

ARCHITECTURAL EVALUATION

KALAUPAPA - HAWAII

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NATIONAL PARK SERVICE
Western Region
July 1979

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INTRODUCTION

Scope of Work

The purpose of this study is to evaluate the architecture at Kalaupapa, to provide the State Board of Health with data on the architectural significance of the hundreds of buildings, and to assist in the management of Kalaupapa cultural resources and in compliance with historic preservation legislation. This evaluation describes and explains the structures and provides general statements on significance. In addition, the evaluation draws up guidelines and recommendations so that specific buildings and groups of buildings of architectural and/or historical significance will remain in the future as a result of directed preservation and maintenance efforts.

More than four hundred structures stand on the peninsula. Because of the high cost, not all of those buildings can be preserved. Instead of recommending preservation of only the major landmarks, this study recommends as well the preservation of major groups of buildings and representative samples of styles and types. The representative cross section includes churches, cottages, the hospital, some administrative buildings, washhouses, toolsheds, and garages. This approach, if carefully managed on the site, will result in the retention of the character of the Settlement in the future. Recommendations for immediate stabilization work and for further historic and archeological studies are made.

This study should be used in conjunction with the three-volume Building Inventory (NPS/WRO, March 1977). Cost estimates for specific buildings are included in that Inventory, although they must be updated. Cost estimate worksheets are in the files of the National Park Service in San Francisco.

Two maps of the Settlement are included in the back cover of this document—a topographic map of the entire peninsula and an aerial photograph showing the Settlement area, most of the buildings by number, and the key building groups.

Special thanks are due to Isaac and Helen Keao, Bernard Punikaia, Ron Mortimore, Bob Barrel, Chuck Busby, and David Brede, who all provided kokua, support, and cooperation. Mahalo to the people of Kalaupapa.

The conclusions of this report are the thoughts of both authors; however, most of the text was written by Laura E. Soulliere. Henry Law wrote the recommendations section and the portion on the Molokai Light.

Laura E. Soulliere

Henry G. Law

July 8, 1979

Description of the Area

The Kalaupapa peninsula is located on the north central shore of the island of Molokai, at the base of towering cliffs up to 2,000 feet in height. A dormant crater, Kauhako, is the highest point of the peninsula, at its center. Three deep valleys—Wailau, Pelekunu, and Waihanau—cut back into the cliffs. The coastline of Kalaupapa is predominantly rocky, with a large black sand beach to the western side and several white sand beaches scattered along its edges. None of the beaches is appropriate for swimming because of the rocky coastline and the severe riptides. The peninsula is constantly exposed to harsh weather and has had a history of severe storms which have ripped steeples and roofs off buildings and flattened numerous others. Even today, planes cannot land at the airfield during periods of high wind and high surf. The waves reach enormous height during the winter season, so the Settlement historically has had problems bringing in supplies by water. The climate is not the most hospitable in the islands. The peninsula, however, is an area of extreme natural beauty.

As it exists now, the man-made landscape is concentrated on the western side of the peninsula, at Kalaupapa Settlement. The Settlement is built directly on the coast, on land which rises gently up toward the crater. The Settlement is laid out in a regular pattern—a form chosen in 1890. Several roads, passable

only by jeep, loop around the outer edges of the peninsula and eventually connect Kalaupapa with the remains of the former settlement at Kalawao. All that remains of Kalawao's 19th Century occupation are extensive building foundations, cemeteries, and two churches--St. Philomena's and Siloama.

The village fabric of Kalaupapa Settlement is composed of single one-and-one-half story cottages, most with well-kept gardens, manicured lawns, and small out-buildings, surrounding a core area of larger structures, such as the hospital, the meeting hall, the administrative building, the library, staff and guest quarters, and wharf buildings. Cattle and horses graze at the outskirts of the Settlement. During weekdays, much activity centers around the village store, where the inhabitants of the Settlement come to pick up groceries and supplies, to "talkstory" with their neighbors, and to pick up mail at the post office. The largest structure is St. Francis Church, an enormous building which towers over the others at the Settlement and which is distinguishable from the overlook at the top of the pali or from an airplane.

