

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

Name of related multiple property listing

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

N/A

Number of Resources within Property

Contributing	Noncontributing	
<u> 1 </u>	<u> 0 </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> 1 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: COMMERCE/FINANCIAL
 INSTITUTION
 GOVERNMENT

Sub: Bank

 Post Office

Current Functions (Enter categories from instructions)

Cat: COMMERCE

Sub: Specialty Store

7. Description

Architectural Classification

(Enter categories from instructions)

 OTHER – “Hawaiian Regional
 Style”

Materials

(Enter categories from instructions)

foundation concrete slab
roof asphalt shingle
walls concrete masonry unit

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

1931-1950

Significant Dates

1931, 1938

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Rothwell & Lester, Architects

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone Easting	Northing	Zone Easting	Northing
1	<u>04 778160</u>	<u>2322600</u>	3	_____
2	_____	_____	4	_____

____ See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Lafayette Young

organization owner date July, 2000

street & number SR42 telephone (808)572-8632

city or town Haiku state Hawaii zip code 96708

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name Lafayette and Beverly Young

street & number same as above telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing 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 Act amended (16 U.S.C. 470 et seq.).

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

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NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 1 Bank of Hawaii - Haiku Maui County, Hawaii
name of property county and State

Description:

The former Bank of Hawaii - Haiku Branch, 1931 - 1938 and United States Postal Service - Haiku Branch 1938 - 1956 is a 1,120 square foot concrete and masonry structure built in the "Hawaiian Regional Style," often cited, as the "C.W. Dickey style." Typical of the style is the steeply sloped double pitch hip roof and large window fenestrations. The building is basically a cube with an almost pyramidal roof and an extended shed roof over an entry lanai. The lanai has four square posts at the end of the roof line. The roof framing was of wood. Roofing was apparently three tab asphalt shingle. A photograph from 1931 confirms this. Wood was also used for door and window framing.

The rectangular lot is 50 x 60 feet or 3,000 square feet. It is located in the center of Haiku Town, adjacent to the intersection of the three principle roads: Haiku Road, Pauwela Road and Kokomo Road.

The building was built in 1931 to commercial bank construction standards. The structure was one of the earliest on the Neighbor Islands to incorporate the use of concrete masonry units, a.k.a., concrete blocks. The CMU blocks were probably imported from Honolulu for the task. They are an unconventional size by today's standard. The blocks measure 12"l x 8"w x 4"h. Modern, conventional blocks are 16x8x8. The exterior CMU walls are capped by a poured-in-place lintel beam that encompasses the entire building perimeter. The structural integrity of the structure is so secure that no damage to the structure is visible after 70 years of existence.

A significant departure from the conventional poured-in-place concrete floors was found in the public areas which includes the front porch, manager's office and lobby of the building. On top of ordinary concrete slabs the masons applied colored (red) plaster. They scored it, as it dried, into 12 inch squares to replicate tile flooring. It was easily restored with a thorough cleaning.

The exterior has a stucco finish. The original coat of paint had had only one additional coat applied in nearly 70 years.

The front door, rough-in, opening was slightly in excess of 48 inches. The door is a standard 36 inch door, with a full glazed light and the remaining space occupied by a non opening side light. Elderly Haiku residents remember that the door glazing and windows were emblazoned with the banks name in ornate gold leaf lettering. The building had only the one exterior door.

The exterior paint color is an exact match with the original. The trim color, which is very dark green, nearly matches the original. Local folks were conflicted as to whether the original trim was dark green or black. We elected to use dark green.

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Originally the building used 'hopper' style top opening windows over the front plate glass windows. were by The Fire Marshall informed us that these type of opening windows increased the fire hazard by accelerating the draft along the walls and thereby should not be used for the restoration. We substituted with awning windows, (bottom opening) at the original locations. Dimensionally the front glazing remains the same.

In lieu of using what was probably wood framed windows, we chose to use vinyl framed windows for their long term, maintenance free, durability in our humid marine climate. Insofar as there was little photographic evidence of the original window or door detail we elected to use modern materials for a clean uncluttered look.

