

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: Judd BuildingOther names/site number: Judd Block, SIHP Number 50-80-14-09905

Name of related multiple property listing:

Merchant Street Historic District

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

**2. Location**Street & number: 851 Fort Street MallCity or town: Honolulu State: Hawaii County: 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 \_\_\_ local

Applicable National Register Criteria:

\_\_\_A \_\_\_B \_\_\_C \_\_\_D

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Signature of certifying official/Title:

Date

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State or Federal agency/bureau or Tribal Government

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

\_\_\_\_\_  
Signature of commenting official:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title :

\_\_\_\_\_  
State or Federal agency/bureau  
or Tribal Government

#### 4. National Park Service Certification

I hereby certify that this property is:

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

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

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**Category of Property**

(Check only **one** box.)

Building(s)	<input checked="" type="checkbox"/>
District	<input type="checkbox"/>
Site	<input type="checkbox"/>
Structure	<input type="checkbox"/>
Object	<input type="checkbox"/>

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>                    </u>	buildings
<u>                    </u>	<u>                    </u>	sites
<u>                    </u>	<u>                    </u>	structures
<u>                    </u>	<u>                    </u>	objects
<u>                    </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; business, office building

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**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE; *business*, office building

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS: Beaux Arts, Beaux Arts Classicism

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STUCCO

### 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 Judd Building, or “Judd Block” as it was sometimes referred to, occupies the southern corner of the intersection of Merchant Street and the Fort Street Mall in downtown Honolulu. Completed in 1899, the building was a “sky scraper” of its time at four stories. According to Sanborn maps of the area, a fifth floor was added some time between 1914 and 1927. The Judd Building has had several small- and large-scale renovations since the fifth floor addition, and today the building is a mix of historic and non-historic materials and design. The Judd Building is a refined Beaux Arts style building with two main façades flanking a chamfered corner and is an irregular parallelogram in plan. The main façades of the buildings are visually divided into four horizontal bands of differing design elements. Historic design details include prominent window heads with ornate corbels; unique, narrow, linear quoins of alternating sizes; stylized belt courses, and an ornate frieze with garlands, swags and cornucopias. The ground floor has been significantly altered since construction and now features large round-arched windows and an operable, but unused, entrance on the chamfered corner. The fifth floor addition appears to maintain some historic features from its construction in the early 20<sup>th</sup> century, but they are obscured by a continuous band of non-historic, projecting, tinted windows. Changes to the first and fifth floors along with replacement windows throughout impact the Judd Building’s integrity of design, materials and workmanship. The Judd Building enjoys continued use as an office building in downtown Honolulu and maintains integrity of location, setting, feeling and association.

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The Judd Building was added to the Hawaii Register of Historic Places in 1972. It is also included in the Merchant Street Historic District as a contributing building to that district (Multi-Property District, National Historic District National Register of Historic Places #73000661). The four-square-block district was once the main street of Honolulu's financial and civic center. The National Register nomination for the Merchant Street Historic District was recently amended and updated and is pending approval. If approved, it will be called the Merchant Street Commercial and Civic Historic District. It has Hawaii State Historic Preservation Division Historic Site Number 80-14-9905. The building is also part of the Merchant and Nuuanu Streets Historic American Building Survey (HABS HI-55-G, 1987).

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## Narrative Description

The Judd Building is a five-story, commercial office building located at 851 Fort Street Mall in downtown Honolulu on the island of Oahu. The Judd Building is located on an irregularly shaped city block bounded by Merchant Street, Bishop Street, Queen Street, and the Fort Street Pedestrian Mall. This block contains several significant historic buildings including the Stangenwald Building (1901), the Honolulu Star-Bulletin Building (1911), the Alexander & Baldwin Building (1929), and the C. Brewer Building (1930). The Judd Building directly abuts the Stangenwald Building to the south-southeast and shares a private parking lot with the C. Brewer Building to the rear. During the period of significance, Fort Street had not yet been converted into a pedestrian mall and was a conventional thoroughfare for carriages, automobiles, and streetcars. The area was historically urban, commercial, and business-oriented. It retains those characteristics today with greater density and increased downtown development.

A chamfered front corner and a notch in the rear of the building make the footprint somewhat irregular, but the Judd Building is "generally rectangular (in plan), measuring approximately 77' along Merchant Street, 64' along Fort Street, 82' along the makai rear, and 65' along the Diamond Head side."<sup>1</sup> The building is approximately 72' tall and sits on a rectangular lot of 5,049 square feet. It was designed with two main façades and a corner entrance to make the most of its strategic location. Neither façade is dominant, though the Merchant Street side is one bay longer than the Fort Street side. Its south-southeast minor façade is obscured by the adjacent Stangenwald Building. Its west-southwest minor façade is unadorned. The building is constructed of masonry, steel and concrete. Citing a 1900 fire insurance map, a 1987 HABS report states that the foundation is coral rock "supporting a ground story of dressed blue stone, which extended up to the first-story sill."<sup>2</sup> Walls are steel-framed and clad in "Roman brick," which was yellow in color and both longer and narrower than standard bricks of the time, measuring 2" x 12". Today the brick is painted. Alterations to the first floor exterior, including the application of stucco, leave no visible evidence of coral block or dressed blue stone. The roof of the Judd Building is flat with a slight slope for drainage. A simple cornice defines the parapet roofline.

The Judd Building is predominantly refined Beaux Arts in style with elements of Italianate design. Alterations to the first and fifth floors are non-historic, and do not align with either Beaux

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<sup>1</sup> Robert C. Giebner for the National Park Service, "Historic American Building Survey No. HI-55 G: Merchant and Nuuanu Streets—Judd Building," Library of Congress, <https://cdn.loc.gov/master/pnp/habshaer/hi/hi0000/hi0073/data/hi0073data.pdf>, 5.

<sup>2</sup> Ibid, 2.

