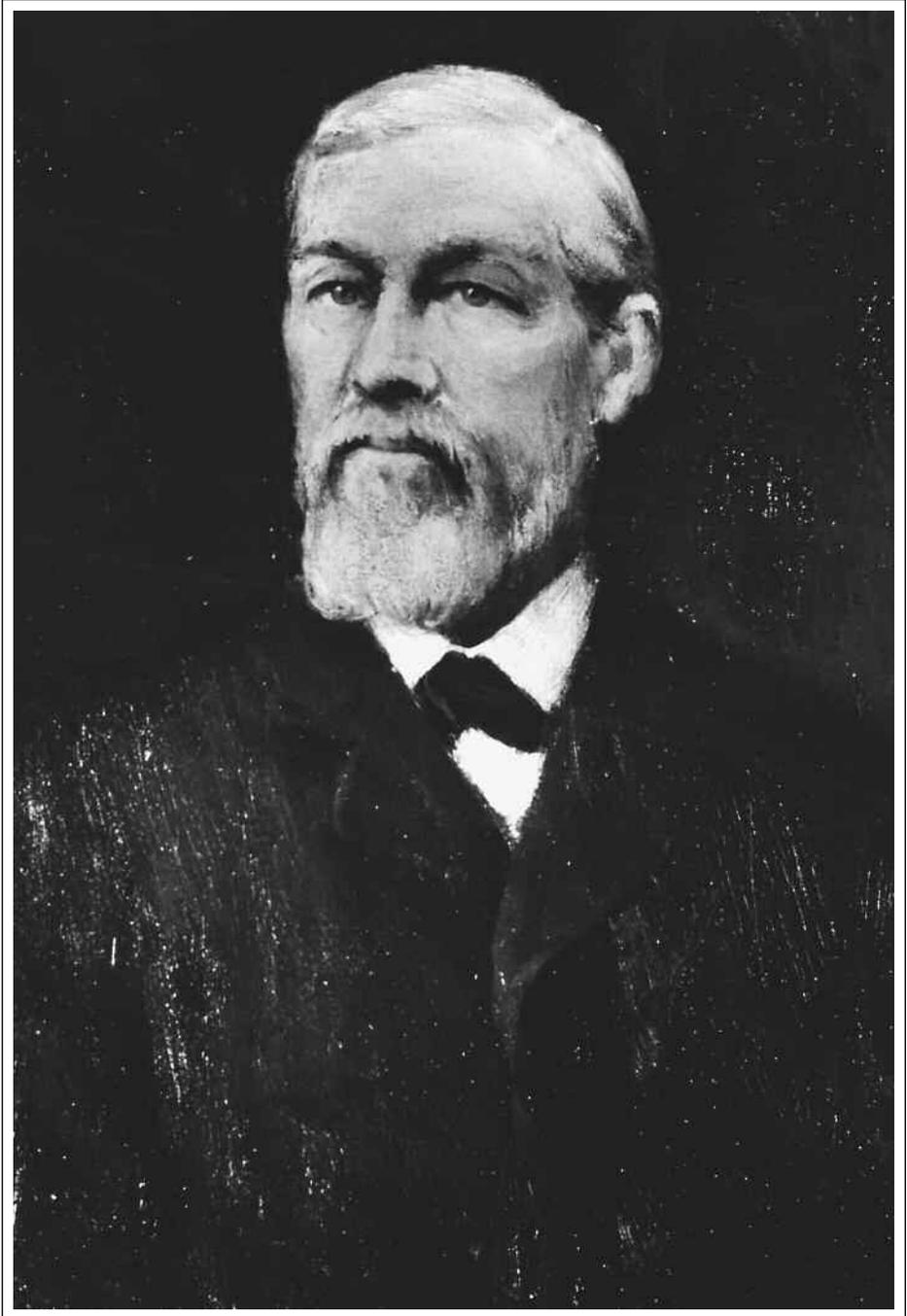


JAMES
CAMPBELL
ESQ.



JAMES CAMPBELL, ESQ.

INTRODUCTION

The 19th century brought many men for many diverse reasons to the islands of the Pacific. Some came with missionary zeal to spread the gospel. Others came to seek their fortune hunting whales for their valuable oil. Still others were lured by the tropical climate or by sheer adventure.

James Campbell was one of the adventurous spirits who came to the Pacific and he left a significant mark on the islands he chose as his home.

James Campbell was born February 4, 1826, in Londonderry, Ireland. His parents were William and Martha (Adams) Campbell. William, descended from the Campbell clan of Inverary, Scotland, was a carpenter. He operated a furniture and cabinet shop adjacent to the home where he and his wife raised their large family. James was the eighth child in the family of eight boys and four girls.

IRELAND
TO AMERICA

Opportunities in Ireland were limited, particularly for the Protestant minority. It was customary, too, for the oldest son to succeed to the family business, which Robert, James' oldest brother, did in the Campbell family.

With limited prospects at home, James Campbell left at the age of 13 to seek his fortune in the New World. He stowed away on a lumber schooner bound for Canada. From Canada he went to New York to join his brother John.

