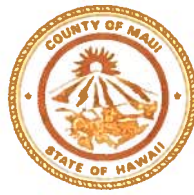


MICHAEL P. VICTORINO  
Mayor

MICHELE CHOUTEAU MCLEAN, AICP  
Director

JORDAN E. HART  
Deputy Director




**DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793**

August 5, 2021

**MEMORANDUM**

**TO:** Chair Brandis Sarich and Members of the Cultural Resources Commission

**FROM:** Michele Chouteau McLean, AICP, Planning Director 

**SUBJECT:** **NOMINATION OF THE PIONEER MILL CO./LAHAINA ICE CO. BOOKKEEPER'S HOUSE TO THE HAWAII REGISTER OF HISTORIC PLACES, 271 FRONT STREET, LĀHAINĀ, TMK (2) 4-6-003:021, LĀHAINĀ NATIONAL HISTORIC LANDMARK DISTRICT**

**REQUEST**

The Commission is being asked to review the Hawai'i Register of Historic Places (Hawai'i Register) nomination for the Pioneer Mill Co./Lahaina Ice Co. Bookkeeper's House.

With respect to this nomination, the Commission is specifically being asked to:

- Consider whether the Pioneer Mill Co./Lahaina Ice Co. Bookkeeper's House meets the criteria for nomination to the Hawai'i Register; and
- Recommend to the State Historic Preservation Officer that the subject property either be entered into the Hawai'i Register or rejected.



*Figure 1 - Aerial photo of the Pioneer Mill Co./Lahaina Ice Co. Bookkeeper's House.*

## **AUTHORITY**

The Maui County Code and the Commission's administrative rules establish a process for the Commission to review and comment on nominations of historic properties to the Hawai'i Register.

Subsection 2.88.070.B of the Maui County Code requires the Commission to hold public hearings to review these nominations.

Section 12-531-10 of your Standards and Criteria specifies what the Commission is supposed to focus on when it reviews these nominations.

## **ABOUT THE HAWAI'I REGISTER**

The Hawai'i Register is the state's official list of historic properties. Chapter 13-198, Hawai'i Administrative Rules, governs the Hawai'i Register program. This is where the process and requirements for listing properties in the Hawai'i Register are described.

To qualify for the Hawai'i Register, a historic property must meet three requirements:

1. It must be at least 50 years old.
2. It must be significant (important). There are four broad categories of significance established in Section 13-198-8, Hawai'i Administrative Rules. These categories are known as "criteria," and each criterion is assigned an identifying letter. These significance criteria include: A) association with a historic event or trend; B) association with a significant person; C) an important example of design or construction; and D) ability to provide important information about history or pre-history (often applies to archaeological properties). A historic property must meet at least one of these four criteria.
3. It must possess integrity. This means that it has to retain its historic appearance and its ability to convey its importance. There are seven factors or "aspects" that are evaluated to determine if a property's historic look still survives. These aspects include location, design, setting, materials, workmanship, feeling, and association. A historic property should retain most, if not all, aspects of integrity. However, this is not always the case and will depend on a historic property's significance.

The Hawai'i Historic Places Review Board (HHPRB) is the final authority in deciding whether a property will be listed in the Hawai'i Register. Before this final decision is made, both the Commission and the Mayor are given opportunities to weigh in on the nomination. When the Commission completes its review, its recommendations will be sent to the Mayor, who will be asked to either confirm the Commission's findings or reject them. After the Mayor reviews the nomination, his comments along with the Commission's will be sent to the State Historic Preservation Division (who will distribute them to HHPRB).



### **BACKGROUND ON THE SUBJECT PROPERTY**

Built or moved to its current site in 1925, the Pioneer Mill Co./Lahaina Ice Co. Bookkeeper's House is a Plantation Vernacular style dwelling located within the boundaries of the Lāhainā National Historic Landmark District (Landmark District). It is approximately 1,521 square feet in area and of plank-frame or "single-wall" construction with a modified H-shaped plan, vertical tongue and groove siding, hipped and shed roofs, scroll sawn rafter tails, and eight-light wood casement windows.



*Figures 2 and 3 – Front façade of the Pioneer Mill Co./Lahaina Ice Co. Bookkeeper's House.*

Although changes have been made to the back of the house, the facades that are visible from the public-right-of-way as well as the interior spaces remain intact, and the dwelling retains its integrity of location, design, setting, materials, workmanship, feeling, and association. It also has many landscape features typical of the plantation era, including white plumeria, coconut palm, Cook pine, croton, and other ornamentals.

According to the nomination, the house is significant under:

- Criterion A (history) for its association with Pioneer Mill Co. and Lahaina Ice Co.; and
- Criterion C (design) for its architecture.

Historically, the house is significant as it was one of 13 dwellings and related outbuildings known as the “PMCo Beach Residences” that were built in the 1920s for mid- and upper-level personnel of Pioneer Mill Co. and Lahaina Ice Co. As indicated in Pioneer Mill Co.’s. (PMCo) field records, this particular dwelling originally housed the bookkeeper for Lahaina Ice Co. (LICO). They were built under the direction of head PMCo carpenter Thomas Kaneholani Makuaole Hussey, who was with the company from 1911 to 1948. He was born to a settler from Nantucket and a Native Hawaiian woman named Makanoe Ka’aikaula.

This particular parcel is part of Royal Patent 1855 (Land Commission Award 2650) to Kekoalii for Kaili. The nomination notes that homes of ali’i and kaukau ali’i lined this main thoroughfare in the 19<sup>th</sup> century before PMCo took control of several parcels.

The house was inhabited by several individuals who served as bookkeeper for LICO. However, the home’s first inhabitants, Frank Alameda and Lily Apo, are perhaps most well known (the Hawai’i National Guard Armory in Wailuku was renamed the Frank A. Alameda Armory in his honor in 2015). Frank was born in Hālawā on Hawai’i Island to Portuguese settlers and attended St. Louis College on O’ahu in 1919. In 1925, he married teacher Lily Kamalu’uluolele Apo. Lily was born in Lāhainā to a Cantonese PMCo mill worker named Ng Ong Apo and a Native Hawaiian woman named I’amima Umiulaikaahumanu Akahiakuleana Makekau. Frank and Lily’s wedding and their new beach house (the PMCo/LICO Bookkeeper’s House) were mentioned in Honolulu newspapers.

Architecturally, the home is an excellent and well-preserved example of Plantation Vernacular style architecture. Additionally, it is one of a few homes in Lāhainā that has an H-shaped plan. It has nearly all of its original character-defining features, including its siding, roof shape, decorative exposed rafter tails, decorative millwork at the front lanai, windows, interior finishes, and massing. The lot looks much like it did when the house was first built – the home is not hidden behind a tall, modern wall or fence, it has not been affected by inappropriate additions or outbuildings, and many of the original landscape features remain.

#### **DEPARTMENT RECOMMENDATION**

Staff agrees that the property meets the criteria for nomination, and recommends that the property be entered into the Hawai’i Register.

Staff offers one additional recommendation: double-check spellings for all place names and make corrections for Lāhainā, Hālawā, Honokōwai, Pūehuehu Nui, Kaua’ula, etc. before the nomination is reviewed by the HHPRB.



**ACTION BY THE COMMISSION**

Regarding the property's eligibility for listing in the Hawai'i Register, the Commission may:

1. Concur that the property meets the criteria for nomination; or
2. Find that the property does not meet these criteria.

Regarding the recommendation to the State Historic Preservation Officer, the Commission the following options:

1. Recommend entering the property into the Hawai'i Register; or
2. Recommend rejecting the nomination.

**Attachment**

xc: Stanley Solamillo, Architectural Historian, [ssolamillo@gmail.com](mailto:ssolamillo@gmail.com) (PDF)

MCM:AAK:rh1

K:\WP\_DOCS\Planning\CRC\2021\Other CRC Reviews\Hawai'i Register Nominations\PMCO-LICO Bookkeepers House\Staff Report to CRC - HRHP - PMCO LICO House.docx

**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: 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. Location

Street & number: 271 Front Street

City or town: Lahaina

State: HI

County: Maui

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** \_\_\_\_\_ **Local**

Applicable National Register Criteria

\_\_\_\_\_ **A** \_\_\_\_\_ **B** \_\_\_\_\_ **C** \_\_\_\_\_ **D**

\_\_\_\_\_  
**Signature of certifying official/Title**

\_\_\_\_\_  
**Date**

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

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

\_\_\_\_\_  
**Signature of commenting official**

\_\_\_\_\_  
**Date**

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

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

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  
County and State

### Number of Resources within Property

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Number of contributing resources previously listed in the National Register 0

## 6. Function or Use

### Historic Functions

(Enter Categories from instructions.)

DOMESTIC/Single Dwelling

### Current Functions

(Enter Categories from instructions.)

DOMESTIC/Single Dwelling

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

Name of Property

Lahaina, HI  
County and State

## 7. Description

### Architectural Classification

(Enter Categories from instructions.)

PLANTATION VERNACULAR  
STYLE

### Materials (enter Categories from instructions.)

Principal exterior materials of the property: Wood Frame, Comp. Shingle 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

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. The dwelling is three bays in width, has a four-pile depth, and is one story in height at the front and two stories at the rear. It is 1,521 s.f. in area, 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 composition shingle. Despite alterations made to the rear (southwest) facade, the PMCo/LICo Bookkeeper's House's other 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.

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

Name of Property

Lahaina, HI  
County and State

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### Narrative Description

Unlike many of the early twentieth century dwellings that are located along the Lahaina shore, 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 (*Codiaeum 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.<sup>1</sup>

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 a wood trellis that is supported by paired corner columns, a double beam with remnants of 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 facade is fenestrated with eight-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 a modern wood door that is surmounted by a transom, and flanked by sidelights.

The side (Southeast) facade 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, includes the original dwelling that is three bays in width with a center bay that projects outward, and a single-bay carport addition. The roofs of the original dwelling are hipped and of composition shingle while the carport roof is shed and of corrugated metal. The exterior materials of the front facade are duplicated on the side facade 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 finished with wood fascia boards that cover the ends of exposed, 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 carport of single wall construction that is enclosed with horizontal siding, is open for vehicular access from the Southeast, and fenestrated with six-light sliding wood sash. It has been enclosed on its makai side by the addition of a second carport.

The rear (Southwest) facade 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. Obscured and not visible from the public right-of-way, the rear of the building is the most altered of any of the building's facades. It includes a one-story carport addition with a shed roof that 1 1/2 bays in width, a single room addition that is 1/2 bay in width, one story in

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<sup>1</sup> Abbott, Thorne. Personal communication. 14 April 2021.



Bookkeeper's House, Pioneer Mill Co/Lahaina

Ice Co.

Name of Property

Lahaina, HI

County and State

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### **Narrative Description**

height, with a rooftop lanai that appears to have been added during the 1960s, and an enclosure for a water heater. Both the carport and room additions are clad in exterior plywood. The fenestration of the carport includes reused six-light wood sash while that of the room addition has glazed aluminum sliding doors. The first story of the remaining third bay includes an empty wood frame that is cased with wood trim, and includes a wood sill and hood mold, whose original paired wood sash have been removed. 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. However, the center bay has been modified by the addition of glazed aluminum sliding doors that provide access to the lanai, along with a fixed side light, and caused the reduction of original fenestration from a bank of four to three. As with the other facades, however, the eaves are finished with wood fascia boards that cover the ends of 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 provides a side entry to 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 either of two carports (101, 102) 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.

There are small rooms (100, 102, 103, 104, and 105) that have been added to the first floor of the dwelling at the rear (Southwest) facade. Along with an added carport (102) and second floor lanai that is accessible from the Parlor/Living Room (200), they include modern finishes as well as original finishes on a formerly exposed wall of the dwelling's first floor. Other alterations to the house include a number of interior doors, built-in or surface-mounted wood cabinetry in rooms 204 and 206, and modified fenestration on the rear (Southwest) façade that provides 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

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

Name of Property

Lahaina, HI  
County and State

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### **Narrative Description**

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 plantation era. Consequently, the site retains integrity of setting.

**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 include 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 is being performed so that a majority of the original materials are maintained and if replaced, will be replicated in kind. The only exceptions may be floors in some of the wet areas.

