

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric Name: Bookkeeper's House, Pioneer Mill Co/Lahaina Ice Co.Other names/site number: Tax Map Key (2) 4-6-03:04

Name of related multiple property

listing:

N/A

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

2. LocationStreet & number: 271 Front StreetCity or town: Lahaina State: HI County: MauiNot 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**Signature of certifying official/TitleDateState or Federal agency/bureau or Tribal Government

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

Signature of commenting officialDateTitle:State or Federal agency/bureau
or Tribal Government

Bookkeeper's House, Pioneer Mill
Co/Lahaina Ice Co.

Name of Property

Lahaina, HI
County and State

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

Bookkeeper's House, Pioneer Mill
Co/Lahaina Ice Co.

Name of Property

Lahaina, HI
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7. Description

Architectural Classification

(Enter Categories from instructions.)

PLANTATION VERNACULAR
STYLE

Materials (enter Categories from instructions.)

Principal exterior materials of the property: Wood Frame, Corrugated Metal Roof

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

See Continuation Sheets – Section 7, Page 12.

Narrative Description

See Continuation Sheets – Section 7, Pages 12 – 15.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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Areas of Significance

(Enter Categories from instructions.)

COMMUNITY PLANNING AND
DEVELOPMENT

ETHNIC HERITAGE –
EUROPEAN

ARCHITECTURE

Period of Significance

1925-71

Significant Dates

1925 – Year of construction

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Euro-American, Euro-Hawaiian

Architect/Builder

Thomas Hussey – PMCo
Carpenters

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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.)

See Continuation Sheets – Section 8, Page 16.

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

See Continuation Sheets – Section 8, Pages 16 - 28.

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9. Major Bibliographic References

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

See Continuation Sheets – Section 9, Pages 29 – 31.

Previous documentation on file (NPS):

(Enter Categories from instructions.)

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

Primary location of additional data:

- ☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☒ Other

Name of Repository: Lahaina RLS Survey, Lahaina Restoration
Foundation, 2012 (at Maui County Planning Dept.)

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property: 0.27 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:
2. Latitude: Longitude:

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3. Latitude: Longitude:

4. Latitude: Longitude:

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 (Provide at least one paragraph for each area of significance.)

The property is a 0.27-acre parcel identified as State of Hawaii Tax Map Key (2) 4-6-03:04. From the Northwest corner of the property, the parcel boundary extends 81.63 feet to the southwest corner and the makai face of a crm seawall, then 29.41 feet along the crm seawall to one quarter of its length, then 83.98 feet to the end of the crm seawall, then 11.61 feet northeast to the top of a bank, then 42.32 feet along the top of the bank, then an additional 21.56 feet southeast to the Southeast corner, then 44.20 feet to the Northeast corner of the property, then 172.79 feet along Front Street to the Northwest corner and the point of origin.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries described are for the HRHP designation of the dwelling formerly leased to Lahaina Ice Co. Bookkeepers, then surveyed in 1995 for sale, and now owned by Dudley and Dora Millikin, who have approved the preparation and submittal of this nomination to the Hawai'i Register of Historic Places.

11. Form Prepared By

name/title: Stanley Solamillo, Architectural Historian

organization: For Dudley and Dora Millikin, 271 Front Street, Lahaina, HI

street & number: 1727 Mill Street

city or town: Wailuku State: HI Zip code: 96793

email: ssolamillo@gmail.com

telephone: 808-250-3273

date: June 18, 2021 (revised June 26, 2021)

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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.

See Continuation Sheets – Additional Documentation, Pages 32 - 80.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

See Continuation Sheets – Additional Documentation, Pages 32 - 80.

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PMCo/LICo Bookkeeper's House

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N/A

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Section number 7 Page 12**SECTION 7 – Narrative Description****Summary Paragraph**

The Pioneer Mill Company/Lahaina Ice Company (PMCo/LICo) Bookkeeper's House at 271 Front Street is a Plantation Vernacular dwelling. It appears to have either been built at its current site in 1925 or moved there in the same year from Lunaville Camp or Village. The latter activity occurred as part of the relocation of at least twelve other PMCo-owned dwellings that were provided for mid- and upper level personnel from that year through 1995. Sited on a 0.27-acre shoreline parcel in the 200 block of Front Street, the house is oriented Northwest-Southeast and parallel to the arterial. It is of single-wall or plank frame construction, has an exterior finish of vertical tongue and groove wood siding as well as hipped and shed roofs of corrugated metal. The house was rehabilitated from 2021-2022, the front and side exterior facades were restored, additions made to the rear (southwest) façade in the 1960s were removed, a rear lanai was rebuilt, original fenestration of the rear second floor façade was restored, along with a majority of interior finishes, except for a new kitchen and two bathrooms. The PMCo/LICo Bookkeeper's House facades that are visible from the public right-of-way as well as its interior remain intact, and the dwelling maintains its integrity of location, setting, design, materials, workmanship, feeling, and association. In addition, the first resident of the PMCo/LICo Bookkeeper's House was Frank A. Alameda and his wife Lilly and the dwelling has associations with the Frank A. Alameda Armory in Wailuku (1937) that was the Hawaii National Guard Headquarters for the 1st Battalion, 299th Infantry.

Narrative Description

The PMCo/LICo Bookkeeper's House is oriented Northwest-Southeast with its front and rear façades parallel to Front Street and the shore, respectively, and is accessed from the thoroughfare by a concrete walkway with two entry steps and a concrete driveway. There is no lava rock perimeter wall. The site slopes from the arterial toward the ocean and extant plantings consist of Coconut Palm (*Cocos nucifera*), Areca palm (*Dypsis lutescens*), Cook Pine (*Araucaria columnaris*), White Plumeria (*Plumeria alba*), as well Ti (*Cordyline fruticosa*), Croton (*Codiaem variegatum*), Spider Lily (*Crinum asiaticum*), other ornamentals such as Agapanthus and Dracaena that are not identifiable as to species when not in bloom, and sod. There is a concrete rubble masonry (CRM) seawall that was built before 1960 as well as a lava rock revetment next to it that provides the shoreline boundary for the property.¹

Exterior

The PMCo/LICo Bookkeeper's House is 48'-0" in length and 32'-0" in depth. It is one-story in height at the front, two-stories at the rear, three bays in width with a four-pile depth, and has both hipped and shed roofs. The front (Northeast) or mauka facade features a covered entry porch with a shed roof that is 1 1/2 bays in width, includes an open wood trellis that is supported by paired corner columns, a double beam with decorative wood geometric details, and scroll-sawn wood rafter tails. On either side of the entry porch are two bays that have hipped roofs, and are clad in vertical tongue and groove wood siding. They are trimmed at the corners with wood corner boards, at the base with wood molding, at mid-height with wood belt boards with rounded corners, and at the eaves with wood fascia boards that cover the ends of scroll-sawn, decorative wood rafter tails. The front façade is fenestrated with eight-

¹ Abbott, Thorne, Consultant, Coastal Planners, LLC. Personal communication. 14 April 2021.

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light wood casements that have been installed in banks of four that are simply cased with wood trim, and include wood sills and hood molds. The front entry includes paired modern ten-light wood doors with wood screen doors that are surmounted by a three-light transom. A side entry from the entry porch that had been enclosed has been reopened and fenestrated with a modern ten-light wood door surmounted by a two-light transom.

The side (Southeast) façade is 32'-0" in length and sited on a slope that causes it to transition from one-story at the front or mauka side to two-stories at the rear or makai side. It is four bays in depth and is three bays in width with a center bay that projects outward. The roofs of the dwelling are hipped and shed and covered with corrugated metal. The exterior materials of the front façade are duplicated on the side façade and include vertical tongue and groove wood siding that is trimmed at the corners with wood corner boards, at the base with wood molding, at mid-height with wood girts. The eaves are supported by scroll-sawn, decorative wood rafter tails. The fenestration of the southeast facade includes eight-light wood casements that have been installed in pairs or in banks of four. They are simply cased with wood trim and include wood sills and hood molds. A wood post foundation is visible and partially obscured by orthogonal wood lattice beneath the center bay, while the front or mauka bay has a foundation wall of board formed concrete. The makai bay is open at grade, features an original garage of single wall construction that is enclosed with vertical tongue and groove wood siding, with vehicular access provided from the Southeast through a pair of modern wood board and batten doors. Prior to rehabilitation it had been enclosed on its makai side by a one-story carport addition (102) with a shed roof that has been removed.

The rear (Southwest) façade faces the ocean and a seawall. It is 48'-0" in length, three bays in width, two stories in height, features hipped and shed roofs, and a foundation at grade that is relatively level. It includes a one-story garage that is one and one-half bays in width, a corridor (100) that is one-half bay in width that leads to a storage area and two rooms (104, 105) that are one bay in width. A lanai is located on the makai side of this façade that appears to have been originally added during the 1960s and has been rebuilt during the recent rehabilitation. The fenestration of the first floor includes paired eight-light casements and a 3/3 wood sash that are cased with wood trim, includes wood sills and hood molds, as well as a modern door that provides entry to a corridor. The second story of the dwelling retains original materials such as vertical tongue and groove wood siding that is trimmed at the corners with wood corner boards, at the base with wood molding, and at mid-height with wood girts. Its original fenestration of eight-light wood casements that have been installed in banks of four remains at both exterior bays. The center bay has been rehabilitated to include two pairs of single light wood doors that provide access to the lanai, flanked on either side by a pair of eight-light wood casements. As with the other facades, the eaves are supported by exposed, scroll-sawn, decorative wood rafter tails.

The side (Northwest) façade is 32'-0" in length and sited on a slope that transitions from one-story at the front or mauka side to two stories at the rear or makai side. It is four bays in depth, and is three bays in width and includes a roof that is hipped and covered in composition shingle. The original exterior materials of the front, side, and rear façades are duplicated on this side façade and include vertical tongue and groove wood siding that is trimmed at the corners with wood corner boards, at the base with wood molding, at mid-height with wood belt boards. The eaves are finished with wood fascia boards that cover the ends of exposed, scroll-sawn, decorative wood rafter tails. The fenestration includes eight-light wood casements that have been installed in pairs or in banks of four. They are simply cased with wood trim, and include wood sills and hood molds. A glazed, four-panel wood door near the makai corner has been replaced by a modern ten-light wood door that provides a side entry to

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the interior and is accessed by an external stair. The first floor of the makai corner includes an end pier and openings that have been covered with exterior plywood and square wood lattice.

Entry into the PMCo/LICo Bookkeeper's House is made from an original garage (101) on the first floor at the rear (Southwest, makai side) of the building, then either by walkway through the entry at the front (Northeast, mauka side) of the building into a parlor/living room (200) or via a side entry with exterior stair on the (Southeast, side) façade into a kitchen (201). The Parlor/Living room (200) is flanked on the Northeast by a Kitchen (201), a Bathroom (202), Guest Room/Bedroom (203) and on the Southwest by another Guest Room/Bedroom (204), a Master Bathroom (205), and a Master Bedroom (206). Original wood floors, exposed corner posts, decorative moldings (baseboards, shoe molds, rounded wood girts, and decorative cornices) along with casework, remain intact throughout the second floor of the house.

Alterations

Prior to the 2021-2022 rehabilitation, there were small rooms (100, 102, 103) that appear to have been added to the first floor of the dwelling at the rear (Southwest) façade during the 1960s. They included modern finishes as well as original finishes on a formerly exposed makai wall of the dwelling's first floor. After rehabilitation, part of a corridor (100) and two rooms (102, 103) have been removed and the second floor lanai has been rebuilt. The lanai remains accessible from the Parlor/Living Room (200). Other alterations made prior to rehabilitation included gypsum board added to ceiling and wall surfaces, a number of interior and exterior replacement doors, built-in or surface-mounted wood cabinetry in two rooms (204, 206), and modified fenestration on the rear (Southwest) façade that provided access to the lanai.

The dwelling is a Plantation Vernacular style house and an example of an "H"-Plan that was produced by PMCo carpenters and altered during the period of significance to form a "U"-Plan when the Parlor/Living Room (200) was enlarged to incorporate an enclosed rear lanai. The original floor plan may have been a modification of a design that was approved in 1921 by the Territorial Board of Health and issued by the Hawaiian Sugar Planters' Association (HSPA) to member companies. Other examples of the house type were produced by PMCo in Lahaina during the 1920s as well as by other companies during the 1930s.

Integrity

The PMCo/LICo Bookkeeper's House retains integrity of six out of seven aspects of integrity. They include: location, design, materials, workmanship, feeling and association.

Location: The location of the PMCo/LICo Bookkeeper's House has not changed and it retains integrity of location.

Setting: There has been increased development since the dwelling was erected in 1925 on nearby parcels in the 200 block of Front Street, and on adjacent lands mauka or uphill of the arterial. However the site by itself has not changed significantly. There are no large walls or fences that have been added, no intrusions or new accessory buildings constructed, and it still includes many of the plants/landscaping that are typical of the plantation era. Consequently, the site retains integrity of setting.

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Design: The design of the PMCo/LICo Bookkeeper's House has not changed and its original massing and fenestration, visible from the public right-of-way, have also been maintained as when the dwelling was first constructed. Alterations made prior to rehabilitation included the addition of a one story carport with shed roof and a single-room addition with a rooftop lanai as well as modified fenestration to the rear (southwest) façade (outside of view from the public right-of-way) and minor interior modifications.

Materials: The materials of the PMCo/LICo Bookkeeper's House such as vertical tongue and groove wood siding and wood trim have been maintained without modification. A rehabilitation of the dwelling has been performed so that a majority of the original materials are maintained and if replaced, have been replicated in kind. The only exceptions have been exterior doors and floors in the wet areas.

Workmanship: Consistent with the retention of original design and materials, the integrity of workmanship has been retained along with additional materials and modern workmanship that has been incurred during the recent rehabilitation.

Association: The PMCo/LICo Bookkeeper's House has associations with PMCo/LICo bookkeepers or accountants and their families, including Frank A. Alameda and his wife Lilly, who appear to have been the first and longest residents of the dwelling, with Frank also being the namesake for the Frank A. Alameda Armory in Wailuku.

Feeling: The property continues to express the historic character and aesthetic sense of the time in which it was built, and conveys this feeling to an observer.

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Section number 8 Page 16**SECTION 8 – Statement of Significance****Summary Paragraph**

The Pioneer Mill Company/Lahaina Ice Company (PMCo/LICo) Bookkeeper's House at 271 Front Street is a Plantation Vernacular style dwelling. It is recalled in oral tradition as having been moved to its current site in 1925 from Lunaville Camp or Village. This occurred as part of the relocation of at least twelve other PMCo-owned dwellings that were provided for mid-and upper level personnel from that year through 1995. All of the inhabitants of the dwelling appear to have been bookkeepers or accountants who played important roles in the development of the Pioneer Mill Co. and Lahaina Ice Co. and its delivery of ice and aerated (soda) water along with electrical service and related products to Lahaina customers during the early-mid-twentieth century. The property is eligible under Criterion A for History and C for Architecture with a period of significance of 1925-71, corresponding with the year of construction and the 50-year threshold for NRHP eligibility per the NPS standard.