SHIPWRECK
SURVIVOR

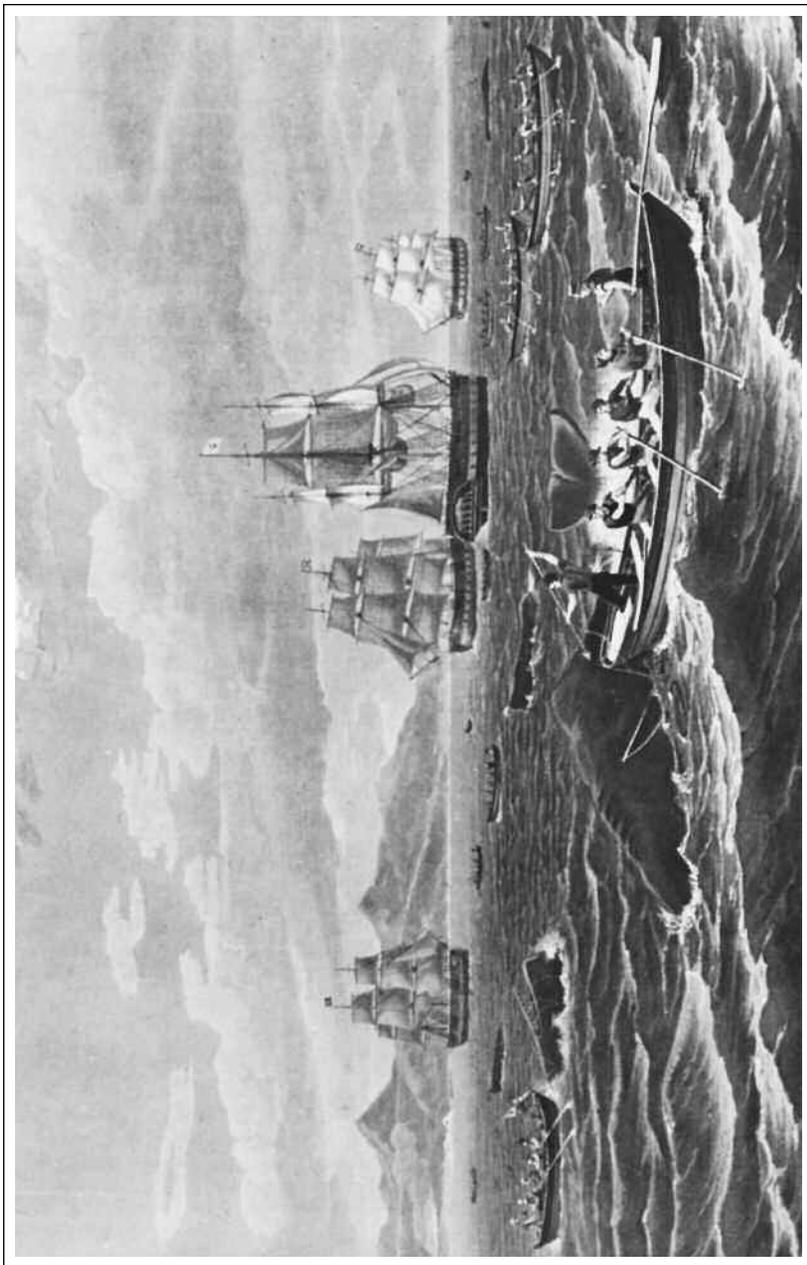
Two years in New York, working for his brother at the family trade, were enough for James. He took to the sea again, seeking adventure. In 1841, he signed on as a carpenter on a whaler sailing out of New Bedford, bound for the Pacific whaling grounds by way of Cape Horn.

They never reached their destination. The ship was wrecked when she struck a reef in the Tuamotus. Campbell survived by clinging to a spar and floating ashore to a small nearby island. He and two shipmates immediately were seized by the natives and bound to trees to await a decision on their fate.

The resourceful Campbell, observing a broken musket in the hands of the local chief, indicated he could fix it. He accomplished the repair with iron from a rusty barrel hoop. This so impressed the chief that he freed the three castaways and accepted them as useful members of the community. A few months later James escaped from the island by drifting out to a passing schooner that took him to Tahiti.

HAWAII BECOMES
HOME

After several years in Tahiti, James Campbell arrived in Hawaii in 1850 aboard a whaling vessel that put in at Lahaina, Maui. There, at the age of 24, he decided he had experienced enough adventure and chose to settle down. His skill as a carpenter was much in demand for building and repairing boats and constructing homes.



WHALING OFF HAWAII
"A SHOAL OF SPERM WHALE OFF THE ISLAND OF HAWAII"
AN AQUATINT, HULSART, 1833

During his early years at Lahaina, he boarded with a European named Barla. Campbell married Barla's only child, Hannah. There were no children of this marriage, which ended with the death of young Hannah Barla Campbell in 1858.

About this time an acquaintance, John Maipinepine, had Campbell build a wooden cradle for Maipinepine's infant daughter, Abigail, little knowing that 19 years later she would become his second wife.

THE
PIONEER MILL
COMPANY

The decline of the whaling industry opened the door for other activities to replace whaling as the mainstay of Hawaii's economy. Sugar cane appeared to be a potentially valuable crop. The first sugar plantation had been started at Koloa, Kauai in 1840. The product was crude by modern standards, but markets for it existed in New England and Europe.

Campbell inherited some small properties from Hannah. These, together with savings he accumulated, enabled him to undertake business enterprises beyond his carpentry.

In 1860 James Campbell, with Henry Turton and James Dunbar, established the Pioneer Mill Company, which became the basis of Campbell's fortune. Dunbar withdrew from the company early in its development. Turton, a mason by trade, owned a billiard hall and bowling alley in Lahaina at the time he joined the Pioneer Mill venture.

In the early stages, Campbell and Turton both worked alongside the laborers in the field and the mill, contributing not only their capital and management, but also their physical labor.

When the Lahaina Sugar Company, a small company established in 1861, went bankrupt in 1863, its assets were acquired by the Pioneer Mill partners. This bankruptcy indicated the hazards and risks of the struggling new sugar industry. Only those ventures which were judiciously conceived and carefully managed survived.

Pioneer Mill Company not only survived but thrived, and the partners won an award for their sugar at the 1876 World's Fair in Philadelphia.



PIONEER MILL COMPANY
LAHAINA, MAUI

“KIMO
ONA-MILLIONA”

The Pioneer Mill Company was extremely profitable under Campbell’s energetic management, enabling him to build a palatial home in Lahaina and to acquire parcels of land on Maui and Oahu.

Campbell became known by the Hawaiians as “Kimo Ona-Milliona” (James the Millionaire). Despite his success in sugar, his interests turned to other matters, primarily ranching and real estate.

In 1877, he sold his interest in Pioneer Mill Company to his partner, Henry Turton, for \$500,000, taking as part of the payment a first mortgage for half that amount. Hackfeld and Company, their Honolulu agent, held a second mortgage for \$250,000.

JAMES
AND
ABIGAIL

James Campbell married Abigail Kuaihelani Maipinepine on October 30, 1877. Abigail, born in Lahaina on August 22, 1859, had just passed her 19th birthday.

The newlyweds lived on Maui briefly, then moved to a home on Emma Street in Honolulu, which Campbell purchased from A. S. Cleghorn in 1878. Under ownership of the Cleghorns and subsequently the Campbells, the Emma Street home was the scene of much lively social entertaining.

