

United States Department of the Interior
National Park Service

970

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: Kunia Camp

Other names/site number: California Packing Company (CPC) Pineapple Plantation and

Processing Operations

Name of related multiple property listing: N/A

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

2. Location

Street & number: Buildings and structures roughly bounded by Kunia & Pu'u Drives, Pa'ani & Lua Wai Streets, and Kunia Road.

City or town: Kunia State: Hawaii County: Honolulu

Not For Publication: Vicinity:

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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<p><u><i>Alan [Signature]</i></u></p> <p>Signature of certifying official/Title:</p> <p><u><i>Deputy SHPO</i></u></p> <p>State or Federal agency/bureau or Tribal Government</p>	<p><u><i>10.7.14</i></u></p> <p>Date</p>
<p>In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>_____ State or Federal agency/bureau or Tribal Government</p>

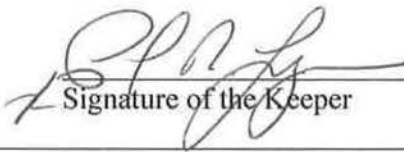
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:) _____


Signature of the Keeper

12/1/2014
Date of Action

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

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other/Vernacular/Hawaiian Plantation Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Wood/Weatherboard; Metal (Corrugated)/Aluminum, Composite Shingle

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Kunia Camp is located in the State of Hawaii, on the Island of Oahu, in the County of Honolulu, and lies along Hawaii Route 750, which runs northwest of Pearl Harbor. The property consists of 119 acres which includes 153 resources (buildings, structures, and an object). Approximately 50 acres of the 119 acres and 142 of the 153 resources on the property are included in the boundary for the Kunia Camp Historic District. Of these 142 resources, 128 are considered contributing resources while 14 are non-contributing resources to the district.

The proposed Kunia Camp Historic District's 128 *contributing* resources include 106 *residences* (single family homes, duplexes, and a four-plex) in the Old Camp (early historic period) and the New Camp (later historic period) areas; 15 *associated residential garages* in both camps (2 in Old Camp and 13 in New Camp); as well as 7 *non-residential resources*, including: Kunia Gymnasium and Kunia Chapel (within Old Camp); and the Agricultural Research Building, the Main Office Building, the Kunia Store, a flagpole, and an open-sided, flat roofed structure on a concrete slab that may have served as a Refueling Station (New Camp). It is important to note that there are actually 113 residences within the proposed Kunia Camp historic district (as tabulated in Table 1), but 7 of these are non-contributing resources as they lack integrity due to large additions that were added to each of the residences.

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The proposed boundary of the Kunia Camp Historic District is based on the boundaries of the camp's historic period and does not conform to present day property lines. The boundaries are based on contributing resources within the camp that support Criteria A and C of the NRHP as a *historic district with a residential community/camp* theme. The residences and community buildings within the camp are united by their physical development as a village for plantation workers provided by the California Packing Company for its employees. The relationship of the homes and associated buildings, the scale and materials of the buildings, and layout of the houses provides an intact, accurate example of a pineapple plantation camp.¹

Other buildings on the Kunia Village Title Holding Company property were evaluated and are not included in the historic district. The group of industrial buildings along Kunia Road at the east side of the property were an integral part of the functioning plantation. These include a Well, Shop/Storeroom, Storage, Warehouse, Juice, Fresh Fruit Packing, and Waste Water Treatment Buildings.² However, these buildings have been altered, and a few recently demolished, rendering this area with insufficient integrity for inclusion in the District. The school and its associated administration building are not part of the district because they are not on Kunia Village Title Holding Company property. These buildings retain integrity and could be added to the District in the future.

The vast majority of the buildings within the proposed Historic District are residences. The 113 residences (106 contributing residences) have the distinctive characteristics of the Hawaiian Plantation Style of architecture, which includes walls a single board thick, (either board-and-batten, or tongue-and-groove with horizontal girts), and roofs, often hipped, with wide, overhanging eaves. These residences, community buildings/structures, and industrial/agricultural buildings were set against a backdrop of pineapple fields, and provided housing and other amenities for pineapple field workers (the majority of the time for the California Packing Company (CPC) from the years 1928 until 2007. In 1967, CPC changed its name to Del Monte.

In a 2008 report on the camp by Group 70 International, the residences were classified into twenty-five design types, according to their floor plans. Some of the differences between these types are simple, such as reversing an otherwise identical plan, but the wide variety of plans reflects both the time span over which these houses were added to the camp, and the varied origins of the houses, as many were brought in from other camps as those camps were closed. Table 1 below summarizes the residential design types found within the camp³. The map provided in Figure 4 is a site plan of the camp, with the individual residences keyed to each of the twenty-five building types.

All residences within these design types include a living room, a kitchen, and a laundry area, but have variations in the number of bedrooms from 1 to 4 and the number of bathrooms (1 or 2 bathrooms). All residences have foundations consisting of wood posts and concrete or stone

¹ Mason Architects, Inc. "Kunia Camp Historic Evaluation", P. 18.

² Mason Architects, Inc. "Kunia Camp Historic Evaluation", P.21.

³ Mason Architects, Inc. "Kunia Camp Historic Evaluation", Pgs. 7-8.

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footings, are of single-wall construction, and have a pitched roof with overhanging eaves (most are wide and some have narrow eaves). They vary in materials (tongue-and-groove or board-and-batten walls), roof styles (hipped or gabled), and in roofing materials (corrugated metal and/or asphalt shingles). Additionally, front and rear-entry porches have either concrete masonry or wood frame foundations (centered or off-set). Windows within all the design types vary widely, and include original two or three light double-sliding glass; one-over-one double-hung; two-over-two double-hung; six-over-one, two, or six double-hung; and modern, replacement jalousie windows. Despite these variations, with few exceptions the houses fall into three basic types, which are discussed in more detail in the "General Discussion of Three General Housing Construction Types" which begins on page 12.

All of the carport-style garages were added by residents at later dates and are not considered to be character-defining features of the district since most were built after the period of significance. Some of the homes (Type C2) have small attached garages and two-car garages were built between some of the homes in the New Camp area. These garages are contributing features to the District.

Seven non-residential resources contribute to the District. They are the Kunia Gymnasium, Kunia Chapel, Kunia Store, a flagpole, an open-sided, flat roofed structure on a concrete slab (that possibly served as a refueling station), the Agricultural Research Building, and the Main Office Building. Two of these fall under the category of *community/amenity* buildings/resources (gymnasium and the chapel); two are *Industrial/Agricultural* (the agricultural and main office buildings); one is both a *community/amenity* and an *Industrial/Agricultural* type of building (Kunia Store); and two of the non-residential resources fall outside of these areas (the flagpole and the possible refueling station).

The gymnasium is a large, two-story wood framed building with a gable roof. There are single-story shed-roofed sections on the rear and the two sides. It was built sometime between 1928 and 1940. The roofing is corrugated metal and the building is built on a wood post-and-concrete pier foundation. It is sided with vertically oriented corrugated metal panels. The gable roof has wide overhanging eaves, about 4'; the shed roof eaves have less overhang, about 2'. Windows in the building are a combination of six-over-six light double hung, six-light sliding, and six and nine light fixed sash. Wide bands of screened openings are at the side gable and shed roof eaves. The front entry to the gymnasium is recessed and additionally protected by a shed roof canopy of corrugated metal supported by metal pipe posts. The wide main entry (approximately 9' wide) is centered in the recessed area and has double wood doors. Three other standard width wood doors (approximately 2'-6" wide) provide access into the building from the recessed area.

The chapel, built sometime between 1928 and 1940, is located immediately adjacent to the gymnasium. It is a one-story wood-framed building that has a hipped roof with a small gable topped with a cross over the main entry. The roofing is corrugated metal and the building is built on a wood post-and-concrete pier foundation. The chapel appears to originally have had six-light windows, but many of the windows have been in-filled with wood boards or have glass jalousie

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replacement windows. The chapel is attached to the gymnasium via a partially covered walkway area, visible from the exterior.

Kunia Store, built sometime in the late 1950s to 1960, is located in the New Camp area. It is situated in the southern and eastern-most portion of the district, near the entrance to Kunia Camp from Kunia Road. This store is not the original camp store. The original store was located in Old Camp, and is no longer extant. It is likely the original structure was made of wood, like other buildings in Old Camp. The current store is built of CMU (concrete masonry units) on a concrete foundation, and has a curved roof made of large, ribbed metal panels fastened together with metal bolts. The walls at the front and rear facades extend in a stepped pattern above the curved roof line, and a series of 4-light windows stretch in a side-by-side band across almost the entire north side of the structure (the south side was not accessible to view). A band of boarded-up windows extends across the front wall of the store, with the entry area at the north-east corner of the building. Adjacent to Kunia Store is an old metal flag pole, and across from the flag pole is an open-sided, flat roofed structure supported by two wooden posts on a concrete pad. This may have served as a gas/refueling station or as a waiting/rest area for the camp.

The final 2 non-residential buildings that serve as contributing resources to the district include the Agricultural Research Building and the Main Office Building. Both are located in the New Camp area and are considered *Industrial/Agricultural* structures. The Agricultural Research Building is a one-story, wood-framed structure, with a hipped, composition shingle roof with wide, overhanging eaves, and a wood post-and-concrete pier foundation. The walls are made of vertical boards with a double girt, and the windows are double-hung and sliding glass. It is a U-shaped *Plantation Style* structure, with the main entry area to the building located within the inner U-shaped area. The overhanging eaves provide cover for a porch with wood tongue and groove flooring. The porch wraps around and within the inner U-shaped area, and runs between the three doors that access the building in this area. The year built is unknown, but it is likely that it was a moved structure that was placed onsite sometime between 1962 and 1968.

The Main Office Building is a large, one-story, gable-roofed structure, most likely built on site for the California Packing Company between 1940 and 1952. Together with the nearby Kunia Store, it is one of the few buildings in the camp built on a concrete pad foundation. The exterior is currently composed of vertical boards, plywood panels with wide grooves, and vinyl siding. Three vent stacks project out of the gabled, corrugated metal panel roof, which has louvered gable vents and both closed and overhanging eaves. There are multiple entries to the building, most of the doors being flush, with the main entry area having double glass, storefront-type doors. The windows are plate glass or double hung, although the structure gives the impression of being primarily windowless. Adjacent to the southwest corner of the Main Office Building is a metal framed carport with a low slope corrugated metal roof. This 5-car structure was not yet built ca. 1968 and it is a non-contributing feature.

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Table 1. Summary of Residential Design Types

NOTE: Year built dates were determined from the following sources:

- 1928 USGS topographical map,
- Ca. 1939-40 aerial photo, (*Hawaii State Archives*)
- November 18, 1952 aerial photo, (*Hawaii State Archives*)
- 1972 map "Kunia Camp Old & New," (*Del Monte Archives, HARC office, Kunia*)

	Type	Number of Buildings	Estimated Year Built Dates	Exterior Material
1.	A-1	2	Ca. 1928	Board and batten
2.	B-1	10	Between 1928 - 1940	Tongue and groove
3.	B-2	5	Between 1940 - 1952	Tongue and groove
4.	B-3	1	Between 1928 - 1940	Tongue and groove
5.	B-4	2	Between 1969 – 1972 (bldgs in this date range moved onto site)	Plywood
6.	B-5	2	Between 1969 – 1972 (bldgs in this date range moved onto site)	Plywood
7.	B-6	2	Between 1928 - 1940	Board and batten
8.	B-7	1	Ca. 1928	Board and batten
9.	C-1	34	4 Ca. 1928, 25-between 1940 – 1952, 5-between 1969 – 1972 (bldgs in this date range moved onto site)	Tongue and groove
10.	C-2	3	Between 1928 - 1940	Tongue and groove
11.	C-3	19	16-between 1928 -1940, 3-between 1940 - 1952	16-tongue and groove, 3-board and batten
12.	C-4	3	Between 1969 – 1972 (bldgs in this date range moved onto site)	Tongue and groove
13.	C-5	3	3-between 1969 – 1972 (bldgs in this date range moved onto site)	3-tongue and groove
14.	C-5a	1	1-between 1940 – 1952	1-board and batten
15.	C-6	6	Ca. 1928	Board and batten
16.	C-7	3	Between 1969 – 1972 (bldgs in this date range moved onto site)	Tongue and groove
17.	C-8	1	Between 1928 - 1940	Board and batten
18.	C-9	1	Ca. 1928	Board and batten
19.	C-10	1	Ca. 1928	Board and batten
20.	C-11	1	Between 1928 - 1940	Board and batten
21.	C-12	1	Between 1928 - 1940	Board and batten
22.	C-13	1	Between 1928 - 1940	Tongue and groove
23.	C-14	1	Ca. 1928	Tongue and groove
24.	C-15	1	Between 1969 – 1972 (bldgs in this date range moved onto site)	Tongue and groove
25.	C-16	1	Between 1940 -1952	Tongue and groove
26.	D-1	8	Between 1928 - 1940	Tongue and groove

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Narrative Description

Kunia Camp is situated in a rural, open setting, surrounded by agricultural lands formerly used as pineapple fields. These fields now yield different crops, ranging from corn to herbs. To the immediate northwest of the proposed camp district, with a large, open field in front of it, are the one-story, wooden Kunia School and Administration buildings. The property is owned by the State of Hawaii and the two buildings are not included in the proposed Kunia Camp district nomination. There are wide, open stretches of land between Kunia Camp and a military installation to the north, and between the camp and the nearest residential subdivision of Royal Kunia to the southeast. Surrounding and running through the camp from the east are gulches, part of the Manuwaiahu Gulch system, and a large water reservoir is located to the immediate west of the camp.