1. CRITERION A – COMMUNITY PLANNING AND DEVELOPMENT**1.1 Pioneer Mill Co. (PMCo) Beach Residences**

The PMCo/LICo Bookkeeper's House is sited on Parcel 4, RP 1855, LCA 2650 to Kekoalii for Kaili, and situated in the ahupa'a of Puehuhunui, Lahaina.¹ It is one of thirteen PMCo Beach Residences that appear to have been moved to the shore in 1925 during the company's ownership by American Factors, Ltd. (1918-1995) and first shown on a PMCo map of Lahaina (1935) as well as a field book of company-owned properties (1936).²

An earlier thematic map of Lahaina that was drawn by an unidentified PMCo draftsman (1920) showed only one PMCo dwelling along the shore fronting the Beach Road (Front Street). It was the "Farden House," a home occupied by PMCo luna or overseer Charles K. Farden and his family, addressed in the following census as "457 [Front Street],"³ but no other dwellings were located in between that building and "Makila Camp."⁴ Makila Camp housed 40 persons and was located near the shore, "343 feet [southeast of] Kauaula Stream Bridge," in Mākila⁵ which was later renamed "Puamana." Puamana was selected as the site for the PMCo Manager's House (Burns-Moir House) that was erected there in 1924 along with three unidentified dwellings, presumably for housekeepers and gardeners.⁶ Sometime after its construction, housing for PMCo mid-level company personnel is purported in the oral tradition to have been moved from Lunaville Camp to sites along the shore.

¹ "Map Showing Boundary of R.P. 1855, L.C. Aw. 2650, to Kekoalii for Kaili [271 Front Street], Situated at Puehuhunui, Lahaina, Maui, HI," Chin, Wilfred YK, Licensed Professional Land Surveyor, February 28, 1995.

² "PMCo Beach Residences," Sheet 2, PMCo Field Book, July 6, 1936.

³ "Farden, Charles K.," "Main Road," "Lahaina," Sheet 21A, Line 44, April 22, 1930.

⁴ "Pioneer Mill Co. Camps, Lahaina, Maui, 1920," HSPA Archives, Hamilton Library, UH Manoa.

⁵ "Makila Village," PMCo Field Book, April 14, 1936.

⁶ "Managers Residence," Sheet 36, PMCo Field Book, March 23, 1936.

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Referred to as the "PMCo Beach Residences," they included thirteen dwellings (with an equal number of associated garages, servants' quarters, and minor outbuildings) that were provided for the PMCo Civil Engineer, Chief Chemist, Sugar Boiler, and Lahaina Store Assistant Manager;⁷ Lahaina Ice House Bookkeeper, PMCo Bookkeeper, Lahaina Store Manager, and Timekeeper;⁸ Mill Superintendent and Assistant Manager;⁹ as well as the Head Overseer, Pump Engineer, and Assistant Civil Engineer.¹⁰ Along with the fashionable new manager's house, designed by Wailuku architect William D'Esmond, the concentration of company-owned dwellings sited along the shore caused the area to be derisively referred to as "Haole Camp" by PMCo workers.¹¹ The moniker was inadvertently supported by the existence of dwellings for housekeepers and chauffers that were also erected alongside some of the larger houses.

Perhaps because they were existing buildings, the relocation of the dwellings was never mentioned in the PMCo annual reports of 1924 or 1925 even though the completion of a "new residence for your manager" was included under "New Buildings" in the annual report for 1924.¹²

1.2 Lunaville Camp

"Lunaville Camp" or "Village," purported in the oral tradition to have been the original location of the PMCo/LICo Bookkeepers House and a number of other PMCo Beach Residences, was located between Fields 0-5 and 0-6, "mauka" or uphill from the PMCo narrow gauge railroad that connected the PMCo mill with Olowalu. The enclave appeared sparsely populated and contained only ten houses and thirteen outbuildings when it was delineated by an unidentified PMCo draftsman in 1936. The dispersed locations of dwellings were incongruent with the normally densely gridded pattern of houses at all other PMCo camps, and provide the most evidence suggestive of removal, which further substantiates the oral tradition.

In 1936 the residents consisted of field lunas, a locomotive engineer, a foreman, assistant chemist, and the widow of a clerk.¹³ They included luna Joseph Pestana¹⁴ (House A), assistant chemist T. Kurita¹⁵ (House B), widow of clerk Frank Vierra¹⁶ (House C), locomotive engineer Caesar Book¹⁷ (House D),

⁷ "PMCo Beach Residences," Sheet 1, PMCo Field Book, July 6, 1936.

⁸ "PMCo Beach Residences," Sheet 2, PMCo Field Book, July 6, 1936.

⁹ "PMCo Beach Residences," Sheet 3, PMCo Field Book, July 7, 1936.

¹⁰ "PMCo Beach Residences," Sheet 4, PMCo Field Book, April 21, 1936.

¹¹ Cockett, JoAnne. Interview with Stanley Solamillo. Written notes. Wailuku, Maui. 21 April 2008.

¹² *Annual Report of the Pioneer Mil Company, Ltd. for the Year Ending December 31, 1924*, Honolulu Star-Bulletin, Ltd. 1924: 13.

¹³ "Lunaville Village," Sheet 31, PMCo Field Book, February 27, 1936.

¹⁴ "Pestama, Joseph" "luna," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1929-30: 731.

¹⁵ "Kurita, T" "ass[istan]t chemist," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1934-35: 616.

¹⁶ "Vierra, Frank" "[widow of] cl[er]k," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1929-30: 739.

¹⁷ "Book, Caesar" "loco[motive] eng[ineer]," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1934-35: 603.

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luna Manuel Vierra¹⁸ (House E), luna John or Joseph Vierra¹⁹ (House F), luna Miguel Borosso²⁰ (House G), luna Manuel Nunes²¹ (House H), foreman Walter Book²² (House J), and clerk J. Hiraoka²³ (House K).

1.3 Book Camp

During the first two decades of the twentieth century, another enclave called Book Camp is purported to have housed the company's accountants and other administrative staff. Book Camp was located near the PMCo Hospital in the 800 block of Front Street. The enclave was shown on a thematic map in 1920 but did not appear on detailed maps produced in 1935 and 1936, suggesting that it had been disbanded and its dwellings moved elsewhere. Although it could be suggested as an alternative source for the Beach Front Residences, no detailed plan of Book Camp has been located to corroborate that possibility. The distance from Book Camp to the Beach Residences is 1.40 miles while Lunaville is 1.31 miles (a difference of only 0.09 miles) which renders the suggestion as a remote possibility.

1.4 Lahaina Ice Co., Ltd.

PMCo had electric lights at the mill before 1890 when Lahaina appears to have had its first electric streetlights installed. However, it took nearly 20 years before the rest of town had access to the utility. The company saw its generating capacity as an opportunity to increase revenue and chartered a company that within two decades was able to generate significant profits from the distribution of electricity.

Lahaina Ice Co., Ltd (LICo) was organized in 1901 and capitalized at \$10,000, then incorporated in 1913 by PMCo during its ownership by Bremen-based Hackfeld & Co., Ltd. (1888-1918). The company secured a utility franchise in 1909, but did not commence delivery of power until 1913.²⁴ LICo's formation was initiated by Louis Barkhausen, a German-born PMCo manager as president, along with four other German nationals (three of them as officers). They included W. Henning as vice president, C.L. Scrimger as secretary-treasurer, A. Alberg as auditor, and Frank Stark.²⁵ LICo was organized to enter into a wide range of commercial activities:

The Company [was] vested with the right, authority, and privilege, from and after February 6, 1909, to manufacture, sell, furnish, and supply electric light, electric current, or electric power in the district of Lahaina, on the Island of Maui, Territory of Hawaii, for lighting the streets, roads, public or private buildings, or for motive power...to construct, operate and own an Ice and Cold

¹⁸ "Vierra M[anuel]" "luna," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1934-35: 631.

¹⁹ "Vierra J[ohn or] J[oseph]" "luna," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1934-35: 631.

²⁰ "Boros[s]o Miguel" "luna," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1934-35: 603.

²¹ "Nunes M[anuel]" "luna," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1934-35: 622.

²² "Book Walter" "for[e]m[a]n," *Polk-Husted* 1934-35: 603.

²³ "Hiraoki J" "cl[er]k," *Polk-Husted* 1934-35: 610.

²⁴ "Joint Report of the Lahaina Ice Company, Limited, [for the Period from August 1913 to September 1933,]" F.H. Eaton, Auditor [and] H.A.R. Austin, Engineer, Submitted to the Public Utilities Commission of Hawaii, May 8, 1934, 13-14

²⁵ *Report of the Investigations of the Public Utilities Commission of Hawaii in the Matter of the Investigation into the Affairs of the Lahaina Ice Company, Ltd. of Lahaina, County of Maui, Territory of Hawaii*. Report No. 8., 1916, 5.

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Storage Plant...to manufacture and sell ice, soda water and other no[n]-intoxicating drinks; to conduct and carry on a general cold storage business; to buy and sell fish, vegetables, fruits and all marketable products; to establish, maintain, and operate a Steam Laundry...to build, maintain and operate machinery to electrical power and lights; [and] to sell and furnish electrical power and lights and electrical supplies and appliances..."²⁶

LICo was unable to provide electricity to consumers until 1913 and was later required to amend its original charter in 1916 so that it complied with new legislation governing public utility franchises that was passed by the US congress and adopted by the Territory of Hawaii.²⁷ In that year the officers of the company included: PMCo Manager Louie Weinzheimer as president and director, K. Brecht as vice president and director, John Little as treasurer and director, and J.E. Gannon as secretary and director.²⁸

The company was divided into two departments—Electrical as well as Ice and Soda—that were contained in a single wood building near the Lahaina wharf. Its assets were described in 1916 as including: Electrical Department buildings, furniture and fixtures, pole lines, tools, transformers, meters and electrical supplies; and Ice and Soda Department plant, live stock, ice machinery repair parts, soda supplies, bottles and cases, and stoppers and crowns.²⁹

LICo's listings in the local directories changed over time and reflected the company's development. In 1902 the company's listing stated: "LAHAINA ICE CO., LTD. Ice delivered to all parts of Lahaina, manufacturers of high grade aerated waters, strength and purity guaranteed, Lahaina."³⁰ That description was short-lived. From 1903-08 the company listing was reduced to "Lahaina Ice Co., Ltd." and a manager's name³¹ and from 1909-12, the short line was added that consisted of "Ice and Soda Water Manufacturers" along with the manager's name.³² By 1914 the listing was modified again to include the president of its board of directors who was also the PMCo manager and continued unchanged through 1917.³³ In 1918 the corporate description was expanded slightly to include "electric light and power, ice and soda water manufacturers" along with the identity of the board president and manager.³⁴ By 1920 and 1923, the "electric light and power" description was changed to "electric light and power plant" and "electric light, ice and soda water manufacturers," respectively.³⁵ The latter

²⁶ *Report of the Investigations of the Public Utilities Commission of Hawaii in the Matter of the Investigation into the Affairs of the Lahaina Ice Company, Ltd. of Lahaina, County of Maui, Territory of Hawaii.* Report No. 8., 1916: 4.

²⁷ *Report of the Investigations of the Public Utilities Commission of Hawaii in the Matter of the Investigation into the Affairs of the Lahaina Ice Company, Ltd. of Lahaina, County of Maui, Territory of Hawaii.* Report No. 8., 1916: 8-9.

²⁸ "Joint Report of the Lahaina Ice Company, Limited, [for the Period from August 1913 to September 1933,] F.H. Eaton, Auditor [and] H.A.R. Austin, Engineer, Submitted to the Public Utilities Commission of Hawaii, May 8, 1934: 16.

²⁹ *Report of the Investigations of the Public Utilities Commission of Hawaii in the Matter of the Investigation into the Affairs of the Lahaina Ice Company, Ltd. of Lahaina, County of Maui, Territory of Hawaii.* Report No. 8., 1916: 12.

³⁰ *Husted's Directory of Honolulu and Territory of Hawaii*, 1902: 586.

³¹ *Husted's Directory of Honolulu and Territory of Hawaii*, 1903: 516; 1907: 767; 1906: 735.

³² *Husted's Directory of Honolulu and Territory of Hawaii*, 1909: 771; 1910: 826; 1911: 931; 1912: 982.

³³ *Husted's Directory of Honolulu and Territory of Hawaii*, 1914: 966; 1917: 1104.

³⁴ *Husted's Directory of Honolulu and Territory of Hawaii*, 1918: 1089.

³⁵ *Polk-Husted Directory of the City and County of Honolulu and the Territory of Hawaii*, 1920: 1177; 1923: 1329.

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phrase remained in use through 1939 when it was changed to "Electric Light and Power, Soda Water and Ice Manufacturers."³⁶

Despite corporate descriptions that suggested otherwise, LICo did not generate its own electricity but instead purchased its power from PMCo. PMCo produced its electricity from one hydro-electric plant (250 KW) located at Honokowai Gulch, two at Kauaula Gulch (600 KW and 100 KW), and a fourth plant that was equipped with a steam turbo-generator at the PMCo mill in Lahaina (800 KW).³⁷ LICo's distribution system was described in 1916 as including "approxim-ately 250 poles (wood), 20 transformers ranging from 15 to 1/2 KW, 30 miles of insulated wire and 133 meters."³⁸

LICo expanded its infrastructure and increased its customer base during the 1920s. It achieved the latter by providing the utility at three rates: one for PMCo employees, a second for non-PMCo employees, and a third for businesses.³⁹ During the 1930s and 1940s, LICo was also a retailer for PHILCO and General Electric (GE) household appliances ranging from radios⁴⁰ to refrigerators,⁴¹ and was advertised in the *Maui News*, *Honolulu Advertiser* and *Honolulu Star-Bulletin*.

In 1934 Euro American electrical engineer John Ross McConkey was hired by PMCo as LICo superintendent. He was recorded in the 1940 census as "Manager" for an unidentified "Electric Public Utility" and resided in a company-owned dwelling on Front Street along with his wife Gratia, who was employed as a "Secretary" in the PMCo "Manager's Office."⁴²

Commenting on LICo's operations, McConkey recalled in a 1972 interview that:

[W]hen I first came to work for the Lahaina Ice Company we did sell ice, we [also] sold soda water, we sold electric appliances and did electrical wiring and all that sort of thing, but our main excuse was as a power company...

Originally...the Lahaina Ice Company...sold electric power to the town of Lahaina—[to] the non-plantation employees. They sold power directly to their own employees in those days. The pineapple company [Baldwin Packers, Ltd] out here had their own power plant and they sold power to their employees...When I came here [in 1934] the main substation for the town of

³⁶ *Polk's Directory of the City and County of Honolulu and the Territory of Hawaii*, 1927: 674; 1931-32: 657; 1932-33: 644; 1933-34: 16; 1939-40: 741.

³⁷ *Report of the Investigations of the Public Utilities Commission of Hawaii in the Matter of the Investigation into the Affairs of the Lahaina Ice Company, Ltd. of Lahaina, County of Maui, Territory of Hawaii*. Report No. 8., 1916: 15.

³⁸ *Report of the Investigations of the Public Utilities Commission of Hawaii in the Matter of the Investigation into the Affairs of the Lahaina Ice Company, Ltd. of Lahaina, County of Maui, Territory of Hawaii*. Report No. 8., 1916: 10.

³⁹ "Joint Report of the Lahaina Ice Company, Limited, [for the Period from August 1913 to September 1933,]" F.H. Eaton, Auditor [and] H.A.R. Austin, Engineer, Submitted to the Public Utilities Commission of Hawaii, May 8, 1934: _.