**Workmanship:** Consistent with the retention of original design and materials, the integrity of workmanship has been retained.

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

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

Name of Property

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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



Bookkeeper's House, Pioneer Mill Co/Lahaina  
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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

Bookkeeper's House, Pioneer Mill Co/Lahaina

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

The 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.

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

## CRITERION A

### 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.<sup>2</sup> 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).<sup>3</sup>

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],"<sup>4</sup> but no other dwellings were located in between that building and "Makila Camp."<sup>5</sup> Makila Camp housed 40 persons and was located near the shore, "343 feet [southeast of] Kauaula Stream Bridge," in Mākila<sup>6</sup> 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.<sup>7</sup> 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.

<sup>2</sup> "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.

<sup>3</sup> "PMCo Beach Residences," Sheet 2, PMCo Field Book, July 6, 1936.

<sup>4</sup> "Farden, Charles K.," "Main Road," "Lahaina," Sheet 21A, Line 44, April 22, 1930.

<sup>5</sup> "Pioneer Mill Co. Camps, Lahaina, Maui, 1920," HSPA Archives, Hamilton Library, UH Manoa.

<sup>6</sup> "Makila Village," PMCo Field Book, April 14, 1936.

<sup>7</sup> "Managers Residence," Sheet 36, PMCo Field Book, March 23, 1936.

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Ice Co.

Name of Property

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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;<sup>8</sup> Lahaina Ice House Bookkeeper, PMCo Bookkeeper, Lahaina Store Manager, and Timekeeper;<sup>9</sup> Mill Superintendent and Assistant Manager;<sup>10</sup> as well as the Head Overseer, Pump Engineer, and Assistant Civil Engineer.<sup>11</sup> 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.<sup>12</sup> 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.<sup>13</sup>

### 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.<sup>14</sup> They included luna Joseph Pestana<sup>15</sup> (House A), assistant chemist T. Kurita<sup>16</sup> (House B), widow of clerk Frank Vierra<sup>17</sup> (House C), locomotive engineer Caesar Book<sup>18</sup> (House D), luna Manuel Vierra<sup>19</sup> (House E), luna John or Joseph Vierra<sup>20</sup> (House F), luna Miguel Borosso<sup>21</sup> (House

<sup>8</sup> "PMCo Beach Residences," Sheet 1, PMCo Field Book, July 6, 1936.

<sup>9</sup> "PMCo Beach Residences," Sheet 2, PMCo Field Book, July 6, 1936.

<sup>10</sup> "PMCo Beach Residences," Sheet 3, PMCo Field Book, July 7, 1936.

<sup>11</sup> "PMCo Beach Residences," Sheet 4, PMCo Field Book, April 21, 1936.

<sup>12</sup> Cockett, JoAnne. Interview with Stanley Solamillo. Written notes. Wailuku, Maui. 21 April 2008.

<sup>13</sup> *Annual Report of the Pioneer Mill Company, Ltd. for the Year Ending December 31, 1924*, Honolulu Star-Bulletin, Ltd. 1924: 13.

<sup>14</sup> "Lunaville Village," Sheet 31, PMCo Field Book, February 27, 1936.

<sup>15</sup> "Pestana, Joseph" "luna," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1929-30: 731.

<sup>16</sup> "Kurita, T" "ass[istan]t chemist," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1934-35: 616.

<sup>17</sup> "Vierra, Frank" "[widow of] cl[er]k," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1929-30: 739.

<sup>18</sup> "Book, Caesar" "loco[motive] eng[ineer]," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1934-35: 603.

<sup>19</sup> "Vierra M[anuel]" "luna," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1934-35: 631.

<sup>20</sup> "Vierra J[ohn or] J[oseph]" "luna," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1934-35: 631.

<sup>21</sup> "Boros[s]o Miguel" "luna," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1934-35: 603.



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G), Iuna Manuel Nunes<sup>22</sup> (House H), foreman Walter Book<sup>23</sup> (House J), and clerk J. Hiraoka<sup>24</sup> (House K).

## 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.

## 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.<sup>25</sup> 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.<sup>26</sup> 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 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..."<sup>27</sup>

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

<sup>22</sup> "Nunes M[anuel]" "Iuna," *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1934-35: 622.

<sup>23</sup> "Book Walter" "for[e]m[a]n," *Polk-Husted* 1934-35: 603.

<sup>24</sup> "Hiraoki J" "cl[er]k," *Polk-Husted* 1934-35: 610.

<sup>25</sup> "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, P. 13-14

<sup>26</sup> *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, P. 5.

<sup>27</sup> *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, P. 4.

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was passed by the US congress and adopted by the Territory of Hawaii.<sup>28</sup> 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.<sup>29</sup>

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.<sup>30</sup>

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."<sup>31</sup> That description was short-lived. From 1903-08 the company listing was reduced to "Lahaina Ice Co., Ltd." and a manager's name<sup>32</sup> and from 1909-12, the short line was added that consisted of "Ice and Soda Water Manufacturers" along with the manager's name.<sup>33</sup> 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.<sup>34</sup> 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.<sup>35</sup> 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.<sup>36</sup> The latter phrase remained in use through 1939 when it was changed to "Electric Light and Power, Soda Water and Ice Manufacturers."<sup>37</sup>

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).<sup>38</sup> LICo's distribution system was described in 1916 as including "approximate 250 poles (wood), 20 transformers ranging from 15 to 1/2 KW, 30 miles of insulated wire and 133 meters."<sup>39</sup>

<sup>28</sup> *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, P. 8-9.

<sup>29</sup> "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, P. 16.

<sup>30</sup> *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, P. 12.

<sup>31</sup> *Husted's Directory of Honolulu and Territory of Hawaii*, 1902, P. 586.

<sup>32</sup> *Husted's Directory of Honolulu and Territory of Hawaii*, 1903, P. 516; 1907, P. 767; 1906, P. 735;

<sup>33</sup> *Husted's Directory of Honolulu and Territory of Hawaii*, 1909, P. 771; 1910, P. 826; 1911, P. 931; 1912, P. 982.

<sup>34</sup> *Husted's Directory of Honolulu and Territory of Hawaii*, 1914, P. 966; 1917, P. 1104;

<sup>35</sup> *Husted's Directory of Honolulu and Territory of Hawaii*, 1918, P. 1089.

<sup>36</sup> *Polk-Husted Directory of the City and County of Honolulu and the Territory of Hawaii*, 1920, P. 1177; 1923, P. 1329;

<sup>37</sup> *Polk's Directory of the City and County of Honolulu and the Territory of Hawaii*, 1927, P. 674; 1931-32, P. 657; 1932-33, P. 644; 1933-34, P. 16; 1939-40, P. 741.

<sup>38</sup> *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, P. 15.

<sup>39</sup> *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, P. 10.

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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.<sup>40</sup> During the 1930s and 1940s, LICo was also a retailer for PHILCO and General Electric (GE) household appliances ranging from radios<sup>41</sup> to refrigerators,<sup>42</sup> 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."<sup>43</sup>

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 Lahaina was half as big as the substation for even one of the smaller hotels in the Kaanapali area.<sup>44</sup>

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.<sup>45</sup>

<sup>40</sup> "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, P. 1.

<sup>41</sup> "PHILCO Transitone Automobile Radio," "Liberal Trade-in Allowance - Easy Terms," "Lahaina Ice Co., Ltd.," *Honolulu Advertiser*, October 13, 1935, P. 11; "The New 1936 PHILCO [Radio]," "Lahaina Ice Co., Ltd.," *Honolulu Advertiser*, September 29, 1935, P. 11; "New 1940 GE Radio," "Your Dealers," "Lahaina Ice Co.," *Honolulu Advertiser*, October 1, 1939, P. 11.

<sup>42</sup> "General Electric Refrigerator," "Easy Terms," "Lahaina Ice Co.," *Honolulu Star-Bulletin*, November 30, 1937, P. 14.

<sup>43</sup> "McConkey, John R.[and] Gratia," "Front Street," "Lahaina," ED 5-10, Sheet 4B, Lines 62-63, April 5, 1940.

<sup>44</sup> McConkey, John Ross. Interview with Lynda Mair. Written transcripts. Napili, Hawaii, 1972, P. 17.

<sup>45</sup> McConkey, John Ross. Interview with Lynda Mair. Written transcripts. Napili, Hawaii, 1972, P. 17.

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## **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.<sup>46</sup> Maui Electric Company (MECo) later acquired LL&PCo in 1967 and was in turn acquired by Hawaiian Electric Company (HECo) in 1968. LCo was also sold by PMCo to Maui Soda & Ice Works on June 27, 1947,<sup>47</sup> a company that had been originally formed as Maui Ice Works by Gibbens and McCauley in Kahului in 1884.

LCo 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.<sup>48</sup>

## **The LCo Bookkeepers**

### **Axel Alberg (Aalberg)**

The first bookkeeper for LCo appears to have been Axel Alberg, who also served in the same capacity for PMCo, and whose name was among the signers of the LCo incorporation documents in 1901. He was Danish, had been born in Sweden, and had migrated to Hawaii with his Danish wife, Ann, in 1899.<sup>49</sup> Alberg was first listed in the local directory as a PMCo “bookkeeper” and “cashier” in 1902 and maintained that position through 1908.<sup>50</sup> 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.<sup>51</sup>

### **John Little**

The next and presumably third bookkeeper for LCo appears to have been Scottish-born John Little who was also the bookkeeper for PMCo and was paid extra for keeping the LCo books in order.<sup>52</sup> He was described as a “bookkeeper” and “cashier” for PMCo in the local directory in 1914.<sup>53</sup> In the following year, he was identified as the “treasurer” for LCo in a PUC report and again identified in the

<sup>46</sup> “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.

<sup>47</sup> “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.

<sup>48</sup> *Annual Report of the Pioneer Mill Company, Ltd. for the Year Ending December 31, 1922*, Honolulu Star-Bulletin, Ltd., 1922, P. 5.

<sup>49</sup> “Aalberg, Frank,” “Lahaina,” ED 99, Sheet 36B, Line 40, June 20, 1900.

<sup>50</sup> Husted, F.M. *Husted's Directory of Honolulu and Territory of Hawaii*, 1902, P. 552; 1908, P. 705.

<sup>51</sup> LCo annual reports and other records housed at the Hawaiian Sugar Planters Association (HSPA) Archives, UH Manoa Library that may have identified LCo 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.

<sup>52</sup> *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, P. 11.

<sup>53</sup> Husted, F.M. *Husted's Directory of Honolulu and Territory of Hawaii*, 1914, P. 967.

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local directory as a "cashier" for the company.<sup>54</sup> By 1918 however, Little had left PMCo and was a bookkeeper for C. Brewer & Company, Ltd. in Honolulu.<sup>55</sup>

### 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 1922<sup>56</sup> 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.<sup>57</sup> 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 company was incorporated in 1914<sup>58</sup> with Pacific Commercial Co. as agent.<sup>59</sup> 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.<sup>60</sup> It was developed and operated by former PMCo manager Louie Weinzheimer<sup>61</sup> 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.<sup>62</sup> 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).<sup>63</sup> In 1920 Lily was recorded as residing in a dwelling on Front Street with two other instructors.<sup>64</sup>

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

<sup>54</sup> *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, P. 11.

<sup>55</sup> Husted, F.M. *Husted's Directory of Honolulu and Territory of Hawaii*, 1918, P. 498.

<sup>56</sup> "Pioneer Mill Co.," *Maui News*, October 10, 1922, P. 18.

<sup>57</sup> "Alameda, Frank A.," "Church Road," "Lahaina," ED 99, Sheet 1B, Line 39, January 2-3, 1920.

<sup>58</sup> 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.

<sup>59</sup> "Calamba Sugar Estate," "Moody's Analyses of Investments," In *Moody's Manual of Investments, American and Foreign*, 1920, P. 977.

<sup>60</sup> "Calamba Sugar Estate," "Moody's Analyses of Investments," In *Moody's Manual of Investments, American and Foreign*, 1920, P. 977.

<sup>61</sup> "No Connection With Employment Of Weinzheimer," *Honolulu Star-Bulletin*, October 11, 1919, P. 4.

<sup>62</sup> "Preferred Stock Offered by Calamba Sugar Estate," *Louisiana Planter and Sugar Manufacturer*, Vol. 69, 1922, P. 109.