The proposed boundary of the Kunia Camp Historic District (see Figure 2) generally follows its evolution over time, from 1928 to 1972. The district includes the residences and garages or carports (contributing and non-contributing resources) in the Old Camp (primarily built during the years 1928 to 1940) located in the northern part of the district, along with the Gymnasium and Chapel. Southeast of the Old Camp is the New Camp (primarily built during the years 1940 to 1972) located in the Southern part of the district. The New Camp area includes residences and garages (contributing and non-contributing resources), along with the Agricultural Research Building, the Main Office Building, the Kunia Store, the flagpole, and the open-sided, flat roofed structure on a concrete slab, that may have served as a refueling station (see Figure 3). Three non-contributing school bus stop shelters are located in Kunia Camp, one in the Old and two in New Camp. These are of the same wooden, open sided design, with partial end panels and corrugated metal roofs. Residents state that they were used for school children, not as stops to gather field workers. They do not show up on any maps or plans of the camp, and are not visible on a 1969 aerial photo of the site. Two were constructed within the last 5 years by community members. They were not constructed within the period of significance of the site.

The Old Camp area includes 21 residences and 2 carports, and 2 non-residential buildings (for a total of 26 buildings) considered contributing resources to the district (see Table 2). The Old Camp had components constructed roughly from the period 1928 through 1940, and is the oldest residential area within the district. The general layout of the neighborhood is a little more informal than the New Camp area, with curving roads and wider open spaces between homes. This character is partly formed by the fact that 9 of the homes are built on a promontory between gullies, which influenced the shape of this part of the camp. It is not known why this site was chosen over other areas. The greater open space of the Old Camp is also due to the fact that at least 8 residences have been demolished in this area since 1967. Given that this area has the school, gymnasium, church, and was also the location of dormitory housing, it has a greater mix of uses than the New Camp, which is almost entirely housing.

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Table 2. Contributing Resources (25) at Old Camp to the Proposed Kunia Camp Historic District

	Camp	Building Number/Name	Type of Building	Year Built/Moved To Kunia Camp
1.	Old	400	Residential	ca 1940-1952
2.	Old	411	Residential	ca 1928-1940
3.	Old	---	Garage	?
4.	Old	412	Residential	Before 1928
5.	Old	413	Residential	Before 1928
6.	Old	418	Residential	Before 1928
7.	Old	419	Residential	Before 1928
8.	Old	421	Residential	Before 1928
9.	Old	422	Residential	Before 1928
10.	Old	423	Residential	Before 1928
11.	Old	425	Residential	Before 1928
12.	Old	430	Residential	ca 1928-1940
13.	Old	431	Residential	ca 1928-1940
14.	Old	432	Residential	ca 1928-1940
15.	Old	---	Garage	ca 1940-1952
16.	Old	433	Residential	ca 1928-1940
17.	Old	434	Residential	ca 1928-1940
18.	Old	803	Residential	ca 1969-1972
19.	Old	804	Residential	ca 1969-1972
20.	Old	812	Residential	ca 1969-1972
21.	Old	831	Residential	ca 1969-1972
22.	Old	832	Residential	ca 1969-1972
23.	Old	833	Residential	ca 1969-1972
24.	Old	Gymnasium	Community/Amenity	ca 1928-1940
25.	Old	Chapel (Bldg 933)	Community/Amenity	ca 1928-1940

The New Camp area includes 85 residences and 13 garages, and 5 non-residential buildings (for a total of 103 buildings) considered contributing resources to the district (see Table 3). The New Camp was primarily built between the years 1940 to 1972 and is the younger of the two main residential areas of the district. The general layout of the neighborhood is a more formal grid, with straight, parallel streets and narrower spaces between the homes oriented on North-South and East-West axis.

Despite their names, it should be noted that today there are some newer houses in the Old Camp area (e.g. 831 and 832) and older homes in the New Camp area, notably 448 and 450. Units 448 and 450 are very similar to the oldest homes in the Old Camp, and may have been moved into the New Camp area from the Old Camp. These homes have simple gable roofs, a kitchen and bathroom constructed in the back as an addition, and they are built of board and batten

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construction instead of tongue and groove boards. They also have virtually no overhangs on the gable ends.

Table 3. Contributing Resources (103) at New Camp to the Proposed Kunia Camp Historic District

	Camp	Building Number/Name	Type of Building	Year Built/Moved To Kunia Camp
1.	New	443	Residential (1)	Before 1928
2.	New	441, 442, 454, 455, 456, 459-467, 476-479, 481-486, 488-494, 495-503	Residential (40)	ca 1928-1940
3.	New	444, 445, 450-453, 469-472, 474, 475, 504-511, 513-524	Residential (32)	ca 1940-1952
4.	New	Between 505 & 811; between 506 & 507; between 508 & 509; between 509 & 510; between 511 & 513; between 513 & 514; between 515 & 516; between 517 & 518; between 519 & 520; between 520 & 521; between 522 & 523; between 524 & 819; at end of 4 th St.	Garage (13)	ca 1940-1952
5.	New	Main Office Building	Industrial/Agricultural (1)	ca 1940-1952
6.	New	805, 806, 807, 810, 811, 813, 815-820	Residential (12)	ca 1969-1972
7.	New	Agricultural Research Bldg, Store, flagpole, covered structure(refuel sta.)	Industrial-Agricultural/Community Amenity/Other (4)	?

To understand the historic appearance of Kunia Camp and whether or not today’s proposed Kunia Camp Historic District retains its historic integrity, it is essential to know the various periods of development of the camp over its roughly 85 year history. The earliest known record of the existence of Kunia Camp as a neighborhood is a USGS topographic map from 1928 (see Figure 5). The map shows buildings in an arrangement that is in keeping with today’s Old Camp layout. It shows a double row of residence-sized buildings that roughly correspond to current

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Old Camp residences 412 through 425.⁴ This 1928 map is the first record that supports a ca. 1928 date for the establishment of the Kunia Camp neighborhood.

A series of undated aerial photographs, likely ca. 1939-40, show the continued evolution of Kunia Camp (see Figure 6). The Old Camp appears fully built-out by ca. 1940. Residences are closely spaced in the double row between the curving arms of Pa'ani Street, and by this time the residences also extended in a cluster to the west and north, filling much of the space between the double row and gymnasium. The Chapel (Bldg. 933, extant) was also built by this time (next to the gymnasium), as was the School building. The New Camp area was constructed by ca. 1940 with 47 residential buildings and double-width garage north of Second Street. At this time there were no buildings south of Second Street and the future Kunia Village Title Holding Company Main Office Building area was planted in pineapple.⁵

Another aerial photograph, this one dated November 18, 1952 (see Figure 7) shows the expansion of the New Camp area with houses built between Second Street and Kunia Drive. Several additional houses also appear at the east end of Second and Third Streets, and north of Lua Wai Street. According to one of the residents interviewed, four houses on Lua Wai Street (#448, #450, #451, #452, and #453) were not built at Kunia Camp but were houses moved in from a nearby, disbanded Camp that was located by the reservoir south of Kunia.⁶ Also, as of this date, four buildings in the commercial area (adjacent to the camp area) have been built, including the Main Office Building (extant), truck shed (now demolished), and buildings on the sites of the warehouse and shop/storage building. This indicates that by late-1952 Kunia Camp had begun to function in support of growing and processing operations in addition to housing workers.

General Discussion of Three General Housing Construction Types:

The oldest homes are simple gable-roofed structures with shed roof extensions to shield the front porch and to house the bathroom and kitchen at the back. They are of post and beam construction, with the foundations consisting of single basalt stone footers. Both the porch and the kitchen/bathroom extensions are a step lower than the main floor of the house, but even with that drop down, the ceiling height is as low as 6'-2" at the back wall of the kitchen. These oldest houses are all single wall with no posts, the exterior and interior walls being formed by 7/8" x 12" boards with battens on both sides of the walls. The ceilings were also 1 x 12 boards with battens. The floors were 1 x 12s supported on 2 x 4 floor joists originally spaced about 24" on center and supported by 4 x 4 beams, in turn supported by 4 x 4 posts coming down on single stones that act as footings. The corrugated metal roof is similarly lightly framed, with rafters also 2 x 4s with 2 x 3 or 2 x 4 purlins at about 5 feet on center. Windows were originally double hung 6/6 light but most have been replaced by jalousie windows. Nineteen of the residential buildings that exist today meet this construction description.

⁴ U.S. Geological Survey, Schofield Hawaii Quadrangle, 1928.

⁵ Mason Architects, Inc. "Kunia Camp Historic Evaluation", P. 12.

⁶ Parilla, Henry. Interview with Monica Bacon, 26 Dec, 2012.

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The second general category of homes have similar framing, except the floor joists are supported by 4 x 6 beams instead of 4 x 4s, and the flooring is a tongue and groove board. The footings of this type are usually concrete instead of stone. The walls are 1 x 6 tongue and groove boards, usually with a single horizontal girt, used for all interior and exterior walls. The corrugated metal roofs of these homes are all hipped, with at least 3-foot overhangs and are supported by 2 x 4 rafters at about 5 feet on center. Ceiling joists are installed at 24 inches on center, but there is no connection between the rafters and the horizontal ceiling members that resembles a truss. Forty-nine of the residential buildings that exist today were built this way. Unit 803 (type C-7) is included in this category even though it has rafters at 5' on center at the ends and rafter tails at the sides at 30 inches on center.

The third category of homes includes almost all of the homes in the 500 number series (except 504). These 500 series homes, generally built during the last phase of major development of the village, are of post and pier construction with concrete footings. Walls are constructed of single layers of 1 x 6 tongue and groove boards for walls with either a single or double girt. The same 1 x 6 material is used for flooring and roof sheathing. All of these homes have hipped roofs covered with asphalt shingles. The roof structures of these homes are much sturdier, with carpenter trusses at 24 inches on center. There are 37 homes exist today that match this description, including units 831, 832 and 833, which are similar except the walls are made of a single layer of plywood. Unit 400 (Type C-16) is also placed in this category because the structural characteristics and basic forms of this type are identical. However, Unit 400 is the former plantation manager's house, is isolated from the rest and much larger.

There are several homes that fall outside these typologies and they are worth mentioning separately. Five homes (units 472, 474, 475, 448, and 450) are gabled roofed versions of the second category above, with tongue and groove siding, girts, and corrugated metal roofing. In addition to their having gable roofs, the other notable characteristic is that while the roof framing itself is at 5 feet on center with no ridge member at all, the eave rafters are spaced at 24 to 30 inches on center, making at least half of the eave rafters more decorative than structural.

Unit 504, mentioned above, has the sturdier construction of the third category of homes discussed above. However, it has walls and ceilings of board and batten and it has a hipped corrugated metal roof and is the only type to have combined these two features. At the same time, it uses tongue and groove flooring, and has double and even one tripled set of double hung windows, again the only house in the camp with this characteristic. It also has one of the larger porches of the house types.

Unit 411 (Type B-3) is the only four-unit building in the group and has gable ends. Otherwise the construction is the same as the described in the second general category of residential buildings.

Unit 443, the sole Type 14, is the only duplex of its kind. It has a prominent gable roof and a large porch on one side and another on one end. The construction typology is similar to the second general category with the notable difference of its tongue and groove siding being 1 x 10

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in lieu of the otherwise standard 1 x 6 tongue and groove siding used on all other non-board and batten houses in the camp.

Integrity Analysis

The proposed Kunia Camp Historic District retains a majority of the seven aspects of integrity (Location, Design, Setting, Materials, Workmanship, Feeling, and Association) which help to make it eligible as a Historic District.

Location: The majority of the resources within the district have remained in their original locations. The residences and associated structures within the Old Camp and New Camp retain their same positions within Kunia, the boundaries of the neighborhoods having expanded over the years when pineapple production was at its peak, from the years 1928 to 1940.

Design: The buildings retain their original design, as does the plan of the camp as a whole. Various open carports have been added to some homes but this does not detract from the appearance of the homes that are considered contributing features to the district.

Setting: The proposed Kunia Camp Historic District also retains most of its original setting, as the district is still today surrounded by agricultural open space, and is adjacent to a two-lane highway.

Materials and Workmanship: The contributing resources within the district appear to retain a majority of their original exterior materials. This applies to both the earliest buildings built (prior to 1928) and those that were built post World War II. These buildings have wooden exteriors (tongue-and-groove or board-and-batten), corrugated metal roofs, and post and pier (wooden posts on concrete footings) foundations. With Plantation Style residences comprising the majority of the proposed district, the workmanship aspect of integrity is evident in the simple, plain, non-decorative materials and finishes used in their construction. The use of vertical boards and the single-wall construction technique of residences within the camp are characteristic of Hawaiian Plantation Style houses.

Feeling: The district also retains a feeling of a pineapple plantation neighborhood, as its design, materials, workmanship, and setting all help to contribute to the *feeling* that the area is still a plantation camp.

Association: The residences in the proposed Kunia Camp Historic District are all associated with the early history of the pineapple industry in Hawaii, as the buildings were occupied by plantation workers and their families, who worked the fields in what was the second largest industry for most of the mid-twentieth century in Hawaii. The agricultural setting is entirely preserved and the housing is currently, and will continue to be used by agricultural workers and their families.

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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.)

