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: John Dias de Souza Property
   Other names/site number: Souza Building; Souza Building and (non-contributing) Residence; TMK: (3) 4-5-007:011
   Name of related multiple property listing:
   Historic and Architectural Resources of Honoka’a Town, Haina Ahupua’a, Hāmākua, Hawaiʻi Island, Hawaiʻi
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number: 45-3599 Māmane Street
   City or town: Honoka’a State: Hawaiʻi County: Hawaiʻi
   Not For Publication: Vicinity:

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property ___meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
   ___national ___statewide ___X_local
   Applicable National Register Criteria:
   ___X_A ___B ___X_C ___D

   ________________________________
   Signature of certifying official/Title: Date
   ________________________________
   State or Federal agency/bureau or Tribal Government
In my opinion, the property ___ meets ___ does not meet the National Register criteria.

<table>
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<tr>
<th>Signature of commenting official:</th>
<th>Date</th>
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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:) _______________________

<table>
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<tr>
<th>Signature of the Keeper</th>
<th>Date of Action</th>
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5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]
Public – Local [ ]
Public – State [ ]
Public – Federal [ ]
United States Department of the Interior  
National Park Service / National Register of Historic Places Registration Form  
NPS Form 10-900  

Souza Property  
Name of Property: ____________________________  
County and State: ____________________________  

**Category of Property**  
(Check only one box.)  

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<th>Noncontributing</th>
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**Number of Resources within Property**  
(Do not include previously listed resources in the count)  

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2 (Main and Cold Storage Buildings) 1 (Residence) Total

Number of contributing resources previously listed in the National Register ___0______
6. Function or Use

**Historic Functions**
(Enter categories from instructions.)
- COMMERCE/TRADE/specialty store/butcher shop
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/specialty stores/curio shops
- DOMESTIC/multiple dwelling/duplex

**Current Functions**
(Enter categories from instructions.)
- COMMERCE/TRADE/specialty store/dry goods store
- DOMESTIC/multiple dwelling/duplex
7. Description

Architectural Classification
(Enter categories from instructions.)
Other-Plantation Vernacular

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Foundation: poured-in-place concrete; Walls: wood; Roof: corrugated iron.

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

Summary Paragraph

Honoka’a Directional Terms:
makai (downside, toward the ocean, roughly to the north)
mauka (uphill, toward the mountains, roughly to the south)
Waip’io/Waiapi’o-side (roughly to Waipi’o Valley on the west)
Hilo/Hilo-side (roughly to Hilo on the east)

The Souza Main Building is a two-story commercial building which sits on a 7039 square-foot, lot on the mauka side of Māmāne Street in Honoka’a. The building is located on a street lined with commercial buildings and contributes to the retail-office character of the town’s downtown core. The façade is characterized by a 6-foot wide corrugated metal, pent-roofed awning over the sidewalk mounted between the first and second stories, and the building is capped by a cornice with modillion-like brackets. The building follows a rectangular, approximately 40-foot x 55-foot, plan, and sits on a poured-in-place concrete slab foundation. It features double-board,
single-wall construction with a board-and-batten first story and a shiplap second. On the sides and rear of the building, both stories are of board-and-batten, with narrow battens utilized. The building has a built-up, shed roof that slopes to the rear. The Cold Storage Building also has a concrete floor, single wooden walls, and a shed *totan* roof. The Main and Cold Storage Buildings retain their integrity of location, design, materials, setting, craftsmanship, feeling and association.

**Narrative Description**

**The Souza Main Building**

The Souza Property contains three buildings: The Main Building, a Cold Storage Building on the back Waipiʻo side, and a Residence separated from the other two by a rock retaining wall.

The blue stone basaltic revetment wall (left) protects the Commercial Building and Cold Storage Building (right) from upslope soil erosion.

The Main Building and the Cold Storage Building are contributing, the Residence is not.

The Main Building’s façade runs parallel to Māmane Street and is separated from the street by a concrete sidewalk, which is elevated two steps above the road. A walkway runs up the Hilo-side of the building to provide access behind the structure.

The Souza Main Building was possibly constructed initially as two separate buildings, as a vertical spacer board exists on the front façade above the pedestrian awning. (This is not uncommon, as other buildings in town, such as the Andrade Building, have the same feature.)
The date of conjoining is unknown, but photographs from the Souza Main Building in the early 20th century show the present structural mass.

The Souza Main Building at street level is two bays wide, with each bay containing a store front. The Hilo-side commercial entrance actually has two center-hinged doors. One accesses a small commercial space on the Hilo-most side; the second door, to the Waipi'o commercial space, is permanently locked. On either side of these doors are display windows, each with four panes. The Waipi'o commercial space entrance has a centered set of two bi-fold doors, again with display windows on each side of four panes each, similar to those on the Hilo side.

In the street level interior, the commercial spaces have been reworked. The Hilo-side commercial space has a scored concrete floor and canec ceiling. Two 6x6 double-hung windows are in the Hilo-side wall of the building, illuminating the interior. In the rear is both a restroom and, in a shed-roof extension, additional storage space. The Waipi'o-side store floor has a scored, polished concrete floor with large exposed-concrete aggregate. The Waipi'o-side retail operation occupies both the right of the half the building and extends into the Hilo half as well. This large open space is only partially separated by a tongue-and-groove wall, two flat-arched openings, and a 4” x 4” post. Gyp board sheaths cover the ceiling and exterior-facing walls. No windows exist along the Waipi'o-side property line, as it abuts the adjacent Holmes/Rice Building. The Waipi'o-side retail area also has a restroom and storage space in the rear, although both are housed in a shed-roof extension.

Connected to the back of the Souza Main Building, on the mauka-Hilo side, is a large, unused, storage room. This has a concrete floor, single wooden walls, and a hipped totan (corrugated iron) roof whose peak parallels the main building.

The Main Building’s second floor is dedicated to residential use, with two apartments: one with three bedrooms on the Hilo-side, and one with two bedrooms on the Waipi'o-side.