⁴⁰ "PHILCO Transitone Automobile Radio," "Liberal Trade-in Allowance - Easy Terms," "Lahaina Ice Co., Ltd.," *Honolulu Advertiser*, October 13, 1935: 11: _; "The New 1936 PHILCO [Radio]," "Lahaina Ice Co., Ltd., *Honolulu Advertiser*, September 29, 1935: 11; "New 1940 GE Radio," "Your Dealers," "Lahaina Ice Co.," *Honolulu Advertiser*, October 1, 1939: 11:

⁴¹ "General Electric Refrigerator," "Easy Terms," "Lahaina Ice Co.," *Honolulu Star-Bulletin*, November 30, 1937: 14:

⁴² "McConkey, John R.[and] Gratia," "Front Street," "Lahaina," ED 5-10, Sheet 4B, Lines 62-63, April 5, 1940.

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Lahaina was half as big as the substation for even one of the smaller hotels in the Kaanapali area.⁴³

McConkey continued, describing how electric service was delivered and billed to Lahaina customers:

[T]hey did not have any meters on the houses; they just charged a flat rate. And so, if you had just lights, why, you'd pay so much a month. And then when you got up in life and got an electric refrigerator, you paid more; and if you got a washing machine, you paid more and so forth and so forth...Ye[a]h, because there were no meters. Every night at nine o'clock they turned the power off, so everybody ran their refrigerators wide open all during the day, you see. They'd turn the cold control just as high as it would go and the refrigerators would run like mad all day long and then they'd defrost every night but at least they kept your food cold. A great many people didn't bother to turn their lights off. When the power plant man pulled the switch, then the lights went out; and when he started up the next morning, the lights came on and woke you up, so that was your alarm clock.⁴⁴

1.5 Lahaina Light & Power Company, Ltd.

On June 27, 1947 PMCo formed another utility company—the Lahaina Light & Power Company (LL&PCo) and transferred its operations to the new entity.⁴⁵ Maui Electric Company (MECo) later acquired LL&PCo in 1967 and was in turn acquired by Hawaiian Electric Company (HECo) in 1968. LICo was also sold by PMCo to Maui Soda & Ice Works on June 27, 1947,⁴⁶ a company that had been originally formed as Maui Ice Works by Gibbens and McCauley in Kahului in 1884.

LICo and LL&PCo were not the only companies that PMCo had invested in. In 1922 PMCo held over \$940K in stocks and bonds in a number of other entities. They included bonds in the following companies: \$14K in Great Western Power Co., \$2K in Honokaa Sugar Co., and \$28K in Hawaiian Irrigation Co. PMCo also held stock in the following companies: \$150K in Lahaina Agricultural Co., \$46K in Lahaina Ice Co., \$1K in Maui Publishing Co., \$600K in California & Hawaiian Sugar Refining Corporation, and \$99K in the Hawaiian-Philippine Company.⁴⁷

1.6 The LICo Bookkeepers

Axel Alberg (Aalberg)

The first bookkeeper for LICo appears to have been Axel Alberg, who also served in the same capacity for PMCo, and whose name was among the signers of the LICo incorporation documents in 1901. He was Danish, had been born in Sweden, and had migrated to Hawaii with his Danish wife, Ann, in

⁴³ McConkey, John Ross. Interview with Lynda Mair. Written transcripts. Napili, Hawaii, 1972: 17.

⁴⁴ McConkey, John Ross. Interview with Lynda Mair. Written transcripts. Napili, Hawaii, 1972: 17.

⁴⁵ "CHANGE IN NAME OF THE LAHAINA ICE COMPANY, LIMITED TO LAHAINA LIGHT AND POWER COMPANY, LIMITED AND SALE OF NON-UTILITY ASSETS," J.E. Ednie, Lahaina Light & Power Company, Ltd. to Ernest L. Woodill, Public Utilities Commission, July 21, 1947.

⁴⁶ "CHANGE IN NAME OF THE LAHAINA ICE COMPANY, LIMITED TO LAHAINA LIGHT AND POWER COMPANY, LIMITED AND SALE OF NON-UTILITY ASSETS," J.E. Ednie, Lahaina Light & Power Company, Ltd. to Ernest L. Woodill, Public Utilities Commission, July 21, 1947.

⁴⁷ *Annual Report of the Pioneer Mill Company, Ltd. for the Year Ending December 31, 1922*, Honolulu Star-Bulletin, Ltd., 1922: 5.

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1899.⁴⁸ Alberg was first listed in the local directory as a PMCo “bookkeeper” and “cashier” in 1902 and maintained that position through 1908.⁴⁹ There is a seven-year gap between him and the next person who is described as serving in like capacity. This suggests that there may have been a second bookkeeper who remains unidentified.⁵⁰

John Little

The next and presumably third bookkeeper for LICo appears to have been Scottish-born John Little who was also the bookkeeper for PMCo and was paid extra for keeping the LICo books in order.⁵¹ He was described as a “bookkeeper” and “cashier” for PMCo in the local directory in 1914.⁵² In the following year, he was identified as the “treasurer” for LICo in a PUC report and again identified in the local directory as a “cashier” for the company.⁵³ By 1918 however, Little had left PMCo and was a bookkeeper for C. Brewer & Company, Ltd. in Honolulu.⁵⁴

Frank A. Alameda

The fourth bookkeeper for the company and one of the first two occupants of the PMCo/LICo Bookkeeper's House was Portuguese American Frank A. Alameda (1899-1978) and his wife Lily. Alameda was identified in a *Maui News* article on PMCo as the “bookkeeper” for “Lahaina Ice Co., Ltd.” in 1922⁵⁵ and had been recorded previously in the 1920 census as a “book keeper” for PMCo. He had been born in Halawa, North Kohala on Hawai'i Island, the son of two settlers from Portugal, and had graduated from St. Louis College in Honolulu in 1919. Alameda was hired by PMCo in the same year and resided in a dwelling on Church Street.⁵⁶ Late in 1920 he left Lahaina for an assignment in the Philippines, where he was employed at Calamba Sugar Estate, Inc. in Canlubang, Laguna Province, 32 miles south of Manila.

Comprised of 18,000 acres of former “Friar Lands” that had been held by the Dominican Order, the estate was acquired in 1912 by the Ehrman Trust (Albert Ehrman et al) in San Francisco, and the

⁴⁸ “Aalberg, Frank,” “Lahaina,” ED 99, Sheet 36B, Line 40, June 20, 1900.

⁴⁹ Husted, F.M. *Husted's Directory of Honolulu and Territory of Hawaii*, 1902: 552; 1908: 705.

⁵⁰ LICo annual reports and other records housed at the Hawaiian Sugar Planters Association (HSPA) Archives, UH Manoa Library that may have identified LICo Bookkeepers were not available for review during the preparation of this document because of closures associated with the COVID-19 pandemic of 2020 and its aftermath.

⁵¹ *Report of the Investigations of the Public Utilities Commission of Hawaii in the Matter of the Investigation into the Affairs of the Lahaina Ice Company, Ltd. of Lahaina, County of Maui, Territory of Hawaii*. Report No. 8, 1916: 11.

⁵² Husted, F.M. *Husted's Directory of Honolulu and Territory of Hawaii*, 1914: 967.

⁵³ *Report of the Investigations of the Public Utilities Commission of Hawaii in the Matter of the Investigation into the Affairs of the Lahaina Ice Company, Ltd. of Lahaina, County of Maui, Territory of Hawaii*. Report No. 8, 1916: 11.

⁵⁴ Husted, F.M. *Husted's Directory of Honolulu and Territory of Hawaii*, 1918: 498.

⁵⁵ “Pioneer Mill Co.,” *Maui News*, October 10, 1922: 18: __.

⁵⁶ “Alameda, Frank A.,” “Church Road,” “Lahaina,” ED 99, Sheet 1B, Line 39, January 2-3, 1920.

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company was incorporated in 1914⁵⁷ with Pacific Commercial Co. as agent.⁵⁸ By 1920 Calamba had the second largest mill in the country (built by Honolulu Iron Works), with 12,000 acres under cultivation, as well as ice and lime plants, warehouses, office buildings, dwelling and town sites with water, sewer, electric and telephone service, and 35 miles of railroad with locomotives and rolling stock.⁵⁹ It was developed and operated by former PMCo manager Louie Weinzheimer⁶⁰ from 1919-1940. The work that Alameda performed was in advance of a preferred stock offering in 1922 that was in excess of \$1.2M.⁶¹ Upon completion, he then returned to his employment at PMCo in the same year.

In 1925 Alameda married Chinese Hawaiian Lily Kamalu'uluolele (K.) Apo (1897-1990), a teacher whose father was a Cantonese PMCo mill worker named Ng Ong Apo (1870-1936) and whose mother was a Native Hawaiian woman named I'amima Umiulaikaahumanu Akahiakuleana Makekau (1870-1953).⁶² In 1920 Lily was recorded as residing in a dwelling on Front Street with two other instructors.⁶³

The Alameda wedding reception, attended by over 300 guests, was held at the Lahaina Clubhouse, featured entertainment provided by Eddie Tam and his orchestra, and the event received coverage in the Honolulu newspapers.⁶⁴ During the reception, the PMCo/LICo Bookkeeper's House was specifically mentioned as being visited by "a large number of guests" who had assembled "to storm the couple's new beach home."⁶⁵ PMCo manager C.E.S. Burns was in attendance along with his wife and hula was performed by the Alamedas' Front Street neighbors including: "Mrs. S.K. Mookin[i], Miss Emma Farden, Miss Angeline Lindsey, and Miss Gertrude Seong."⁶⁶ Although both had been born of humble beginnings, the Alamedas had managed to break through an otherwise rigid caste system.

Frank and Lily appear to have been allowed to remain in a PMCo residence on Front Street, although they may have moved into the PMCo Bookkeeper's House to the northwest, next door to the manager of the Lahaina Store, after Frank had resigned from PMCo to serve as Lahaina Deputy Tax Assessor in 1927.⁶⁷ This exception may have been made possible in part because he had another exceptional career, as an officer in the 299th Infantry of the Hawaii National Guard.

⁵⁷ Ortega, Arnisson Andre, "Building the New Canlubang," In *Neoliberalizing Spaces in the Philippines, Suburbanization, Transnational Migration, and Dispossession*, 2016, P. 148. Ortega also notes that Calamba Sugar Estate was created as a "model sugar plantation" and 'tourist destination' that [became] a playground for visiting American officials and citizens [as well as] the Filipino elites. Other improvements were built including an airfield, two nine-hole golf courses, dance and theater halls, [an] estate clubhouse, and the Canlubang Athletic Club.

⁵⁸ "Calamba Sugar Estate," "Moody's Analyses of Investments," In *Moody's Manual of Investments, American and Foreign*, 1920: 977.

⁵⁹ "Calamba Sugar Estate," "Moody's Analyses of Investments," In *Moody's Manual of Investments, American and Foreign*, 1920: 977.

⁶⁰ "No Connection With Employment Of Weinzheimer," *Honolulu Star-Bulletin*, October 11, 1919: 4.

⁶¹ "Preferred Stock Offered by Calamba Sugar Estate," *Louisiana Planter and Sugar Manufacturer*, Vol. 69, 1922: 109.

⁶² "Ong, [A]Po[,], Mima[, and] Lily K." "Lahainaluna Road," "Lahaina Town," ED 74, Sheet 70B, Lines 39-40, 44, May 11, 1910.

⁶³ "Apo, Lily K.," "Main Street," "Lahaina," ED 78, Sheet 1A, Line 9, January 2, 1920.

⁶⁴ "Wedding at Lahaina is Incentive for Large Luau and Entertainment," *Honolulu Star-Bulletin*, October 5, 1925: 3.

⁶⁵ "Wedding at Lahaina is Incentive for Large Luau and Entertainment," *Honolulu Star-Bulletin*, October 5, 1925: 3.

⁶⁶ "Wedding at Lahaina is Incentive for Large Luau and Entertainment," *Honolulu Star-Bulletin*, October 5, 1925: 3.

⁶⁷ "Alameda, Frank A [and] Lily," "Lahaina Town," ED 5-11, Sheet 4B, Lines 87-88, April 7, 1930; "Alameda, Frank

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While attending St. Louis College earlier in 1918, Frank registered for the draft for World War I⁶⁸ and proceeded on an exemplary career in the military that was later described by an anonymous biographer:

Alameda enlisted in the Hawai'i Guard's Company A, 299th Infantry at Lahaina, Maui as a private in 1925. In less than two years he was the first sergeant, a second lieutenant in 1932, and a captain and company commander, in 1936.

He was activated along with his [fellow] Hawai'i Guard[smen] in 1940. By 1943, he was leading 2nd Battalion, 298th Infantry in the South Pacific. He also served as a battalion commander of the 6th Infantry Div. in the Philippines, before going to Korea to become the military governor. He returned to Hawai'i as a full colonel, but took a reduction in rank to rejoin the Hawai'i Guard.

Alameda regained his [rank of colonel] when he took command of the 299th Regiment Combat Team from Col. Bryan in 1947. In 1957, he was promoted to brigadier general and was assigned as Assistant Adjutant General, Hawai'i Army Guard until his Hawai'i Guard retirement in 1959.

His awards included the Bronze Star Medal, Combat Infantryman's Badge, Asiatic-Pacific Service Medal, World War II Victory Medal, Army Commendation Ribbon, Army of Occupation Medal, Philippine Liberation Ribbon, and Hawai'i National Guard Medal for Merit.⁶⁹

After the Korean War, it remains unclear how long the Alamedas resided in their PMCo dwelling on Front Street but by 1957 Frank and Lily had moved from Lahaina to Wailuku and resided in a house at 711 Kamamalu Street.⁷⁰ Frank died in 1978 and the Hawai'i National Guard Armory (1937) in Wailuku was renamed the Frank A. Alameda Armory in his honor in 2015.

Hugo Karl Bruss

The fifth bookkeeper for PMCo/LICo appears to have been Berlin-born Hugo Karl Bruss, who became a naturalized US citizen after immigrating to Hawaii in 1910. He enlisted in the Hawaii National Guard in 1917 and married Margaret Elizabeth Farden in 1918. Both were recorded as residing in a house on Front Street from 1920⁷¹ onward. Bruss was promoted from "asst bkpr[,] PMCo," a position that he held in 1921,⁷² to "bkpr[,] PMCo" by 1922⁷³ and was identified as "Bookkeeper" in the 1930 census.⁷⁴ He was listed similarly in the local directories from 1922 to 1936,⁷⁵ was promoted to "Office Manager" by

A[,] Lily[,] Netta [and] Frank A Jr," "Front Street," "Lahaina," ED 5-10, Sheet 5B, Lines 59-62, April 6, 1940.

⁶⁸ "Frank Aloysius Alameda," "Student," "St. Louis College, Honolulu, Oahu, Hawaii," Registration Card, Serial No. 525, Order No. 8427, October 26, 1918.

⁶⁹ <https://retireenews.org/2015/12/09/my-back-pages-armories-named-after-hawaii-guard-leaders-2/> Accessed 17 April 2021.

⁷⁰ *Polk's City Directory of the Islands of Hawaii, Maui, and Kauai*, 1957: 163.

⁷¹ "Bruss, Hugo K [and] Margaret E," "Main Street" "Lahaina Town," ED 78, Sheet 18A, Lines 2-3, January 11-12, 1920.