- 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 old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Agriculture

Architecture

Community Planning and Development

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Period of Significance

1928 - 1972

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Still surrounded by agricultural land, Kunia Camp is the last intact pineapple plantation housing community under one ownership on Oahu. The proposed Kunia Camp Historic District is significant at the state level for its historic association with the development of the pineapple industry in Hawaii (which was the second largest agriculture-based income generator in Hawaii for much of the mid-twentieth century). The Period of Significance is ca. 1928 to ca. 1972, which is a span of time that reflects the initial development and prime functioning years of the camp, which loosely correlates with the peak of the pineapple industry in Hawaii. It begins with the first phase of construction at the Old Camp (pre-1928, 1928-1940), covers several decades of

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use and expansion as a pineapple plantation camp, and ends with the final build-out of the New Camp in 1972, when a grouping of residences was moved to the property and integrated into lots found within the existing street layout.⁷ Kunia camp is also significant for its specific association with the California Packing Company, from 1916 until 2007; its unique collection of plantation residences illustrating architectural evolution of the single wall structure concept; and introduction of neighborhood planning features such as indoor plumbing, individual yards, grid street patterns, and community amenities (gymnasium, churches, and school) that were increasingly demanded by workers and provided by companies desiring a stable, family-oriented workforce for the plantation.

The proposed Kunia Camp Historic District is eligible under Criteria A and C; it retains its historic integrity; and the majority of its individual resources within the district are at least 50 years old. Under Criteria Consideration G, the final era of community building (1969-72) is included to provide a complete representation of the historic evolution of worker plantation construction and community building on Oahu.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The proposed Kunia Camp Historic District is significant under Criterion A for its association with the pineapple industry, which during the mid-twentieth century was Hawaii's second largest industry. Kunia Camp is also associated with the California Packing Company (CPC, later known as Del Monte), one of the major pineapple operators in Hawaii from its inception in 1916 until the closing of the Kunia facility in 2007.

Throughout the 20th Century, the importance of pineapple in Hawaii's agricultural industry was second only to sugar. For the first half of the twentieth century Hawaii was the world's largest producer of pineapples. With plantations and/or canning facilities on almost every Hawaiian island, the industry was responsible for the cultivation of thousands of acres of land, the employment of thousands of workers, and the processing of millions of pineapples. In addition to the economic impact of the industry, the fruit became a powerful icon of the Territory and State of Hawaii.⁸

"Pineapple has been inextricably linked during much of the twentieth century to the selling of Hawaii to tourists. The Island's larger agricultural industry was sugar, but when it came to marketing the Islands, pineapple held sway over its elder colleague. Sugar, ultimately, was a commodity. Pineapple was something different. It was a fruit with the colors of sunset. It was luscious and juicy. It had that remarkable crown, which led to all kinds of metaphors. Pineapple captured

⁷ Mason Architects, Inc. "Kunia Camp Historic Evaluation", P. 20.

⁸ Mason Architects, Inc. "HAER HI-79, Kahului Cannery, Plant No. 28", P.6.

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the imagination of a nation, of a world, and helped create one image of the Hawaiian Islands."⁹

Kunia Camp is the last intact pineapple plantation housing camp on Oahu. There are no longer any existing properties that are comparable. On Oahu, most of the pineapple cultivation during the 20th century was concentrated in the Leilehua Plateau area north and south of Waihiawa, between the Koolau and Waianae Mountain ranges. California Packing Co. (CPC), Hawaiian Pineapple Co., Ltd (HAPCo), and Libby, McNeill & Libby were the major producers there. Libby began operations on windward Oahu in 1909, but by 1923 had transferred much of its production to the Leilehua Plateau. HAPCo had the most extensive system of plantation camps of the three large producers. Before the mid 1950s they had sixteen labor camps on the Leilehua Plateau, from Waimea Camp and Opaeha Camp in the north to Kipapa #1 and Robinson #1 & #2 in the south. Some of these camps were very small, consisting of only a few houses in a gulch, but some, such as Brodie Camp #2 had more houses laid out on streets, similar to Kunia Camp. Beginning ca. 1950 these camps were closed and the workers re-located to Whitmore Village, along with many of the better houses. Whitmore Village itself was on a larger scale than Kunia Camp, and most of it was new construction in 1957. Whitmore Village houses and lots were sold to HAPCo employees.¹⁰

The primary worker housing areas for CPC/ Del Monte were Kunia and Poamoho Camp, which was located northwest of Waihiawa. By the late 1920s, Poamoho consisted of about fifteen houses configured in a large circle just off Kamehameha Highway. On USGS and War Department maps, it was originally called Camp 9. Sometime after World War II, the name changed to Poamoho Camp and additional streets and houses were added to the west of the original circle of houses. Poamoho Camp was considerably smaller than Kunia Camp, with only about fifty-five houses. In addition, Poamoho did not include the community amenities included at Kunia such as gymnasium, post office, and school. Poamoho had a community center that had a church, but this burned down ca. 2010. In 2003, Del Monte began to divest itself of its pineapple lands surrounding Poamoho. That year it did not renegotiate its leases for about 2,100 acres of surrounding land. Acres of pineapple land were plowed to fallow and the Del Monte-owned homes of Poamoho Village were offered for sale to residents in 2005.¹¹ The change in ownership of the houses at Poamoho began the transformation of the community as individual owners made changes to their buildings that were formerly under company purview. This resulted in alterations to the houses in the neighborhood, which no longer retains integrity.

Libby, McNeill & Libby concentrated on acquiring smaller Oahu pineapple operations that were in financial trouble. Libby's principal cannery was in Iwilei where it processed fruit from its scattered Oahu acreage.¹² This dispersed system of cultivation kept Libby from developing the centralized kind of worker camps the other major growers had. Libby's best prospect for a

⁹ Jan Ten Bruggencate, *Hawaii's Pineapple Century*, (Honolulu: Mutual Publ.) 2004. P. viii-ix.

¹⁰ Jack L. Larsen and Dr. Thomas A. Marks, *Hawaiian Pineapple Entrepreneurs, 1894-2010*, private publ., 2010. P. 267-68.

¹¹ Larsen, *Hawaiian Pineapple Entrepreneurs*, 2010. P. 520.

¹² Larsen, *Hawaiian Pineapple Entrepreneurs*, 2010. P. 99-104.

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worker camp similar to Kunia would have been at its Libbyville operation at Kahaluu on windward Oahu, where it maintained a cannery until 1923. The Laenani neighborhood has been built on the Kahaluu site of Libbyville, obliterating above ground traces of former activity.

Early Pineapple Cultivation on Oahu and the California Packing Co. (CPC)

The 1898 annexation of Hawaii by the United States and subsequent organization two years later as a territory gave its economy protection under American tariffs. An increasing measure of investment in the pineapple industry resulted. Pineapples were introduced to Hawaii very early after contact and quickly became a "prized commodity."¹³ The fruit thrived in the warm and relatively dry conditions on the leeward sides of the Hawaiian Islands. Early pineapple cultivation efforts on Oahu were located in Manoa Valley, Waipahu, and Ewa. Some of the earliest commercial pineapple cultivation in central Oahu began during the 1890s with J.P. Keppler's irrigated patches at Wahiawa in 1893 and Hawaiian Fruit and Plant Co. fields in 1899, also at Wahiawa. In 1898 and 1899, Byron O. Clark had pineapple cultivation in mind when he organized the Wahiawa Settlement Association to "bring California farmers to homestead the land."¹⁴ James Dole began Hawaiian Pineapple Co. (Hapco), growing the fruit at Wahiawa in 1901 and starting packing operations there in 1903. Alfred W. Eames, who was an original Clark homesteader, began Hawaiian Islands Packing in Wahiawa in 1905. He expanded his firm's pineapple cultivation from Wahiawa to the Poamoho area in 1912. That year Hawaiian Islands Packing built a cluster of about 20 homes at Poamoho for worker's housing, called Poamoho Village or Camp 9. Camp 7 and Camp 8 were built at Poamoho in 1914. Pineapples were cultivated at Kunia since at least 1909, when a Mr. Fukuoka and seven other growers planted about 100 acres in what eventually became Del Monte field No. 5¹⁵ adjacent to the northwest of Kunia Camp.

The complex of buildings at Kunia Camp was part of the California Packing Company (CPC) pineapple plantation and processing operations. CPC was formed in 1916 with the merging of five canning operations in California and Alaska. The following year, 1917, CPC added the pineapple growing and packing operations of the Hawaiian Islands Packing Co. and Hawaiian Preserving Co. to its subsidiaries. CPC would adopt the name of "Del Monte" in 1967, but the company began using Del Monte as its primary brand name in 1917.¹⁶ The holdings of the Hawaiian Preserving Co. that were amalgamated into CPC included a small settlement at Kunia Camp (in the area referred to now as the Old Camp), and surrounding pineapple fields that amounted to over 1500 acres. The Kunia Camp settlement became an important worker housing area for CPC, providing homes in close proximity to the fields. It is not known why this site was chosen for the settlement at Kunia Camp.

In 1919, two years after CPC absorbed Hawaiian Preserving Co. and Hawaiian Islands Packing Co., there were about 6,600 acres of CPC pineapple under cultivation in Hawaii. The following

¹³ Jan Ten Bruggencate, *Hawaii's Pineapple Century*, (Honolulu: Mutual Publ.) 2004. P. 2.

¹⁴ Larsen, *Hawaiian Pineapple Entrepreneurs*, 2010, p. 68, 70.

¹⁵ Robert Kehlor, *The History of Del Monte Pineapple in Hawaii*. Hawaii: PPI Del Monte Fresh Produce. 1992., p. 90.

¹⁶ Larsen, *Hawaiian Pineapple Entrepreneurs*, 2010. P. 98.

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year, CPC's production of canned pineapple was the highest in Hawaii, beating James Dole's Hapco, which began scrambling to acquire additional land for cultivation in order to regain its preeminence.¹⁷

Pineapple Workers

As the pineapple cultivation and processing industries grew in Hawaii, shortages of laborers to work plantations and canneries became severe. The sugar industry in Hawaii was experiencing the same problems, and in 1919 the Hawaiian Pineapple Growers Association (established 1909), and the Hawaiian Sugar Planters Association, agreed to share the expenses involved in bringing Filipino laborers to Hawaii. This resulted in the Philippine Islands supplying the largest national group of workers in the pineapple industry. The policy of active recruitment of workers from the Philippines was essentially ended in 1927 when the plantations' labor needs were met. After 1927, some men immigrated to Hawaii on their own and the associations brought the families of some who had emigrated earlier.

During World War II the number of regular year-round employees of the pineapple industry in Hawaii dropped from about 12,250 to about 7,500. Planted acreage and cannery operations continued with much labor being provided by seasonal and student labor. In 1946, more full-time employees were needed and the pineapple industry, along with sugar planters, again looked to the Philippines to supply workers. About 2,000 men were brought to Hawaii, primarily from northern Luzon, to work in pineapple. Wives and children accompanied some of those men.

The company-designed aspects of Kunia Camp were similar to other plantations' efforts to provide a stable workforce within a controlled neighborhood. Often, employees found the companies rules a bit oppressive, resulting in an environment that was "far from ideal, "with "plantation rules regulat[ing] almost every aspect of their lives."¹⁸ Before World War II, it was common for camps to be racially segregated.

Those pineapple plantation workers in Hawaii who lived in company owned housing did so because it was generally more convenient than finding housing on their own. Most camps were sited in proximity to their workplace in the fields. The layout of camps varied widely, often dictated by the terrain. Occasionally the camp might be laid out with a flair, such as the original circular layout of Poamoho Camp. Often the layout of the camp could reflect the management hierarchy of the labor force, with overseer's housing placed in a more favorable site within the camp, sometimes upslope of the workers.¹⁹

Interviews with residents who arrived at Kunia Camp in the early 1940s revealed that there were no ethnic divisions with regards to placement of families within the camp's houses. One resident shared that the various ethnic groups in fact got along, as it was post-World War II and working

¹⁷ Richard A. Hawkins, "James D. Dole and the 1932 Failure of the Hawaiian Pineapple Company," *Hawaiian Journal of History*, Volume 41, 2007, p. 151.

¹⁸ Hawkins, *James D. Dole*, p. 153.

¹⁹ Ronald Takaki, *Pau Hana, Plantation Life and Labor in Hawaii, 1835-1920*. (Honolulu: University of Hawaii Press) 1983. P. 92.

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well together better ensured success out in the fields.²⁰ Although Kunia Camp did not separate workers by ethnicity, there were earlier camps before Kunia Camp that were divided by ethnic groups. Some of the names of these camps included: Leilehua Camp (located near Schofield); #84 Camp (located near the reservoir south of Kunia Camp); and Eloy Camp (located just north of Kunia Camp). The residents interviewed did not always specify which camps included which ethnic groups, but two residents recalled that Eloy Camp was specifically for Filipino workers and their families. Additionally, during World War II, Eloy Camp was used as a temporary Medical Company for the military.²¹

One resident shared that, with regard to separation of housing by work/job position within the camp, the row of houses on Kunia Drive (Buildings #515 to #524) was where the supervisors lived, with the Camp Manager living in the largest house (Building #400).²² This same resident now lives in one of these houses.

All four of the residents interviewed for this nomination indicated that outhouses were gone by the time they arrived in the early 1940s, and that worker housing had indoor bathrooms, plumbing, and electricity. One resident remembered that at one time there were bathhouses in the Old Camp area, designed in the Japanese *furo* style of bathing. This same resident also recalled that gulches in the area also historically served as cesspools, and that the present day Sewage Treatment Plant was constructed in the 1990s (specifically after 1992).²³

The residents interviewed recalled that most of the residential housing was meant for workers and their families; three of the four residents described there also being housing for unmarried workers. These structures were called “Single Men Houses” or “Long Block Houses”, likely in reference to their shape. These structures were rectangular, post and pier wooden houses, with two rows of rooms in the center (on both sides of the building) and a bathroom and a kitchen flanking both ends of the building. Open-air verandas, accessible from the rooms, were situated on both sides of each building. There were six of these structures at the camp – three near the gymnasium, one across the street and west from Building #430 in Old Camp, and two on Fourth Street, adjacent and east of Building #820 in New Camp. None of these structures are extant today.