Access to the Hilo-side second floor apartment is from the Hilo-side alleyway. Stairs lead up through a doorway to an inset, rear lanai, which runs across the Hilo-side of the rear of the building. A railing with 2 inch x 2 inch balusters runs around the open sides of the stairwell, and an approximately 42-inch high railing in-filled with tongue-and-groove boards defines the outer edge of the lanai. A diamond pattern lattice surmounts the railing, affording the lanai privacy and ventilation. The lanai has a fir, tongue-and-groove floor, and its ceiling is open revealing the roof structure with its 2 inch x 6 inch rafters. The Hilo-side, three-bedroom apartment itself is entered off this rear lanai through either of two doors. One opens on the living room, and the other, a five-panel door with a screened opening in place of the two upper panels, on the kitchen. To the left of each door is a 6x6 double-hung sash window. At the left end of the lanai, a door opens on the bathroom for this unit. The bathroom has a 6-pane hopper window in its mauka wall. The interior of the apartment retains its tongue-and-groove ceilings and walls with their internal girt. The floors in the kitchen and living room have been covered with a new laminate flooring;
however, the bedrooms’ fir floors remain intact. The bedrooms feature a variety of historic 4- and 5-panel doors, but with modern knobs. The two rear bedrooms each have a 6x6 double-hung sash window which overlooks Māmane Street. The bedroom to the Hilo side of the living room has a similar window in its Hilo side wall.

The Waipio-side, two-bedroom unit is accessed by a separate inclined wood ramp which runs from the hillside behind the building. The ramp has on either side a post and rail railing, each with ten posts and three rails, all made of 2” x 4”s. An approximately 6’ high lava rock retaining wall behind the building holds the hillside in place. At the head of the ramp is an enclosed, inset lanai. The rear wall to the right side of the ramp is enclosed with a screened opening, while the left side is a tongue-and-groove wall. At the right end of the lanai a five-panel door opens on the bathroom for this unit. This bathroom is ventilated by a 6-pane awning window in its mauka wall. A modern door with a window at the top, at the Waipiʻo side of the lanai, opens into the kitchen. The kitchen has a laminate floor, masonite ceiling and its original tongue-and-groove walls. A pair of 6-pane sliding windows in the mauka wall of the kitchen provides natural illumination and ventilation. A flat-arched opening in the kitchen’s makai wall opens on a dining room. As with the other rooms in the house, the dining room retains its tongue-and-groove walls. The dining room opens up on the living room, which is to its right side. The living room may also be accessed through a doorway in the makai wall of the lanai. To the right side of this door is a 6x6 double-hung sash window. Like the kitchen and dining room, the living room features laminate flooring. However, the two bedrooms off the makai side of the living room retain their fir floors and also their tongue-and-groove ceilings. Each of the bedrooms is entered through a historic four-panel door, and each is ventilated and illuminated by a 6x6 double-hung sash window which overlooks Māmane Street.

Behind the Main Building, separated from the mauka-Waipiʻo side of the Main Building by concrete walkways (please see p. 6), is the Cold Storage Building. The Cold Storage Building also has a concrete floor, single wooden walls, and a shed totan roof. It has no windows due to its previous use storing meat. Access is from the Hilo-side of the structure.
The exterior and interior of the Cold Storage Building.

The interior walls of the Cold Storage Building were once covered with fern matting, used as insulation (fern matting from above photo of Jean Charlot interior by Darren Bradley); however, the decaying matting was removed over 20 years ago.

The Residence, on the mauka-most portion of the property, is included, like the Main and Cold Storage Buildings, on the 1914 Sanborn Map of Honoka‘a. However, a previous owner used it as his home and made extensive alterations to the building, including a makai extension, addition of a Waipi‘o-side covered lanai, window relocations/replacements, contemporary cladding and interior second walls. The present owner does not contemplate restoration, and so the Residence is listed as non-contributing. The Residence is not visible to the public from Māmane Street.

The Souza Main and Cold Storage Buildings remain very intact on their exteriors. The primary changes to the structures had been made on the interior to address commercial and residential needs. However, the tongue-and-groove construction of the perimeter and interior walls of the stores and residential units remain intact, as do the historic windows. The interior alterations do
not detract from the building’s presence on Māmane Street, allowing the building to be an integral part of the historic fabric of Honokaʻa’s downtown commercial core. The laminate flooring in some of the rooms was installed due to the extent of termite damage that affected the original floor, which still remains beneath the new flooring. Although having some alterations over the years, the Souza Main and Cold Storage Buildings retain sufficient integrity to be considered an important element contributing to the historic character of Honokaʻa. Both buildings retain their massing, scale, and such character defining elements.
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.
- 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.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- C. A birthplace or grave
Matsujiro Fujino Property
Name of Property

Areas of Significance
(Enter categories from instructions.)
- COMMERCE/TRADE/specialty store/butcher shop
- ARCHITECTURE/other/plantation-era vernacular

Period of Significance
1903-1960

Significant Dates
1903 – Souza Building constructed
1933 John Diaz Souza bought the property
1960 John Diaz Souza Jr. moved to California

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
**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 John Dias Souza Property meets the Registration Requirements set forth in the Multiple Property Submission “Historical and Architectural Resources of Honoka’a Town, Haina Ahupua’a, Hāmākua District, Hawai’i Island, Hawai’i MPS for the Property Type: Plantation Vernacular-Commercial.” and “Plantation Vernacular-Residence.”

**Justification of the Period of Significance**

The period of significance began with the construction of the Main Commercial Souza Building and Cold Storage Building and noncontributing Residence in 1903. From that time, up to 1960, the Main building has served commercial purposes as a purveyor of meat products. Its plantation-style building today retains all the major characteristics of the original building’s architecture.

The Souza Property is significant at the local level under **Criterion A**, serving as an incubator for the entrepreneurial dreams of Portuguese immigrants to find employment off the plantations and establish their own enterprises. The period of significance ranges from the construction of the building/s in 1903, to the Souza family leaving Honoka’a in 1960.

The Souza Store and Cold Storage Building and noncontributing Residence is also significant at the local level under **Criterion C** as a good example of a wood commercial building constructed in Hawai’i. The Commercial Storefront reflects a good example of 1920s-1930s era construction when two conjoined buildings were under Criterion C.

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

**Criterion A (Events/History):**

**Historical Events**

Honoka’a is a town where the opportunities for the present and future are incubated in its historic past. While homesteading, ranching and macadamia nuts were important to the area economy, the town’s history is most directly associated with the establishment of Hawai’i’s sugar industry. The impetus for the development of Honoka’a Town rested with the influx of early immigrant workers (1860-1900) brought in as laborers on the sugar plantations. When their plantation contracts expired, successive waves of immigrants from China, Portugal (Madeira and the Azores), Japan, Korea, and other countries began to set up businesses and restaurants in town. As
buildings did not have formal addresses, locations were and still are commonly known by each historic building’s owner’s name or historic business owner’s names.

