

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Old Sugar Mill of Koloa

AND/OR COMMON

(Same as above)

**2 LOCATION**

STREET &amp; NUMBER Junction of Maluhia Road (52) and Koloa Road (53)

CITY, TOWN

Koloa

\_\_\_ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

STATE

Hawaii

\_\_\_ VICINITY OF

CODE

COUNTY

Kauai

CODE

**3 CLASSIFICATION****CATEGORY**

\_\_\_ DISTRICT  
\_\_\_ BUILDING(S)  
\_\_\_ STRUCTURE  
 SITE  
\_\_\_ OBJECT

**OWNERSHIP**

\_\_\_ PUBLIC  
 PRIVATE  
\_\_\_ BOTH  
**PUBLIC ACQUISITION**  
\_\_\_ IN PROCESS  
\_\_\_ BEING CONSIDERED

**STATUS**

OCCUPIED in parts  
\_\_\_ UNOCCUPIED  
\_\_\_ WORK IN PROGRESS  
**ACCESSIBLE**  
 YES: RESTRICTED  
\_\_\_ YES: UNRESTRICTED  
\_\_\_ NO

**PRESENT USE**

\_\_\_ AGRICULTURE  
 COMMERCIAL  
\_\_\_ EDUCATIONAL  
\_\_\_ ENTERTAINMENT  
\_\_\_ GOVERNMENT  
\_\_\_ INDUSTRIAL  
\_\_\_ MILITARY  
\_\_\_ MUSEUM  
\_\_\_ PARK  
 PRIVATE RESIDENCE  
\_\_\_ RELIGIOUS  
\_\_\_ SCIENTIFIC  
\_\_\_ TRANSPORTATION  
\_\_\_ OTHER:

**4 OWNER OF PROPERTY**

NAME Grove Farm Company Ltd.

STREET &amp; NUMBER

CITY, TOWN

Puhi

The current Tax Map Key gives owners as: A. F. Knudsen Trust; Bishop Trust Co., Ltd. Trust, Eric A. Knudsen Trust; Bishop Trust Co., Ltd. and Valdemar E. Knudsen Trust. Also, McBride Sugar Co., Ltd. and Pua Hale Ltd.

STATE

Kauai

\_\_\_ VICINITY OF

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Bureau of Conveyances

STREET &amp; NUMBER

CITY, TOWN

Honolulu

STATE

Hawaii

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE National Survey of Historic Sites and Buildings

DATE  
1962 FEDERAL \_\_\_ STATE \_\_\_ COUNTY \_\_\_ LOCALDEPOSITORY FOR  
SURVEY RECORDSHistoric Sites Survey Division, Heritage Conservation and  
Recreation Service

CITY, TOWN

Washington

STATE

D.C.

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

---

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Condition of the Site: The massive square stone foundation of the 1841 mill chimney and the foundations of the mill still stand. They are at present covered with a dense grove of trees and brush, but the intent of the owners is to preserve them as part of a museum of the sugar industry. The ruins stand at the very edge of the extensive sugar fields which surround Koloa. Visible near the chimney is the subsurface foundation revealing brick work and arched supports. In addition to foundation platforms stretching throughout the area, the nearby streams contain structural remains that are evidence of water impoundments, sluices, and diversion channels associated with the mill. These features are shown on the accompanying sketch map and are identified as follows:

1. Portions of both Waihohonu and Omao Streams, the sources of water for mill operation.
2. Remains of dams(?) for water impoundment.<sup>1</sup>
3. Remains, apparently of viaduct and/or lock.
4. Portion of Waikomo Stream and raceway.
5. Historic Ranch Road.<sup>1</sup>
6. Mill and related features.<sup>1</sup>
7. Unidentified foundation.
8. Houses and outbuildings which do not contribute to the significance of landmark.
9. Recently constructed real estate office. Does not contribute to landmark's significance.