<sup>63</sup> "Ong, [A]Po[,] Mima[, and] Lily K." "Lahainaluna Road," "Lahaina Town," ED 74, Sheet 70B, Lines 39-40, 44, May 11, 1910.

<sup>64</sup> "Apo, Lily K.," "Main Street," "Lahaina," ED 78, Sheet 1A, Line 9, January 2, 1920.

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the Honolulu newspapers.<sup>65</sup> 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."<sup>66</sup> 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."<sup>67</sup> 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.<sup>68</sup> 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.

While attending St. Louis College earlier in 1918, Frank registered for the draft for World War I<sup>69</sup> 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.<sup>70</sup>

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.<sup>71</sup> 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.

<sup>65</sup> "Wedding at Lahaina is Incentive for Large Luau and Entertainment," *Honolulu Star-Bulletin*, October 5, 1925, P. 3.

<sup>66</sup> "Wedding at Lahaina is Incentive for Large Luau and Entertainment," *Honolulu Star-Bulletin*, October 5, 1925, P. 3.

<sup>67</sup> "Wedding at Lahaina is Incentive for Large Luau and Entertainment," *Honolulu Star-Bulletin*, October 5, 1925, P. 3.

<sup>68</sup> "Alameda, Frank A [and] Lily," "Lahaina Town," ED 5-11, Sheet 4B, Lines 87-88, April 7, 1930; "Alameda, Frank A[,] Lily[,] Netta [and] Frank A Jr," "Front Street," "Lahaina," ED 5-10, Sheet 5B, Lines 59-62, April 6, 1940.

<sup>69</sup> "Frank Aloysius Alameda," "Student," "St. Louis College, Honolulu, Oahu, Hawaii," Registration Card, Serial No. 525, Order No. 8427, October 26, 1918.

<sup>70</sup> <https://retireenews.org/2015/12/09/my-back-pages-armories-named-after-hawaii-guard-leaders-2/> Accessed 17 April 2021.

<sup>71</sup> *Polk's City Directory of the Islands of Hawaii, Maui, and Kauai*, 1957, P. 163.

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## 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 1920<sup>72</sup> onward. Bruss was promoted from "asst bkpr[,] PMCo," a position that he held in 1921,<sup>73</sup> to "bkpr[,] PMCo" by 1922<sup>74</sup> and was identified as "Bookkeeper" in the 1930 census.<sup>75</sup> He was listed similarly in the local directories from 1922 to 1936,<sup>76</sup> was promoted to "Office Manager" by 1937,<sup>77</sup> and remained in that position through at least 1940.<sup>78</sup> Margaret appears to have taught at Kamehameha III school until 1927, was appointed "postmaster [for] Lahaina"<sup>79</sup> by the following year, and served in that position through 1933.<sup>80</sup> The couple resided on the Kaanapali side of the Manager of the Lahaina Store.<sup>81</sup>

## 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.<sup>82</sup> In 1920 he was a storekeeper in Paauilo.<sup>83</sup> 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.<sup>84</sup> In 1930 he was identified as a "cashier" at the LICo "ice plant" resided with his wife on Front Street.<sup>85</sup> 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.<sup>86</sup> By 1940 William and Lillian resided next door to Frank and Lilly<sup>87</sup> 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.

<sup>72</sup> "Bruss, Hugo K [and] Margaret E," "Main Street" "Lahaina Town," ED 78, Sheet 18A, Lines 2-3, January 11-12, 1920.

<sup>73</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1921, P. 1205.

<sup>74</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1922, P. 1246.

<sup>75</sup> "Bruss, Hugo K [and] Margaret E," "Front Street" "Lahaina Town," ED 5-11, Sheet 4B, Lines 80-81, April 7, 1930.

<sup>76</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1922, P. 1246; 1931-32, P. 642; 1932-33, P. 630; 1933-34, P. 606; 1934-35, P. 603; 1937-38, P. 719.

<sup>77</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1935-36, P. 627.

<sup>78</sup> Bruss, Hugo K [and] Margaret E," "Front Street" "Lahaina," ED 5-10, Sheet 5B, Lines 69-70, April 6, 1940.

<sup>79</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1928, P. 701.

<sup>80</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1933, P. 606.

<sup>81</sup> "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.

<sup>82</sup> "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.

<sup>83</sup> "Hattie, William," "Village Road" "Paauilo," ED 30, Sheet 2B, Line 24, January 16, 1920.

<sup>84</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1925-26, P. 660.

<sup>85</sup> "Hattie, William [and] Lillian," "Front Street" "Lahaina Town," ED 5-11, Sheet 4B, Lines 78-79, April 7, 1930.

<sup>86</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1931-32, P. 649; 1932-33, P. 637; 1933-34, P. 612.

<sup>87</sup> "Hattie, William [and] Lillian," "Front Street" "Lahaina," ED 5-10, Sheet 5B, Lines 71-72, April 6, 1940.

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## Community Planning and Development

### 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," "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.<sup>88</sup>

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.<sup>89</sup> Promoted to "Head Overseer for the Lahaina Division" by 1922,<sup>90</sup> 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 sheriff<sup>91</sup> and his wife and at least one other dwelling was erected that was occupied by another member of law enforcement named David Sharpe.<sup>92</sup> 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."<sup>93</sup>

There was also a striker's camp sited on a vacant "lot Kaanapali side of the Farden Residence."<sup>94</sup> Curiously, none of the descendants of the elite who resided on Front Street and were later interviewed

<sup>88</sup> Young, Kanalu G. Terry. *Rethinking the Native Hawaiian Past*, 2012, P. 154, 149.

<sup>89</sup> "Farden, Charles K.," "Main Road," "Lahaina Town," ED 74, Sheet 3A, Line 1, April 19, 1910.

<sup>90</sup> "Pioneer Mill Company," *Mauai News*, October 10, 1922, P. 18.

<sup>91</sup> "Kaluakini, William K.," "Main Road," "Lahaina," ED-5-12, Sheet 2, 1B, Line 100, April 22, 1930.

<sup>92</sup> "Sharpe, David," "Main Road," "Lahaina," ED 5-11, Sheet 4B, Line 73, April 7, 1930.

<sup>93</sup> "Filipinos Walk out From Pioneer Mill in Large Numbers," *Mauai News*, July 23, 1924: P. 1.

<sup>94</sup> "Filipinos Walk out From Pioneer Mill in Large Numbers," *Mauai News*, July 23, 1924: P. 1.



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recalled either the strike or the camp that had been located within view or walking distance of their houses.<sup>95</sup> 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'āina 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, 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."<sup>96</sup> 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,"<sup>97</sup> and were bivouacked at the Lahaina courthouse.<sup>98</sup> Although the violence of the 1905 strike that included damage to the mill, two riots, and gunfire that produced one death and several wounded<sup>99</sup> 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.

## CRITERION C

### Architecture

#### 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

<sup>95</sup> Solamillo, Stanley. "Kaluakini, William K. House," Nomination to the National Register of Historic Places, Maui County Planning Department, 2008/2013, Sec. 8, P. 8-9.

<sup>96</sup> "Filipinos Walk out From Pioneer Mill in Large Numbers," *Maui News*, July 23, 1924, P. 1.

<sup>97</sup> "Filipinos Walk out From Pioneer Mill in Large Numbers," *Maui News*, July 23, 1924, P. 1.

<sup>98</sup> "Filipinos Walk out From Pioneer Mill in Large Numbers," *Maui News*, July 23, 1924, P. 1; "Lahaina District Well Patrolled by Special Officers," July 26, 1924, P. 1.

<sup>99</sup> "Plantation Laborers at Lahaina Walk Out," *Maui News*, May 27, 1905, P. 1-2; "Trouble at Lahaina From the Japanese Strikers: One Killed by Police," *Pacific Commercial Advertiser*, May 22, 1905: P. 7; "Latest From the Strike," *Pacific Commercial Advertiser*, May 23, 1905: P. 1.

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1936.<sup>100</sup> 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 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).<sup>101</sup>

Standard "H" and "U"-Plan configurations consisted of a central large living room (a character-defining feature of the house type),<sup>102</sup> 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.

The PMCo/LICo Bookkeeper's House is also a variation of a box frame building, known in the vernacular as a "single-wall house," which became the dominant method of construction for all classes of buildings in Hawai'i during the Plantation Period. It has been suggested that this building technique originated with Japanese carpenters in Hawai'i in the mid-1880s but there is sufficient evidence to conclude that it is an American construction method that was brought to the islands by American sugar companies.<sup>103</sup> It was more cost efficient than the dominant U.S. mainland technique of balloon frame construction and Japanese carpenters employed by American companies adopted and refined it for widespread use throughout the Hawaiian archipelago.

Box Framing (with corner posts) and its successor, Plank Framing (without corner posts) were developed as simplifications of traditional Timber Framing by house wrights in New England in the 1650s. Both methods provided for the removal of intermediate wall studding, transferring the load bearing function to vertical planks that were secured to sills and top plates. The planks also provided a building's exterior and interior wall surfaces.<sup>104</sup>

Box and Plank Framing became dominant in New England by the end of the seventeenth century and remained in use in Rhode Island, Connecticut, Massachusetts, New Hampshire and Maine well into the nineteenth century.<sup>105</sup> Introduced into Kentucky by 1800, Box and Plank Framing became consolidated under the term "Box Frame" in the oral tradition of Anglo-American house wrights. Its popularity for use in the production of tenant and sharecropper housing as well as outbuildings in the latter areas well into the 1920s provided impetus for its diffusion, initially under the auspices of American sugar companies, to the Hawaiian Islands for widespread use in the construction of sugar and pineapple plantation dwellings that were erected during the same period. As a result, variations of box and plank framing

<sup>100</sup> "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.

<sup>101</sup> Kehler, Annalise. Lahaina RLS Survey, Lahaina Restoration Foundation, 2012.

<sup>102</sup> 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, P. 146.

<sup>103</sup> Goto, Hisao, Kazuko Sinoto and Alexander Spoehr. "Craft History and the Merging of Tool Traditions: Carpenters of Japanese Ancestry in Hawaii." In *Hawaiian Journal of History*, Vol. 17, 1983, P. 166-167.

<sup>104</sup> Upton, Dell. "Traditional Timber Framing." In *Material Culture of the Wooden Age*. Edited by B. Hindle, 1981, P. 46-47.

<sup>105</sup> Upton, Dell. "Traditional Timber Framing." In *Material Culture of the Wooden Age*. Edited by B. Hindle, 1981, P. 35-93.

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continued to be popular in Hawai'i for residential, institutional, and commercial construction during much of the twentieth century.<sup>106</sup>

### 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."<sup>107</sup> 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.<sup>108</sup> 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.<sup>109</sup> 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,<sup>110</sup> 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 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.<sup>111</sup>

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.<sup>112</sup>

<sup>106</sup> 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, P. 119; Solamillo, Stanley. *Historic American Building Survey: Pioneer Mill Company Head Carpenter's House, Lahaina, Hawai'i*, 2014, P. 7-8.

<sup>107</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1911, P. 920; 1912, P. 970.

<sup>108</sup> *Polk-Husted Directory of City and County of Honolulu and the Territory of Hawaii*, 1913, P. 1002; 1915, P. 1037; 1920-21, P. 1226; 1925-26, P. 662; 1929-30, P. 713; 1934-35, P. 611; *Maui News*, March 12, 1955, P. 1.

<sup>109</sup> Solamillo, Stanley. *Historic American Building Survey: Pioneer Mill Company Head Carpenter's House, Lahaina, Hawai'i*. 2014, P. 2.

<sup>110</sup> *Paradise in the Pacific*, "Japanese Quarters on Plantation, Lahaina, Maui," December 1895, P.1.

<sup>111</sup> Solamillo, Stanley and Neith González. "Field Drawings and Materials Notes, Pioneer Mill Company, Ltd. Sugar Mill." Wailuku: Maui County Planning Department, 2005.

<sup>112</sup> Solamillo, Stanley. *Historic American Building Survey: Pioneer Mill Company Head Carpenter's House, Lahaina, Hawai'i*. 2014, P. 2.

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"Front Street," Lahaina Town," ED 5-11, Sheet 4B, Lines 87-88, April 7, 1930.

