

Finding Aid for the
WALTER FOSS SANBORN PAPERS

Kaua'i Historical Society
Lihue, Kaua'i, Hawaii

MS 44

MS 44
5 Boxes 2.5 cubic feet

Sanborn Papers p.2

Abstract

This extensive collection contains information on a large range of activities in which Mr. Sanborn was involved. Almost half of the collection deals with the Haena Hui Partition. Mr. Sanborn was a court appointed commissioner for this project. Information on the Haena Hui Partition includes Court proceedings, descriptions of the land, information on owners, legal documents, and correspondence. In addition there is information on the following activities in which Mr. Sanborn was involved: the estates of which he was the executor; real estate activities; work as an appraiser; information on the 1946 tidal wave; farming activities; Land Court transactions; and personal family papers including information regarding his grandson, Alan Sanborn. There is information on Princeville Plantation, tax documents, correspondence, miscellaneous papers, land grants, tax assessment, Kalalau, kuleanas and Kalihiuni land records, and accounts.

Note on the Sanborn Papers

Before hurricane Iniki in 1992, a man who frequently ate at Wrangler's Restaurant in Waimea, mentioned to Mike Faye that he found a box of old records in the house he was working on in Koloa. He knew that Mike liked old things. One day the box appeared at Wrangler's. Mike took it home where it sat around for a year. Mike then gave it to Susan Remoaldo, who in turn gave it to the Kauai Historical Society in 1996. This box of old records contained Walter Sanborn Papers.

Biographical Sketch

Walter Foss Sanborn was born on August 30, 1877 to John William and Mary Jane Foss Sanborn in Hyde Park, Massachusetts. After studying at Hyde Park Grammar School and Hyde Park High School, Mr. Sanborn graduated from Burdette Business College in 1898.

He arrived in Honolulu in September 1901 and moved to Kauai that same month, accepting employment with the McBryde Plantation in October 1901. On September 7, 1906 Mr. Sanborn married Angeline Deverill at Hanalei. They had four children: Walter Foss, Jr., John William, Percy D., and Helen K. Angeline Sanborn died on September 29, 1925 at Kula on Maui. Shortly after she passed away, he married Alice.

Mr. Sanborn's career was multi-faceted. The following information was taken from a letter written on February 26, 1948 by Mr. Sanborn to the Real Estate License Commission in which he documented his career: from October 1901 through about August 1903 employed by McBryde Sugar Co Ltd.; then he was with the Department of Public Works as Inspector of construction on Kauai until October 1905; and from October 1905 to July 1927 he was manager of Princeville Ranch Company. In addition, he served as deputy tax assessor for the Hanalei District from 1918 until 1932; agent for the Bernice P. Bishop Estate from 1918 until 1942; a W.P.A. area engineer 1936-1941; he became a United States Commissioner in 1936; and served as Chairman of the Board of Review for the taxation division beginning in 1938. In the late 1930's Mr. Sanborn was the agent to grant marriage licenses for the district of Hanalei.

Mr. Sanborn was a Mason, a member of the Shrine, and an associate member of the Society of Residential Appraisers. His favorite hobby was fishing, (Men and Women of Hawaii, 1954, page 579).

Mr. Sanborn's son, Percy, died suddenly of a heart attack in 1955. He was only 41 years old. In 1956 Mr. Sanborn was seriously injured when a Kilauea Plantation truck's trailer swerved and struck his car. Grief over his son's death, greatly reduced Mr. Sanborn's enthusiasm for recovery. At the time his son-in-law, Alan Davis, was CEO of C. Brewer Company which owned Kilauea Plantation. He arranged for Mr. Sanborn to be admitted into Maunalani Nursing Home in Honolulu. Mr. Davis had been instrumental in establishing the facility. A routine check up indicated that Mr. Sanborn had contracted tuberculosis. He was transferred to Leahi Home where he passed away December 23rd, 1956 (Reminiscences of a Life in the Islands, Helen Kapililani Sanborn Davis, 2000 p.115).