⁷² *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1921: 1205.

⁷³ *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1922: 1246.

⁷⁴ "Bruss, Hugo K [and] Margaret E," "Front Street" "Lahaina Town," ED 5-11, Sheet 4B, Lines 80-81, April 7, 1930.

⁷⁵ *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1922: 1246; 1931-32: 642; 1932-33: 630; 1933-34: 606; 1934-35: 603; 1937-38: 719.

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1937,⁷⁶ and remained in that position through at least 1940.⁷⁷ Margaret appears to have taught at Kamehameha III school until 1927, was appointed "postmaster [for] Lahaina"⁷⁸ by the following year, and served in that position through 1933.⁷⁹ The couple resided on the Kaanapali side of the Manager of the Lahaina Store.⁸⁰

William Norris (N.) Hattie

The sixth bookkeeper for LICo appears to have been William Hattie, the son of Anglo-Canadian parents who was born in Kukuihaele, Island of Hawaii.⁸¹ In 1920 he was a storekeeper in Paauilo.⁸² Sometime early in the decade he and his new wife Lillian moved to Lahaina and by 1925 he was listed in the local directory as the "bookkeeper" for Lahaina Ice Company while Lillian was employed at the local elementary school.⁸³ In 1930 he was identified as a "cashier" at the LICo "ice plant" resided with his wife on Front Street.⁸⁴ In the following year, he was once more listed as the LICo "bookkeeper," and appears to have continued in that position through the end of the decade.⁸⁵ By 1940 William and Lillian resided next door to Frank and Lilly⁸⁶ and presumably Hattie was still in his position when the company was sold to Lahaina Power & Light Co. in 1943 during WWII.

Later tenants of the PMCo/LICo Bookkeeper's House from 1940-1995 remain unknown. In the latter year the property was surveyed by land surveyor Wilfred Y.K. Chin and sold. The second owners of the house were Mario G. and Henrietta Beekes (1995-2021). In 2021 the property was purchased by its third and current owners, Dudley and Dora Millikin.

1.7 PMCo Beach Residences

In 1935 and 1936 when unidentified PMCo draftsmen prepared maps of Lahaina, the PMCo/LICo Bookkeeper's House was the fifth dwelling along the shore between the PMCo Manager's House and the courthouse. It was separated from the former by three dwellings that were presumably occupied by the Manager's household staff, the Lucy Kaiewe Searle House at 239 Front Street (Site Number 50-03-9034), and another unidentified dwelling.

The PMCo/LICo Bookkeeper's House was located on Front Street, a thoroughfare that paralleled the shore and was known by several monikers during the early twentieth century including: "Main Street,"

⁷⁶ Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii, 1935-36: 627.

⁷⁷ Bruss, Hugo K [and] Margaret E., "Front Street" "Lahaina," ED 5-10, Sheet 5B, Lines 69-70, April 6, 1940.

⁷⁸ Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii, 1928: 701.

⁷⁹ Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii, 1933: 606.

⁸⁰ "Bruss, Hugo K [and] Margaret E., "Main Street" "Lahaina Town," ED 78, Sheet 18A, Lines 2-3, January 11-12, 1920; "Bruss, Hugo K [and] Margaret E., "Front Street" "Lahaina Town," ED 5-11, Sheet 4B, Lines 80-81, April 7, 1930; "Bruss, Hugo K [and] Margaret E., "Front Street" "Lahaina," ED 5-10, Sheet 5B, Lines 69-70, April 6, 1940.

⁸¹ "Hattie, William," "Kukuihaele/Volcano Street," "Hilo [sic]," ED 61, Sheet 21A, Line 7, June 14, 1900; Hattie, William, "Kukuihaele/Mill Road," "Hamakua," ED 133, Sheet 9B, Line 46, April 22, 1910.

⁸² "Hattie, William," "Village Road" "Paauilo," ED 30, Sheet 2B, Line 24, January 16, 1920.

⁸³ Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii, 1925-26: 660.

⁸⁴ "Hattie, William [and] Lillian," "Front Street" "Lahaina Town," ED 5-11, Sheet 4B, Lines 78-79, April 7, 1930.

⁸⁵ Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii, 1931-32: 649; 1932-33: 637; 1933-34: 612.

⁸⁶ "Hattie, William [and] Lillian," "Front Street" "Lahaina," ED 5-10, Sheet 5B, Lines 71-72, April 6, 1940.

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"Main Road," and "Government Road." In the nineteenth century, dwellings in that area had historically been the abodes of Hawaiian ali'i or members of the chiefly class as well as kaukau ali'i or lesser chiefs. Many had settled in Lahaina from Kohala on Hawai'i Island when the capital was moved by Kamehameha I and had performed duties for the ali'i nui or king that were described as hana lawelawe.⁸⁷

By the twentieth century, however, their houses had been replaced by those occupied by the social and political elite of Lahaina who were regarded as the Kama'aina or "native born" class. They were either Native Hawaiians or the hapa or ethnically mixed sons and daughters of European and Euro-American families who married Native Hawaiians, Chinese Hawaiians or each other. All were members of a caste system that separated the town's elite from its working class.

The first PMCo employee to be recorded as residing on "Main Street" was luna or overseer Charles Kekua Farden (18721-1945) along with his wife Annie (1880-1946) in 1910.⁸⁸ Promoted to "Head Overseer for the Lahaina Division" by 1922,⁸⁹ he and his family were joined by middle and upper level members of PMCo management from 1924 onward. New houses were also built along the mauka or uphill side of Front Street such as the 1927 William K. Kaluakini House at 450 Front Street (Site No 50-03-9054) that housed the deputy sheriff⁹⁰ and his wife and at least one other dwelling was erected that was occupied by another member of law enforcement named David Sharpe.⁹¹ In contrast, most inhabitants and a majority of the PMCo workforce were relegated to inland enclaves and camps away from the shore.

In July 1924 while a construction crew under the direction of Hawaiian head carpenter Thomas Hussey was laying the foundations for a new manager's residence, Filipino workers at PMCo went on strike. They were subsequently evicted from company-owned dwellings and camps. "[T]ent houses" were described as "set up everywhere" in Lahaina with a majority being housed "at Hop Kee Camp [on Chapel Street]," and "on the lot opposite the Catholic Church" as well as at the entrance [to] Mala wharf," and "at [unidentified] Japanese hotels."⁹²

There was also a striker's camp sited on a vacant "lot Kaanapali side of the Farden Residence."⁹³ Curiously, none of the descendants of the elite who resided on Front Street and were later interviewed recalled either the strike or the camp that had been located within view or walking distance of their houses.⁹⁴ The caste system enabled the amnesia of the elite, whether real or feigned, and the subsequent denial of striking workers' later recollections of the walkout, if not their very existence. What the elite proffered instead were reminiscences of the lifestyles that they enjoyed as members of the Kama'aina class. The differences between the life experiences of the two cohorts were extreme, included a lack of empathy on the part of one as well as an unabated bitterness on the part of the other,

⁸⁷ Young, Kanalu G. Terry. *Rethinking the Native Hawaiian Past*, 2012: 154, 149.

⁸⁸ "Farden, Charles K." "Main Road," "Lahaina Town," ED 74, Sheet 3A, Line 1, April 19, 1910.

⁸⁹ "Pioneer Mill Company," *Maui News*, October 10, 1922: 18: _.

⁹⁰ "Kaluakini, William K," "Main Road," "Lahaina," ED-5-12, Sheet 2, 1B, Line 100, April 22, 1930.

⁹¹ "Sharpe, David," "Main Road," "Lahaina," ED 5-11, Sheet 4B, Line 73, April 7, 1930.

⁹² "Filipinos Walk out From Pioneer Mill in Large Numbers," *Maui News*, July 23, 1924: 1: 3.

⁹³ "Filipinos Walk out From Pioneer Mill in Large Numbers," *Maui News*, July 23, 1924: 1: 3.

⁹⁴ Solamillo, Stanley. "Kaluakini, William K. House," Nomination to the National Register of Historic Places, Maui County Planning Department, 2008/2013, Sec. 8: 8-9.

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that remained intact in shared intergenerational memories that were still maintained as late as the 2000s.

Given the socio-economic and psychological chasm existing between the two populations, it may be conjectured that the movement of the elite, followed by PMCo's upper and middle management to sites along the shore may have served another purpose beyond mere fashion. During the 1924 strike that occurred from May 21-May 25 of that year, Euro-Hawaiian Sheriff Clem Crowell was in Lahaina with a special police force of sixty-four officers who had been brought from Wailuku to "preserve law and order."⁹⁵ They were there to guard critical infrastructure, including the power houses and pump stations, the mill, and the company office, "armed with revolvers and clubs,"⁹⁶ and were bivouacked at the Lahaina courthouse.⁹⁷ Although the violence of the 1905 strike that included damage to the mill, two riots, and gunfire that produced one death and several wounded⁹⁸ was avoided in 1924, the potential for it probably remained a latent concern. It is possible that in anticipation of such an outcome, the concentration of the town's elite as well as PMCo upper and middle management along Front Street might have been facilitated to provide for their expeditious evacuation from the town, under the protection of armed guards, to an awaiting steamer at the wharf had violence actually occurred.

2. CRITERION C - ARCHITECTURE

2.1 Plantation Vernacular Housetype – The “H” Plan

The PMCo/LICo Bookkeeper's House is an excellent example of a Craftsman-inspired Plantation Vernacular dwelling that was erected at an indeterminate date and moved to a shoreline parcel in Lahaina in 1925. Plantation Vernacular dwellings are houses that were built by sugar or pineapple companies in Hawai'i for their workers from 1900-21 and from 1921-40 were standardized and approved by the Territorial Board of Health, and produced by member companies of the Hawaiian Sugar Planters' Association or HSPA.

The PMCo/LICo Bookkeeper's House is a Plantation Vernacular house type that originally was built as an “H” Plan. The dwelling appears to have been produced by PMCo carpenters as a modification of an unidentified HSPA standard plan during the early 1920s. It was later altered during the period of

significance to form a "U"-Plan when the Parlor/Living Room (200) was enlarged and the rear lanai was enclosed. Examples of later designs were produced for Tenney Village at Ewa Plantation on O'ahu in 1936.⁹⁹ However, no equivalent PMCo-produced floor plans have been located. In 2012 there were only four examples of the dwelling that were still extant in the Lahaina NHL. They included: the

⁹⁵ "Filipinos Walk out From Pioneer Mill in Large Numbers," *Maui News*, July 23, 1924: 1: 3.

⁹⁶ "Filipinos Walk out From Pioneer Mill in Large Numbers," *Maui News*, July 23, 1924, 1: 3.

⁹⁷ "Filipinos Walk out From Pioneer Mill in Large Numbers," *Maui News*, July 23, 1924, 1: 3; "Lahaina District Well Patrolled by Special Officers," July 26, 1924, 1: 4.

⁹⁸ "Plantation Laborers at Lahaina Walk Out," *Maui News*, May 27, 1905, 1: 2, 2: 3; "Trouble at Lahaina From the Japanese Strikers: One Killed by Police," *Pacific Commercial Advertiser*, May 22, 1905, 7: 1; "Latest From the Strike," *Pacific Commercial Advertiser*, May 23, 1905, 1: 1.

⁹⁹ "Floor plan for the Tenney Village single-family House" (Ewa Plantation, O'ahu), HSPA Standard Plan, 1936. Grove Farm Homestead Museum Collection, Lihue, Kaua'i.

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PMCo/LICo Bookkeeper's House (271 Front Street), the PMCo Bookkeeper's House (281 Front Street), and two unidentified former PMCo houses nearby (619 and 627 Luakini Street).¹⁰⁰

Standard "H" and "U"-Plan configurations consisted of a central large living room (a character-defining feature of the house type),¹⁰¹ flanked on either side by bedrooms that were often separated by bathrooms, with kitchen and ancillary service spaces located on one side at the rear along with front and rear porches or lanai. In "H"-Plans the rear porches are noticeably recessed while on "U"-Plans they are flush or absent altogether. Later examples of the house type that were produced at Tenney Village on Ewa Plantation featured only front porches that were recessed and enclosed and the buildings were covered by large hipped roofs. Those in Lahaina featured both porches and were covered with multiple hipped and shed roofs. Examples at both locations were embellished with simple Craftsman-inspired details.

PMCo Head Carpenter Thomas Kaneholani Makuaole Hussey

The PMCo/LICo Bookkeeper's House, like every building that PMCo erected from 1911-1948, regardless of type and method of construction, was built under the supervision of Native Hawaiian head carpenter Thomas Kaneholani (K.) Makuaole Hussey (1887-1955). Hussey appears to have been hired by PMCo Manager Louie Weinzheimer as early as 1909, but was not identified in the local directory until 1911 when he was listed as a "carp[.] PMCo Lahaina."¹⁰² His occupation remained unchanged in the following year. By 1913 however, he had been promoted to "head carp[.] PMCo, Lahaina" and maintained the title until his advancement to "Building Department Foreman" at an indeterminate date through his retirement in 1948.¹⁰³ Hussey's father was the fourth of fourteen children born to a Nantucket settler named Alexander Pollard (A.P.) Hussey and a Native Hawaiian woman named Makanoë Ka'aikaula.¹⁰⁴ He was a carpenter by trade and a cabinet maker.

PMCo's wood infrastructure included flumes, bridges, railroad depots and roundhouses, mill buildings, wharf sheds and warehouses, hospitals, schools, community centers, churches, stores, bathhouses and outhouses, dwellings, and even furniture. Hussey managed numerous foremen, known in the vernacular as "lunas," who supervised multi-ethnic crews of carpenters, carpenter's helpers, and day laborers which numbered in the hundreds during major construction projects as well as employees who worked at a PMCo woodshop, a saw and planing mill, and a lumber yard. All of the company's 43 work "camps" or "villages" that were erected or rebuilt from 1913 onward were performed under Hussey's supervision and Weinzheimer's direction (1910-1918), and hastened the transition of camp housing from temporary thatched dwellings, an example of which was recorded in a photograph that was published in *Paradise of the Pacific* in 1895,¹⁰⁵ to permanent wood houses for Asian workers. The skill and resourcefulness of Hussey and his carpenters was exceptional. During WWII when wood was in short supply, Hussey's construction crews continued to erect new buildings at the PMCo mill using the

¹⁰⁰ Kehler, Annalise. Lahaina RLS Survey, Lahaina Restoration Foundation, 2012.

¹⁰¹ Riznik, Barnes. "From Barracks to Family Houses: A Social History of Labor Housing Reform on Hawai'i's Sugar Plantations." In *Hawaiian Journal of History*, Vol. 33: 146.

¹⁰² *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1911: 920; 1912: 970.

¹⁰³ *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1913: 1002; 1915: 1037; 1920-21: 1226; 1925-26: 662; 1929-30: 713; 1934-35: 611; *Maui News*, March 12, 1955: 1.

¹⁰⁴ Solamillo, Stanley. *Draft Historic American Building Survey: Pioneer Mill Company Head Carpenter's House, Lahaina, Hawai'i*. 2014: 2.

¹⁰⁵ *Paradise in the Pacific*, "Japanese Quarters on Plantation, Lahaina, Maui," December 1895: 1.

