

**U.S. NAVAL BASE, PEARL HARBOR, BOILER HOUSE AND
COLD STORAGE, BUTCHER SHOP & DRY STORES BUILDING
(U.S. Naval Base, Pearl Harbor, Naval Station Marine Barracks)
(Facility No. 268)
South Avenue, near Salvor Street
Pearl Harbor
Honolulu County
Hawaii**

HABS No. HI-404

HABS
HI-404

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
Oakland, California**

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- Location:** South Avenue, near Salvor Street (formerly Ninth Street)
Pearl Harbor Naval Base
City and County of Honolulu, Hawaii
- U.S.G.S. Pearl Harbor Quadrangle, Hawaii 1983
7.5 Minute Series (Topographic) (Scale – 1:24,000)
Universal Transverse Mercator Coordinates: 4.608240.2361120
- Significance:** The boiler house portion of the building, constructed in 1929, is part of the early history of the Marine Barracks at Pearl Harbor. The cold storage, butcher shop, and dry stores portion of the building dates from about 1952, built on the footprint of an earlier laundry building. The Marine Barracks area is associated with events that have made a significant contribution to the broad patterns of Hawaii's history, from the establishment of the first permanent Marine garrison in Hawaii through the Marine's contributions in World War II. Additionally, the boiler house portion of the building embodies the distinctive characteristics of a type, period, and method of construction, which are seen in other buildings of the pre-WWII period at Marine Barracks. The building contributes to the Marine Barracks zone, which forms a distinct and historically significant grouping at the Pearl Harbor Naval Base. It is in the main portion of Pearl Harbor Naval Base that was designated as a National Historic Landmark in 1964.
- Description:** **Boiler house portion:** The boiler house portion was originally a free-standing building, measuring approximately 21' x 26' and a little over 13' high. There is still no interior connection between this portion of the building and the rest. It was built with a concrete slab foundation, cast-in-place concrete walls, and a concrete roof structure. The front and rear parapet walls have a low-slope gable appearance, reflecting the slightly pitched roofline. The roof is supported by the exterior walls and three large concrete beams with canted tops. There are two circular vent openings in the ceiling of this portion. The exterior walls of the boiler portion of the building still show the original design, with slightly thicker bases, a thickened edge along the top of the roof parapets, and a protruding horizontal band that runs just below and parallel to the top of the parapet wall.

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The original windows on two of the three remaining exterior walls in this portion are extant. They are steel-frame windows of three different sizes, but all have a pivoting central section. The two narrow front windows, on either side of the doors, have a four-light pivoting section with fixed lights above and below. On the northeast wall, the window closest to South Avenue has 20 lights with a six-light central pivoting section and fixed panes all around it. The other window on the northeast wall has two four-light pivoting sections with fixed lights above and below. There are two windows on the rear wall, both of which have been altered. One window has been covered up and a vent hood installed in the upper part. The other rear window appears to have been replaced, since there are two wood-frame sash, each with 10 lights. These sash are double-hung type but do not appear operable, since the opening is smaller than the combined sash, which have been installed with the upper and lower sash overlapping. Historic photos and drawings indicate these wood sash were used in the formerly adjacent laundry building. These wood sash may have been installed in this one window of the boiler house sometime after the laundry building was replaced by the cold storage, butcher shop, and dry stores portion of the building. The windows on the southeast side of the boiler house are blocked up where the newer portion of the building is attached to it. Each window has a heavy concrete sill. The double entry doors are made of metal plates on metal frames with heavy hinges.

The original downspout, which drains the roof behind the parapet and funnels water through a hole near the bottom of the wall, is still located inside the building. Fluorescent lights have been hung in this portion of the building, but one of two original lights, with an incandescent bulb in a glass cylinder and metal cage, remains. Fire protection piping was added in 1957.

Cold storage, butcher shop, and dry stores portion: The cold storage, butcher shop, and dry stores portion of the building wraps in an L around the former boiler house, with a few feet separating the northwest wall of the boiler house from the other portion of the building. The overall building's measurements are 90'-0" x 60'-0". This larger and newer portion of the building has a flat roof, with metal gutters on the street and rear sides, but no eaves and no parapet. The roof structure consists of 8" steel purlins supporting corrugated metal decking with built-up roofing. Most of the newer portion has a height of approximately 13', but the office mezzanine section in the southern corner is about 24' tall. The cold storage, butcher shop, and dry stores portion of the building reused some of the earlier concrete slab foundation of the laundry. A note on the 1952 drawings says: "New floor to be laid over existing concr. slab in dry stores, machinery room, meat preparation r'm and passage. Remove existing floor in all refrigerated rooms." The windows in the abutting concrete wall of the boiler house portion of the building were removed

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and the openings infilled with "hollow concrete block." The walls in the newer portion of the building are built with these concrete masonry units (CMU). There is a concrete beam near the top of the walls on which the roof purlins rest. In the large dry storage room there are also four pipe columns, with angled bracing, under beams that support the purlins.