Most of the extant buildings in the Settlement date from the 1930's, when large appropriations from the Territorial Legislature funded a seven-year facilities improvement program. The buildings create a unity in the village fabric in terms of scale, density, shape, style, and form. Vestiges of earlier times do exist, however.

The peninsula is covered with prehistoric and historic archeological sites. Some areas have been surveyed, although a systematic survey of the entire peninsula has never been undertaken. Very little written information exists about the people who lived on the peninsula prior to 1865, when it was taken over by the Hawaiian government as a leprosarium. Kalaupapa is mentioned in Ka Poe Kahiko, Samuel Kamakau's collection of legends. Undoubtedly, more information is known by persons living at the Settlement, living on "topside" Molokai and living on other islands. A thorough oral history program has never been undertaken.

Evidence of human settlement is to be seen on all areas of the peninsula. Walls, some of which are ancient ahupuaa walls (land divisions), are clearly visible from the ground and from aerial photographs. The Settlement is covered with many rock enclosures of unknown dates. These could be animal pens from the 19th and 20th Centuries, or they could date back to ancient times. Several heiau (ancient Hawaiian temples) are known to have existed on the peninsula and in the immediate vicinity. Some have been located by archeological surveys in the area, and others are known only by word of mouth. The sacred and mystical qualities of the peninsula must be treated with the utmost respect. Also, it must be remembered that thousands of persons are buried on the peninsula. The exact number is not known. These factors, known and unknown,

reinforce the absolute need that the future of Kalaupapa be handled in a most careful, respected fashion.

Leprosy was known to exist in the Islands as early as 1830. The method of transport by which it came to Hawaii is unknown. By 1865, the disease had reached such epidemic proportions that the Legislature passed an act to prevent the spread of leprosy, under his Hawaiian Majesty Lot Kamehameha V. On January 6, 1866, the first persons afflicted with the disease were sent to Molokai. The Legislature had chosen the peninsula on the north shore as the area in the Hawaiian Islands which could best serve as a natural prison where persons with the disease could be isolated. Isolation had been chosen as the official policy to control the disease. The horrors which beset those first exiles are well-known--they were thrown overboard with their belongings and expected to swim ashore. There was no dock on the peninsula at that time. When they landed, survival was their only law. "Aole kanawai ma keia wahi"--in this place there is no law--became the way of life for many.

During the 1860's, a ship was sent to move the original residents of the peninsula and resettle them in other areas of Molokai, although some families refused to leave their homes and remained on the peninsula until 1890. Information is lacking on these people. It is known that a stone Protestant church was constructed

at Kalaupapa in 1839 and that one seminarian from Lahainaluna was working there. This church was the first Christian church constructed on the peninsula. In 1866, Siloama congregation was founded at Kalawao, and they dedicated their church in 1871. The first wooden section of St. Philomena's Church was constructed in 1872, and Father Damien arrived in 1873 to begin his work.

During the first twenty years of the Settlement, the Board of Health came to the realization that the settlement at Kalawao could not be self-supporting, as they had expected. Many patients were not physically able to work; and some who were still healthy enough refused to work, knowing that they, too, would be dying in a short time. Appropriations by the Board of Health and the Territorial Legislature were increased to provide some food, and other funds were raised by churches of several denominations in Honolulu. In 1888, the Board closed the Leprosy Branch Hospital in Kakaako and sent patients from there to the Settlement at Kalawao. Some of the buildings were broken up, and the materials from them were sent to Kalaupapa and rebuilt into the Charles R. Bishop Home for Girls, administered by the nuns of the Order of St. Francis.

By 1890, the President of the Board of Health felt that the people should gradually be moved from Kalawao on the east to Kalaupapa on the west, where the climate was generally better and where

a safer landing dock was located. At that point, he recommended that all new construction at Kalaupapa follow an organized village plan.

