

HAWAII EMPLOYERS COUNCIL BUILDING  
2682 Waiwai Loop  
Honolulu  
Honolulu County  
Hawaii

HABS No. HI-571

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
U.S. Department of the Interior  
National Park Service  
Oakland, California

# HISTORIC AMERICAN BUILDINGS SURVEY

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Photographs 1, 2, 6-11, Silverhouse Photographic, Athens, GA, Photographer, August 2012

Photographs 3, 4, 5, 12-15, Franzen Photography, Kailua, HI, Photographer, December 2015

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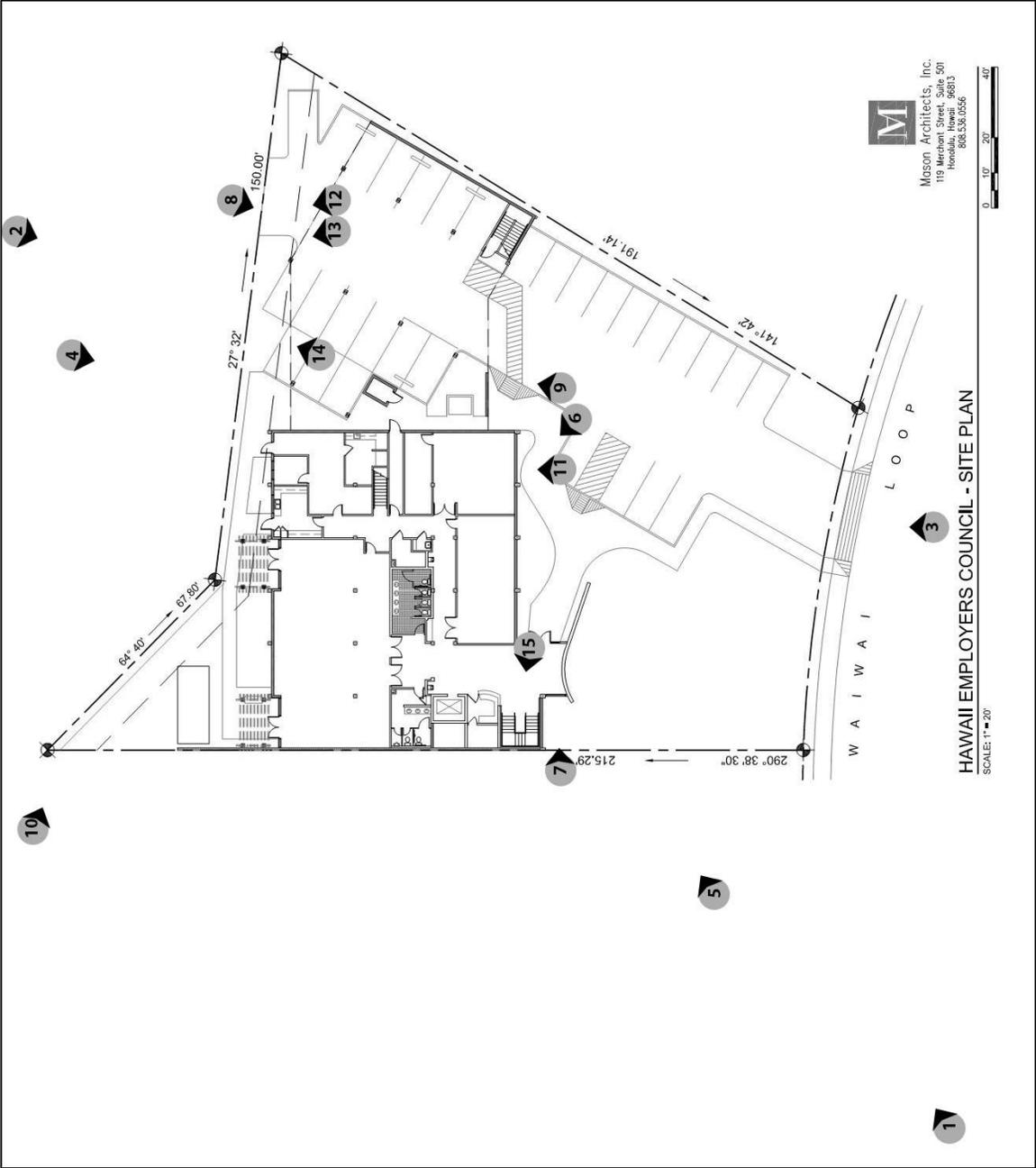