Transportation to other urbanized areas was first provided at Kunia by the Oahu Railway and Land Company (OR&L). The railroad line ran parallel to, and on Waianae side of the present Kunia Road. According to interviews with four long-time residents of the camp, trucks carried the harvested fruits from the fields in pineapple bins, wooden crates that could hold approximately 10-12 pineapples, with each pineapple weighing approximately 3 pounds.²⁴ These trucks then delivered pineapples to the OR&L stop located north of Old Camp and just

²⁰ Gamponia, Benjamin. Interview with Monica Bacon, 26 Dec, 2012.

²¹ Iwatane, Samson and Pasco, Gilbert. Interview with Monica Bacon, 17 Jan, 2013.

²² Iwatane, Samson. Interview with Monica Bacon, 17 Jan, 2013.

²³ Parilla, Henry. Interview with Monica Bacon, 26 Dec 2012.

²⁴ Parilla, Henry. Interview with Monica Bacon, 26 Dec, 2012.

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south of the warehouses, where the pineapples were loaded onto freight trains.²⁵ All four of the residents interviewed described “Vans”, which were areas where pineapples were off-loaded/loaded onto trucks. Van 1 was located near the OR&L stop and Van 6 located south of Kunia Camp, in an area close to a nearby camp.

The warehouses located in the industrial area were not used to store pineapples—they were used to store fertilizer for the crops and feed for the horses. According to one resident who arrived at Kunia Camp in 1944, at that time horses were still being used by the managers to haul fertilizer and feed, as the plantation trucks were needed to transport pineapples and deliver workers to and from the fields.²⁶ Lastly, the 1952 photograph also shows that by this time several small outbuildings that were located along the OR&L tracks to the northeast of Kunia Camp were replaced with four very large buildings, each approximately 200’ long.

In 1960 the Kunia Store was built. According to several long time residents, the present Kunia Store building was not the original store at the camp. Benjamin Gamponia, a resident who arrived at Kunia in 1943, remembered the original Kunia Store building was located at the site of Building #814 (now demolished) in Old Camp and was run by Mildred Iwatane Nishiyama, sister of longtime resident Samson Iwatane. Mr. Gamponia recalled that the store was moved to its new and present location sometime in the late 1950s.²⁷ By 1968 the present shop/storehouse buildings were built, and the last major additions to the neighborhood were undertaken sometime between 1969 and 1972 when 18 houses were added. The 18 residences currently bear address numbers in the 800s and according to some residents, were relocated from Wahiawa to Kunia Camp.²⁸ These houses, whose construction dates are unknown, were the last major additions to the neighborhood.

Post World War II and Later Operations

After World War II, the major Hawaiian pineapple firms, including CPC, concentrated on producing and marketing canned fruit. A shipping ban on fresh pineapple to the mainland was in effect from 1947 to 1950, due to fruit fly larvae found in shipments. Fumigation of fresh fruit was used for mainland-bound pineapples from 1950 until 1953 when the requirement was removed. Even though these restrictions made fresh pineapple difficult to supply to the mainland and caused CPC to focus on canned product, a small amount of fresh fruit was exported by a private firm (Aloha Papaya Co.) operating out of CPC's Kunia facility. This CPC fruit was specially selected by Aloha and was packed at Kunia.²⁹

A supply of fresh fruit had always made its way out of the plantations to the local market. Field workers at Hapco (Dole) and probably other plantations were allowed to carry home whatever

²⁵ Gamponia, Benjamin; Parilla, Henry; Iwatane, Samson; Pasco, Gilbert. Interviews with Monica Bacon, 26 Dec, 2012 & 17 Jan, 2013

²⁶ Gamponia, Benjamin. Interview with Monica Bacon, 26 Dec, 2012.

²⁷ Gamponia, Benjamin. Interview with Monica Bacon, 26 Dec, 2012.

²⁸ Gamponia, Benjamin. Conversation with Architectural Historians Lesleigh Jones and Monica Bacon, 31 Aug, 2011.

²⁹ Larsen, *Pineapple Entrepreneurs*, p. 535-536.

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pineapples they wanted. By the late 1950s this led to employees taking 8-10 fruit daily and selling them to local markets. When Hapco became aware of this, they instituted a 35 cent price for each pine that left with an employee. This still amounted to a profit for Hapco, who got an average of \$33 per ton for these pines without any associated processing cost.

In 1976, Del Monte (formerly CPC) expanded its production of fresh fruit in an attempt to secure a portion of that market from Dole, which had maintained a large presence in the mainland fresh market since 1963. Del Monte purchased Aloha Papaya Co. in early 1976 which included their small, fresh pineapple packing operation in Del Monte's Kunia facility. During this time, Del Monte began to extensively market fresh fruit over its canned product. The period of 1960 to about 1976 was a time of diminishing income for the Hawaiian pineapple industry as production in Taiwan, Philippines, Thailand and other locations overtook canned Hawaiian pineapple in the marketplace.³⁰ By 1984 Del Monte had built the large fresh fruit packing and pineapple juicing buildings at the north end of their Kunia property.

As canned pineapple from other countries began filling the market, Hawaiian canneries began to close and plantations, once located on Maui, Oahu, Molokai, Lanai, and Kauai, began to shrink. Del Monte cannery closed in 1985, and Dole cannery in Iwilei, the last cannery on Oahu, closed in 1991. During the end of the 1990s and into the 21st century the value of fresh Hawaiian pineapple overtook the value of canned Hawaiian pineapple, which pressured processors to reduce their cannery operations.³¹

In 2003, Del Monte (formerly CPC) allowed the lapse of its lease on over 2,000 acres of land at Poamoho, which had been under pineapple cultivation for 100 years. 1,400 acres of plants were removed and the land plowed to fallow. Maui Pineapple Co. purchased some of the remaining fruit and transported it to Kahului for canning. Plantation worker homes at Poamoho Village were sold to occupants. In early 2006, Del Monte stated that it would close its Kunia operations at the end of the 2008 harvest however the facilities at Kunia actually closed in January of 2007. An occupant buyout proposal similar to Poamoho was expected for Kunia, but this did not come to fruition. Del Monte destroyed much of the planted acreage in anticipation of leaving Hawaii. In December 2008 ownership passed to Campbell Estate, and in November 2009 ownership of Kunia Camp passed to the Hawaii Agriculture Research Center (HARC). In April 2011 the Kunia Village Title Holding Company (a separate legal organization under HARC) assumed ownership.

Two of the most important characteristics of this district are its isolation from other urban development and that it is occupied by agricultural workers, and will continue to be occupied by agricultural workers, under the mission of the current land owner. On the heavily populated island of O'ahu, similar rural settings have been replaced by residential subdivisions and commercial developments. The combination of a community situated in relative isolation from populated areas, and whose residents all share the same vocation, contribute to the importance of

³⁰ Larsen, *Pineapple Entrepreneurs*, p. 547, 548, 554, and Bruggencate, *Pineapple Century*, p. 156, 157.

³¹ Mason Architects, "HAER HI-79, Kahului Cannery, Plant No. 28", P.7-8.

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this proposed district. The residents' use of yards for gardens and a more informal yard treatment also sets the district apart from other remaining former agricultural worker housing.

The proposed Kunia Camp Historic District is also significant under Criterion C as a concentration of Plantation Style residences. The residences display the distinctive characteristics of the Hawaiian Plantation Style of architecture, which includes vertical boards (tongue-and-groove and board-and-batten) on the exterior, single-wall construction (some with girts), and pitched roofs with wide, overhanging eaves.

The single-wall construction of the camp is characteristic of Hawaiian Plantation Style houses. This construction method is a structurally sophisticated method of construction that maximizes economy of material and labor.³² Single wall construction also reflected the difficulty of importing building materials from the mainland and the use of standardized components. Plans utilizing single wall design were subsequently codified by the Hawaii Sugar Plantation Association (HSPA) throughout the islands and ultimately migrated into urban construction.

During the 1920s, Hawaii plantations were implementing a paternalistic system of benevolent control over their employees. Years of neglecting the welfare of workers resulted in work strikes and labor unrest. This led to the plantation's realization that they needed to make "at least minimal efforts" to create better living conditions and a sense of community for the workers "in order to cope with the labor force problems."³³ The Hawaiian Sugar Planters Association (HSPA) began a program in 1919 to "reduce the manifest discontent found in the industry" through improvements in employee housing."³⁴ The close association of sugar and pineapple industries in Hawaii provided a good opportunity for these ideas to migrate between plantations. By 1920 the HSPA had a number of standardized plans for single-wall employee homes that were recommended for new construction along with improved worker's camp sanitation and recreational facilities.

The single-wall construction of the buildings at Kunia Camp is typical of plantation housing. Single wall construction was also extensively utilized in most other residential construction in Hawaii. These single wall houses are typically either of board-and batten construction, as typically found at Kunia's old camp, or the more common configuration of tongue-and-groove (T&G) boards as typically found in the newer camp area. As T&G boards become readily available as a building material, they tended to be utilized more frequently over board and batten construction. For plantation housing "the recommended standard was a single-family house with not less than two bedrooms, on a lot of five thousand square feet,"³⁵ with a wash house, bath

³² Barbara Shideler, "Hawaii's Plantation Village: History, Interpretation and Design of an Outdoor History Museum," (Submitted to the Faculty of the Department of American Studies In Partial Fulfillment of The Requirements For The Graduate Certificate in Historic Preservation) 1993. P. 27.

³³ Beechert, *Working in Hawaii*, 1985. P. 192.

³⁴ Beechert, *Working in Hawaii*, 1985. P. 193.

³⁵ Shideler, "Hawaii's Plantation Village," 1993. p. 25.

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house and other sanitary provisions. "The size of houses increased, kitchens were generally within or attached to the houses and sanitary facilities improved."³⁶

The houses built for plantation laborers were remarkable for more than just their small size: the structures built were a study in economy of material and labor. The construction system utilized a single thickness of vertical board siding (usually ¾" to 1-1/4" thick) for bearing the roof and dead loads, thus eliminating the need for an internal structural frame. The wall is tied at the top and bottom plates, with a single girt at mid-span to prevent buckling. A hipped or gable roof caps the assembly, providing additional lateral stability.³⁷

This single-wall construction system was a common building technique on Hawaiian plantations through the 1960s. By eliminating the structural framing in wood buildings, carpenters created a system which utilized a bearing-wall of thin boards. Antecedents of Hawaii's single-wall construction lie in rural buildings in the western US mainland. Other forms of single-wall, or "plank" construction, were common on the United States mainland in the nineteenth century, in places where milled lumber was expensive, builders had limited financial resources, and construction was transitory. This included mining towns in California. Single wall construction is simple and economic, which gave it a wide appeal "among rural, pioneer and working class builders."³⁸ The least expensive type of construction available in Hawaii through most of the early twentieth century was single-wall construction, with T&G boards or the alternative board-and-batten type.

³⁶ Ibid.

³⁷ Ibid.

³⁸ Peter Schultz and Andrea Sue Morrison, "Architecture as Material Culture: A Survey of Residential and Commercial Structures in a Western Ghost Town," *California Archaeology*: California Dept. of Parks and Recreation. 1995. pp. 105 & 106.

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U.S. Department of the Interior, National Park Service, Bulletin 16a. "How To Complete the National Register Registration Form." Washington D.C., 1997.

U.S. Department of the Interior, National Park Service, Bulletin 15. "How To Apply the National Register Criteria for Evaluation." Washington D.C., 1997. Washington D.C., 1997.

