

KAHULUI CANNERY, QUONSET HUT GROUPING
(Maui Land & Pineapple Company Cannery)
120 Kane Street
Kahului
Maui County
Hawaii

HAER HI-79-D
HI-79-D

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
FIELD RECORDS

HISTORIC AMERICAN ENGINEERING RECORD
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN ENGINEERING RECORD

KAHULUI CANNERY, QUONSET HUT GROUPING (Maui Land & Pineapple Company Cannery)

HAER No. HI-79-D

Location: 120 Kane Street
County of Maui, Hawaii
TMK 3-7-002: 001
USGS 7.5 minute series topographic map, Wailuku, HI, 1997.
The Universal Transverse Mercator (UTM) coordinates for this facility are:
04.762890.2311620.

Present Owner: Maui Land & Pineapple Company, Inc.

Present Occupant: Maui Land & Pineapple Company, Inc.

Present Use: Warehouse and refrigerated warehouse for pineapple cannery.

Significance: The Quonset hut grouping is associated with the last operating pineapple cannery in Hawaii. The pineapple industry is significant as one of Hawaii's two great agricultural industries of the 20th century, along with sugar, and was a major factor in Hawaii's economic development. The cannery is also significant in the economic history of Maui County as a major factor in the development of Kahului. The Quonset huts retain their original and distinct form.

Quonset huts were a standard military building type during World War II, commonly salvaged for re-use during and after de-mobilization. Quonset huts were typically used for industrial and commercial buildings, residential neighborhoods, buildings on school campuses, and on farms.

Report prepared by: Dee Ruzicka,
Architectural Historian
Mason Architects, Inc.
119 Merchant Street, Suite 501
Honolulu, HI 96813

Date: October 2006

PART I. DESCRIPTION

The Quonset hut grouping at Kahului cannery consists of five 40' x 100' Quonset huts that are set parallel to each other with about 2'-0" between each of them. The huts are semi-cylindrical buildings constructed of corrugated metal panels on half-circle metal ribs spaced at 4'-0" on center. Longitudinal purlins about 2½" high are set on the 6" half-circle ribs. The corrugations in the metal roofing panels at the tops of the Quonsets are set at right angles (transverse) to the longitudinally-oriented corrugated panels that cover the sides of the Quonset huts. At the ends, the corrugated metal siding is oriented vertically. The two huts at the west end of the grouping have a coating of sprayed-on rigid foam about 4" thick on their roof, sides, and south ends which encapsulates them. All the Quonset huts have concrete floors.

The easternmost of the five huts is erected on a former rail road platform that is elevated about 3'-8" to 4'-0" above grade. The platform appears solid, with concrete sides and top, and extends past the Quonset hut about 14'-0" on its north side. The east edge of the platform is at an angle to the Quonset hut, about 10'-0" from the hut at the south corner and about 37'-0" at the north corner. At its north side, between the doorways of the fourth and fifth huts, the platform has a ramp leading westward, down to grade.

The four Quonset huts that are not set on this platform have been erected on cast concrete stem walls the same height (approximately 4'-0"), to keep them aligned with the platform. The stem walls have vertical interior faces and exterior faces that taper from a wall thickness of about 8" at their bases to 4" at their tops. Each Quonset hut has a height of 20'-0" and their placement on either stem walls or platform gives each an overall height of about 24'-0" from grade to the ridge.

When the Quonset huts were re-erected on the stem walls, their doorways were altered. The original doorway size of approximately 12'-0" wide x 12'-0" high in the ends of the Quonsets was re-created in the re-erected huts. However, because they were set on stem walls, a portion of the top of the original doorway opening (approximately 4'-0" high, corresponding to the height of the stem wall) was filled with corrugated metal panels.

The three huts at the east end of the grouping have double wood-framed, sliding doors that run on tracks mounted on the huts' interiors at one or both of their ends. These huts also have four window openings at their ends which are a pair of openings at door-top level at both sides of the doorways. Some of the windows have been covered with corrugated panels and some are filled with fixed single or double lights. These paired window openings are original, but would have had awning windows.

The frame and corrugated sheathing of the structures is exposed on the interiors of the three eastern huts. The floor plan in these huts is open. Some huts have added metal shelving on the interior that is supported by pipe posts anchored to the concrete floor and steadied by being attached to the half-circle ribs of the huts. Light fixtures in these huts include historic pendant fixtures with green and white enameled metal shades. The three eastern huts are in poor condition, the corrugated metal sheathing is rusted through in numerous places. The two western huts that are encapsulated by the sprayed foam coating have refrigeration units that occupy all of their interior space. The sprayed foam helps to insulate these refrigerated facilities. The exposed corrugated sheathing on these two units is also in poor condition with rust and missing panels. The condition of the huts under the sprayed foam coating is unknown.