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Arts or Italianate design principles. There are six bays on the Merchant Street façade and five on the Fort Street Mall façade. A single bay comprises the chamfered corner. Window and door openings are arranged in stacks, and though the size and shapes of the openings varies by floor, the overall rhythm is of neat, vertically and horizontally aligned openings. The Judd Building façade is divided into four horizontal bands, each with a distinct set of design elements. The original four-story design was divided into three horizontal bands suggestive of a classical entablature. The first floor represented the architrave; the second and third floors the frieze; the fourth, and most ornate, represented the cornice. The addition of a fifth floor impacted the original design, but the theme of entablature has been carried through subsequent exterior alterations. Today, the ground floor constitutes the first band and is the most modified of the four. The original design of the ground floor featured large, square windows and doors separated by cast iron pilasters that supported a simple entablature creating a visual distinction between the first and second bands of the façade. In 1978-79, the first floor was remodeled. The pilasters were removed, square openings were replaced with round-arched ones, and stucco was added. For a time, there was an arched, tinted-glass awning across the top of the first floor, but it has since been removed.

From the chamfered corner moving left, the first floor of the Merchant Street facade of the Judd Building features five, evenly-spaced, recessed, round-arched, fixed-glass windows. The sixth and final bay contains a small, deeply-recessed, single doorway and is the only opening on the façade that does not maintain the rhythm of vertical stacks as it is located slightly to the left of the window above it rather than centered below. The opening on the chamfered corner is an operable, though unused, double glass door with a fixed, round-arched transom that follows the fenestration pattern of the surrounding windows. It is flanked by non-historic lighting fixtures and has a recent, projecting, standing seam, round arched canopy above with the words "reyn spooner" across the front. The first floor façade along the Fort Street Mall follows the same pattern as the Merchant Street side. The first four bays are occupied by evenly-spaced, recessed, round-arched, fixed-glass windows. The fifth bay contains a deeply recessed entryway with a set of multi-light, wood and glass double doors with no arch above. The entryway is flanked by non-historic lighting fixtures and has a projecting, standing seam, round-arched canopy above like that at the chamfered corner. This canopy has no words on it. Wrapping across the entire first floor façade is an implied entablature reminiscent of the building's original design. A projecting, contoured belt course directly above the arched openings serves as the architrave. Above the belt course is a wide strip of stucco with patterns of projecting and recessed rectangles that serves both to merge historic design elements from the floors above with the remodeled ground floor and as the frieze of the entablature. The cornice is historic and appears to be original to the building. It projects slightly from the wall of the building and features a stylized wave pattern.

The second and third floors comprise the building's second decorative band. It appears that all original historic details are intact. Both floors are identical with vertically-oriented, rectangular, multi-light windows with operable transoms above. Each window features a flush, but prominent stepped window head with a central, ornately carved corbel. The second floor windows rest atop the wave-patterned cornice, and the third floor windows have individual sills. The four corners of the main façades are defined by distinctively patterned quoins. Rather than traditional, block-like quoins, the Judd Building's are narrow, horizontal strips of alternating lengths and widths atop and slightly projecting, central, vertical band. The third floor is topped by a two-part cornice. The bottom section is a flat, slightly projecting, patterned course that supports a more prominent, decorative, rounded stringcourse of stylized leaves and ribbons.

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The fourth floor constitutes the third band and is the most ornate of the four. All original design details are intact. The windows of the fourth floor are slightly narrower than those of the second and third floors, creating a sense of delicacy and refinement. Fourth-floor windows are comprised of a fixed, multi-light lower section topped with a round arch inset with an operable transom. Each window features a prominent, projecting, arched window head with a central, ornately carved corbel. The brickwork of the fourth floor is more intricate than elsewhere on the façade. The bricks were laid in a rusticated pattern, common in Beaux Arts style buildings. Of note are the unique quoins that continue from the second and third floor facades but change in design in order to accommodate the rusticated brick. In another nod to delicacy and refinement, the fourth-floor quoins are smaller than those on the second and third floors and, rather than projecting from the façade, are created simply by altering the brick pattern at the corners of the building.

Above the rusticated brick and incorporating the arched window heads is an ornate, terra cotta frieze with wreaths, swags, garlands and cornucopias. Continuing upward is the original parapet roof cornice that now serves as the base of the fifth floor addition. Historic photographs indicate this cornice once had Italianate style brackets, which are no longer present. Ca. 1978-79, a continuous band of projecting, tinted windows were installed on the fifth floor to create a solarium. Architectural and structural details of the fifth floor are difficult to discern through the windows, but quoins flanking the chamfered corner are visible through the glass. Quoins are also present on the small areas of fifth floor façade not covered by windows – the far left of the Merchant Street side and far right of the Fort Street Mall side. The quoins are not in the same style as those on the rest of the building, but rather are more traditional rectangular blocks. The roofline of the building is defined by a simple cornice.

The minor façade, or west-southwest elevation, of the Judd Building was originally completely unadorned. Today, the ground floor has some decorative elements applied to it as part of the C. Brewer & Co. Building's parking area. A slightly-projecting, single-story, rough stucco wall runs the length of rear elevation of the Judd Building. Attached to the wall at a setback of roughly three feet from the Fort Street Mall façade is a Spanish tile-roofed arch that serves as the exit point for the private parking area. Continuing south-southeast through the arch and into the parking area, the applied stucco wall features four grill-covered openings. The first is a single small, vertically-oriented, rectangular opening. The other three are larger and grouped together about seven feet farther down the wall. All four openings are covered by breeze block-style grillwork matching that found on the C. Brewer & Co. Building. Continuing farther down the wall, there is a Spanish tile-covered shed roof that provides covered parking for a small number of cars in the parking area.

The second, third and fourth floors of the rear of the Judd Building are conventional brick in a common bond pattern. There are ten irregularly-placed windows among the three floors. The lowest windows are covered by metal safety bars. The upper window openings are a mix of jack arches and segmental arches. There is evidence of historic window openings having been bricked in. The fifth floor appears to be stucco or some other smooth surface and features three windows. The southern corner of the Judd Building is a square-shaped cutaway notch. Its historic configuration is unknown, but today it is enclosed by a two story wall (a portion of which supports the parking shed roof). On the southern-most line of the property, a non-historic, three story addition rises from the behind the two story wall leaving a negative space between the main part of the Judd Building and the apparent addition. The addition is topped by numerous



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air conditioning units and likely houses other mechanical systems. Historic and non-historic window openings are visible on the walls of the Judd Building in the notch. The addition does not appear to have any windows.