In 1909, the United States Leprosy Investigation Station opened at Kalawao, with an appropriation of \$300,000. The station failed, however, due to methods used for treatment. Only 9 out of 900 persons at the Settlement sought treatment, and these 9 patients were forced to remain inside the compound. Medicine for other patients who wished it was left on fenceposts along the edges of the compound, because most of the staff refused to touch persons with leprosy. The foundations of the buildings are extant at Kalawao. The station closed in 1911, and the staff moved to Kalihi Branch Hospital. Later, the building materials were salvaged for construction of other buildings at Kalaupapa Settlement.

Most of the buildings in Staff Row were constructed in the late 19th Century to house the physicians, the hospital staff, and their servants. These were the most stylized buildings on the peninsula, as far as is known. The resident staff were considered a separate class, and their buildings show evidence of that. Dates of the buildings that remain have not been thoroughly investigated. All of the extant buildings have been altered.

In 1931, the Territorial Legislature appropriated slightly less than \$300,000 for improvements at the Settlement. Most of the buildings seen at Kalaupapa today are the result of that rehabilitation program. McVeigh Home was constructed, as well as the courthouse-post office, the store, and the industrial buildings. Many of the cottages throughout the peninsula were built at that time. This major revitalization continued through 1938, providing new facilities and an institutional life with more amenities than had previously existed there--part of the social consciousness of the 1930's.

In 1943, sulfone drugs were developed, which could arrest the course of the disease. Treatment with those drugs as part of the routine therapy began in 1946. Further developments with medication in the 1960's rendered the disease noninfectious after one to three months of treatment. Finally in 1969, the enforced isolation policy ended. Most of those who were exiled to the Settlement have chosen to stay there, however, with frequent trips to the other islands and the mainland. Kalaupapa is their chosen home and will remain so.

A Note on Hawaiian Architecture

Indigenous early 20th Century architecture of Hawaii has certain characteristics which are readily evident. The buildings are often one-and-one-half stories in height with bellcast hip roofs,

sometimes known as Hawaiian roofs or plantation style roofs. The buildings are wood-frame, usually with single-wall construction to avoid conditions which could encourage rot, termites, and rodents. Certain other construction details stylize the buildings. The wooden wall planks are vertical and outlined on the exterior with girts, sole plates, and cornerboards, often painted in a contrasting trim. Roof coverings can vary from wood shingles, as often found at Kalaupapa, to corrugated metal, more frequently seen today on other buildings of indigenous Hawaiian architecture. Most buildings have large overhanging roofs, with cool, breezy porticos and porches.

Buildings of this type of indigenous architecture, found in plantation camps and in residential areas in Honolulu, Kalaupapa, and many other places throughout the islands, are rapidly disappearing. This type of architecture is declining, in part due to the main material used in construction--wood. The wood gets ravaged quickly by the climate and by termites. In other areas of the islands the structures are falling prey to the pressures of development. Kalaupapa Settlement was not open to private development, as was most other land in Hawaii. In addition, the buildings have been well-maintained. The outposts of period architecture are rapidly disappearing in Hawaii, and Kalaupapa is one of the last remaining strongholds.

In understanding this architecture in Hawaii, we should heed the words of advice of the National Trust for Historic Preservation: "Indigenous Hawaiian architecture, like indigenous architecture everywhere, is too unpretentious, too much a part of the scene to attract much recognition, or even much notice, from people who live in it and with it everyday." The buildings are pieces of the society which produced them and exemplify what values were important to them. The styles of buildings are the result of climate, of readily available materials, of the site, and of the multiple heritages. They articulate and contain the spaces where the events of that culture took place. Thus, the buildings must be evaluated on their own terms and not with the same criteria used to evaluate architectural monuments in the islands or any place else in the world. The historic significance of the area is unquestionable, as is the architectural significance.

Kalaupapa Settlement was, in general, a controlled development, added to as the money became available and as the needs arose. The buildings are examples of early 20th Century Hawaiian vernacular architecture,--a declining category. The small, private buildings, such as the beach houses, that were constructed, are a result of the minor changes which have taken place through the years and have had a profound effect on the architectural character of the Settlement.

