

1021

United States Department of the Interior
National Park Service

DEC 28 1995

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Uchida Coffee Farm

other names/site number _____

2. Location

street & number off Mamalahoa Highway not for publication

city or town Kealahou vicinity _____

state Hawaii code HI county Hawaii code 0001 zip code 96750

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Keith W. Stone

DEC 16 1995

Signature of certifying official

Date

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register

See continuation sheet.

determined eligible for the

National Register

See continuation sheet.

determined not eligible for the

National Register

removed from the National

Register

other (explain): _____

Signature of Keeper

for Beth A. Savage

Date of Action

2/9/95

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

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> 2 </u>	<u> 1 </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u> 2 </u>	<u> 1 </u> Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: AGRICULTURE
 DOMESTIC

Sub: processing - coffee mill
 single family dwelling

Current Functions (Enter categories from instructions)

Cat: VACANT

Sub: _____

7. Description

Architectural Classification

(Enter categories from instructions)

 OTHER - Vernacular

Materials

(Enter categories from instructions)

foundation lava rock/wood

roof corrugated metal

walls board & batten and

 tongue & groove wood

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)

- A. AGRICULTURE - Coffee**
- Farming**
- C. ENGINEERING - Coffee Mill**
- ARCHITECTURE - Vernacular**
-
-

Period of Significance

 1925 - 1944

Significant Dates

 1925, 1926

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

 Unknown

Primary Location of Additional Data

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

Name of repository:

10. Geographical Data

Acreege of Property 2 acres

UTM References

(Place additional UTM references on a continuation sheet) Old Hawaiian Datum, International 1909 Spheroid

Zone Easting	Northing	Zone Easting	Northing
1	<u>05 193832 2158126</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 Sheree Chase
organization Kona Historical Society date February 22, 1994
street & number P.O. Box 398 telephone (808)323-3222
city or town Captain Cook state Hawaii zip code 96704

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 Kealakekua Ranch
street & number P.O. Box 399 telephone (808) 323-3188
city or town Captain Cook state HI zip code 96704

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including 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 Division, 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.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1 Uchida Coffee Farm Hawaii County, Hawaii
name of property county and State

The wooden vernacular buildings with rusting corrugated metal roofs of the Uchida Coffee Farm, stained dark by creosote and time, sit amid a variety of fruit and macadamia nut trees on the Western slopes of Mauna Loa in the Kona coffee district of the Big Island. This area is world famous for the development of the gourmet Kona coffee beans and coffee trees once filled the farm. This nomination includes the mill, the house, and a portion of the surrounding fields.

The entrance to the site is marked by a small opening along the metal railings of the Mamalahoa Highway. A steep, unpaved road leads about a hundred feet *makai* (towards the sea) to the coffee mill and house of the Uchida family who ran the farm and lived on the site for 70 years.

The mill, is quite dilapidated but the two parts that define a coffee mill along the Kona section of the Big Island is still discernible -- the *kuridana*, cherry processing mill and the *hoshidana*, coffee drying platform with rolling roof. The *kuridana* is approximately 8' by 12' and 15 feet high and houses the original machinery, though unused for over 30 years. The *hoshidana* is an open shed with dirt flooring and a very low ceiling. The ceiling is where the coffee beans were spread to dry under a metal corrugated gable roof with wooden trusses that would roll off depending on the weather. The structure that supports the *hoshidana* roof in the open position has since rotted.

The house where the Uchida family lived is a 3 bedroom, single-story vernacular house sited on a steep hill which slopes down at the back of the house towards the ocean. A combination of board and batten and tongue and groove single wall construction techniques were used along the exterior wall. The entrance is at ground level, but the rear of the house is on almost one story high stilts due to the steep grade of the site. Windows are simple one to six lite panels, sliding on horizontal tracks that run along the interior walls. The windows on the south-west side of the house have eyebrows or shades to protect the house from the intense afternoon sun.

