

United States Department of the Interior
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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: Kauai Pineapple Company's Factory Superintendent's. House

Other names/site number: Edward R. Turner Residence

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 3471 Lawailoa Lane

City or town: Koloa State: Hawaii County: Kauai

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 X A B X C D

<hr/>	
Signature of certifying official/Title:	Date
<hr/>	
State or Federal agency/bureau or Tribal Government	

<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

Kauai Pineapple Company House
Name of Property

Kauai Hawaii
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing
<u>2</u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u>2</u>	<u> </u>

buildings
sites
structures
objects
Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood tongue and groove walls, shake shingle roof, wood post and pier foundation

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Kauai Pineapple Company's factory superintendent's house is located in a quiet, residential neighborhood near a bend in Lawailoa Lane, a dead end street off Koloa Road. The building faces east, sits on a gently sloping, 18,234 square foot lot and is in excellent condition. It is a single-story, single wall, modern style house, which follows a 26' x 71', rectangular plan, with a 12' x 17' kitchen wing extending off the rear and its front wall projecting 6' out from the façade on its right side. It sits on a post and pier foundation and its walls are of 12" redwood, tongue and groove boards. A lattice apron with a square pattern runs around the foundation. The house's low pitched, shake shingle hip roof has open, overhanging eaves with exposed rafter tails. The house has 2,170 square feet under roof, and retains its historic integrity of design, materials, workmanship, setting, location, feeling and association.

Narrative Description

The Kauai Pineapple Company's factory superintendent's house sits on a spacious lot, surrounded by a lawn and with a backdrop of mature trees on an undeveloped lot to the

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south of the property, which is augmented by a large banyan tree (*Ficus benghalensis*) and a Eucalyptus (*Eucalyptus*, sp) tree at the southwest corner of the lot. In addition, to the east of the property several Norfolk Island pine trees (*Araucaria heterophylla*) line Lawailoa Road, and reputedly lined the former driveway to the house. The house is a long, low, asymmetric, modern style residence, and a carport/servant's quarters is situated to the right, rear of the house. The two-car, carport is entered from the north, and the servant's quarters is appended to it at its south end. Both functions sit under one shake shingled hip roof with open eaves and exposed rafter tails. The single wall, tongue and groove, servant's quarters sits on a post pier foundation and has a lattice apron with a square pattern. The modest studio is entered from its south side through a modern door. It has 1 x 1 double hung windows in its south and east walls, and a bathroom with its original metal shower in its southwest corner. The bathroom also has a 1 x 1 double hung sash window. The dwelling retains its canec ceiling.

The main house's facade is characterized by a 6' outward jog, which denotes the break between the 36' long, right side bedroom wing of the house and the more public arena with its 46' long countenance. The dwelling is entered at the intersection of the bedroom wing and the main body of the house, where a set of three, concrete, quarter circle shaped steps lead up to the front door. The hinged front door has a solid panel below, and a window above with four horizontal panes. It retains its original knob and hardware. The door opens on a large foyer. It has a fir floor and a canec ceiling, both of which are found throughout the house. The east wall of the room is dominated by a set of four sliding windows, each of which has four horizontal panes. To the south of this window is a fixed window, also of four horizontal panes. Single panel doors, with their original glass knobs, which is also consistent throughout the house, open off the north and south walls, leading to the bedroom wing and living room, respectfully.

The rear of the foyer flows into the dining room, with the two rooms separated by a 16" high, paneled partition. A pair of Tuscan columns rise from the partition to define the centered opening allowing passage between the two rooms. The dining room features a corner set of windows in its southwest corner. These are each comprised of a pair of sliding windows with four horizontal panes. The dining room accesses the living room through a door in its south wall, and flows into the kitchen wing to its west.

