

HAWAIIAN PINEAPPLE COMPANY (HAPCO) LTD. HOUSE NO. 26

-2

(LC-BCT-003)

623 Lanai Avenue

Lanai City

Maui County

Hawaii

HABS HI-561

*HABS HI-561*

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY

National Park Service

U.S. Department of the Interior

1849 C Street NW

Washington, DC 20240-0001

## HISTORIC AMERICAN BUILDINGS SURVEY

### HAPCO (HAWAIIAN PINEAPPLE CO, LTD) HOUSE NO. 26-2 (LC-BCT-003)

HABS No. HI-561

**Location:** 623 Lanai Avenue  
Lanai City  
Maui County  
Hawaii  
  
U.S.G.S..Lanai South, Hawaii quadrangle  
7.5 Minute Series (Topographic) (Scale – 1:24,000) NAD83 datum.  
  
Universal Transverse Mercator Coordinates:  
04.716525.2304390  
  
Latitude and Longitude Coordinates:  
20°49'36.75"N 156°55'9.5"W

**Date of Constr:** 1923

**Designers:** David E. Root<sup>1</sup>

**Builder:** Kikuichi Honda, Contractor

**Owner:** Lanai Resorts LLC

**Present Use:** Vacant

**Significance:** Hawaiian Pineapple Co., Ltd., or HAPCo House No. 26-2 at 623 Lanai Avenue is a double house type plantation housing building located within the proposed Lanai City Business Country Town (Lanai City BCT) historic district. HAPCo House No. 26-2 is significant as a plantation period residence that was constructed exclusively by Japanese contractors under the leadership of Kikuichi Honda. Its double house configuration is an important and rare vernacular house type in Maui County and in the State of Hawaii. Lanai City BCT was the first planned community in the Territory of Hawaii. Today it is the last intact plantation town in Maui County, and the last intact example of Garden City planning and Hawaii Sugar Planters Association Village planning standards in Maui County, and one of the last in the State of Hawaii.<sup>2</sup>

**Date of Report:** December 2013

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<sup>1</sup> James T. Munro, "History of Water Resources on Lanai, n.p. 1958.

<sup>2</sup> Stanley Solamillo, "Draft National Register of Historic Placed Registration Form, Lanai City Business City Town." Proposed historic district. March 2012. pp. 7, 45.

## DESCRIPTION:

The historic name for this building, HAPCo House No. 26-2, is taken from the historic resources inventory sheet for 623 Lanai Avenue that is found on page 103 of the continuation sheets of the Draft National Register Form for the proposed Lanai City BCT Historic District.<sup>3</sup> The alternate name for this resource, LC-BCT-0034, is the site number assigned by Hawaii State Historic Preservation Division, also found on the draft National Register Form continuation sheet.

HAPCo House No. 26-2 is a single story residence that has a side gable roof with shed roof sections. It has a foundation of wood posts on footings of either single basalt stones or solid concrete blocks. It has overall footprint dimensions of 25'-0" x 52'-6". The shed roof portion at the rear of the house was constructed ca. 1938 under the direction of HAPCo plantation superintendent Dexter Fraser to provide toilet facilities and additional space for the residents.<sup>4</sup>

The foundation of the house is 4" x 4" wood posts that raise the building about 2'-6" above grade. These posts are on a typical spacing of about 6' across the front (25'-0" side) of the house and about 5' across the sides (52'-6" side). Some posts have angled bracing of 2" x 4" that ties them to 4" x 4" longitudinal beams that support the 2" x 4" transverse floor joists that are set on 2'-0" spacing. The wood foundation posts are typically set on large stones, with some posts on solid concrete blocks about 10" square and 6" high. A wood grid lattice of 1½" wide strips screens the foundation. The washroom, at the rear of the house, has a concrete wall foundation that supports its concrete slab floor about 2'-0" above grade. This concrete wall foundation has horizontal impressions from the boards used for forming. The foundation wall rises to about 4' above grade in the area that encloses the shower stall. The rear entry door, at the washroom, is accessed by three concrete steps up from grade. This rear washroom was added to the original building ca. 1938. Before its addition, residents used a communal wash house that was supplied with hot and cold running water.<sup>5</sup>

The exterior walls of HAPCo House No. 26-2 are constructed with 2x4 studs on both sides of each opening and 4x4 posts at each corner, which support a 2x4 top plate. The house is clad with 12" side boards and 3" wide battens on the exterior and 1¾" wide battens on the interior. The exterior walls typically have a batten as trim at the eaves and no trim or water table at their bottom. The exterior board and batten walls are visible on the interior. Interior walls are true single wall construction with 1¾" battens each side of 1x12 boards. The exteriors were originally stained but all surfaces are painted.