U.S. Geological Survey Topographic Map (USGS). Schofield Quadrangle. From Hawaii State Archives. 1928, 1935, 1940.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 50 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

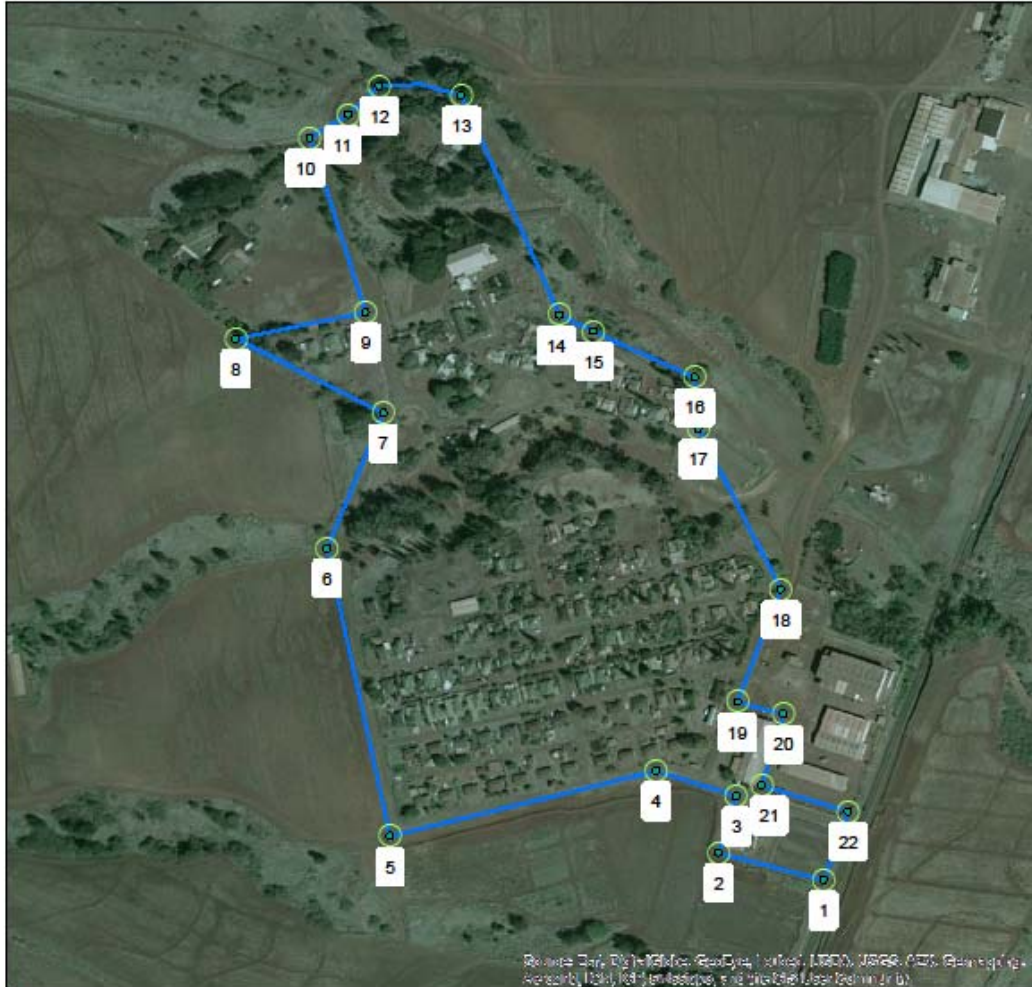
Kunia Camp
 Name of Property

Honolulu, Hawaii
 County and State

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983



1: 04Q 597520.7596	2372919.9353	12: 04Q 597112.3662	2373687.2313
2: 04Q 597425.3109	2372945.7117	13: 04Q 597187.1382	2373678.9301
3: 04Q 597440.9577	2373000.8018	14: 04Q 597277.4046	2373466.3392
4: 04Q 597367.9968	2373024.9014	15: 04Q 597308.5899	2373450.7495
5: 04Q 597126.503	2372959.9769	16: 04Q 597400.7171	2373406.7519
6: 04Q 597067.3846	2373238.8177	17: 04Q 597404.2211	2373356.9919
7: 04Q 597117.7255	2373370.3026	18: 04Q 597480.3567	2373201.5214
8: 04Q 596983.4552	2373441.6117	19: 04Q 597441.3176	2373091.9795
9: 04Q 597101.253	2373467.8125	20: 04Q 597483.302	2373080.6424
10: 04Q 597049.4164	2373636.5768	21: 04Q 597464.1696	2373011.4768
11: 04Q 597084.1303	2373659.2482	22: 04Q 597542.9439	2372986.4661

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

The proposed boundary for the district on the south and west is Kunia Drive. Continuing clockwise, the boundary extends northwest, following Kunia Drive until it angles sharply to the northwest (going off of Kunia Drive) until it intersects the far west portion of Pa'ani Street, where it then angles to the east, following Pa'ani Street until it once again intersects Kunia Drive. Continuing northwest along Kunia Drive, it then wraps to the east along Pu'u Drive on the northern most portion of the boundary before reaching south to Pa'ani Street on the north and east sides of the Old Camp area. From the sharp ninety degree bend of Pa'ani Street (at its south corner) the boundary angles southeast to Lua Wai Street. It follows Lua Wai southwest until it extends east and south to contain the Main Office Building, main entrance on Kunia road, and the Kunia Store before returning west and north to run along Kunia Drive.

Boundary Justification (Explain why the boundaries were selected.)

The proposed boundaries of the Kunia Camp Historic District incorporates the residences in the Old Camp and the New Camp, as well as other associated buildings, such as the Gymnasium, Chapel, Agricultural Research Building, the Main Office Building, and the Store. All of these structures contribute to the significance of the district, were built during the period of significance of the district, and they retain historic integrity in the majority of their aspects to convey that significance. The school, although historically intact and associated with the camp, is not included in the proposed district because it is not on Kunia Village Title Holding Company property.

11. Form Prepared By

name/title: Monica K. Bacon
organization: Wa Kahiko RSL, for Mason Architects, Inc.
street & number: 1620 Anapuni St.
city or town: Honolulu state: Hawaii zip code: 96822
e-mail mbacon@hawaiiantel.net
telephone: 808-391-0381
date: 10/11/12

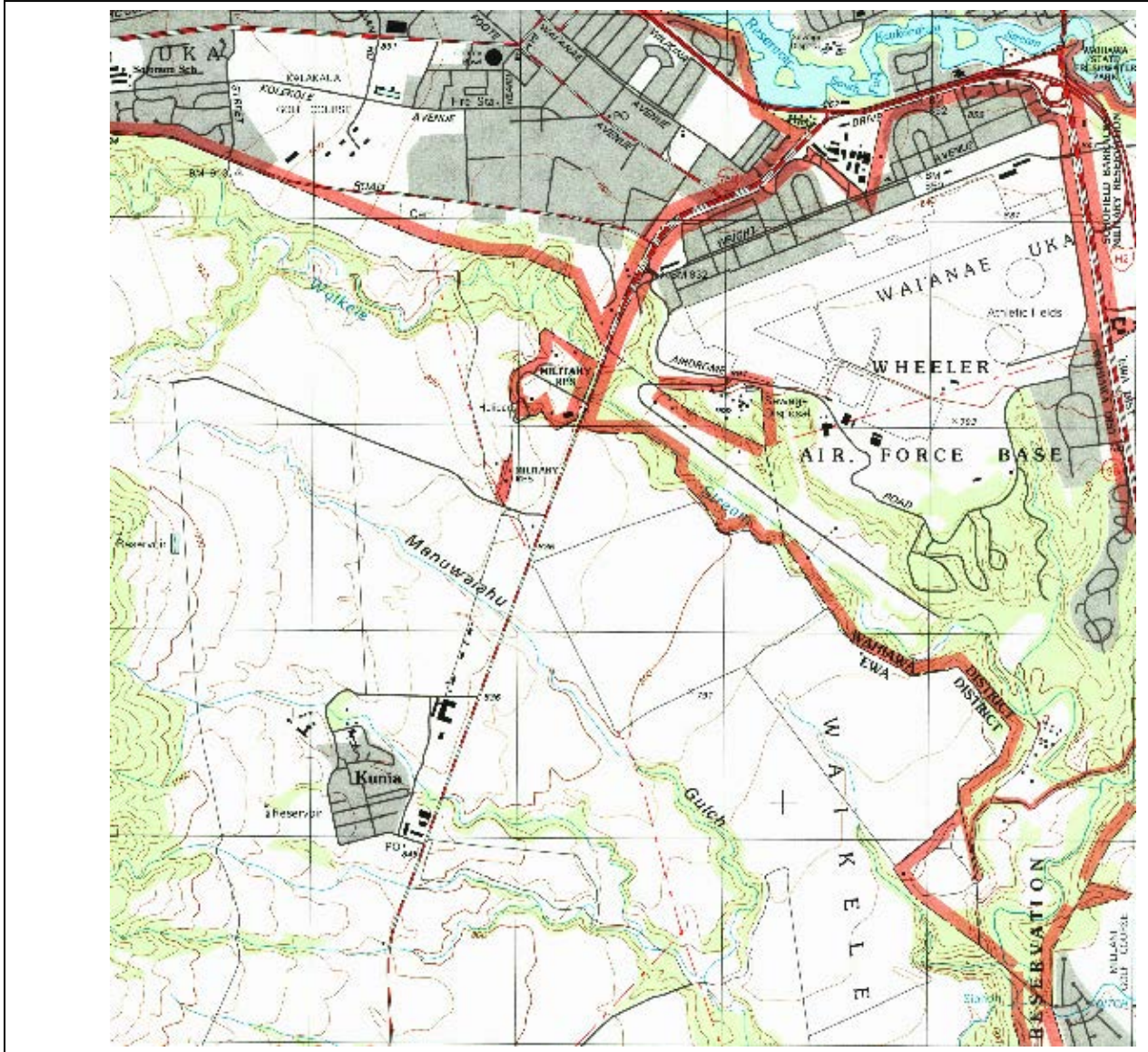
Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Additional Documentation

Submit the following items with the completed form:

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



Kunia Camp
Name of Property

Honolulu, Hawaii
County and State



Figure 2. Proposed Historic District Boundary for Kunia Camp. (Source:MAI)

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

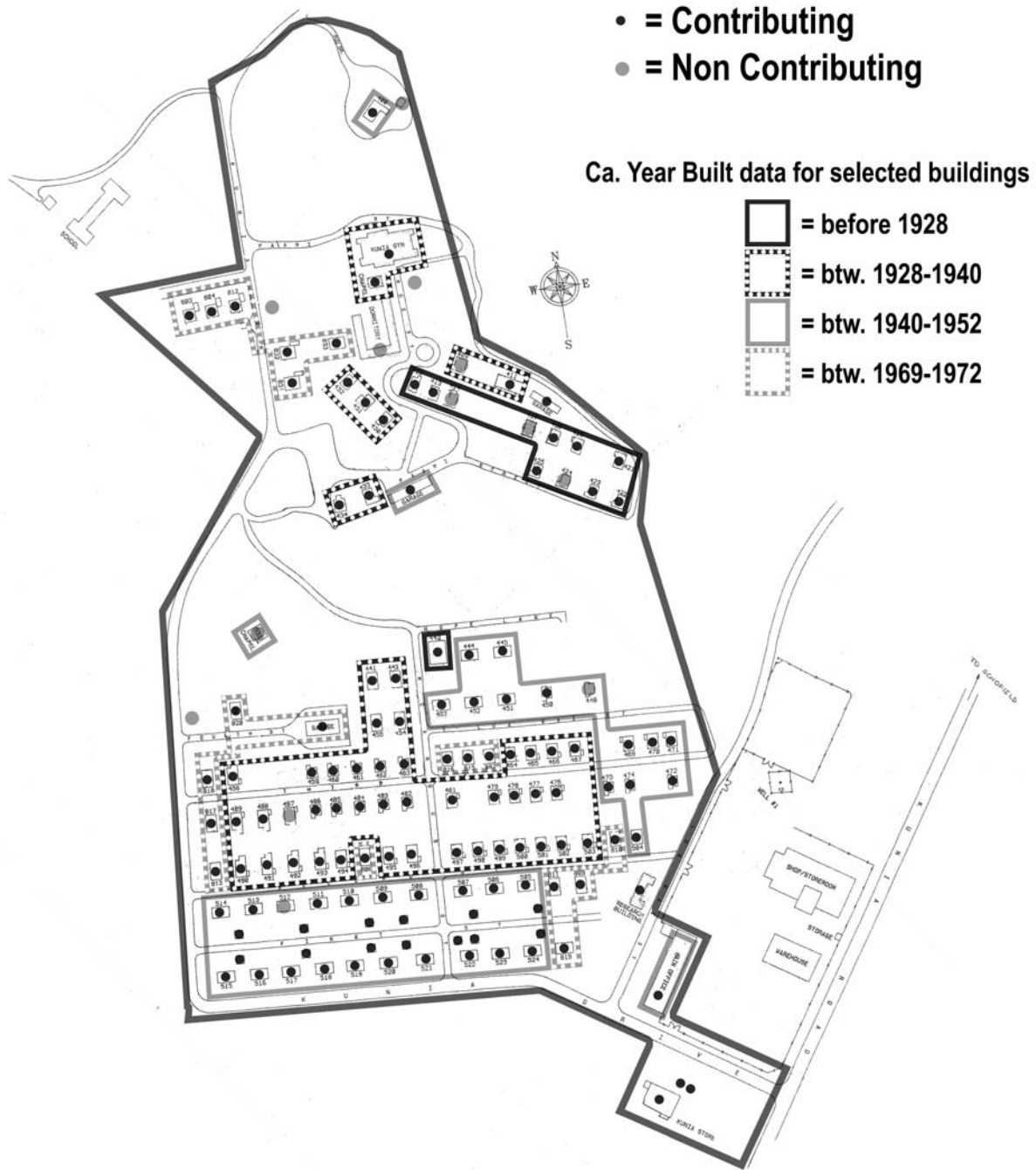


Figure 3. Proposed Kunia Camp Historic District, showing contributing (marked in black) and non-contributing (marked in grey) resources, along with year built. (Source: MAI)

NOTE: Year built dates were determined from the following sources:

- 1928 USGS topographical map,
- Ca. 1939-40 aerial photo, (*Hawaii State Archives*)
- November 18, 1952 aerial photo, (*Hawaii State Archives*)
- 1972 map "Kunia Camp Old & New," (*Del Monte Archives, HARC office, Kunia*)