Only a non-historic counter with hanging cabinets above, forming a pass-through-like feature, separates the kitchen and dining room. The cabinets have glass doors on both sides. The kitchen has been remodeled; however, it retains tongue and groove walls and canec ceiling. Also a built-in seat in its southwest corner remains. This corner again features a set of corner windows, with a pair of sliding windows in each wall. These have three horizontal panes. A 1 x 1 double hung sash window is also in the kitchen's south wall, and a new, wood framed, glass door is in its west wall. Two steps lead from the back door to the ground.

The living room may be entered from either the dining room or foyer. The size of this 16' x 25' space is made even larger by its open beam ceiling. The ceiling has two king

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post trusses and its 4" x 8" roof rafters are exposed, as is the 12" tongue and groove roof deck. The front wall of the living has two pairs of sliding windows, each with four horizontal panes, and its south wall has a set of four sliding windows also of four panes. The west wall of the living room is dominated by a lava rock fireplace with a wood mantle and a brick hearth. To either side of the fireplace is a pair of doors, similar in style to the front door, which lead out to a rear lanai.

The lanai is set under the roofline of the house and has a concrete floor. It has three 4" x 4" posts supporting its outer edge. Two concrete steps run off its southeast corner down to the lawn.

The bedroom wing is organized around a lateral running, central hall. It originally had two bedrooms and a connecting bath on either side, but now an extra bathroom is on the west side of the corridor, the result of a remodeling and reconfiguring of a former butler's pantry. A portion of the original cabinetry from the butler's pantry is utilized in the new bathroom. A historic door, similar to all the other single panel doors with their original glass knobs, accesses the bathroom from the hall. The bathroom has a 1 x 1 double hung sash window in its west wall.

The other rooms on the west side of the hall are: a bedroom with a pair of 1 x 1 double hung sash windows, a bathroom, which has been remodeled, but retains its historic 45" high tile wainscot and 1 x 1 double hung sash window, and a bedroom with one 1 x 1 double hung sash window in its west wall and a pair of similar windows in its north wall. The bathroom may only be accessed from either of the bedrooms, through its original single panel doors.

The rooms on the east side of the hall are: a bedroom with two 1 x 1 double hung sash windows in its east wall and one similar window in its south wall; a bathroom, which has been remodeled, but retains its two 1 x 1 double hung sash windows; and a bedroom with a pair of 1 x 1 double hung sash windows in its east and north walls. The bathroom may only be accessed from either of the bedrooms, through its original single panel doors.

The far end of the hallway has a new door which opens on an inset entry porch, the width of the hallway. Three concrete steps lead from the porch to the grounds.

The Kauai Pineapple Company's factory superintendent's house retains a high level of integrity. The house retains its original doors and windows, as well as roof and walls. The only major alterations have been the remodeling of the kitchen and bathrooms. These are secondary spaces, and in the process of the remodeling the exterior of the house remained intact. Compared to the overall integrity of the house, these alterations do not detract from the historic character of the house in any significant manner.

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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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture
Agriculture

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Period of Significance

1939

Significant Dates

1939

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Kauai Pineapple Company's factory superintendent's house is significant on the local level under criterion C, as a good example of a house built on Kauai in the pre-World War II period in a tropical modern style. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The house is also significant at the local level under criterion A for its associations with the history of the Kauai Pineapple Company.

The 1939 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of

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construction and/or the dates of any significant alterations and additions.” As noted above under significant date, 1939 was when the house was completed.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Modern architecture has its origins in both changing technology and in the “re-envisioning” of the social role of architecture in the mid 20th century. The foundations of the modernist movement were in Europe, although many of the technical innovations came in fact from the experimentation of North American designers and builders. Some historians see technological improvements as the driving force behind the new architecture: the development of iron and then steel, followed by increased application of reinforced concrete. Other scholars see the aesthetic revolt against the excessive decoration of the late Victorian period as the key to understanding “modernism.” A few emphasize the simple practicalities of the new architecture — a style of building that put emphasis on simplicity and functionality over sentimentality and historical or cultural reference.