The buildings at the Settlement are the result of enforced isolation. They contribute to that small-scale, visually pleasing environment found in other places in Hawaii. Although multiple architectural similarities can be drawn between the buildings at Kalaupapa and the buildings in other places on the islands, a definite historic and cultural significance separated those at Kalaupapa from their counterparts. The social organization was different; the amenities provided here were on a great scale and for a greater need than those at the plantation camps. The houses at Kalaupapa have minor details and modifications in design, such as chamfered posts, which add to their character. The buildings at Kalaupapa also traditionally have been better maintained, so the result is a cross section of early 20th Century Hawaiian architecture.

The physical features of the vicinity and the cultural isolation of the leprosy settlement have combined to preserve some of Hawaii's architectural heritage. Little modern development exists at the Settlement. Most of the built environment reflects periods of active investment to help control or arrest the spread of leprosy. Since the development of sulfone drugs to arrest the disease, the need for isolation has disappeared. The patients are free to leave, although most choose to stay. The Settlement is still active. Now, we are faced with decisions which will determine the fate of the area, and many irreversible decisions

are inevitable in the very near future. Economics dictates that no agency, whether Federal, State, County, or private, would be able to preserve all of the presently existing structures at Kalaupapa. Therefore, priorities must be assigned to the buildings. Obviously, St. Philomena's and Siloama will be preserved; but the fates of the hundreds of houses at the Settlement, the hospital, the old visitor compound, the store, and the post office must be decided. It is hoped that this study, in conjunction with further historic and archeological research, will help set those priorities within the framework of the best funding available.

SIGNIFICANT STRUCTURES AT KALAUPAPA

The Homes

Bay View Home: The Bay View Home was constructed in 1916 as housing for blind and elderly patients. The buildings were constructed in a small pocket approximately thirty feet above sea level, with a magnificent view of the pali on the northwest side of Molokai and a view of the island of Oahu on a clear day. The original plan had at least five buildings laid out in a definite formal pattern. Of those, buildings 1, 2, 3, and 6 remain, so the symmetry has been somewhat altered. The present building 5 was constructed in 1937 as the new dining hall. All of the structures fall into a broad category of buildings constructed in a Hawaiian "plantation" style.

Although the buildings are not the most historically significant at the Settlement, they comprise one of the most architecturally significant groups in Hawaii. They are some of the best kept examples of early twentieth century architecture in Hawaii, possessing the finer elements of the period--the large verandas, the diamond-patterned railings, and the large sheltering roofs to protect from the wind and the rain. However, the buildings fall into an even more limiting category of period institutional architecture.

Buildings 1, 2, 3, and presumably 4 were all constructed according to the same plans. Buildings 1 and 3 are mirrored plans of buildings 2 and presumably 4. In 1937, building 5 was constructed, and at some time later a covered walkway was built connecting the verandas of these three buildings. Although building 5 is a later addition, and not of the earliest historical period, it does mesh architecturally with the early buildings and should remain as part of the architectural and historical evolution of the home. In addition, the wheelchair ramps, added after the initial construction, should remain. These have changed the original visual/architectural character of the buildings, but they show the adaptations necessary to make the buildings more usable for their occupants - and the failings of the architect to provide for those features.

The structures are of single-wall wood frame construction, with walls of vertical plank siding. Building 1, the least altered of the group, has the typical elements of design and structure. The main hip roof, with small vented gables at the ridge, is flanked by the hip roofs of the three wings to the east, north, and west. The wing to the east is slightly larger than the one to the west, but the overall impression of the facade is one of symmetry. Louvered gablets also project from the front (south) and rear (north) central portions of the structure. The use of these gablets is common in Hawaiian architecture and can be found

both as a carryover from Japanese influences (note the abundance of Japanese carpenters in Hawaii at the time) and from plantation architecture of areas such as Louisiana and the West Indies, showing an architectural solution common to similar climatic problems.