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

"Main Road," "Lahaina," ED 5-12, Sheet 21A, Line 44, April 22, 1930.

\_\_\_\_\_. *Sixteenth Census of the United States*, 1940.

"Front Street," "Lahaina," ED 5-10, Sheet 4B, Lines 62-63, April 5, 1940.

"Front Street," "Lahaina," ED 5-10, Sheet 5B, Lines 59-62, April 6, 1940.

"Front Street" "Lahaina," ED 5-10, Sheet 5B, Lines 69-70, April 6, 1940.

"Front Street" "Lahaina," ED 5-10, Sheet 5B, Lines 71-72, April 6, 1940.

Young, Kanalu G. Terry. *Rethinking the Native Hawaiian Past*. New York: Routledge, 2012.

---

**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:**

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

Name of Property

Lahaina, HI

County and State

☐ 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: |
| 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: |

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

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**11. Form Prepared By**

name/title: Stanley Solamillo, Architectural Historian  
organization: For Dudley and Dora Millikin, 271 Front Street, Lahaina, HI  
street & number: 435 Walina Street, #603  
city or town: Honolulu State: HI Zip code: 96815  
email: [ssolamillo@gmail.com](mailto:ssolamillo@gmail.com)  
telephone: 808-250-3273  
date: June 18, 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.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)



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

Name of Property

Lahaina, HI  
County and State

## SUMMARY OF ADDITIONAL DOCUMENTATION

### Maps

- Map 1. U.S. Geological Survey, Topographic Map of Maui with location of PMCo/LICo Bookkeeper's House indicated by arrow. U.S. Department of the Interior, 1970.
- 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. Floor Plan of the Tenney Village House.
- Figure 7. First Floor plan of the PMCo/LICo Bookkeeper's House
- Figure 8. Second Floor plan of the PMCo/LICo Bookkeeper's House
- Figure 9. Photo Key Plan of the First Floor of the PMCo/LICo Bookkeeper's House
- Figure 10. Photo Key Plan of the Second Floor of 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.



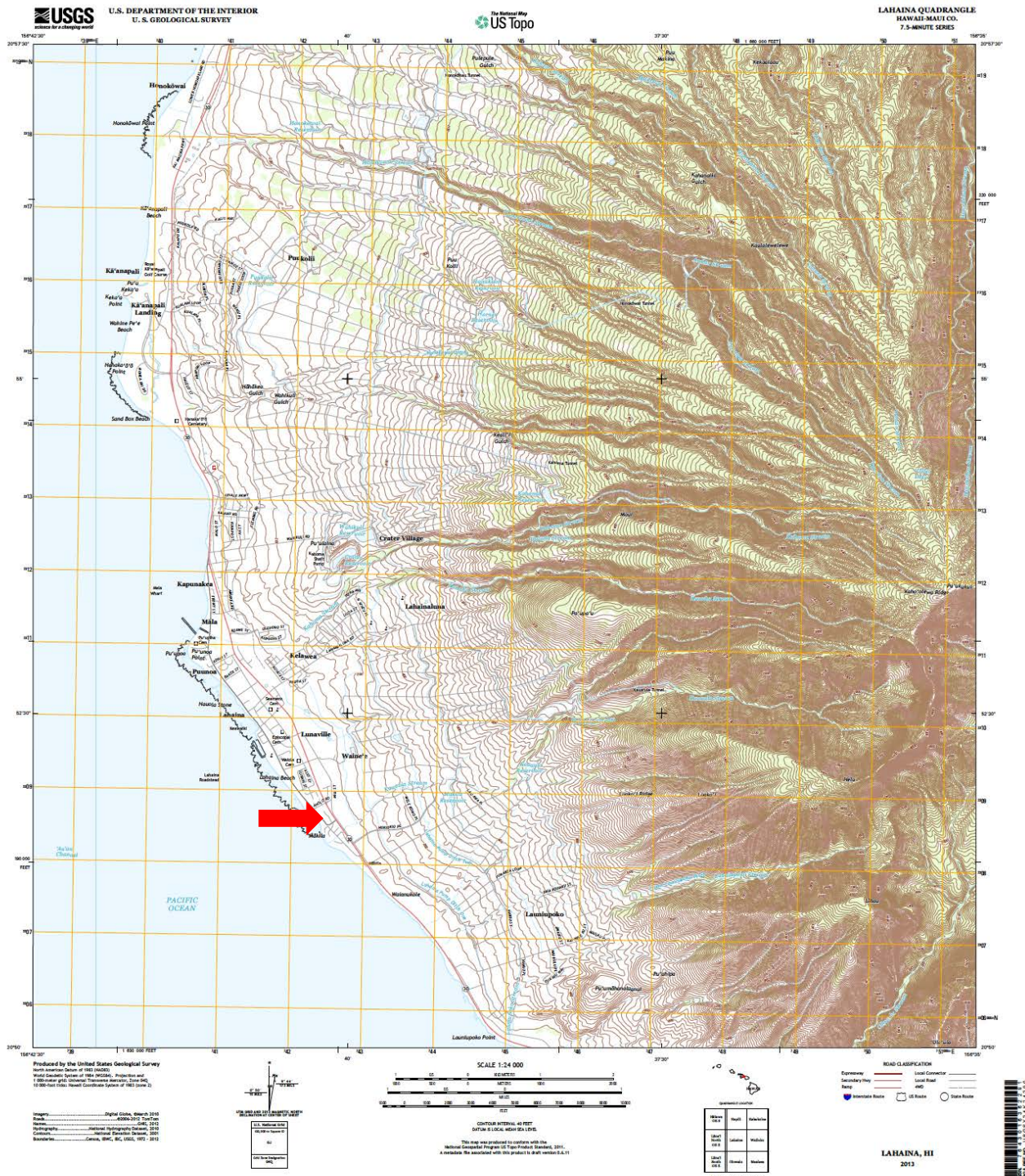


Bookkeeper's House, Pioneer Mill Co/Lahaina  
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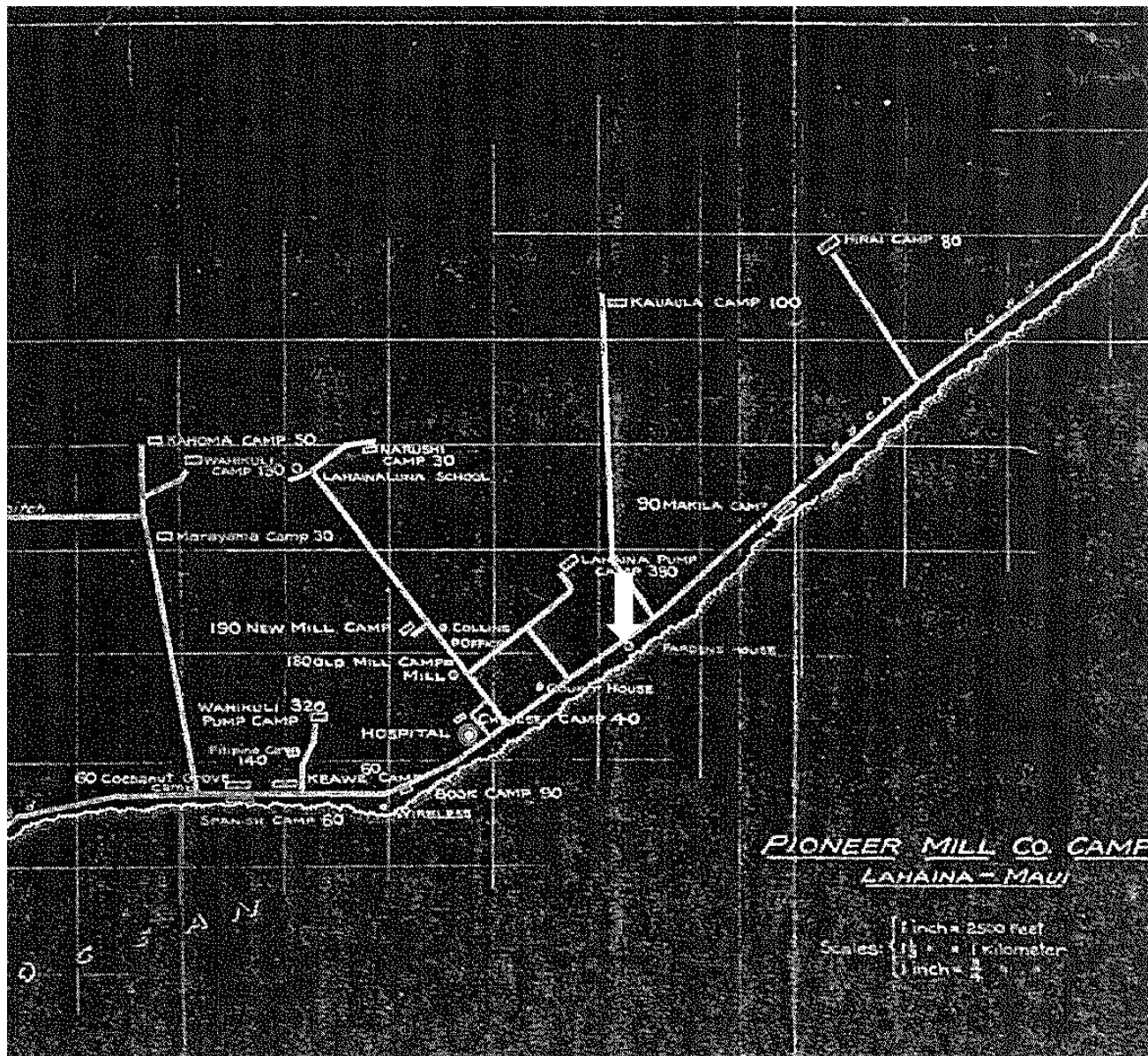
Map 2. U.S. Geological Survey. "Lahaina, HI." U.S. Department of the Interior, 2013. The location of the PMCo/LICo Bookkeeper's House is indicated by arrow.





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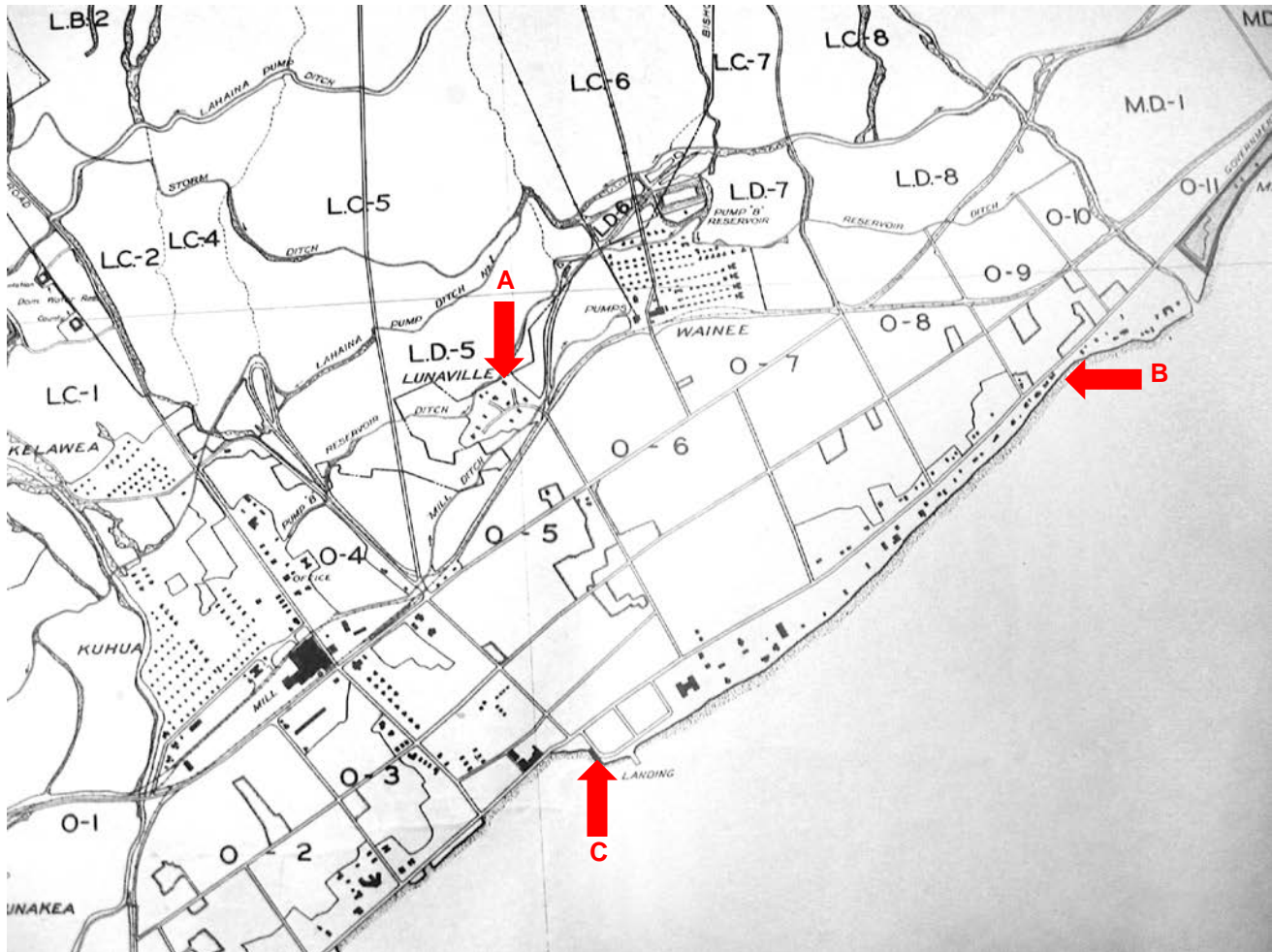
Bookkeeper's House, Pioneer Mill Co/Lahaina  
Ice Co.

