

Artisan Heritage Hotel

STORY BOOK

T  9

HAKODATE

*A century-old building.
A new chapter in Hakodate.*



STORY OF HAKODATE

Episode 1

ONE OF JAPAN'S FIRST ENCOUNTERS WITH THE WEST



Hakodate's western district is a place shaped by encounters with the wider world.

After the port opened in 1859, foreign cultures began to flow into the city, leaving behind a Russian Orthodox church, Western-style buildings and a distinctive streetscape where Japanese and European influences sit naturally side by side. Ships, people, ideas and technologies moved through the harbour, and Hakodate grew into one of Hokkaido's gateways to the world. Today, its historic architecture, retro streets and sea-breeze atmosphere still offer a vivid sense of the city's early modern history.

A PORT CITY SHAPED BY THE SEA

Fishing, shipping, kelp and herring were among the industries that brought prosperity to Hakodate. The Kanemori Red Brick Warehouses on the waterfront still carry the memory of that maritime age.



A CITY WHERE EAST MET WEST

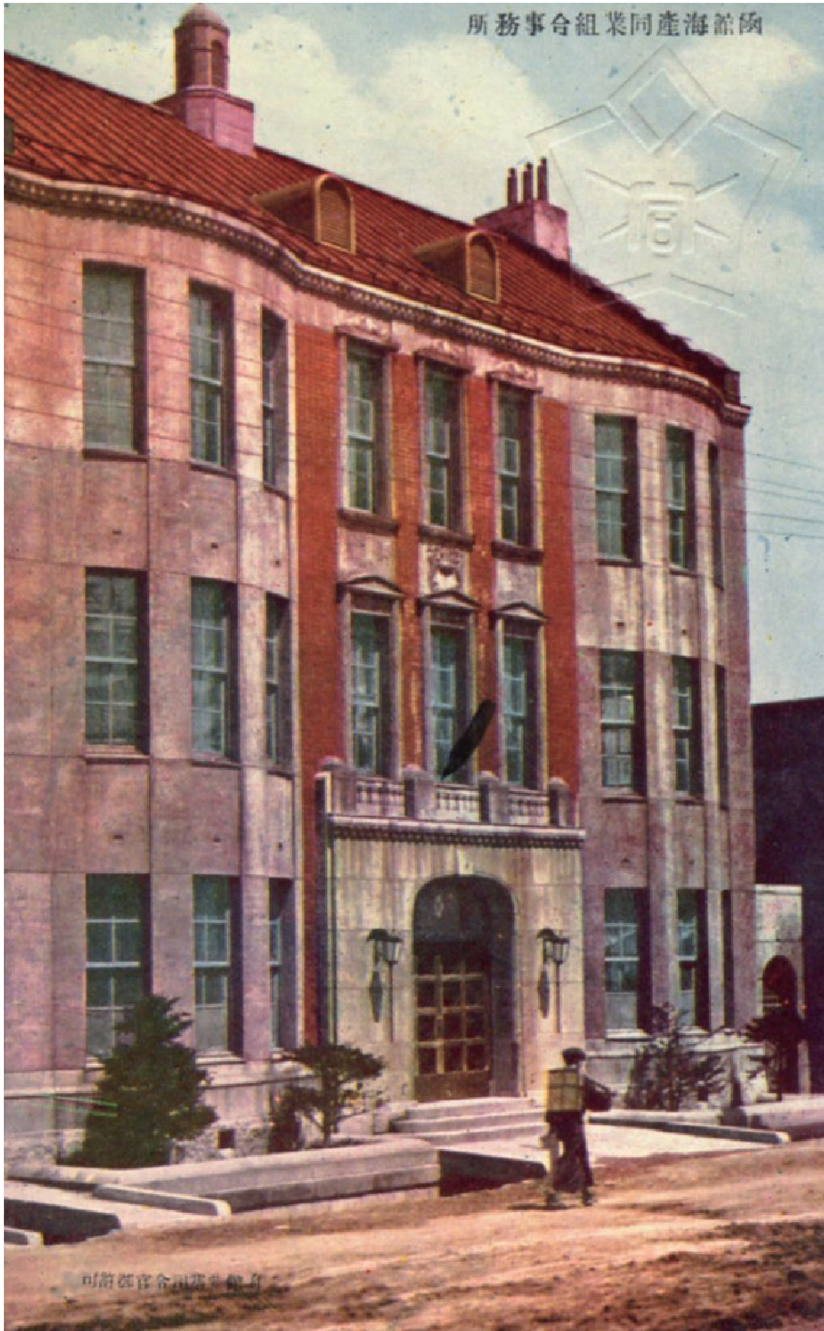
Western culture, still unfamiliar to much of Japan at the time, took root here. Foreign settlements formed, and churches, consulates and Western-style buildings began to define the cityscape.



