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United States Department of the Interior  
National Park Service

DEC 02 1992

NATIONAL  
REGISTER

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Volcano Block Building

other names/site number \_\_\_\_\_

2. Location

street & number 27-37 Wianuene Avenue  not for publication

city or town Hilo  vicinity

state Hawaii code HI county Hawaii code 001 zip code 96720

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  nationally  statewide  locally. ( See continuation sheet for additional comments.)

[Signature] DEC - 2 1992  
Signature of certifying official/Title Date

State of Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

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

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

for Signature of the Keeper Date of Action  
[Signature] 1/1/93

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

Number of Resources within Property

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed  
in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions)

Commerce/Trade

Current Functions

(Enter categories from instructions)

Commerce/Trade

7. Description

Architectural Classification

(Enter categories from instructions)

Italian Renaissance

Materials

(Enter categories from instructions)

foundation Concrete

walls Concrete

roof Metal on wood frame

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for 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

(Mark "x" in all the boxes that apply.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Period of Significance

1914-1942

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- 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 # \_\_\_\_\_

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Volcano Block Building  
Name of Property

Hawaii, HI  
County and State

**10. Geographical Data**

Acreege of Property Less than 1 acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

0	1	2	8	0	9	6	0	2	1	8	2	8	8	0
Zone		Easting						Northing						

3 

Zone		Easting						Northing						

2 

Zone		Easting						Northing						

4 

Zone		Easting						Northing						

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Boone Morrison, AIA, Pres.

organization Boone Morrison Architects, Inc. date 11 August, 1992

street & number P.O. Box 131 telephone (808) 967-7512

city or town Volcano state HI zip code 96785-0131

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional Items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Coyne Mattress Co., Ltd. ; Donald E. Lee, Pres.

street & number 94-134 Leowaena St. telephone (808) 671-4071

city or town Waipahu state HI zip code 96797

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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Description:

Completed in 1914, this two story commercial building of reinforced concrete in the Italian Renaissance style is representative of the generation of major structures built in Hilo between 1910 and 1915 during the emergence of the city as the second largest commercial center in the Hawaiian Islands.

Measuring approximately 60 feet by 90 feet fronting on Waiianuene Avenue, the structure occupies the site of the former Volcano Stables. Three retail spaces occupy the ground floor fronting the street, along with the entry stair to the second floor office spaces which is located between the first and second retail spaces at the East side. Three separate full basements are located below these spaces.

On the street level, large show windows set above a bulkhead and capped by transoms are spaced between concrete columns and punctuated by pairs of tall glazed doors leading to the retail spaces and stair entry. On the second floor the fenestration is marked by five large round-arched windows. The upper cornice is divided into five segments, the arched center panel of which features the building name and date in bas relief. Below this upper cornice band and above the windows are two large circular grilles venting the attic space.

The exterior of the Volcano Block is in nearly original condition with a characteristic metal roofed canopy over the sidewalk supported by wrought iron brackets. Below the plate glass store windows the original bulkhead has been faced with a lava stone veneer behind which the original cast iron basement vent grilles are still in place. At some as yet unknown time subsequent to its original construction a fire sprinkler system was installed, probably after 1923 and before 1950 as evidenced by the type and manufacturer of the main control valve. Air conditioning was installed sometime after 1950 and prior to 1966, again judging from the type and manufacturer of the equipment.

The interior, while retaining most of the original configuration, has been altered by tenants over time with the addition of mezzanine levels in two of the ground floor spaces, the addition of a vault in the ground floor and second floor spaces at the East end of the structure, and the reconfiguration of some of the partitions on the second level. The original stair to the second floor is intact, as are most of the major partitions creating the upper lobby area.

Historic record and examination of the construction indicates that the vault on the ground floor may have been constructed by the first tenant in the space, the Peoples Bank of Hilo, at the time of their opening in 1916. The date and reason for the vault on the second floor (located directly above the one below) is unknown at this time.

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# National Register of Historic Places Continuation Sheet

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Statement of Significance:

The Volcano Block Building is historically significant as an excellent representative of a group of structures built in Hilo at this city's transition into the second most important commercial center in the Hawaiian Islands. The architectural style is also significant as an example of a quality reinforced concrete commercial building of the period with its attractive facade design, large plate glass show windows and characteristic canopy roof over the sidewalk.

Since its completion in 1914 there have only been four owners of the structure.

In 1929 the building was purchased from its original owners by C. Brewer & Co. who housed their wholly owned subsidiary Hilo Terminal and Transportation Co. (HT&T) there until 1953 when the HT&T operations were moved to the Hilo Pier and the parent company moved its Hilo corporate offices into the building. During this period the offices of the Hilo Chamber of Commerce were located on the second floor of the building (exact dates unclear). In 1961, upon completion of new corporate offices, C. Brewer & Co. offered the building for sale and it was purchased by Mr. Irving Melnick, a clothing manufacturer, who owned the structure until his death, when it passed to the Irving Melnick Trust who held it until its purchase by the present owners in 1992.

The completion of the Hilo Bay Breakwater (1910) and the extension of the railroad from Hilo along the Hamakua Coast as far as Pauilo (1910) set the stage for the rapid expansion of Hilo's commercial center in the following five years and the Volcano Block Building was a prominent part of this expansion.

In the period from 1910 to 1915 seven major "fireproof" concrete structures were constructed in Hilo's business district (1910- Hackenfield Building, Masonic Temple; 1912- S. Hata Building, Von Hamm Young Building, Hilo Union School; 1913 - Hilo Library; 1914- Volcano Block Building; 1915- U. S. Post Office/Federal Building.) forming the core of the "new" downtown center.