The modern style gained popularity as a residential form in Hawaii during the late 1930s. The growing awareness of the style may be noted by an exhibition on modern architecture held at the Honolulu Academy of Arts in August 1937, and a special section of the February 12, 1938 *Honolulu Star-Bulletin* which was devoted to the topic. Connie Conrad provided an article for that section, praising the "elusive quality of clean cut lines and large plain surfaces," usually painted white, and the "free flow of line and mass, instilling restfulness and freedom which is essential to a semi tropical condition." In the same issue Ray Morris persuasively argued for why a low pitched hipped roof with overhangs was more appropriate to meet Hawaii's climatic conditions than the characteristic flat roof of the modern style. (*Honolulu Star Bulletin*, 1938)

The Kauai Pineapple Company's factory superintendent's house is typical of pre-World War II modern residential architecture in Hawaii. Its unadorned, clean horizontal lines, low profile, horizontal paned windows and doors, corner windows, and low pitched hipped roof all characterize the style as it appeared in Hawaii during the late 1930s and early 1940s. The open flowing interior spaces are also typical, as is the rear lanai. These elements, as well as a conscious effort to cross ventilate each room, all address the Island situation in a modern manner. Similarly the house's 12" redwood tongue and groove siding and canec ceilings are typical materials of the time. The use of the open beam ceiling and lava rock fireplace in the living room and the Tuscan columns between the foyer and dining room softens the “austerity” of the modern movement and disclose the house to be one built on the cusp of the modern era in Hawaii, in which certain owners still desired some traditional signifiers of status and domesticity in their home.

At the present there are no pre-World War II, modern style residences on Kauai listed in the Hawaii or National Registers of Historic Places, and indeed less than a dozen private residences on the island are on either register.

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The house is also significant for its associations with the history of the Kauai Pineapple Company. Following the annexation of Hawaii by the United States, the outlook for developing a prosperous pineapple industry in the Islands brightened, as Hawaii's canned pineapple would no longer have to pay the 35% tariff on the cans shipped to the United States. In 1906 McBryde Sugar Company formed the Kauai Fruit and Land Company in order to enter the pineapple business. The company was managed by Walter D. McBryde, the son of Duncan McBryde, the founder of McBryde Sugar Company. Upon McBryde's death in 1930, Richard G. Bell became manager of the company and guided the company through the Great Depression. The name of the company was changed to Kauai Pineapple Company and Alexander & Baldwin became a major stockholder. Under Bell, during the late 1930s the company not only resumed paying dividends, but also made improvements to its field equipment and building inventory, including housing and the cannery. A beautiful Hawaiian style house, designed by C. W. Dickey was erected for the plantation manager in 1931-1933, and a second house, designed by Roy Kelley, also in a Hawaiian style, was constructed for the assistant manager, John Watkins in 1939. It is also at this time that the subject house was built. Edward Turner resided in this house from 1955 until at least 1959. Turner was named factory superintendent in October 1955, to fill the position vacated by Philip Onderdonk. Turner attended Arkansas State college and graduated from the Coyne Electrical School in Chicago. Prior to coming to Kauai, he served as Alexander & Baldwin's superintendent of loss prevention and engineering. He lived in the house with his wife, Mrs. Molly Loring Turner and one daughter. The couple's three sons attended school at Kamuela and in Oregon.

In 1943, R. G. Bell was transferred to the headquarters of Alexander & Baldwin, and Watkins was named as his successor. He remained as manager until his retirement in 1956. He was followed by Wayne Gregg who managed the company until its closing in 1964.

No properties associated with Kauai Pineapple Company are listed in either the Hawaii or National Registers of Historic Places. The Bell and Watkins residences are both still extant, as are several industrial buildings associated with the former pineapple company. However, the cannery was demolished in 2002. As such the house stands as one of approximately a half dozen known buildings associated with the Kauai Pineapple Company to remain standing.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Polk's City Directories for Hawaii, 1939-1959.

County of Kauai Tax Office records.