The veranda of Building 1 is incorporated under the main roof section and is bordered by a diamond-patterned railing, with chamfered posts and pilasters with jigsaw brackets. The concrete pier foundations raise the building approximately two feet off the ground. Steps on the east, west, and south sides of the veranda are the original concrete stairs, with concrete posts and diamond-patterned wood railings.

Buildings 2 and 3, which are the same or mirrored plans of building 1, are connected by covered walkways, so that they form a great wall along the east side of the Bay View Home complex. The lush vegetation around the buildings provides more shade for the already protected verandas. The dominant architectural features are, again, the massive roofs and the diamond-patterned railed verandas. The architect's vision of the original elevations has been altered by the placement of ramps over the original stairs and the addition of building 5 with its connecting walkway. Building 5, however, is relatively small and inconspicuous. The materials used in its construction

are the same as the other Bay View buildings. The structure is low to the ground and harmonizes with the other buildings in scale, form, color, and design. Building 6 is somewhat similar in design to buildings 1, 2, and 3. The symmetrical structure has a main section with one wing nearly as large at the rear (west) of the building. The dominant architectural feature of the building is the combination of the intersection hip roofs with the louvered gables at the ridges. The roofs are basically hip roofs, with broken pitches. The veranda wraps around three sides of the main building section and is bordered by a diamond-patterned railing and chamfered posts with jigsaw brackets. The structure, with the symmetrical plantings of palms around its corners, is one of the major contributing buildings to the architectural character of the Bay View Home.

Several outbuildings are on the edges of the Bay View Home, including small wood-frame cottages and storage buildings and a Quonset hut which was used as a residence. The Quonset hut, in particular, is incongruous with the original architectural intent of the Bay View Home. However, it should be noted as an architectural solution to housing problems which existed at one time at the Settlement. The Quonset was often used to provide quick, relatively cheap housing or storage space. Examples exist throughout the Islands. The cost/benefit ratio of preserving the Quonset and the other outbuildings seems to indicate that the

benefits derived from preservation of these buildings would not be worth the cost of the treatment. It is recommended that Buildings 1, 2, 3, 5, and 6 at Bay View be preserved, for long-term and receive long-term preservation treatment. The other structures in the vicinity should be retained until they no longer can be used and/or until they become structurally unsound or too costly to maintain. The landscape around the Bay View Home should be kept trimmed, as it is now, and vegetation around foundations cut back, so that some sense of the village fabric in that area can be retained.

Bishop Home: The Charles R. Bishop Home for Girls was authorized in 1888 at Kalaupapa, although most of the structure remaining today dates from the 1930's. Building 9, an abandoned dormitory at the Bishop Home, is of a style that could have been constructed in the earliest days of the home; however, no building seems to be evident on the site on a 1905 map of the area. In any case, the building is more consistent in detailing with the buildings constructed at the Bay View Home, circa 1916, than others in the Bishop Home. The building is a wood frame structure, of single-wall construction, with a foundation of concrete piers. A hip roof covers the main section of the building, and smaller hip roofs flank the wings to the north and south. All of the roofs have small gables or gablets at the ridges, and a louvered gable is directly above the front entrance at the center of the

structure. All of the roofs are finished with wood shingles. A veranda which runs the length of the main portion is recessed under the hip roof. The paired posts of the veranda are capped with decorative jigsaw brackets, and the remains of the railing have a diamond pattern. The corners of the structure are finished with cornerboards. A small wing at the rear (east) of the building has a very solid concrete slab for a foundation and served as the bathroom area. The grandeur of the building is as impressive at Kalaupapa as it would be in Honolulu. The structure is considerably overgrown and is considered to be beyond rehabilitation.

Building 15, the residence for the nuns of St. Francis who managed the Bishop Home, was constructed during the 1930's on the site of a former residence for nuns. The frame building has an exterior board and batten finish. The gable roof has long second-story dormers on the northwest and southeast sides of the building. A recessed porch is at the central section of the northwest side. The structure does have some historical significance as the residence of the caretakers of some of the patients, but its architectural significance is lacking.

