an O'ahu rice grower, then engaged in labor contracting (1877-?) with Fong On Tai & Co. and Ch'en Fong, known locally as Chun Afong (1825-1906), the wealthiest Chinese merchant in Honolulu, during the same period.³³ Using the profits from this venture, Quon began purchasing real estate in Honolulu's Chinatown. Quon appears to have used these new commercial landholdings to continue his involvement in labor contracting, as well as in wholesale and retail sales of general merchandise. In Honolulu's Chinatown, Quon acquired leases on bare land, buildings, and even store inventories.

Quon's first known listing in the city directories within the City of Honolulu occurred in 1880. In that year, he ran a half-page advertisement that announced that he was the owner of a shoe store on "[S.] King Street between Fort and Bethel Streets" (about three blocks southeast of the future Yim Quon building) that had been "established [in] 1870."³⁴ From his property at 71 S. King Street, Quon also operated a dry goods store that sold "Dry and Fancy Goods, Groceries, Cigars and Tobacco" and the Hawaiian Steam Bakery that produced "Hard and Soft Bread" for "Private Families, Hotels, Restaurants and Eating Houses."³⁵

²⁷ Ibid.

²⁸ "Aged Wills Filed," *Hawaiian Gazette*, July 28, 1911, 1: 4. Note that Quon's death occurred four months before Sun Yat-sen successfully overthrew the Qing government and established the Republic of China. The rise of Dr. Sun Yat-sen is connected to the broader context of the Chinatown Historic District because he recruited members for his first revolutionary organization—Hsing Chung Hui or "Revive China Society"—in Honolulu Chinatown in 1894. A large number of China-born Chinese Elite left Hawai'i to work for the government of Sun Yat-sen after the Republic was established in 1912.

²⁹ Bureau of Conveyances, Grantee Index, 1870-84, Liber 7, p. 214.

³⁰ Ibid., Liber 12, 1885-94, p. 242.

³¹ Ibid., Liber 16, 1895-99, p. 209.

³² Ibid., Liber 18, 1900-03, p. 285.

³³ Hsiao-ping Huang, "Chinese Merchant Experiences in Hawaii, 1876-1892" (Taiching City, Taiwan: National Chung Hsing University Press, n.d.), 310.

³⁴ *Hawaiian Kingdom Statistical and Commercial Directory and Tourists' Guide* (San Francisco: R.L. Polk, 1880-81). Note that the listing was not included in Bowser's *Hawaiian Kingdom Statistical and Commercial Directory*, 1880.

³⁵ *Hawaiian Kingdom Statistical and Commercial Directory and Tourists' Guide*. Note that the listing was not included in Bowser's *Hawaiian Kingdom Statistical and Commercial Directory*, 1880.

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Whether he had started or acquired the shoe store, dry goods store, and bakery remains unclear, although it may be assumed that he had purchased them. In contrast, he appears to have opened the dry goods store under the name of “Yim Quon & Co.,” like other Chinese merchants, since it was an enterprise that was preferred by immigrant Asian entrepreneurs of the period. In 1884, the city directory does not list the shoe store but Quon was noted as operating the “dry goods and groceries and [a] steam bakery,” then located at the east/southeast “cor[ner of] King and Maunakea” (near present-day 96 N. King Street) and residing at the same address.³⁶

In addition, Yim Quon & Co. was also mentioned in correspondence from the Interior Ministry as having been granted two wholesale liquor licenses in 1877,³⁷ 1883,³⁸ if not more. Within Chinatown, sales of alcohol were one of the most lucrative business ventures, along with labor contracting. Quon’s involvement in both of these business types suggests that he may have been very successful at the prime of his career.

The Chinatown fire of 1886 appears to have dealt a serious blow to Quon—and to all of Chinatown—destroying the buildings housing Quon’s businesses and residence. After the fire of 1886, Yim Quon added to his growing real estate holdings by purchasing land and constructing this building at 75 N. King Street. By 1888 he was listed in the directories as a “commission merchant” with an office and residence nearby at “82 Maunakea” in Chinatown.³⁹

He was not listed in the city directories from 1890-92, but in 1894 he was identified as the manager for the “Wing On Tai & Co.,” addressed at “310 King [Street],”⁴⁰ and in 1896, he was listed as “Yim Kwan, rice planter Kailua,” and noted as residing in Kailua.⁴¹

Although the building at 75 N. King Street survived the Chinatown fire of 1900, many of his other real estate holdings in Chinatown appear to have been destroyed. His passport issuance to visit San Francisco or Hong Kong in 1902, where the hui providing financing for Chinese construction in Honolulu were headquartered, possibly suggests an attempt to resolve financing complications stemming from his losses in the Chinatown fire of 1900. In 1902 Quon was again identified as a “rice planter [in] Kailua as well as the “proprietor of Iwilei Rice Mill,” who resided on “Iwilei [Road].”⁴² Quon appears to have spent the years from 1903 through 1911 liquidating assets before his death in 1911 – likely in order to finance a return home to Hong Kong. His accomplishments as an investor suggest that he may have been very wealthy. Two wills that were executed in 1887 and 1898, and probated after his death⁴³ suggest otherwise, however, and there were only a small number of shares in four companies that were ultimately conveyed to his wife and children who are presumed to have returned to Hong Kong. They

³⁶ *McKenney’s Hawaiian Directory* (San Francisco: L.M. McKenney & Co., Publishers, 1884), 226.

³⁷ *Ministry of the Interior*, Book 14, Jan. 11, 1877, p. 80.

³⁸ *Ibid.*, Book 22, Jan. 22, 1883, p. 120.

³⁹ *McKenney’s Hawaiian Directory* (San Francisco: L.M. McKenney & Co., Publishers, 1888), 366.

⁴⁰ *Directory and Handbook of Honolulu and Hawaiian Islands* (San Francisco: F.M. Husted, Publisher, 1894), 249.

⁴¹ *Ibid.*, 1896, 324.

⁴² *Ibid.*, 1902, 445.

⁴³ “Dated Wills,” *Hawaiian Gazette*, July 28, 1911, 8.

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included Wing Wo Tai, Iwilei Rice Company, Kailua Rice Plantation, and Honolulu Tobacco Co., Ltd.⁴⁴

Community and Political Activism

Quon was elected president of the United Chinese Society on January 10, 1899, for the following calendar year, and his name and title were reported by the society's secretary, Chang Kim, along with those of other officers and published in the English language press. They included Chu Gem as vice president, Leong Pak Lum as assistant secretary, and Lo Den Kui as treasurer.⁴⁵

Quon's year in office proved to be probably the most trying for him, as well as for the organization that he represented, and the entire Chinese community in Honolulu. Just three weeks into office, most of Chinatown was razed by a second conflagration—the Chinatown Fire of 1900. In advance of the blaze, Quon, under the sponsorship of the United Chinese Society, had circulated a petition that was signed by local merchants asking that portions of the district be spared.⁴⁶ His request was unfortunately rebuffed by the authorities who ordered that the fire be started and once out of control, it swept through 38 blocks, destroyed 4,000 buildings, and displaced some 6,000 persons.⁴⁷

In the wake of the disaster, Quon initiated, on behalf of the United Chinese Society, a relief fund for which he solicited and received donations for indigent Chinese. Within ten days of the destruction of Chinatown, money was being received from as far away as Kaua'i and on February 3, Quon "publicly express[ed] the thanks of the society for amounts being donated . . . to be used in assisting poor Chinese who ha[d] suffered from the late fire."⁴⁸

By March 1, Quon appears to have acted on his concern about Chinese who were being housed in relief camps that had been hastily set up by the Board of Health in Kaka'ako and elsewhere in the city following the fire. A Chinese Committee was formed by the United Chinese Society "to raise funds for Chinese in the relief camps...[who] w[ere] given shelter by the government, but w[ould] require other aid for some time to come."⁴⁹ Announcements were printed in the English language press⁵⁰ with instructions to send "donations care [of] Yim Quon at Wing Wo Tai."⁵¹

On March 2, another announcement was published in the English language press that carried the names of committee members as well as its officers. The latter included Yee Chin as

⁴⁴ "Yim Quon, Last Will and Testament," 1887, 1898, Honolulu, T.H.

⁴⁵ *Hawaiian Star*, "United Chinese Society," January 17, 1899, 1: 1.

⁴⁶ James C. Mohr, *Plague and Fire: Battling Black Death and the 1900 Burning of Honolulu's Chinatown* (New York: Oxford University Press, 2005), 96.

⁴⁷ *Ibid.*, 143.

⁴⁸ "For the Destitutes," 3: 2.

⁴⁹ *Hawaiian Star*, "Chinese Committee," March 1, 1900, 7: 4.

⁵⁰ The only extant issues of the Sun Chung Kwok Bo 新中國—Honolulu's Chinese language newspaper in 1900—are September 10, September 13, and October 4. No other issues are known to exist to corroborate information provided by the English language press that is included in this narrative; Kit Yim, October 19, 2015, personal communication.

⁵¹ "Chinese Committee," *Hawaiian Star*, March 1, 1900, 7: 4.

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president, C. Yee Shang as secretary, and Yim Quon as treasurer.⁵² Members of the committee were identified as Hong Quon, L. Ahlo,⁵³ Chu Gem, Lum Yip, Young Chu Quon, C. Weinan,⁵⁴ T. Kat Poo, and Wong Leong.⁵⁵

On March 8, the continuing dire conditions of indigent Chinese who were housed in the camps as well as the society's actions under Quon's leadership to stem their suffering were reported by the English language press beneath the headline, "Relief of the Chinese," and sub-heads, "Rice Dealt Out by the United Chinese Society," and "Nearly 1,000 People Being Fed at Rooms on King Street."⁵⁶ Through this effort, the society distributed 3½ pounds of rice per person (including wives and children) on Mondays and Thursdays from its hall at Nuuanu Avenue and King Street.⁵⁷

Funds raised by the committee for Chinese victims of the fire eventually totaled some \$10,000 and there was a surplus. The large sum caused then Chinese Consul Yang Wai Pin to attempt to determine the disposition of the funds. At a meeting of the United Chinese Society that occurred on December 7, 1900, when the membership was scheduled to decide on what to do with the remaining funds, Consul Yang, who was not a society member sat in president Quon's chair and tried to run the meeting. Members objected to his arrogance, did not support his direction on how to use the surplus, and abruptly adjourned the meeting.⁵⁸

It remains unknown what Quon's position on the surplus funds was, given that he was the treasurer and still president of the United Chinese Society. Despite the fact that Chinatown was a smoldering ruin, considerable political infighting occurred within the Chinese community during this period that stemmed from political turmoil in mainland China. In 1900, China was in a state of transition and the competing interests and ideologies of various political factions, which included Nationalist or Hung-men, Revolutionist or Hsing-chung Hui, and Reformist or Pao-huang Hui parties, extended to Honolulu Chinese immigration community. This unrest kept the local enclave divided and often on the verge of violence,⁵⁹ and continued even after the establishment of Sun Yat-sen's Republic of China in 1912.