"Turner New Factory Boss at Kauai Pine," *Garden Isle*, October 5, 1955, page 1.

Ten Bruggencate, Jan K., *Hawaii's Pineapple Century*, Honolulu: Mutual Publishing Company, 2004.

Honolulu Star Bulletin, February 12, 1938, special section

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property less than one acre

Kauai Pineapple Company House
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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 21.916899

Longitude: 159.495121

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by Jane and Jack Stevenson in 2016 as described by Tax Map Key (4)-2-6-003: 045.

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this residence since its construction.

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11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail _____
telephone: (808)-542-6230
date: January 21, 2016

Additional Documentation

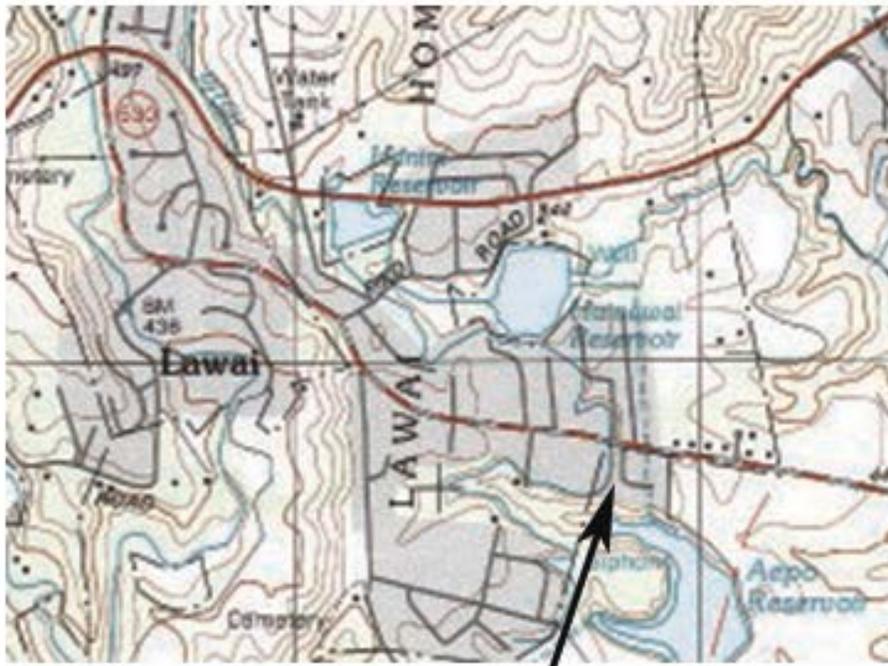
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** sketch of floor plan
- **Owner:** Jane and Jack Stevenson
82 Halaulani Place
Hilo, Hawaii 96720

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing 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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