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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.





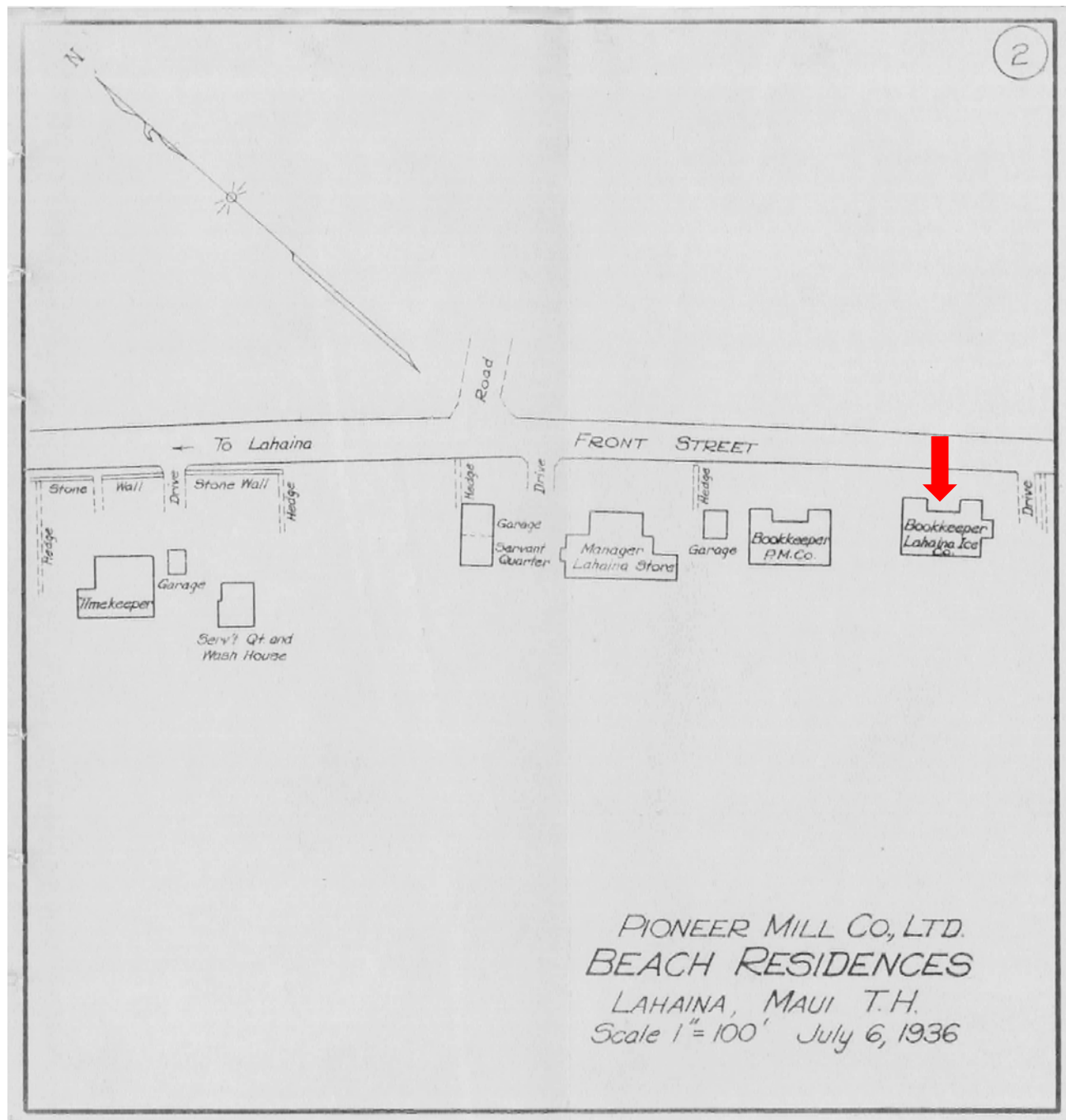
Bookkeeper's House, Pioneer Mill Co/Lahaina  
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Map 6. "PMCo Beach Front Residences," PMCo, 1936. The location of the PMCo/LICo Bookkeeper's House is indicated by arrow and the adjacent PMCo Bookkeeper's House is an identical "H-plan."

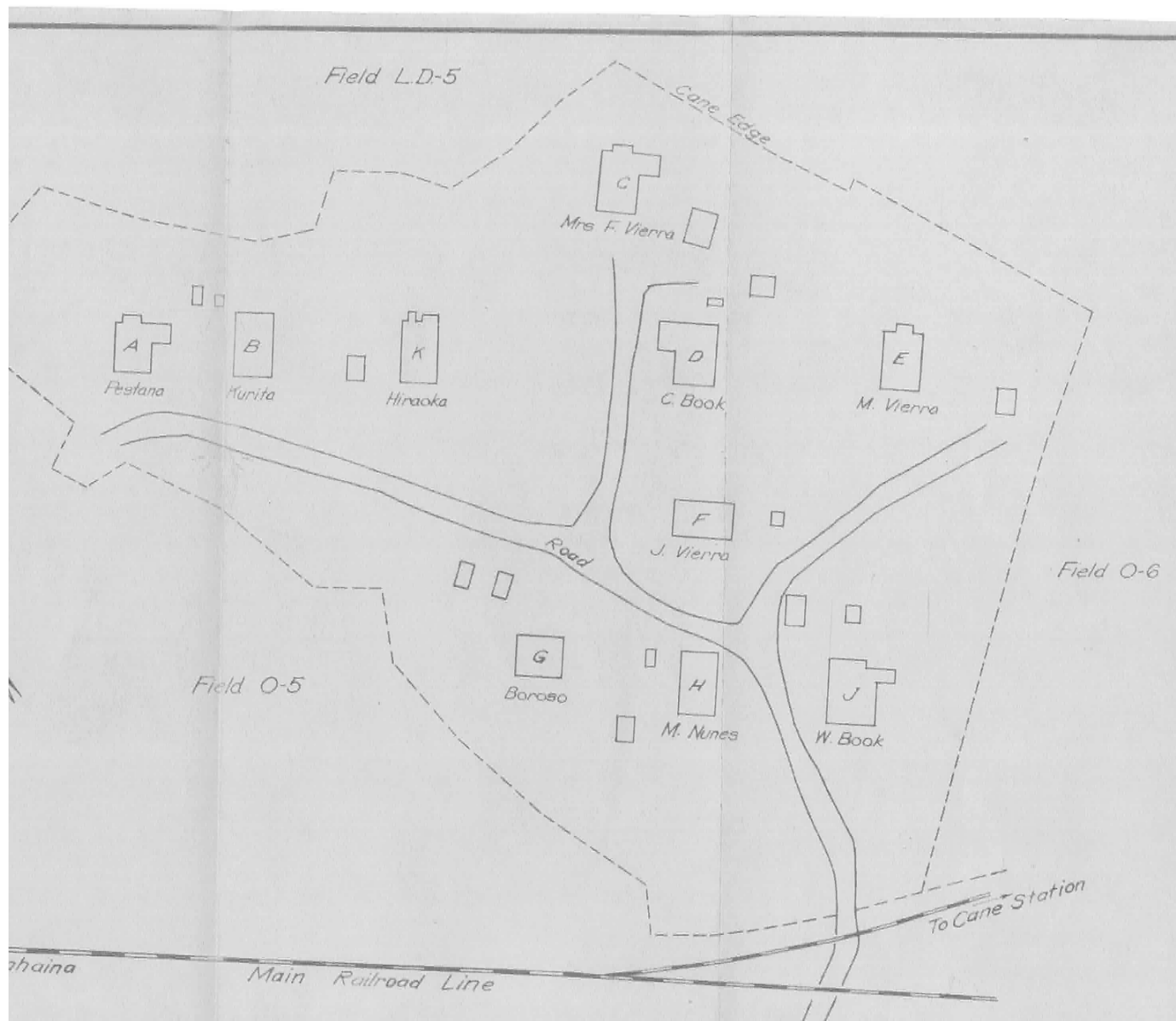


Bookkeeper's House, Pioneer Mill Co/Lahaina  
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Map 7. "Lunaville Village" showing the uncharacteristic absence of a grid and vacant house sites. PMCo, 1936.





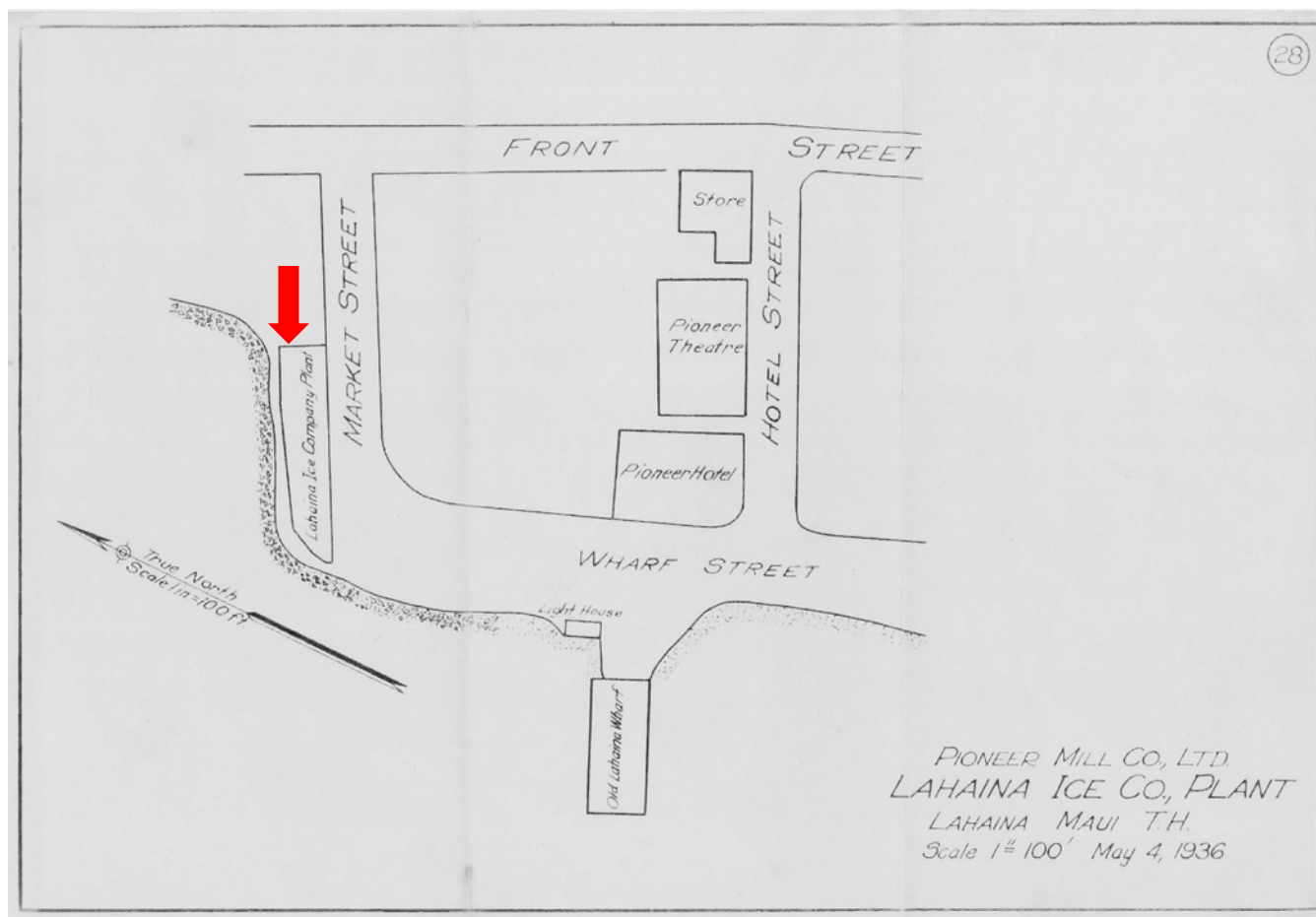
Bookkeeper's House, Pioneer Mill Co/Lahaina  
Ice Co.