PART II. HISTORICAL CONTEXT

For more information on 40' x 100' Quonset huts see HABS HI-279-B Naval Air Station Barbers Point, Quonset Hut Type 1- 40' x 100' and HABS RI-397-A Advance Base Depot, Davisville, Building A-130. For more information on the Kahului cannery, see historical narrative report; Kahului Cannery, Plant No. 28, HAER No. HI-79. See also, Kahului Cannery, Plant No. 28, Cannery Building and Dryer House/ Feed Storage Building, HAER No. HI-79-A, Kahului Cannery, Plant No. 28, Boiler House, Sheet Metal and Electrical Shops, HAER No. HI-79-B, and Kahului Cannery, Plant No. 28, Pump House, HAER No. HI-79-C.

The five Quonset huts at the Kahului cannery were originally erected at another site, sometime during World War II, and were moved to the cannery after the war. Three of the Quonset huts

were re-erected at the cannery in 1946 and the remaining two were re-erected there in 1947 (ML&P ca. late 1940s). It is possible these particular examples were taken from the Kahului Naval Air Station, where enlisted men were housed in Quonset hut barracks during World War II.

The first Quonset huts were manufactured in 1941 and erected at the newly constructed facilities of Quonset Point Naval Air Station and nearby Advance Base Depot, Davisville by the consortium know as "East Coast Contractors" who were responsible for building the bases. The huts were developed in order to provide an easily transportable structure that could be assembled quickly and used for a variety of applications. Based on a British structure of similar design, the Quonset huts were standardized at sizes of 20' x 48' and 40' x 100'. A manufacturing facility for the huts was included in the construction of the Quonset Point Naval Air Station, and before the United States entered World War II on December 7, 1941 about forty huts per day were produced there. Most of the early huts were used as barracks in Britain, Iceland, and other Lend-Lease countries. After the war began, production increased and was eventually transferred to various civilian contractors. One of the major manufacturers of Quonset huts was the Stran-Steel Division of the Great Lakes Steel Corporation in Detroit who produced huts up until the Korean War (Edwards 1993, 2-5).

The post-war period was a time of concentrated downsizing for the military, and excess temporary structures such as Quonset huts were commonly disposed of by the military, salvaged, and re-used in the private sector for housing, university campus buildings, and industrial/manufacturing purposes (such as the ones at the cannery). It is possible these particular examples were taken from the Kahului Naval Air Station, where enlisted men were housed in Quonset hut barracks during World War II.

When the five Quonset huts were all re-erected at the cannery in 1947, they were numbered 1-5 from the east. This numbering system was used until at least 1957. That year a laundry was located in the northwest corner of hut #5, the westernmost hut (ML&P 1957). Currently, the three Quonset huts at the east end serve as storage. The two on the west end are used as part of the cannery's juicing operation.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

Located in the archival records of Maui Land & Pineapple Company (ML&P) Company History. A drawing titled "Factory & Ground General Plot Plan" dated May 6, 1947 shows the huts in their present location. A drawing titled "Factory & Ground General Plot Plan" dated May 13, 1957 also shows the huts.

B. Early Views:

Documents, photographs, and drawings are located in the archival records of Maui Land & Pineapple Company (ML&P) Company History.

C. Bibliography:

Bureau of Yards and Docks, U. S. Navy. "Steel Arch Rib Hut 20'x56' Cross Section, drawing 283470," January 17, 1944. Located in drawings archive files of Wheeler Army Airfield Public Works Dept, Schofield Barracks, Hawaii.

Cameron, Colin C. Correspondence to Mr. Stacey Jio, November 4, 1974. Letter located in ML&P Company History.

County of Maui, Real Property Tax Division. Field Book, Binder 175. Field cards for TMK 3-7-002: 001 located at Real Property Office, Maui Mall Service Center. Ca. 1970s.

Daws, Gavin. *Shoal of Time*, Honolulu: University of Hawaii, 1968.

Dorrance, William H. *Sugar Islands, The 165-Year Story of Sugar in Hawaii*. Honolulu: Mutual Publishing, 2000.

Edwards, Angela M. *Advance Base Depot, Davisville, Building A-130: HABS No. RI 397-A*. Washington D.C: National Park Service, 1993.

Honolulu Advertiser. "Maui Pineapple Will Take Over Kahului Plant," Dec. 28, 1933, p. 1.

Honolulu Star Bulletin. "Maui Pine To Buy Cannery" December 28, 1933, p. 13.