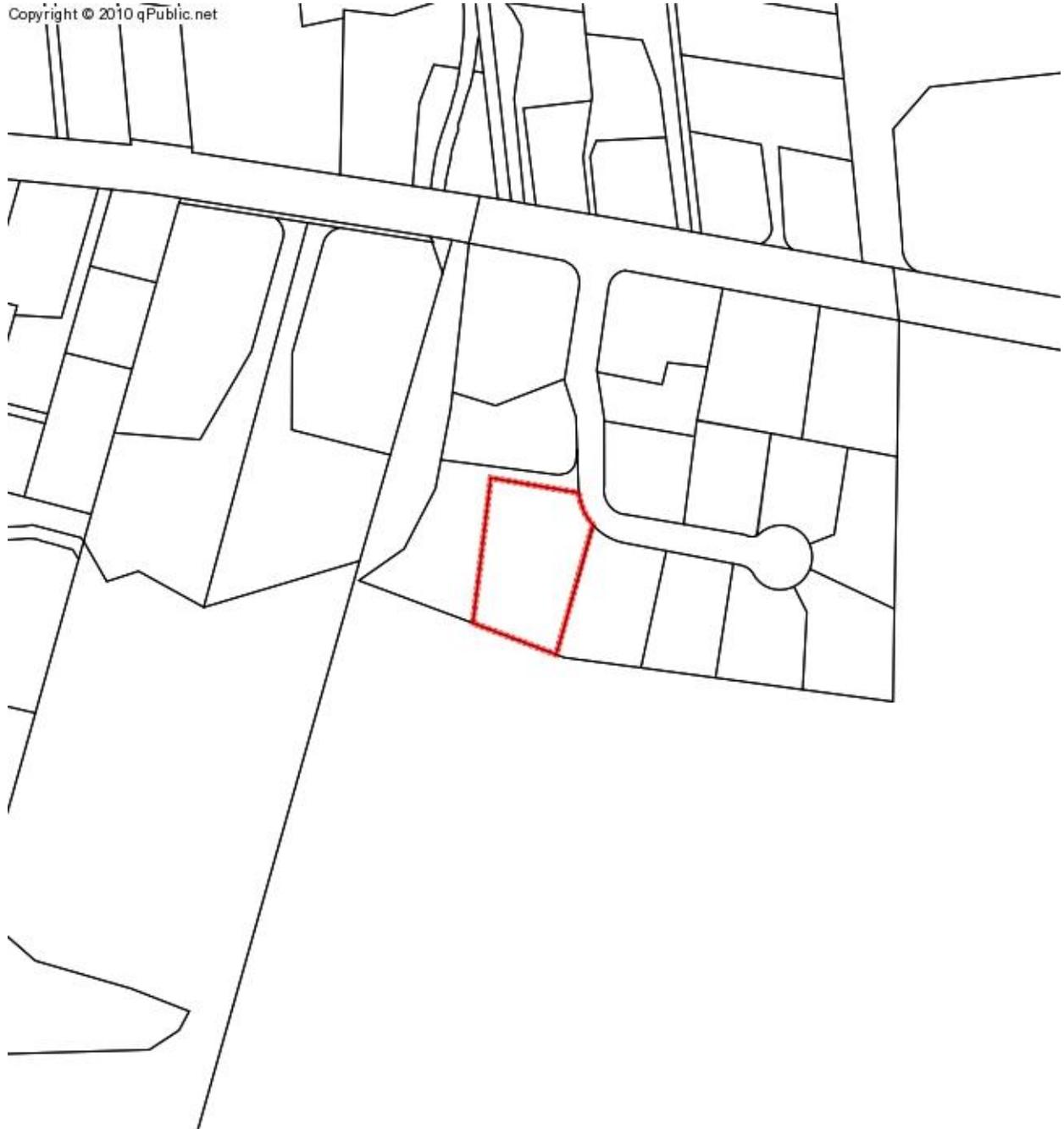
USGS Map