The approximately 20'-deep portion of this house covered by the side gable roof consists of the living room and two front bedrooms. A short section of shed roof projects about 7' from the northeast lower eave, covering the front lanai and the small front bedroom. A longer section of shed roof projects about 27' from the southwest eave, covering the kitchen, rear bedroom and wash room. All sections of the roof are sheathed with corrugated metal. All eaves of the house (gable ends and shed roof eaves) have an overhang of between 1'-0" and 1'-3". The gable ridge height is about 17'-4" above grade. The roof framing of the gable section is 2" x 4" purlins on about 5' spacing with a nominal 1x4 fascia board at the gable ends. Purlins measuring 2" x 4" at the shed roof sections are spaced at about 4'. The rafters are observable at the lower eaves of the front and rear shed sections. These are nominal 2x4s on 4'-0" spacing at the front, and 4'-0" and 5'-0" spacing at the rear.

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<sup>3</sup> Solamillo, "Draft N R Form, Lanai City BCT." Cont. sheet p. 103.

<sup>4</sup> Ibid. P. 37.

<sup>5</sup> Ibid. P. 23. .

Windows in this house are a combination of six-over-six-light double-hung sash with sash pins, six-light single hung with sash pins, six-light sliding sash, and fixed sash, all with interior frames. Some of the fixed sash appear to have been converted from sliding or single hung. All windows have a typical exterior casing and apron of 1x4 boards with a window stool that projects 1¼" from the wall. Double-hung window openings are 2'-2" wide and 4'-0" high and are found in the living room and two front bedrooms. The single-hung window is in the southeast wall of the front bedroom. It is a six light sash that operates vertically in a 2'-2" wide x 2'-0" high opening. Sliding sash, fixed openings, and single hung are typically about 2'-2" wide and 2'-0" high. They are found in the kitchen, wash room, rear bedroom, and lanai. The rear bedroom has a double sliding window with two six-light sash in an opening measuring 4'-6" wide and 2'-0" high.

Doorways in the house have nominal 1x4 casings, and are typically 2'-6" wide and 6'-8" high. The front entry door and the rear entry door (off the washroom) are five panel wood doors with steel knobs and escutcheon plates and ball top hinges. They each have a wood screen door with a large screened opening over three panels. The entry door to the small room off the north end of the lanai is formed of vertical tongue-and-groove boards.

The lanai is accessed by wood steps from grade level, with nominal 2x4 handrails. Beside the north handrail is a vertical nominal 2x4 frame that projects 2'-6" from the front railing between the lanai floor and ceiling. The upper portion of this frame is open and the lower portion is screened with a grid lattice of 1½" wide wood strips. The lanai floor is painted 5¼" wide tongue-and-groove boards. The front railing is horizontal nominal 2x4 handrail with the space below filled with a grid lattice of 1½" wide wood strips. The small room off the north end of the lanai is enclosed with a painted wall of plywood on its front (northeast) side.

The interior of HAPCo House No. 26-2 contains four bedrooms along the southeast side and the living room and kitchen along the northwest side. The small front bedroom is positioned at the southeast end of the lanai and was created by enclosing that section of open lanai. The washroom is set off the main portion of the building at the west rear corner. The interior of the house has painted board-and-batten walls with 12" boards and 1¾" battens. Ceilings have the same board-and-batten configuration. The flooring includes carpeting and vinyl floor covering over 5¼" wide tongue-and-groove boards. The small front bedroom has a painted plywood floor. Interior doors are typically wood, with five panels, and steel knobs and escutcheon plates and ball top hinges. Some interior doors have rim locks. Ceiling light fixtures are sockets only. Light fixture controls are surface wired from the ceiling.