The vault, which is nominally 10' x 10' square and 8' tall, occupied one corner of the structure and was cast-in-place with steel reinforced concrete. The vault door was a commercial steel unit that was cast-in-place at the time of construction. Rust, vandalism and time had nearly destroyed the vault doors. The vault walls remain and it is now a storeroom.

The interior wall surface was built-up plaster coats with a final top coat of Imperial Plaster. Nearly 95 percent of the interior plaster had dissolved and fallen to the floor revealing the original CMU blocks. Enough remained in protected areas to determine the original surface. The interior was restored utilizing a brown coat, green coat and final coat of Imperial Plaster. To deliver a flat and smooth surface required a total plaster layer nearly 3/4 inch thick. This was consistent with the original interior finish. The necessity for the thick interior finish plaster appears due to the fact that Maui masons, at the time of construction, were unfamiliar with the precision required to stack concrete masonry units plumb, square and level.

The building contains a toilet and lavatory sink in a small bathroom. It is accessed by two doors -- one from the bank staff area and one from the bank Managers' office area. Period reproductions for the lavatory and toilet were used in the bathroom.

The bank manager had a designated office in the right front corner of the building. It was about 10 feet square. It was partitioned off from the public and teller area by concrete curbing and presumably low partition walls. It offered no privacy, but like today's banks it establishes the manager as a special employee with a separate office.

Antique replica ceiling fans (3) were hung from a period style stamped tin-plate ceiling complete with tin-plate cornice moldings replicated from an original sample found in the rubble. Although the largest intact piece was no larger that the palm of your hand, W.F. Norman, Co., a manufacturer of tin plate ceilings identified the sample as ceiling plate #230. It was no longer a regular stock item, but the company had the die casts and was able to do a special run.

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The sides and rear yard are landscaped in lawn. Privacy for the rear yard was created by the installation of two period wrought iron gates. They were a gift from a neighboring property owner. They are hung on stuccoed, CMU walls, that are capped in vintage red brick. This red brick detail matches the use of red brick on the original window sills.

While much of the original fabric of the building was lost during the 40 years it lay vacant, the 1931 photograph and long time residents provided enough information to replicate the original building in every way possible and has restored the historic character of the Bank of Haiku Building.

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Section 8 Page 1

Bank of Hawaii – Haiku Branch
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Statement of Significance

The property is significant for two reasons.

First, under **Criterion C** for its association with the Hawaiian Regional Style of architecture that developed its roots in Honolulu in the 1920's. This style is emblematic of the style developed by the famous "C.W. Dickey" and is particularly evident in the roof of the Bank of Haiku building. Photographs of Mr. Dickey's personal residence, at the time, illustrate nearly identical roof lines as those found on the Haiku Bank building. (Example attached.)

The architectural/engineering firm of Rothwell and Lester were considerably influenced by Dickey and worked with Dickey on numerous occasions. Rothwell was noted as the supervising engineer and architect on Honolulu Hale, one of the most outstanding buildings in Honolulu, a building designed by a large team of architects which included Rothwell & Lester, Charles Dickey, Hart Wood and other well-known architects of the time. Rothwell & Lester were also responsible for Roosevelt High School and Palama Settlement. Guy Rothwell was from a kamaaina family and "had a very active and prolific career beginning in about 1922. He was educated as a structural engineer and was never recognized as a strong design talent."¹ However, some of the work mentioned above indicates he himself was a master architect/engineer.

The Bank of Hawaii, Haiku Branch has been revived to mimic the style of its original configuration. (Original and current floor plan provided.) It stands as a reminder to the way things were in the 1930's, yet provides adaptive reuse in this modern era.

The second area of significance, under **Criteria A**, is for its historical importance as an anchoring facility in a small plantation town.

The Bank of Hawaii building represents the only remaining intact structure from the commercial center of Haiku in the 1930's, when Haiku was a thriving plantation town. The second and only other tenant was the United States Postal Service. The USPS made no changes to the original structure other than to install some free standing racks that held the individual mail boxes. No structural or cosmetic changes were made by the occupants for 70 years.

¹Hawaii Society/American Institute of Architects, Oral Histories of 1930's Architects, September 1982, p. 6-7.