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only materials that were available—metal irrigation pipe, steel angles, and corrugated metal siding. Despite the materials used, the buildings were built substantially enough to remain in use until PMCo's closure in 1995 and eventual demolition of the mill in 2005.¹⁰⁶

Hussey married Mabel Kunuianakea Makekau (1896-1977) in 1923, a cousin of Lily Makekau Alameda. Both resided in a Craftsman-influenced Plantation Vernacular dwelling that he built with a crew of PMCo carpenters at 233 Lahainaluna Road in 1911.¹⁰⁷

¹⁰⁶ Solamillo, Stanley and Neith González. "Field Drawings and Materials Notes, Pioneer Mill Company, Ltd. Sugar Mill." Wailuku: Maui County Planning Department, 2005.

¹⁰⁷ Solamillo, Stanley. Draft *Historic American Building Survey: Pioneer Mill Company Head Carpenter's House, Lahaina, Hawai'i*. 2014: 2.

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- Map 2. U.S. Geological Survey. "Lahaina, HI Quadrangle." U.S. Department of the Interior, 2013.
- Map 3. Detail View, U.S. Geological Survey. "Lahaina, HI Quadrangle." U.S. Department of the Interior, 2013.
- Map 4. Detail View, "Pioneer Mill Co. Camps, PMCo, 1920.
- Map 5. Detail View, "Map of Lahaina, Pioneer Mill Company, Lahaina, Maui, T.H.," PMCo, 1935.
- Map 6. "PMCo Beach Front Residences," "PMCo/LICo Bookkeeper's House," 1936.
- Map 7. "Lunaville Village" showing vacant house sites, Lahaina (1936)
- Map 8. Lahaina Ice Co building at near Lahaina Wharf (1936).
- Map 9. Survey map showing boundary of R.P. 1855, L.C. Aw. 2650, to Kekoalii for Kaili [271 Front Street], Situated at Puehuhunui, Lahaina, Maui, HI (1995).
- Map 10. Boundaries of NRHP property designation for PMCo/LICo Bookkeeper's House.

Figures

- Figure 1. Aerial Photograph of Lahaina (1949) with arrows showing locations of PMCo sugar mill or central, PMCo Lahaina Substation, PMCo Office, and Lahaina Ice Co. Plant.
- Figure 2. Aerial Photograph of Lunaville Camp or Village showing vacant house sites, Lahaina (1949).
- Figure 3. Aerial Photograph of 200 block of Front Street, Lahaina (1949) with arrows showing location of the PMCo/LICo Bookkeeper's House, PMCo Bookkeeper's House, and PMCo Manager's House.
- Figure 4. Aerial of the PMCo/LICo Bookkeeper's House showing original rear open porch or lanai roof in corrugated metal that was later enclosed, between two hipped asphalt shingle roofs.
- Figure 5. Lahaina "H"-Plans for PMCo Bookkeeper's House at 281 Front Street and an unidentified dwelling at 627 Luakini Street (2013)
- Figure 6. First Floor Plan/Photo Key Plan for the PMCo/LICo Bookkeeper's House
- Figure 7. Second Floor Plan/Photo Key Plan for the PMCo/LICo Bookkeeper's House

Photos

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

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

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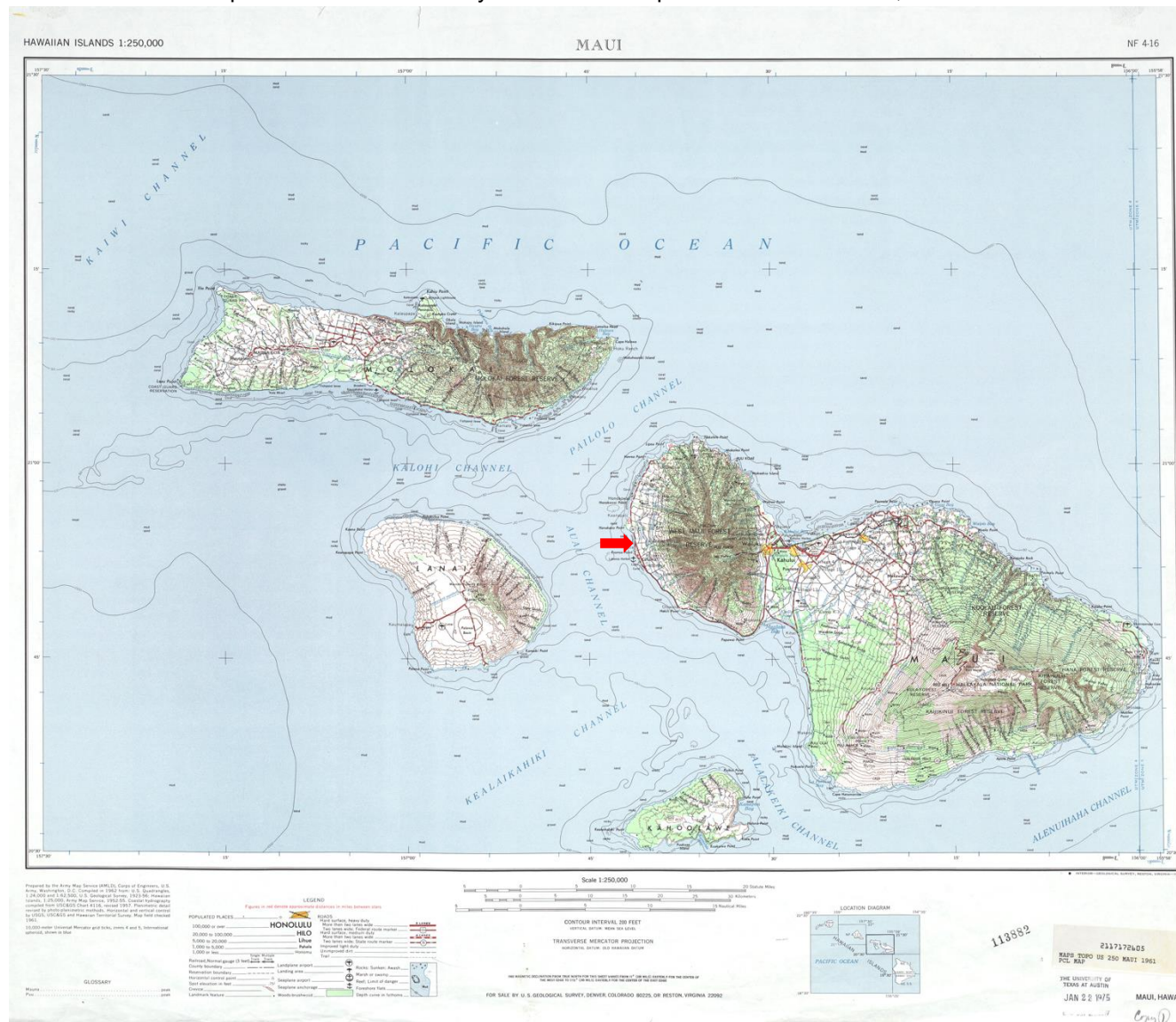
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Map 1. U.S. Geological Survey, Topographic Map of the Islands that comprise Maui County with location of the PMCo/LICo Bookkeeper's House indicated by arrow. U.S. Department of the Interior, 1970.



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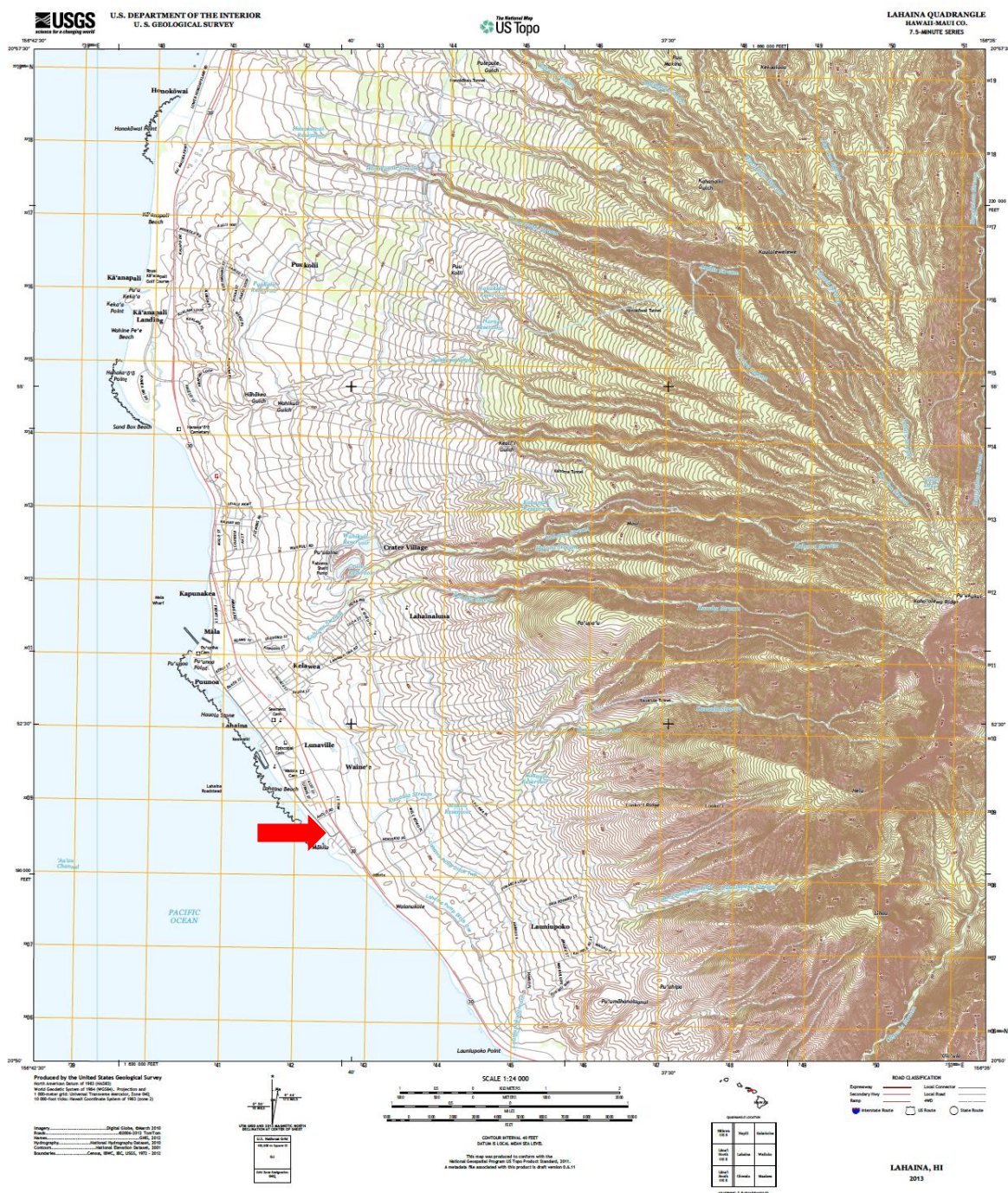
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Map 2. U.S. Geological Survey. "Lahaina, HI." U.S. Department of the Interior, 2013. The location of the PMCo/LICo Bookkeeper's House is indicated by arrow.



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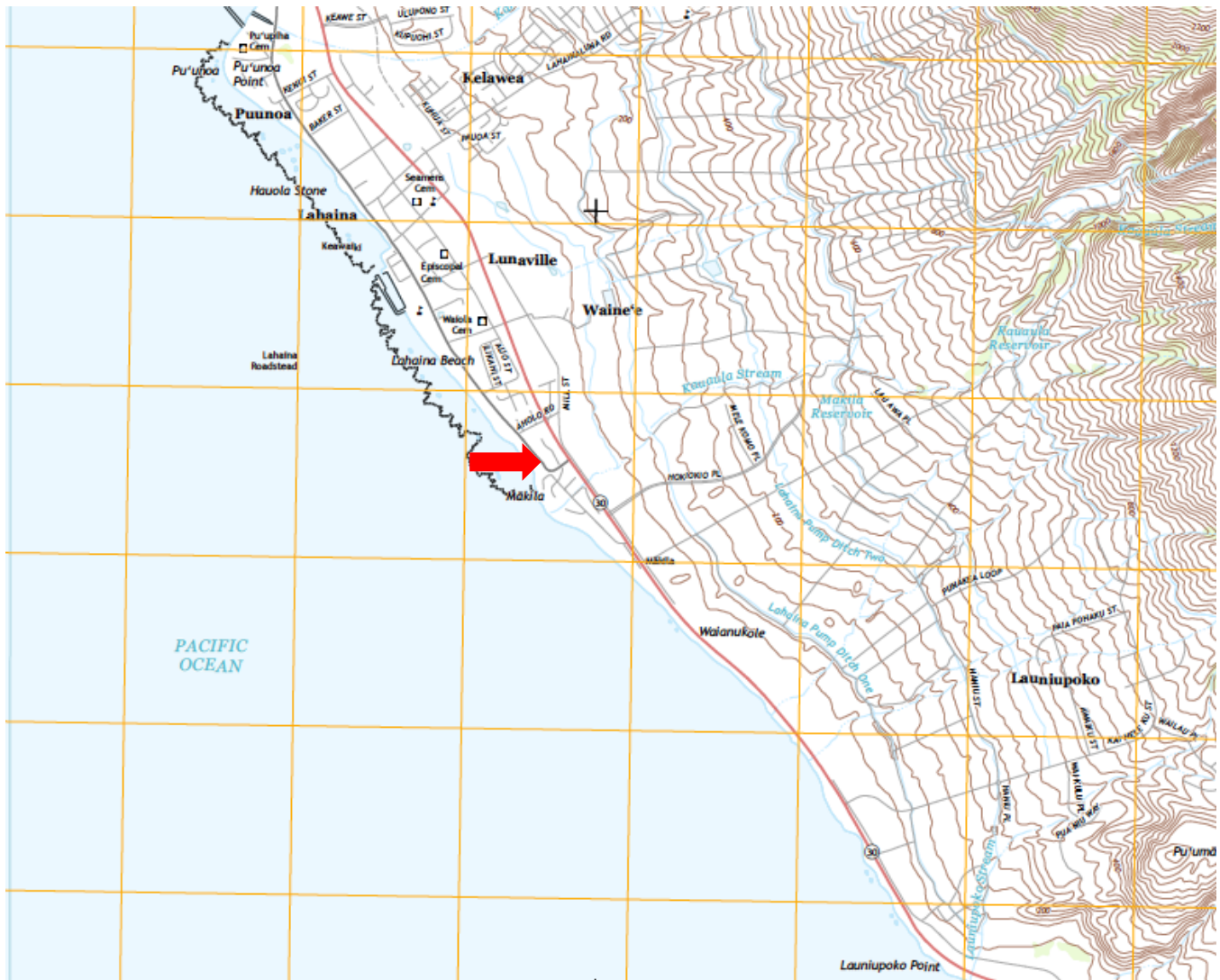
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Map 3. Detail View, U.S. Geological Survey. "Lahaina, HI." U.S. Department of the Interior, 2013. The location of the PMCo/LICo Bookkeeper's House is indicated by arrow.



