

United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form

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This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Kilauea Plantation Stone Buildings

B. Associated Historic Contexts

History of stone building construction

History of the Kilauea Sugar Plantation, Co.

C. Geographical Data

The properties are all located in the plantation town of Kilauea on the island of Kauai. The properties are located at the following Tax Map Key areas: 5-2-6, 7, 8, 9, 11, 12, 13, 20, 21.

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

John P. Keppeler
Signature of certifying official

6-20-93
Date

State Historic Preservation Officer

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Antoinette Lee
Signature of the Keeper of the National Register

8/5/93
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

The buildings in this multiple property listing are all related to the Kilauea Sugar Plantation, Co. They are significant for their relationship to the plantation and as examples of stone construction. There are eleven extant examples of stone construction in Kilauea. All buildings are of a single story, except for the plantation manager's house which is of two stories. All houses have hipped roofs and are of the Craftsman/Bungalow style, built of fieldstones gathered from the sugar plantation fields.

In 1918 L. David Larsen, vice president of C. Brewer & Co., Ltd., became manager of the Kilauea Sugar Plantation, Co. At that time, the Plantation was in need of a building program. The existing houses were among the oldest still in use in Hawaii. The hospital, the former two story home of Charles Titcomb, was built in 1864. The camp houses, executives' homes and other buildings had been constructed about 1877 when the nucleus of the existing plantation was formed. By 1918 these houses were uncomfortable and in need of costly repair.

Larsen's idea was to turn useless field stones, which had been cleared from the cane field at much cost and labor, into an asset and to use them for building houses. In 1926 Larsen persuaded his directors to allow him to build his first stone house. He planned to first replace the plantation manager's home, then to build for the executive employees and to eventually replace the homes of skilled employees.

The Plantation had no architect, no skilled masons or builders, only plantation carpenters. The first plans were drawn by Larsen and submitted to an architect, who said that they were workable. Larsen staked out the house outlines and laid a portable railroad rack from the pile of field rock to the house lot. Most of the stone came from the area of Bertleman's Hill. More portable track was laid out to facilitate handling of the stone.

The carpenters became stone masons, the blacksmiths became artisans in metal work. Masami Maruta, Ichihei Matsue, Toyami Tamura, Misao Tamura and Junichi Ito were some of the carpenters who worked on the stone houses.

The stone houses have many features to recommend them. Although the original labor costs were more than those of a wood house, their permanency and low upkeep offset the initial cost.

Other plantations in Hawaii followed the example of the Kilauea Sugar Plantation by constructing elaborate stone houses; Lihue Plantation Co., Ltd. built two and the McBryde Sugar Co., Ltd., built one. Waimanalo Sugar Co., Ltd., on Oahu sent men to Kilauea to learn the method of construction.

Larsen left Kilauea in 1929 and the building program continued under the direction of Ray M. Allen, the new plantation manager. Construction under Allen became standardized. The outlines of the house were staked out and the portable tracks laid to the most convenient rock pile.

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The carpenters first erected a rough wooden wall form in which were nailed the window and door casings. Against this form the rock walls were laid with concrete. No attempt was made to give the rock wall a regularity and a natural effect was obtained by using the concrete on the inner surface only. The masonry walls are about 17" thick. Extra braces were built into the walls above the windows and doors to sustain the weight of the masonry above. Bolts were sunk into the rocks at the top of the walls for the attachment of the roof frame. A capping of 2 x 6 timbers was placed on top of the wall. The roof was built of 1 x 12 boards, which were laid on 2 x 6 rafters spaced two and one-half feet apart.

Four layers of saturated asphalt roofing paper were laid on the wooden frame. This was finished with a coat of hot tar on which a layer of either crushed rock, sand or fine crushed red brick was sprinkled. If crushed rock or sand was used, it was first thoroughly washed. The choice of the finish was determined by the person who was to live in the house. The ridges and the chimney cornices were waterproofed.

When the walls and roof were completed, the plumbers and electricians began their work. Plumbing materials and other items were made to suit the permanency of the structure. All plumbing and wiring was planned with exactitude, for once the floors and partitions were completed, it was a costly matter to change them. Streamlined copper pipe was used for plumbing. The wiring and telephone equipment were laid in conduits to protect them from moisture and were permanent as well.

Larsen proposed the concrete partitions in the houses. He developed the method for building them, which was then standardized by Allen. First a studding of rough grooved boards was laid at the bottom of the partition. The groove was of sufficient depth to fit the thickness of the wall. Door frames were set in place, then a coarse weight, loosely woven scrim was tacked to the frame with flathead roofing nails. Larsen first experimented with the use of sugar bagging and burlap, but found the scrim to be better suited.