Photo Key

**HISTORIC AMERICAN BUILDINGS SURVEY**  
**HAWAII EMPLOYERS COUNCIL BUILDING**

**HABS No. HI-\*\*\***

**LOCATION:** 2682 Waiwai Loop, Honolulu, Hawaii

**SIGNIFICANCE:** This building is significant for its association with the history of labor relations in Hawaii, as well as for its association with the architectural firm of Wimberly and Cook, and its successor firm, Wimberly Allison Tong & Goo, which were both major influences on Hawaii's architecture. The building was completed in 1961 and has been in continuous use by the Hawaii Employers Council since that time.

**DESCRIPTION:** The Hawaii Employers Council building is located in the Mapunapuna District of Honolulu, abutting Keehi Lagoon Park. The building occupies the full width of its lot, and is set well back from the street. The street side of the lot is landscaped with grass, hedges, and small trees, while the rear of the lot is narrow, and landscaped with tropical foliage. The rear of the building overlooks Keehi Lagoon Park, with views toward downtown Honolulu.

The concrete commercial building is of a Modernistic Style. It is two-stories in height with a flat roof and an approximately 11,070 square foot floor plan. The design is a combination of two different eras of construction. The original portion of the building was built in 1961 and is comprised of five bays in a rectangular plan. An addition designed by Phillip White, Architects, was built in 2000. The addition, which has a shallow chevron-shaped plan, abuts the south end of the original portion of the building. The addition is open at the first floor, allowing automobiles to enter a covered parking area.

The building exhibits features consistent with the Modern Movement. One of the more distinctive features of the low, wide front façade is the two-story high textured walls, divided into five bays, and made of CMU bricks laid to create a pattern. Most of the bricks are stretcher laid in a stack bond pattern, with the rows alternating in depth. Each recessed row is punctuated with header laid bricks that extend out from the surface of the wall by several inches. This pattern creates a woven appearance, from a distance. Poured concrete columns provide vertical separation between the bays. Fenestration across the façade is minimal and consists of a shallow, two-story-high curved wall across the front entry area of the original portion of the building that shelters a vertical strip of ribbon windows, and a bank of windows in a continuous strip above the open, drive-through area.

The rear of the building features concrete columns, and a long strip of windows that overlook an inset balcony at the second floor. Because the balcony is inset, the columns on this side almost appear to be free-standing, only attached at the eaves.

With the exception of the main entry lobby, the interior of the building has been completely altered and reconfigured. The original layout of the two-story lobby with open, wrapping staircase and second-floor mezzanine is intact, although finishes have been altered. The majority of the material and finishes throughout the building's interior are not historic.

**HISTORY:** The Hawaii Employers Council was formed to organize Hawaii's employers as a bloc so that they could negotiate with unions for wages and working conditions. Hawaii's employees were first legally allowed to organize when the Federal Labor Relations Act was passed in 1935. In 1943, a group of companies that included Hawaii's "Big Five" companies (Castle & Cooke, Alexander & Baldwin, C. Brewer & Co. American Factors [Amfac] and Theo H. Davies & Co.) formed the Hawaii Employers Council, partially in response to the Labor Relations Act. The premise was that by organizing amongst themselves, the employers would have greater strength in negotiations with the unions. By presenting a united front, the employers hoped to prevent strikes and avoid lockouts, while keeping employee wages and benefits at a level that was comfortable for the member companies. The building on Waiwai Loop was constructed just as unionization was authorized for government employees, and at a time when Hawaii's union membership was on the rise.

The Hawaii Employers Council hired the architecture firm of Wimberly and Cook to design their new building in a modern style. Wimberly and Cook was a small, but established architecture firm when it designed the Hawaii Employers Council building in 1961. By this year, the firm was acclaimed in Hawaii for its innovative and modern designs, such as the McInerney Store (1950), Bishop Bank (1951), Canlis Restaurant (1954), and Waikikian Hotel (1956). The firm grew in subsequent years, and began to specialize in resort architecture, with commissions outside of Hawaii, in the South Pacific, and Asia in the 1960s and 70s, and with projects around the world by 1990. The firm continued to evolve through the addition and loss of partners to eventually become Wimberly Allison Tong & Goo, also known as WATG, an award-winning firm now world-renowned for its resort architecture. The Employers Council moved into their new building in January of 1962. The Employers Council continues to provide essentially the same services to its members as when it was first occupied.