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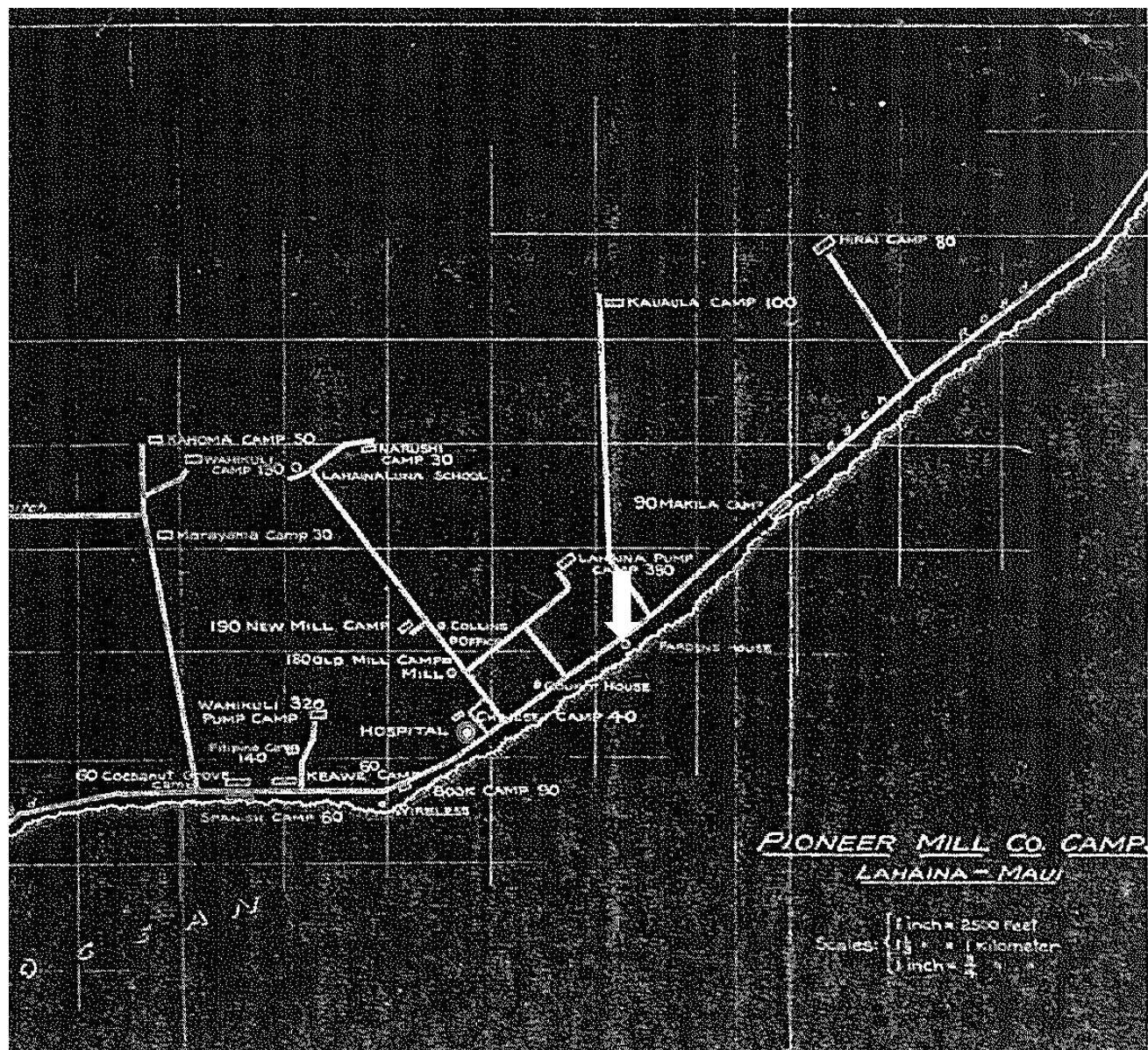
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Map 4. Detail View, "Pioneer Mill Co Camps, Lahaina[,] Maui," PMCo, 1920. The location of the Farden House, the only PMCo dwelling sited along the shore at the Southeast end of Front Street, is indicated by arrow.



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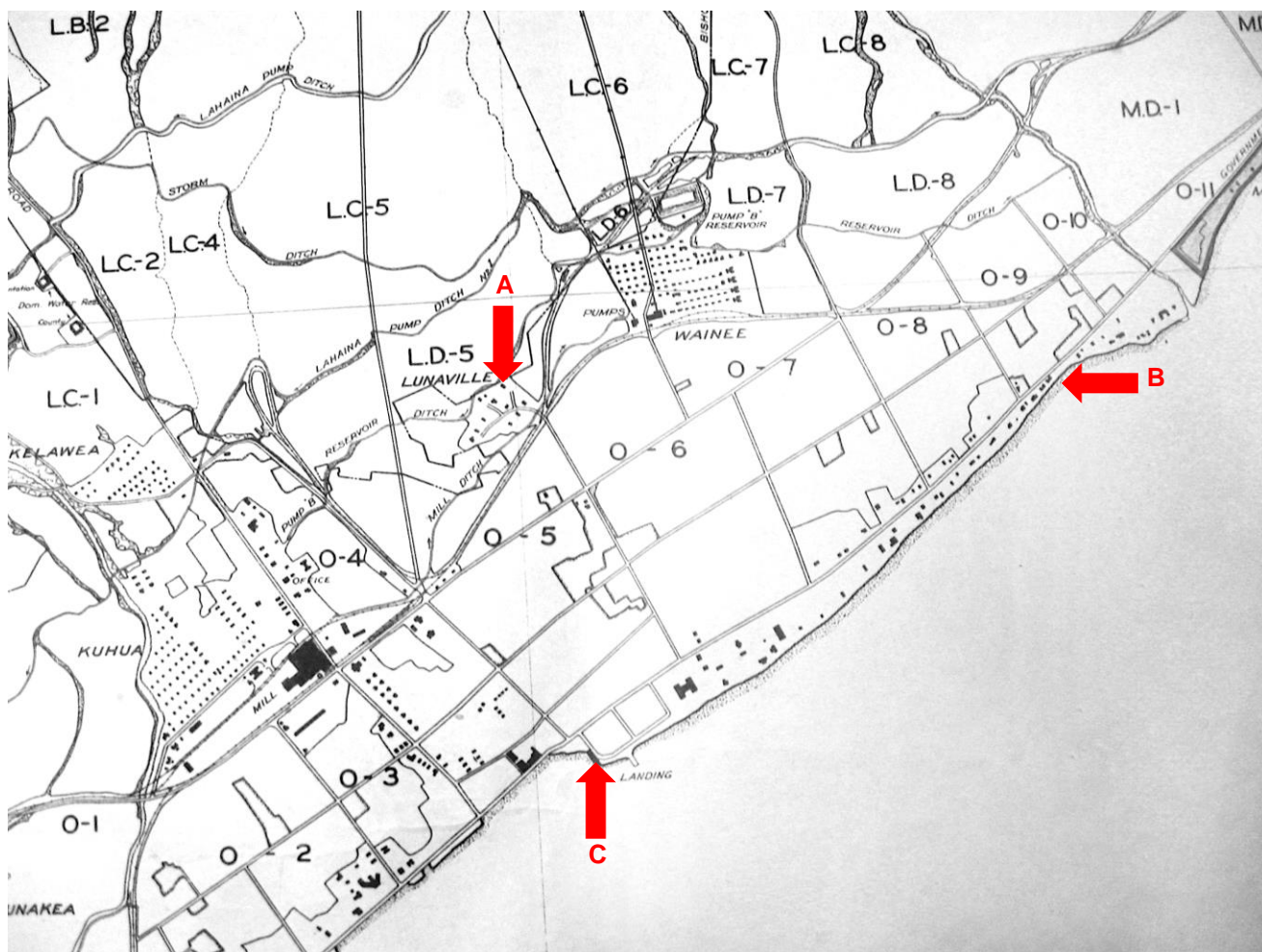
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Map 5. Detail View, "Map of Lahaina, Maui, T.H.," PMCo 1935. The locations of the PMCo/LICo Bookkeeper's House (A), Lunaville Camp or Village (B), and the Lahaina Ice Co. (C) are indicated by arrows.



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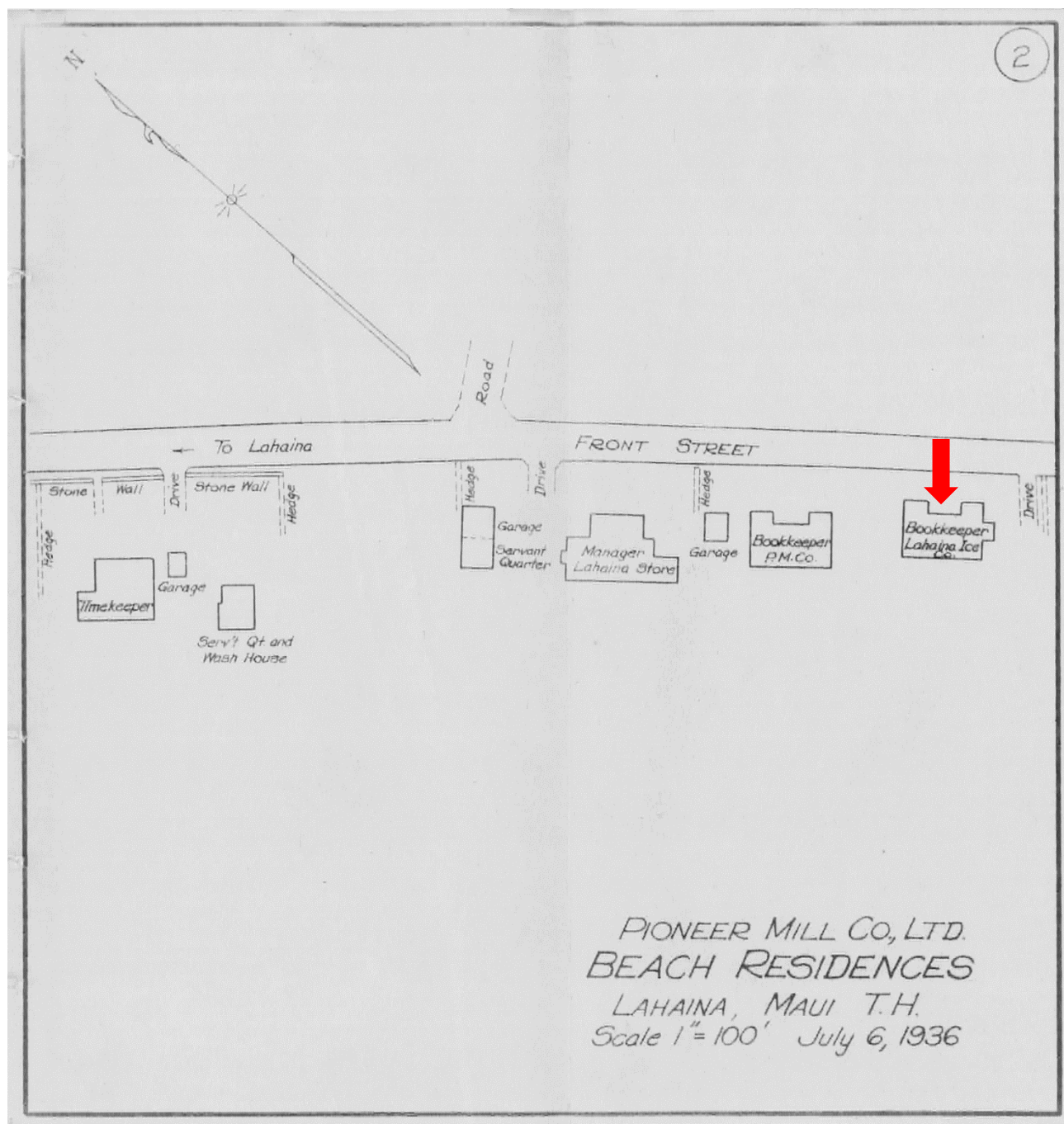
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Map 6. "PMCo Beach Front Residences," PMCo, 1936. The location of the PMCo/LICo Bookkeeper's House is indicated by arrow and the adjacent PMCo Bookkeeper's House is an identical "H-plan."



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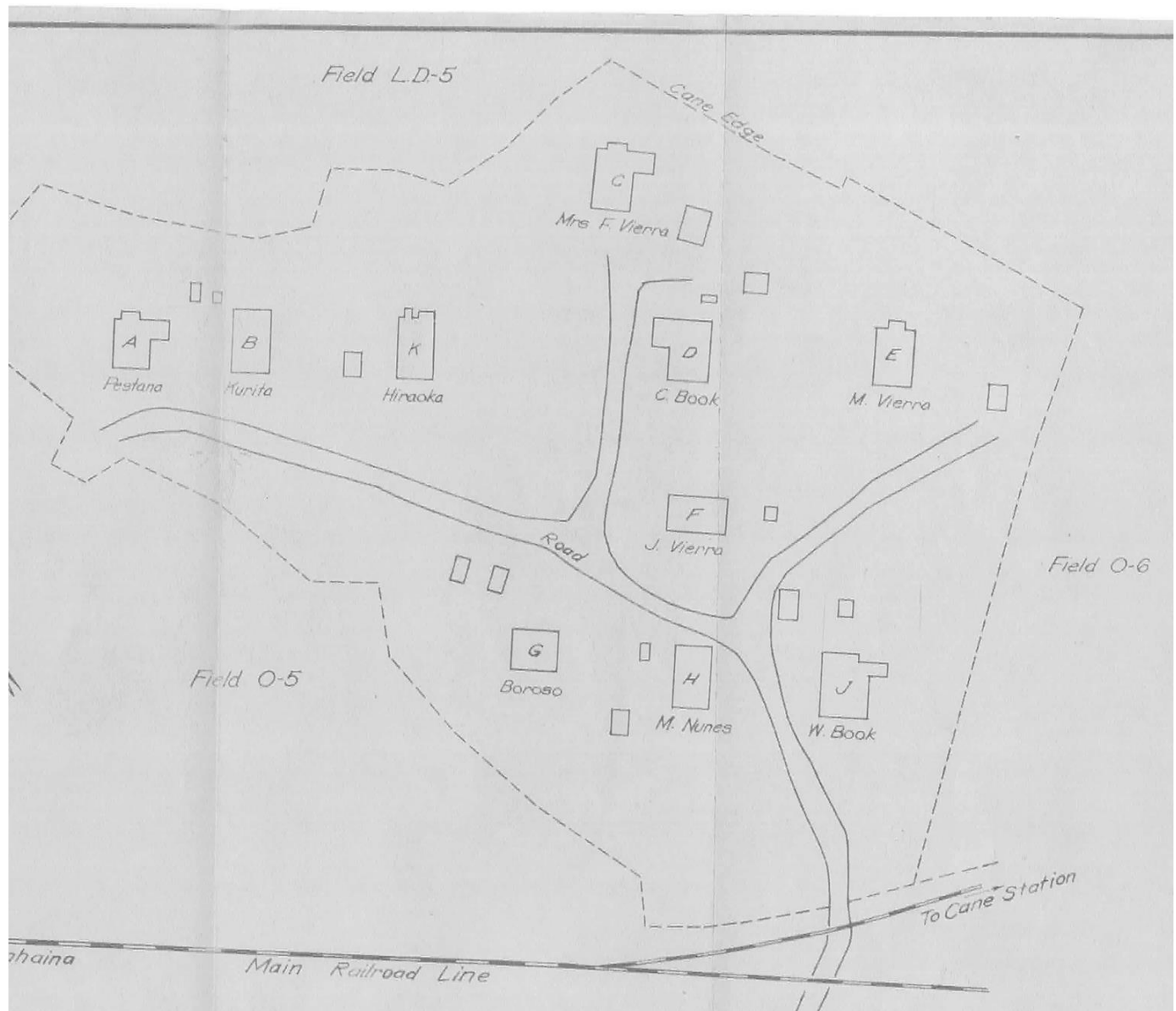
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Map 7. "Lunaville Village" showing the uncharacteristic absence of a grid and vacant house sites. PMCo, 1936.