The interior of the Judd Building has been modified numerous times over the years, including the entry and all upper floors. Office layouts have been modified throughout, and materials and finishes have been replaced. There is no discernible historic fabric present.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

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

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**Areas of Significance**

(Enter categories from instructions.)

COMMERCE

SOCIAL HISTORY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1899

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1899

1914-1927

1978-1979

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Oliver G. Traphagen, Architect

Fred H. Harrison, Builder/Contractor

\_\_\_\_\_

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

The Judd Building is of state significance under Criterion A for its role in the urban development of downtown Honolulu and for its association with businesses that shaped the Hawaiian economy. The Judd Building was four stories at its completion in 1899 and was called “the beginning of the Honolulu skyscrapers.”<sup>3</sup> Today it stands at five stories and is somewhat quaint compared to the high-rise buildings that characterize the landscape of downtown Honolulu, but the Judd Building was the first of its kind in the state. It was the first building in Honolulu constructed exclusively for use as rented office space and one of the first to have an electric passenger elevator. Though no longer considered a “skyscraper,” the Judd Building set the tone for building and land use in downtown Honolulu and has maintained continuous operation as office space for local businesses for over 120 years. Additionally, the Judd Building was owned and occupied by many of Hawaii’s most well-known companies including Bank of Hawaii, Alexander & Baldwin, and C. Brewer & Co.

Criterion B was also considered for the Judd Building because of its early links to the prominent Judd family. However, research showed that though Dr. Gerrit Parmele Judd owned the land that the Judd Building would eventually be built upon, he passed away years before the building was constructed. His son, Chief Justice Albert F. Judd, formed the Judd Building Company and was active in the building’s funding and construction, but he passed away only a year after the building’s completion, and ownership did not remain with the family. National Register guidelines for Criterion B state that “the criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements.”<sup>4</sup> Albert Judd was able to fund the Judd Building’s construction because of the wealth and stature his family name and his own career as a Supreme Court Justice afforded him, but the building does not “reflect the time period when he... achieved significance.”<sup>5</sup> Additionally, the guidelines assert that the “length and nature of (the significant person’s) association with the property”<sup>6</sup> is critical to determine whether Criterion B is appropriate. The Judd Building was completed in 1899, and Albert Judd died in 1900. He did not design the building, did not reside there, and died just a year after its opening; therefore, Criterion B does not apply.

<sup>3</sup> “Local Brevities,” *The Honolulu Advertiser*, January 20, 1898, 7.

<sup>4</sup> National Park Service, *National Register Bulletin 15, Part 6: How to Apply the National Register Criteria for Evaluation*.

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

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

### Criterion A

Construction of the Judd Building, or Judd Block as it was sometimes called, began in 1898 at the southern corner of the intersection of Fort and Merchant Streets. The land was purchased by Dr. Gerrit Judd in 1861 and, according to an 1891 Dakin Fire Insurance Map, was occupied by the Dr. McKibbin Drugs Store, the W. O. Smith Law Offices, a property labeled simply "Offices," the Gulick Law Offices, a small shed, and a larger storage building.<sup>7</sup> Those buildings were demolished and replaced with the single Judd Building, which directly abutted W.C. Irwin & Co. Commodity Merchants and Spreckels & Co. Bank Building (demolished ca. 1929) on the Fort Street side. On Merchant Street, the Judd Building was adjacent to the small, one-story frame Stangenwald Drugs Store building, which was demolished in 1899 to build the larger and much grander Stangenwald Building (1901) that occupies the site today and directly abuts the Judd Building.<sup>8</sup>

The Judd Building was designed by famed American architect Oliver Traphagen. When Traphagen moved to from Minnesota to Hawaii in 1897, he was already an established architect with an impressive portfolio. The firm he established in Honolulu was one of only three in the territory, and, according to a 1987 HABS report on the Judd Building, it "had the most experience and previous recognition" of the three.<sup>9</sup> Traphagen was immediately granted very prominent projects in Honolulu. Just months after his arrival, his proposed plans for the Judd Building were selected from several presented. Soon after that, he was contracted to design the Moana Hotel in Waikiki. During his 10 years in Hawaii, Oliver Traphagen designed a number of significant downtown buildings including the H. H. Hackfeld Building, the Boston Block, and the Lewers & Cooke Building, among others. When the foundation for the Judd Building was laid in 1898, it was described as "the beginning of the Honolulu skyscrapers."<sup>10</sup>

Construction of the Judd Building was financed by the Judd Building Company, established in 1898 by Chief Justice Albert Judd exclusively to build a "much-needed office building on the site," which he had inherited from his father.<sup>11</sup> Erection of the Judd Building was a major event in Honolulu, and newspaper articles mention spectators outnumbering workers at the construction site. The Honolulu Advertiser wrote, "The workmen have a big audience nearly all hours of the day... At times there are as many as 100 men and boys looking into the basement or cellar of the new building."<sup>12</sup> At the time of the Judd Building's construction, most of

<sup>7</sup> Dakin Fire Insurance Map, 1981, Map 3.

<sup>8</sup> "Sold At Auction," *The Hawaiian Star*, May 12, 1899, 7.

<sup>9</sup> Robert C. Giebner for the National Park Service, "Historic American Building Survey No. HI-55 G: Merchant and Nu'uuanu Streets—Judd Building," Library of Congress, <https://cdn.loc.gov/master/pnp/habshaer/hi/hi0000/hi0073/data/hi0073data.pdf>, 1.

<sup>10</sup> "Local Brevities," *The Honolulu Advertiser*, January 20, 1898, 7.

<sup>11</sup> Robert C. Giebner for the National Park Service, "Historic American Building Survey No. HI-55 G: Merchant and Nu'uuanu Streets—Judd Building," Library of Congress, <https://cdn.loc.gov/master/pnp/habshaer/hi/hi0000/hi0073/data/hi0073data.pdf>, 3.

<sup>12</sup> "At the Judd Building," *The Honolulu Advertiser*, April 6, 1898, 3.