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Bank of Hawaii – Haiku Branch
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Background History

In the 1930's, Haiku was a town dominated by the pineapple industry, an industry initially developed on Maui by Haiku Fruit and Packing Company. Haiku Fruit and Packing pioneered in pineapple innovation and production, not just on Maui but also throughout the Territory of Hawaii. Founder Dwight D. Baldwin built the first can-making plant in the Territory in 1904, and President William A. Baldwin invented the pineapple shredder in 1925 which is considered one of the two major inventions responsible for the success of the early pineapple industry. As a result of Haiku Fruit and Packing Company's prosperity, Haiku reached its peak of population of nearly 3,000 in 1930.

The rise of the pineapple industry coincided with the decline of the sugar industry in Haiku at the turn of the century. Dwight D. Baldwin established the pineapple industry on Maui when he planted the first fruit in Haiku in 1890. Due to his success with this endeavor, he formed Haiku Fruit and Packing Company in 1903, followed a year later with the construction of a can-making plant and a cannery. Two other pineapple companies formed in the area, which were later absorbed by Haiku Fruit and Packing. In 1920, the Pauwela Pineapple Company built a cannery three miles away in Kuiaha to pack fruit from independent growers. Although there continued to be farming and ranching in Haiku, pineapple production predominated. By 1930, the majority of the community of nearly 3,000 residents depended on pineapple for their living.

The commercial and social center of the community developed close to the Haiku Cannery. The Bank of Hawaii and adjoining Haiku Store were less than 500 feet from the properties occupied by Haiku Fruit and Packing, the can-making plant and the railroad office. The Haiku Store (see original photo from 1931) dominated as the only general merchandise store in the area. Directly across the street from the Bank of Hawaii building was the Haiku theater building (no longer extant). The Bank of Hawaii recognized the need for a bank branch in this thriving community and chose to locate their Haiku Branch next door to the Haiku Store in 1931.

Life as a pineapple laborer, grower or cannery worker was neither easy nor lucrative. Inexperience unskilled labor earned a base pay of \$1 a day in 1930. However, most immigrant workers valued hard work and frugality. It was even claimed, "instances are not rare on Maui where Filipino and Japanese laborers have counted their net cash savings as high a \$800 a year." (MAUI, a few facts about the Valley Isle, 1930, p.42).

The residents of Haiku could complete just about all of life's routine errands within the core area of town where the bank was located. A visit to the commercial center was more than a matter of accomplishing errands, however. It was an opportunity to visit with others in the community, to catch up on the latest gossip or to share the latest joke. Because of their relative isolation, Haiku residents developed a strong sense of community, fostered by socialization in the town center.

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As a bank and later a post office this building was the hub of the community. In an era when few had automobiles and telephones were a novelty, information and social intercourse took place on a face-to-face basis. The building's role in the cultural life of the times was extremely significant. It did not belong to the plantation companies, nor did it belong to the *lunas* (bosses) or gentry. It served the local folks and certainly during the longest period as a Post Office, it was probably thought of as "their building." (Anecdotal comments by Ray Robis and Abel Gouveia, local residents.) It was the central location in Haiku where diverse ethnic groups met and began the process of acculturation that Hawaii is so well known for.

Haiku Fruit and Packing Company (later called Haiku Pineapple Company) suffered setbacks due to an unsuccessful expansion into Hana and because pineapple, as a luxury food item, suffered a decline of sales during the Great Depression in the 1930's. Hawaiian Pineapple Company purchased the company in 1934, but closed its operations in 1938.

The resulting decline in employed population presumably caused the Haiku branch of the Bank of Hawaii to close the same year. However Haiku remained a pineapple town, as the nearby Kuiaha Cannery, purchased by Libby, McNeill, Libby in 1926, continued to operate for 25 more years. Despite the closing of the Haiku cannery in 1938, the Bank of Haiku building remained a desirable one. The United States Postal Service acquired the building, allowing it to retain its status as a central point for socialization and communication in the community into the mid 1950's when the post office closed its doors. The building lay vacant until its restoration by the current owner in 1999.