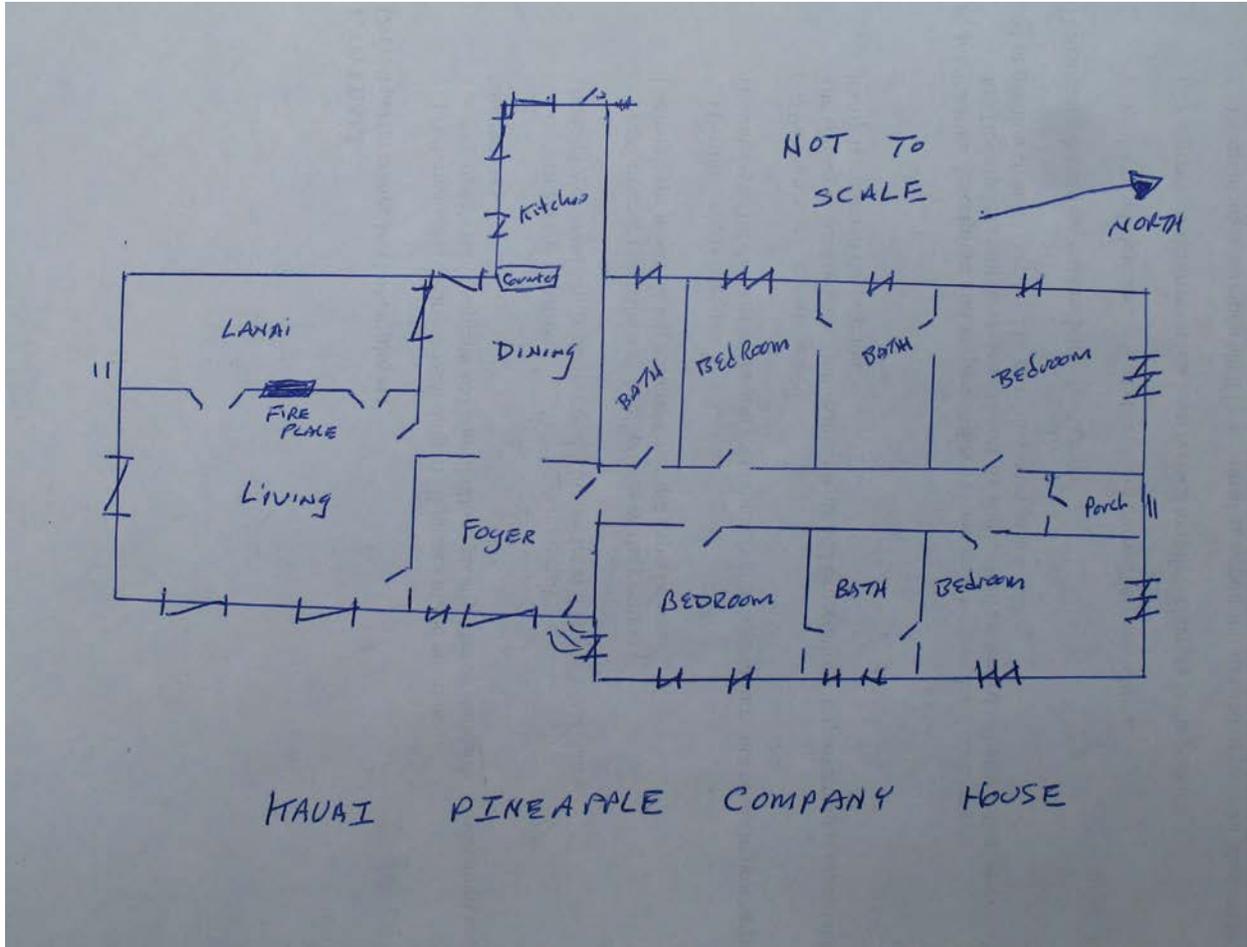
Kauai Pineapple Factory Superintendent House