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downtown Honolulu was occupied by one- and two-story frame, business and residential buildings. A four-story, brick and stone office building was somewhat novel. The height of the Judd Building was such an anomaly at the time that newspapers commented,

It is said that most of the people who have asked for rooms, express preference for the lower floors. This is contradictory to practice in cities in the United States. Where there are buildings over there with height and good elevators, the upper floors are most sought for. That may be the case here in time.<sup>13</sup>

Before 1898, rented office or retail space in downtown Honolulu was typically found in smaller, dedicated rental buildings or in the unused space of another business' building, such as the second floor above a shop. The Judd Building was revolutionary as "one of the first turn-of-the-century office buildings constructed expressly to provide rentable office space for the burgeoning city."<sup>14</sup> It was marketed as "thoroughly modern" with "an electric elevator, scientific lighting and ventilation, plate glass, iron columns... and 'Roman Brick'." In addition to being technologically advanced, the Judd Building indicated that Honolulu was more than a town established to serve an active port. Honolulu was evolving into a modern city and a center of business, and the Judd Building was an early indicator of what was to come.

The Judd Building was Honolulu's original sky-scraper and a marvel of building technology. Following the success of the Judd Building, tall buildings were built across downtown Honolulu. As the city grew, skyscrapers became the norm, and today downtown Honolulu is home to the tallest building in the state, the First Hawaiian Center located just one block away from Honolulu's original skyscraper, the Judd Building.

The Judd Building's first renters included C. Brewer & Co., Bank of Hawaii, and Alexander & Baldwin. C. Brewer & Co. leased offices in the building before the plans were even made public because the territorial government did not renew the company's lease on its waterfront property. Needing office space in a hurry, C. Brewer & Co. signed a five year lease with the Judd Building Company in 1898.<sup>15</sup> The newly-established Bank of Hawaii followed shortly after and rented the ground floor, where they installed the most modern bank vaults of the time "to keep ahead of the wiles of the burglar and the destructiveness of fire."<sup>16</sup> Following the mainland tradition of preferring the upper floors, Alexander & Baldwin officially moved to the fourth floor of the Judd Building in March of 1899. Other early renters included the Germania Life Insurance Co.; Gear, Lansing & Co., Builders; several attorneys; and Miss F. Washburn, an independent typist and public stenographer.

The Judd Building was constructed immediately after Hawaii became a U.S. territory. It is notable that two of the Judd Building's first renters, C. Brewer & Co. and Alexander & Baldwin, were two of Hawaii's Big Five companies and that the presidents of these companies co-founded the Bank of Hawaii. The businessmen of the Big Five, most often the sons of the original missionaries to Hawaii, orchestrated the overthrow and much of Hawaii's transitional government in order to further their own business interests in Hawaii and beyond. Through

<sup>13</sup> "Judd Building," *The Honolulu Advertiser*, January 20, 1898, 2.

<sup>14</sup> Robert C. Giebner for the National Park Service, "Historic American Building Survey No. HI-55 G: Merchant and Nu'uuanu Streets—Judd Building," Library of Congress, <https://cdn.loc.gov/master/pnp/habshaer/hi/hi0000/hi0073/data/hi0073data.pdf>, 1.

<sup>15</sup> "Judd Building," *The Honolulu Advertiser*, February 9, 1898, 6.

<sup>16</sup> "Bank Vaults," *The Hawaiian Star*, February 24, 1899, 1.

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generations of intermarriage and by ensuring that each company's board was populated only by Big Five owners and family members, they created a sort of economic oligarchy that kept their power within a small circle until the mid-20<sup>th</sup> century. It is unsurprising, then, that the Judd Building, owned and funded by the son of an influential missionary with familial ties to the Big Five, would find itself home to two of the Big Five businesses and an affiliated banking venture.

C. Brewer & Co., oldest of the Big Five, was established in 1826 by Captain James Hunnewell to trade sandalwood from Hawaii with China. The company changed hands several times in its early years, eventually becoming the property of Charles Brewer, who renamed the enterprise after himself and transitioned its focus from sandalwood to supplying whaling ships. The company continued to change hands and change names until it 1859 when it was taken over by Brewer's nephew, Charles Brewer II, who renamed the company C. Brewer & Co. In 1863, Brewer entered the sugar industry, eventually becoming one of the Big Five. In 1904, while renting office space in the Judd Building, C. Brewer & Co. purchased the Pepeekeo Sugar Company on the island of Hawaii.<sup>17</sup> While under C. Brewer & Co.'s ownership, the plantation became one of the most successful and innovative on the Big Island. C. Brewer & Co. remained in the Judd Building until 1930 when their standalone headquarters building located directly behind the Judd Building along Queen Street was completed.

Alexander & Baldwin was founded in 1870 by Samuel Thomas Alexander and Henry Perrine Baldwin, both sons of missionaries sent to Hawaii by the American Board of Commissioners for Foreign Missions in the early 1830s. The two men purchased land on Maui and developed an irrigation system to bring water from rainforests on Haleakalā, creating a very successful sugarcane plantation. The success of their first plantation allowed Alexander and Baldwin to purchase more land across the islands, a controlling interest in Hawaiian Commercial & Sugar Company, and the two main railroad lines on Maui. In 1900, during their time in the Judd Building, the company officially incorporated and was renamed Alexander & Baldwin, Ltd.<sup>18</sup> Alexander & Baldwin moved from the Judd Building next door to the Stangenwald Building in 1903. The company built their own headquarters building on Bishop Street between Merchant and Queen Streets, the same block as the Judd Building, in 1929.

The Bank of Hawaii was not a Big Five company, but its co-founders were three significant Big Five businessmen: Charles Montague Cooke, son of Castle & Cooke co-founder Amos Starr Cooke; Peter Cushman Jones, partner and president of C. Brewer & Co. and minister of finance under both Queen Lili'uokalani and the Provisional Government of Hawaii; and Joseph Ballard Atherton, president of Castle & Cooke. Cooke, Jones, and Atherton chartered the Bank of Hawaii in 1897 and moved into the ground floor of the Judd Building when it was completed in 1899. The Bank of Hawaii purchased the Judd Building in 1910 before building and moving into its own dedicated building one block over, at the corner of King and Bishop Streets in 1927.