Hawaii’s beloved Princess Kaiulani, daughter of the Cleghorns, had been born there in 1875. The Campbells’ first daughter, Abigail Wahiikaahuula, later Princess Abigail Kawananakoa, was born in the same room as Princess Kaiulani. It was also the birthplace of the second and fourth daughters; Alice Kamokila, later Mrs. F. Walter Macfarlane, who became a member of the Territorial Senate, and Beatrice, later Mrs. George Beckley and then Mrs. Francis Wrigley. The third daughter, Muriel, later Mrs. Robert Shingle and then Mrs. Charles Amalu, was born in London. Four other children were born to the couple but died in infancy.

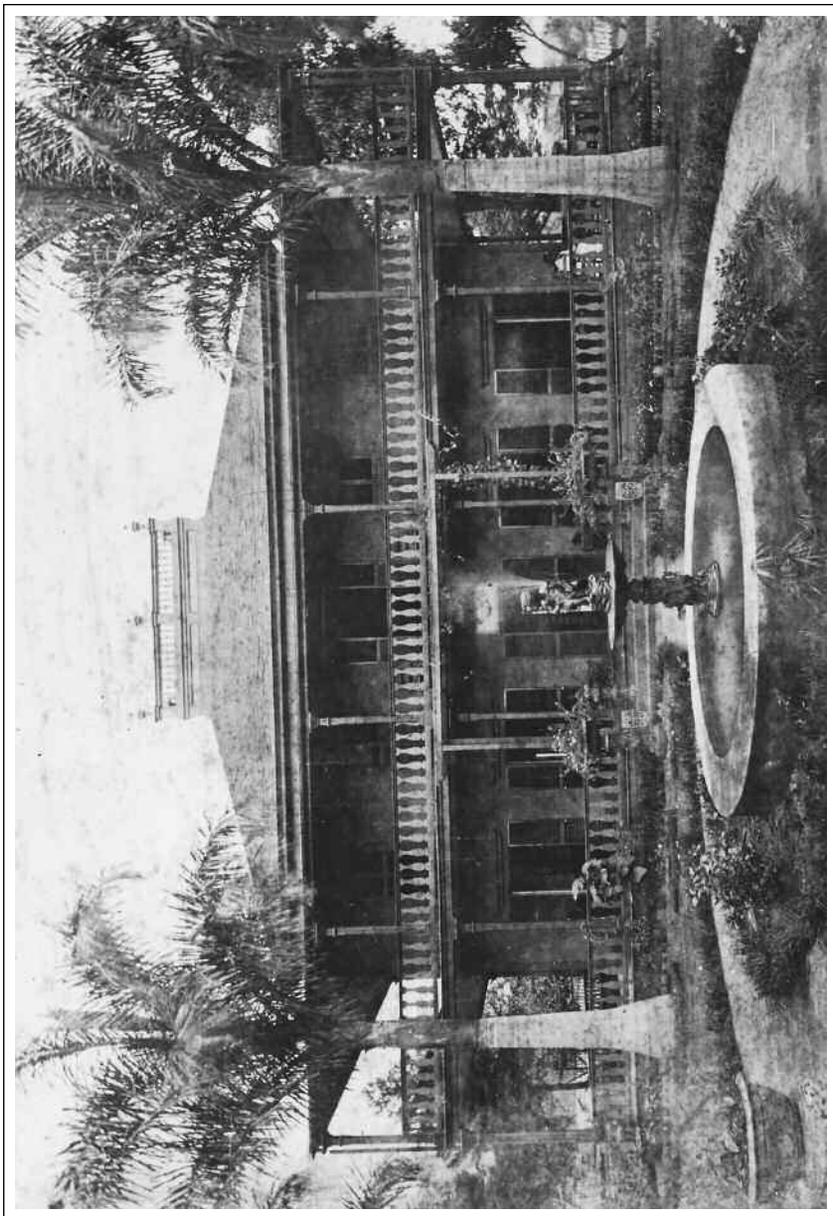
In 1885, Campbell built a second residence on the lower slope of Diamond Head, but the Emma Street home remained the family favorite.