Kunia Camp
 Name of Property

Honolulu, Hawaii
 County and State

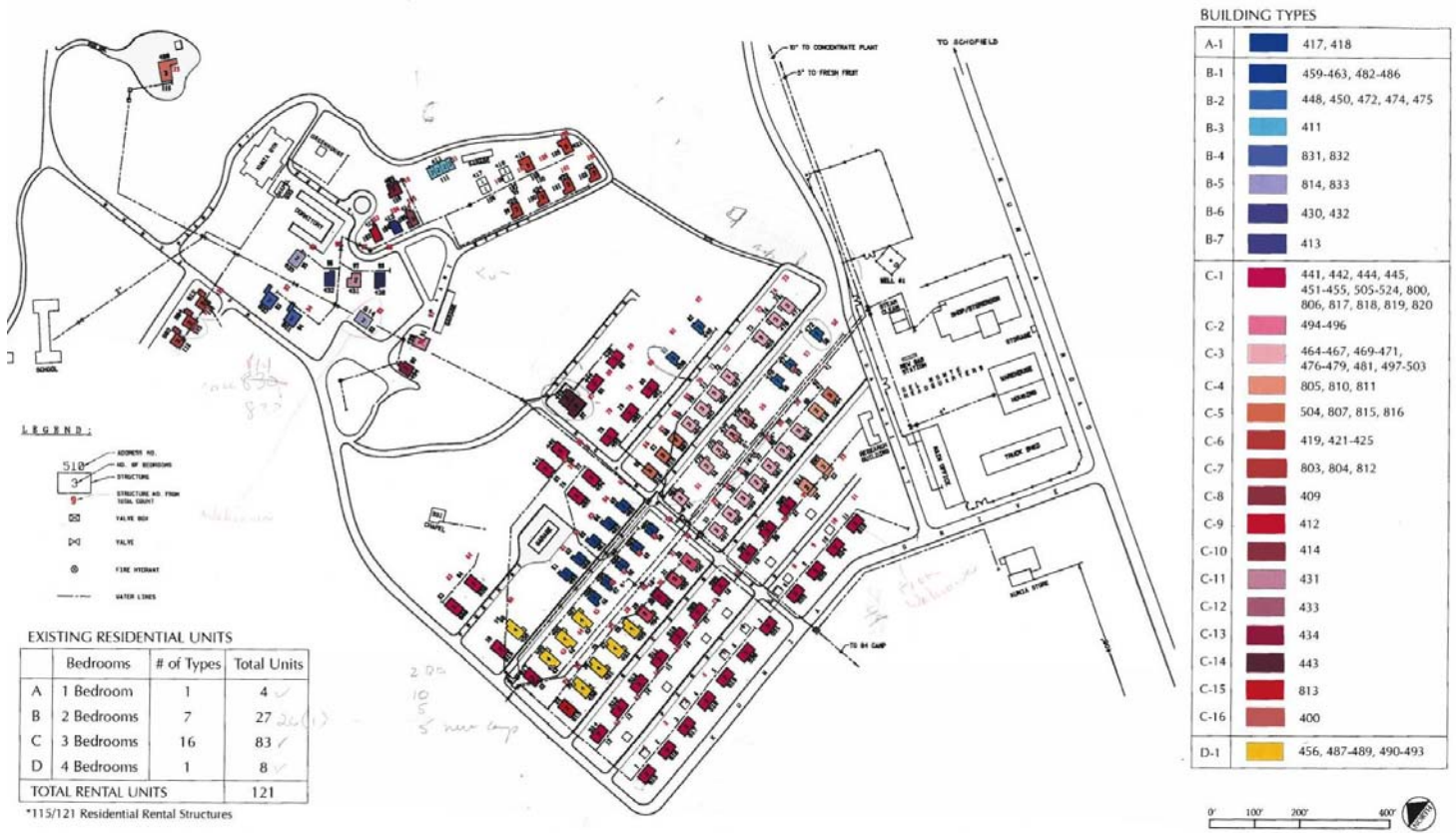


Figure 4. Kunia Camp - Site Plan with Unit Key (Source: Group 70 International)

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State



Figure 5. 1928 USGS topographical map showing “Kunia Camp” in what is known today as the Old Camp (Source: Hawaii State Archives.)

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State



Figure 6. Ca. 1939-40 aerial photo showing the Old Camp fully built-out, and the first phase of the New Camp completed. (Source: Hawaii State Archives)



Figure 7. November 18, 1952 aerial photograph showing the expanded New Camp. (Source: Hawaii State Archives)

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

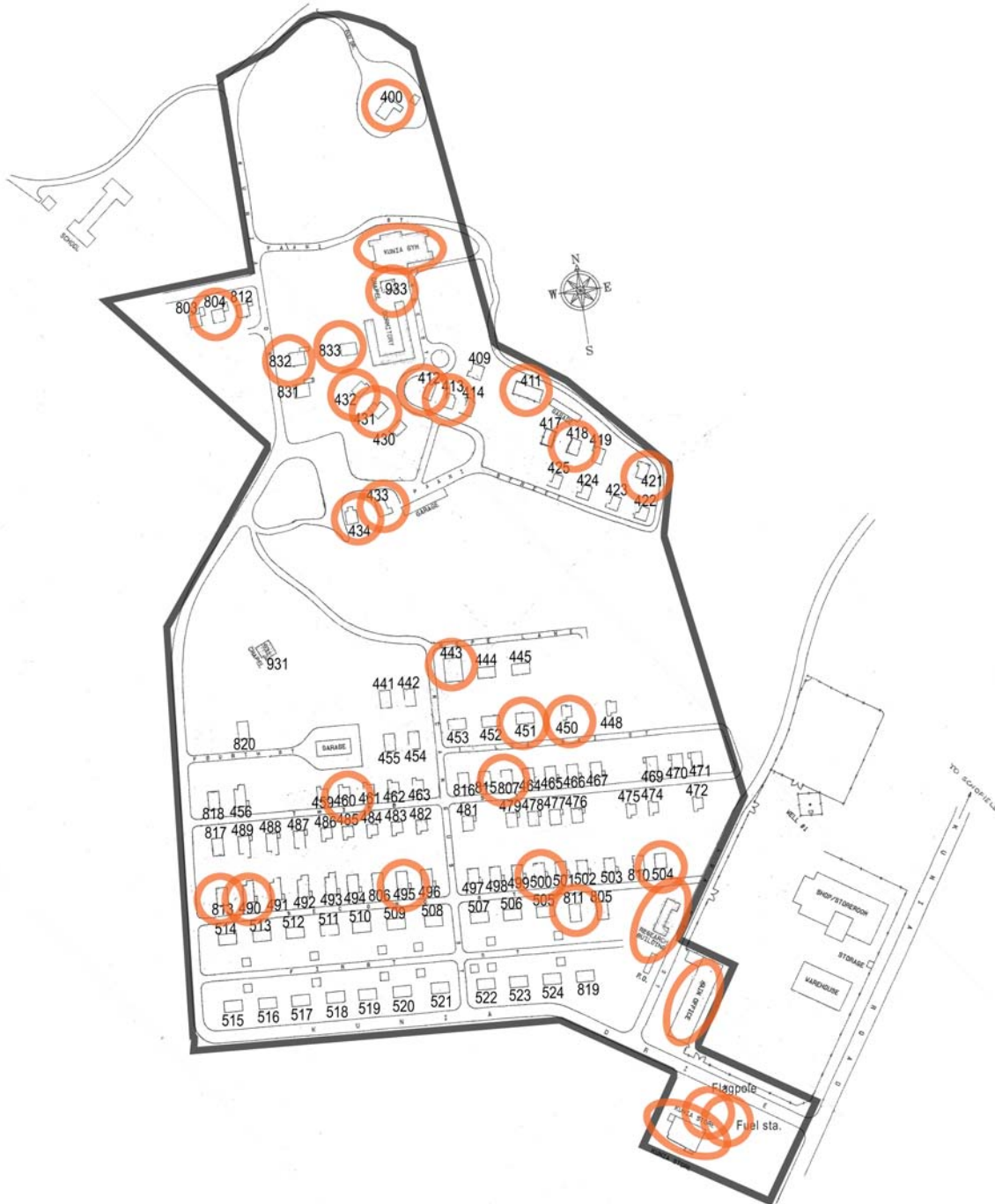


Figure 8. Photo key map for buildings in Kunia Camp Historic District.

Kunia Camp
 Name of Property

Honolulu, Hawaii
 County and State

Table 4. Photo Log for Kunia Camp Historic District

Building	Photo
418	1 of 31
460	2 of 31
450	3 of 31
411	4 of 31
832	5 of 31
833	6 of 31
432	7 of 31
413	8 of 31
451	9 of 31
495	10 of 31
500	11 of 31
811	12 of 31
807	13 of 31
504	14 of 31
421	15 of 31
804	16 of 31
412	17 of 31
431	18 of 31
433	19 of 31
434	20 of 31
443	21 of 31
813	22 of 31
400	23 of 31
490	24 of 31
933 Chapel	25 of 31
Gymnasium	26 of 31
Ag Research	27 of 31
Main Office	28 of 31
Kunia Store	29 of 31
Flagpole	30 of 31
Fuel Sta.	31 of 31

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Photo Log

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: A-1

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #418, view looking Northwest.



1 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: B-1

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #460, view looking Northeast.



2 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: B-2

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #450, view looking Northeast.



3 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: B-3

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #411, view looking Southeast.



4 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: B-4

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #832, view looking Southeast.



5 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: B-5

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #833 view looking Southeast.



6 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: B-6

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #432 view looking East.



7 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: B-7

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #413 view looking Northeast.



8 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-1

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #451, view looking North.



9 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-2.

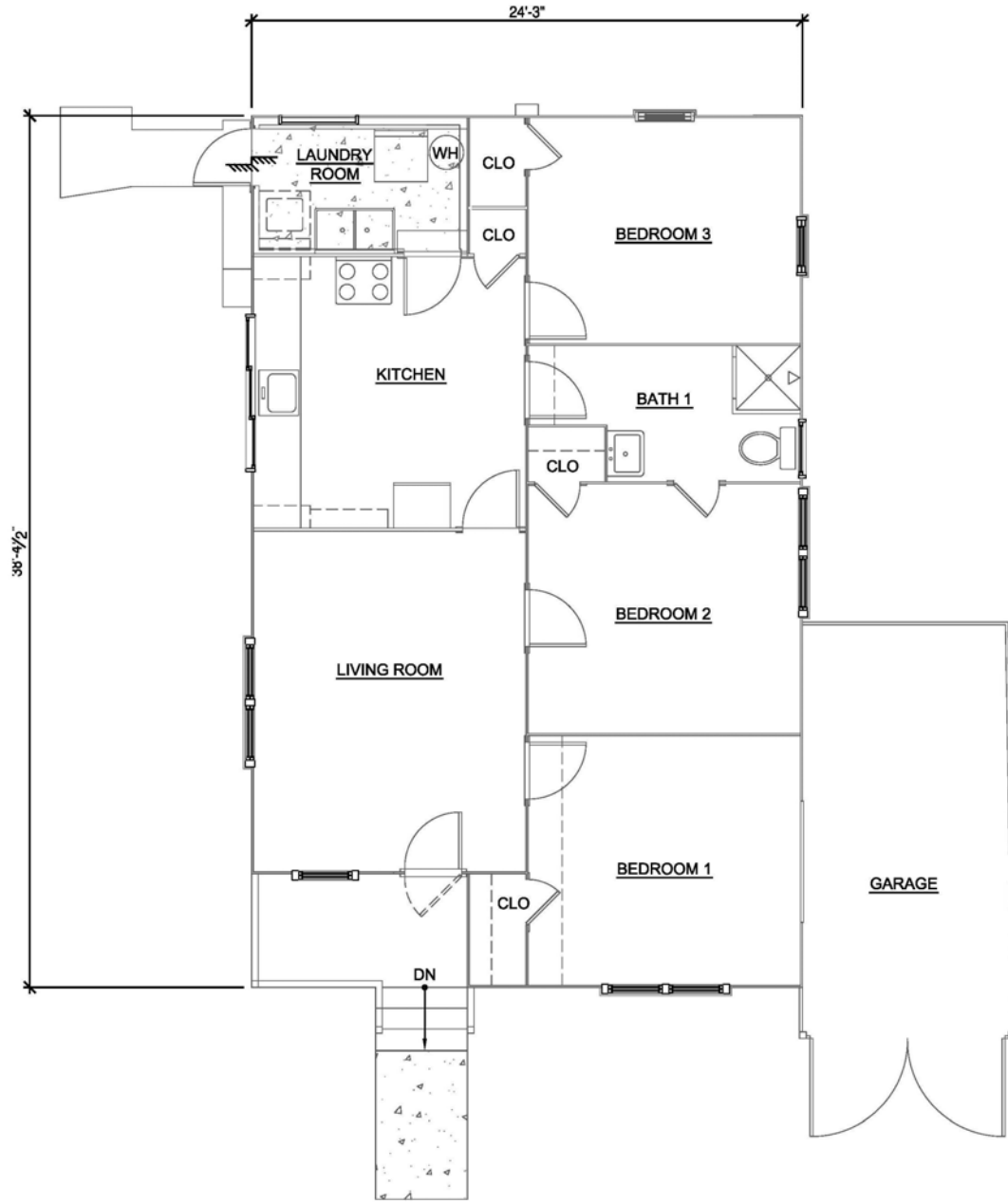
Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #495 view looking Northeast.



10 of 31. Floor plan on next page.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State



Mason Architects – Kunia Plantation Village Type C-2 Existing Floor Plan .