Mrs. Davis' book contains the following tribute to her father by the *Honolulu Advertiser*: "The Hanalei District of Kauai is not going to be the same without Walter Foss Sanborn. His tall, active figure, still erect in his late seventies, his shock of unruly hair, now snowy, his twinkling eyes and an assumption of gruffness

That they belied, had been familiar in the district since he came there some 55 years ago to manage the late Albert S. Wilcox's plantation. Now in retirement, he made his home in a rambling shore side dwelling, surrounded by broad carefully tended lawns and gardens, within reach of the village social center. Outspoken always, Walter Sanborn sometimes antagonized associates who could not believe that anyone could pull so many facts out of his mind without grievous error. Yet that was what he did, and differences of opinion were swept away before an avalanche of facts. Behind his gruff exterior was a soft heart, as every child knew instinctively. He was a sucker for kids." ((Reminiscences of a Life in the Islands, Helen Kapililani Sanborn Davis, 2000 p.116.)

SCOPE AND CONTENT

HAENA HUI PARTITION

Walter Sanborn was a court appointed commissioner involved with the Haena Hui and the Wainiha Hui Partition. His collection contains vital information on development, implementation and conclusion on the activities of these two projects. .

A comprehensive legal document on the Haena Hui Partition dated May 24, 1947 was submitted by the court appointed commissioners, J. B. Corstorphine, Ralph Garlinghouse and W. F. Sanborn, to the Circuit Court of the Fifth Judicial Circuit, Territory of Hawaii. Topics discussed in detail include: a description of the land; assignments, transfers and devolution of land interests; information on owners and heirs; dower rights; discrepancies over ownership; right of ways; water rights; and roads.

The Haena Hui Partition Decree, signed November 21, 1947, includes detailed information on claimants, deeds, surveys, a detailed description of 441 lots and of 18 roads, a description of the triangulation station, detailed descriptions of 48 exclusions and a short form of the Final Decree. This collection also contains correspondence, legal documents, lists of share holders and their land values, miscellaneous notes, maps of the land, and property transfers.

ALBERT S. WILCOX ESTATE

In 1940 Mr. Sanborn was appointed by Hawaiian Trust Company, Ltd. as its agent to look after various lands belonging to the Albert Spencer Wilcox Estate. The file contains correspondence and legal documents including leases, sub-leases, and records of property tax payments. There are some miscellaneous notes. Dates range from 1937 to 1948.

AARONA ESTATE:

Mr. Sanborn was the executor (fiduciary) of the William Palapalu Aarona Estate. This is a very comprehensive collection of documents which includes: legal documents, correspondence, maps, deeds, tables and miscellaneous papers.

BROWN ESTATE

Walter Sanborn was asked by the Hawaiian Trust Company, Limited in Honolulu to appraise the estate of Charges A. Brown, deceased. Sanborn compiled a property inventory for taxes for 1938.

ETTA WILCOX ESTATE, WALTER SANBORN WAS THE APPRAISER

On March 12, 1934 Mr. Sanborn, C. J. Fern and Charles N. Marquez were appointed by the William C. Achi, Judge of the Circuit Court of the Fifth Circuit, Territory of

Hawaii, to appraise the estate of Etta Wilcox Sloggett. There is an inventory of the estate at the time of her death, December 28, 1933, an appraisal in Mr. Sanborn's handwriting and a receipt for his services as appraiser. A document "Report of Master," by Charles N. Marquez deals with Mrs. Sloggett's estate.

HUNDLEY PAPERS

Walter Sanborn was the agent for Miss Bernice Hundley, and guardian for the estate of Samuel Hundley, her brother. In this capacity, Sanborn was involved in a long, drawn out controversy over Hundley water rights appurtenant to Hundley Land and the sale of a strip of Hundley land to Kauai County to widen a road. File contents are mainly correspondence. There are Department of Public Works County of Kauai maps of the Hundley property, and a copy of the Hundley Land Patent Grant dated November 23, 1908.