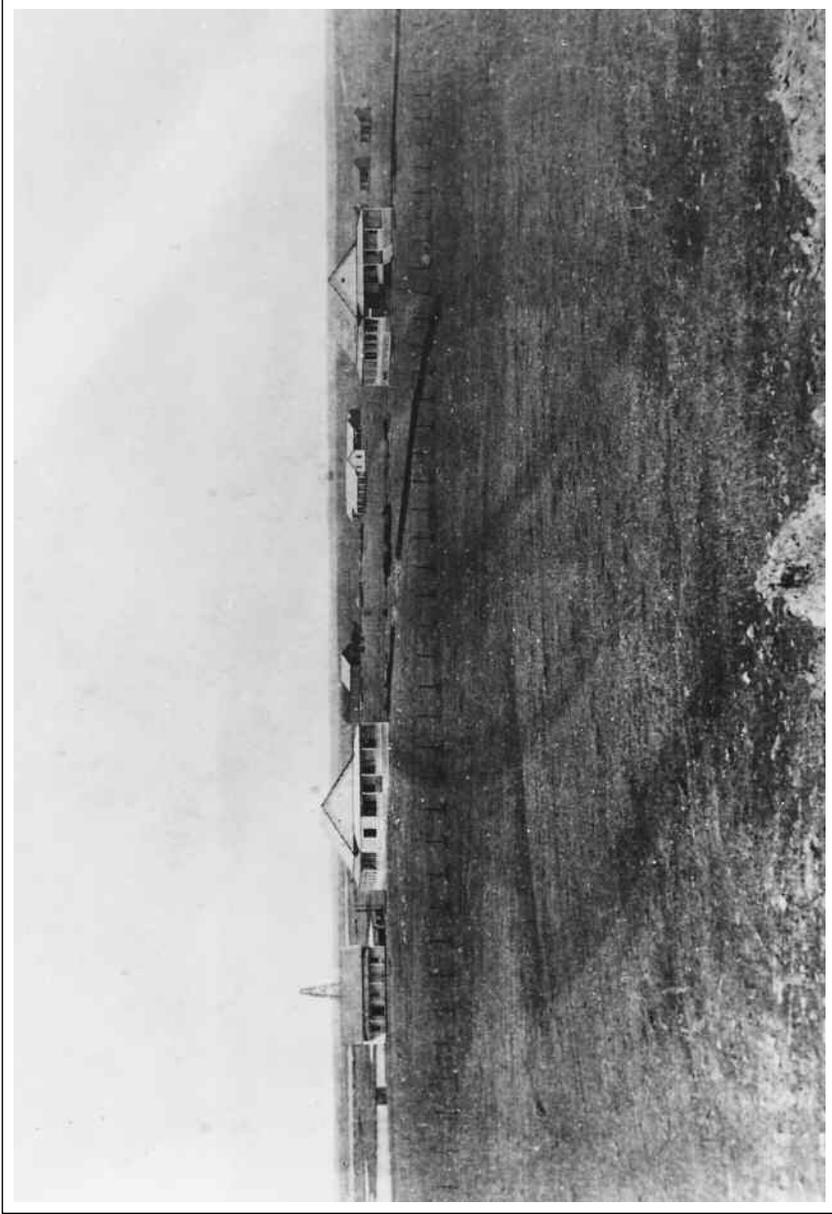
ABIGAIL KUAHELANI MAIPINEPINE'S CRADLE
MADE BY JAMES CAMPBELL



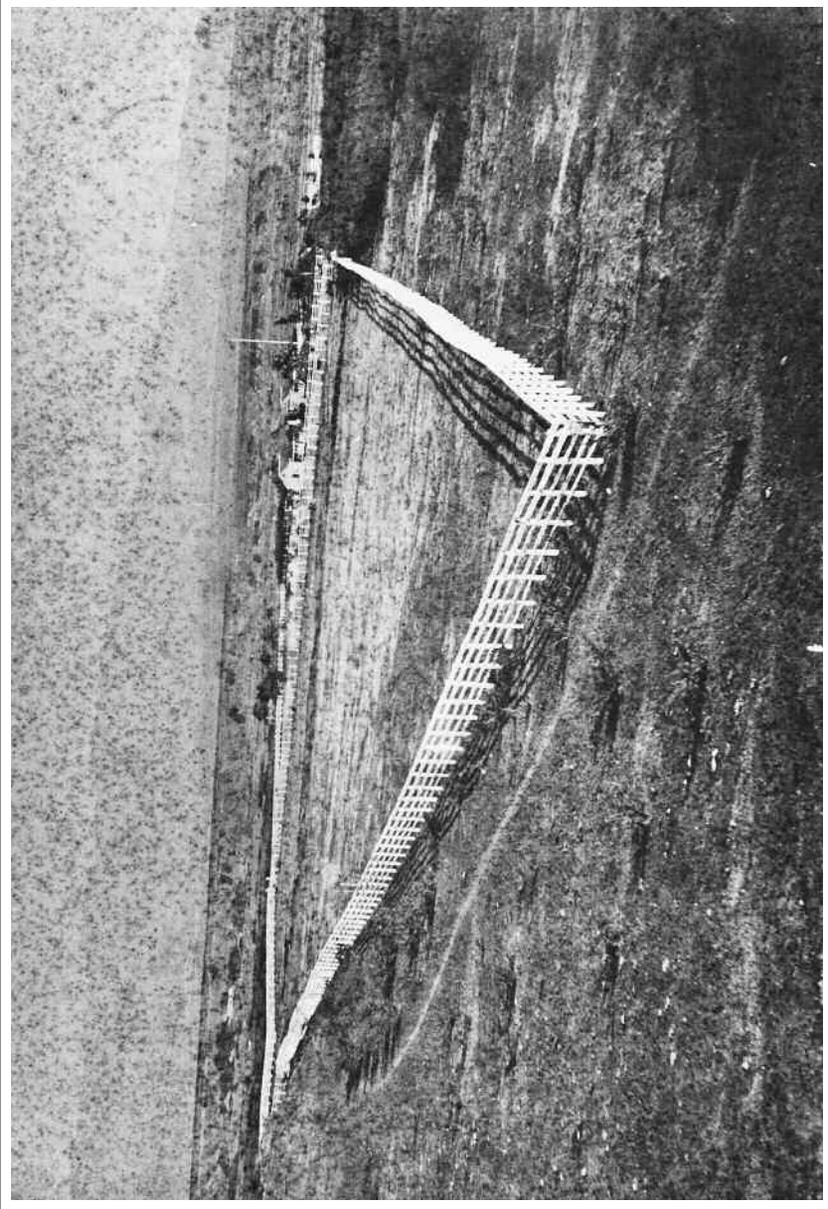
YOUNG MAIPINEPINE



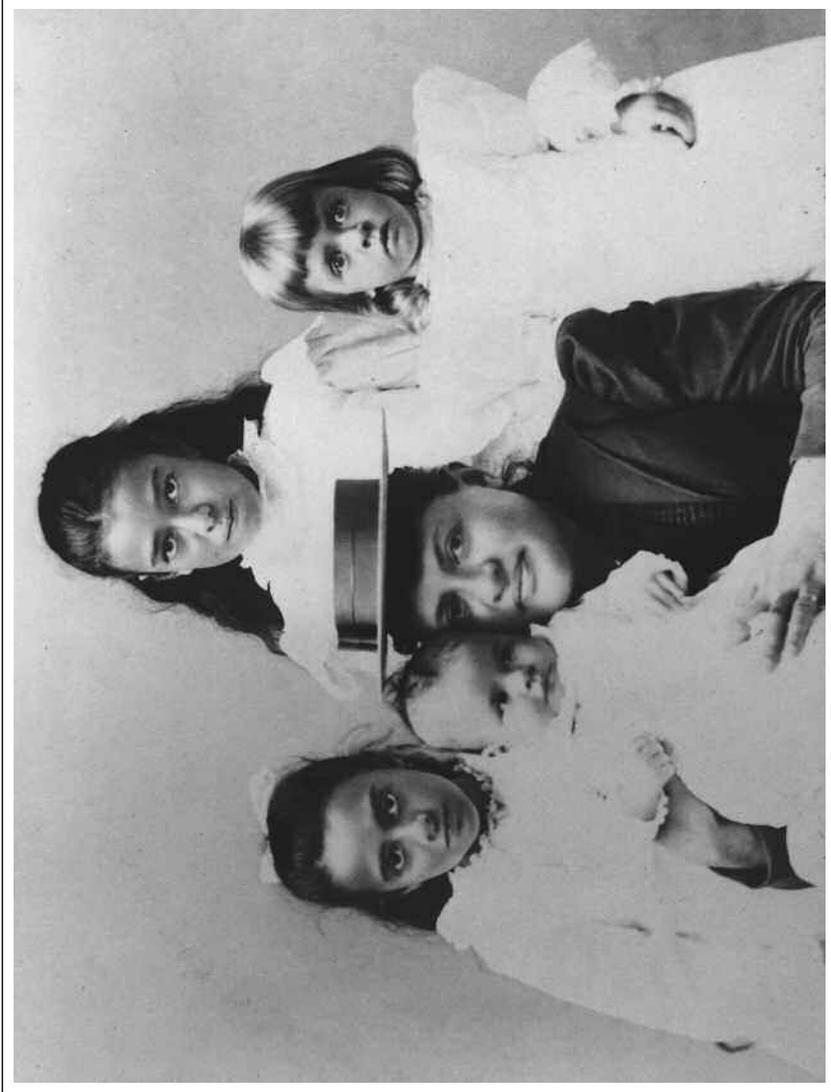
THE CAMPBELL'S LAHAINA HOME
ON THE CORNER OF DICKENSON LANE AND LAHAINA ROAD



RES. OF JAMES CAMPBELL
HONOLULU, ISLAND OF OAHU



RES. OF JAMES CAMPBELL
HONOLULU, ISLAND OF OAHU



MRS. CAMPBELL
ALICE KAMOKILAKAWAI, ROYALIST, ABIGAIL WAHIKAAHUULA, ETHEL MURIEL KUAHELANI



THE CAMPBELL'S EMMA STREET HOME
FAVORITE OF THE FAMILY

LAND
ACQUISITIONS

Campbell's interest in real estate led to his purchase of two large tracts of ranch land on Oahu. In 1876, he purchased for \$63,500 approximately 15,000 acres at Kahuku on the northernmost tip of Oahu from H. A. Widemann and Julius L. Richardson. The nucleus of the property was Kahuku Ranch, originally started by Charles Gordon-Hopkins around 1850.

In 1877, he acquired from John Coney some 41,000 acres at Honouliuli, west of Pearl Harbor, for the sum of \$95,000.

Campbell also purchased downtown Honolulu properties and other lands on Maui and Hawaii.

HAWAII'S FIRST
ARTESIAN WELL

Many of his contemporaries scoffed at the doubtful values of the Kahuku and Honouliuli properties. The Ewa plain was a flat, dry, barren waste that could barely support one head of cattle on five acres; Kahuku was not much better.

Campbell, however, could visualize supplying these lands with water. He arranged for an experienced California well-driller, James Ashley, to come to Hawaii. Ashley drilled the first well to a depth of 273 feet on Campbell's Ewa ranch property in September 1879. Water commenced to flow when the well reached 240 feet. The Hawaiians called the well "Wai-Aniani" (crystal waters).