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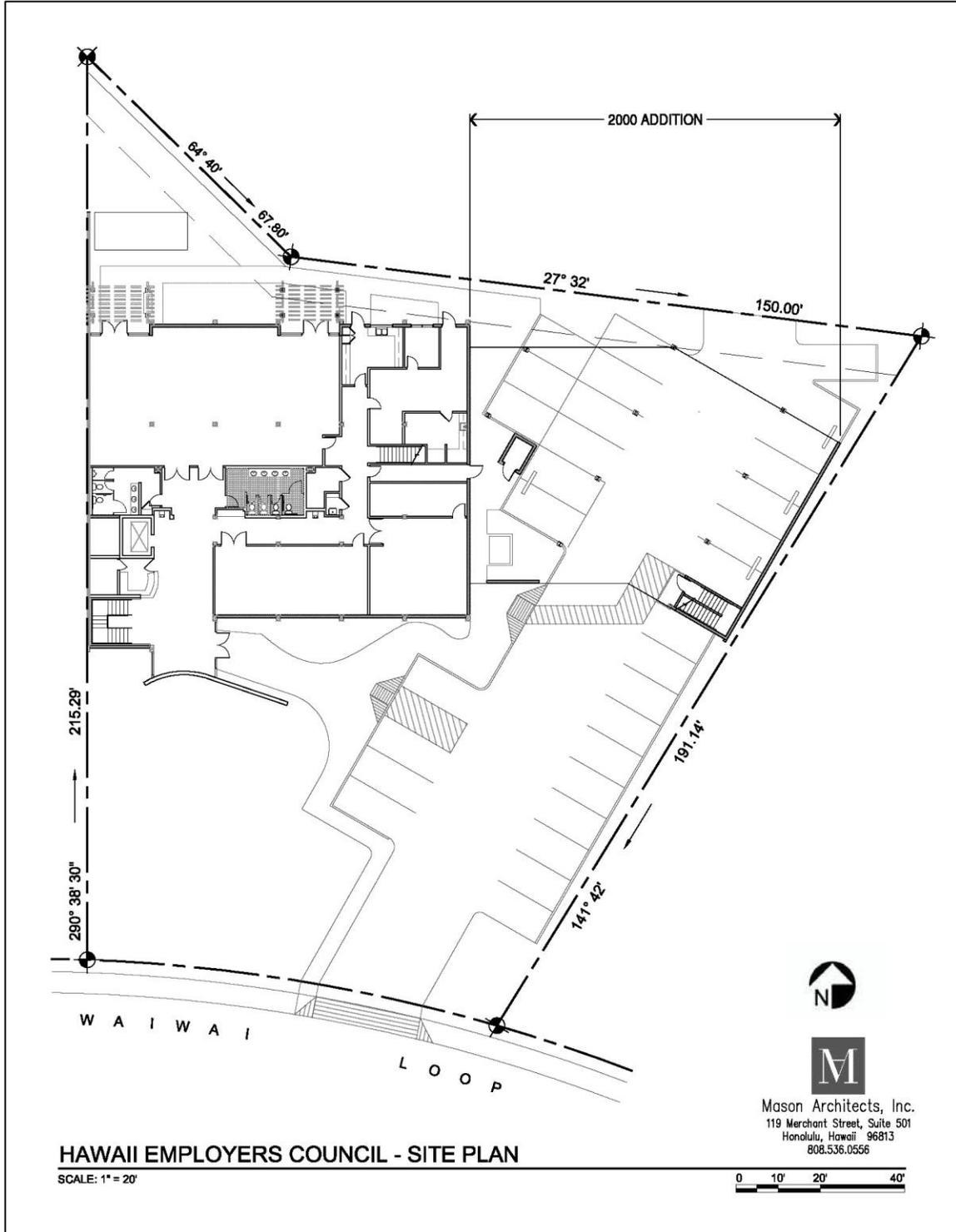