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

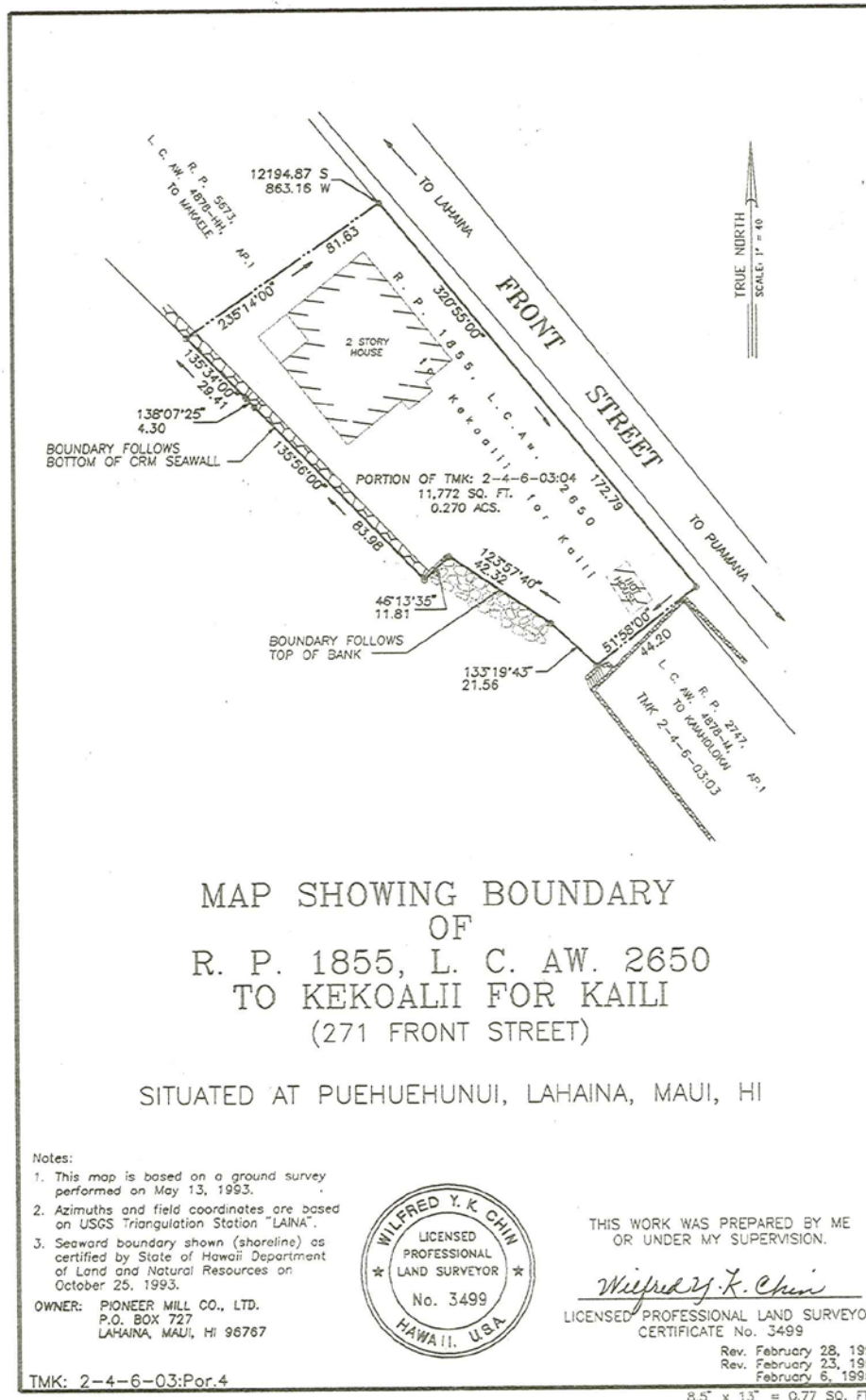


Bookkeeper's House, Pioneer Mill Co/Lahaina  
Ice Co.

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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],  
Situating at Puehuhunui, Lahaina, Maui, HI, Wilfred YK Chin, Licensed Professional Land Surveyor, February 28,  
1995.



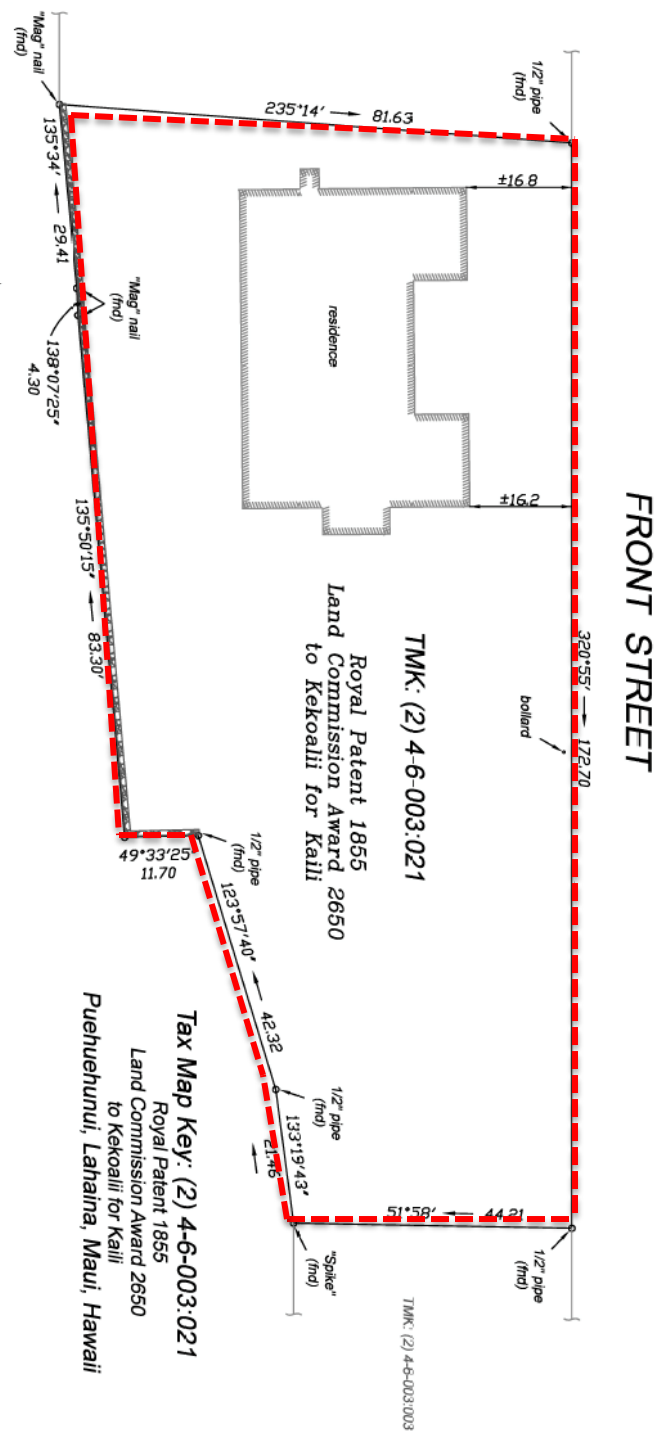
Bookkeeper's House, Pioneer Mill Co/Lahaina  
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Map 10. Boundaries of NRHP property designation for the PMCo/LICo Bookkeeper's House.



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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).

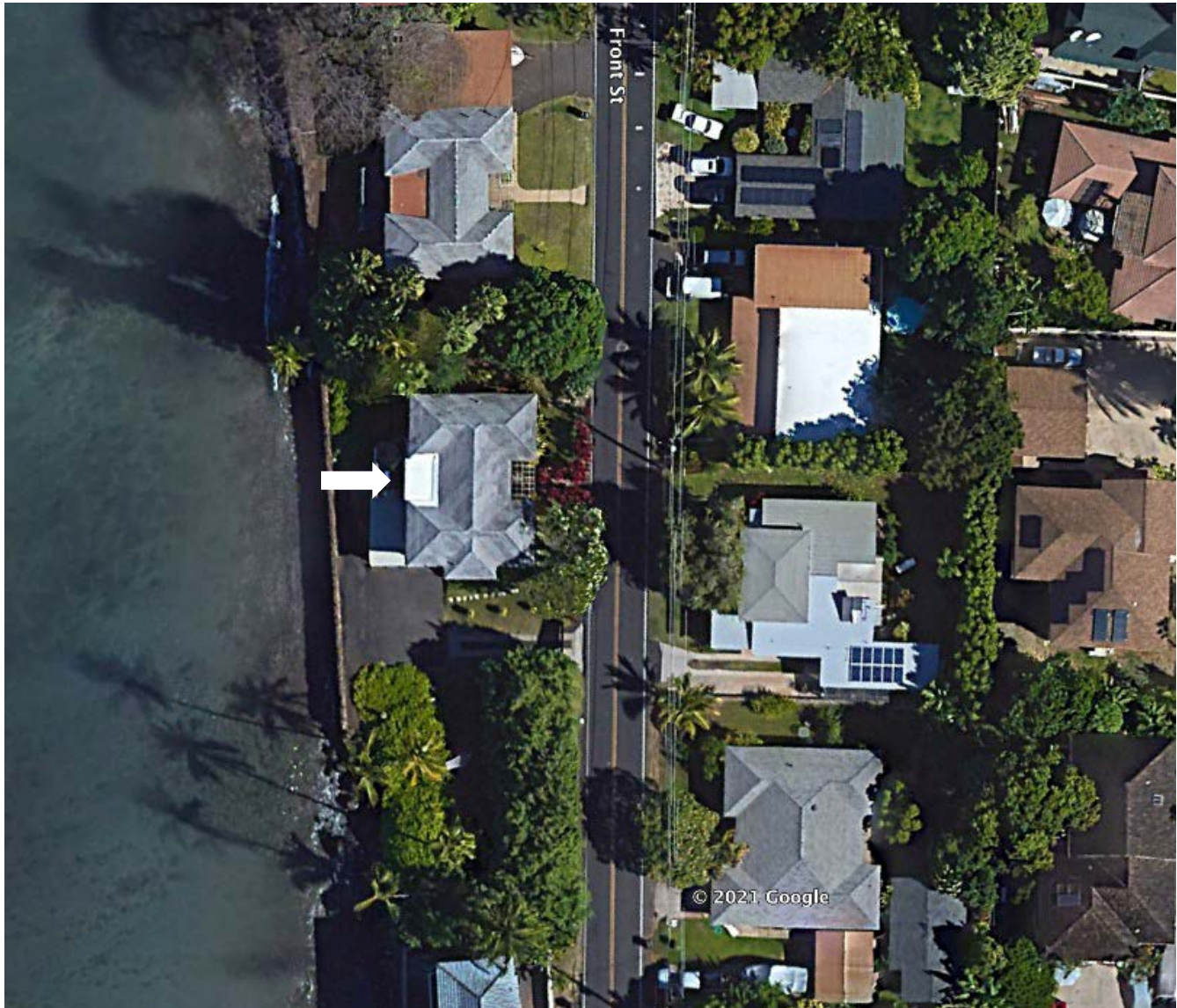


Bookkeeper's House, Pioneer Mill Co/Lahaina  
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Figure 4. Aerial of the PMCo/LICo Bookkeeper's House showing original rear open porch or lanai roof in corrugated metal that was later enclosed, between two hipped asphalt shingle roofs. The adjacent PMCo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