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-3

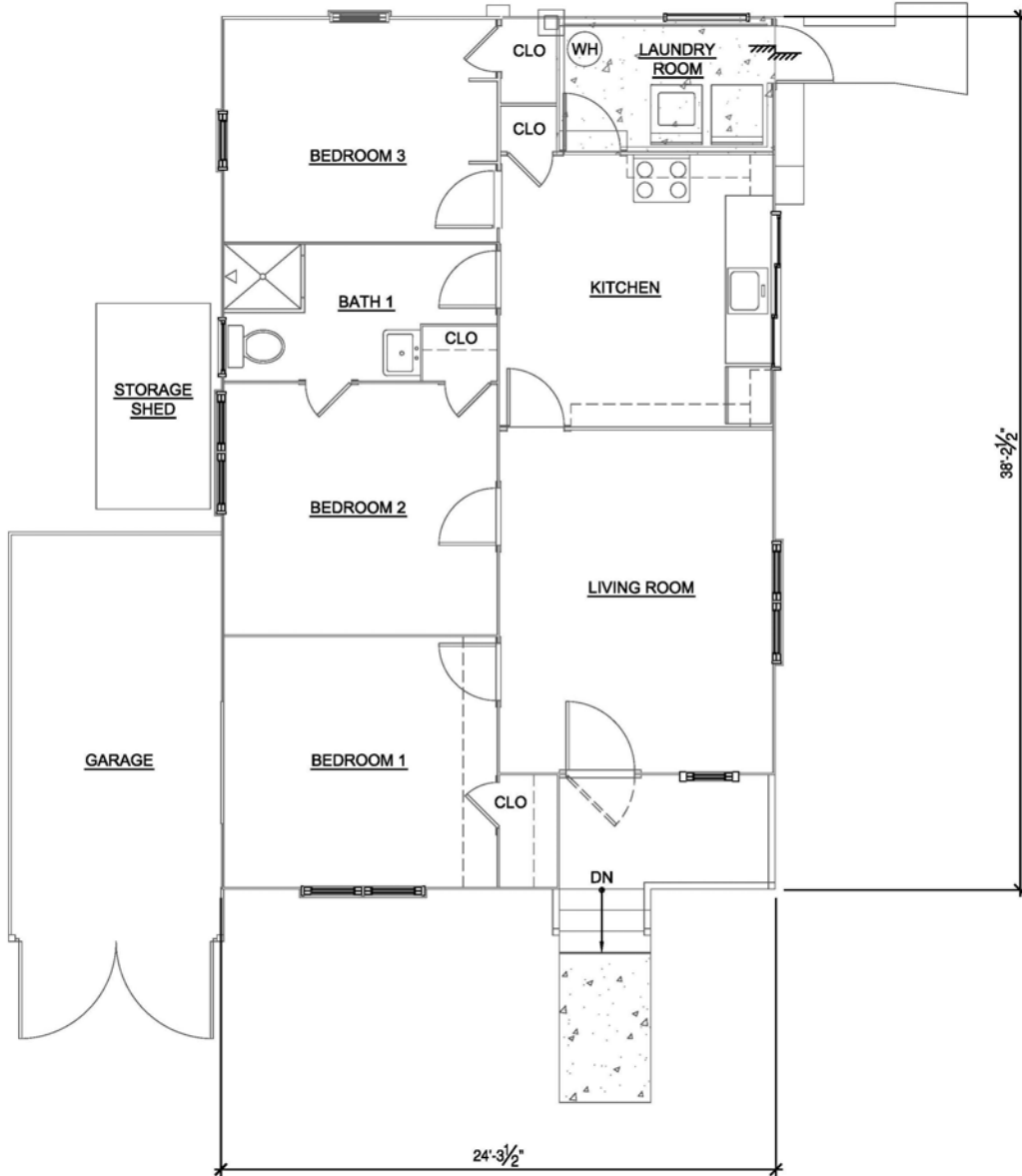
Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #500, view looking Northeast.



11 of 31. Floor plan on next page.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State



Mason Architects – Kunia Plantation Village Type C-3 Existing Floor Plan .

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-4

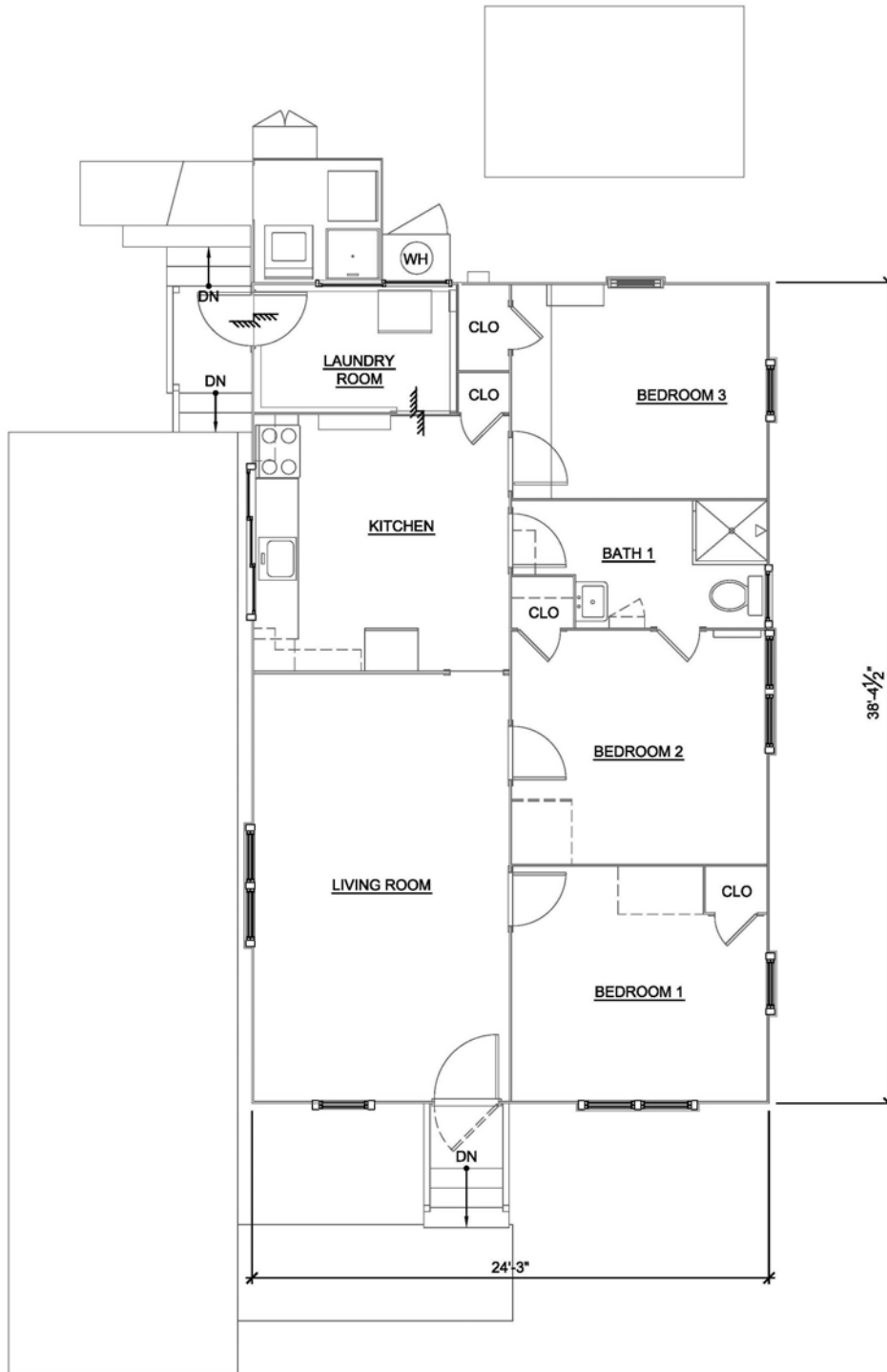
Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #811, view looking south.



12of 31. Floor plan on next page.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State



Mason Architects – Kunia Plantation Village Type C-4 Existing Floor Plan .

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-5

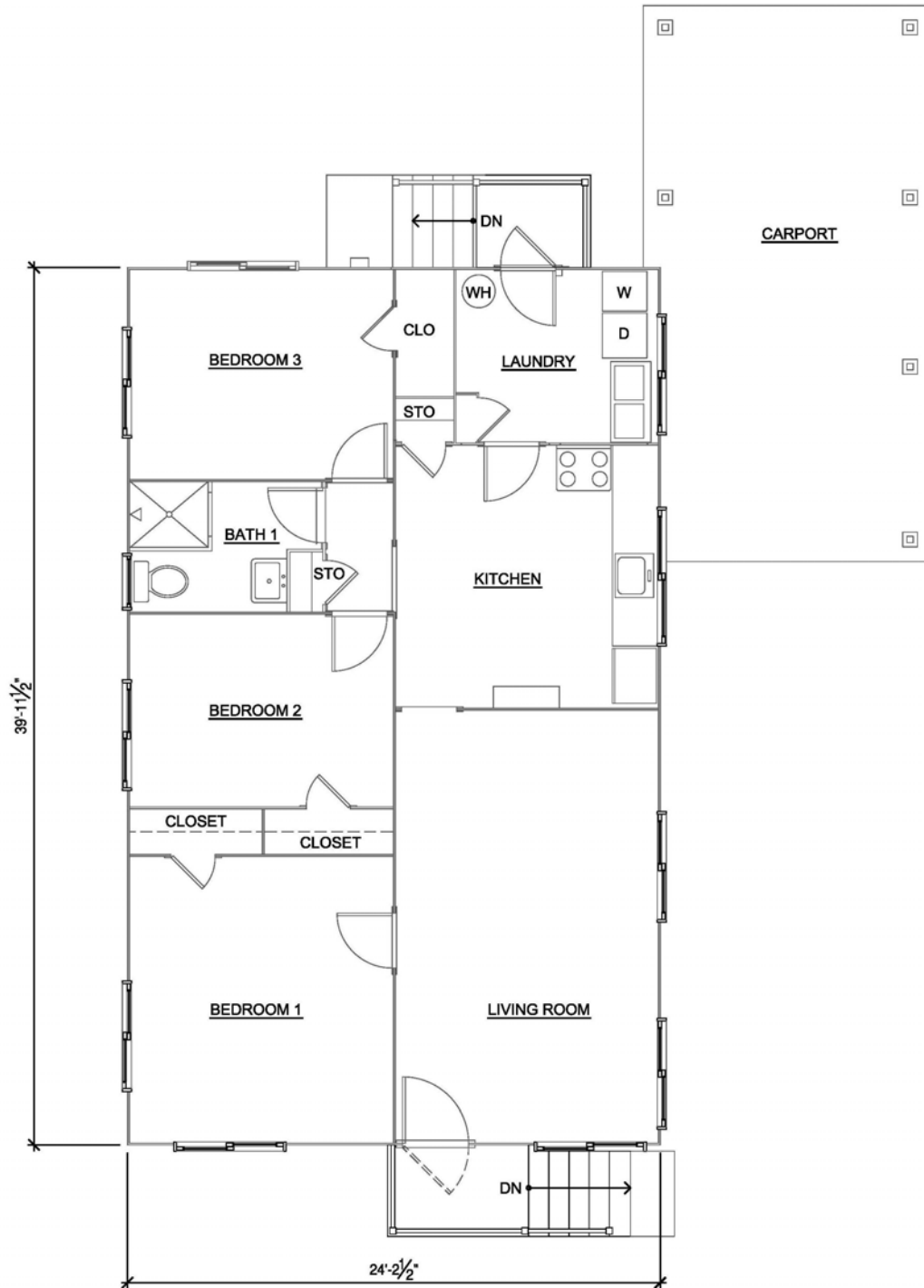
Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #807, view looking southwest.



13 of 31. Floor plan on next page.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State



Mason Architects – Kunia Plantation Village Type C-5 Existing Floor Plan

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-5a

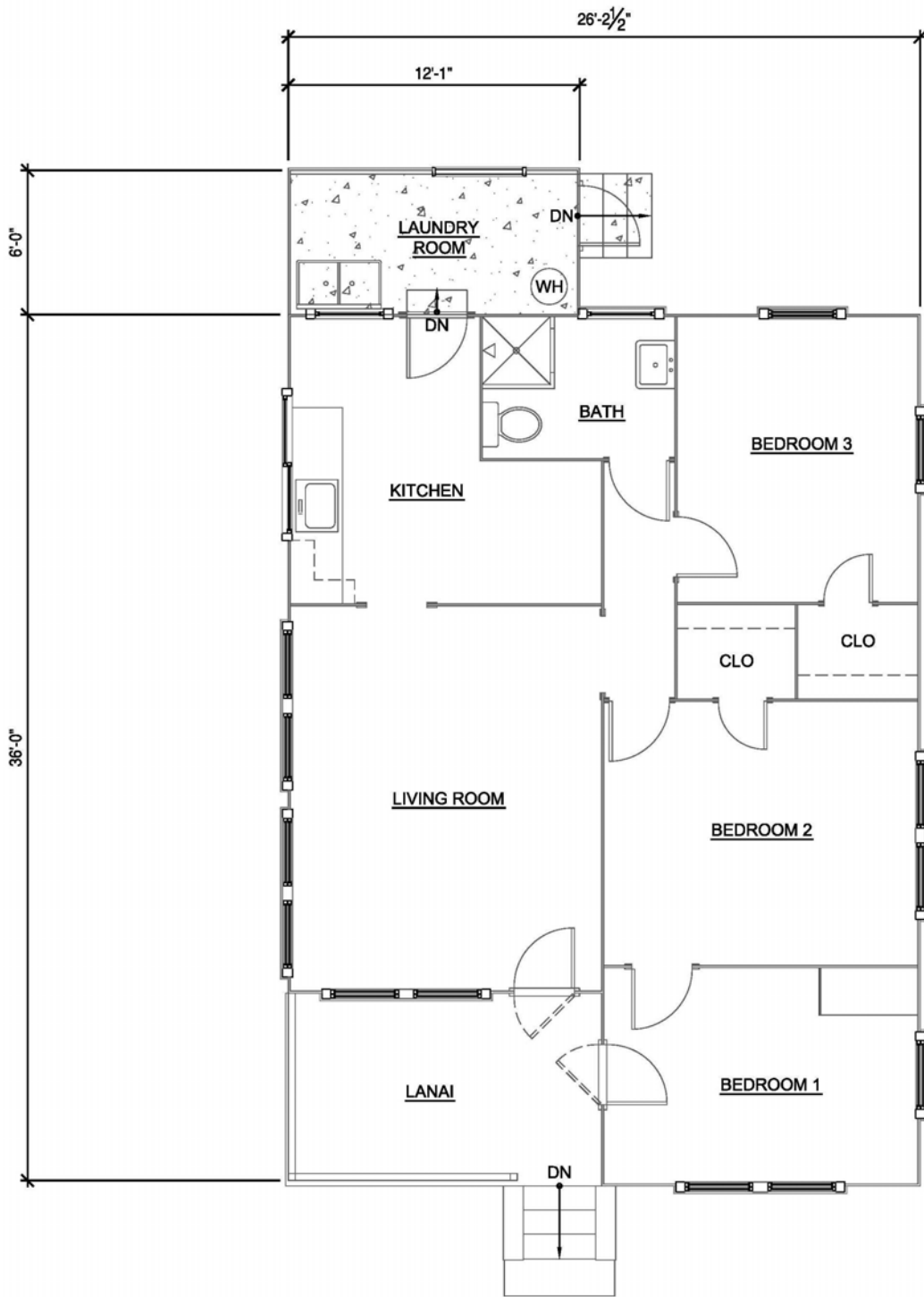
Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #504, view looking Northeast.