THE TRAM THAT GREW WITH THE CITY

Hakodate's electric streetcar began running in 1913. Linking the port with the commercial districts, it supported the city's growth and remains part of everyday life more than a century later.





BUILT FOR THE SEA, BUILT FOR HAKODATE

Kaido Kaikan stands within Hakodate's Important Preservation District for Groups of Traditional Buildings and is a designated Landscape Formation Building of the city.

In a port city whose prosperity was inseparable from the sea, the building once served as the office of a fisheries association, supporting the people whose livelihoods depended on the fishing industry.

It is a building that quietly supported Hakodate's economy and daily life from within.

Kaido Kaikan was never simply an elegant building. It was part of the working fabric of Hakodate — built for an industry, a community and a city whose fortunes were tied to the sea.

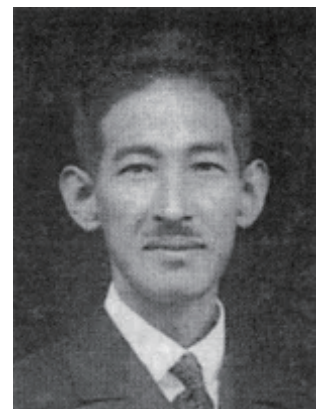
STORY OF KAIDO KAIKAN

Episode 2

YOTARO SEKINE

The building was designed by Yotaro Sekine, an architect who left an important mark on Japan's modern architectural history.

His work was influenced by the Vienna Secession and early modernism. His other notable works in Hakodate include the former head office of the Hyakujusan Bank.





NOT SIMPLY RESTORED. PASSED ON.

The question was never just how to preserve the past, but what we could carry forward into the future.

Rather than consume an old building and move on, we chose to inherit its story — and add another chapter.





UNCOVERING MEMORIES FROM A CENTURY AGO

During construction, traces of the original building began to reappear: structural elements and old drawings, a hand-drawn map of the area as it was in 1920, architectural model, and metal fittings from the former fisheries office. Each discovery was carefully examined and, wherever possible, retained as part of the building's continuing story.

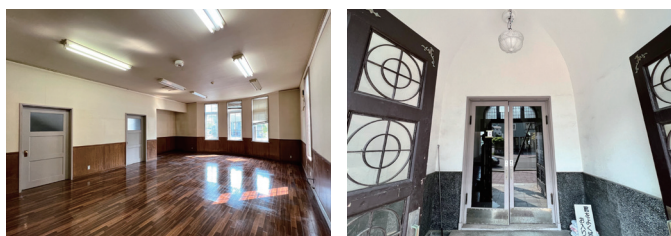
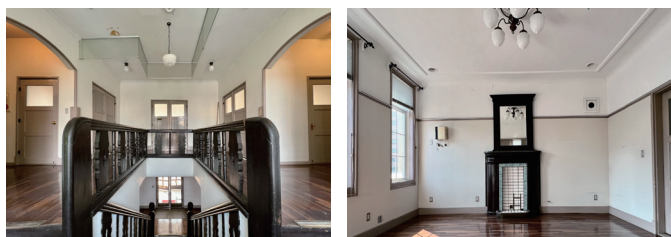
- 1-2. Scenes from the careful dismantling and renovation.
3. A hand-drawn map of the surrounding area from that time.
4. Blueprints of the original design.
These drawings now appear in the artwork in each guest room's washroom and in the wallpaper of Room 1920.
5. Architectural model.
6. The vault of the Hakodate Seafood Exchange.