Three factors influenced the initial village location of Honokaʻa, a crossroads in the 1880s through the end of the 19th century: (1) the landing at Haina, one of the few areas along the shore with direct access to the sea, fostered the development of a sugar mill (and employment) immediately downslope of what became Honokaʻa; (2) the establishment of the first wagon road (i.e. Government Road) that crossed the Hāmākua District, built mauka of the coast to lessen construction difficulties, concentrated overland travel within a narrow corridor; (3) and also, the purchase of a residence by William Rickard, who managed Honokaʻa Sugar Company (the most successful of the early sugar plantations in Hāmākua), focused activity along a specific section of that wagon road.

After 1900, the size and configuration of Honokaʻa was influenced by other factors. Development of the Upper and Lower Hamakua (Irrigation) Ditches, plantation consolidations and new field/mill technologies meant that the plantations needed more laborers. Simultaneously, the expiration of plantation labor worker contracts gave individuals the opportunity to seek new commercial employment opportunities in towns such as Honokaʻa. The district was also supported economically by commercial ranching, macadamia nut growing, coffee farming and homesteading.

Continued expansion of public services in Honokaʻa, including courts, a library, and schools, was a distinct economic advantage for the town’s economy over those of other villages nearby. These facilities in the latter half of the 20th century have mostly been located on the Hilo side of town.

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

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

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

Portuguese immigrants came from the Azores, Canary Islands and Madeira, beginning in 1878. Immigration was under the agency of the German firm Hoffnung & Company and continued until it was abruptly halted by the Hawaiian government in 1882 (*Planters' Monthly* 1882:157).

Unlike many other immigrant groups, Portuguese arriving in Hawai‘i from the very beginning included whole families. The *Planter's Monthly* reported that on June 7, 1882, the steamship *Monarch* had landed 830 persons at Honolulu. The long trip from the Port of St. Michael's in the Azores and around the tip of South America resulted in the deaths of 13 infants and 6 births. Those who had survived were divided up and sent to 29 different plantations across the archipelago (*Planters' Monthly* 1882:74).

On July 14th the steamship *Hansa* arrived in Honolulu. The *Hansa* had on board 1,083 persons, including 310 men, 320 women, 15 minor children and 463 children above the age of twelve years. Unfortunately, two women and 23 children had died. There were also 13 births (Ibid 1882:157). It appears that HSCo's first Portuguese laborers came from the Hansa group and that the population was increased by later arrivals. Although a number of Portuguese opted to become homesteaders in the Honokaa vicinity and grew sugarcane on contract for the company, there were 82 men, 53 women, and 142 children recorded as residing in 50 dwellings on the plantation when the HSPA conducted a census later in 1927 (Helene Bartels 1928: n.p.).

As became the tradition with many other immigrant groups, many of the Portuguese left plantation employment once their contracts were completed and sought more diverse job opportunities within the towns. Unlike the majority of Chinese, however, many Portuguese chose to remain in Hāmākua. Thus while Honoka‘a in the early part of the 20th century included the Awong Store (Portuguese-Chinese), more of a Portuguese presence is reflected in commercial buildings bearing such names as Andrade, Botelho, Ferreira, Souza, and Paiva (Honoka‘a Multiple Property Study).
Property History

In 1852 Kamehameha IV sold 207.3 acres in Haina 2 Ahupua’a George Hardy Grant 1073 in Honoka’a Village. In 1884—the Hardys sold a portion of their grant to Ellen Rickard. This deeded section of the grant was approximately double the size of the currently designated Souza Property.
In 1893 descendant Hardy daughter, Anna Grote “sold” a portion of the original gant to her husband.
The double parcel Original Grote Purchase, as shown as outlined in red on the (3) 4-5-07 TMK map, was in 1892-3 and prepared the way for the subdividing of the original Grant 1073 land.

Souza Property underwent changes over time to suit the needs of the retailers. This plot plan comes from the County of Hawai‘i Field Book and is dated about 1944. Later changes are as follows: The darker green is today’s approximate existing building; the lighter green is the Non-contributing Residence; and the pink crossouts are overlaid on no-longer existing structures.
Souza Property boundaries have remained the same since Leong Lam Fook purchased the land in 1912.

*HAWAI‘I TRIBUNE HERALD, NORTH HAWAI‘I EDUCATIONAL AND RESOURCE CENTER HERITAGE CENTER*

Weekend horse racing on Māmāne Street was always a crowd pleaser. Lots of dust kicked up, but spectators enjoyed the excitement. In this early 20th century undated photograph, the Jesus, Souza (center building), and Holmes/Rice Buidings are visible in the background. Horse racing and rodeoing still go on today in Honoka‘a.
This photograph shows Māmane Street after 1939 (by the Honokaa Theatre built on the makai side of the street and after the end of blackout headlights mandated in the World War II years). The Souza Building can be seen on the mauka side of the street behind the telephone pole.

This is probably a Fourth of July parade with Boy Scouts and the band was probably lead by Alfred Awong with his tuba. This indicates the resilience of the Souza Building there are very few changes over time only those to accommodate the retailers.
RUIS/BOTELHO COLLECTION FROM FLORENCE BOTELHO

David Botelho with his Helco truck. Note 5-digit license plate. The Souza Building is in the background on the right, 1948.
The buildings on the *mauka* side of Māmane Street: From left to right: Hasegawa, Jesus, Souza, Holmes/Rice, and Ferreira.