The front porch with double door entry to the living room is between the kitchen and an extra room that was added in the 1940s (see floor plan). Originally, the entry was through the side door stepping into the *genkan* (traditional entryway in Japanese architecture where a person sat and removed their shoes) which is still there as a part of the kitchen. The living room, raised one step up from the entry porch, is a simple rectangular space with a carpet over the wooden floors and a white canec ceiling.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2 Uchida Coffee Farm Hawaii County, Hawaii
name of property county and State

The relatively large kitchen has changed remarkably little, even in the years of modern gadgetry. The original stone fireplace, where rice and wok cooking was done, is still in place as well as fairly primitive, above ground plumbing. Smoke from daily cooking has stained the interior walls a dark black. The kitchen and dining room form a utilitarian area one step below the living room (the same level as the entry porch) with bare wooden plank flooring and exposed wooden rafters.

The three bedrooms surround the living area with floors covered by *goza* mats (straw beach mats), resembling the *tatami* mat rooms of Japanese homes and inns. A makeshift ceiling of gauze held up by strips of wood shelter the bedrooms. The two bedrooms on the south-west side of the house were added the same time as the spare room in the 1940s. The bathroom is one of the few evidences of modernization in the Uchida's house. Added in the late 1960s, it is located off the back or master bedroom and has a modern toilet and sink. Under the house is a small storage room added on later.

Accessory structures to the main house include two water tanks (one dismantled), a covered wash basin area and a *furo* (Japanese small hot bathing tub). The washroom is immediately outside the kitchen exit of the house and the drainage system connects to the kitchen sink. It was originally the *furo* room, but was made into a laundry/wash room in the mid 1950s. In the back of the house, down the side stairs is the current *furo* house, a small structure with the standard size (approximately 2' X 3' X 3' deep) *furo* (removed) on one side and a bench on the other and is pieced together with various lengths of 1X12 lumber. The charred wall and stone wood burner demonstrate the traditional use of the *furo*.

The garage, a simple post and lintel structure with a shed roof that barely covers one vehicle, is considered a non-contributing building. Unattached to the house, it was built in the late 1950s or early 1960s, but contributes to the overall ambiance of the site. The shed by the *kuridana* was used as the garage in earlier days.

The buildings are somewhat deteriorated due to the materials and age of the buildings, but the actual layout remains remarkably intact. Although additions and renovations were made in the course of the 70 years that the Uchida's lived on the farm, they do not compromise the historic integrity of the buildings.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Uchida Coffee Farm
name of property

Hawaii County, Hawaii
county and State

The Uchida Coffee Farm is significant for its association with the development of coffee farming along the Kona coffee district of the Big Island, now considered a world class coffee, and as an amazingly intact example of the vernacular structures that typify the coffee farm lifestyle and technology used in the 1900-1950s by Japanese coffee farmers in Kona. The years of significance stop at 1944 due to the 50 year closing date as set forth by National Register Bulletin 16B. The house is a fine example of vernacular architecture adapted to the climate and needs of a particular family and demonstrates some of the influences Japanese culture and tradition have had on Hawaii's vernacular architecture.

The 1890s boom in coffee-growing in North Kona was encouraged by rising prices, the introduction of the ladybird beetle from Australia to combat white scale, and the opening (1894) under the Provisional Government of former Crown Lands for leasing. Although coffee prices fell in the late 1890s and sugarcane plantations expanded with U.S. annexation in 1898, coffee-growing persisted in Kona because of its adaptability to land that was too rocky for sugarcane.¹

During the early coffee boom Portuguese and then Japanese laborers had filtered into Kona. As one coffee plantation after another gave up when coffee prices fell and sugar plantations became more attractive, these plantations were broken up into small parcels (3 to 5 acres) and leased to these laborers. Many worked on the newly formed sugar plantations and worked their coffee orchards as side lines. As the coffee prices remained low, the Portuguese abandoned the coffee orchards, and by 1910, the Japanese were about the only growers left to tend the coffee trees.²

Daisaku Uchida arrived on the Nippon Maru from Kumamoto Prefecture, Kyushu (Southern Japan) on September 27, 1906 at the age of 19 years. After a three year sugar contract at Lihue Plantation on Kauai, Daisaku came to Kona, where he held down a variety of jobs including the sisal mill in North Kona, a sugar operation in Honalo and the Greenwell Ranch building rock walls and picking coffee. Health problems forced him to leave the sugar company and in 1911 he went to work for Reverend A.S. Baker in Central Kona as a cook.