On December 29, 1900, the English language press reported that another meeting had been held at the United Chinese Society and that groups supportive of Consul Yang, who was not present, attended in large numbers. The membership voted overwhelmingly for his

⁵² "The Chinese Society," *The Independent*, March 2, 1900, 4: 4.

⁵³ L. Ahlo--a Honolulu merchant, 30-year resident, and naturalized citizen of the Kingdom of Hawai'i—sued for the right of Chinese citizens of the Kingdom to vote following the adoption of the 1887 Constitution. The case went to the Supreme Court, but was dismissed. First Circuit Court, Law case 3095, L. Ahlo v. Henry Smith et al; Law case 3096, In the matter of an application of Wong Kwai for a writ of Mandamus.

⁵⁴ C. Weinan founded of the Chinese language newspaper, T'an-shan hsin-pao 檀山新報, supported of Sun Yat-sen, and produced Revolutionist articles.

⁵⁵ "The Chinese Society," *The Independent*, March 2, 1900, 4: 4.

⁵⁶ "Relief of the Chinese," "Rice Dealt Out by the United Chinese Society," "Nearly 1,000 People Being Fed at Rooms on King Street," *Hawaiian Star*, March 8, 1900, 1: 6.

⁵⁷ Ibid.

⁵⁸ "Objected to Consul[.] Chinese United Society Refuses to Do What the Consul Wanted," *Honolulu Republican*, December 9, 1900.

⁵⁹ Hsiao-ping Huang, "The Political Life of the Chinese in Hawaii, 1850-1911" (Taiching City, Taiwan: National Chung Hsing University, n.d.), 171.

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recommendation that the funds be donated to the Chinese Hospital. One society member who loudly dissented named W.W. Ahana, owner of W.W. Ahana Co., Chinese tailors, was later beaten by a small mob.⁶⁰

It remains doubtful whether the funds were actually transferred. On January 28, 1902, Consul Yang formed a new organization, the Chinese Relief Society, specifically to take control of the funds. The action was headlined in the English language press with the incendiary phrases, "Will Take Care of [the] Money," "The Chinese Relief Society is Now Formed."⁶¹ The sub-head was no less provocative than the headline and reported that the society was "Composed of [the] Consul's Friends"⁶²

The organization's stated purpose was "to take over the \$10,000 which was donated after the plague fire for relief of destitute Chinese, and the possession of which . . . has been one of the main causes of contention between . . . rival factions."⁶³ Former United Chinese Society president Quon, still serving as custodian of the relief funds, was identified as the treasurer for the new organization, along with Wong Kwai as president, L. Ahlo as vice president, Yee Chin as secretary; and Chu Gem as auditor.⁶⁴

By May 3, 1902, the English language press reported that litigation had been filed by the Chinese Relief Society in order "to declare a trust for the charity funds in dispute."⁶⁵ The outcome of the case remains unknown although it may be conjectured that it was ultimately dismissed because by July 24, 1903, it was declared that the three-year disagreement had ended.⁶⁶ The funds were used to re-build a leasehold building that had been destroyed in the 1900 fire on a mauka lot between Smith and Maunakea that the United Chinese society owned and tenant income was dedicated to the Chinese Hospital.⁶⁷

Unfortunately, all did not end so well for Quon. One month before the resolution of the Chinese relief funds had been announced, he was indicted by a grand jury, arrested on July 19, and arraigned for a February 19 forgery of a \$40 dollar receipt from the fund. Although the amount was miniscule, the news was featured on the front page of one English language paper with the headline, "YIM QUON IS INDICTED FOR FORGERY"⁶⁸ while another paper reported the news with the front page subhead, "Yim Quon Arraigned for Forgery."⁶⁹ Within a week, the case was dismissed⁷⁰ but his reputation with the public had been sullied.

⁶⁰ "The Consul Wins[;] Disposal of the Chinese Plague Relief Funds," *Hawaiian Star*, December 29, 1900, 1: 5.

⁶¹ "Will Take Care of [the] Money," "The Chinese Relief Society is Now Formed," *Commercial Advertiser*, January 29, 1902, 1: 5.

⁶² Ibid.

⁶³ Ibid.

⁶⁴ Ibid.

⁶⁵ "The Relief Society," "A Benevolent Society Which is Disputing With Bow Wong Faction for Control of Charity Funds," *Hawaiian Star*, May 3, 1902, 1: 5.

⁶⁶ "Charity is the Gainer," "Chinese Factional Strife Ends Well," *Hawaiian Gazette*, July 24, 1903, 5: 1.

⁶⁷ Ibid.

⁶⁸ "Yim Quon is Indicted for Forgery," *Hawaiian Star*, May 20, 1903, 1: 3-4.

⁶⁹ "Yim Quon Arraigned for Forgery," *Evening Bulletin*, May 20, 1903, 1: 4.

⁷⁰ "The Yim Quon Case," *Hawaiian Gazette*, May 29, 1903, 5: 1.

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Quon's efforts to ameliorate the effects of the Chinatown Fire and provide for more than 1,000 indigent countrymen, women, and their children were summarily forgotten. Credit for the benevolent work of the United Chinese Society in the fire's aftermath ultimately went instead to H. A. Heen, also known as Chung Mook Heen (1846-1921), who served as president of the organization in 1901. As a result, Quon's record of membership and his having served as secretary and president remained unknown to society members until as late as 2015.⁷¹

Amid the political intrigue of the early 1900s, Chinese (as well as Japanese and Euro-American) business and property owners filed 6,750 claims against the territorial government's Department of Health amounting to \$3.2 million.⁷² The claims took years to be adjudicated in court, and they were ultimately resolved by a settlement that was offered by the U.S. Government in 1903. Property and business owners were given almost \$1.5 million in a group settlement, which was considered to be a paltry sum, caused severe economic hardship for many, and was remembered with disdain for generations.⁷³

⁷¹ Kit Yim, October 12, 13, 2015, personal communications.

⁷² Mohr, *Plague and Fire*, 190.

⁷³ Ibid., 192-193.

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Residence

As described above, Yim Quon devoted his life to his commercial, community, and political ventures, creating a somewhat mercurial home life. It appears that Quon and his family moved back and forth between rural areas and Chinatown. Like many Chinese immigrants, Quon settled on a rice plantation by 1876, soon after arriving in Hawai'i in 1872. Quon then moved into Chinatown at some point between 1882 and 1888, and in 1888 city directories list Quon's residence at "82 Maunakea" in Chinatown.⁷⁴ It is likely that this residence was at the corner of Maunakea and King Streets, near his future store at 75 N. King Street.⁷⁵

By the 1890s, a trend of outmigration from Chinatown to more rural or suburban areas emerged among elite Chinese merchants.⁷⁶ As part of this trend, Quon moved out of Chinatown by 1896, when he was listed as "Yim Kwan, rice planter Kailua," and noted as residing in Kailua.⁷⁷ In 1902, Quon was again identified as a "rice planter [in] Kailua as well as the "proprietor" of Iwilei Rice Mill," who resided on "Iwilei [Roa]d."⁷⁸ Today, the locations of the plantations are urbanized, and buildings dating from this era no longer exist. This interconnectivity between the rural and urban settings of O'ahu is significant within its own right—as discussed under Criterion A—but the consequence is that no residential property remains that can communicate the significance of Yim Quon's life with the same continuity as the commercial building at 75 N. King Street.

CRITERION C

The Yim Quon Building is a two-story retail structure featuring the Commercial Style typical of American Movements of the later 19th and early 20th centuries. One of the oldest buildings in the area, significant elements of the building's original architecture remain, making the Yim Quon Building a contributing element to Honolulu's Chinatown Historic District (placed on the National Register January 17, 1973, No. 73000658).

Erected in 1886, the building's perimeter walls are of brick, reflecting the owner's determination to limit the effects of any second conflagration after the fire earlier that year. The brickwork is American bond, six-pile deep. The front (street facing) façade is covered in plaster, while the high parapet and flat cornice make the building appear more imposing and hides the front-gabled roof. The front fenestration on both floors includes three segmental-arched openings constructed of double rowlock courses of brick. Above the second floor windows are three original, raised, elliptical arches founded upon cruciform impost, similar to the Prairie Style. Further above, a corbelled architrave supports the paneled parapet. At the rear of the building, brick is laid in American Bond, but un-plastered. The three apertures on each floor of the façade remain, but are only visible on the second floor.

⁷⁴ *McKenney's Hawaiian Directory*, 1888: 366.

⁷⁵ Research did not reveal whether any of these residential locations remains extant today.

⁷⁶ Bob Dye, *Merchant Prince of the Hawaiian Islands: Afong and the Chinese in Hawai'i* (Honolulu: University of Hawai'i Press, 1997), 100. Clarence Glick, "Residential Dispersion of Urban Chinese" (*Social Process in Hawaii*, Vol. 2, 1936), 28-34.

⁷⁷ *Directory and Handbook of Honolulu and Hawaiian Islands*, 1896, 324.

⁷⁸ *Ibid.*, 1902, 445.

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Construction of the building sidewalls in 1886 meant additional expense as the walls are pared rather than shared party walls. Again, this reflects the owner's desire for additional protection against fire after the 1886 conflagration.

Original interior walls are brick and were painted. The original 2"x4" ceiling joists remain, laid northeast-southwest, and the trusses, constructed of 9¾"x3" members, as well.