1	2
3	4
5	6

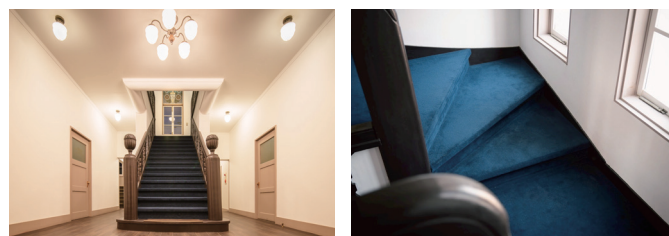
KAIDO KAIKAN THEN AND NOW

Episode 4

The exterior was restored to return the building to the dignity of its original design. What emerged was not a recreation frozen in time, but a place where history, culture and community can meet again – a new gathering point for Hakodate.



before



after

T9 NOW

Episode 5

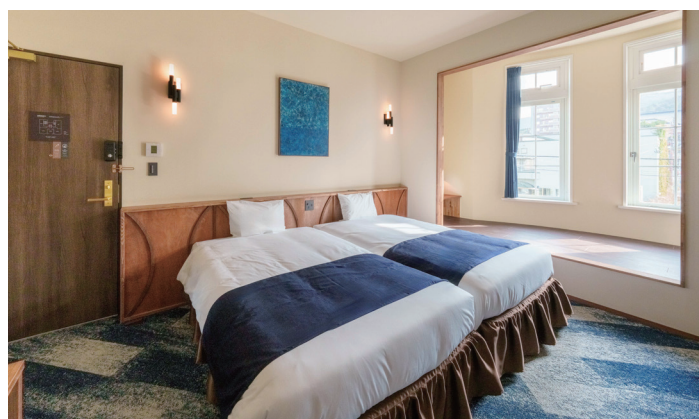
A HOTEL FOR DISCOVERING HAKODATE ANEW

Brick red. Sea blue. Mount Hakodate green. The pale pink of cherry blossoms. The colours and textures of the building's own era. Each of T9's five guest rooms takes its inspiration from a different landscape, season or memory of Hakodate. A stay here lets you experience the city more deeply, surrounded by the memory of the Taisho era (1912–1926).



Renga
Brick

Inspired by the red-brick warehouses of Hakodate's waterfront, a warm and richly textured room that carries the memory of the port.



Gunjo
Deep Blue

Inspired by Hakodate's celebrated 'million-dollar night view' and the deep blue of the sea – a calm, refined room.



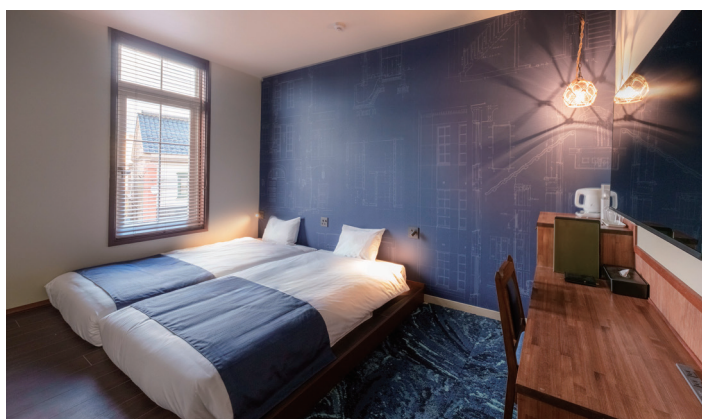
Sakura
Cherry Blossom

A soft cherry-blossom hue that evokes spring in Hakodate. Gentle light creates a room in which time seems to slow.