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county and State

Bibliography

Oral Interviews: Alice Teixeira, 2/99 – Provided the 1931 photograph
Abel Gouveia, 3/99
Ray Robis, 4/99

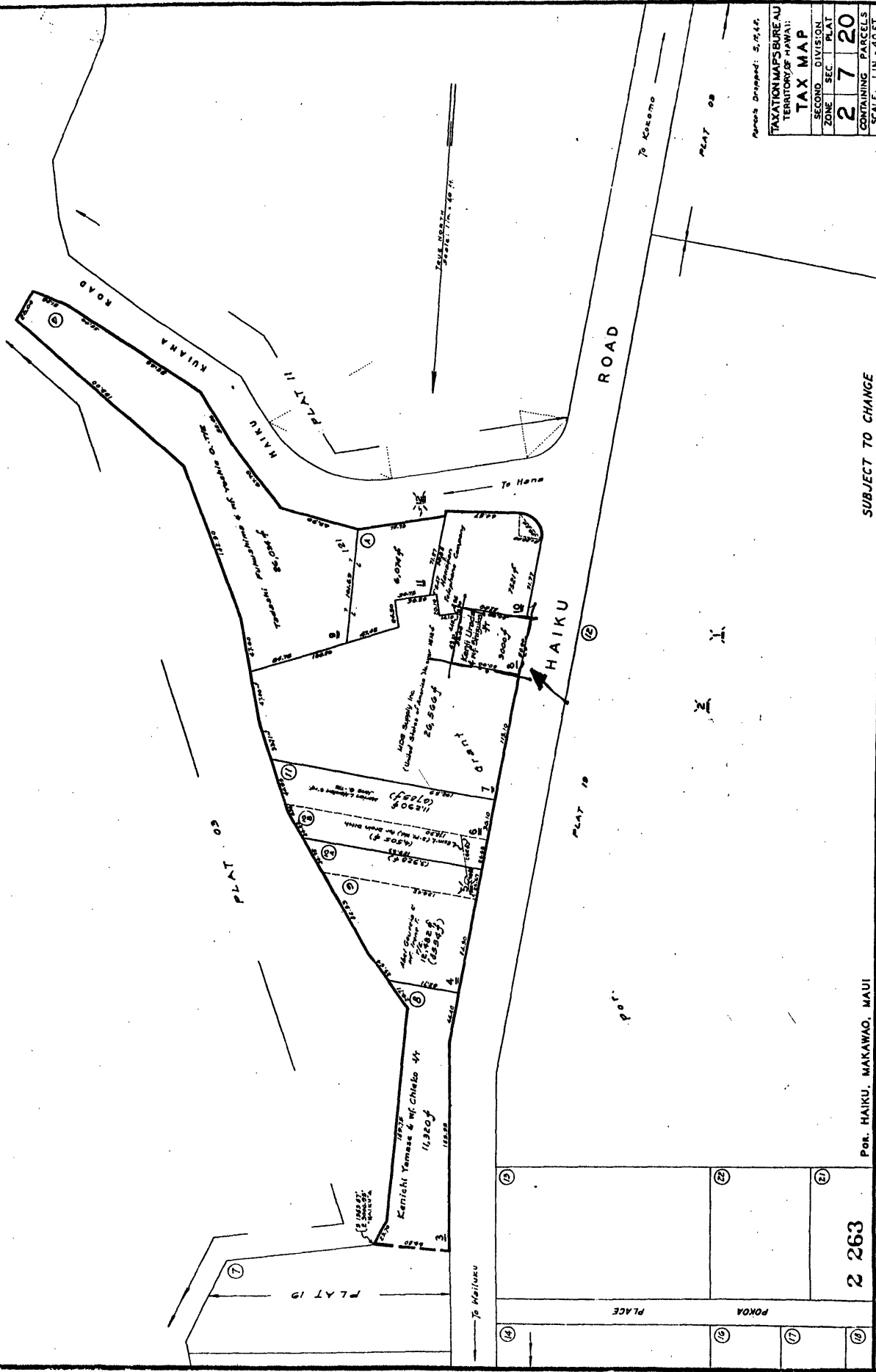
Libraries: Maui Community College Library
Wailuku Public Library
Maui Historical Society
Alexander & Baldwin photo archives
Bank of Hawaii archives

Boundary description

The 50' x 60' lot located at 2-7-20:08 owned by Lafayette and Beverly Young in July, 2000.