In 2016, a series of alterations were undertaken, following the *Secretary of the Interior's Standards for Rehabilitation* as part of a federal historic rehabilitation tax credit project. (These and earlier alterations are discussed in Section 7.)

Today, the 1886 Yim Quon Building retains significant integrity in all six sections of the federal guidelines:

- Location the same since 1886
- design elements such as shape, massing and façade
- setting in the densely populated area
- materials, including brick and plaster
- workmanship, such as construction of exterior walls
- association with the Asian-American experience

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Yim, Kit. Translator, CH2MHill, October 12 and 13, 2015. Personal communications.

"Yim Quon. Last Will and Testament." 1887, 1898, Honolulu, T.H.

"Yim Quon." Naturalization Record, Series 234, Vol. 3, p. 86, Sep. 29, 1890. From the Hawaii State Archives, Honolulu, Hawai'i.

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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
☒ Other

Name of repository: Honolulu Authority for Rapid Transportation (HART)

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.04 acres

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: |

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Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 4Q	Easting: 617874	Northing: 2357036
2. Zone: 4Q	Easting: 617871	Northing: 2357042
3. Zone: 4Q	Easting: 617855	Northing: 2357033
4. Zone: 4Q	Easting : 617860	Northing: 2357027

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

The boundaries of the Yim Quon Building are the same as the legal boundaries of the property and include four contiguous parcels: Lot 9 (Lot 1A), Lot A1-A1, Lot A1-A2, and Lot C-1. (Refer to Maps 7-11)

Boundary Justification (Explain why the boundaries were selected.)

The Yim Quon Building fully fills the lots that it occupies, and it shares paired sidewalls with the adjacent buildings to the northwest and southeast. As such, the lot lines for the property are the same as the exterior wall lines for the building. The boundaries of the Yim Quon Building are the exterior faces of the front (northeast) and rear (southwest) façades, as well as the centerlines through the paired sidewalls shared with the two adjacent buildings on either side (northwest and southeast). As illustrated by historic Sanborn Fire Insurance Maps (Maps 3 through 6), the building has maintained these boundaries since ca. 1906, when it expanded to the rear to occupy lot A-1-AS.

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11. Form Prepared By

name/title: Stanley Solamillo/Architectural Historian
organization: Honolulu Authority for Rapid Transportation (HART)
street & number: Ali'i Place, 1099 Alakea Street, 17th Floor
city or town: Honolulu state: HI zip code: 96813
e-mail: ssolamillo@honolulu.gov
telephone: 808-788-6187; cell 808-250-3273
date: 06-01-17

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.
 - Map 1. U.S. Geological Survey. "Oahu." U.S. Department of the Interior, 1970.
 - Map 2. U.S. Geological Survey. "Honolulu, HI Quadrangle." U.S. Department of the Interior, 1998.
 - Map 3. U.S. Geological Survey. "Honolulu, HI Quadrangle." U.S. Department of the Interior, 1998.
 - Map 4. Dakin Map Company, 1891.
 - Map 5. Dakin Map Company, 1906.
 - Map 6. Sanborn Map Company. *Insurance Maps of Honolulu, Oahu, Territory of Hawaii*, 1914.
 - Map 7. Sanborn Map Company. *Insurance Maps of Honolulu, Oahu, Territory of Hawaii*, 1927.
 - Map 8. Sanborn Map Company. *Insurance Maps of Honolulu, Oahu, Territory of Hawaii*, 1927, Revised 1955.
 - Map 9. Plat map illustrating the boundaries of the Yim Quon Building National Register property.
 - Map 10. Detail of plat map highlighting Lot 9 (formerly known as Lot 1A).
 - Map 11. Detail of plat map highlighting Lot 1-A-1.
 - Map 12. Detail of plat map highlighting Lot 1-C-1.
 - Map 13. Detail of plat map highlighting Lot A-1-AS.
- **Figures:**
 - Figure 1. Enlargement from R.J. Baker photograph titled, "King St., Looking Diamond Head from Maunakea c. 1945." Photo No.1509. Courtesy of Bishop Museum.
 - Figure 2. Floor plan and photo key plan of first floor before rehabilitation.
 - Figure 3. Floor plan and photo key plan of second floor before rehabilitation.

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- Figure 4. Floor plan and photo key plan of first floor after rehabilitation.
 - Figure 5. Floor plan and photo key plan of second floor after rehabilitation.
 - 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

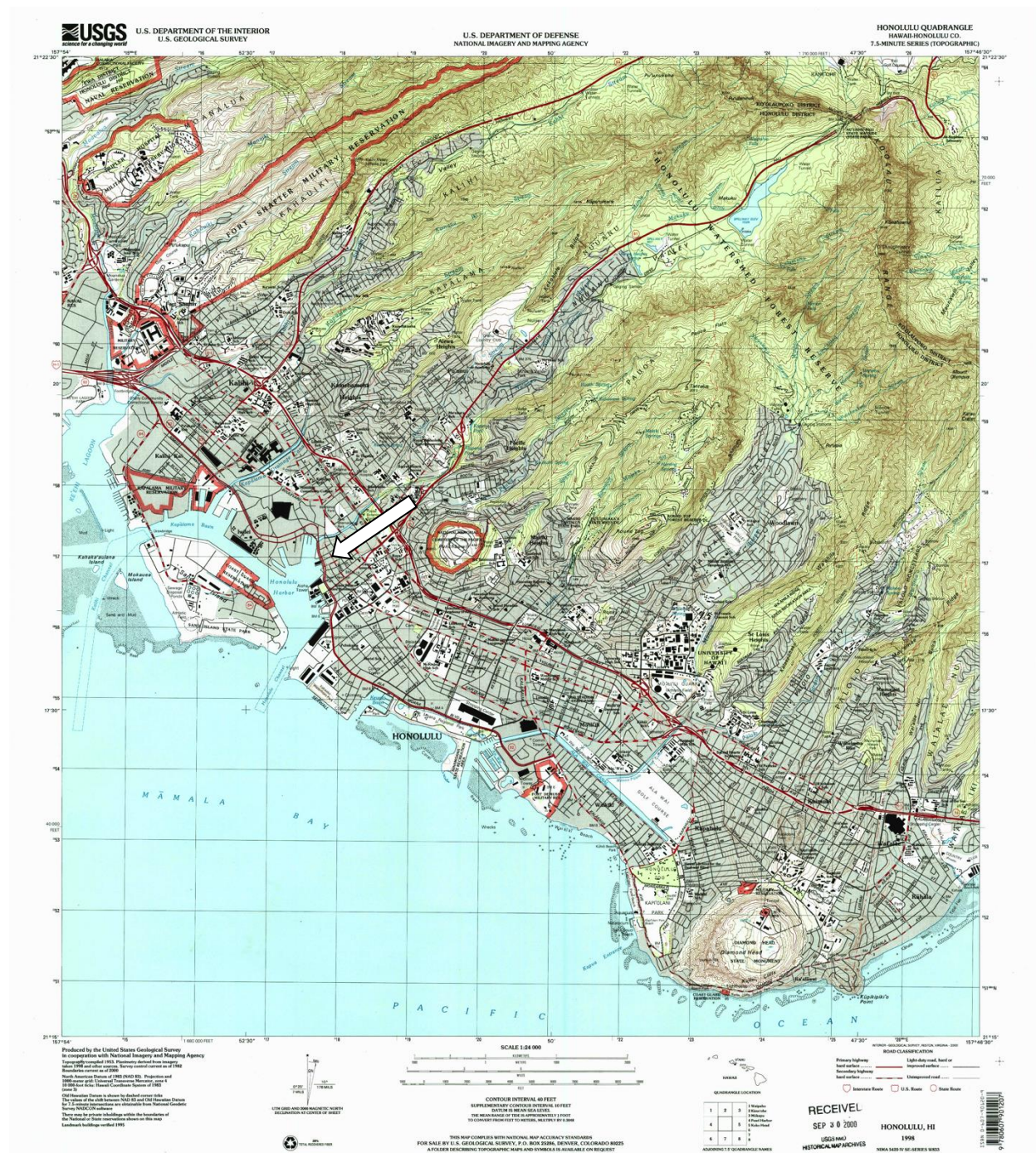
Map 1. US Geological Survey. "Oahu". (HI_Oahu34939_1970_250000.) U.S. Department of the Interior, 1970. Yim Quon Building indicated by white arrow.