---

<sup>1</sup>Feature shown on "Map of Koloa, Kauai," by M. D. Monsarrat, August, 1891 and retracing in 1901. Map located at Grove Farm, Lihue.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1939

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The following statement of significance is taken from the National Survey form of 1962 prepared by Dr. John A. Hussey:

The Ladd & Company sugar plantation, established at Koloa in 1835, was "the first successful Hawaiian sugar plantation." Its creation and its subsequent success marked the "real foundation" of what is now Hawaii's largest industry. Since sugar long played a major role in Hawaiian economics and politics and perhaps was the dominant force in bringing about the annexation of the islands to the United States, this site is of major national significance.

The origins of the sugar industry in the Hawaiian Islands are shrouded in uncertainty. Captain Cook found sugar cane being grown by the natives when he discovered the islands in 1778, although there were no plantations as presently understood. Foreigners quickly realized that the climate and soil were well suited for the growing of sugar, and small-scale planting began at an early date. According to tradition, an unidentified Chinese brought a crude stone mill and boilers to Lanai about 1802 and ground one small crop before returning to China the next year. He may have been the first to manufacture sugar in Hawaii. In 1811 there is a record that Kamehameha I had a cane mill and boiler, and it is known that the early Spanish resident, Don Francisco de Paula Marin was engaged in making sugar in 1819. Several other early sugar manufactures are named during the early 1820's, but all of these efforts were on a small scale and were more or less experimental.

In 1825 a tubercular Englishman named John Wilkinson planted sugar in Manoa Valley behind Honolulu, and before his death 2 years later he had about 100 acres under cultivation. This effort is generally considered to be the first sugar plantation in the islands, but it was not a commercial success. The mature crop was made into rum after Wilkinson's death, a fact which so angered Dowager Queen Kaahumanu that she ordered the cane plowed under and the land planted with sweet potatoes.

The real beginning of the sugar industry, however, came in 1835, when Peter Allan Brinsmade, William Ladd, and William Hooper--all New Englanders with missionary connections who had come to Honolulu in 1833 to establish a "mercantile trading house"--decided that the greatest commercial opportunities in the islands lay in agriculture. Under the name of Ladd & Co. they leased 980 acres of land at Koloa, on the Island of Kauai, from King Kamehameha III at an annual rent of \$300. The lease included a mill site and a waterfall for power at Maulili pool, about a mile from the Koloa Landing.

(CONTINUED)

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Arthur C. Alexander, Koloa Plantation, 1835-1935: A History of the Oldest Hawaiian Sugar Plantation (Honolulu, 1937); Ethel M. Damon, Koamalu, A Story of Pioneers on Kauai (2 vols., Honolulu, 1931), I, 176-200; Ethel M. Damon, Sanford Ballard Dole and his Hawaii (Palo Alto, Calif., 1957), 36; Hawaiian Sugar Planters' Assc., Sugar in Hawaii (Honolulu, 1949), 12-15; Hawaii's Sugar News, Sept., 1953; Jan., 1935; John W. Vandercook, King Cane: The Story of Sugar in Hawaii (New York, 1939), 22-25; John A. Hussey, National Survey Form. "Old Sugar Mill of Koloa," Historic Sites Survey, National Park Service, 1962.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 10 acres

UTM REFERENCES

A	0 4	4 5, 1 6, 2, 0	2 4 2 2 9, 2, 0	B	0, 4	4 5, 1 6 6 0	2, 4 2, 2 6 9 0
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	0 4	4 5, 1 3, 7, 0	2 4 2 2 5, 8, 0	D	0 4	4 5, 1 4, 9, 0	2 4 2 2 9, 4, 0

### VERBAL BOUNDARY DESCRIPTION

The boundary of the Old Sugar Mill at Koloa is shown in red on the enclosed copy of the Tax Map Key for Kaua'i--Zone 2, Sec. 8, Plat 06. The copy is reduced from the original so that the scale 1"=100 ft. is not accurate. (1"=300' is approximately correct.) Beginning at the intersection of the north bank of Waihononu Stream and the west edge of Maluhia Road (State Route 52) the boundary continues along said road edge south to the intersection of said edge with the north edge