The Bank of Hawaii sold the Judd Building to the Inter-Island Steam Navigation Co., Ltd., in 1927. The Inter-Island Steamship Navigation Co. was founded in 1883 by Thomas R. Foster to move goods and people among the Hawaiian Islands. The company grew and modernized adding air travel in 1928 and becoming Inter-Island Airways. It changed names again in 1941

<sup>17</sup> Hawaiian Sugar Planters' Association Plantation Archives, Register of the Hilo Coast Processing Company (Pepeekeo Sugar Company), Pepeekeo, Hawaii, 1889-1946. Accession 84-04.  
[https://www2.hawaii.edu/~speccoll/p\\_hilocoast.pdf](https://www2.hawaii.edu/~speccoll/p_hilocoast.pdf).

<sup>18</sup> "Alexander & Baldwin," Wikipedia.org, accessed May 13, 2019,  
[https://en.wikipedia.org/wiki/Alexander\\_%26\\_Baldwin](https://en.wikipedia.org/wiki/Alexander_%26_Baldwin).

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and became Hawaiian Airlines, the state's current flag carrier and largest airline.<sup>19</sup> The company owned the Judd Building throughout its transition from sea to air before selling to the First Federal Savings & Loan in 1950. Interestingly, in 2000, the Judd Building was purchased by one of its original tenants, Alexander & Baldwin, who sold it in 2018 to Capitol Judd, LLC.

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<sup>19</sup> "The T.R. Foster Building," hiChinatown.com, accessed May 13, 2019, <http://hichinatown.com/architecture/tr-foster>.

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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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Company (Pepeekeo Sugar Company), Pepeekeo, Hawaii, 1889-1946. Accession 84-04.  
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<http://hichinatown.com/architecture/tr-foster>.



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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 # No. HI-55 G  
☐ 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:

**Historic Resources Survey Number (if assigned):**

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**10. Geographical Data**

**Acreage of Property:** 0.1159 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: 21°18'31.10"N | Longitude: 157°51'46.36"W |
| 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:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

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

The boundaries correspond to TMK 2-1-013-004, a rectangular lot on the makai (south) side of Merchant Street, Honolulu, City and County of Honolulu, State of Hawaii. The Judd Building, located downtown, is bound by Merchant Street to the northeast, the Stangenwald Building to the southeast, Fort Street Mall to the northwest, and the C. Brewer & Co. Building parking lot to the southwest.

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

The boundary was selected because it represents the legal boundary of the property and encompasses the footprint dimensions of the historic building.

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**11. Form Prepared By**

name/title: Lindsey Walsworth, Architectural Historian  
organization: Mason Architects, Inc.  
street & number: 119 Merchant Street  
city or town: Honolulu state: HI zip code: 96813  
e-mail lew@masonarch.com  
telephone: 808-536-0556  
date: June 2019

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## Additional Documentation

Submit the following items with the completed form:

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

Map: USGS Honolulu Quadrangle, 7.5 Minute Series, 1998 (arrow added)



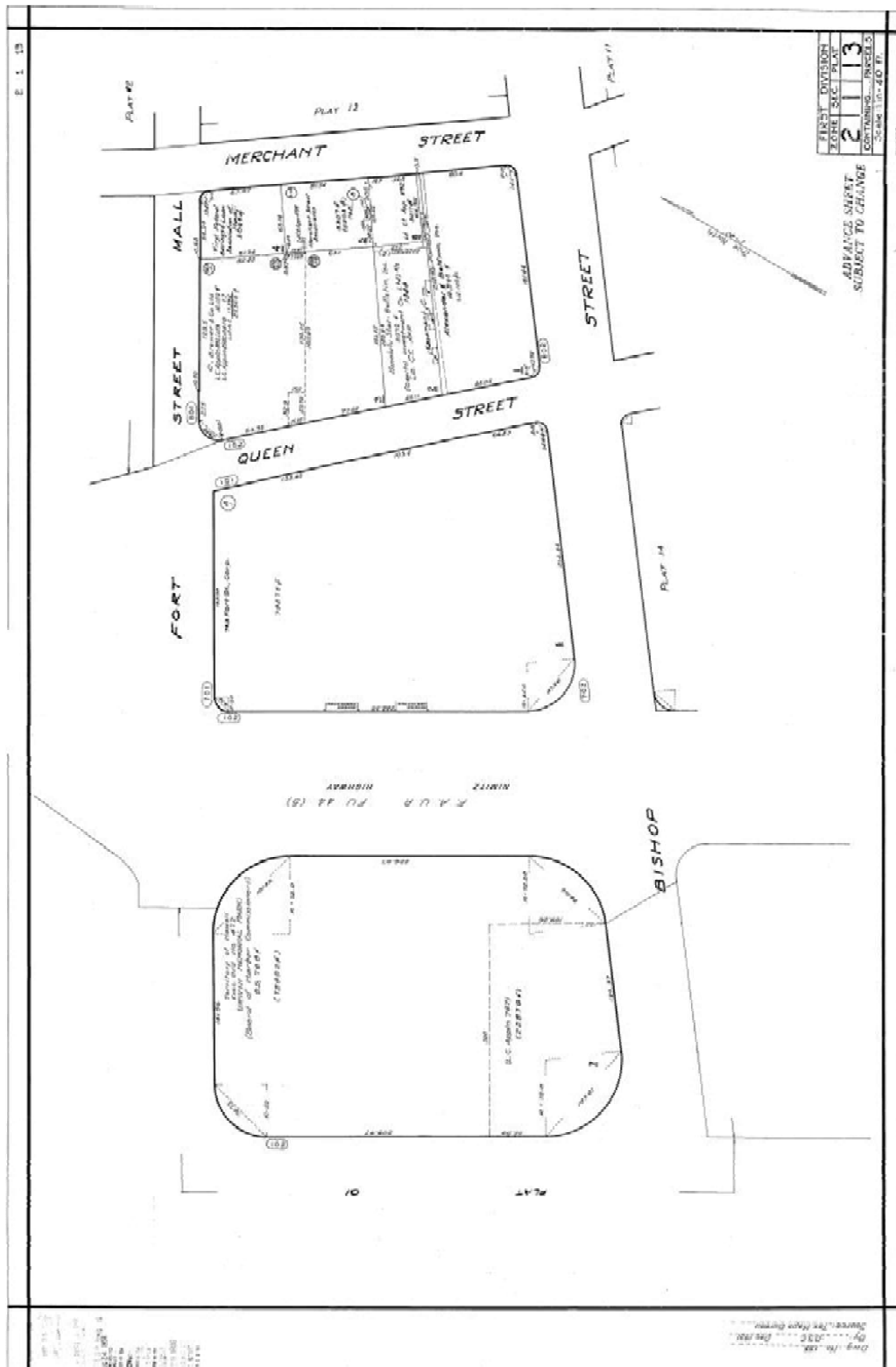
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Plat Map for TMK (1) 2-1-014:004