Building 2, located in the west corner of the Bishop Home is similar to Building 1 of Staff Row. The U-shaped structure has a bell-cast (broken pitch) roof. The structure is of the usual single-wall construction, with a concrete pad and post foundation.

Two recessed porches, located on the interior sections of the U, are incorporated under the hip roof. The posts of the porch have bracketed capitals. The corners of the building are finished with cornerboards; and a girt, broken by the wood frames of the windows, encircles the structures. The building is not in use. Its significance is mainly historical as part of the Bishop Home, since this architectural type is better represented by the women's staff quarters on Staff Row.

Buildings 3 and 4, mirror plans of each other, also fall into a category of buildings of no particular architectural distinction, although they do play an important role, along with Building 2, in defining the formal layout of the Bishop Home. The buildings are simple, and architecturally unobtrusive, although they are not recommended for preservation.

McVeigh Home: The McVeigh Home is in the northeast section of Kalaupapa, on a gently sloping rise overlooking a portion of the Settlement and a massive expanse of the Pacific Ocean toward Oahu.

When completed in November 1919, the McVeigh Home consisted of two dormitories (Buildings 12 and 28), a dining hall (Building 23), and several outbuildings. In 1931, \$52,500 was appropriated by the legislature of the Territory of Hawaii for "new buildings, furnishings and equipment" for the McVeigh Home, as part of a larger appropriation for the entire Settlement. Nearly all the

buildings in this group were constructed between 1929 and the late 1930's. There are presently 24 buildings that make up the architectural scene.

Buildings 12 and 28 are essentially mirror plans of each other. Although they have undergone some alterations, the original fabric is discernible. The buildings are of the usual single-wall construction with broken girts surrounding the exterior walls and wide cornerboards delineating the corners of the buildings. The enormous hip roofs, which comprise nearly half the height of the buildings, have gablets with vented louvers at the ridges of the main roof sections. The main roofs of both structures are flanked with hip-roofed wings. Verandas are incorporated under the main hip roofs. The porches are bordered with square columns of simple, but elegant, design and railings with the traditional diamond "X" patterns. Building 12 is occupied, and Building 28 is not.

In spite of the additions, the buildings have a strong Hawaiian character, just as the buildings at Bay View. The massive roofs; ventilated gablets; and long, shaded verandas encourage shade and coolness in an area that has a tendency to be hotter and dryer than other parts of the Settlement. The area is nor exposed to the dry winds and heat because of lack of vegetation and higher elevation.

Building 23, McVeigh Home, served as the dining hall for the two original dormitories. The building is similar in construction

to Buildings 12 and 28. The hip roof with vented gablets at the ridges is flanked by the hip roofs of the wings to the north and south. The roof remains the overpowering element of design. The porch is an enclosed, recessed porch incorporated under the hip roof and without the "airiness" of the dormitory verandas. The walls are vertical plank siding (single-wall construction) with cornerboards defining the corners. The structure has undergone some alterations, including a concrete loading dock at the rear of the building.

The symmetrical building contributes a great deal to the space created by these major structures.

Another major contributor to the space that initially defines the formal quality of the McVeigh Home is Building 24, the former Recreation Pavilion (now abandoned). The symmetrical structure is built on a concrete slab. The hip roof has more gentleness of slope and line than the roofs of the dormitories and the dining hall. The building is neat and logically pieced together as well as being in harmony with the three larger structures surrounding it. The wall sections are mainly comprised of sliding windows in the bays which can either open nearly half of the wall space to the cool breezes or completely close the area to protect recreational equipment during storms. The pilasters which articulate the buildings's edges but also support the roof

structure echo the design of the columns of the verandas of the surrounding structures.