Western Week crowds gather to watch the parade in front of the Souza Building.
1973 itemized list of expenditures for the Souza Building including water for tenants, plumbing repair, and taxes on the property.
Souza Building Commercial History

This photograph was taken c. 1927 and shows the mauka Māmane Street buildings still extant today: the Jesus, Souza, and Holmes/Rice Buildings.
1922 “L Ah Foo restaurant Honoka‘a,” Polk Husted’s Directory Co’s Directory of Honolulu and the Territory of Hawai‘i 1922 (p. 1002). Notice the longevity of the restaurant and building ownership which lasted until Leong Lam Fook (L. Ah Foo) passed away in 1932 and his wife sold the building to Enoka Ako who turned around and sold it to John D. Souza—hence the Souza Building name.
1923 (H) Kiokichi Ando was a prominent barber in town. He was very tall and stood out in many community group photos. The Ando barbershop later moved to Ferreira building. *Polk Husted’s Directory...1923* (p. 1065).
This panorama photograph was taken after 1937 but before 1940. It is a detail of a long panorama of funeral participants standing in front of the Souza Building.
Detail: The Aloha Meat Market sign and the day’s pork and other meat specials.
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1933-4 Polk Husted’s Directory 1933-4 (p. 584). listing “JD Souza meats.”
Antone de Souza Jr. started slaughterhouse and market operations. This butcher shop was originally located behind the Ferreira Building (mauka of the earlier JR Mill’s store building). A Souza family dispute ended the supply of fresh meat for the market, so the market was sold to Henry Hall. Hall moved market to present Souza Building. John D. Souza Sr. bought the business, and in 1933, he and wife, Christine, purchased the building from Enoka Ako, and thereafter the building was known as the Souza Building. The market became Souza and Sons in 1943 when John D. Jr. took it over. Other relatives, Charlie Mendes and George Alfonso, ran the Aloha Meat Market for a time. George Alfonso was John Souza's brother-in-law. (All three families, Mendes, Alfonso, Souza eventually moved to California.) The market was located at the Waipi'o end of the Souza Building, and a bar was located at the Hilo end. (The name and date of opening, duration and closing of this bar is unknown.) Other businesses located in the building included “Al’s Cutright” owned by Albert Ignacio and Herbert de Luz. (This business is not listed in any commercial directory or telephone book through the 1940s, 1950s or 1960s.)
Earliest mention of Souza family listed in meat business is 1933, though the Souzas had purchased the business in 1930. The Souzas operated the Honoka’a Meat Market, Aloha Meat Market, and Souza and Sons Market until 1960.

1940s, Souza and Sons Meat Market display case in the Souza Building, nd.
John D. Souza Sr. sold their delivery wagon to Dr. George J. Silva September 31, 1939. John Souza Jr. and George D. Souza were the owners until 1960 when John and his family moved to California. George continued to run the business for a time.

Linda Souza Schellenberg, John D. Souza’s daughter recounted: A customer would phone an order in. Her father would package the meat and make three copies of the receipt. The white went on the meat, yellow was kept for the end of the month, and pink went to the customer.

Linda would be picked up after school or Girl Scouts at the Our Lady of Lourdes church and deliver orders with her father. Linda would run up to the door with the order. Her father kept all the yellow slips until the end of the month and then totaled each customer’s slips up and then would go door to door with a burlap bag collecting whatever the customer could pay—often in coins—they would return home and count the money. Linda thought they were rich, but in fact that was the family’s income for the month.
United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form

Souza Property  
Name of Property

Hawai‘i, Hawai‘i  
County and State

1951 Honoka‘a High School yearbook.

Receipts for Souza and Sons.
During the time when Souza bought the building around the 1930s were: Ando Barbershop, Honokaa Tailor, and Carl Meyer Meats.

After World War II some of the businesses were: Souza & Sons Meats, Aloha Meat Market, and Country Meat Market. The meat market was located at the Waipiʻo end of the building, and a bar run by George Souza was located at the Hilo end. The name and date of opening and closing of this bar is unknown. Another business located in the building was “Al’s Cut-right Meats” owned by Albert Ignacio and Herbert de Luz. This business is not listed in any commercial directory or telephone book through the 1940s, 1950s or 1960s.

This photographic detail depicts the ingenuity of local building material use. In this case, the hapuʻu fern blocks were used as a wall texture at the Jean Charlot home; but more importantly, this material was used as insulation for the butchery meats inside the Souza mauka Cold Storage Building.
Some of the businesses located in the Souza Building in the late 20th-early 21st centuries have been: Golden Son, Up to 6, Honokaa Jewelers, Taro Patch Gifts, Vera’s Treasures, and TopStitch. The photographs above are of the Taro Patch Gifts entrance on the left and the interior on the right.

The Honokaa Jewelers was in business for many decades. Photo on the left shows the exterior and the photo on the right shows the interior.
The Souza Family—Portuguese Americans: from Cattle Raising on its Ka‘ao Homestead to Meat Market to Table

SOUZA FAMILY COLLECTION

Antonio and Joaquina Dias de Sousa Sr., the progenitors of the Souza family and the Sousa heraldic crest.
1920 census orange are the Souza forebearers, Antone Dias Sousa, and yellow are son John D’s family.
Four sons with John Souza, Sr.
Cattle at the Souza Ka‘ao homestead pasture. Antone/Antonio de Souza Sr. bought the original Ka‘ao homestead—approximately 11 acres. Adjacent parcels were held by extended family members totaling approximately 140 acres, which allowed for cattle operations.

Souza brothers roping and riding a family cow, nd.
Souza Property

Name of Property

Hawai‘i, Hawai‘i

County and State

Souzas on parade, c. 1950s.

SOUZA FAMILY COLLECTION

Section 8 page 42
This photograph shows George Dias Souza and cousin Albert Gonsalves after enlisting in the Hawai‘i Rifles, 1942.

Draft registration card for World War II—Note, he was the first generation born in Hawai‘i in 1886 in Hanalei, Kauai. Others of this first generation born were elsewhere in Hawai‘i but all then relocated in Honoka‘a.
Criterion A (History/Events)

The Souza Property is a good example of enterprising Portuguese Americans who homesteaded with the intention to stay in Honoka’a and purchased a building on Māmane Street building. The family was dedicated to cattle production and the meat market.

As became the tradition with many other immigrant groups, many of the Portuguese left plantation employment once their contracts were completed and sought more diverse job opportunities within the towns. many trades, road construction plantation (though later generations moved to the mainland (1960)

Many Portuguese chose to remain in Hāmākua. Thus, while Honoka’a in the early part of the 20th century included the Awong Store (Portuguese-Chinese), the Portuguese presence continues to this day and is reflected in Māmane Street buildings bearing such names as Andrade, Botelho, Ferreira, Jesus, Souza, and Paiva.

Criterion C (Architecture)

The Souza Main and Cold Storage Buildings are significant at the local level under Criterion C as a good example of a wood commercial construction in Hawai‘i during the opening decades of the twentieth century. They are typical of the period in its use of materials, method of construction, craftsmanship, and design.