The floor level of the kitchen and rear bedroom is about 9" below the floor level of the living room and is accessed by a step down. This drop in floor level corresponds to the rear roof transition from side gable to shed roof. The kitchen has painted wood lower cabinets and open shelving of painted wood. The sink is set into a plastic laminate-covered wood counter. The washroom floor level is about another 1' lower than the kitchen and accessed by two wooden steps from the kitchen. The doorway from the kitchen to the washroom has a wood screen door with a large screen over three lower panels. The washroom has a concrete floor with ceramic floor tile and a floor drain. The washroom interior has board-and-batten walls. The washroom has no finished ceiling; the roof framing and the underside of the corrugated metal roofing are exposed. Within the washroom, the wood door to the toilet has five panels. The door to the shower has been removed.

## **HISTORIC CONTEXT:**

For the historic context of this house see HABS No. HI-559, HAPCo (Hawaiian Pineapple Co. , Ltd.) House No. 26-4 (605 Lanai Avenue). See also HABS No. HI-560, for information on HAPCo House No. 26-3 (615 Lanai Ave.).

## **Sources**

### A. Architectural Drawings:

No original drawings for Lanai City double houses were located.

### B. Early Views:

Early aerial photos (1924) showing Lanai City, taken by the 11<sup>th</sup> Photo Section are available in the archives of Kumu Pono Associates, P.O. Box 631599, Lanai City HI 96763. This photograph was taken by a U.S. military photographic section and is considered in the public domain.

An aerial photograph taken on October 23, 1929 showing Lanai City is located in the photography archives of the Bishop Museum, Honolulu, folder: Geography, Lanai, Aerial Photos, neg. # CP 50182.

### C. Bibliography:

Ashford, Marguerite K. "Lanai: A Narrative History." Stanford University, thesis for MA. 1974.

Beechert, Edward D. Working in Hawaii, A Labor History. Honolulu: University of Hawaii Press. 1985.

"Builder of Lanai City, James Munro, 69, Dies." Honolulu Advertiser. July 27, 1962.

Larsen, Jack L. with Thomas A Marks. Hawaiian Pineapple Entrepreneurs, 1894-2010. Sheridan OR: Jack L. Larsen. 2010.

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Minatoishi-Palumbo, Lorraine. HABS HI-547 Hawaiian Pineapple Company (HAPCo) House. Washington DC: US Department of the Interior, National Park Service. 2011.

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- Riznak, Barnes. "From Barracks to Family Homes: A Social History of Labor Housing Reform on Hawaii's Sugar Plantations. The Hawaiian Journal of History. Honolulu: Hawaiian Historical Society. Vol 33. 1999.
- Schultz, Peter, and Andrea Sue Morrison. "Architecture as Material Culture: A Survey of Residential and Commercial Structures in a Western Ghost Town." California Archaeology: California Dept of Parks and Recreation. 1995.
- Shideler, Barbara. "Hawaii's Plantation Village: History, Interpretation and Design of an Outdoor History Museum." Honolulu. Submitted to the Faculty of the Department of American Studies In Partial Fulfillment of The Requirements For The Graduate Certificate in Historic Preservation. 1993.
- Solamillo, Stanley. "Draft National Register of Historic Placed Registration Form, Lanai City Business City Town." Proposed historic district. Form prepared by Sally Kaye and Reynold Gima. March 2012. Located in the files of Hawaii State Historic Preservation Division.

## **PROJECT INFORMATION**

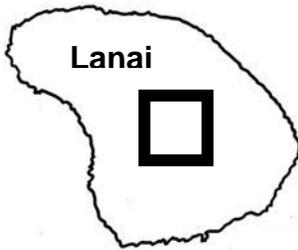
This report is written in advance of the demolition of three houses and a garage at 605, 615, and 623 Lanai Avenue, in Lanai City. These buildings will be replaced in kind by new construction. The houses and garage have been vacant for several years, are in advanced stages of deterioration, and were found to be structurally unsafe in October 2011.<sup>6</sup> Maui County has stipulated that this HABS report be produced as mitigation for the demolition of these buildings.

The historic context for this report was researched and written by Dee Ruzicka of Mason Architects Inc, Honolulu, Hawaii with contributions by Kepa Maly of Kumu Pono Associates, Lanai City, Hawaii. Archival photographs were taken May, 2013 by David Franzen of Franzen Photography, Kailua, Hawaii. Measured drawings were produced by Katharine Stephens, AIA, of Mason Architects, Inc. This report was compiled by Dee Ruzicka of Mason Architects, Inc, Honolulu, Hawaii.