All the original steel-framed windows, which are either four-light sash or four-light over two fixed lights, remain in this portion of the building. On the rear elevation (closest to Facility 221) the windows have exterior expanded-metal security screens in three-part wood frames. The machine room's openings, on the northeast wall, have fixed wood louvers with exterior metal mesh screens. Additional vents have been inserted above the openings on the rear and northeast walls. The flush plywood exterior doors on the building are the same type shown on the 1952 drawings, so they are probably original. Most of the interior doors are metal with insulation for the refrigeration rooms. Four of these are original, with interesting door handles, and two are later replacements. There are openings above several of the doors to allow passage of the meat rail. There are two openings from the meat preparation room to the passage, but the door in one is missing.

The floor of the meat preparation room has quarry tiles, and the mezzanine has vinyl tile, but the other floors are concrete. The interior walls and ceiling structure are left exposed except in the refrigerated rooms, which are lined with insulation, and in the meat preparation room, which has a quarry tile wainscot 6'-0" high and panels on the ceiling. Some of the refrigerated rooms also have wood bracing protecting the insulating panels (specified as either fiberglass or cork on the drawings). All the refrigerated rooms have concrete bases measuring about 6" tall x 6" deep. The meat storage room had six overhead rails curving from the entry passage rail and into the thawing room rail. The temperature in the later room was listed as 35 degrees, while the meat storage room was kept at 10 degrees (a 1980 plan showed 0 degrees). Two other 35-degree rooms were used for storing other types of food. Most of the overhead rails for moving the meat have been removed, probably when new insulation was installed.

The northeast end of the dry stores room is partitioned into two areas by a wall of expanded metal and gypsum board. A metal stair with pipe railing leads from the dry storage room to the office and toilet on the mezzanine. The office has fluorescent light fixtures, but in other rooms there are plain incandescent bulbs, sometimes in metal hoods and sometimes in glass cylinders with metal cages. On the southwest end there is a large projecting light fixture over the doors to the dry stores room. The equipment in the refrigerated room and the machinery room was apparently replaced in 1980.

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There are concrete sidewalks adjacent to the building on the northwest end and the South Avenue side. There is asphalt paving on the side of the building closest to Facility 221. There are several ficus trees near this building; four are along the South Avenue side, near the cold storage, butcher shop, and dry stores portion. The landscaped strip does not extend in front of the boiler house portion of the building, where there is a delivery apron.

Historical Context: See HABS No. HI-402 for the historical context of the early Marine Reservation and HABS No. HI-176 for a history of the area from 1939 through World War II and after. The boiler house was originally built in 1929 as a separate structure (Building 275) adjacent to the 1923 laundry (which was an earlier Building 268). The small boiler room in the 1923 building was apparently inadequate, or more space was needed for laundry equipment. The boiler house was labeled as a "power house" in a 1940 drawing (no. K-N4-141), which showed it still separate from the laundry. The boiler house was connected with the adjacent structure (the earlier Building 268) about 1945. A 1945 drawing (no. K-N6-141) shows that the name of Building 268 at that date was no longer the laundry but the prisoners' mess. The boiler house continued to be designated with a separate number, as Building 275, until about 1952. The boiler house space is currently used for storage.

In 1952 drawings were prepared for the "Conversion of Bldg. #268, Cold Storage, Butcher Shop & Dry Stores." Rather than a conversion of the former laundry/prisoners' mess structure, however, the drawings show an almost entirely new building, except for the incorporation of the existing boiler house. The newer portion of Facility 268 bears no resemblance in materials or structure to the 1923 building and is similar to it only in its last footprint. The 1923 laundry/prisoners' mess had been expanded in 1940 and again slightly, about 1945, with its connection to the boiler house.