HOLMES PAPERS

In 1946 Mr. Sanborn was appointed by Dr. William J. Holmes to manage property in Hanalei and Waipa purchased by Dr. Holmes from Mrs. Wilhemina Tenney. In 1945 Bishop Trust Company Limited valued this property at \$3,850. The file contains correspondence concerning the sale of lots and maintenance of the property, three deeds transferring land from Holmes to new owners, and several handwritten ledger pages kept by Mr. Sanborn on lot sales. There are three maps of the property, several receipts on property maintenance, and some miscellaneous notes.

HANOHANO PAPERS

The documents in this file do not indicate how involved Mr. Sanborn was with the Hanohano Family. A letter he wrote in 1954 states he was acting for Harry K. Hanohano Pa who was incompetent. Legal documents include a lease written in 1946 when Mae Hanohano leased a parcel of land in Wainiha to Saburo Fujii; transfer of property by Mae Hanohano to her children; and a deed transferring land to her son, Charles K. Hanohano, Jr. There are documents on an audit of Harry Hanohano's income tax dated 1953 and property tax bills for Mae Hanohano and the Harry Hanohano Trust, plus one receipt for a tax payment.

SANBORN FAMILY DOCUMENTS - CORRESPONDENCE REGARDING ANGELINA SANBORN'S DEATH AND TRANSFER OF PROPERTY TO THE SANBORN CHILDREN

Correspondence includes letters from Mr. V. van H. Duker of Theo H. Davies Co., Ltd in 1937 to Mr. Sanborn regarding his wife, Angelina Deverill's death in 1925. The Sanborn children, Helen, Walter, Jr., John and Percy inherited some parcels of land at Paauilo in the Hamakua District, island of Hawaii from their mother, Angelina. The file contains correspondence and a legal document on the sale of this land to Hamakua Mill Company

in 1937. There is a deed, dated December 30, 1954, transferring land in Hanalei from Walter Sanborn to the four children.

WALTER SANBORN: PERSONAL PAPERS

This file contains correspondence, notes and documents on a wide variety of topics, such as real estate and bills between 1916 and 1955.

SANBORN/MIYABARRA LAND EXCHANGE

Mr. Sanborn exchanged some land in the Waioli/Hanalei area with Susumu and Kuniye Koga Miyabara in 1948. This file contains documents and correspondence dealing with this transaction.

ALAN SANBORN AND THE CITY HOUSING PROGRAM

Alan Sanborn, grandson of Walter Sanborn and son of John William Sanborn, was associated Anderson and Sanborn Architects on Oahu in 1971. The material covers April 1, 1971 through August 27, 1971. Alan Sanborn served as Chairman of the Mayor's Workable Program Subcommittee on Housing and Relocation. There are comprehensive reports, lists of board members, discussion outlines, correspondence, meeting agendas, and meeting minutes.

WALTER SANBORN TAX RECORDS: 1948 - 1954 AND MR. SANBORN'S GROSS INCOME LICENSE FOR 1949 and 1954.

This file contains Mr. Sanborn's tax forms (incomplete) documenting income from retailing, rentals, commissions, and interest for the years 1949 through 1954. Some forms are annual and some are monthly. There is a copy of Mr. Sanborn's 1949 Gross Income License certificate and one for 1954.

REAL ESTATE ACTIVITIES BY MR. SANBORN

Although there is a letter, dated March 25, 1948 to Mr. Sanborn from the Real Estate License Commission approving his application for a Real Estate Salesman's license, it does not state that the license was a renewal. It appears that he dabbled in real estate activities as early as 1930. There is correspondence concerning the sale of the Herman R. Meyer's property and correspondence concerning the sale of Mrs. D. R. Chisholm property. Other correspondence deals with listings, rentals, and sales. There are a few newspaper real estate advertisements, a list of real property in Hanalei district, and some miscellaneous notes.