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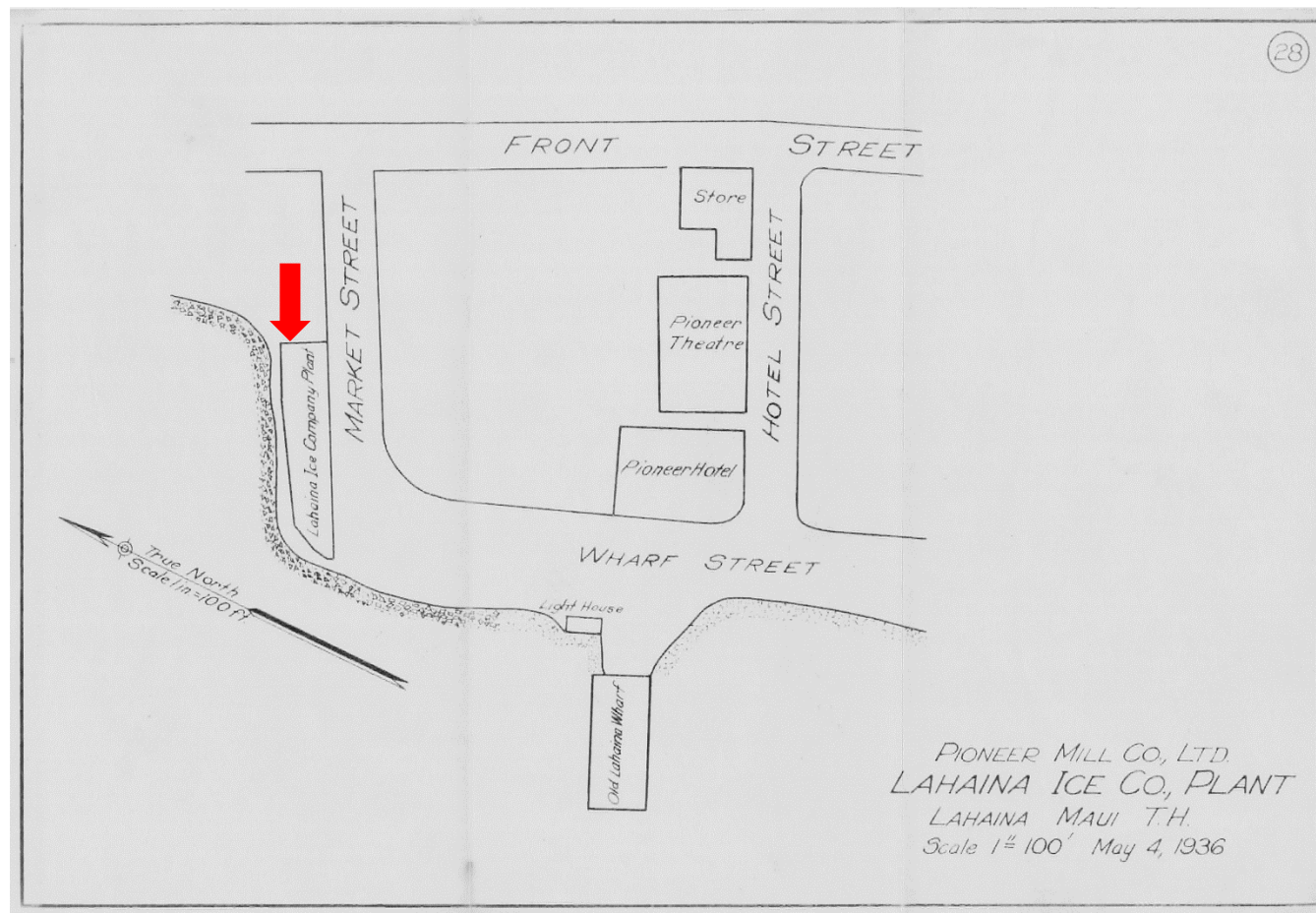
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Map 8. "Lahaina Ice Company Plant," PMCo, 1936.



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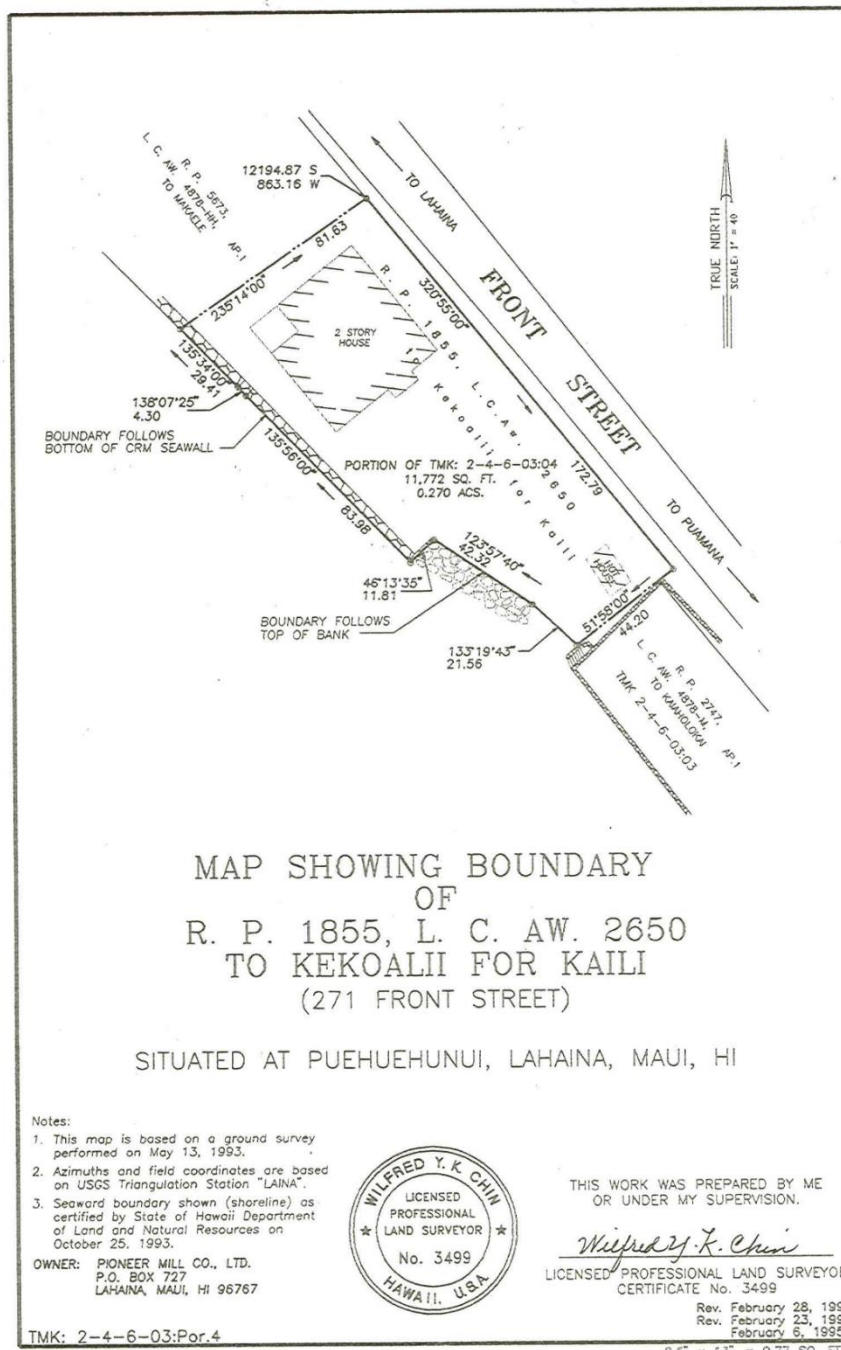
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Map 9. Survey map showing boundary of R.P. 1855, L.C. Aw. 2650, to Kekoalii for Kaili [271 Front Street], Situated at Puehuhunui, Lahaina, Maui, HI, Wilfred YK Chin, Licensed Professional Land Surveyor, February 28, 1995.



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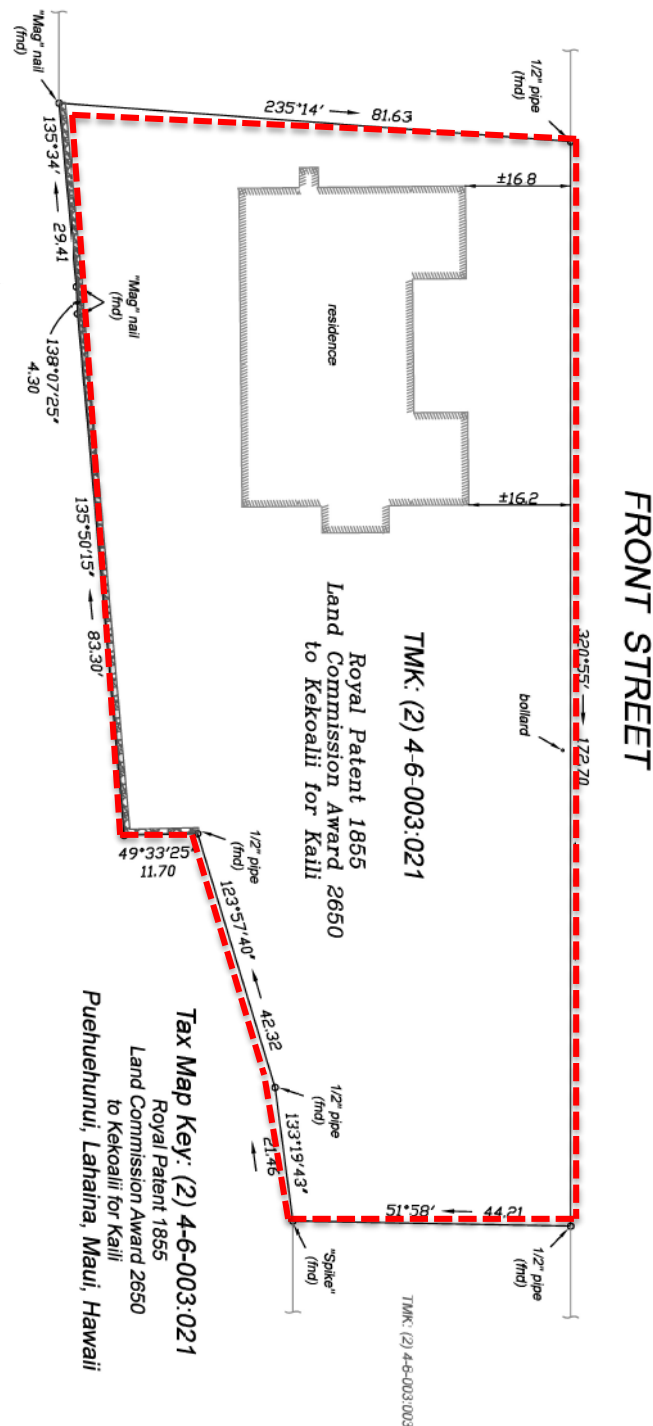
County and State

N/A

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Map 10. Boundaries of NRHP property designation for the PMCo/LICo Bookkeeper's House.



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Figure 1. Aerial Photograph of Lahaina (1949) with arrows showing locations of PMCo sugar mill or central (A), PMCo Lahaina Substation (B), PMCo Office (C), gridded Old Mil Camp or Village (D) and New Mill Camp or Village (E), gridded Skill Village (F), and Lahaina Ice Co. Plant (G).



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Figure 2. Aerial photograph of Lunaville Camp or Village showing absence of grid and vacant house sites (1949).



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Figure 3. Aerial Photograph of 200 block of Front Street, Lahaina (1949) with arrows showing locations of PMCo/LICo Bookkeeper's House (A), PMCo Bookkeeper's House (B), and the PMCo Manager's House (C).



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Figure 4. Aerial of the PMCo/LICo Bookkeeper's House showing original rear open porch or lanai roof in corrugated metal that was later enclosed, between two hipped asphalt shingle roofs. The adjacent PMCo Bookkeeper's House exhibits a similar configuration that is characteristic of an "H"-Plan.



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Figure 5. Lahaina "H"-Plans for PMCo Bookkeeper's House at 281 Front Street (above) and unidentified dwelling at 627 Luakini Street (below). Kehler, Annalise/Lahaina Restoration Foundation, "Lahaina Reconnaissance Level Survey (RLS)" (2012).



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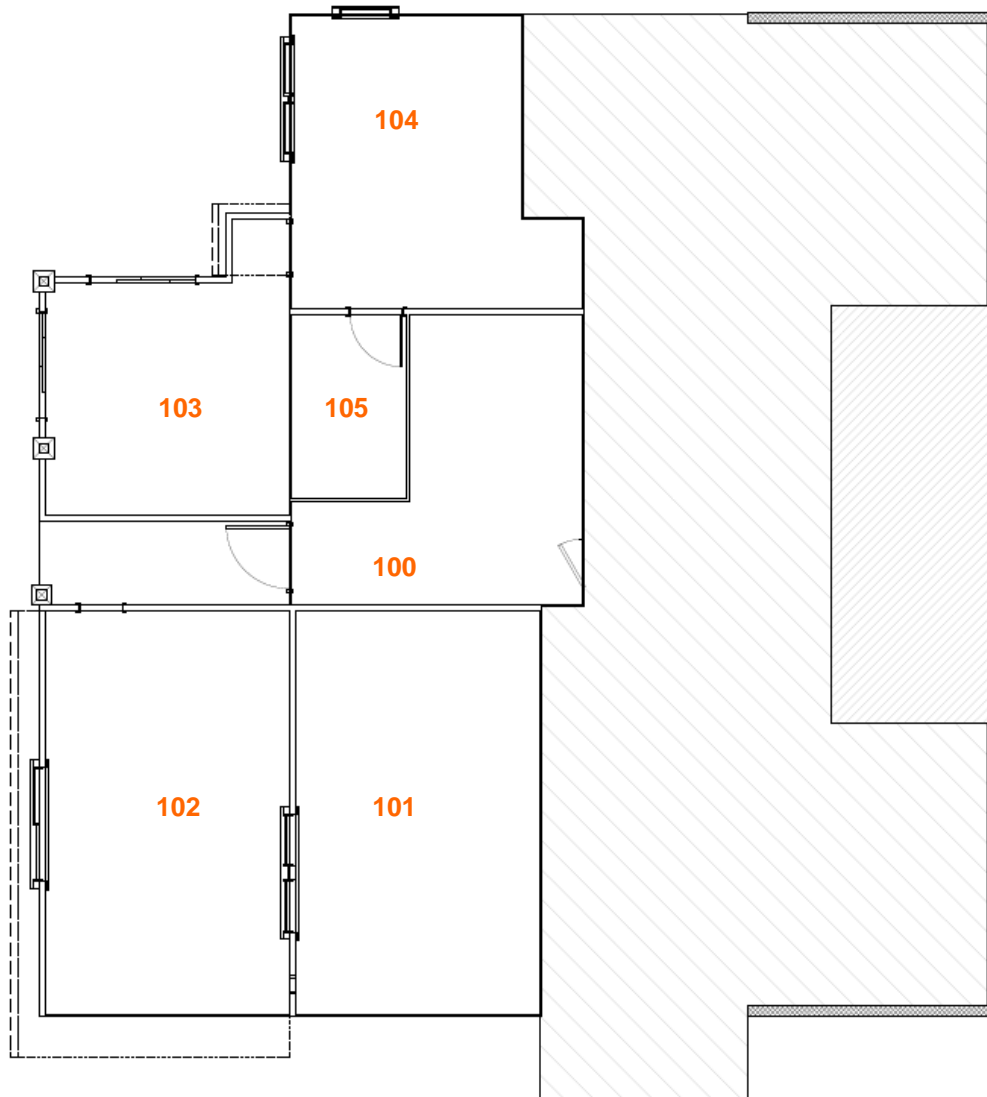
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Figure 9. First Floor Plan/Photo Key Plan