The flow from the well continued for 60 years until it was sealed by the City and County of Honolulu in 1939. The site of this first well is marked by a plaque attached to a large lava rock on the east side of Fort Weaver Road.

The pioneer well proved that an enormous artesian water supply was available for one of the driest areas of Oahu. The success of Campbell's first well created intense interest leading to the drilling of additional wells with equal success.

PIONEER MILL
REACQUIRED

Under Henry Turton's management, Pioneer Mill Company encountered difficulties and Turton declared bankruptcy in 1885. At the time the company was cultivating about 600 of its 900 acres of land and was producing about 2,000 tons of sugar a year.



SITE MARKER

HAWAII'S FIRST ARTESIAN WELL WAS DUG IN 1879 ON CAMPBELL'S HONOULIULI LANDS.
PICTURED ABOVE IS PLAQUE MARKING THE SITE



RAILROAD, circa 1895

BENJAMIN F. DILLINGHAM BEGAN LAYING TRACKS IN 1889.
RAIL SERVICE REACHED PEARL CITY IN 1890 AND KAHUKU IN 1899

To protect his mortgage, Campbell, with financial partner Paul Isenberg of Hackfeld and Company, acquired all the stock and Campbell again took on management of the operation.

Campbell now divided his time between his interests on Oahu and the sugar operation on Maui, maintaining homes in both places.

HOUSE OF NOBLES

Despite his business responsibilities, he found time to serve in the upper house of the legislature. He was a member of the House of Nobles representing Maui, Molokai and Lanai in the special session of 1887 and the regular session of 1888.

By 1889, Campbell's Oahu business interests and his desire to devote more time to travel caused him to sell for \$250,000 his half interest in the Pioneer Mill Company.