Outside of areas with fire safety ordinances, wood was the most common material used to construct commercial buildings in Hawai‘i in the late 19th and early 20th centuries. Honolulu passed fire district ordinances commencing in 1888, and Hilo in 1913. As a result, in Hawai‘i the preponderance of remaining wood commercial and combination commercial/apartment buildings pre-dating World War II are found in small towns. The wood buildings were generally one or two stories in height and often sat on concrete foundations. Most featured false fronts and often Italianate-inspired cornices with modillion shaped brackets cap the buildings. The buildings were constructed primarily with vertical tongue-and-groove walls, although some of the earlier examples have shiplap siding. Frequently, pent-roofed awnings sheltered the sidewalks in front of the buildings. The façades on the street level contained doors to each store in the building and display windows. Two story buildings usually contained offices or apartment units on the second level, which were illuminated and ventilated by double-hung sash windows.

The Souza Main Building’s front façade fits this pattern. Features include ground floor 4x4 display windows, individual store entries, a façade-length pent-roof awning, four 6x6 double-hung on the second level, parapet and a bracketed cornice.

The Cold Storage Building remains a unique (windowless) structure from the past that used plant material for insulation and preservation of meat. Few, if any, such climate-controlled structures are likely to remain throughout the islands.
The Souza Property Main and Cold Storage Buildings represent a form once common in the Islands, which with the passage of time is becoming more and more difficult to find. Honoka’a presents the best conglomeramation of such buildings on the island of Hawai’i, making the Souza Building even more important for its contribution to this cohesive streetscape.

Today, few wood commercial buildings remain on the island of Hawai’i. Outside of Honoka’a, less than approximately forty examples of this building type can be found on the island, most of which are not listed on either the Hawai’i or National Registers of Historic Places. In Hilo, the Burns Block of 1913 and the Spreckels Block of 1900 still stand, as do several buildings in Pahoa. Along the forty-mile stretch from Hilo to Honoka’a, only three or four such buildings still remain in Honomū, and one or two in Wailea, Pāpa’ikou, and Pa’auilo, On the Kona coast about a dozen small stores are scattered along the Māmalahoa Highway, including the Tomikawa Store in Hōlualoa which is listed in the Hawai’i Register of Historic Places. In North Kohala, several buildings still stand in Hāwī and Kapa’au, including the Nanbu Hotel, which is listed in the Hawai’i Register of Historic Places. Back in Honoka’a, four properties are on the Hawai’i Register of Historic Places and eleven are on the National Register of Historic Places. What is also worthwhile to note, all properties in Honoka’a are within walking distance of each other.

Conclusion

The Souza Property Main and Cold Storage Buildings are significant on the local level for two Criteria. Under Criterion A, the structures typify the hard work of immigrants seeking financial independence from the plantations and to provide for their families through the operation of small businesses. Under Criterion C, the Souza Property Main Building is significant as an example of the early 20th century single-wall, regionally unique, commercial and apartment architecture that evolved in the islands. The Cold Storage Building remains a rare example of local ingenuity by a small business to store meat in a tropical climate. Both buildings retain their integrity in terms of location, design, setting, materials, workmanship, feeling and association.
1. Major Bibliographical References

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

1. Major Bibliographical References


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*Bureau of Conveyances* (Kingdom of Hawai‘i), Deed, Liber 71, pp. 98-99. July 1, 1881.

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*Bureau of Conveyances* (State of Hawai‘i), Deed, Liber 14700, p. 120. December 31, 1981.


Souza Property

<table>
<thead>
<tr>
<th>Name of Property</th>
<th>Hawai‘i, Hawai‘i</th>
</tr>
</thead>
</table>


**Directory and Handbook of the Kingdom of Hawai‘i, 1890.** Edited by J.C. Lane. The Pacific Publishing Company, Oakland, California.


**Draft Registration Card.** Registration State: Hawai‘i; Registration County: Hawai‘i; Roll: 1452025; Draft Board: 1. National Archives and Records Administration (NARA); Washington, D.C.


**Hāmākua Times.** March 25, 2014. p 1, c2.


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www2.hawaii.edu/~speccoll/p_honokaa.html


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**Hilo Tribune-Herald.** December 5, 1902: 4: 1.


**Hilo Tribune-Herald.** JAPANESE SURRENDER!” August 11, 1945: 1: 1.


**Hilo Tribune-Herald.** “Plans Studied for Māmane Street District,” August 8-14, 1976: 3-4.

Souza Property

Name of Property

Hawai‘i, Hawai‘i

County and State

https://www.google.com/search?q=Camp+Tarawa&hl=en&tbs=isch&tbo=u&source=univ&sa=X&ei=cRulUs3FOtXooATB0ILICw&ved=0CDEQsAQ&biw=1600&bih=796. (Camp Tarawa Images.)

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Year: 1910; Census Place: Hāmākua, Hawai‘i, Hawai‘i Territory; Roll: T624–1751; Page 22A; Enumeration District: 0131; FHL microfilm; 1375764, Enumeration District: 0131; Description: All of Hāmākua from Kaumoali Gulch to Haupu Gulch, being the boundaries of Paauhau Plantation.
Year: 1920; Census Place: Hāmākua, Hawai‘i, Hawai‘i Territory; Roll: T625–2033; Page: 18A; Enumeration District: 132; Image: 229. Enumeration District: 0132; Description: Hāmākua District, all of Hāmākua District from Haupu Gulch to Kapulena Gulch, being the boundaries of Honoka’a Plantation.
Souza Property  
Name of Property  

Hawai‘i, Hawai‘i  
County and State

Year: 1930; Census Place: Honoka‘a, Hawai‘i, Hawa‘i Territory; Roll: 2631; Page 4A; 


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:

__X__ State Historic Preservation Office
__X__ Other State agency
_____ Federal agency
__X__ Local government
__X__ University (of Hawai‘i)
_____ Other

Name of repository: _____________________________________

Historic Resources Survey Number (if assigned): _____________


2. Geographical Data

Acreage of Property _._16 acres______________

Use either the UTM system or latitude/longitude coordinates
Souza Property

Name of Property

Hawai‘i, Hawai‘i

County and State

**Latitude/Longitude Coordinates**
Datum if other than WGS84: __________
(enter coordinates to 6 decimal places)
1. Latitude:   Longitude:  
2. Latitude:   Longitude:  
3. Latitude:   Longitude:  
4. Latitude:   Longitude:  

**Or**

**UTM References**
Datum (indicated on USGS map):

☐ NAD 1927  or  ☐ NAD 1983

1. Zone: 5Q  Easting: 241832.91 E  Northing: 2222133.98 N  
2. Zone:  Easting:  Northing:  
3. Zone:  Easting:  Northing:  
4. Zone:  Easting:  Northing:  

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

The property is a rectangle with the smaller sides to the north and south. Measuring clockwise from the northwest corner of the lot, 55 feet x 127.13 feet x 55 feet x 127.38 feet to the point of origin.