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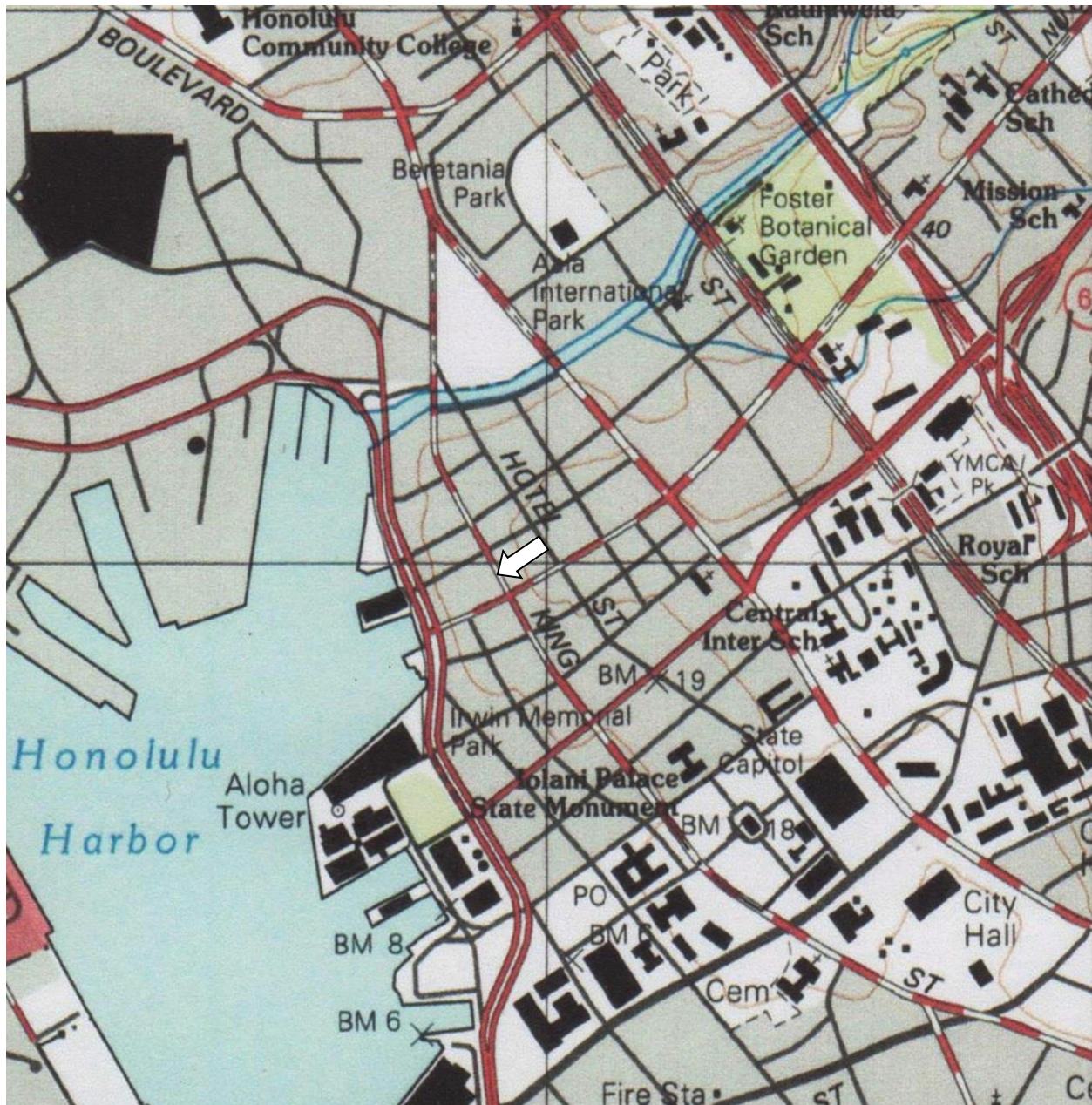
Map 2. US Geological Survey. "Honolulu, HI Quadrangle." U.S. Department of the Interior, 1998. Yim Quon Building indicated by Arrow.



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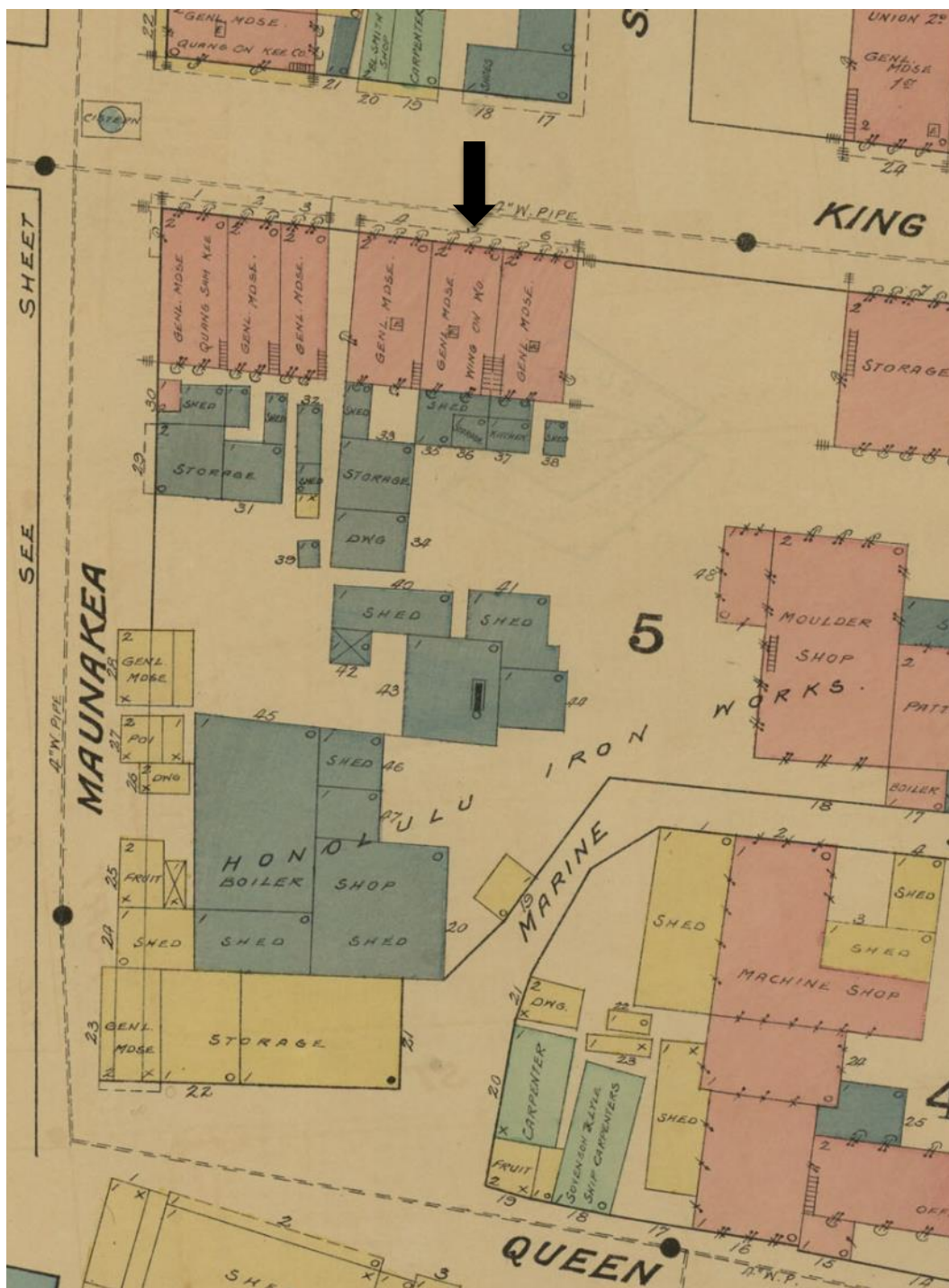
Map 3. U.S. Geological Survey. "Honolulu, HI Quadrangle." U. S. Department of the Interior, 1998. Yim Quon Building indicated by arrow.



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Map 4. Dankin Map Company, 1891. Yim Quon Building indicated by arrow.



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Map 5. Dankin Map Company, 1906. Yim Quon Building indicated by arrow.



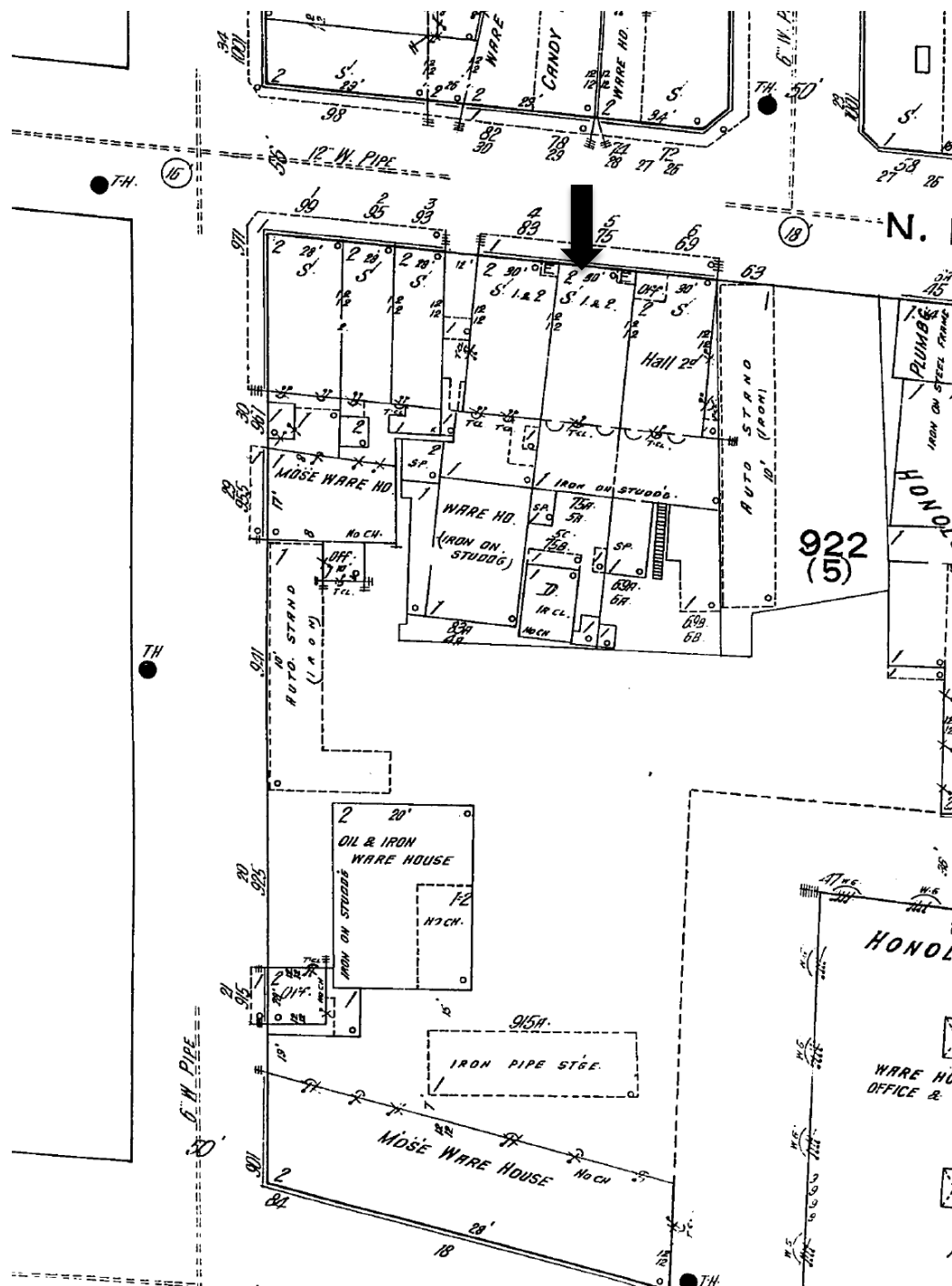
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Map 6. Sanborn Map Company. *Insurance Maps of Honolulu, Oahu, Territory of Hawaii*, 1914.
Yim Quon Building indicated by arrow.