¹Rose Schilt, Subsistence and Conflict in Kona, Hawaii, An Archaeological Study of the Kuakini Highway Realignment Corridor, Honolulu: Department of Anthropology Bernice P. Bishop Museum, June 1984, p. 25.

²Marion Kelly, na mala o kona: Gardens of Kona, A History of Land Use in Kona, Hawai'i, E.T. Fukunaga, Coffee, Appendix C, Honolulu: Department of Anthropology Bernice Pauahi Bishop Museum, October 1983, p. 116.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

Uchida Coffee Farm
name of property

Hawaii County, Hawaii
county and State

Between 1868 and 1924, more than 140,000 Japanese came to Hawaii with three year labor contracts to work for the sugar plantation and, like Mr. Uchida, when their contract expired, decided that a different lifestyle suited them better. In 1912, Daisaku married his cousin, Shima Maruo who worked in the Baker home. She was raised on a farm and was not comfortable as a household servant, partly because of the language barrier.

The Uchida's moved to the farm off Mamalahoa Highway in 1913. The original house was located *makai* (ocean side) of the farm house today. The farm was leased from the Greenwell Ranch by a Mr. Nishikawa who was returning to Japan. Some changes in the configuration of the farm took place over the next 10 years.

In 1918 a severe frost destroyed a large part of the Brazilian coffee crop, the decade following was a good one for Kona coffee farmers. For Daisaku Uchida, 1925 meant a 'new' home and expanded acreage. The Uchida's expanded their lease to include an additional 5 acres, (the present farm and mill site), the farm then totaled approximately 12 acres. During that same year, the original house was dismantled and moved to the present house site. The new house was constructed by Utakichi Okimoto.

In 1926, the *kuridana* and the *hoshidana* were constructed by Kakume Nakashima which was state-of-the-art technology at the time with the invention of the *hoshidana*, the rolling roof developed in Kona in the 1920s. Before the *kuridana* and *hoshidana*, coffee was processed by hand and spread to dry on burlap bags or in people's homes.

The Uchida's sold their coffee parchment to the Hind family also known as the Captain Cook Coffee Co., Ltd. and traded almost exclusively at the Captain Cook Coffee Store which was located in the old Dillingham Building in *mauka* Ka'awaloa. With the rise of the coffee cooperatives in the 1950s, the Uchidas joined the Kona Coffee Cooperative Association also known as Donkey Mill located on the old Mamalahoa Highway in Keauhou. The cooperatives gave coffee growers the opportunity to mill their coffee cherries together and made milling your own coffee cherries unprofitable. By the mid-1960s, all the coffee farmers were part of a larger cooperative.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

Uchida Coffee Farm
name of property

Hawaii County, Hawaii
county and State

The family lived in an almost cash-free economy and traded for subsistence, as was the custom in those days, on credit. When cash was needed for taxes at the end of the year, Uchida was fortunate that Arthur Greenwell always had a cash job for him. Otherwise, the family raised their foodstuffs on the farm. There was always a garden with string beans, *daikon* (radish), Chinese cabbage, tomatoes and pumpkin as well as avocado, banana, persimmon, orange, lime, lemon and papaya, many of which are still producing today. A diet of rice, miso soup and vegetables was supplemented by raising chicken (the small chicken coup is still behind the garage), pigs and exchanging produce for fish.

The Uchida's had five children reach adulthood and all five are still living. All of the Uchida children were born on the farm with the help of mid-wives. Their three eldest children Masao, Shizuka and Fumi were born in the original house and the two youngest, Fusae and Hideo were born in the current house. The eldest son Masao, stayed on the farm with his family and ran the farm from 1963 until 1993. Shima passed away at the age of 73 in 1966 and Daisaku in 1986 at the age of 99. The Uchida family lived on the farm continuously from 1913 and lived in the current farm house from 1925 until January 1994, when Masao Uchida and his wife Masako retired to Honolulu.