After the scrim was in place, a portable frame of rough 1 x 12's was placed against one side of the scrim. On the opposite side, the first coat of concrete was applied. The coat was a one to three mixture of monolith waterproof cement. It was applied 1/2 inch thick and allowed to set for one day. The next day the form was moved to the other side and the procedure was repeated.

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Before the first coat dried the surface was roughened by knife slashes. Three successive coats were then applied, making the completed concrete wall between one and one-quarter and two inches thick. The final coat was finished either rough or smooth to suit the occupant's taste. A coat of neat concrete was applied and colored with an acid stain. The interior surfaces of the outside walls of the living rooms were treated in the same manner, so that the entire interior was of uniform appearance. These partitions were considered unique in the territory.

The ceilings were made by first building a backing form on which half inch grooved and panelled canec was nailed. All permanennt wood used in construction was first treated with creosote.

The floors were of 1 x 6 tongue and groove. In the larger houses, hardwood flooring was used. All floors were machine sandpaperd and then stained with a light colored oil. One coat each of shellec and varnish were applied. Lanais and entrance halls had concrete floors which were stained and polished.

Fireplaces were standard features in the larger houses. A patented type of fireplace was found to be the most practical. It consisted of the fireplace form, flue and dampers laid on a stone foundation with the chimney and mantel built around it. Mantels were finished in a variety of ways. Some were of uncut stone, while others were finished. Porte cocheres were also standard in these larger houses.

Each house was given features which made it individual -- French doors, a sunken dining area, ornamental iron railings, arched openings, and a variety of rooms. Many houses had kitchen gardens, a flower garden, or a poultry run.

The houses were constructed on the sites of older homes and the trees planted by earlier generations were preserved. The houses were cool in the summer and warm in the winter. The canec ceilings provided soundproofing. The houses are also fireproof.

The Star-Bulletin reported: "Their aesthetic value is high. The natural beauty of the rock, the setting of the trees and gardens, and the setting of greenery and mountains creates an impression of the skillful blending of the work of man and nature." The stone buildings are clustered in a variety of areas throughout the plantation community of Kilauea. Most of the community is composed of dwellings of more recent vintage, precluding any possibility of an historic district.

Only those houses for which the owners are agreeable to have their building placed in the Hawaii and National Registers of Historic Places are being initially nominated. Others will be nominated when the owners consent.

F. Associated Property Types

I. Name of Property Type Kilauea Plantation Stone Buildings

II. Description

The buildings included in this property nomination date from the period 1926 to 1941 and are all constructed of field stones cleared from the cane fields of the Kilauea Sugar Plantation. Three buildings are residences built in the Bungalow/Craftsman style. The plantation manager's house is a large, two story structure, while the other two are spacious one story bungalow residence. All are constructed of randomly placed, uncut stones and all originally had prote cocheres. The Kong Lung store demonstrates the style's and construction method's adaptability to a commercial building.

III. Significance

The properties listed in the nomination are significant as examples of the stone construction developed for the Kilauea Sugar Plantation by plantation managers L. David Larsen and Ray M. Allen. The buildings detailed in this nomination include the first stone house built in 1926 and the final stone building constructed in 1941. As examples of a plantation building campaign, the structures are also significant for their association with the Kilauea Sugar Plantation, Co., and the plantation's use of available materials and labor for the construction of plantation housing and the plantation store.

IV. Registration Requirements

The properties selected for this multiple property nomination were all constructed by the Kilauea Sugar Plantation of fieldstones gathered from cane fields. All buildings had to meet the 50 year requirement and maintain the integrity of interior plan and of exterior appearance. With the exception of minor additions, bathroom and kitchen modernization, and the addition of bay windows at the Kong Lung Store, the building in the nomination have had few alterations.

☐ See continuation sheet

☐ See continuation sheet for additional property types

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

This nomination arose from the interest of Kilauea residents in the unique stone structures in their town. The State Historic Preservation Office staff did an initial inventory of the entire town, and determined that all the stone buildings appeared to meet registration criteria on the basis of their architectural merit and unique associations with the development of plantation architecture in Kilauea. Most of the buildings, and all of those included in the present nomination, maintained their original use and thereby maintained an historic link with the now defunct plantation. Good documentation, in the form of plantation records and plans, was readily available at the Kauai Historical Society. Barbara Robeson of the historical society worked with the owners and examined the records to prepare the nomination. The individual buildings were then visited by the staff of the State Historic Preservation Division to further ascertain their integrity.

☐ See continuation sheet

H. Major Bibliographical References

See attached sheet

☐ See continuation sheet

Primary location of additional documentation:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency

- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

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