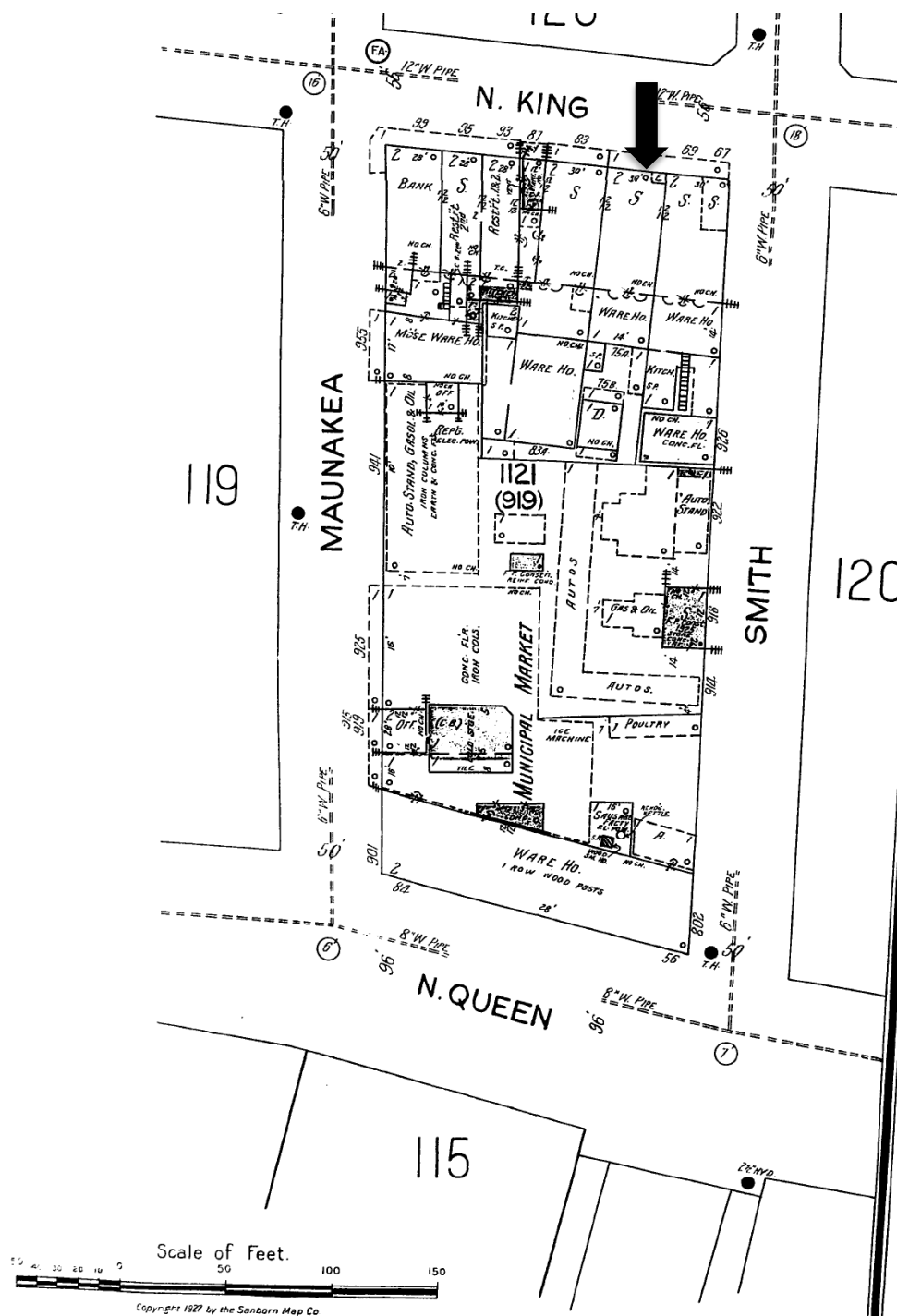
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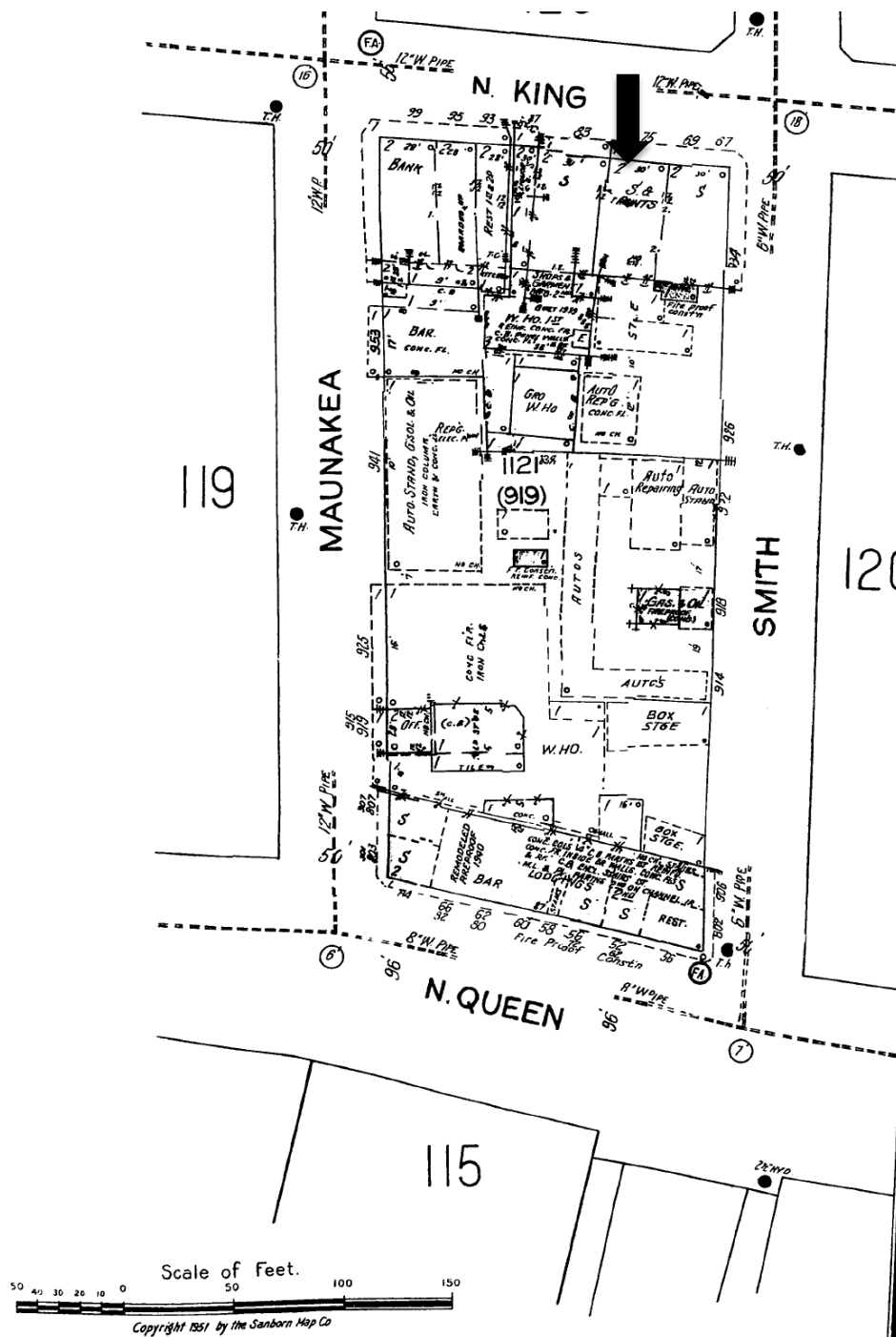
Map 7. Sanborn Map Company. *Insurance Maps of Honolulu, Oahu, Territory of Hawaii*, 1927. Yim Quon Building indicated by arrow.



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Map 8. Sanborn Map Company. *Insurance Maps of Honolulu, Oahu, Territory of Hawaii*, 1927, Revised 1955. Yim Quon Building indicated by arrow.