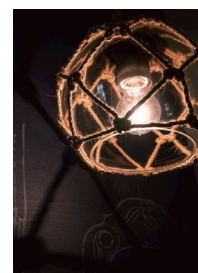
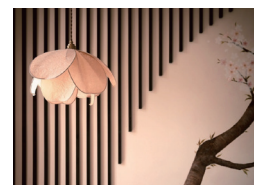
Midori
Green

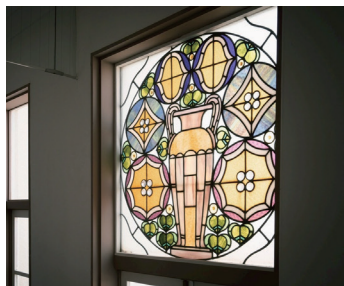
A room that brings in the green of Mount Hakodate as seen from T9's windows, with a calm and natural atmosphere.



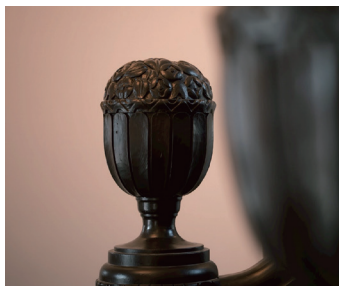
1920

Named for the year the building was born. A room that carries a century of history while looking out toward the landscapes of present-day Hakodate.



**STAINED GLASS**

Stained glass evoking the romance and decorative spirit of the Taisho era.

**STAIR ORNAMENT**

The original handcrafted stair ornament, carefully retained.

**ENTRANCE DOORS**

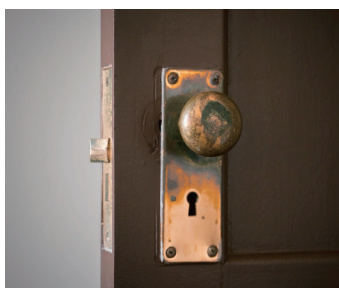
Distinctive entrance doors whose geometric motif also inspired the T9 logo.

SURROUNDED BY MEMORIES OF THE TAISHO ERA

Throughout the building, details that recall its appearance a century ago remain. The time spent here becomes part of the building's new history, carried forward to the next generation.

**SQUID MOTIF**

A glass squid motif recalling the building's past as a fisheries association office.

**ORIGINAL FITTINGS**

Period door hardware preserved within the guest rooms.

**FORMER MAIL SLOT**

A mail slot that once received the office's post.

ART

Each room's artwork was commissioned for T9 from an artist active in Hakodate. Each work expresses a story and a world unique to its room.

1. Renga

A work inspired by Hakodate's red-brick warehouses and historic architecture. Layers of brick-like colour suggest a story in which the city's accumulated history is handed forward into the future.