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



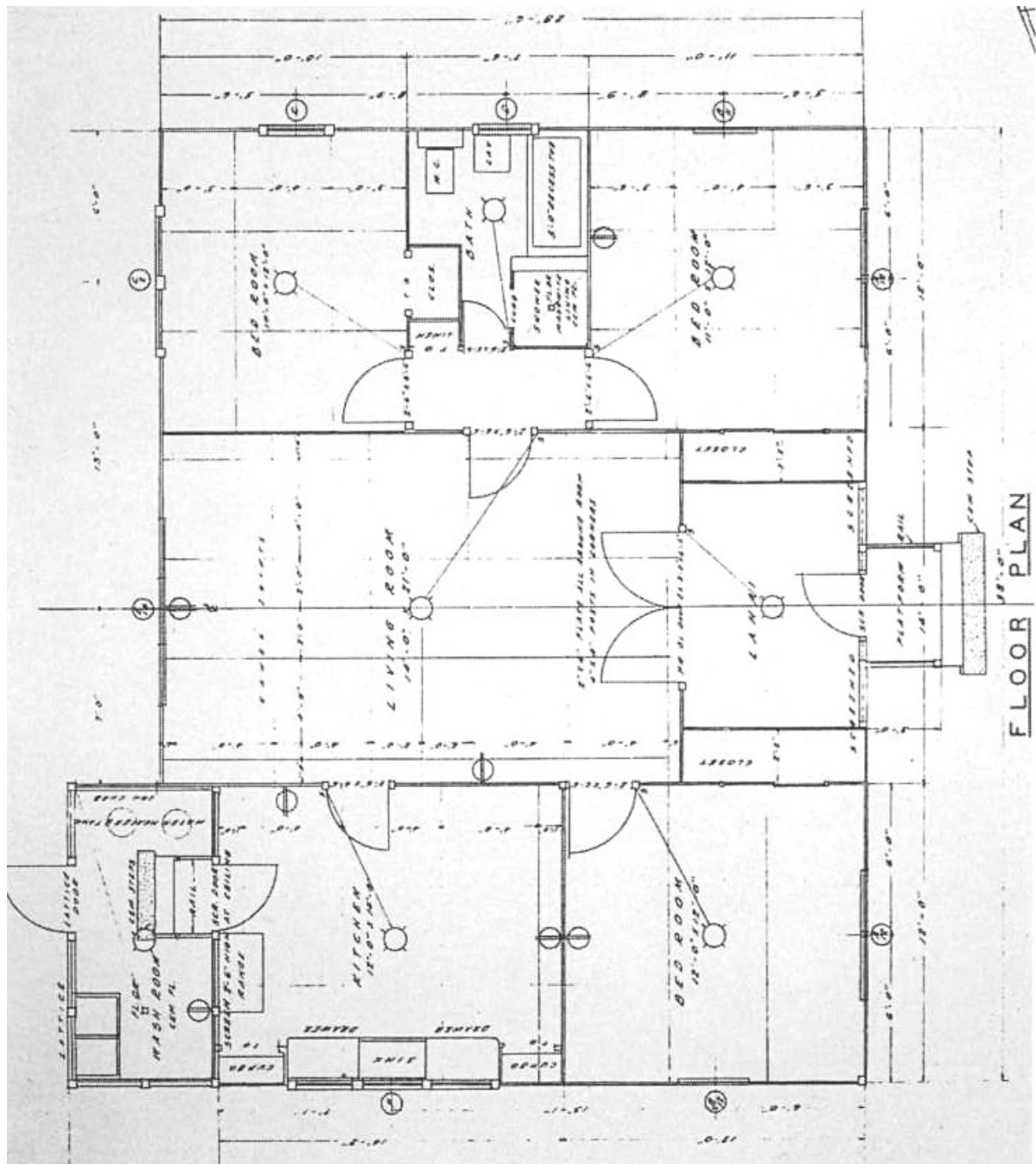


Bookkeeper's House, Pioneer Mill Co/Lahaina  
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Figure 6. Floor Plan of the Tenney Village House (1936) with enclosed front porch or lanai and no rear porch.



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Architectural floor plan showing rooms 100, 101, 102, 103, 104, and 105. The plan includes dimensions for rooms and corridors, and a large hatched area on the right side.

Room Dimensions and Layout:

- Room 100:** 14'-2 1/2" x 14'-2 1/2"
- Room 101:** 11'-8" x 11'-8"
- Room 102:** 11'-8" x 11'-8"
- Room 103:** 11'-8 1/2" x 11'-2"
- Room 104:** 11'-1" x 14'-0"
- Room 105:** 8'-0" x 5'-7"

Corridor and Entry Dimensions:

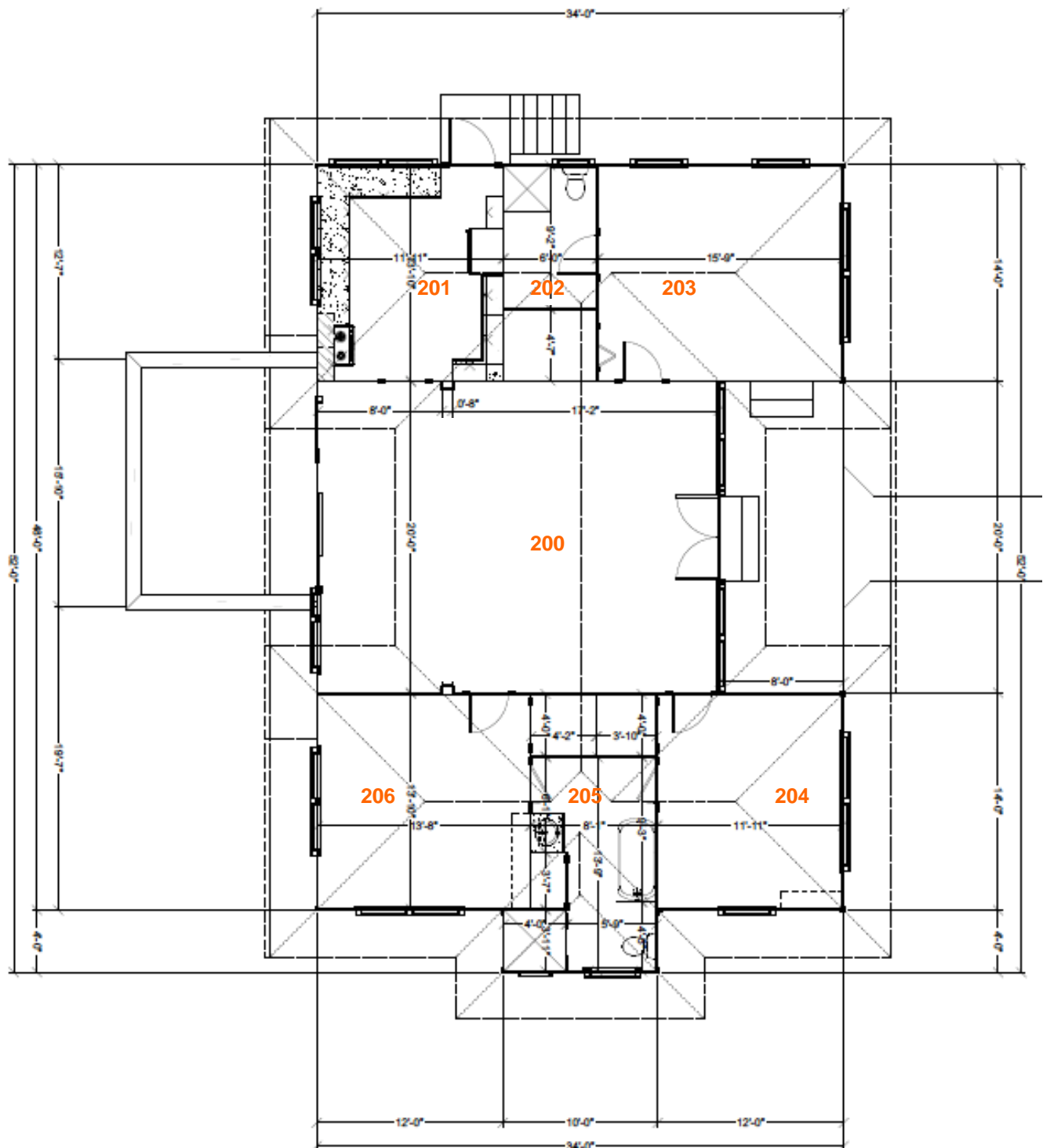
- Corridor 1: 4'-0" x 4'-0"
- Corridor 2: 4'-0" x 4'-0"
- Corridor 3: 4'-0" x 4'-0"
- Corridor 4: 4'-0" x 4'-0"
- Corridor 5: 4'-0" x 4'-0"
- Corridor 6: 4'-0" x 4'-0"
- Corridor 7: 4'-0" x 4'-0"
- Corridor 8: 4'-0" x 4'-0"
- Corridor 9: 4'-0" x 4'-0"
- Corridor 10: 4'-0" x 4'-0"
- Corridor 11: 4'-0" x 4'-0"
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- Corridor 21: 4'-0" x 4'-0"
- Corridor 22: 4'-0" x 4'-0"
- Corridor 23: 4'-0" x 4'-0"
- Corridor 24: 4'-0" x 4'-0"
- Corridor 25: 4'-0" x 4'-0"
- Corridor 26: 4'-0" x 4'-0"
- Corridor 27: 4'-0" x 4'-0"
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- Corridor 168: 4'-0" x 4'-0"
-

Bookkeeper's House, Pioneer Mill Co/Lahaina  
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Figure 8. Second Floor plan of the PMCo/LICo Bookkeeper's House