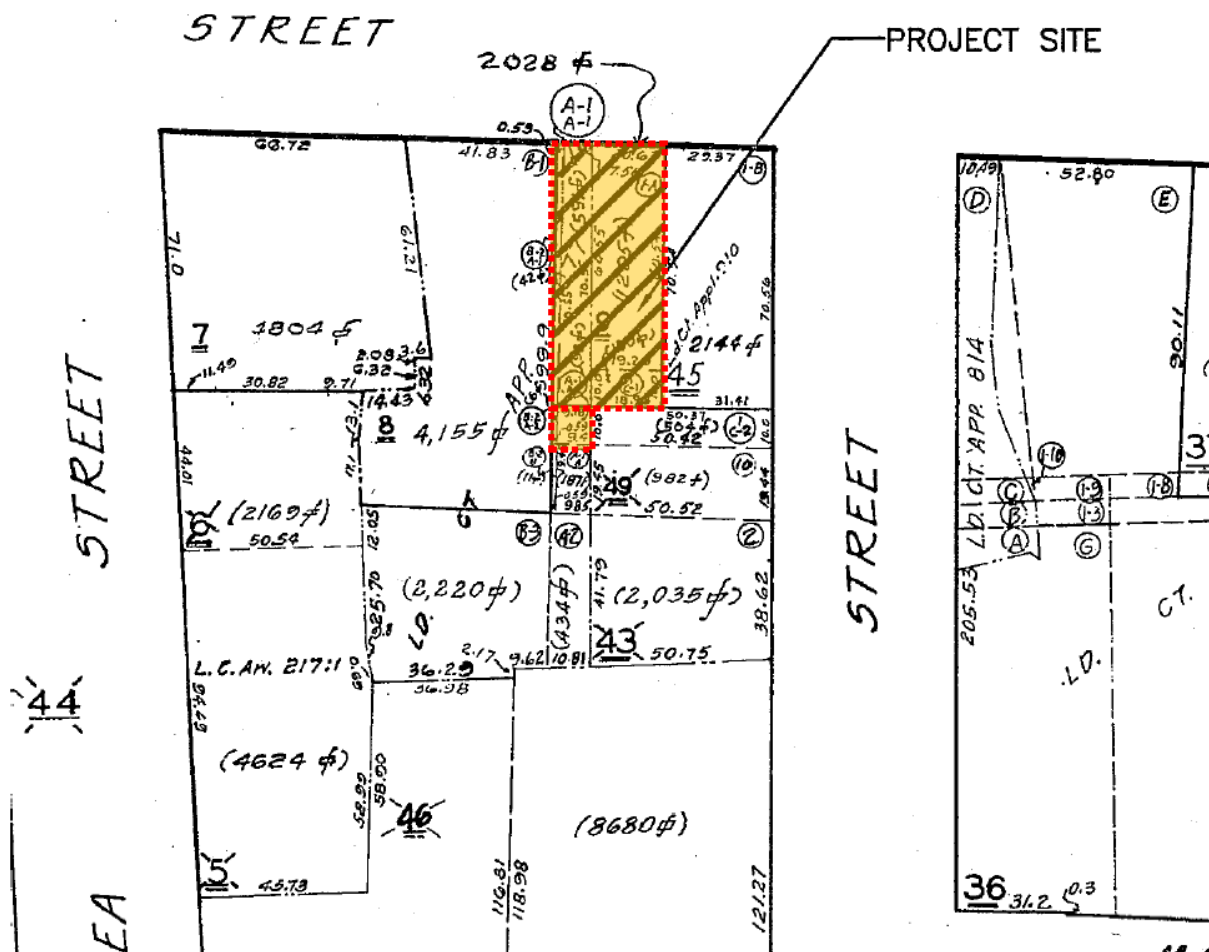
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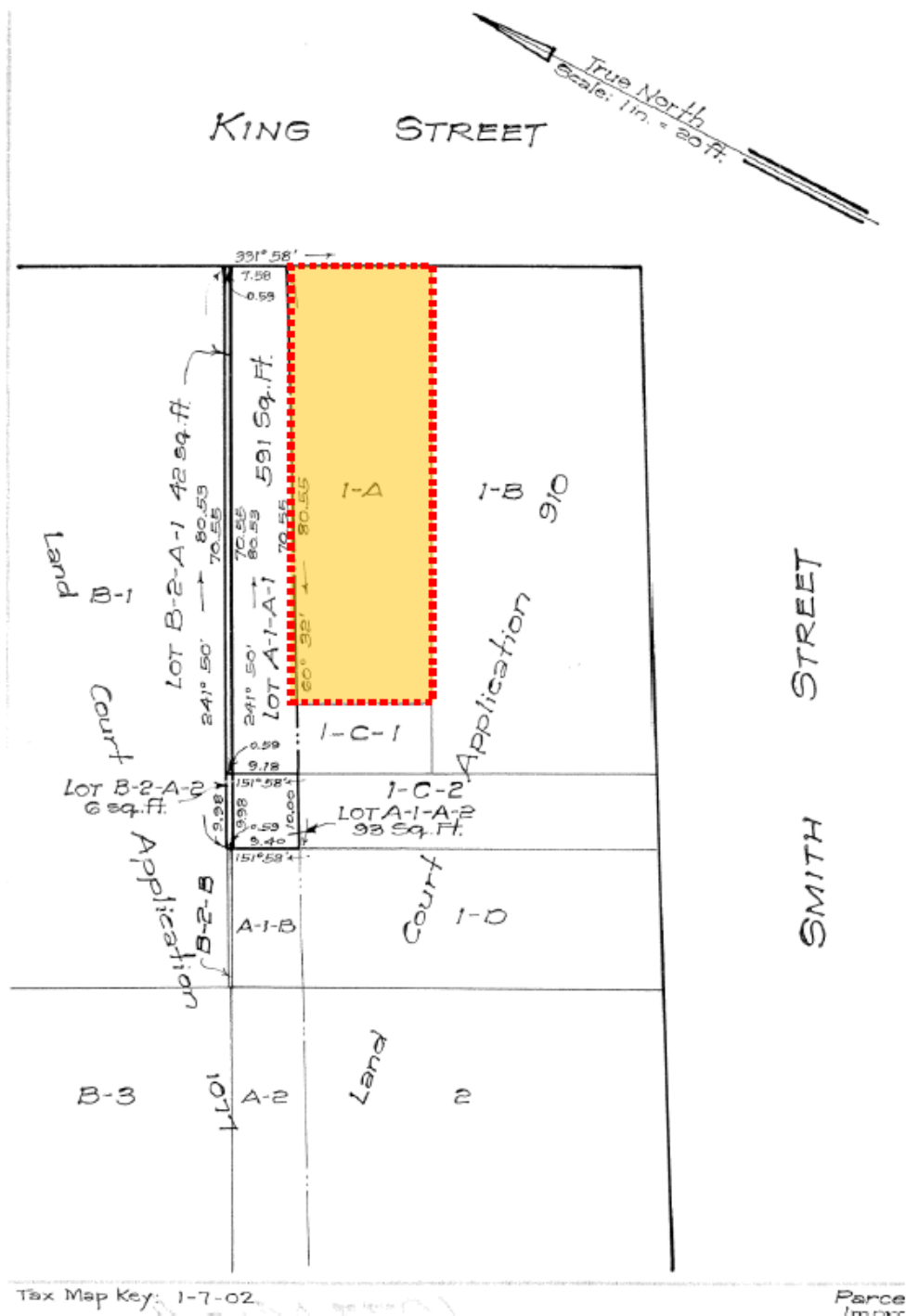
Map 9. Plat map illustrating the boundaries of the Yim Quon Building National Register property. *Territory of Hawaii, Taxation Maps Bureau, Tax Map, First Division, Zone 1, Section 7, Plat 02, n.d.* The four contiguous parcels that form the property—Lot 9 (Lot 1A), Lot A1-A1, Lot A1-A2, and Lot C-1—all are outlined in red and highlighted in yellow.



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Map 10. Detailed of plat map highlighting Lot 9 (formerly known as Lot 1A). *Territory of Hawaii, Taxation Maps Bureau, Land Application 1077, Map 4, 1957.* Lot 9 (Lot 1A) is 1,251.56 square feet in area.