Note: Rooms 102 and 103 and makai portion of corridor 100 have been removed



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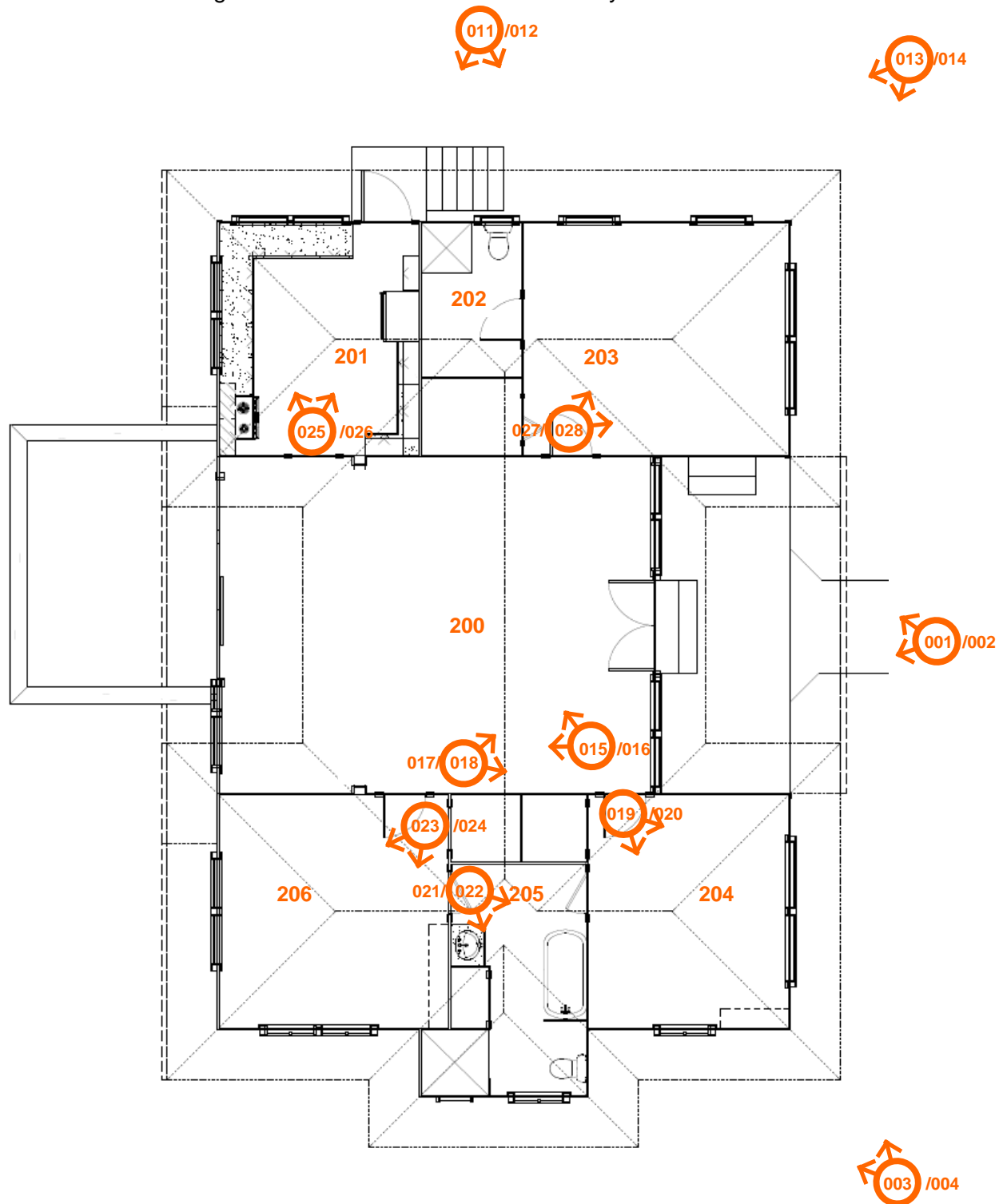
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Figure 10. Second Floor Plan/Photo Key Plan



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PHOTO LOG

Name of Property: PMCo/LICo Bookkeeper's House
City or Vicinity: Lahaina
County: Maui
State: Hawai'i
Name of Photographer: Dora and Trip Millikin, Stanley Solamillo
Dates Photographed: April 2021
Location of Original Digital Files: Stanley Solamillo, 435 Walina Street, #603, Honolulu, HI 96815

Photo 001 (HI_Maui_PMCoLICoBookkeepersHouse_001)

PMCo/LICo Bookkeeper's House, view of front (Northeast) façade before rehabilitation, camera facing Southwest (2021)

Photo 002 (HI_Maui_PMCoLICoBookkeepersHouse_002)

PMCo/LICo Bookkeeper's House, view of front (Northeast) façade after rehabilitation, camera facing Southwest (2022)

Photo 003 (HI_Maui_PMCoLICoBookkeepersHouse_003)

PMCo/LICo Bookkeeper's House, view of front (Northeast) and side (Southeast) façades before rehabilitation, camera facing West (2021)

Photo 004 (HI_Maui_PMCoLICoBookkeepersHouse_004)

PMCo/LICo Bookkeeper's House, view of front (Northeast) and side (Southeast) façades after rehabilitation, camera facing West (2022)

Photo 005 (HI_Maui_PMCoLICoBookkeepersHouse_005)

PMCo/LICo Bookkeeper's House, view of side (Southeast) façade before rehabilitation, camera facing Northwest (2021)

Photo 006 (HI_Maui_PMCoLICoBookkeepersHouse_006)

PMCo/LICo Bookkeeper's House, view of side (Southeast) façade after rehabilitation, camera facing Northwest (2022)

Photo 007 (HI_Maui_PMCoLICoBookkeepersHouse_007)

PMCo/LICo Bookkeeper's House view of side (Southeast) and rear (Southwest) facades before rehabilitation, camera facing North (2021)

Photo 008 (HI_Maui_PMCoLICoBookkeepersHouse_008)

PMCo/LICo Bookkeeper's House view of side (Southeast) and rear (Southwest) facades after rehabilitation, camera facing North (2022)

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Photo 009 (HI_Maui_PMCoLICoBookkeepersHouse_009)

PMCo/LICo Bookkeeper's House view of rear (Southwest) and side (Northwest) facades before rehabilitation, camera facing East (2021)

Photo 010 (HI_Maui_PMCoLICoBookkeepersHouse_010)

PMCo/LICo Bookkeeper's House view of rear (Southwest) and side (Northwest) facades after rehabilitation, camera facing East (2022)

Photo 011 (HI_Maui_PMCoLICoBookkeepersHouse_011)

PMCo/LICo Bookkeeper's House, view of side (Northwest) façade before rehabilitation, camera facing Southeast (2021)

Photo 012 (HI_Maui_PMCoLICoBookkeepersHouse_012)

PMCo/LICo Bookkeeper's House, view of side (Northwest) façade after rehabilitation, camera facing Southeast (2022)

Photo 013 (HI_Maui_PMCoLICoBookkeepersHouse_013)

PMCo/LICo Bookkeeper's House, view of side (Northwest) and front (Northeast) façade before rehabilitation, camera facing South (2021)

Photo 014 (HI_Maui_PMCoLICoBookkeepersHouse_014)

PMCo/LICo Bookkeeper's House, view of side (Northwest) and front (Northeast) façade after rehabilitation, camera facing South (2022)

Photo 015 (HI_Maui_PMCoLICoBookkeepersHouse_015)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Parlor/Living Room (200) before rehabilitation, camera facing West (2021)

Photo 016 (HI_Maui_PMCoLICoBookkeepersHouse_016)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Parlor/Living Room (200) after rehabilitation, camera facing West (2022)

Photo 017 (HI_Maui_PMCoLICoBookkeepersHouse_017)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Parlor/Living Room (200) before rehabilitation, camera facing North (2021)

Photo 018 (HI_Maui_PMCoLICoBookkeepersHouse_018)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Parlor/Living Room (200) after rehabilitation, camera facing North (2022)

Photo 019 (HI_Maui_PMCoLICoBookkeepersHouse_019)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Guestroom/Bedroom (204) before rehabilitation, camera facing East (2021)

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Photo 020 (HI_Maui_PMCoLICoBookkeepersHouse_020)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Guestroom/Bedroom (204) after rehabilitation, camera facing East (2022)

Photo 021 (HI_Maui_PMCoLICoBookkeepersHouse_021)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Master Bathroom (205) before rehabilitation, camera facing East (2021)

Photo 022 (HI_Maui_PMCoLICoBookkeepersHouse_022)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Master Bathroom (205) after rehabilitation, camera facing East (2022)

Photo 023 (HI_Maui_PMCoLICoBookkeepersHouse_023)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Master Bedroom (206) before rehabilitation, camera facing South (2021)

Photo 024 (HI_Maui_PMCoLICoBookkeepersHouse_024)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Master Bedroom (206) before rehabilitation, camera facing South (2022)

Photo 025 (HI_Maui_PMCoLICoBookkeepersHouse_025)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Kitchen (201) before rehabilitation, camera facing Northwest (2021)

Photo 026 (HI_Maui_PMCoLICoBookkeepersHouse_026)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Kitchen (201) after rehabilitation, camera facing Northwest (2022)

Photo 027 (HI_Maui_PMCoLICoBookkeepersHouse_027)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Guestroom/Bedroom (203) before rehabilitation, camera facing North (2021)

Photo 028 (HI_Maui_PMCoLICoBookkeepersHouse_028)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Guestroom/Bedroom (203) after rehabilitation, camera facing South (2022)

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Photo 001 (HI_Maui_PMCoLICoBookkeepersHouse_001).

PMCo/LICo Bookkeeper's House, view of front (Northeast) façade before rehabilitation, camera facing Southwest (2021)



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Photo 002 (HI_Maui_PMCoLICoBookkeepersHouse_002).

PMCo/LICo Bookkeeper's House, view of front (Northeast) façade after rehabilitation, camera facing Southwest (2022).



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Photo 003 (HI_Maui_PMCoLICoBookkeepersHouse_003)

PMCo/LICo Bookkeeper's House, view of front (Northeast) and side (Southeast) façades before rehabilitation,
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Photo 004 (HI_Maui_PMCoLICoBookkeepersHouse_004)

PMCo/LICo Bookkeeper's House, view of front (Northeast) and side (Southeast) façades after rehabilitation, camera facing West (2022)



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Photo 005 (HI_Maui_PMCoLICoBookkeepersHouse_005)

PMCo/LICo Bookkeeper's House, view of side (Southeast) façade before rehabilitation, camera facing Northwest
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Photo 006 (HI_Maui_PMCoLICoBookkeepersHouse_006)

PMCo/LICo Bookkeeper's House, view of side (Southeast) façade after rehabilitation, camera facing Northwest (2022)



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Photo 007 (HI_Maui_PMCoLICoBookkeepersHouse_007)

PMCo/LICo Bookkeeper's House view of side (Southeast) and rear (Southwest) facades before rehabilitation,
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Photo 008 (HI_Maui_PMCoLICoBookkeepersHouse_008)

PMCo/LICo Bookkeeper's House view of side (Southeast) and rear (Southwest) facades after rehabilitation,
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Photo 009 (HI_Maui_PMCoLICoBookkeepersHouse_009)

PMCo/LICo Bookkeeper's House view of rear (Southwest) and side (Northwest) facades before rehabilitation,
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Photo 010 (HI_Maui_PMCoLICoBookkeepersHouse_010)

PMCo/LICo Bookkeeper's House view of rear (Southwest) and side (Northwest) facades after rehabilitation,
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Photo 011 (HI_Maui_PMCoLICoBookkeepersHouse_011)

PMCo/LICo Bookkeeper's House, view of side (Northwest) façade before rehabilitation, camera facing Southeast (2021)



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Photo 012 (HI_Maui_PMCoLICoBookkeepersHouse_012)

PMCo/LICo Bookkeeper's House, view of side (Northwest) façade after rehabilitation, camera facing Southeast
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Photo 013 (HI_Maui_PMCoLICoBookkeepersHouse_013)

PMCo/LICo Bookkeeper's House, view of side (Northwest) and front (Northeast) façade before rehabilitation,
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Photo 014 (HI_Maui_PMCoLICoBookkeepersHouse_014)

PMCo/LICo Bookkeeper's House, view of side (Northwest) and front (Northeast) façade after rehabilitation,
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Photo 015 (HI_Maui_PMCoLICoBookkeepersHouse_015)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Parlor/Living Room (200) before rehabilitation,
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Photo 016 (HI_Maui_PMCoLICoBookkeepersHouse_016)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Parlor/Living Room (200) after rehabilitation,
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Photo 017 (HI_Maui_PMCoLICoBookkeepersHouse_017)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Parlor/Living Room (200) before rehabilitation, camera facing North (2021)



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Photo 018 (HI_Maui_PMCoLICoBookkeepersHouse_018)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Parlor/Living Room (200) after rehabilitation,
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Photo 019 (HI_Maui_PMCoLICoBookkeepersHouse_019)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Guestroom/Bedroom (204) before
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Photo 020 (HI_Maui_PMCoLICoBookkeepersHouse_020)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Guestroom/Bedroom (204) after rehabilitation, camera facing East (2022)



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Photo 021 (HI_Maui_PMCoLICoBookkeepersHouse_021)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Master Bathroom (205) before rehabilitation, camera facing East (2021)



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Photo 022 (HI_Maui_PMCoLICoBookkeepersHouse_022)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Master Bathroom (205) after rehabilitation,
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Photo 023 (HI_Maui_PMCoLICoBookkeepersHouse_023)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Master Bedroom (206) before rehabilitation,
camera facing South (2021)



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Photo 024 (HI_Maui_PMCoLICoBookkeepersHouse_024)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Master Bedroom (206) after rehabilitation,
camera facing South (2022)



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Photo 025 (HI_Maui_PMCoLICoBookkeepersHouse_025)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Kitchen (201) before rehabilitation, camera facing Northwest (2021)



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Photo 026 (HI_Maui_PMCoLICoBookkeepersHouse_026)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Kitchen (201) after rehabilitation, camera facing Northwest (2022)



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Photo 027 (HI_Maui_PMCoLICoBookkeepersHouse_027)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Guestroom/Bedroom (203) before
rehabilitation, camera facing North (2021)



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Photo 028 (HI_Maui_PMCoLICoBookkeepersHouse_028)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Guestroom/Bedroom (203) after rehabilitation, camera facing North (2022)