2. Gunjo

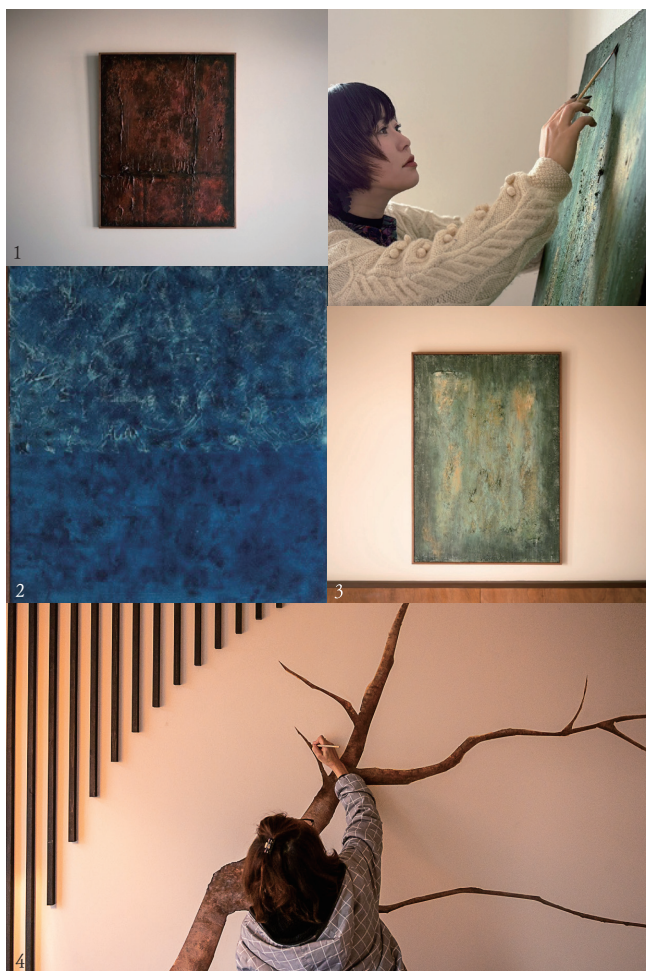
Made using actual sand from Hakodate's beach, this work encloses within it the scenery and memories of a port city that developed alongside the sea – and the layers of time held by the land itself.

3. Midori

Carnations are embedded within the work, carrying associations of love and gratitude. The artist's feelings toward the city are expressed through nature, the people who live here, and the warmth of Hakodate.

4. Sakura

A work by Misako Fujisaki, a tale painting artist. Cherry blossoms symbolise encounters and departures, while the image of a tree carrying history into the future celebrates the beginning of T9 HAKODATE's new story.



ARTIST



SHIORI

Renga/Gunjo/Midori



MISAKO
FUJISAKI
Sakura

A NEW FUTURE FOR HISTORIC ARCHITECTURE



*This project began not with the idea of simply preserving a historic building,
but with the ambition to breathe new life into it — and give it a future.*

For more than a century, this building has stood as part of Hakodate's story. It supported the fishing industry, witnessed generations of people gathering and connecting, and gave rise to new activity as the city changed around it.

We wanted to respect that history while reinterpreting the building through a contemporary sensibility, creating a place where past and present could meet naturally.

The idea of an 'Artisan Heritage Hotel' brings together two principles: craftsmanship and inheritance. Our aim is not simply to protect history, but to add new value through the hands of today's craftspeople and artists, then pass it forward. We also hope to share the skills, sensibilities and creative culture of the local makers and artists involved with people beyond Hakodate.

Hakodate was the natural stage for this experiment. It is a city that developed its own identity by welcoming cultures from abroad, and one in which preservation and evolution have always existed side by side. Because history and the present mingle so effortlessly here, it felt like the right place to take on this challenge. At T9 HAKODATE, we hope to show a new possibility for historic architecture – one that moves beyond the choice between preservation and demolition, allowing cultural value and long-term sustainability to coexist. If T9 can offer even a small answer to how old buildings might live on, we will consider the project a success.

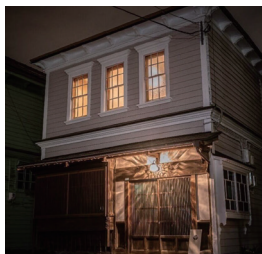
And if it becomes a starting point that connects Hakodate's past and future, its people and its culture, that would mean even more to us.

Founder & Curator Tak Adachi

SISTER PROPERTIES

aremo koremo

A shared retail space opposite T9, created through the adaptive reuse of one of Hakodate's surviving traditional Japanese-Western buildings. The project received a Good Design Award in 2024.



cooee hakodate

A spacious private rental for groups, with sweeping views over Hakodate's sea and city. The cooee series has locations across Japan, from Sapporo and Tokyo to Okinawa.