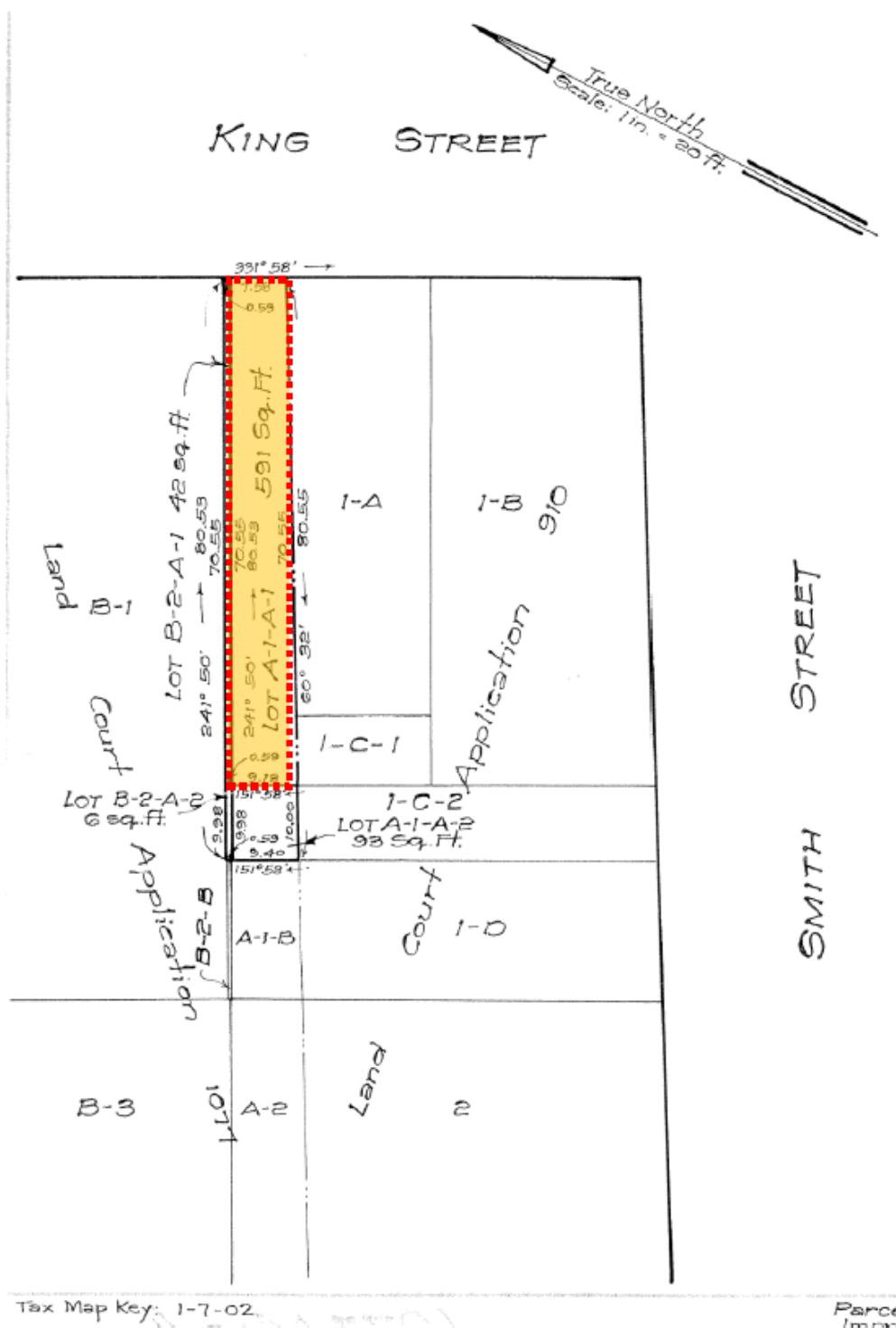
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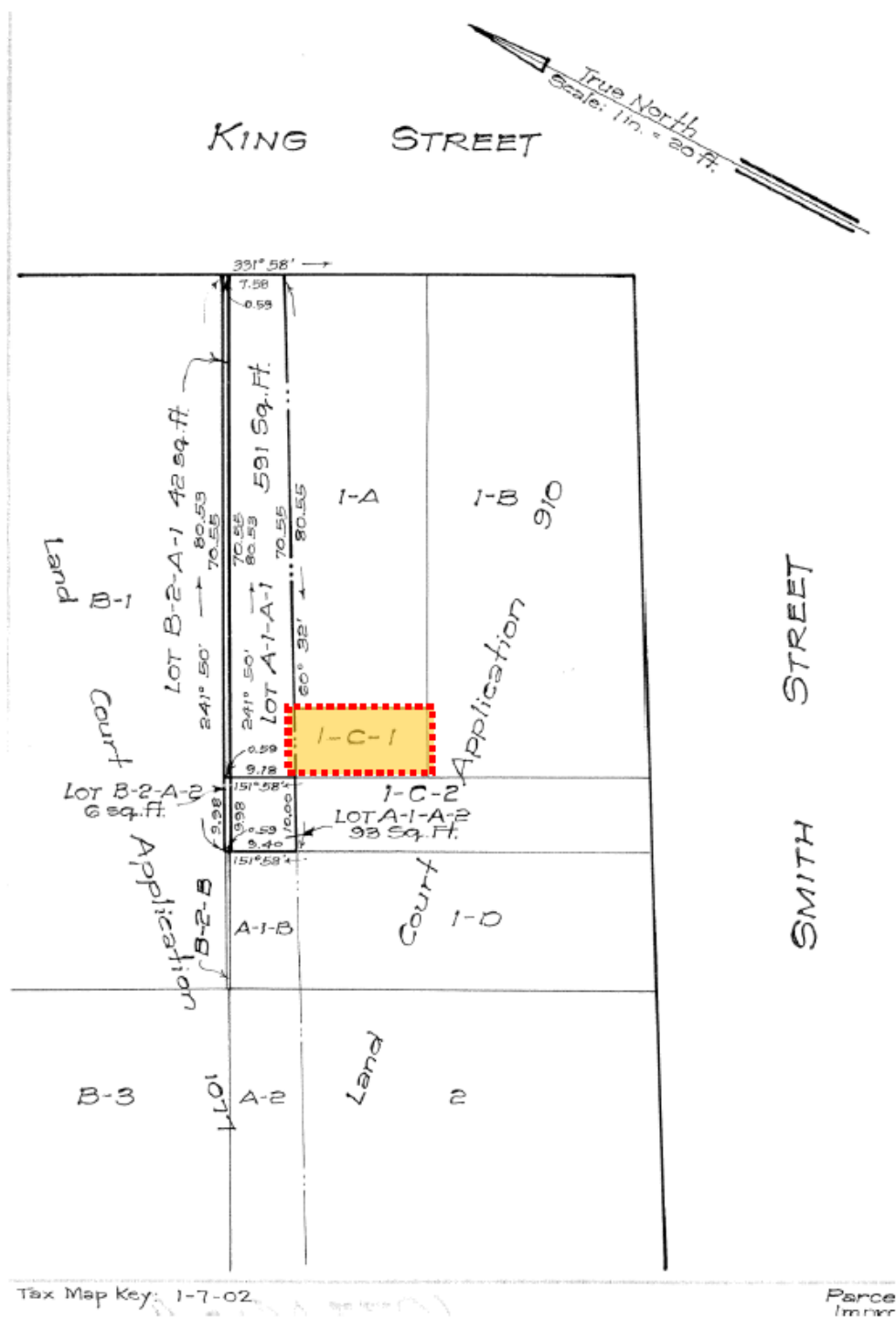
Map 11. Detailed of plat map highlighting Lot 1-A-1. *Territory of Hawaii, Taxation Maps Bureau, Land Application 1077, Map 4, 1957.* Lot 1-A-1 is 591 square feet in area.

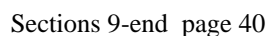


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Map 12. Detailed of plat map highlighting Lot 1-C-1. *Territory of Hawaii, Taxation Maps Bureau, Land Application 1077, Map 4, 1957.* Lot 1-C-1 is 192.0 square feet in area.





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Figures

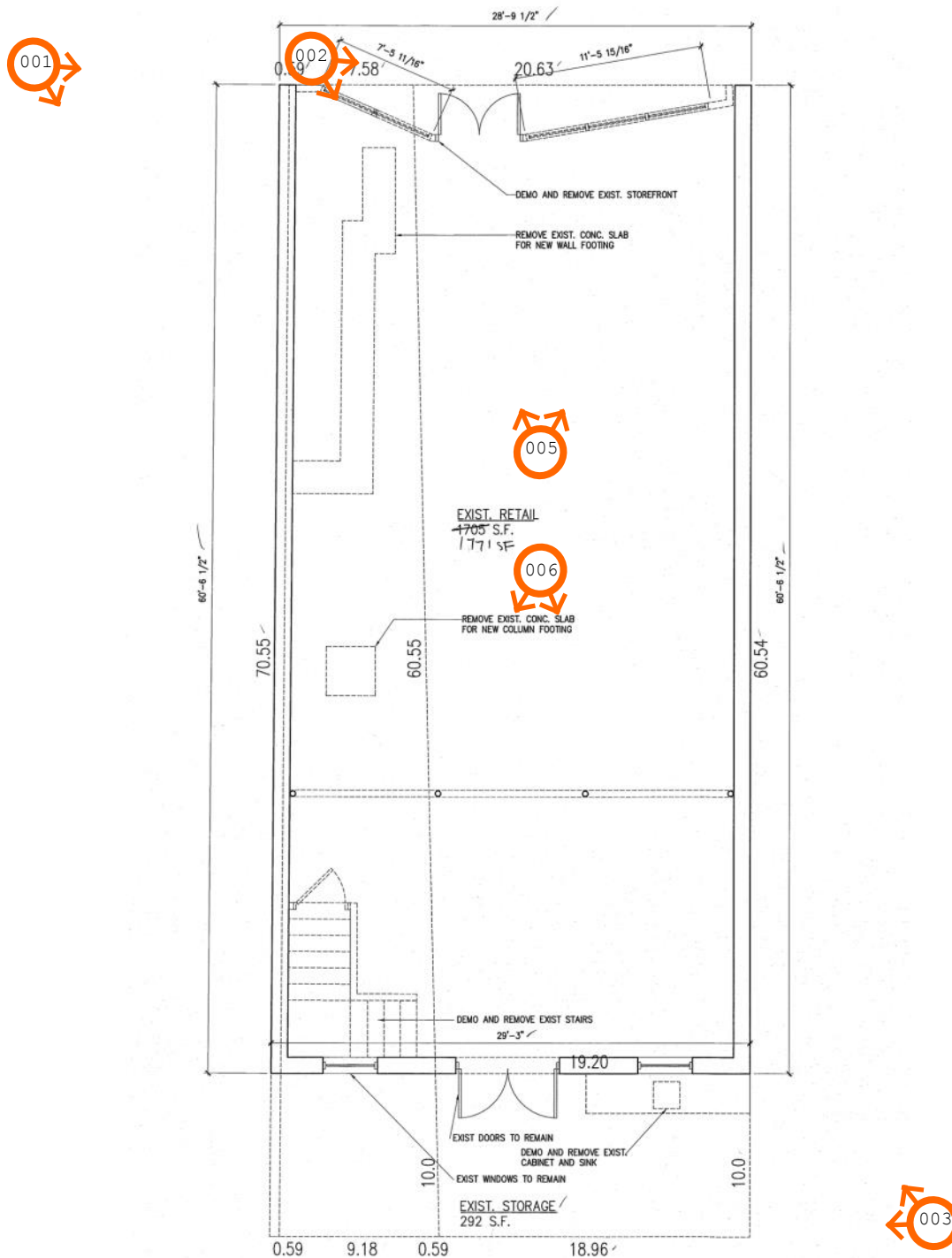
Figure 1. Enlargement from an R.J. Baker photograph titled, "King St., Looking Diamond Head from Maunakea c. 1945." Photo No.1509. *Courtesy of Bishop Museum.* Yim Quon Building indicated by arrow.