Sources: The drawings for this building are on microfiche cards at Plan Files of the Naval Facilities Engineering Command, Pacific. The 1952 drawings for the newer portion (cold storage, butcher shop, & dry stores) are under Y&D Drawing numbers 551553, 551554, and 583719 through 583721. The boiler house portion of the building is shown on these drawings as a rectangle, labeled "existing building." Some 1980 repair drawings for Facility 268 are also listed in the Plan Files database of the Naval Facilities Engineering Command, Pacific, under Drawing nos. 7026070 through 7026074.

No original drawings of the boiler house portion of the building were located, but historic photographs of it under construction were located in

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the National Archives II, Still Photo Collection, RG 171 CA. The only drawing found of the boiler house portion was a fire protection drawing (Y&D no. 731938) dated 1957.

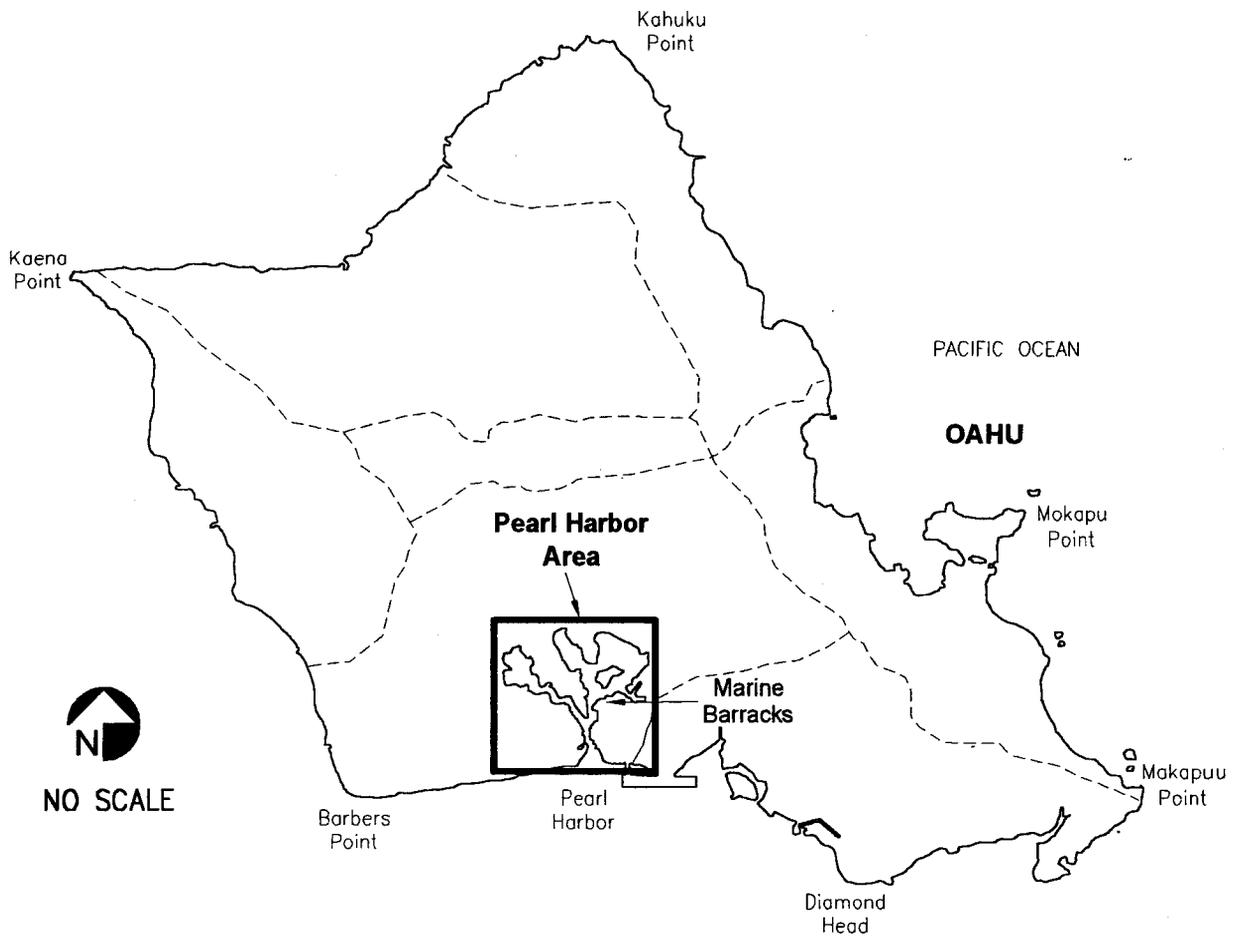
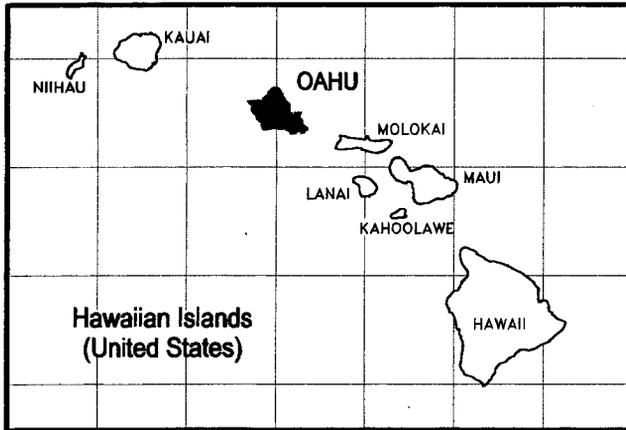
The original 1923 drawing (no. K-55) for the earlier laundry building, which also was assigned the building number 268, and the drawing for its addition in 1940 (no. K-N4-129) are still on microfiche cards at the Plan Files of the Naval Facilities Engineering Command, Pacific.