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

The property is identified by the State of Hawai‘i and County of Hawai‘i as Tax Map Key parcel (3) 4-5-007: 011. The boundaries of the parcel are the historic boundaries listed in the State Bureau of Conveyances and the County Tax Assessor’s Notebooks since the mid-1930s.
Souza Property
Name of Property

Hawai‘i, Hawai‘i
County and State

Tax Map Key: (3) 4-5-007: 011

3. Form Prepared By

name/title:     Ross W. Stephenson PhD and Laura Ruby MA and MFA
organization:   Historic Honoka’a Town Project
street & number:  38 South Judd Street, Unit 24B
city or town:    Honolulu        state: Hawai‘i         zip code: 96817
e-mail:        rwaylands808@aol.com
telephone:      (808) 679-9060-cell
date:          February 5, 2020
**Photo Log**

Name of Property: Souza Property

City or Vicinity: Honoka‘a

County: Hawai‘i
State: HI

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

Dates Photographed: 2016-2020

Location of Original Digital Files: Ross W. Stephenson, PhD
38 South Judd Street, Unit 24B
Honolulu, HI 96817

Job # Historic and Architectural Resources of Honoka‘a

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

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**PHOTO LOG**

Name of Property: Souza Property
City or Vicinity: Honoka‘a
County: Hawai‘i State: HI
Photographers: Laura Ruby, Carol Stephenson, and Ross W. Stephenson
Date Photographed: 2016-2020
Location of Original Digital Files: Ross W. Stephenson, PhD
38 South Judd Street, Unit 24B
Honolulu, HI 96817

Job # Historic and Architectural Resources of Honoka‘a

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**Souza Main Commercial Building**

Photo #1 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0001)
Māmane Street façade, (*mauka* side of street) camera facing southwest
Photographer: Ross W. Stephenson

1 of 29.
Souza Property  
Name of Property  

Hawai‘i, Hawai‘i  
County and State  

Photo #2 (HI_Hawai‘i County_HonokaaMPS_Souza Property_0002)  
Māmane Street façade (Waipiʻo façade abuts adjacent Holmes/Rice Building), camera facing south  
Photographer: Ross W. Stephenson

2 of 29.

Photo #3 (HI_Hawai‘i County_HonokaaMPS_Souza Property_0003)  
Hilo-side façade, camera facing southwest  
Photographer: Laura Ruby

3 of 29.

Photo #4 (HI_Hawai‘i County_HonokaaMPS_Souza Property_0004)  
Mauka façade (not accessible to the public), Cold Storage Building in foreground, camera facing northeast  
Photographer: Carol Stephenson

4 of 29.

Photo #5 (HI_Hawaiʻi County_HonokaaMPS_Souza Property_0005)  
Mauka façade (not accessible to the public), camera facing northeast  
Photographer: Carol Stephenson

5 of 29.

Photo #6 (HI_Hawaiʻi County_HonokaaMPS_Souza Property_0006)  
Mauka façade (not accessible to the public), camera facing north  
Photographer: Carol Stephenson

6 of 29.

Photo #7 (HI_Hawaiʻi County_HonokaaMPS_Souza Property_0007)  
Mauka façade (not accessible to the public) (painting completed 2020), camera facing northeast  
Photographer: Laura Ruby

7 of 29.
Souza Main Commercial Building Retail Floor

Photo #8 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0008)
Detail: Māmane Street façade Waipi‘o bay (retail store 2016), camera facing south
   Photographer: Laura Ruby

8 of 29

Photo #9 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0009)
Detail: Māmane Street façade Waipi‘o bay entry (retail store 2020), camera facing south
   Photographer: Laura Ruby

9 of 29

Photo #10 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0010)
Interior detail: Waipi‘o bay (retail store 2018), camera facing southwest
   Photographer: Laura Ruby

10 of 29.

Photo #11 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0011)
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11 of 29.

Photo #12 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0012)
Interior detail: Waipi‘o bay (retail store 2018), camera facing north
   Photographer: Laura Ruby

12 of 29.

Photo #13 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0013)
Interior detail: Hilo bay (retail store 2016), camera facing south
   Photographer: Laura Ruby

13 of 2
Souza Property

Hawai‘i, Hawai‘i

Name of Property

County and State

Photo #14 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0014)
Interior detail: Hilo bay storage and restroom (retail store 2016), camera facing east
Photographer: Laura Ruby

14 of 29

Souza Commercial Main Building Upper Residential Floor

Photo #15 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0015)
Interior detail: Hilo-side enclosed lanai and stairs, camera facing southeast
Photographer: Carol Stephenson

15 of 29.

Photo #16 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0016)
Interior detail: Hilo-side bathroom (under renovation), camera facing northwest
Photographer: Carol Stephenson

16 of 29.

Photo #17 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0017)
Interior detail: Hilo-side kitchen, camera facing south-southwest
Photographer: Laura Ruby

17 of 29.

Photo #18 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0018)
Interior detail: Hilo-side living room, camera facing south-southwest
Photographer: Laura Ruby

18 of 29.

Photo #19 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0019)
Interior detail: Hilo-side bedroom 2, camera facing north
Photographer: Laura Ruby

19 of 29.
Souza Property  
Name of Property  
Hawai‘i, Hawai‘i  
County and State

Photo #20 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0020)  
Interior detail: Hilo-side bedroom 1, camera facing west  
Photographer: Carol Stephenson  
20 of 29.

Photo #21 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0021)  
Interior detail: Waipi‘o-side looking out porch window, camera facing south  
Photographer: Laura Ruby  
21 of 29.

Photo #22 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0022)  
Interior detail: Waipi‘o-side porch looking toward bathroom, camera facing southeast  
Photographer: Carol Stephenson  
22 of 29.

Photo #23 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0023)  
Interior detail: Waipi‘o-side porch-kitchen, camera facing west-southwest  
Photographer: Carol Stephenson  
23 of 29.