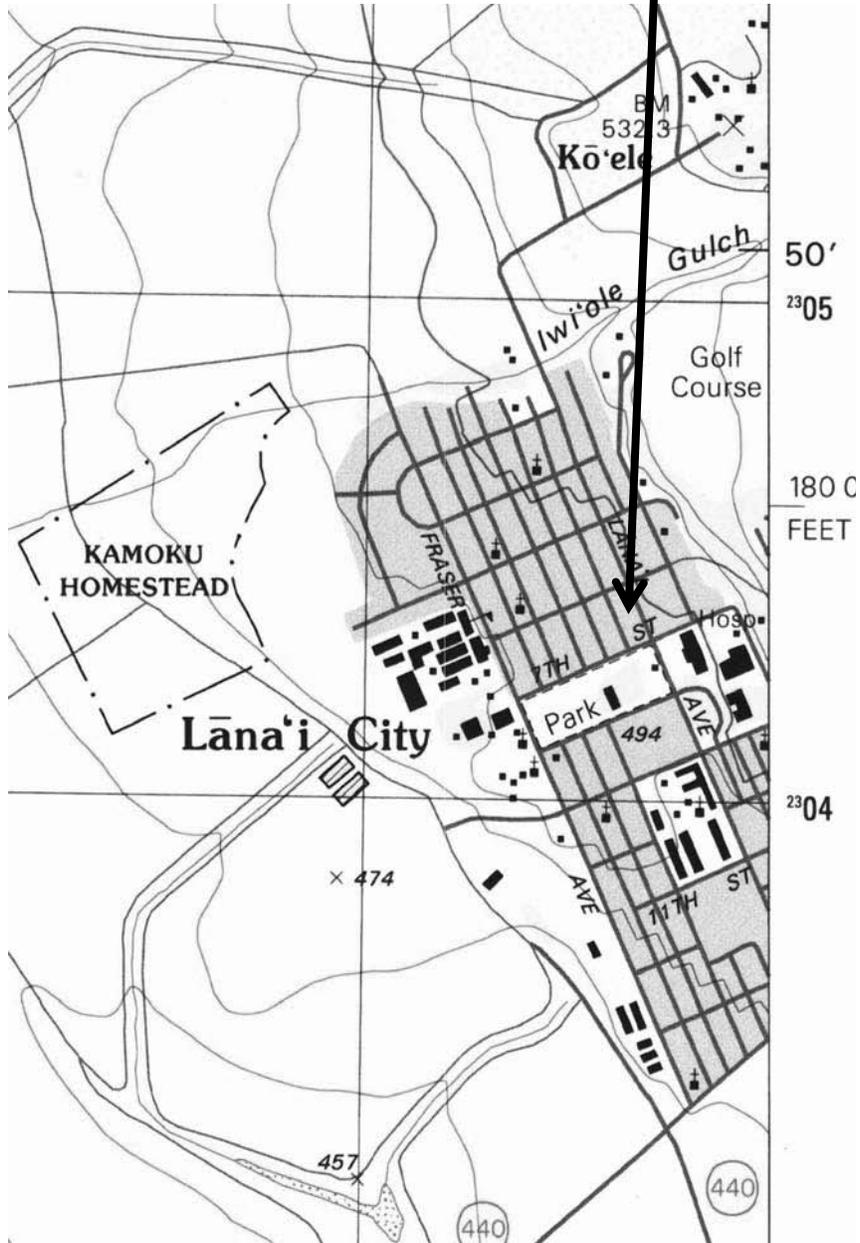
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<sup>6</sup> Okahara & Associates, Inc. "Lanai Structural Inspection Report, for 3 Houses and 1 Garage," October 4, 2011.

Location map.



**HAPCo  
House No. 26-2  
623 Lanai Ave.**



Aerial photograph taken March 28, 1924 showing early construction in Lanai City. The group of four houses containing HAPCo House No. 26-2 is at the upper center with their side gables facing the camera and rear shed roof extending to the left. Note that there are 21 houses appearing in this photo that are the same design as HAPCo House No. 26-2. View facing north. Today's Lanai Avenue is the well-defined street running from the foreground past the group of houses. Photo courtesy of Kumo Pono Assoc. 11<sup>th</sup> Photo Section. *This photo was taken by a U.S. military photographic section and is considered in the public domain.*