APPRAISALS AND INSPECTIONS BY MR. SANBORN

Documents regarding the appraisal of Annie Kaonohi's estate include his appointment as

appraiser in 1950 to inventory the estate, the appraisal, and the receipt for appraisal dated November 2, 1950.

TAX ASSESSOR ACTIVITIES, SURVEY WORK BY MR. SANBORN

Mr. Sanborn was the deputy tax assessor, Hanalei. Correspondence, beginning in 1919, involves requests for tax payment information, property tax payment information, assessments of property including the value of lands leased by Kilauea Sugar Plantation Company in 1931 and 1933, and the 1931 assessment of C. Bertleman property. Material includes inventories of County property in the Hanalei District (1926 and 1928 -partial), lists of kuleanas (Kalalau) for 1932 and 1936, and an undated list of Hanalei homestead land. There is a document concerned with survey work: a letter to Mr. Sanborn about a rating curve done on the Kahihawai River in 1916.

SANBORN'S NOTES ON MASON ACTIVITIES, AND MISCELLANEOUS NOTES.

In a small notebook, three by six inches, Mr. Sanborn hand wrote notes on his involvement with the Masons. There are notes on several other topics.

HATTIE K. PAULI'S CORRESPONDENCE WITH MR. SANBORN.

In his position as deputy tax assessor, Hanalei, Mr. Sanborn was contacted by Miss Pauoli regarding her claim to Apana 1 of L. C. A. 10317 in Hanalei area. The correspondence begins in 1922 and terminates in 1924.

NANCY PUULIE LAND SALE IN WAIHIHA, 1951

It appears that Mr. Sanborn was Nancy Puulie's agent when she sold two lots in Wainiha Hui to Warren M. Haynes and Conway M. Marcallino in 1951. The file contains correspondence, a rough copy of the deed, a map of the two lots, surveyor's bill, a document on mortgage payment, documents on land transfer and some miscellaneous notes.

HANALEI LAND TRANSACTIONS

Between 1932 and 1949 Mr. Sanborn was involved in various land transactions - buying, selling, transferring and leasing in the Hanalei area. The file contains correspondence, and legal documents. Several documents have tax key numbers. There are several documents and correspondence concerning Grant 2929 originally owned by Kekahu. One document, an indenture, written in 1951 is confusing as written in pencil over the name of the grantor, Ethel Kulamanu Wilcox, is Walter F. Sanborn and over the name of the grantee in pencil, William A. H. Dubbingh and Cecile M Dietrich Buddingh. Mr. Sanborn was not involved in all the transactions. Names on transactions include:

H. H. Williams, Mrs. Dang Ching, Harry and Rebecca Ho, Greg and Clara Ho, David and Elizabeth Pa, Julia Lota, John and Olive Carter, Mun Dock Say, William Hulihonua; and Charles and Daisy Lau.

LAND COURT TRANSACTIONS

Various real estate transactions are identified by Land Court number. Mr. Sanborn was involved with some of these transactions which include claims, assessments, transfers, correspondence and legal documents between 1928 and 1951.

INFORMATION ON CARDS

Between 1918 and 1931 Mr. Sanborn recorded property sales on 47 three-by-five inch cards. Information includes the name of the owner, description, name of the grantor and where the lots were located. On a series of 16 four-by-six inch cards, he recorded loan information: 1940 appears on two of these cards.

DEEDS

This file contains seven original deeds, correspondence and notes concerning deeds between 1877 and 1951. Data on deeds between 1850 and 1940 includes three type-written pages of land court transactions between 1850 and 1930. Some items are in Hawaiian.