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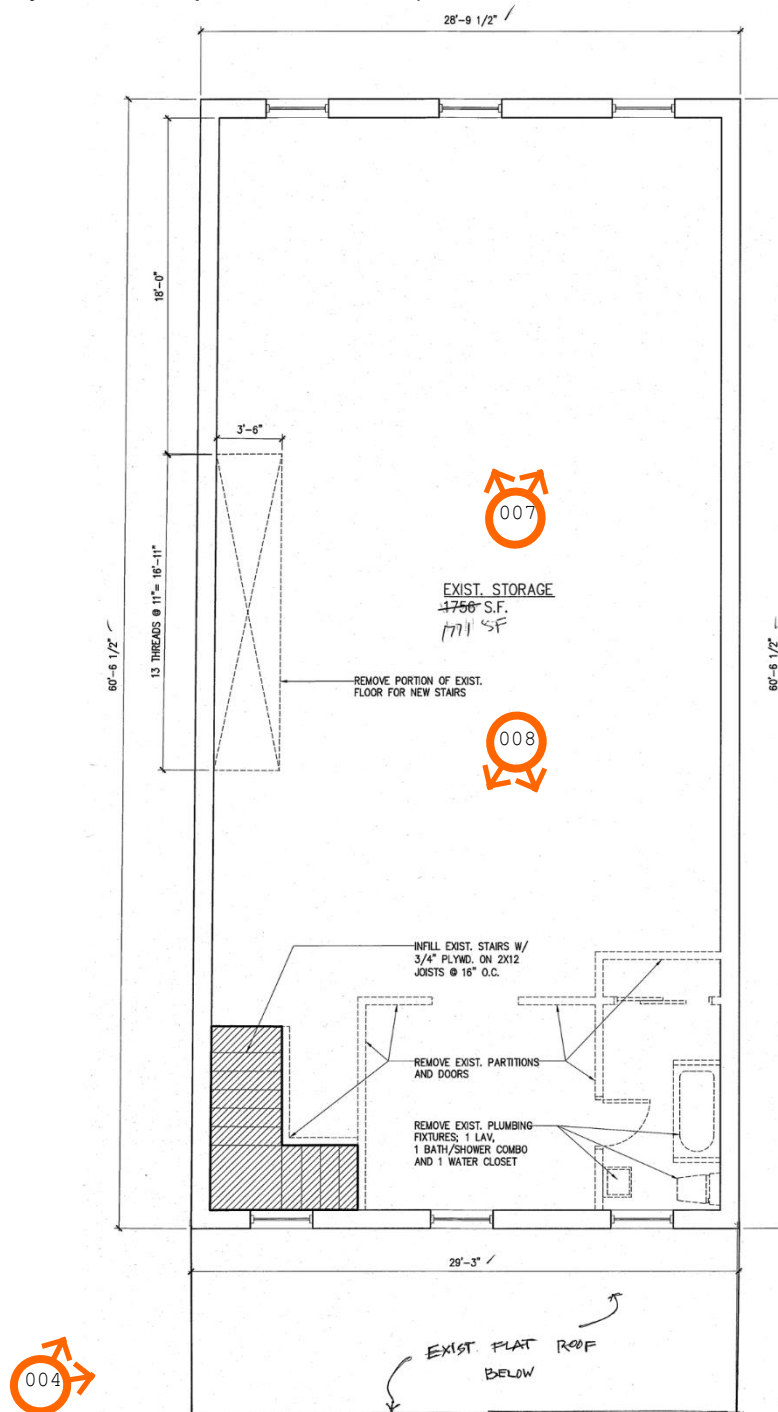
Figure 2. Floor plan and photo key plan of first floor before rehabilitation. (Numbers in directional symbols are photo numbers.)



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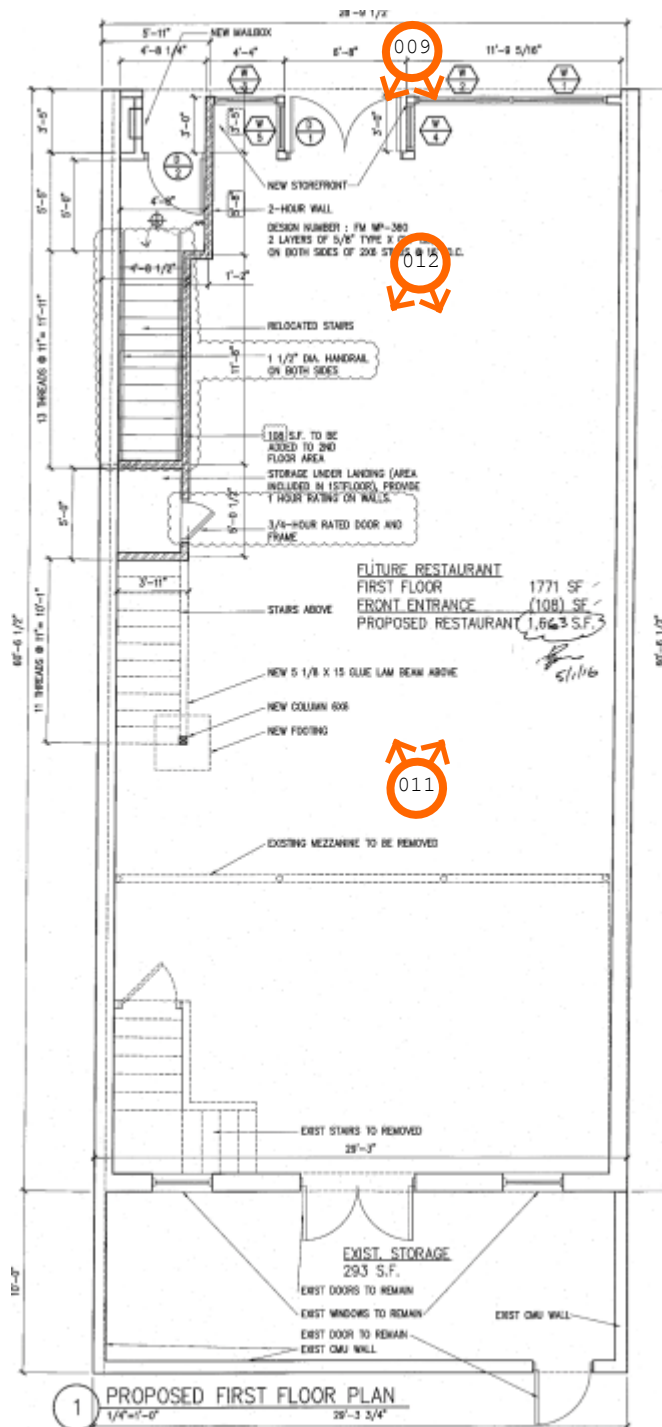
Figure 3. Floor plan and photo key plan of second floor before rehabilitation. (Numbers in directional symbols are photo numbers.)



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Figure 4. Floor plan and photo key plan of first floor after rehabilitation. (Numbers in directional symbols are photo numbers.)



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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.

PHOTO LOG

Name of Property:	Yim Quon Building
City or Vicinity:	Honolulu
County:	Honolulu
State:	Hawai'i
Name of Photographer:	Stanley Solamillo
Dates Photographed:	Various dates (2015 - 2017)
Location of Original Digital Files:	HART Ali'i Place, 1099 Alakea Street, 17 th Floor, Honolulu, HI 96813

Photo 001 (HI_Honolulu_YimQuonBld_001)

Front (Northeast) façade, camera facing Southwest (2015).

Photo 002 (HI_Honolulu_YimQuonBld_002)

Front (Northeast) façade before rehabilitation, camera facing Southwest (2015).

Photo 003 (HI_Honolulu_YimQuonBld_003)

Rear (Southwest) façade before rehabilitation, camera facing North (2015).

Photo 004 (HI_Honolulu_YimQuonBld_004)

Rear (Southwest) façade before rehabilitation, aerial oblique, camera facing North (2015).

Photo 005 (HI_Honolulu_YimQuonBld_005)

First Floor interior before rehabilitation, camera facing Northeast (2015).

Photo 006 (HI_Honolulu_YimQuonBld_006)

First Floor interior before rehabilitation, camera facing Southwest (2015).

Photo 007 (HI_Honolulu_YimQuonBld_007)

Second Floor interior before rehabilitation, camera facing Northeast (2015).

Photo 008 (HI_Honolulu_YimQuonBld_008)

Second Floor interior before rehabilitation, camera facing Southwest (2015).

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Photo 009 (File Name: HI_Honolulu_YimQuonBld_009)

Front (Northeast) façade after rehabilitation, camera facing southwest (2017).

Photo 010 (HI_Honolulu_YimQuonBld_010)

Rear (Southwest) façade after rehabilitation, camera facing North (2017).

Photo 011 (HI_Honolulu_YimQuonBld_011).

First Floor interior after rehabilitation, camera facing Northeast (2017).

Photo 012 (HI_Honolulu_YimQuonBld_012)

First Floor interior after rehabilitation, camera facing Southwest (2017).

Photo 013 (HI_Honolulu_YimQuonBld_013)

Second Floor interior after rehabilitation, camera facing Northeast (2017).

Photo 014 (HI_Honolulu_YimQuonBld_014).

Second Floor interior after rehabilitation, camera facing Southwest (2017).

Photo 015 (HI_Honolulu_YimQuonBld_015).

Second Floor interior after rehabilitation, camera facing North (2016).

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PHOTOS

Reproductions of photos of the Yim Quon Building are embedded below. Note that photos are also provided as high-resolution electronic files (TIFFs), complying with the National Register Photo Policy Expansion.

Photo 001 (HI_Honolulu_YimQuonBld_001). Front (Northwest) façade, camera facing Southwest (2015). Yim Quon Building indicated by arrow.



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Photo 002 (HI_Honolulu_YimQuonBld_002). Front (Northwest) façade before rehabilitation, camera facing Southwest.



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Photo 003 (HI_Honolulu_YimQuonBld_003). Rear (Southwest) façade before rehabilitation, camera facing North (2015). Yim Quon Building indicated by arrow.



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Photo 004 (HI_Honolulu_YimQuonBld_004). Rear (Southwest) façade before rehabilitation, aerial oblique, camera facing North (2015). Yim Quon Building indicated by arrow.



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Photo 005 (HI_Honolulu_YimQuonBld_005). First Floor interior before rehabilitation, camera facing Northeast (2015).



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Photo 006 (HI_Honolulu_YimQuonBld_006). Second Floor interior before rehabilitation, camera facing Southwest (2015).



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Photo 007 (HI_Honolulu_YimQuonBld_007). Second Floor interior before rehabilitation, camera facing Northeast (2015).



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Photo 008 (HI_Honolulu_YimQuonBld_008). Second Floor interior before rehabilitation, camera facing Southwest.



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Photo 009 (File Name: HI_Honolulu_YimQuonBld_009). Front (Northeast) façade after rehabilitation, camera facing Southwest (2017).



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Photo 010 (HI_Honolulu_YimQuonBld_010). Rear (Southwest) façade after rehabilitation, camera facing North (2017).



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Photo 011 (HI_Honolulu_YimQuonBld_011). First Floor interior after rehabilitation, camera facing Northeast (2017).



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Photo 012 (HI_Honolulu_YimQuonBld_012). First Floor interior after rehabilitation, camera facing Southwest (2017).



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Photo 013 (HI_Honolulu_YimQuonBld_013). Second Floor interior after rehabilitation, camera facing Northeast (2017).



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Photo 014 (HI_Honolulu_YimQuonBld_014). Second Floor interior after rehabilitation, camera facing Southwest (2017).



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Photo 015 (HI_Honolulu_YimQuonBld_014). Second Floor interior after rehabilitation, camera facing North (2016).



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- **Sketch map** for historic districts and properties having large acreage or numerous resources.
Key all photographs to this map.
N/A
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
None

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.