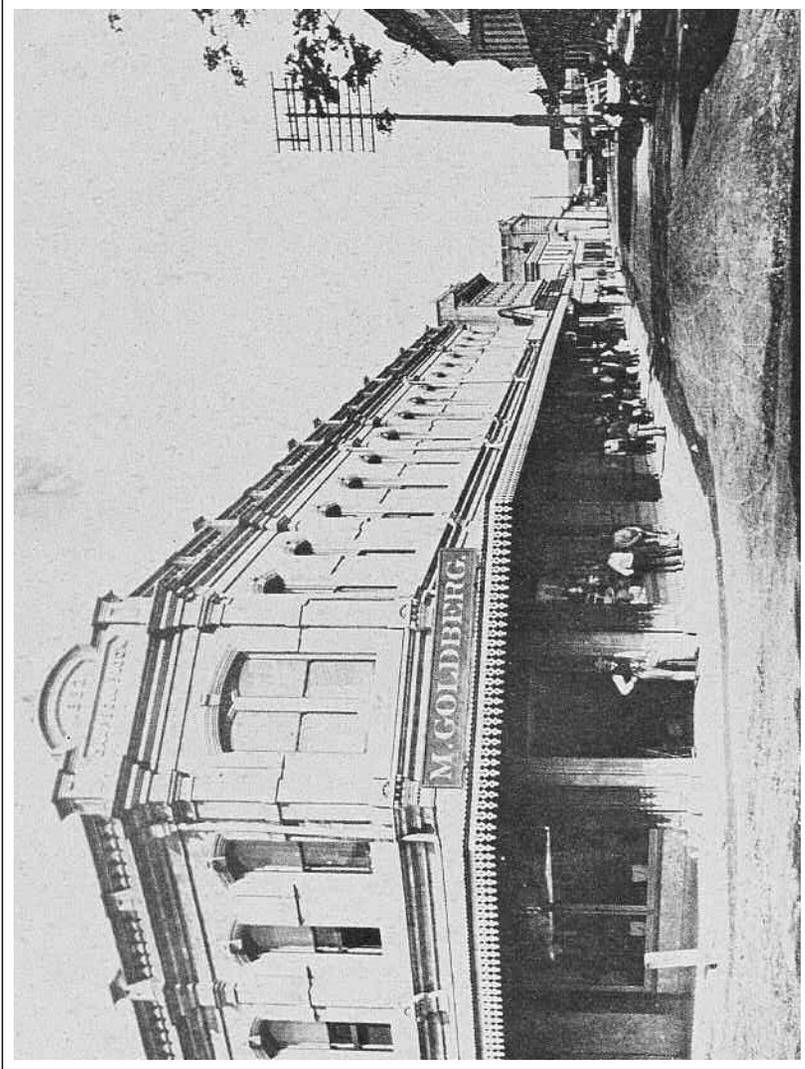
LAND LEASES

James Campbell leased the Honouliuli and Kahuku lands to Benjamin F. Dillingham in 1889 for a 50-year term at a combined annual rent of \$50,000. An energetic and imaginative entrepreneur, Dillingham built a railroad to serve sugar plantations on much of Oahu. Dillingham's interest was twofold—to see the lands that he had leased developed and to generate freight for his railroad.

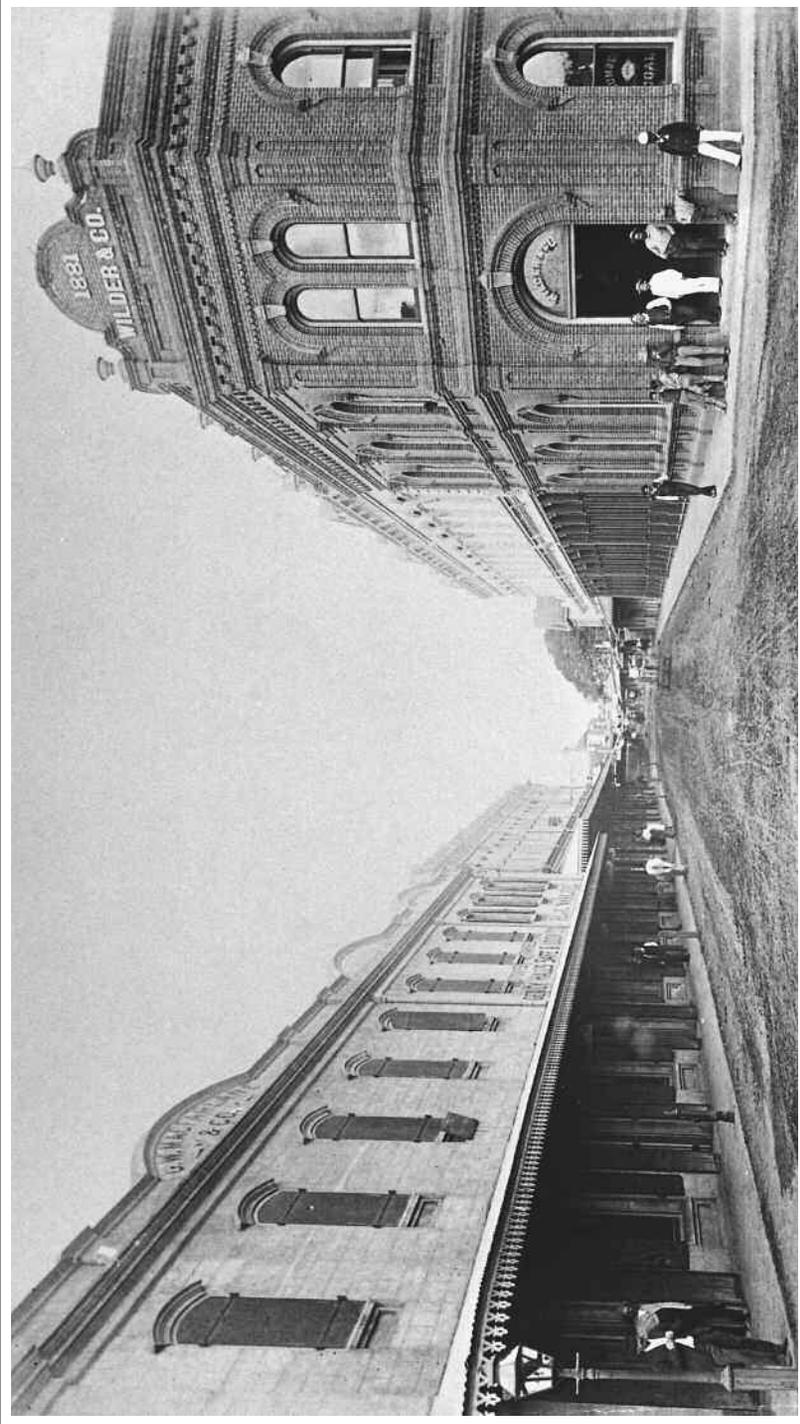
Dillingham subleased a portion of the Kahuku lands to James B. Castle, who established the Kahuku Plantation in 1890. Dillingham subleased the Honouliuli lands below the 200-foot level to W. R. Castle who, with Castle & Cooke, organized Ewa Plantation Company. Ewa Plantation's first crop of 2,849 tons was harvested in 1892. The lands above the 200-foot level were developed in 1897, when Dillingham encouraged the formation of Oahu Sugar Company, Ltd. That company's first crop was harvested in 1899.

Campbell's foresight in discovering the vast artesian water basin, and Dillingham's in promoting its use, had a striking impact on the island's development. Oahu soon became Hawaii's second largest sugar-producing island, with yields per acre substantially exceeding the average.