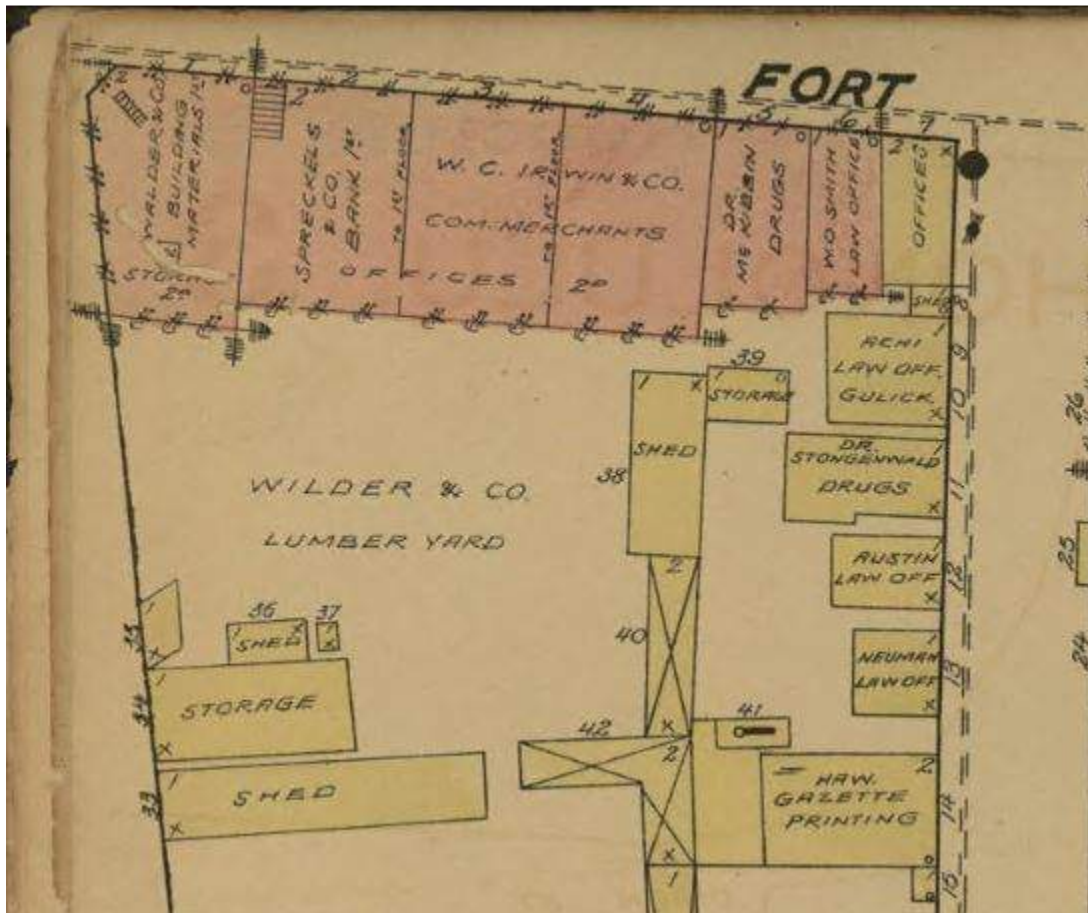
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Dakin Map, 1891: Shows buildings on future site of the Judd Building