Boundary justification

The boundaries include all of the land that was historically associated with the Haiku Branch of Bank of Hawaii.

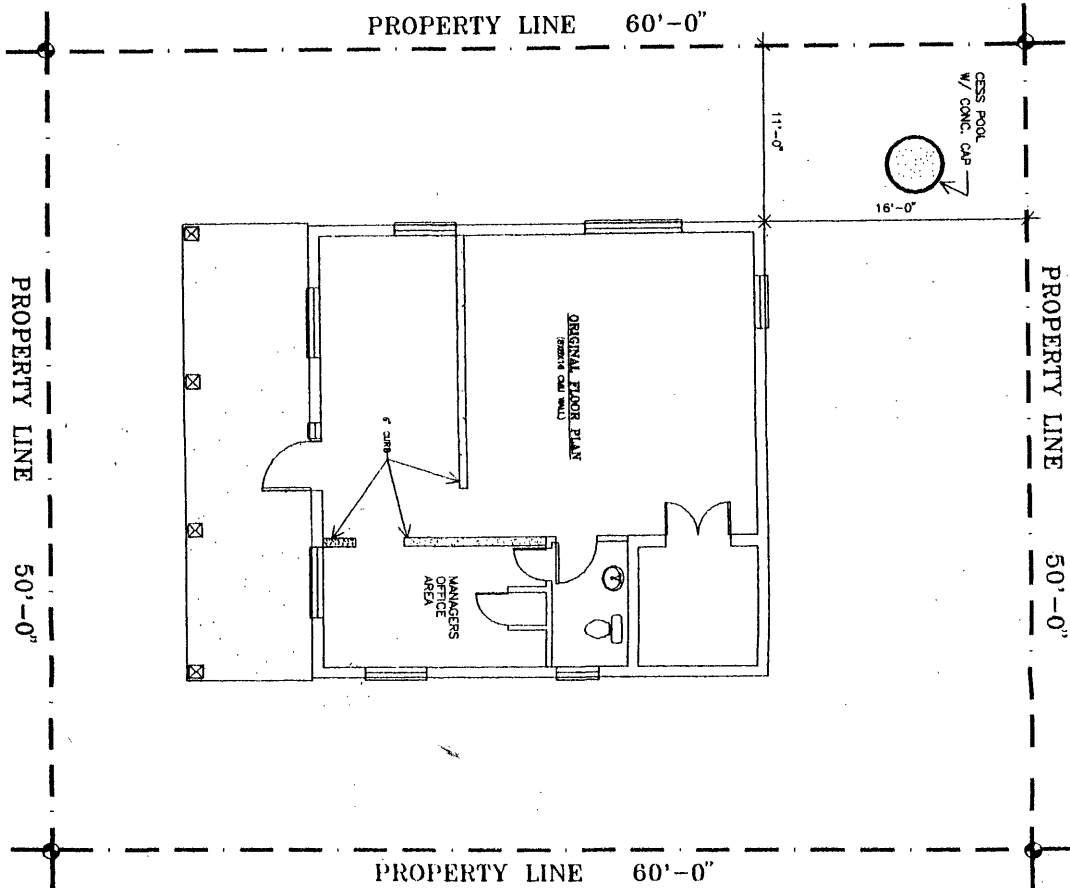


Revised: 5, 1944
 TAXATION MAPS BUREAU
 TERRITORY OF HAWAII
TAX MAP
 SECOND DIVISION
 ZONE SEC. PLAT
2 7 20
 CONTAINING PARCELS
 SCALE: 1 IN. = 40 FT.