The Uchida Coffee Farm is a wonderfully intact example of the lifestyle of early Kona Coffee farmers, many of whom were Japanese and brought Japanese customs and culture to Hawaii. Although the family did use a gas stove in the last years at the farm, the stone fireplaces used up until recently for rice and wok cooking are still in place. There was never a shower or bath tub, the *furo* was used until Masao and Masako left the farm in 1994. Electricity was installed just before the war in the early 1940s and hot running water wasn't established until the late 1960s when the modern bathroom was added.

The *genkan* or entryway with built in *geta bako* or shoe cabinet is a feature of Japanese architecture which is often seen in the homes of Hawaii. Also like Japanese architecture, there are no closets to speak of, items were stored in portable chest of drawers and wardrobes. The use of make-shift materials; for example one chain link used as a locking device, the varied lengths of wood pieced together for the *furo*, the reuse of materials that were available, the use of *goza* mats to resemble *tatami* flooring; demonstrate the resourcefulness of the coffee farmer's lifestyle.

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CONTINUATION SHEET

Section 9,10 Page 1 Uchida Coffee Farm Hawaii County, Hawaii
name of property county and State

9. Bibliography

Kelly, Marion, na mala o kona: Gardens of Kona, A History of Land Use in Kona, Hawaii, Honolulu,: Department of Anthropology, Bernice Pauahi Museum, 1983.

Schilt, Rose, Subsistence and Conflict in Kona, Hawaii, An Archaeological Study of the Kuakini Highway Realignment Corridor, Honolulu: Department of Anthropology, Bernice Pauahi Bishop Museum, 1984.

Takahara, Fusae (youngest daughter of Daisaku), personal interviews, February, 1994.

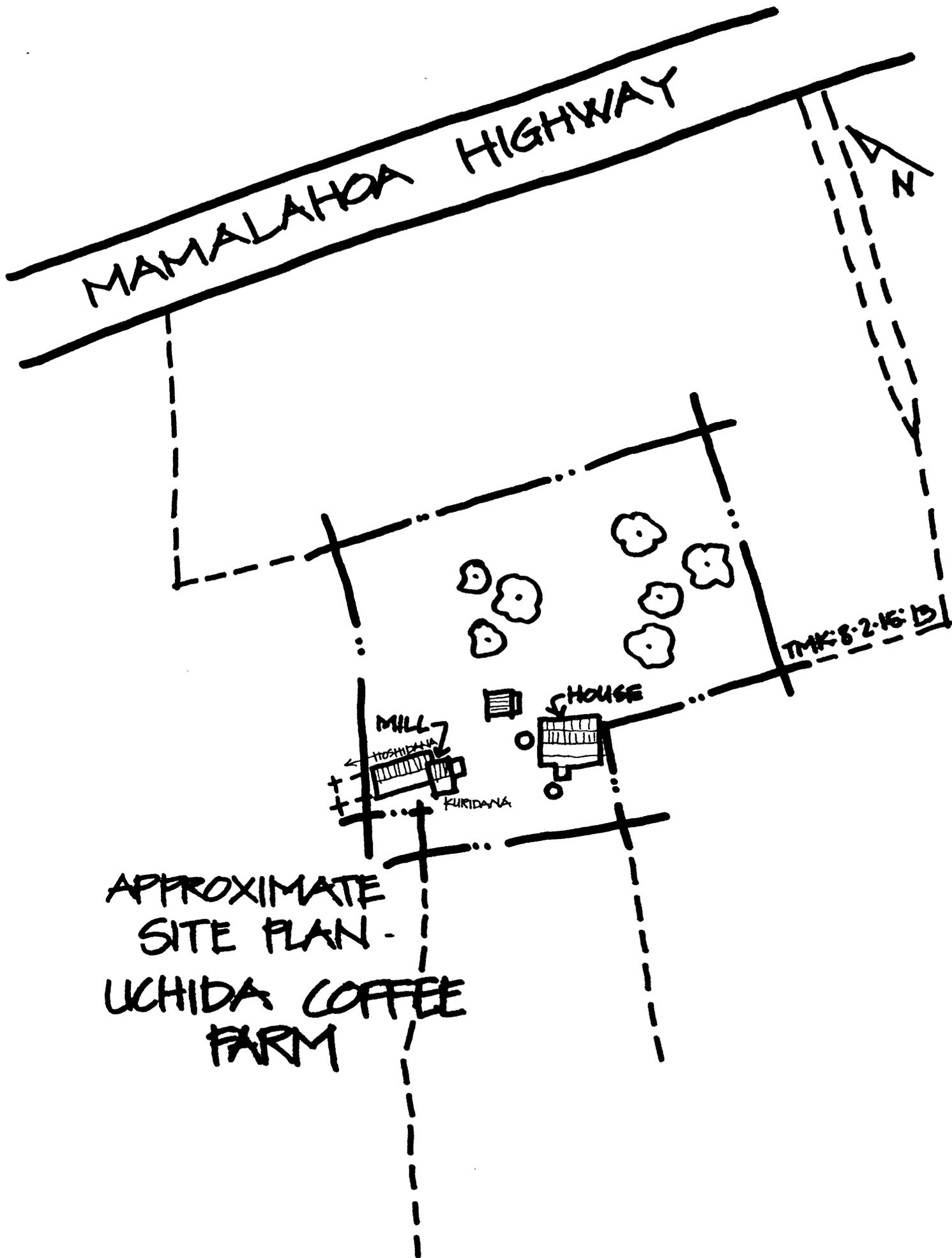
Whelan, Jean A., Coffee in Hawaii: A Guide to Historical Resources, Honolulu: The Humanities Program of the State Foundation on Culture and the Arts in cooperation with The Hawaiian Historical Society, 1986.