Project Information: Commander Navy Region (COMNAVREG) Hawaii has embarked on a program of documentation of historic properties within its area of responsibility, with the goal of recording historic information about each property and establishing its context of significance. This information will assist COMNAVREG Hawaii in the appropriate management of these properties, be it routine repair and maintenance for continuing use, rehabilitation for continuing use / adaptive reuse, or demolition. At this time, specific action that may affect this facility has not been determined. This report was prepared under a Historic Preservation Services contract (N62742-97-D-3502) awarded to AMEC Earth and Environmental, the prime contractor, by the U.S. Navy, Naval Facilities Engineering Command, Pacific. The contract was funded through the Cultural Resources Program of COMNAVREG Hawaii. The photographic documentation was undertaken by David Franzen, of Franzen Photography. Maps were made by Nestor Beltran of NAB Graphics. Katharine Slocumb and Ann Yoklavich of Mason Architects, Inc. did the field and research work on this building and co-authored this report.

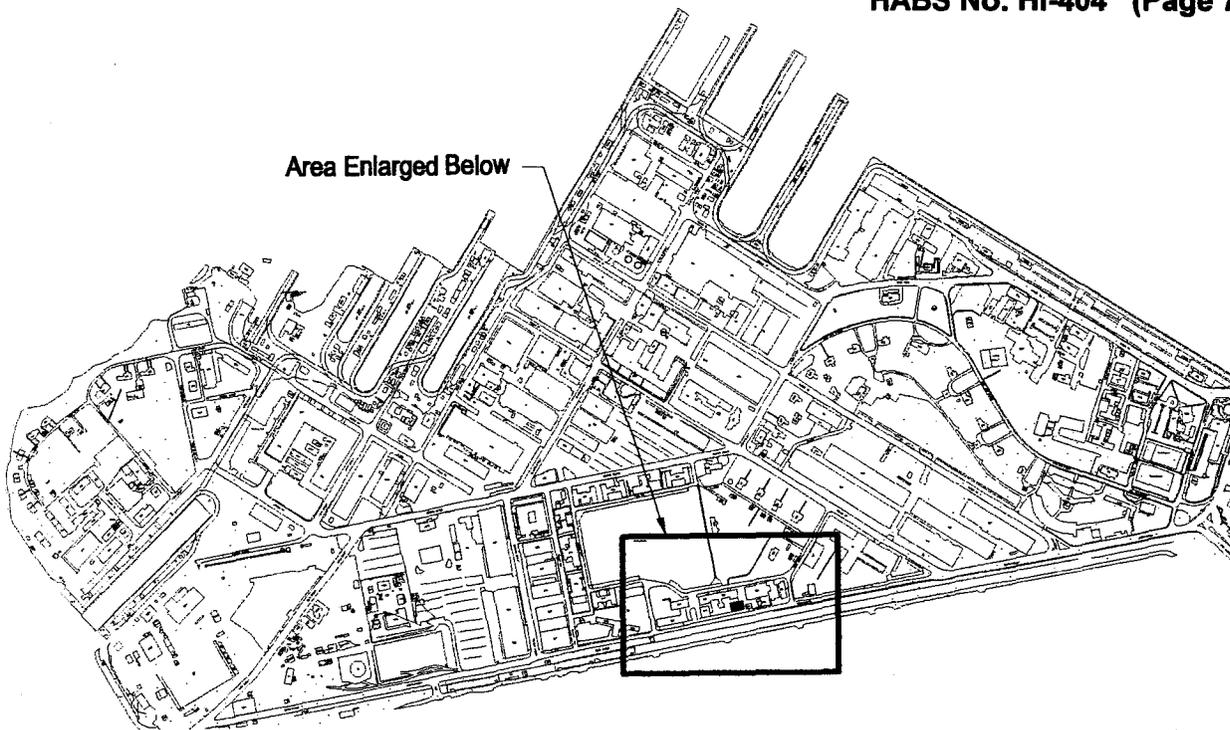
Prepared by: Katharine Slocumb, Historic Architect and
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Date of Final Report: June 2003