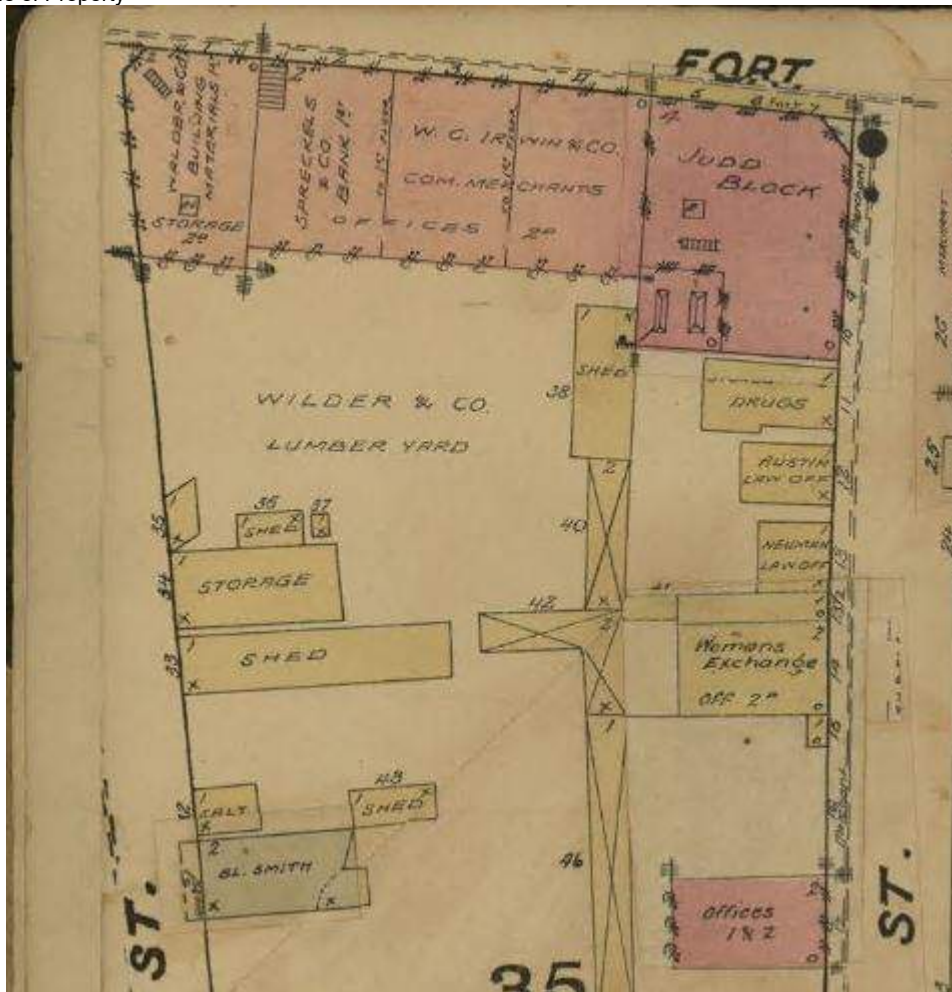


Dakin Map, 1899, Updated to include the Judd Building



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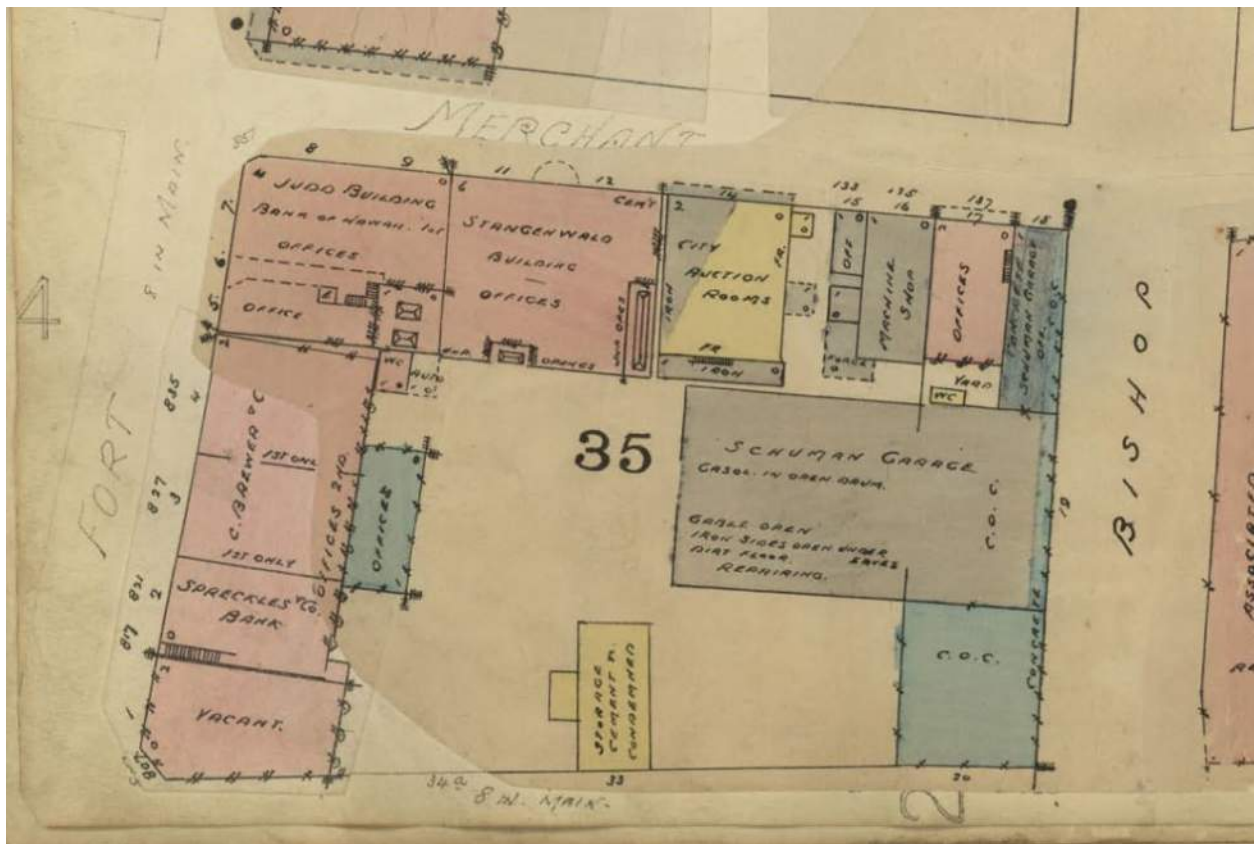
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Dakin Map, 1906: Shows the addition of the Stangenwald Building, adjacent to the Judd Building, on Merchant Street