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Benjamin Levy, Historian

ORGANIZATION Historic Sites Survey, Heritage Conservation and Recreation Service

STREET & NUMBER

1100 L Street NW.

CITY OR TOWN

Washington

DATE

August 1978

TELEPHONE

202-523-5464

STATE

D.C. 20240

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

3/22/84

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

Old Sugar Mill of Koloa

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

Hooper, a young man of energy, moved to the leased land asmmanger. Though "well nigh starved into a retreat" by taboos placed on the enterprise by jealous chiefs, he laid out 12 acres on September 12, 1835, and gradually made headway. A mill was completed at Maulili Pool in 1836, but only molasses was produced the first year. The wooden rollers of the mill wore out under the grinding. The next year iron rollers were imported and a new mill built--the first iron sugar mill in Hawaii. Hooper proudly told his partners, "our work at Maulili will forever remain a monument and an honor to the house of Ladd & Co." Well might he congratulate himself, since the 4,286 pounds of sugar and 2,700 gallons of molasses produced in 1837 marked the first real production of sugar on a commercial scale in Hawaii. This very success, however, was not without its bitterness, since Hooper feared the molasses would be shipped to distillers for the making of liquor.

The second mill proved unsuccessful, so in 1839 a new mill site on Waihohonu Stream--the site of the present Koloa--was leased from the king. Completed in 1841 at a cost of about \$15,950, the remains of this structure still stand. The great square smokestack is said to bear the date "1842."

Due to financial difficulties, Ladd & Co. lost its interest in Koloa plantation in 1845. But their influence on the Hawaiian economy had been great. As one authority has said, the firm was the first to institute agricultural operations in the islands on an extensive scale "and to demonstrate to others the profits that might be obtained from the production of sugar. They inaugurated the Hawaiian system of plantations conducted anf financed by central agencies in Honolulu, and the methods of housing and caring for the labor adopted by Mr. Hooper have been continued and are still [1835] followed by the Hawaiian sugar planters."

Later owners continued to expand the plantation, and it became highly profitable under the ownership of Dr. R. W. Wood after 1848. It is still in operation, although its last independent owner, and the Koloa Sugar Company, merged with the Grove Farm Company in 1948.

In addition to its pioneering role in sugar production, the plantation has had other important associations with the development of the modern sugar industry. In 1841, for example, there occurred what may have been the first general strike by native laborers on the islands. Their demands for higher wages--"an evidence that they were getting civilized"--met failure. Here Samuel Burbank developed a deep plow which greatly improved production; also, the first, or one of the first, steam engines used in island milling was introduced here in 1853.

(CONTINUED)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Old Sugar Mill of Koloa  
**CONTINUATION SHEET**

ITEM NUMBER 8 PAGE 3

Also, the plantation was one of the earliest to inaugurate the contract system of cultivating and cutting cane to give laborers an interest in the crop and to reduce their tendency to migrate. The effort proved successful and was "universally" adopted by other Hawaiian sugar planters.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