14of 31. Floor plan on next page.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State



Mason Architects – Kunia Plantation Village Type C-5a Existing Floor Plan .

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-6

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #421, view looking North.



15of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-7.

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #804 view looking south.



16 of 31. No floor plan available for this building type.

Note that type C-8 and Type C-10 each have only 1 building that are non-contributing, so no photo of these types is included.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-9.

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #412 view looking northeast.



17 of 31. No floor plan available for this building type.

Note that type C-8 and Type C-10 each have only 1 building that are non-contributing, so no photo of these types is included.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-11

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #431, view looking east.



18of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-12.

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #433 view looking south.



19 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-13.

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #434 view looking east.



20 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #443 view looking southeast.



21 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-15

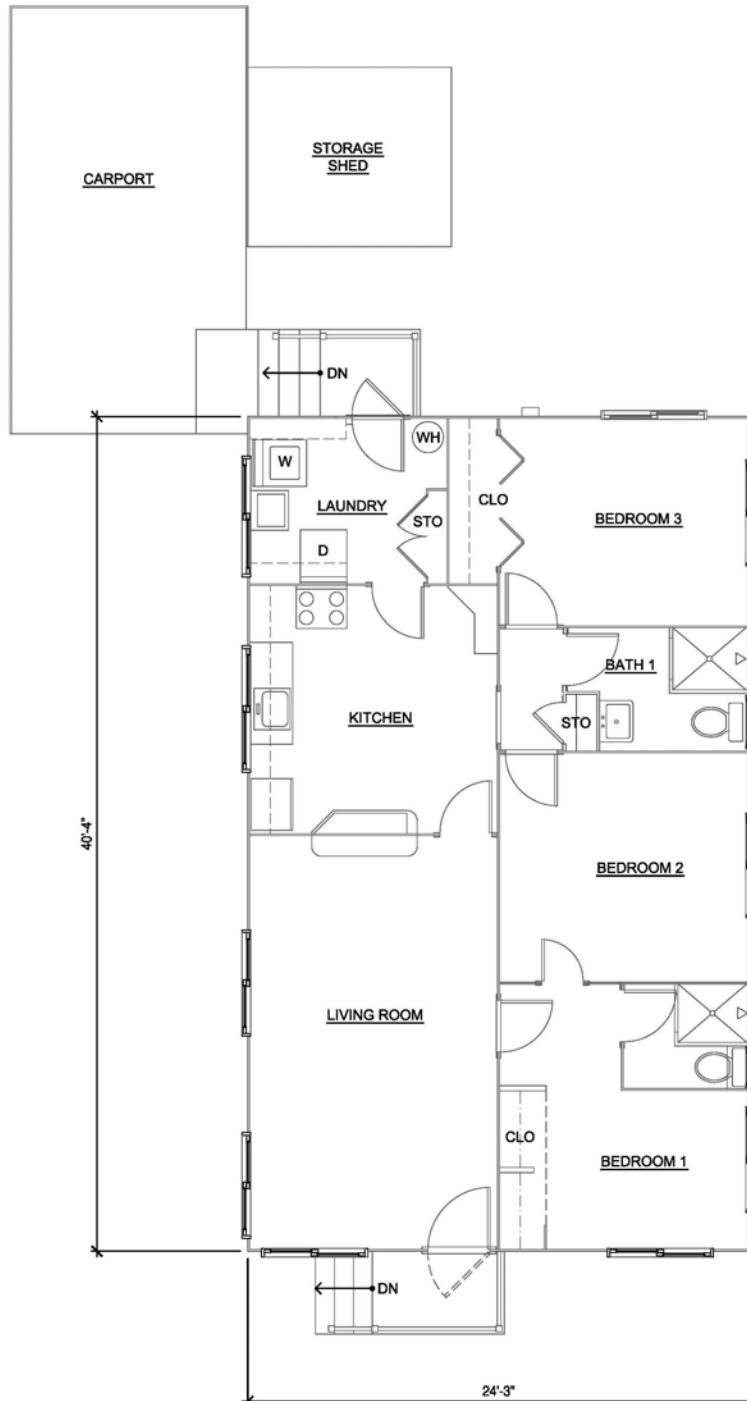
Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #813, view looking northeast.



22of 31. Floor plan on next page.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State



Mason Architects – Kunia Plantation Village Type C-15 Existing Floor Plan

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: C-16.

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #400 view looking south.



23 of 31. No floor plan available for this building type.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011 Residential Design Type: D-1.

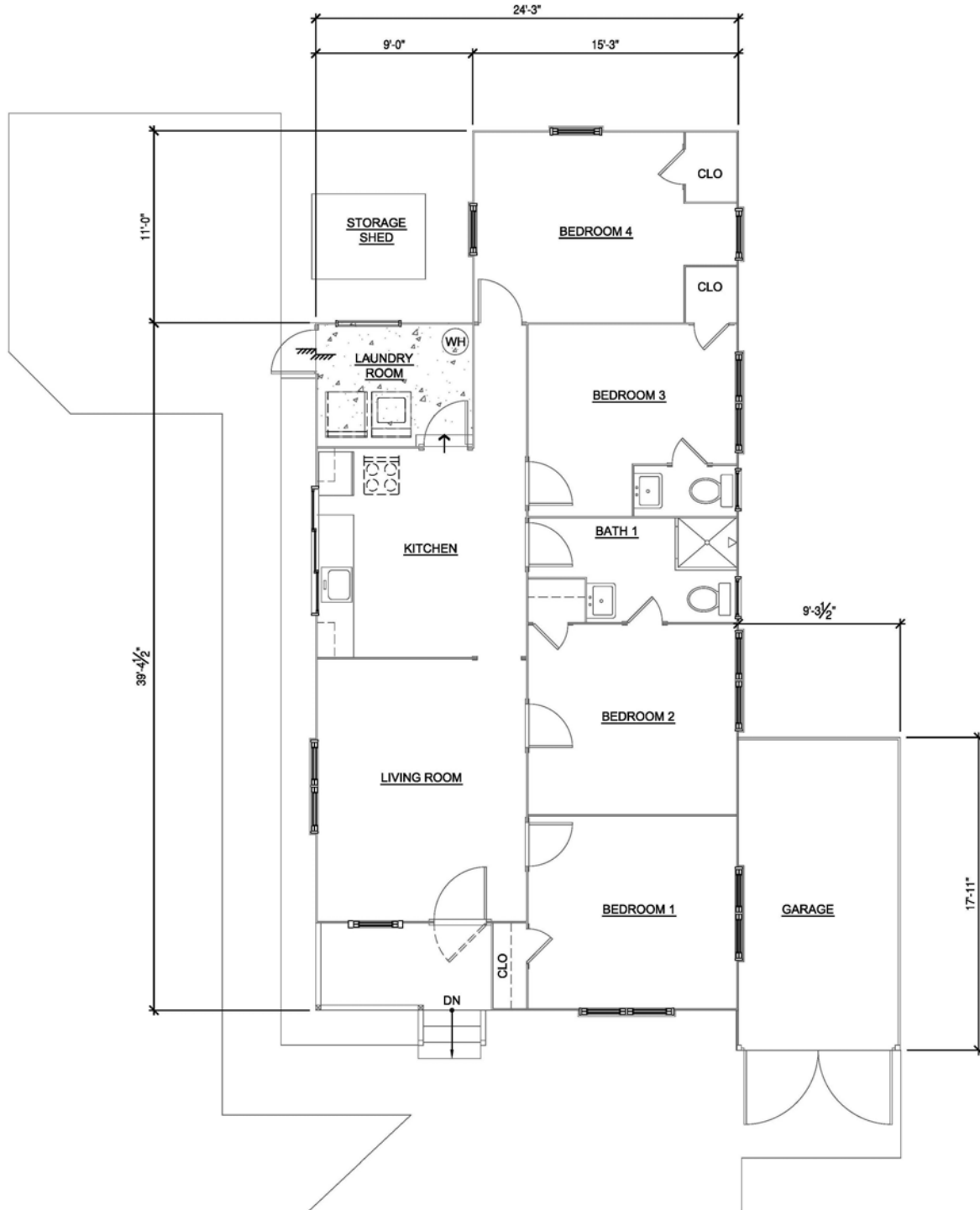
Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Residence #490 view looking northeast.



24 of 31. Floor plan on next page.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State



Mason Architects – Kunia Plantation Village Type D-1 Existing Floor Plan

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011

Description of Photograph(s) and number, include description of view indicating direction of camera: Building/Chapel #933 view looking east.



25 of 31.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011

Description of Photograph(s) and number, include description of view indicating direction of camera: Gymnasium view looking south.



26 of 31.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011

Description of Photograph(s) and number, include description of view indicating direction of camera: Agricultural Research Building view looking northwest.



27 of 31.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011

Description of Photograph(s) and number, include description of view indicating direction of camera: Main Office Building view looking northeast.



28 of 31.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Dee Ruzicka

Date Photographed: September, 2011

Description of Photograph(s) and number, include description of view indicating direction of camera: Kunia Store, view looking southeast.



29 of 31.

Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: February, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Flagpole view looking southwest.



Kunia Camp
Name of Property

Honolulu, Hawaii
County and State

Name of Property: Kunia Camp Historic District

City or Vicinity: Kunia

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: February, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: open-sided, flat roofed structure on a concrete slab (possible Refueling Station) view looking northeast.



31 of 31.

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.













833

JTP 779

2













811



807











18

APB 285



























HORIZON
LINES

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Kunia Camp

MULTIPLE NAME:

STATE & COUNTY: HAWAII, Honolulu

DATE RECEIVED: 10/17/14 DATE OF PENDING LIST: 11/12/14
DATE OF 16TH DAY: 11/28/14 DATE OF 45TH DAY: 12/03/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000970

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

Kunia Camp meets National Register Criteria A and C at the state level of significance in the areas of Agriculture, Architecture and Community Planning and Development. The camp represents the last intact pineapple plantation housing community (under single ownership) on Oahu. Initial construction began around 1928, with full build-out of the district completed by 1972, corresponding with the peak years of economic importance for the local pineapple industry. Pineapple agriculture represented Hawaii's second largest industry after sugar, and the Kunia Camp is an excellent illustration of the community building and planning efforts undertaken by the major pineapple firms operating on the Islands. In particular, the district contains a significant collection of vernacular, single-wall, Hawaii plantation-style designs. The period of significance includes the final era of community building (1969-72), in order to provide a complete representation of the historic evolution of worker plantation construction and community building efforts on Oahu during the height of the industry in the twentieth century.

RECOM./CRITERIA Accept CRITERIA A+C

REVIEWER Paul R. Lusignan DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 12/1/2014

DOCUMENTATION see attached comments Y/N see attached SLR Y (N)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

JESSE K. SOUKI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONSERVATION
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND GRASSLANDS
LAND AND NATURAL RESOURCES
ENGINEERING



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

DATE: October 7, 2014

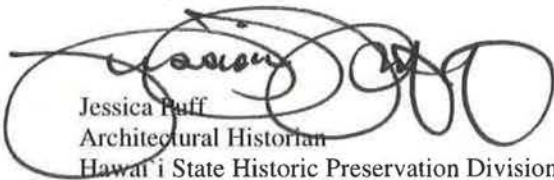
TO: Paul Lusignan
National Park Service
1201 "Eye" Street, 8th Floor
Washington, DC 20005

Re: Kunia Camp National Register Nomination

Dear Mr. Lusignan,

I am pleased to recommend Kunia Camp be considered for the National Register of Historic Places. The enclosed disk contains the true and correct copy of the nomination for the Kunia Camp to the National Register of Historic Places. Thank you for reviewing and processing this nomination, please feel free to contact me by phone at (808) 692-8023 or email at Jessica.l.puff@hawaii.gov if you have any questions.

Sincerely,



Jessica Puff
Architectural Historian
Hawaii State Historic Preservation Division