The Volcano Block Building is further important in that it was not constructed to house its owner's business, but rather for lease to other-commercial enterprises (such as the People's Bank) which were emerging in the community. The ground floor arrangement, with three distinct retail spaces fronting the street, but divided from one another, provided for independent occupancy. This focus indicates that in addition to the established business capable of funding the construction of their own structures there was a need for quality space for smaller commercial and office occupancy in the community and the Volcano Block Building represents one of the first to address such a need.

The later occupancy by HT&T and C. Brewer corporate offices continued the history of the building as a major address in Hilo's business core and has reinforced its place in the commercial past of the community.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

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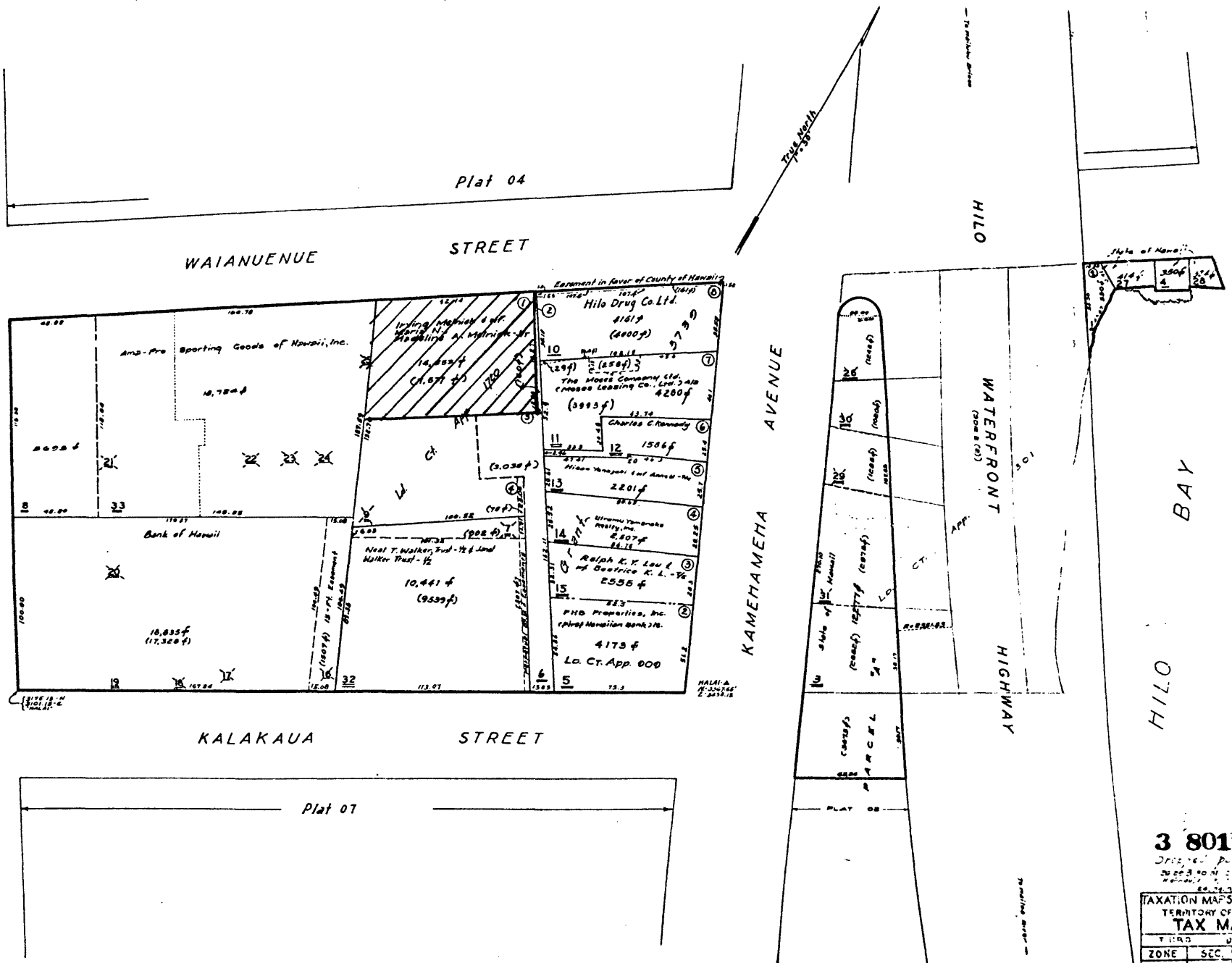
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Verbal Boundary Description:

Site includes all of that parcel described as  
TMK 3-2-3-03-9 on Waianuenu Avenue, Hilo, Island  
of Hawaii, state of Hawaii.

Boundary Justification:

Site includes all of the property historically  
associated with the building.



Por. Hilo Town

SUBJECT TO CHANGE

**3 801**  
 Proposed Plat  
 20 23 30 41 52 63 74 85 96 107 118 129 140 151 162 173 184 195 206 217 228 239 250 261 272 283 294 305 316 327 338 349 360 371 382 393 404 415 426 437 448 459 470 481 492 503 514 525 536 547 558 569 580 591 602 613 624 635 646 657 668 679 690 701 712 723 734 745 756 767 778 789 800

TAXATION MAPS BUREAU		
Territory of Hawaii		
TAX MAP		
ZONE	SEC.	PLAT
2	3	03
CONTAINING		PARCELS
SCALE: 1" = 30 ft.		