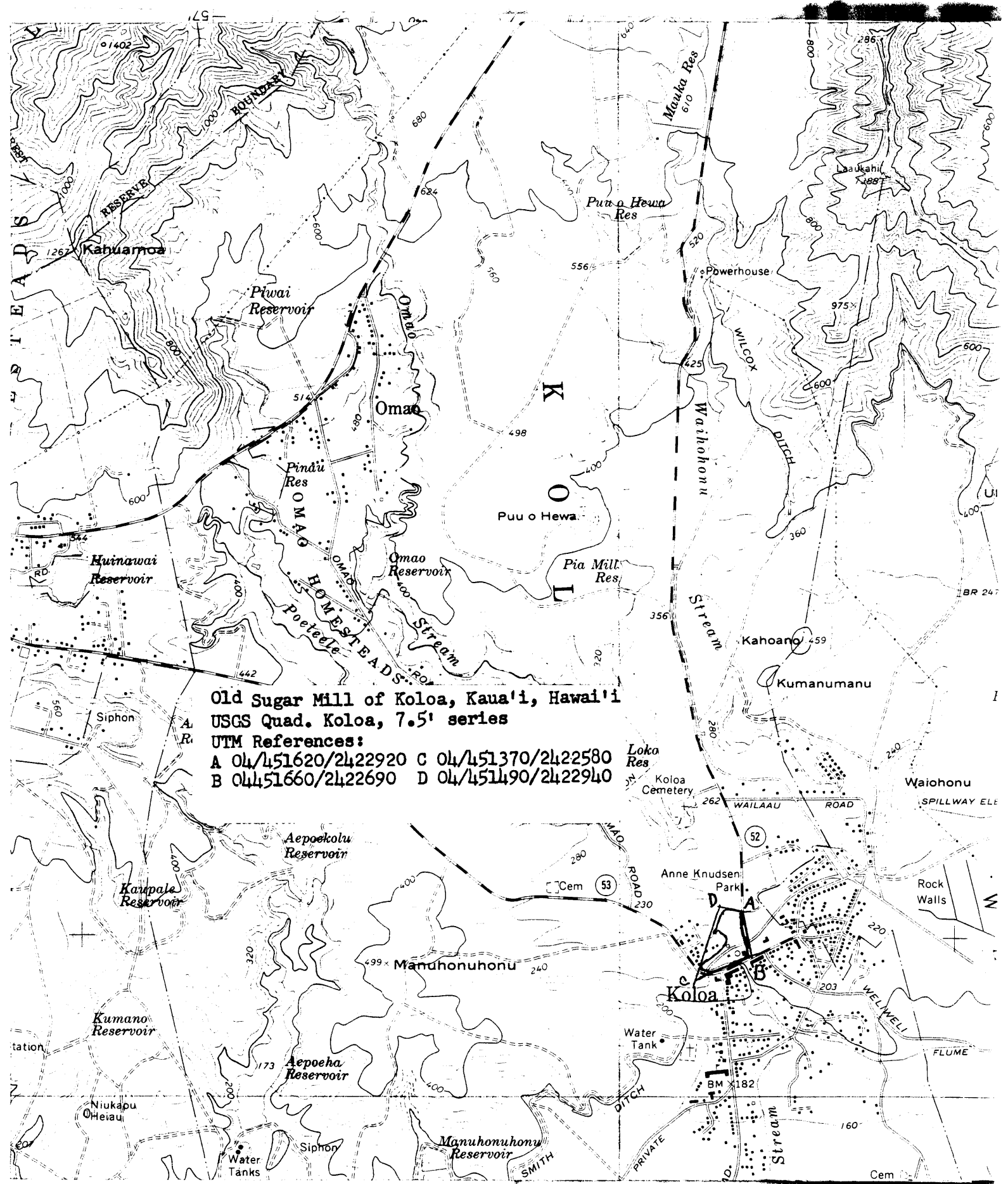
Old Sugar Mill of Koloa

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

of Koloa Road (State Route 53); thence westerly along the north edge of Koloa Road to its intersection with the north bank of Waikomo Stream; thence, northerly along the north bank of Waikomo Stream just past Waikomo Stream's branching into both Waihohonu and Omao Streams; the boundary continues along the south bank of Omao Stream to a point 100 feet southwest from the center point of branching; thence, crossing Omao Stream to its north branch; thence east and north returning along the north bank of Omao Stream to its junction; thence continuing along the north bank of Waihohonu Stream to the point of origin.

Justification: Boundary encompasses the historic features associated with the Koloa Mill including structural elements and natural features such as the water courses, required for the milling process. The boundary is easily defined by geographic features of the stream banks and intersecting roads which are features which historically bound the mill site.