Photo #24 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0024)  
Interior detail: Waipi‘o-side kitchen, camera facing west  
Photographer: Laura Ruby  
24 of 29.

Photo #25 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0025)  
Interior detail: Waipi‘o-side dining room, camera facing north  
Photographer: Laura Ruby  
25 of 29.
Souza Property

Photo #26 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0026)
Interior detail: Waipi‘o-side bedroom 2, camera facing north
   Photographer: Laura Ruby

26 of 29.

Photo #27 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0027)
Interior detail: Waipi‘o side bedroom 2, camera facing southwest
   Photographer: Carol Stephenson

27 of 29.

Photo #28 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0028)
Exterior Cold Storage Building, camera facing west
   Photographer: Laura Ruby

28 of 29.

Noncontributing Residence

Photo #29 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0029)
Exterior noncontributing residence: camera facing southeast
   Photographer: Laura Ruby

29 of 29.
Photo Log

Name of Property: Souza Property

City or Vicinity: Honoka‘a

County: Hawai‘i
State: HI

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

Dates Photographed: 2016-2020

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

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

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Name of Property: Souza Property
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38 South Judd Street, Unit 24B
Honolulu, HI 96817
Job # Historic and Architectural Resources of Honoka‘a
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Māmane Street façade, (mauka side of street) camera facing southwest
Photographer: Ross W. Stephenson

1 of 29.
Souza Property
Name of Property

Hawai‘i, Hawai‘i
County and State

Photo #2 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0002)
Māmane Street façade (Waipi‘o façade abuts adjacent Holmes/Rice Building), camera facing south
Photographer: Ross W. Stephenson

2 of 29.
United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form

Souza Property
Name of Property

Hawai‘i, Hawai‘i
County and State

Photo #3 (HI_Hawai‘i County_HonokaʻaMPS_Souza Property_0003)
Hilo-side façade, camera facing southwest
Photographer: Laura Ruby

3 of 29
Souza Property

Name of Property

Hawaiʻi, Hawaiʻi

County and State

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Mauka façade (not accessible to the public), Cold Storage Building in foreground, camera facing northeast

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4 of 29
Souza Property
Name of Property

County and State

Hawai‘i, Hawai‘i

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Mauka façade (not accessible to the public), camera facing northeast
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Photo #6 (HI_Hawaiʻi County_HonokaʻaMPS_Souza Property_0006)
*Mauka* façade (not accessible to the public), camera facing north

Photographer: Carol Stephenson
Souza Property

Hawai‘i, Hawai‘i

Name of Property

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Mauka façade (not accessible to the public) (painting completed 2020), camera facing northeast

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7 of 29
Souza Main Commercial Building Retail Floor

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Souza Property

Name of Property

Hawaiʻi, Hawaiʻi

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Detail: Māmane Street façade Waipiʻo bay entry (retail store 2020), camera facing south
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Name of Property

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Photo #11 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0011)
Interior detail: Waipi‘o bay (retail store 2018), camera facing southwest
Photographer: Laura Ruby

11 of 29.
Souza Property

Hawai‘i, Hawai‘i

Name of Property

County and State

Photo #12 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0012)
Interior detail: Waipi‘o bay (retail store 2018), camera facing north
Photographer: Laura Ruby

12 of 29.
Souza Property

Name of Property

Hawai‘i, Hawai‘i

County and State

Photo #13 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0013)

Interior detail: Hilo bay (retail store 2016), camera facing south

Photographer: Laura Ruby

13 of 29
Souza Property                                    Hawaiʻi, Hawaiʻi
Name of Property

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16 of 29.
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Souza Property
Name of Property

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Souza Property
Name of Property

Hawaiʻi, Hawaiʻi
County and State

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Interior detail Hilo-side living room, camera facing south-southwest
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18 of 29.
Souza Property
Name of Property

Hawai‘i, Hawai‘i
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Souza Property
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Souza Property  
Name of Property

Hawaiʻi, Hawaiʻi  
County and State

Photo #24 (HI_Hawaiʻi County_HonokaʻaMPS_Souza Property_0024)
Interior Waipiʻo-side kitchen, camera facing west
Photographer: Laura Ruby

24 of 29.
Souza Property

Name of Property                    County and State

Hawai‘i, Hawai‘i

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Interior detail: Waipi‘o-side dining room, camera facing north
Photographer: Laura Ruby

25 of 29.
Souza Property

Hawai‘i, Hawai‘i

Photo #26 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0026)
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26 of 29.
Souza Property
Name of Property

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  Photographer: Carol Stephenson

27 of 29.
Souza Property
Name of Property

Hawai‘i, Hawai‘i
County and State

Photo #28 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0028)
Exterior Cold Storage Building: camera facing west
Photographer: Laura Ruby

28 of 29.
Noncontributing Residence

Photo #29 (HI_Hawai‘i County_Honoka‘aMPS_Souza Property_0029)
Exterior noncontributing residence: camera facing southeast
   Photographer: Laura Ruby

29 of 29.
ADDENDUM A

SOUZA PROPERTY TIMELINE

1852–George Hardy purchased R.P. Grant 1073 for $4,267 from Kamehameha IV. It was located in Haina Ahupua‘a. The property was 207.3 acres.

1884–the Hardys sold a portion of their grant to Ellen Rickard. This Māmane Street property was approximately double the size of the currently designated Souza Property.

1884–Antonio (or Antone) Dias de Sousa (42) (1841-1935) immigrated from Madeira, Portugal to Hawai‘i with his wife Joaquina (Mary) Teixeira Brasão de Sousa (30) (1862-1932) aboard the Bordeaux. (They left Portugal because of a blight on the economic crops of oranges and grapes, and harvests, had failed.)

1903–According to the County of Hawai‘i Field Book the buildings on the Souza Property were built in 1903.

1912–Leong Lam Fook, owner of the L. Ahfoo Restaurant in the building, became the owner of the property. He purchased it for $1,000, and its square footage became fixed at 7,040 square feet.

1914–The Sanborn Fire Insurance Map shows two cojoined commercial buildings on the property.

1914–Antone D. de Souza, the patriarch of the family and farmer, purchased a Ka‘ao Homestead lot mauka of Honoka‘a Town in Ahu‘alua. (p. 887 Vol. XXI)

c. 1926–Antone de Souza Jr. started slaughterhouse and market operations. This butcher shop was originally located behind the Ferreira Building (mauka of the earlier JR Mill’s store building). A Souza family dispute ended the supply of fresh meat for the butchery, so the market was sold to Henry Hall. Hall moved market to present Souza Building. John D. Souza Sr. bought the business. In 1933, he and wife, Christine, purchased the building from Enoka Ako. Charlie Mendes and George Alfonso, ran the Aloha Meat Market for a time. (George Alfonso was John Souza's brother-in-law.)