TMK Map

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Floor Plan



Plot Plan

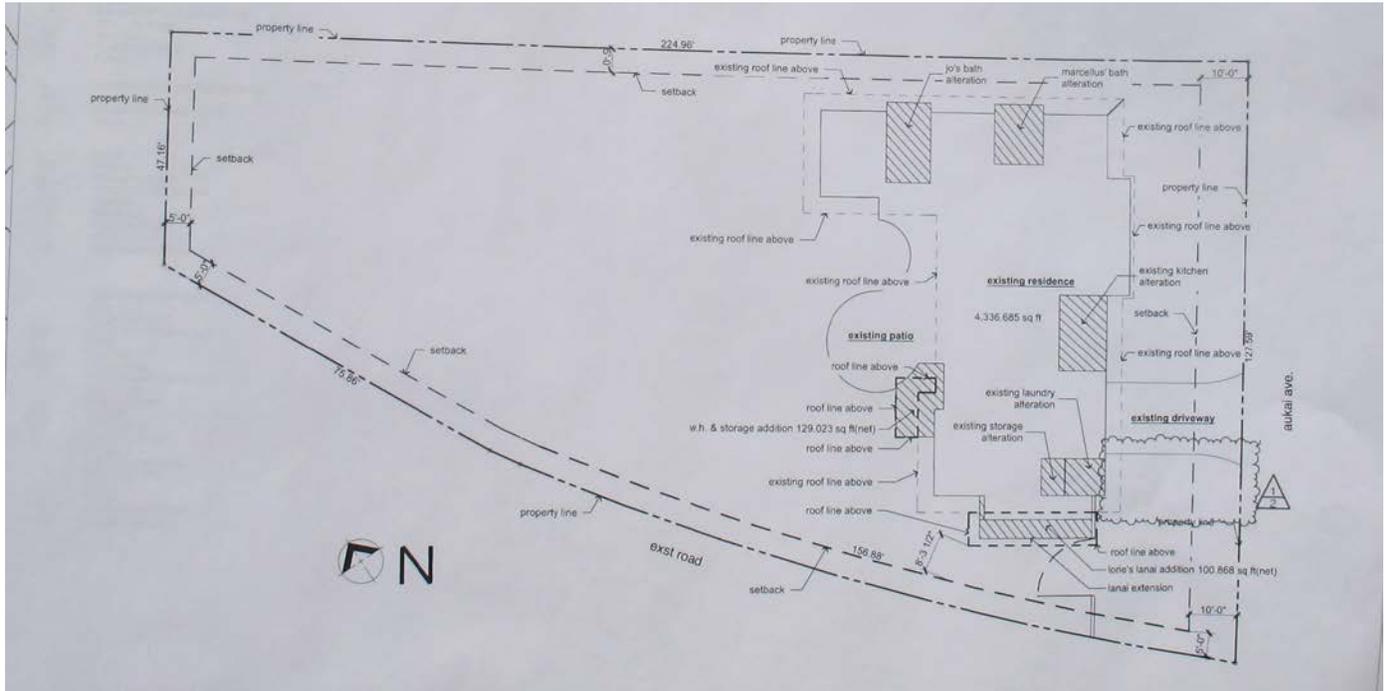


Photo Log

Name of Property: Kauai Pineapple Company's Upper Management Residence

City or Vicinity: Koloa

County: Kauai State: Hawaii

Photographer: Jack Stevenson

Date Photographed: December 7, 2015

View of the facade from the southeast

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Photo Log

Name of Property: Kauai Pineapple Company's Upper Management Residence

City or Vicinity: Koloa

County: Kauai State: Hawaii

Photographer: Jack Stevenson

Date Photographed: December 7, 2015

View of the rear from the southwest

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Photo Log

Name of Property: Kauai Pineapple Company's Upper Management Residence

City or Vicinity: Koloa

County: Kauai State: Hawaii

Photographer: Jack Stevenson

Date Photographed: December 7, 2015

View of the north side from the north

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Photo Log

Name of Property: Kauai Pineapple Company's Upper Management Residence

City or Vicinity: Koloa

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 7, 2015

View of the entry and foyer from the southwest

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Photo Log

Name of Property: Kauai Pineapple Company's Upper Management Residence

City or Vicinity: Koloa

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 7, 2015

View of the dining room from the foyer from the east

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Photo Log

Name of Property: Kauai Pineapple Company's Upper Management Residence

City or Vicinity: Koloa

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 7, 2015

View of the living room from the northwest

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Photo Log

Name of Property: Kauai Pineapple Company's Upper Management Residence

City or Vicinity: Koloa

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 7, 2015

View of the fireplace from the northeast

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Photo Log

Name of Property: Kauai Pineapple Company's Upper Management Residence

City or Vicinity: Koloa

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 7, 2015

View of the kitchen's built-in seating and corner window from the northeast

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Photo Log

Name of Property: Kauai Pineapple Company's Upper Management Residence

City or Vicinity: Koloa

County: Kauai State: Hawaii

Photographer: Don Hibbard

Date Photographed: December 7, 2015

View of the west side bathroom from the north

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