LEGAL DOCUMENTS, MISCELLANEOUS

This file contains a variety of documents- only some of which Mr. Sanborn was involved with. There is a report dated 1917 by J. M. Monsarrat concerning lands in Aliomanu, Papaa and Moloa'a set aside for public schools. In September 1921 Mr. Sanborn recorded an adoption agreement between Ching Tai Kan and Ching Mar Leong and his wife Mary Napapai Ching. In a document dated September 1940 Mr. Sanborn petitioned the Fifth Judicial Circuit Court for discharge as guardian of William Kaniho, Jr. There are documents concerning Mr. Sanborn's involvement in the adoption of Mary Jane Milikini Keaweehu by John and Mary Camanero in 1945. In his capacity as a United States Commissioner, Mr. Sanborn signed an affidavit in 1947 documenting the residency of Joseph K. Contrades, and another affidavit in 1952 regarding Chujiro Tasaka's residency. There is an indenture document between Beatrice Sueno Yohida (Masada) and Genichi and Kikuno Masada. dated 1947; and another between Walter Sanborn and Willen and Cecile Buddingh written in 1951. There is correspondence dated 1951 between attorney Arthur K. Trask of Honolulu and Mr. Henry Tai Hook and Mary Lai Chee Tai Haumea.

LAND COMPANIES: Princeville Plantation Company, Kalihikai Land Company and Hanalei Land Company.

In 1926 Walter Sanborn was the manager of Princeville Plantation Company. His collection includes reports to stockholders written on December 31, 1919 and December 21, 1921. Also there is a legal document on transfer of property dated February 14, 1928; and the agenda for the stockholders' meeting on March 24, 1921. There is financial information on the Kalihikai Land Company, Ltd dated 1916 and 1920; and financial information on the Hanalei Land Company for the same years.

KAHANA BAY, OAHU

Alan Sanborn, Walter Sanborn's grandson, lived on Oahu where he was an architect. He was appointed by the State of Hawaii to be Chairman of the Kahana Valley State Park Planning Task Force in 1970. The file contains minutes, State Senate resolutions, correspondence, plans, memorandums and miscellaneous information about Kahana Bay.

TARO, RICE AND PINEAPPLE

Mr. Sanborn was involved in growing rice and taro, and making poi. He also had an interest in growing pineapple. The taro file contains information on the quality of Kauai taro, a list of Kauai taro growers and their acreages, his poi factory and financial reports. Rice information includes legal documents, correspondence, articles on growing rice, and marketing rice. The pineapple file contains a table of pineapple lands, land assessment and values. There is a design for the Kalihiwai Water Wheel.

TIDAL WAVE, APRIL 1 1946

When the tidal wave hit the north shore of Kauai on April 1, 1946 Walter Sanborn was the county building supervisor. In this capacity he received damage reports and repair estimates. The repairs were paid for by the American Red Cross which was very generous and did not question the monetary requests. This file contains correspondence about repairs, as well as a detailed list of individuals requesting repairs and what the repairs would cost.

MAPS AND ONE BLUEPRINT

The file contains a Kauai mileage chart dated 1936, and a blueprint of a 24-inch type E motor with gate and valve by Pelton Water Wheel Company, February 1918. Maps are as follows: Kapa'a (undated), a Halelea subdivision (Waioli) dated 1935, Valley House (Kealia) subdivision, dated 1948, and a small map of lots belonging to Walter Sanborn; J. C. Cullen and Helen Rapozo, Irving and May Jenkins, and R. L. Darling, dated 1951.

LAND GRANTS (OWNERS) NOT LISTED IN THE KULEANA BOOK

Mr. Sanborn made this list of land grant owners not in the kuleana book when he was deputy tax assessor and tax collector for the Hanalei District. Dates range from 1923 through 1933. The locations include Anini, Hanalei and Waioli. In addition to the listing of land grants, owners, locations, size and L. P. numbers, there are two notations of deed exchanges. One land exchange is between the Territory of Hawaii and A. S. Wilcox, no date, and the other is between Alice K. Sanborn and the Territory of Hawaii, 1933. There is a notation, dated 1933, on the "old church lot" acquired in 1841 at Waioli-Hanalei with "Nuuhiwa et al" as Trustees.

A document regarding the appraisal and inspection of Walter D. McBryde's property includes a 1952 inspection of McBryde's Hanalei and Poipu Beach properties, appraisal of the Kalaheo and Kukuiohono Park properties, a letter regarding payment for appraisals, and a 1953 report on the condition of McBryde's home for Hawaiian Trust Co., Ltd. There are documents regarding the appraisal of property in Hanalei for Mutual Telephone Company in 1952.