SUBJECT TO CHANGE

POS. HAIKU, MAKAHAO, MAUI

2 263



REAR SETBACK = 15'
SIDE SETBACK = 11'

PLOT PLAN

PROPOSED ROOF PLAN FOR:

LAF YOUNG

ADDRESS: 771 HAIKU ROAD
HAIKU, MAUI, HI. 96708

(2), 2-7-20: 8

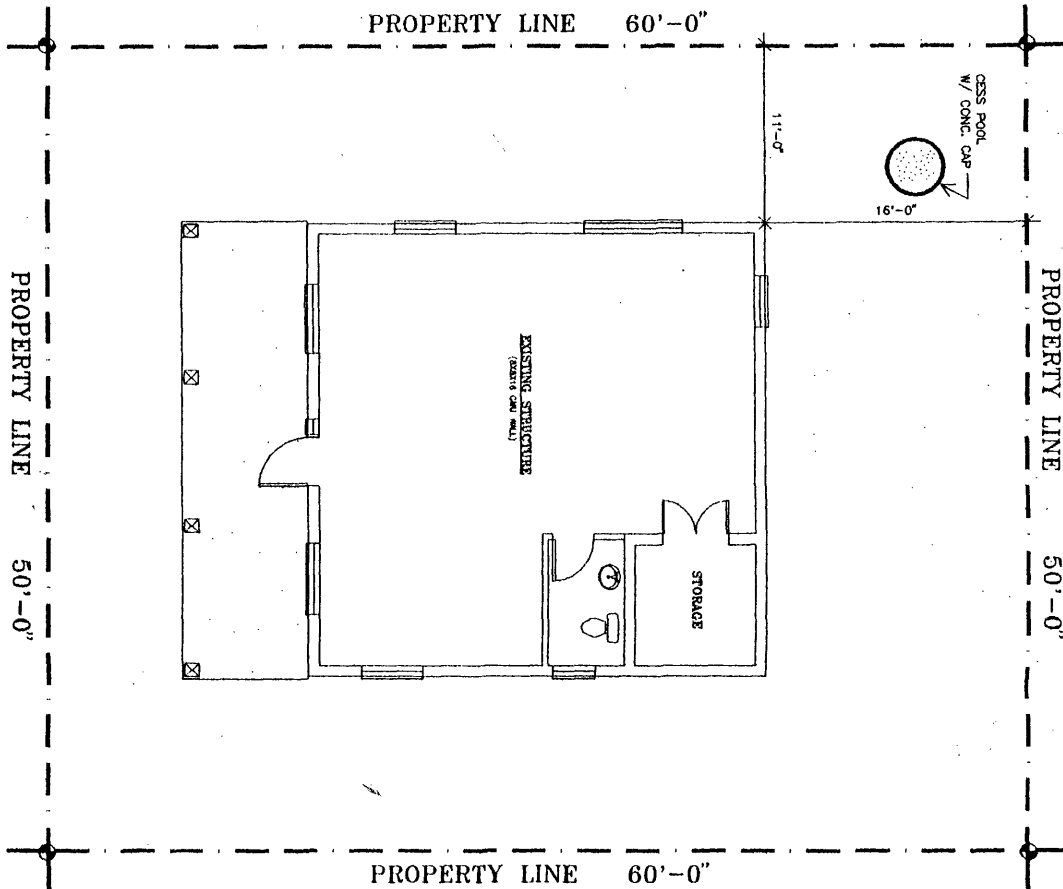
CADD EXPRESS
DRAFTING & DESIGN

ARIEL GEBB
OWNER/CADD OPERATOR
SR-1 BOX 10-A
HAIKU, MAUI, HI.
96708
(808) 572-6445

DRAWN BY: AG
DATE: 1/29/98
SCALE: 1/8" = 1'-0"
JOB-#: XXXX
DISK-#: XXXX

REVISIONS SHEET

OF: 4
2



REAR SETBACK = 15'
SIDE SETBACK = 11'

PLOT PLAN

OWNER/CADD OPERATOR
SR-1, BOX 10-A
HAIKU, MAUI, HI.
96708
(808) 572-8445

PROPOSED ROOF PLAN FOR:
LAF YOUNG
ADDRESS: 771 HAIKU ROAD
HAIKU, MAUI, HI. 96708
(2), 2-7-20: 8

DRAWN BY: AG
DATE: 1/29/98
SCALE: 1/8" = 1'-0"
JOB-#: XXXX
DISK-#: XXXX

REVISIONS	SHEET
	2
	OF: 4