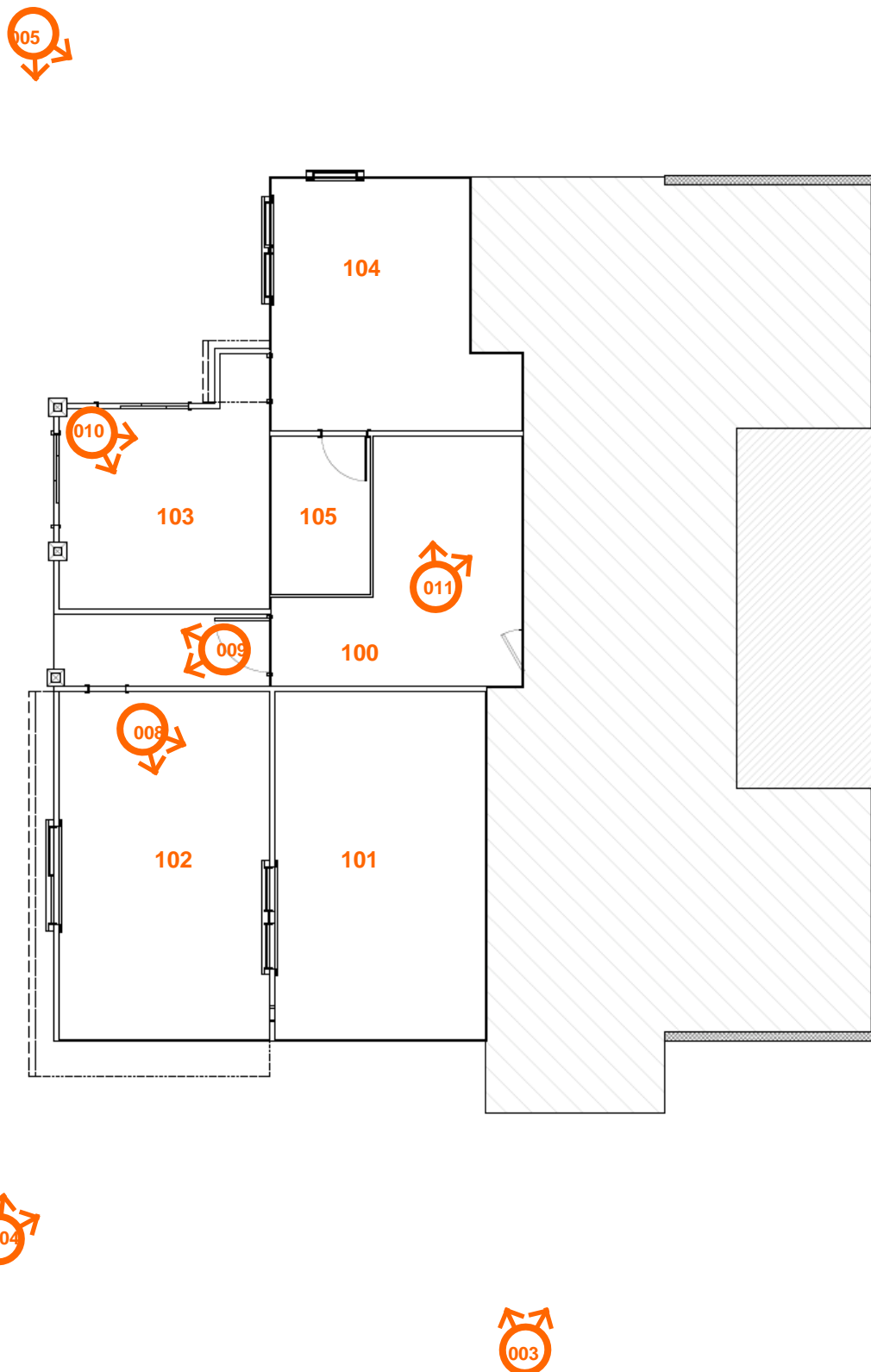


Bookkeeper's House, Pioneer Mill Co/Lahaina  
Ice Co.

Name of Property

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Figure 9. First Floor Photo Key Plan



Bookkeeper's House, Pioneer Mill Co/Lahaina

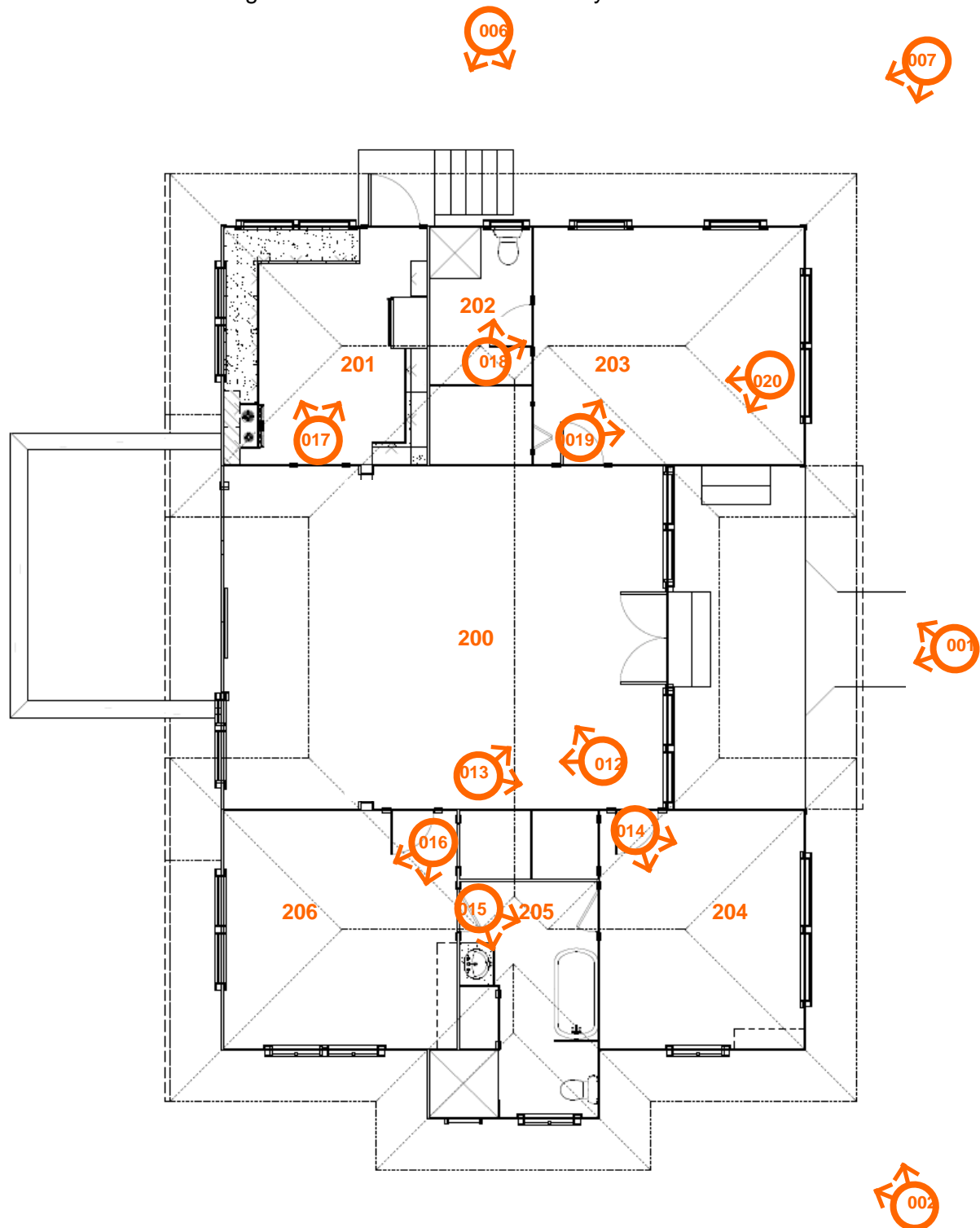
Ice Co.

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Figure 10. Second Floor Photo Key Plan



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

Name of Property

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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, camera facing Southwest (2021)

Photo 002 (HI\_Maui\_PMCoLICoBookkeepersHouse\_002)

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

Photo 003 (HI\_Maui\_PMCoLICoBookkeepersHouse\_003)

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

Photo 004 (HI\_Maui\_PMCoLICoBookkeepersHouse\_004)

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

Photo 005 (HI\_Maui\_PMCoLICoBookkeepersHouse\_005)

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

Photo 006 (HI\_Maui\_PMCoLICoBookkeepersHouse\_006)

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

Photo 007 (HI\_Maui\_PMCoLICoBookkeepersHouse\_007)

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

Photo 008 (HI\_Maui\_PMCoLICoBookkeepersHouse\_008)

PMCo/LICo Bookkeeper's House, First Floor Interior, exterior wall of original garage (101) from garage addition (102), camera facing East (2021)

Photo 009 (HI\_Maui\_PMCoLICoBookkeepersHouse\_009)

PMCo/LICo Bookkeeper's House, First Floor Interior, Hall (100), camera facing Southwest (2021)

Photo 010 (HI\_Maui\_PMCoLICoBookkeepersHouse\_010)

PMCo/LICo Bookkeeper's House, First Floor Interior, unidentified room (103), camera facing East (2021)

Photo 011 (HI\_Maui\_PMCoLICoBookkeepersHouse\_011)

PMCo/LICo Bookkeeper's House, First Floor Interior, Storage (100), camera facing North (2021)

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

Name of Property

Lahaina, HI  
County and State

Photo 012 (HI\_Maui\_PMCoLICoBookkeepersHouse\_012)

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

Photo 013 (HI\_Maui\_PMCoLICoBookkeepersHouse\_013)

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

Photo 014 (HI\_Maui\_PMCoLICoBookkeepersHouse\_014)

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

Photo 015 (HI\_Maui\_PMCoLICoBookkeepersHouse\_015)

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

Photo 016 (HI\_Maui\_PMCoLICoBookkeepersHouse\_016)

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

Photo 017 (HI\_Maui\_PMCoLICoBookkeepersHouse\_017)

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

Photo 018 (HI\_Maui\_PMCoLICoBookkeepersHouse\_018)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Bathroom (202), camera facing North (2021)

Photo 019 (HI\_Maui\_PMCoLICoBookkeepersHouse\_019)

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

Photo 020 (HI\_Maui\_PMCoLICoBookkeepersHouse\_020)

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



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

Name of Property

Lahaina, HI

County and State

Photo 001 (HI\_Maui\_PMCoLCoBookkeepersHouse\_001). PMCo/LCo Bookkeeper's House, view of front (Northeast) façade, camera facing Southwest.





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

Name of Property

Lahaina, HI  
County and State

Photo 002 (HI\_Maui\_PMCoLICoBookkeepersHouse\_002)

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





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

Name of Property

Lahaina, HI

County and State

Photo 003 (HI\_Maui\_PMCoLICoBookkeepersHouse\_003)

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



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

Name of Property

Lahaina, HI

County and State

Photo 004 (HI\_Maui\_PMCoLICoBookkeepersHouse\_004)

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





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

Name of Property

Lahaina, HI  
County and State

Photo 005 (HI\_Maui\_PMCoLICoBookkeepersHouse\_005)

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





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

Name of Property

Lahaina, HI

County and State

Photo 006 (HI\_Maui\_PMCoLICoBookkeepersHouse\_006)

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





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

Name of Property

Lahaina, HI

County and State

Photo 007 (HI\_Maui\_PMCoLICoBookkeepersHouse\_007)

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





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

Name of Property

Lahaina, HI  
County and State

Photo 008 (HI\_Maui\_PMCoLICoBookkeepersHouse\_008)  
PMCo/LICo Bookkeeper's House, First Floor Interior, exterior wall of original garage (101) from  
garage addition (102), camera facing East (2021)



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

Name of Property

Lahaina, HI  
County and State

Photo 009 (HI\_Maui\_PMCoLICoBookkeepersHouse\_009)

PMCo/LICo Bookkeeper's House, First Floor Interior, Hall (100), camera facing Southwest





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

Name of Property

Lahaina, HI

County and State

Photo 010 (HI\_Maui\_PMCoLICoBookkeepersHouse\_010)

PMCo/LICo Bookkeeper's House, First Floor Interior, unidentified room (103), camera facing East  
(2021)



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

Name of Property

Lahaina, HI  
County and State

Photo 011 (HI\_Maui\_PMCoLICoBookkeepersHouse\_011)

PMCo/LICo Bookkeeper's House, First Floor Interior, Storage (100), camera facing North (2021)





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

Name of Property

Lahaina, HI  
County and State

Photo 012 (HI\_Maui\_PMCoLICoBookkeepersHouse\_012)

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





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

Name of Property

Lahaina, HI

County and State

Photo 013 (HI\_Maui\_PMcCoLICoBookkeepersHouse\_013)

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



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

Name of Property

Lahaina, HI  
County and State

Photo 014 (HI\_Maui\_PMCoLICoBookkeepersHouse\_014)  
PMCo/LICo Bookkeeper's House, Second Floor Interior, Guestroom/Bedroom (204), camera facing  
East (2021)



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

Name of Property

Lahaina, HI  
County and State

Photo 015 (HI\_Maui\_PMCoLICoBookkeepersHouse\_015)

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





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

Name of Property

Lahaina, HI  
County and State

Photo 016 (HI\_Maui\_PMCoLICoBookkeepersHouse\_016)

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



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

Name of Property

Lahaina, HI  
County and State

Photo 017 (HI\_Maui\_PMCoLICoBookkeepersHouse\_017)

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





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

Name of Property

Lahaina, HI

County and State

Photo 018 (HI\_Maui\_PMCoLICoBookkeepersHouse\_018)

PMCo/LICo Bookkeeper's House, Second Floor Interior, Bathroom (202), camera facing North  
(2021)



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

Name of Property

Lahaina, HI  
County and State

Photo 019 (HI\_Maui\_PMCoLICoBookkeepersHouse\_019)

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



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

Name of Property

Lahaina, HI  
County and State

Photo 020 (HI\_Maui\_PMCoLICoBookkeepersHouse\_020)

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