**Old Sugar Mill of Koloa, Kaua'i, Hawaii**

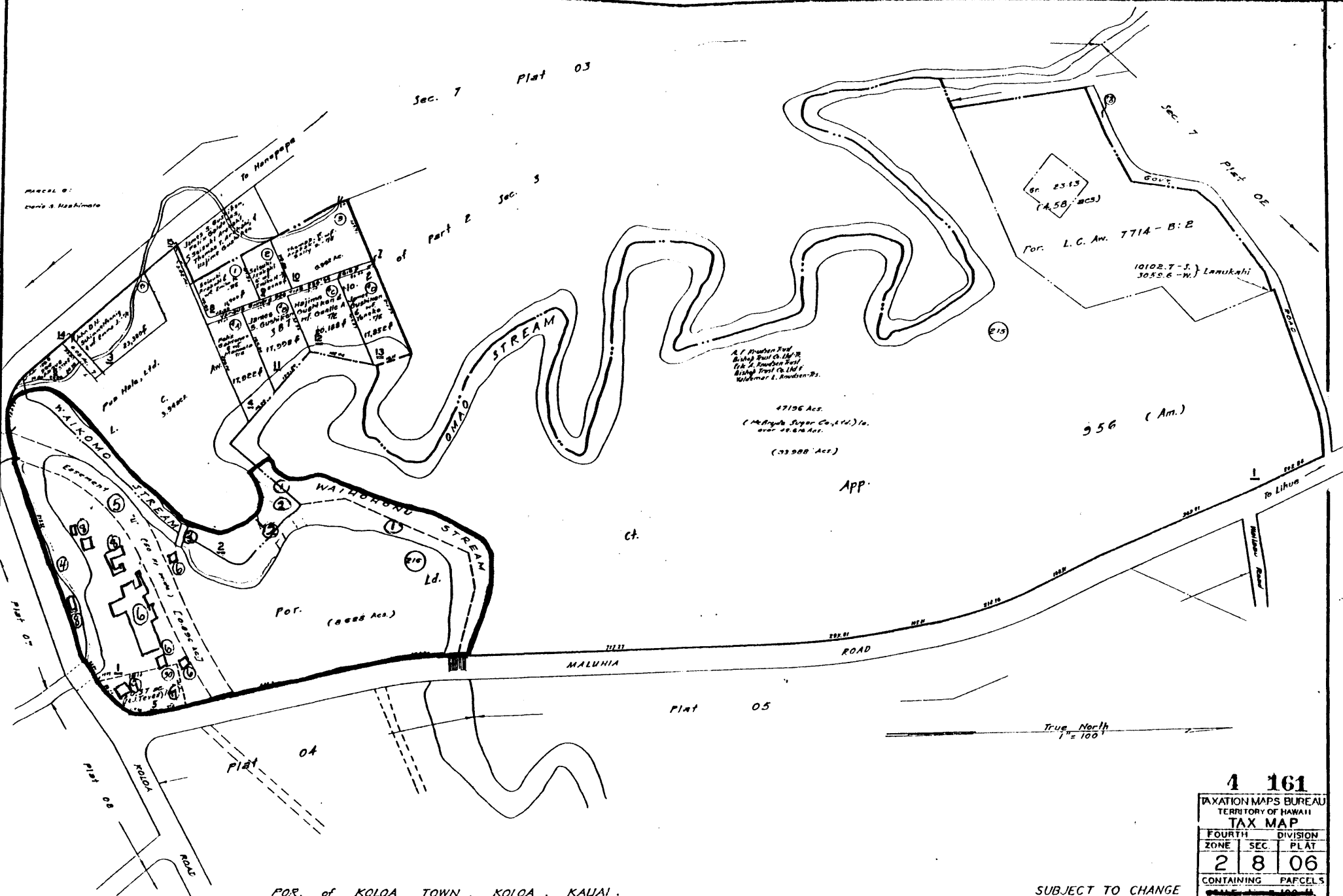
USGS Quad. Koloa, 7.5' series

UTM References:

A 04/451620/2422920 C 04/451370/2422580

B 04/451660/2422690 D 04/451490/2422940





MARCEL O:  
 Curie & Hashimoto

A. F. Mendenhall  
 Bishop Trust Co. Ltd.  
 Bishop Trust Co. Ltd.  
 Bishop Trust Co. Ltd.  
 Bishop Trust Co. Ltd.  
 Bishop Trust Co. Ltd.

47156 Ac.  
 (McAuley Sugar Co., Ltd.) Co.  
 over 24,644 Ac.  
 (33,988 Ac.)

956 (Am.)

For. L.C. Av. 7714-B:2

10102.7-S. Lamukahi  
 3055.6-W.

FOR. of KOLOA TOWN, KOLOA, KAUAI.

SUBJECT TO CHANGE

4 161

TAXATION MAPS BUREAU  
 TERRITORY OF HAWAII  
**TAX MAP**

FOURTH	DIVISION	
ZONE	SEC.	PLAT
2	8	06
CONTAINING		PAPCELS
		100-4

PRINTED 1" = 300'