10. Verbal Boundary Description

This nomination includes the property surrounding the Uchida Coffee Farm in 1994 located at a portion of TMK: 8-2-15:013 on the island of Hawaii.

Boundary Justification

This is the boundary historically associated with the farm that is still intact.



MAMALAHOA HIGHWAY

TMK 8-2-15-13

APPROXIMATE
SITE PLAN -
UCHIDA COFFEE
FARM

MILL

TOSHIDANA

KURIDANA

HOUSE

PROPERTY ASSESSMENT DIVISION TAX MAPS BRANCH STATE OF HAWAII TAX MAP		
TAX MAP DIVISION		
ZONE	SEC	PLAT
8	2	14
SCALE 1" = 100 FT		

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

FOR JAMES M. TANAKA PART'S P.D. 1978 & COPPER FARM LOTS, KEALAKEKUA, SOUTH KOHA, HAWAII (Formerly Plat. 8-2-01)



- 98 Damon G. Suga Part, Heleiaha B. '78
- 44 James H. Layton & Kathleen A. '78
- 73 Robert H. Boudreau and Catherine M. '84

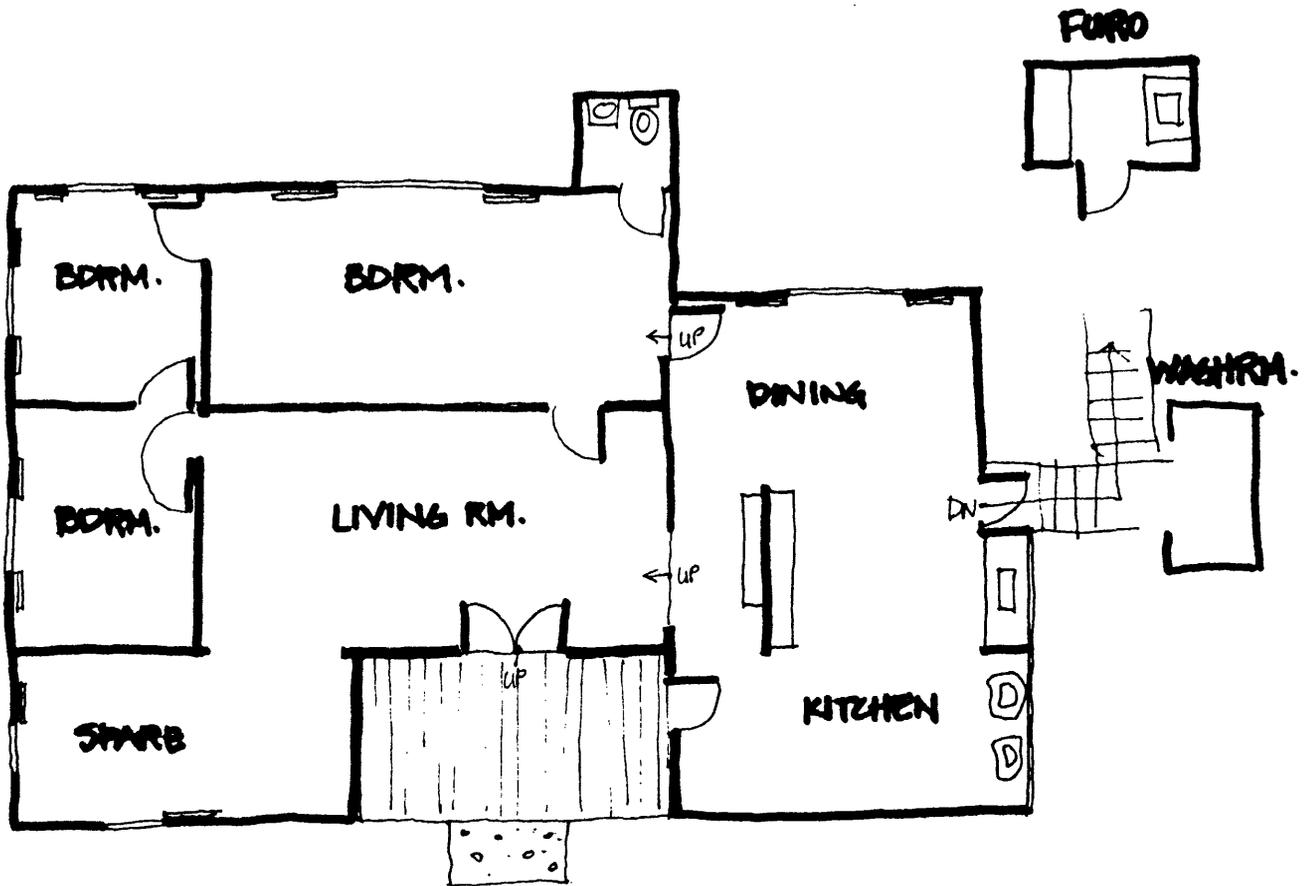
3 1723

DEPARTMENT OF FINANCE PROPERTY ASSESSMENT DIVISION TAX MAPS SECTION STATE OF HAWAII TAX MAP		
COUNTY OF HAWAII		
ZONE	SEC	PLAT
8	2	15
SCALE 1" = 100 FT		

FOR PROPERTY ASSESSMENT PURPOSES
SUBJECT TO CHANGE

KEALAKEKUA, S KOHA, HAWAII, "KEALAKEKUA RANCH SUBD - INCREMENT 1 - UNIT", L.C. NO. 8452-9, P.P. 1795 (Part 8-2-CP)

DMC No. 6678
 DATE: 11/14/88
 SHEET: 14 OF 14



FLOOR PLAN

DRAWING NOT TO SCALE

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001621 Date Listed: 02/09/95

Uchida Coffee Farm Hawaii HI
Property Name County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

fr [Signature]
Signature of the Keeper

2/9/95
Date of Action

=====
Amended Items in Nomination:

8. Statement of Significance: Level of Significance

The significance of the property has been evaluated at the statewide level.

This information has been confirmed with Tania Moy of the HISHPO by telephone.

DISTRIBUTION:
National Register property file
Nominating Authority (without attachment)