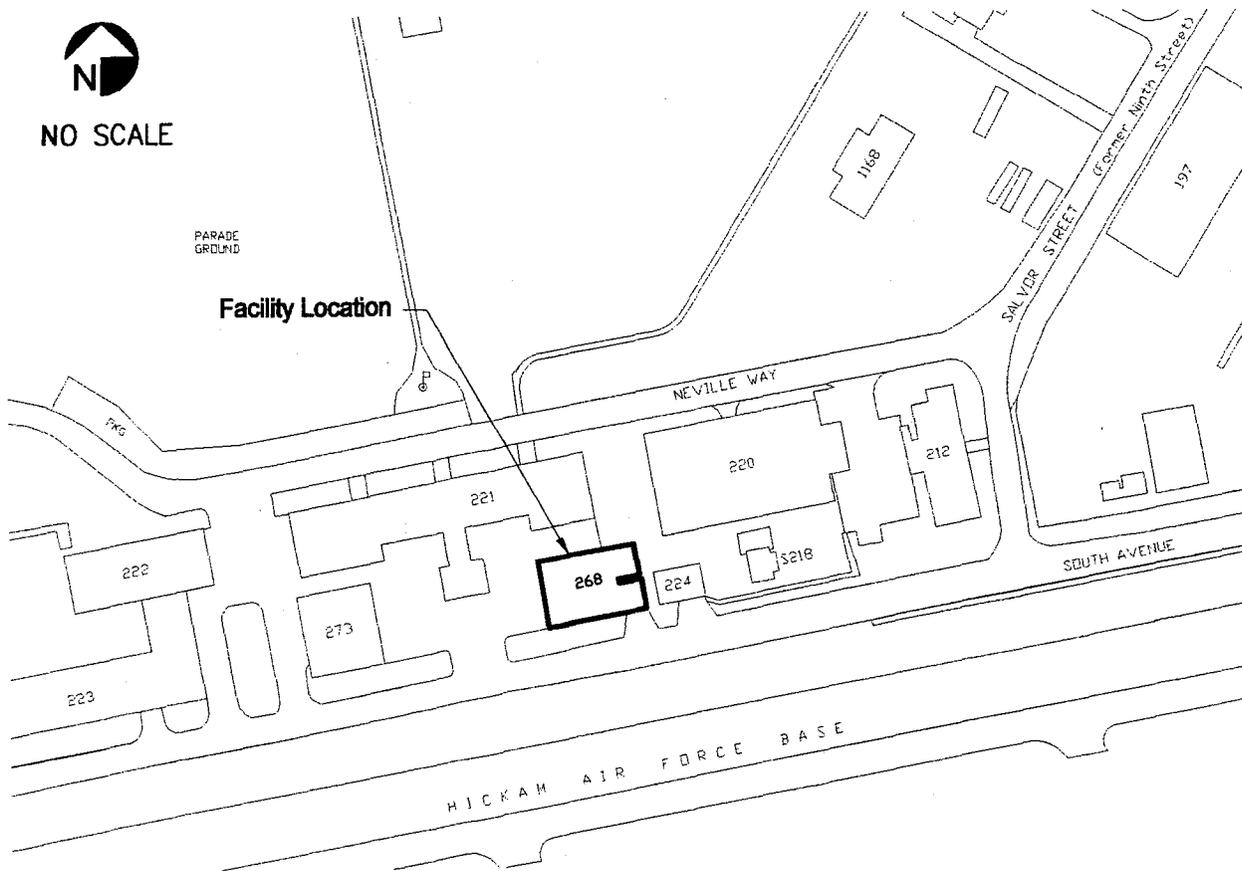
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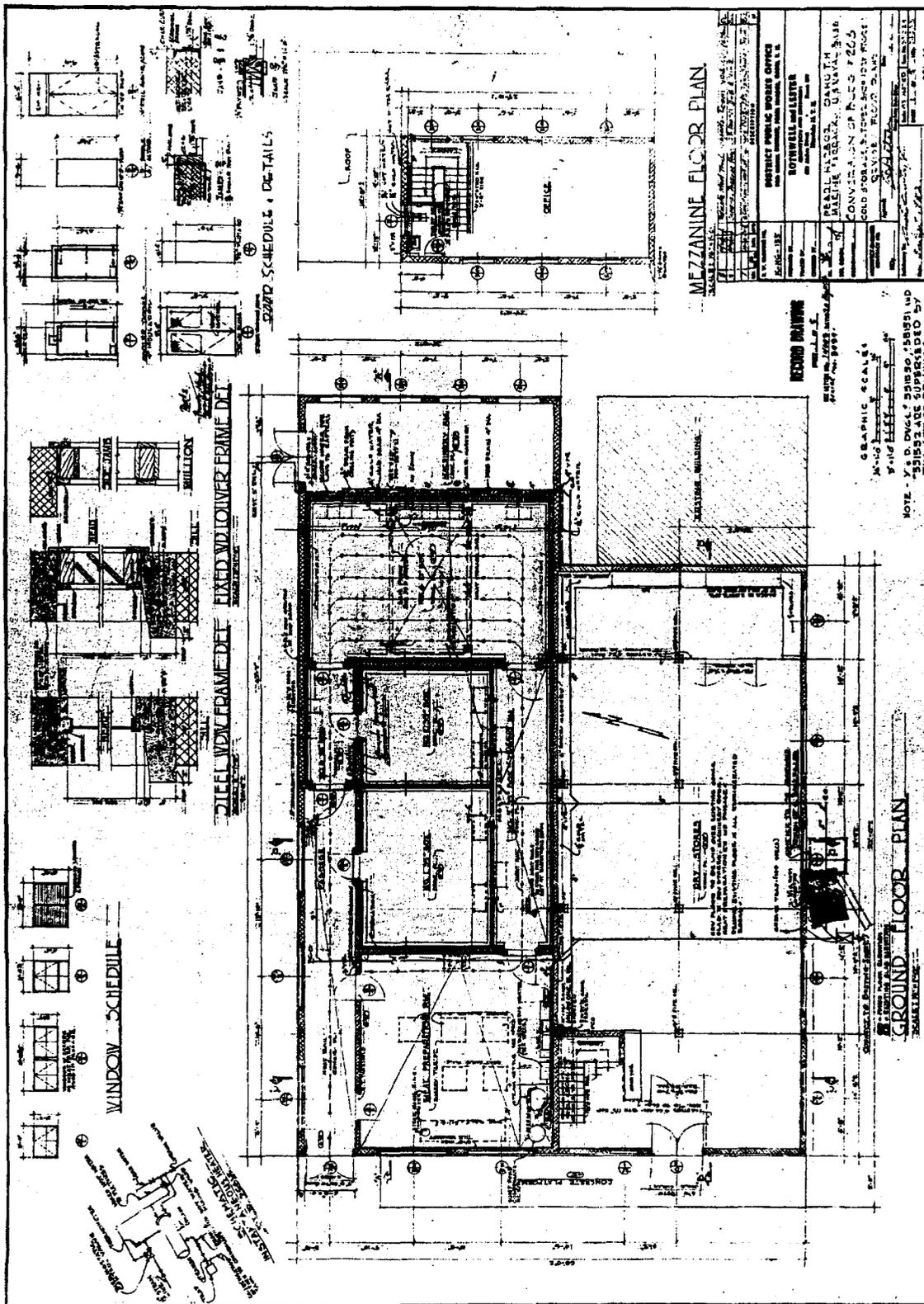
Vicinity Map



Site Map

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Floor plan of Cold storage, butcher shop, & dry stores portion (Y&D Drawing no. 551554)



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Elevations of Cold storage, butcher shop, & dry stores portion (Y&D Drawing no. 583719)