Kehlor, Robert R. *The History of Del Monte Pineapple in Hawaii*, Honolulu: Del Monte, 1992.

Mason Architects, Inc. and Helber Hastert & Fee Planners. *Historic Context Report and Historic Preservation Plan for World War II Defensive Accessory Facilities*, prepared for Commander, Navy Region Hawaii. November, 2004.

Maui County Department of Planning. Website, <http://www.co.maui.hi.us/departments/Planning/> accessed on December 12, 2005.

Maui Land & Pineapple Co. (ML&P) Company History. Photograph ADJ: 43-5A/ MLP, ca. 1948.

_____. Photograph ADJ:43-3/ MLP, ca. late 1940s.

_____. Drawing "Factory & Ground General Plot Plan" May 6, 1947.

_____. Drawing "Factory & Ground General Plot Plan" May 13, 1957.

Maui News. "Report Of Letting Cannery Contract Not Yet Confirmed." *Maui News*, December 9, 1925, p. 1.

_____. "Contract Awarded For Construction Cannery At Kahului." Dec. 16, 1925, p. 1.

_____. "Site Of Cannery Near Kahului Is Now Busy Place." December 30, 1925, p. 1.

_____. "Huge New Industry Starts Operations Next Week." June 19, 1926, p. 1.

_____. "California Packing Corporations Cannery At Kahului Starts Its Active Operation Auspiciously." June 23, 1926, p. 1.

_____. "C.P.C. Cannery Is Most Modern In Territory" December 4, 1926, Sec. 7 p. 4.

_____. "Wooley Sets New Record On Cannery Plant." December 4, 1926, Sec. 7 p. 5.

_____. "No Casualties In Maui's First Actual Bombardment". December 17, 1941, p. 1.

_____. "Residents Remain Calm As Gun Hurls Explosives Into Harbor And Town."
December 17, 1941, p. 1.

Maui Pineapple Company. Website, <http://www.mauiland.com/maupine> accessed on
January 17, 2006.

Moffat, Riley M. and Gary L. Fitzpatrick. *Surveying the Mahele*. Honolulu: Editions Limited,
1995.

_____. *Mapping the Lands and Waters of Hawaii*, Honolulu: Editions Limited, 2004.

National Archives and Records Administration (NARA). Aerial photograph # 18AA-47-
38/37994 A.C. College Park. MD, 1940.

Sanborn Fire Insurance Co. Fire insurance maps of Kahului, Maui. 1927 and 1945.

Ten Bruggencate, Jan K. *Hawaii's Pineapple Century, A History of the Crowned Fruit in the
Hawaiian Islands*. Mutual Publishing, Honolulu, October 2004.

University of Hawaii at Manoa, Ethnic Studies Oral History Project. *Women Workers in
Hawaii's Pineapple Industry, Volumes I and II*. Honolulu: Ethnic Studies Program, 1979.

PART IV. PROJECT INFORMATION

Photo documentation and recordation of this facility was undertaken because Maui Land & Pineapple Company (ML&P) currently plans to demolish four buildings in whole or in part on the cannery complex as part of ML&P's MC2 ("Multi Client, Multi-Commodity Center") redevelopment plan. These include a 1,665 square foot portion of the historic cannery building, full demolition of a 6,400 square foot Engineering Office built in 1926 (but significantly altered and added to, and as such not eligible for the National Register of Historic Places, or worthy of HABS documentation), a 21,000 square foot Repair Shop built in 1999 (similarly not Eligible), and an 890 square foot Maintenance Shed built in the early 1970s (also not Eligible). It is possible that other unplanned development projects in the future could include the demolition of additional historic buildings in the cannery complex. The cannery site is located within the County of Maui's Special Management Area (SMA). As part of the SMA permitting process, the County of Maui Department of Planning evaluates "impacts to the environment, historic and cultural resources, drainage and impervious surface cover, public views of the ocean, public access to beaches and shoreline, and the cumulative impacts of development" (County of Maui Department of Planning, 2005). Upon reviewing the proposed demolition, the Department of Planning issued the approval for the SMA. The Cultural Resources Commission, serving under the County of Maui Department of Planning, recommended that HABS documentation occur. Accordingly, this report and four others for the site were written to satisfy this requirement and serve as mitigation for the proposed demolition. (This project was not subject to Section 106 review.)

KAHULUI CANNERY, QUONSET HUT GROUPING
(Maui Land & Pineapple Company Cannery)
HAER No. HI-79-D (Page 6)

Location map. From USGS 7.5 minute series topographic map, Wailuku, HI, 1997. Reduced ,
not to scale.