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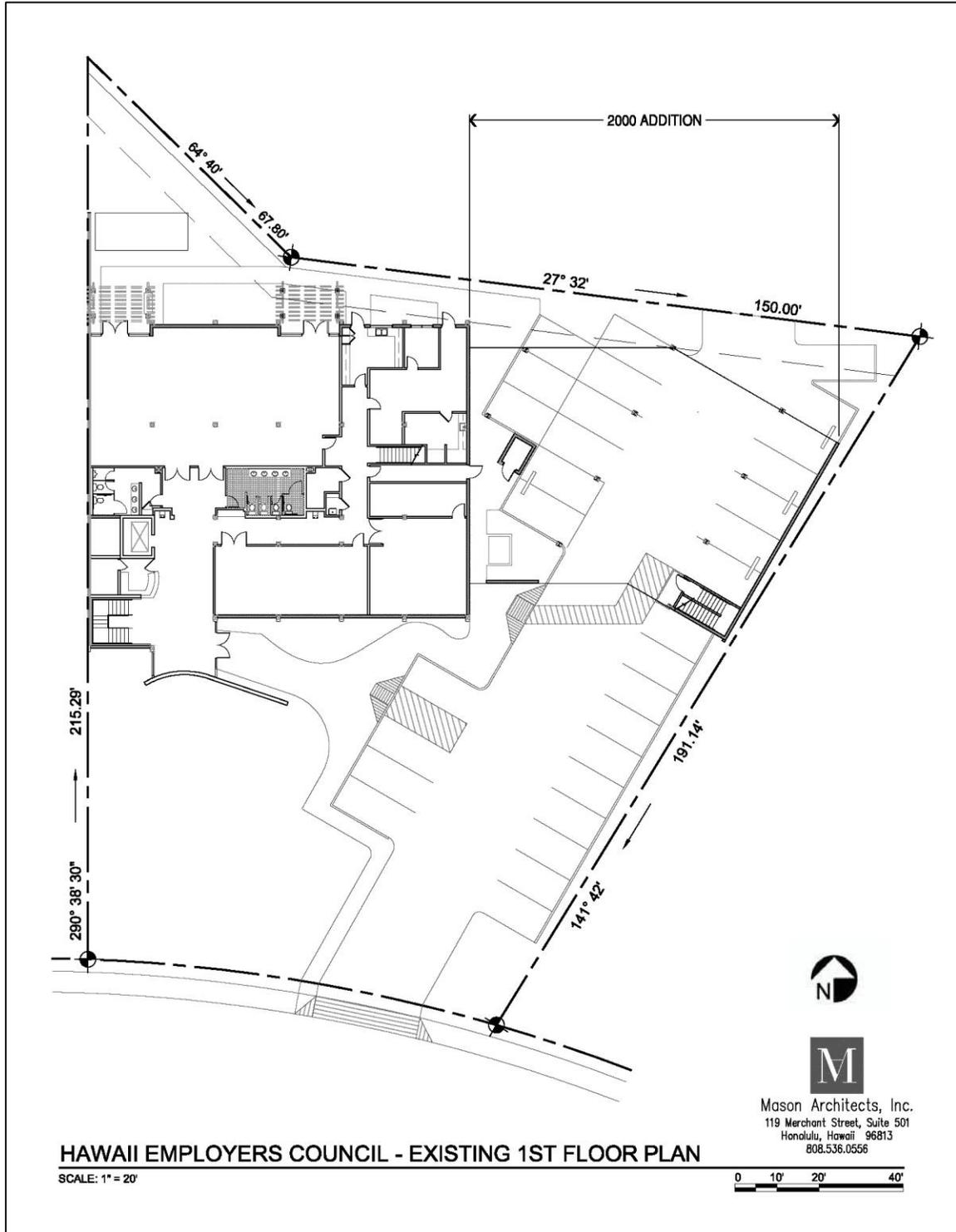
HISTORIAN: Lesleigh Jones, Mason Architects, Inc.