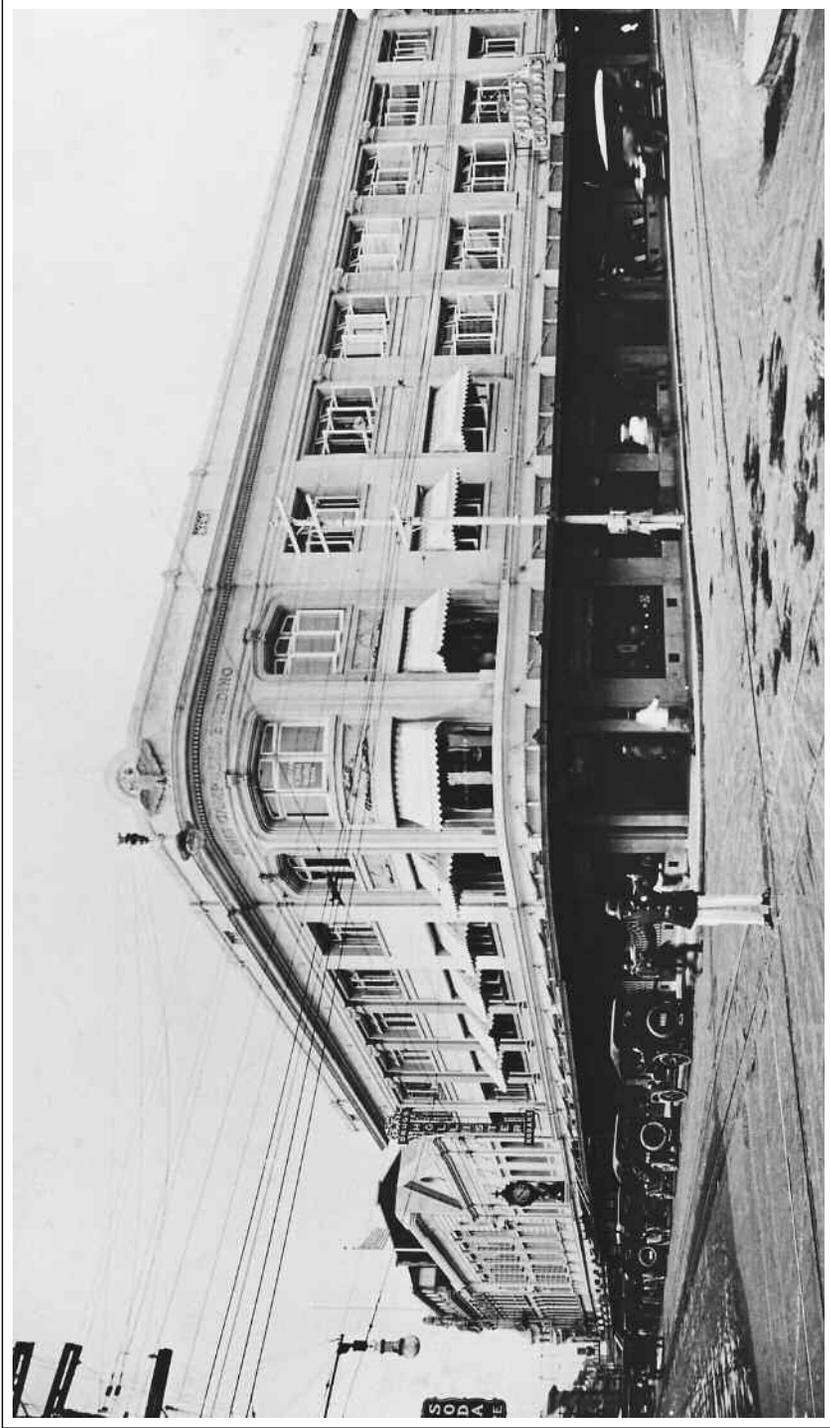
These plantation companies remained profitable until around 1970 when changing economic factors resulted in the closing of Kahuku Plantation and the merger of Ewa Plantation with Oahu Sugar Company.



CAMPBELL BLOCK BUILDING, 1883
AT THE CORNER OF MERCHANT AND FORT STREETS LOOKING EWA DOWN MERCHANT.
SITE OF PRESENT JAMES CAMPBELL BUILDING



CAMPBELL BLOCK, ANOTHER VIEW
AT QUEEN AND FORT STREETS, MAUKA VIEW UP FORT,
BEAVER BLOCK AND CAMPBELL BLOCK BUILDING ARE ON THE LEFT



JAMES CAMPBELL BUILDING, 1917
AT THE CORNER OF HOTEL AND FORT STREETS LOOKING MAKAI

OTHER
INVESTMENTS

Campbell invested in real estate both in Hawaii and California. In 1883 he built the Campbell Block Building at the corner of Merchant and Fort Streets, Honolulu, where he established his office. This building was headquarters for the Campbell Estate until 1967, when the Estate constructed the modern James Campbell Building at this site to house its offices.

Campbell purchased his second largest tract of land, 25,420 acres at Kahaualea on the island of Hawaii, at public auction in 1892.

One of his later investments was a substantial hotel, the St. James, in San Jose, California.

KIDNAPPED

Campbell devoted considerable time in his later years to travel, taking his family on extended trips to the United States and Europe.

In 1896, on one of these trips, he was the victim of a kidnapping in San Francisco. It made news headlines for days.

A man named Oliver Winthrop, whom Campbell had met in San Jose, called on him at the Occidental Hotel in San Francisco where the Campbells were staying. Winthrop said he had sold a ranch and wished to invest the proceeds in coffee lands in Hawaii. He solicited Campbell's advice. He also persuaded Campbell to come with him to his purported home, a cottage on California Street, to assure his "invalid wife" that the climate of Hawaii would be beneficial to her health. There Winthrop and another man seized Campbell, stole \$300 from him, bound him to a bed and demanded \$20,000 ransom for his release.

The 70-year-old Campbell refused to sign a draft for the money through two days of terror and beatings, without food or drink. Winthrop and his companion finally gave up and released their hostage. Subsequently Winthrop was captured and, after a much publicized trial, sentenced to life imprisonment. His companion was never identified.

JAMES CAMPBELL
THE MAN

As a personality, James Campbell was most often described as reserved and dignified. Tall and slender, he had a full beard and dressed in well-cut dark suits with a top hat. He did not like horseback riding, but always drove a fine, top-quality carriage with good horses.

His wife Abigail enjoyed entertaining, but though always courteous, he tended to be somewhat aloof and would slip away to be alone. The Emma Street home had an attic room with a “widow’s walk.” Campbell made an apartment out of the room and devised a method to pull up the ladder after him to secure his privacy.