1930–John Diaz de Souza Sr. moved into the Aloha Meat Market.

1932–Leong’s widow sold the property to Enoka Ako (who owned nearby mauka properties).

1933–John Diaz de Souza Sr. journal entry says, "Bought Honoka‘a Building from Enoka Ako on the first day of December 1932”—hence, the property name “Souza Building.” Souza wrote on
July 1, 1930, "Started Butcher." His butcher’s license was 7-28-1930. At that time, it was called the Aloha Meat Market.

1933-1960–The Souza family was in the meat business as Honoka’a Meat Market, Aloha Meat Market, and later, Souza and Sons Market. It was owned and run by John Dias Souza Jr. who owned the building with his brother George Dias Souza.

1939–John Dias Souza Sr. bought the delivery car (as he called it). The sign on the side of the delivery van said, “Souza and Sons” when he sold it to Dr. George J. Silva September 31, 1939.

1939–Honoka’a High School yearbook advertisement lists C.(Carl) Meyer's Meat Market. (Carl is likely working with the Souza brothers at this time.) 1939-1940 “Geo D meatcutter (John D’s son), John D meatcutter also listed at that time (p. 741 Vol XLVI).

1943–The market became Souza and Sons in 1943 when John D. took it over.

1945–Honoka’a High School yearbook advertisement says “Souza and Sons Meat Market, George J. Silva, prop.”

1960–John Dias Souza Jr. turned over the business to George S. in November when the family moved to California. George collected the rents and took care of the sales years later, as he was the one that remained in Honoka’a.

1975–Steven Oldfather purchased the property

c. 1977–The market was last operated by Herb de Luz, closed when John Andrews bought the property, about 1977. Before that it was run by Al Ignacio and known as “Al’s Cut Right.”

1977–John Andrews purchased the property

2018–Mary Ann Cook became the current owner
**ADDENDUM B**

**PROPERTY TRANSFERS TABLE**

**TMK: (3) 4-5-007:011  SOUZA PROPERTY  45-3599 Māmane Street**

<table>
<thead>
<tr>
<th>DATE</th>
<th>LIBER/INSTRUMENT#</th>
<th>TRANSACTION Type</th>
<th>COST</th>
<th>AREA</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/24/1852</td>
<td>Grant Book 6, p. 113</td>
<td>Royal Patent Award</td>
<td>$4,267</td>
<td>207.3 acres</td>
<td>From Kamehameha IV to George Hardy: R.P. Grant 1073 in Haina Ahupua’a.</td>
</tr>
<tr>
<td>7/1/1881</td>
<td>71/98-99</td>
<td>Deed</td>
<td>$1,000</td>
<td>sq. ft.</td>
<td>From W.H. Page to William Conradt.</td>
</tr>
<tr>
<td>4/24/1890</td>
<td>125/96-98</td>
<td>Deed</td>
<td>$100</td>
<td>sq. ft.</td>
<td>From Conradt to William Grote.</td>
</tr>
<tr>
<td>*8/11/1892</td>
<td>136/311-312</td>
<td>Deed</td>
<td>$700</td>
<td>sq. ft.</td>
<td>From George Hardy and Margarida Hardy to Anna Grote (daughter).</td>
</tr>
<tr>
<td>6/3/1893</td>
<td>141/272-273</td>
<td>Deed</td>
<td>4750</td>
<td>sq. ft.</td>
<td>From Anna Grote and Husband to John K. White. (This is another piece of property that is combined with William Grote’s to form this whole parcel.)</td>
</tr>
<tr>
<td>1/13/1912</td>
<td>358/198-199</td>
<td>Deed</td>
<td>$1,000</td>
<td>7,040 sq. ft.</td>
<td>From John K. White to Leong Lam Fook: This is likely the owner of the Chinese restaurant that operated at this location in the now identified Souza Building.</td>
</tr>
<tr>
<td>12/1/1932</td>
<td>1186/78</td>
<td>Deed</td>
<td>$4,000</td>
<td>7,040 sq. ft.</td>
<td>From Leong Lee See (Leong Lam Fook’s widow) to Enoka Ako.</td>
</tr>
<tr>
<td>5/11/1933</td>
<td>1202/320</td>
<td>Deed</td>
<td>$4,000</td>
<td>7,040 sq. ft.</td>
<td>From Enoka Ako to John D. Souza.</td>
</tr>
<tr>
<td>4/7/1945</td>
<td>1925/301</td>
<td>Deed</td>
<td>$2,500</td>
<td>7,040 sq. ft.</td>
<td>From John Souza (marital status not given) to Christina Souza (widow): Also, two lots in Ka’ao Homesteads.</td>
</tr>
<tr>
<td>12/10/1957</td>
<td>3357/489</td>
<td>Deed</td>
<td>“love &amp; affection”</td>
<td>7,040 sq. ft.</td>
<td>From Christina Souza to George D. and John D. Souza: Tenants in common, with Christine retaining a life interest.</td>
</tr>
<tr>
<td>6/14/1977</td>
<td>12487/224</td>
<td>Agreement of Sale</td>
<td>$50,000</td>
<td>7,040 sq. ft.</td>
<td>Between Steven Oldfather and wf, and Edith and John Andrews and wf.: Tenants in entirety. This agreement of sale was cancelled for non-payment by the Oldfather’s on the previous amount between the Souza’s and the Oldfathers. John Andrews and wife take over the amount.</td>
</tr>
<tr>
<td>12/31/1981</td>
<td>14700/120</td>
<td>Deed</td>
<td>$60,000</td>
<td>7,040 sq. ft.</td>
<td>To John Andrews: Divorced and deceased; and Quitclaim Deed in will to son Eben Andrews.</td>
</tr>
<tr>
<td>11/21/2018</td>
<td>#68990631</td>
<td>Deed</td>
<td>$665,000</td>
<td>7,040 sq. ft.</td>
<td>To Mary Ann Cook: current owner.</td>
</tr>
</tbody>
</table>
Souza Property
Name of Property

Hawaiʻi, Hawaiʻi
County and State

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

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