PROJECT INFORMATION: This report is part of the documentation for properties identified as adversely affected by the Honolulu Rail Transit Project (HRTP) in the City and County of Honolulu. This documentation was required under Stipulation V.C. (1, 2) of the Honolulu High-Capacity Transit Corridor Project (HHCTCP) Programmatic Agreement (PA), which was signed by the U.S. Department of Transportation's Federal Transit Administration, the Hawaii State Historic Preservation Officer, the United States Navy, and the Advisory Council on Historic Preservation. After consultation with the City and County of Honolulu, the National Park Service, Pacific West Regional Office, in a letter dated June 29, 2011, stipulated the details of the required documentation efforts, including HAER documentation for this and other bridges affected by the HRTP. Archival photographs were taken by Silverhouse Photographic, Athens, GA in August of 2012, and by David Franzen, Franzen Photography, Kailua, HI in December of 2015. The field work was conducted in May of 2012 and December of 2015. The report was prepared in December of 2015.

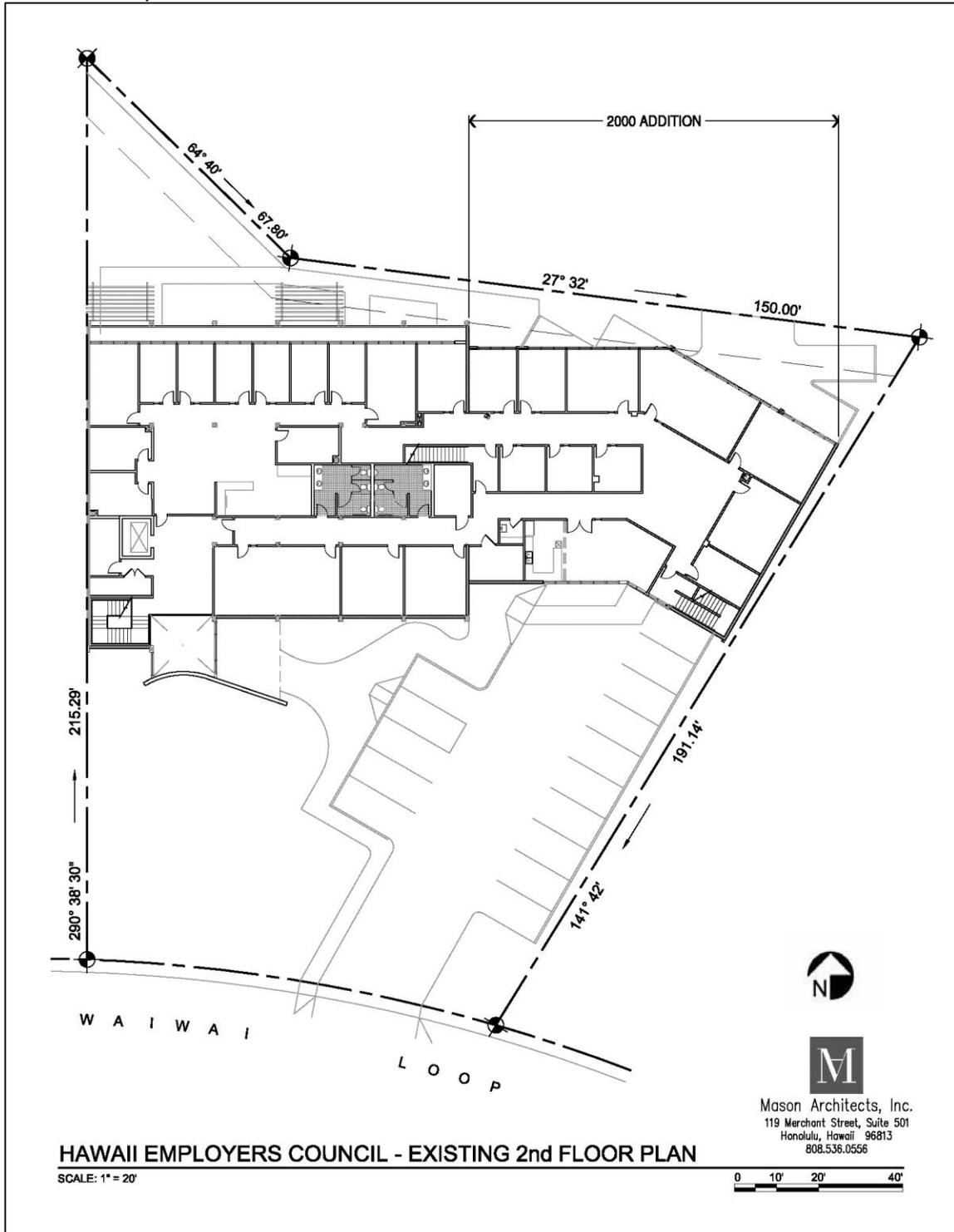
Site plan



First floor plan



Second floor plan



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**FIELD NOTES**

**HAWAII EMPLOYERS COUNCIL HABS NO. HI-\*\*\*  
Honolulu, HI**