Herman Von Holt, whose father Harry was foreman of the Honouliuli Ranch for Campbell, recalls his father’s describing James Campbell as being fair and honest, personally charming, and devoted to his family.

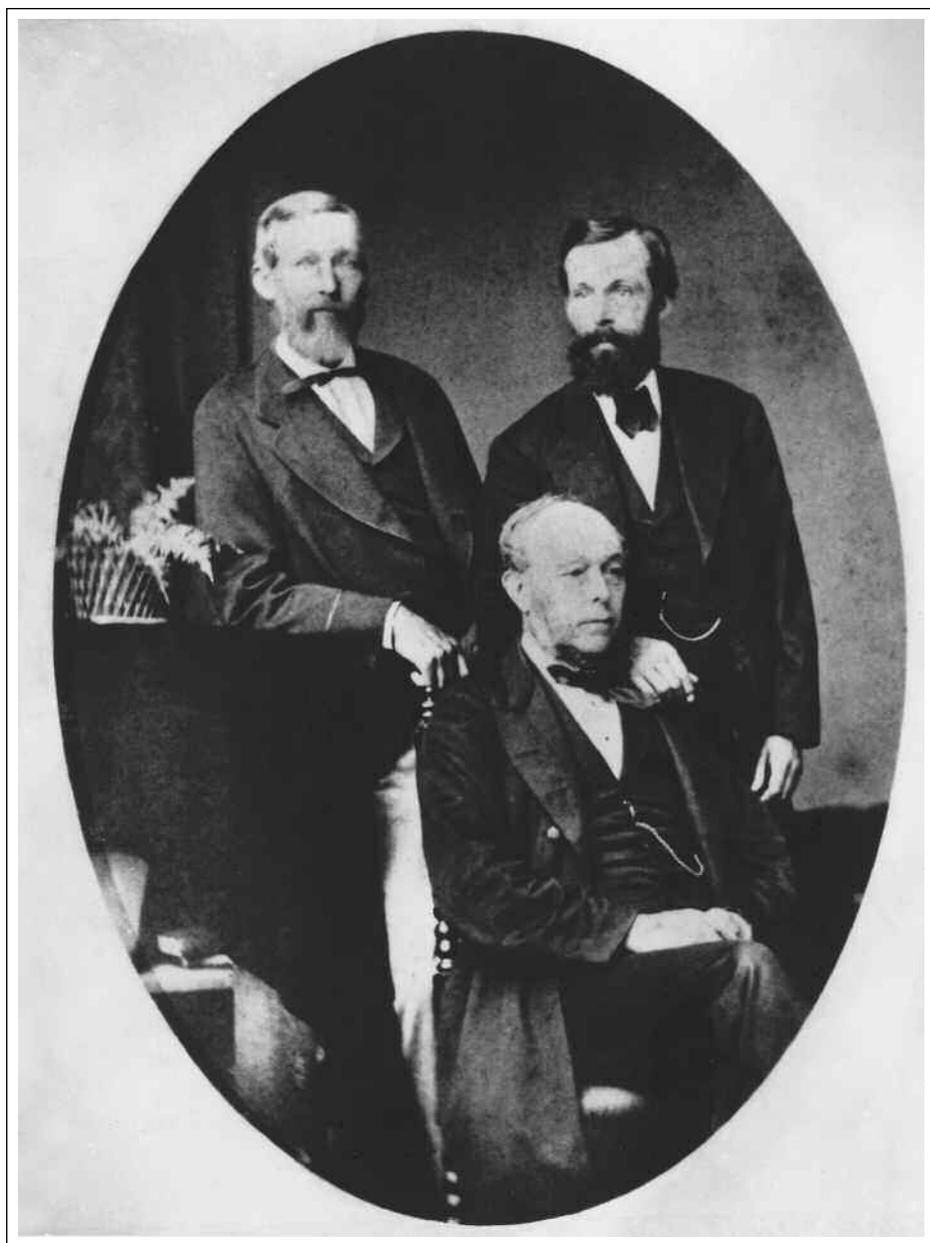
The editor of *The Friend*, Serano Bishop, who had known Campbell as a neighbor for many years, wrote of him: “Mr. Campbell was a good citizen, although not a religious man. He was remarkable for sound business courage, qualities very commonly accompanying Scotch descent.”

Campbell himself said that the principle upon which he had accumulated his wealth was in always living on less than he made.

Campbell was a partisan of Queen Liliuokalani at the time of the overthrow, and remained a Royalist to the end of his days.

After a lengthy illness, Campbell died on April 21, 1900, in his Emma Street home. On the afternoon of his funeral the banks and most of the large business houses closed. He was buried in the family plot in Nuuanu Cemetery.

A self-made man, he left an estate valued then at over \$3 million.



CAMPBELL BROTHERS
JAMES, RICHARD AND ROBERT (SEATED)



MRS. ABIGAIL CAMPBELL

ABIGAIL
MAIPINEPINE
CAMPBELL

In his will, Campbell appointed his wife, Abigail, as one of the first three Trustees to administer his estate. In addition to serving as a Trustee, Mrs. Campbell was active in many charitable activities.

In January of 1902, Abigail Campbell married Colonel Sam Parker.

Following her death in September 1908, a *Honolulu Advertiser* article stated that she “was a woman of kind impulses and her gifts aided many persons and institutions. She was generous in a quiet way and her benefactions have served to keep aged Hawaiians and people who have seen better days, in comfort.”

THE WILL

Four years before he died, James Campbell wrote his will, the document that has directed and controlled the Trustees’ activities since his death in 1900.

The will set up a trust for his widow, four surviving daughters, and grandchildren. “It being my purpose to provide a safe and certain income and maintenance for my wife, our children and grandchildren, for and during the period of the trust....”

The will further specified “...that the Trustees and their successors keep intact my estate and administer the same under the name of ‘The Estate of James Campbell’...and that the realty thereof shall be particularly and especially preserved intact and shall be aliened only in the event, and to the extent, that the obvious interest of my estate shall so demand.”

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JAMES CAMPBELL'S AWARD
FROM THE ROYAL HAWAIIAN AGRICULTURAL SOCIETY



BESTOWED ON JAMES CAMPBELL BY KING KALAKAUA
FOR DISTINGUISHED SERVICE AND MERIT AS A FINANCIER AND RANCHER

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