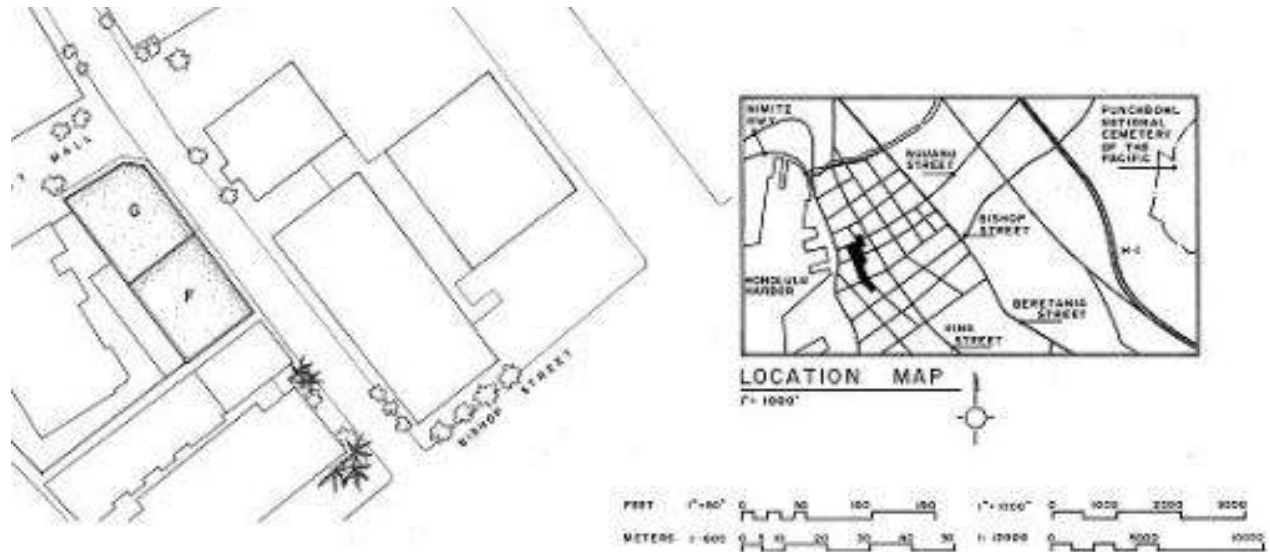
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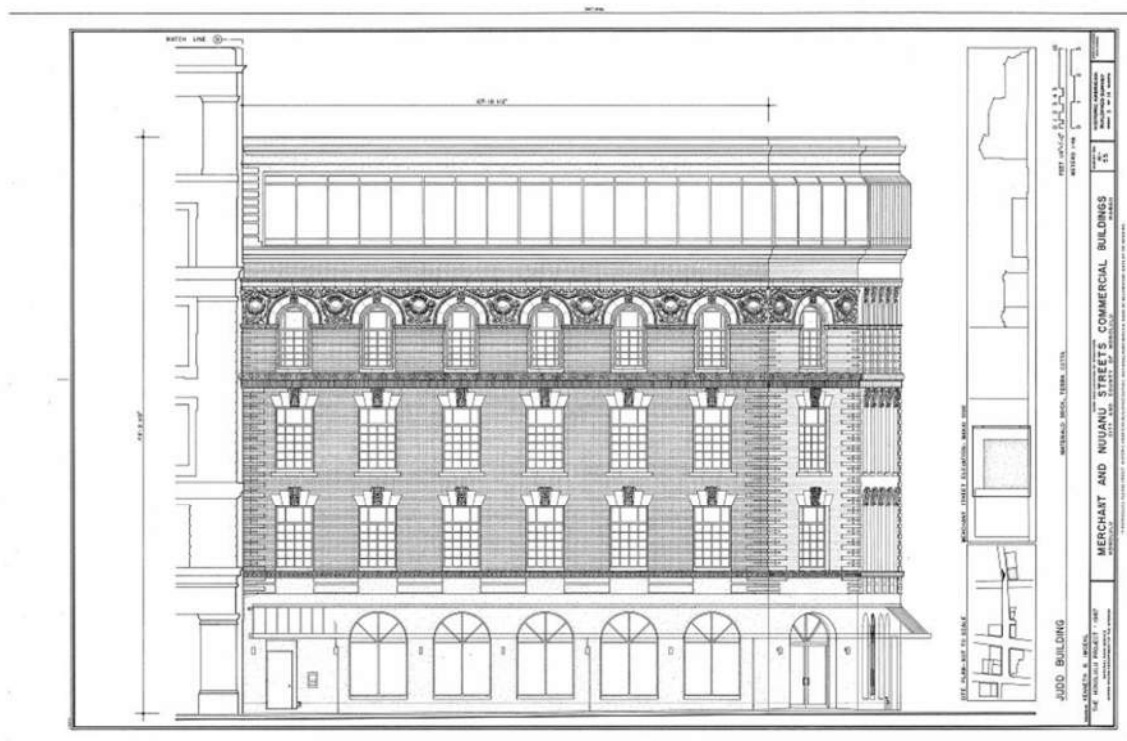
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Detail of Merchant & Nuuanu Street HABS Site Map, 1987



HABS Building Elevation of Judd Building, Merchant Street Façade from Merchant & Nuuanu Street HABS, 1987





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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: The Judd Building

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Lindsey Walsworth, unless otherwise noted

Date Photographed: March 2019

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

1 of 10: Judd Building ca. 1899. Photo courtesy of the Hawaii State Archives PP-6-3-017

2 of 10: Judd Building (left), undated photograph. Photo courtesy of the Hawaii State Archives PP-6-7-007

3 of 10: Judd Building, main façades. Camera facing south.

4 of 10: Main entrance of Judd Building on Fort Street Mall. Arched entrance to C. Brewer & Co. Building parking lot visible at right. Camera facing south-southwest.

5 of 10: Rear façade of Judd Building. Note exterior materials change for fifth floor addition, evidence of enclosed windows, and ground floor applied stucco for the C. Brewer & Co. Building parking area. Camera facing northwest.

6 of 10: Rear façade of Judd Building showing mechanical equipment and exterior material change for fifth floor addition. C. Brewer & Co. Building parking shed roof is visible in lower right. Camera facing west.

7 of 10: West corner of Judd Building showing both main façade and unadorned, rear façade. Camera facing west-northwest.

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8 of 10. Judd Building lobby. Camera facing south-southeast.

9 of 10: Merchant Street façade of Judd Building where it meets the Stangenwald Building.  
Camera facing southwest.

10 of 10: Commemorative plaque located at the chamfered entrance of the Judd Building.  
Camera facing south.

Photo 1 of 10: Judd Building ca. 1899. Photo courtesy of the Hawaii State Archives PP-6-3-017



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Photo 2 of 10: Judd Building (left), undated photograph. Photo courtesy of the Hawaii State Archives PP-6-7-007



Photo 3 of 10: Judd Building, main façades. Camera facing south.

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Photo 4 of 10: Main entrance of Judd Building on Fort Street Mall. Arched entrance to C. Brewer & Co. Building parking lot visible at right. Camera facing south-southwest.

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Photo 5 of 10: Rear façade of Judd Building. Note exterior materials change for fifth floor addition, evidence of enclosed windows, and ground floor applied stucco for the C. Brewer & Co. Building parking area. Camera facing northwest.





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Photo 6 of 10: Rear façade of Judd Building showing mechanical equipment and exterior material change for fifth floor addition. C. Brewer & Co. Building parking shed roof is visible in lower right. Camera facing west.





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Photo 7 of 10. West corner of Judd Building showing both main façade and unadorned, rear façade. Camera facing west-northwest.





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Photo 8 of 10. Judd Building lobby. Camera facing south-southeast.



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Photo 9 of 10: Merchant Street façade of Judd Building where it meets the Stangenwald Building. Camera facing southwest.





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Photo 10 of 10: Commemorative plaque located at the chamfered entrance of the Judd Building.  
Camera facing south.



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**Paperwork Reduction Act Statement:** This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.