MISCELLANEOUS

In addition of a 1939 History of Hawaii, this file contains some miscellaneous correspondence. Handwritten notes include information of the estate of Kapua Kanu (Pua Kanu), land deals (1888, 1918, 1919 and 1920), property transfers in 1902, 1916 and 1923, and Sarah Spencer's loan in 1954

INVENTORY OF BOXES

BOX 1FILE

- 1 Haena Hui Partition. May 1944, legal document, Report of Commissioners in the Circuit Court of the Fifth Judicial Circuit Territory of Hawaii at Chambers in Equity, McBryde Sugar Company, Limited, Petitioner, vs. William P Aarona, Respondents. Document is concerned with the Haena Hui Partition.
- 2 1947, November, Haena Hui Partition Decree (first two pages missing)
- 3 Haena Hui Partition Decree continued, includes description of 170 lots
- 4 Haena Hui Partition Decree continued, includes description of roads
- 5 Haena Hui Partition Decree continued, includes description of triangulation station, exclusions, and short form of the Final Decree.

BOX 2FILE

- 1 Haena Hui Partition, 1875, August 5th. Legal document regarding the formation of a hui of native Hawaiians to purchase the Haena Hui lands for \$1,500.00.
List of shareholders in the Haena Hui as shown on the books of the hui for the following years: 1919-24, 1926-33, and 1951.
- 2 Haena Hui Partition correspondence between 1928 and 1955.
- 3 Haena Hui Partition, miscellaneous
- 4 Haena Hui Partition, legal document transferring land from Kauka to Mrs. Louise Cullen, April 1907. There is a copy of the document in English and a copy in Hawaiian.
- 5 Haena Hui Partition. Bill for Partition, 1954 and a 1954 map of the hui.
- 6 Haena Hui Partition miscellaneous legal documents and notes.
- 7 Haena Hui Partition, maps and a list of Land Commission Awards.
- 8 Account Book containing the names of Haena Hui land owners, 1936 - 1943.

BOX 3FILE

- 1 Albert S. Wilcox estate
- 2 Aarona estate
- 3 Aarona estate (continued)
- 4 Aarona estate (continued)
- 5 Brown estate
- 6 Etta Wilcox estate
- 7 Hundley papers
- 8 Hundley papers (continued)

BOX 4FILE

- 1 Holmes papers
- 2 Hanohano papers
- 3 Sanborn Family documents and correspondence regarding Angelina Sanborn's death and transfer of property to the Sanborn children.
- 4 Walter Sanborn: personal papers
- 5 Sanborn/Miyabarra land exchange
- 6 Alan Sanborn (grandson) and the City Housing Program, 1971
- 7 Sanborn incomplete income tax returns and receipts, 1948 - 1954, and his gross income license, 1949 - 1954
- 8 Real estate activities
- 9 Appraisals and inspections
- 10 Tax assessor and survey activities
- 11 Sanborn's notes on his Mason activities, and miscellaneous notes
- 12 Hattie K. Paulole correspondence (1922 - 1924)
- 13 Nancy Puulei land sale in Wainiha
- 14 Hanalei land transactions
- 15 Land Court transactions
- 16 Sale of property on Kauai's north shore (3x5 index cards) from 1918 until 1931. Loan records (4x6 index cards) 1940

BOX 5FILE

- 1 Deeds, information correspondence and notes between 1850 and 1951
- 2 Legal documents, miscellaneous
- 3 Land companies: Princeville Plantation, Kalihikai & Hanalei Land Companies
- 4 Kahana Bay, 1970 - 1972
- 5 Taro, rice and pineapple
- 6 Tidal wave, April 1, 1946
- 7 Maps and one blueprint
- 8 Owners of grants of land not listed in the Kuleana Book, 1930
- 9 Miscellaneous