Several models of cottages were constructed in McVeigh Home during the 1930's. Among the earliest constructed is Building 16, built in 1932 and similar in design to four other structures in the Home. The building is a one-story structure of single-wall, wood frame construction. The corners of the building are finished with cornerboards, and a water table surrounds the sole plate. A broken girt encircles the structure. The building's edges are well-defined with those finishing elements, so the structure has a definite clarity of line. The irregular roofline with its broken pitch contributes one of the architectural elements making up the fabric of the McVeigh Home when repeated as often as it is.

Another of the early house types constructed in McVeigh Home is Building 8, constructed in 1932 or '33. The building materials and overall shape are very similar to Building 16. The pattern created by the roofs of Building 16 and other houses of the same plan is carried on with this structure and the other six like it. The single-wall construction, surrounded by a broken girt and finished at the corners with cornerboards, is the same method of construction and finishing technique as Building 16 and the others of the same plan. The model for Building 8, however, seems to be not as finely designed as the other model (See Building 16). The

entrance porch, for instance, is sheltered by a shed roof which is an extension of the main hip roof. The entrance porch in the previous model (Building 16) is incorporated under the main roof which is a better design from the functional and visual aspects.

Buildings 20 and 33 were constructed in 1933 and 1934 respectively. Both structures have board and batten exterior finishes and lower pitches to their simple hip roofs. The eaves extend more than two feet from the top plates to shelter the buildings from rain and strong sun. The buildings are simple and, according to the residents, quite functional. In general, buildings of this design lack the more consistent charms and characteristics of the other models. However, the relatively simple design does not detract from McVeigh Home. Rather it supports and provides a suitable harmonizing background for the more complex designs of the dormitories and other structures. The harmony is created with size, scale, color, and shape.

Overall, McVeigh Home is a tightly knit community in visual terms. The buildings are painted white. The streets are laid out in a formal pattern. The scale of the buildings is consistent. The designs of the houses vary enough so that the variety is refreshing. The scale of the buildings is pleasing on a pedestrian level—easy to comprehend when walking through it or driving through it very slowly as most of the patients do. The spatial

sequence is exciting and rarely found with this consistent quality any other place in Hawaii.

Practicality indicates that no organization could retain all of the buildings in the McVeigh Home. Here, the group of structures and their formal layout is important--not just the individual buildings. The scale of the development, the village fabric, and the historic continuum contribute to the Home's significance. Preservation efforts should be concentrated on retention of that sense of a group. The core of the area--buildings 12, 23, 24, and 28--should be retained, along with the cottages that are closest to the core, such as buildings 11, 13, 14, and 27. In addition, the retention of the street scene, such as that going east-west between buildings 12 and 2, is recommended to keep the village atmosphere. In general, as buildings in the McVeigh Home are no longer used, maintenance should be continued on those buildings in the core. Buildings on the outer edges of the Home could be removed. If at all possible, an observed symmetry in the overall plan of the McVeigh Home should be retained.

The preservation of these buildings would result in the retention of one of the finest groups of buildings of that period and style in the islands. The architecture is very similar to that of the once-proliferous plantation camps, complete with social halls, bachelor quarters, and separate cottage dwellings. That form of

architectural unit is rapidly disappearing throughout the islands. However, these buildings are better maintained than any plantation camp structures which the author has seen to date. In addition, the structures have a very different historical and social significance, because they were constructed to provide more comfortable lives for leprosy patients.

The Cottages

Vernacular: Several types of vernacular houses common to the late 19th and early 20th Centuries exist at Kalaupapa. The dates on all of these structures should be further researched, since it is possible that some of them could date back to the earliest days of the Settlement. These appear to be similar to ones existing in early photographs and are typical of the period around the turn of the century.

Building 118 is one of these structures, although the official date of construction is listed as 1931. This date, however, could be a date when the building was moved to the site, since this was a common practice at the Settlement. The structure is of single-wall construction, a board and batten exterior finish, and has a stone pad and post foundation. The building has a gable roof, with shed extensions at the front and the rear. A veranda which runs the

length of the front of the building still retains some of the original details—chamfered posts, jigsaw brackets, and diamond-patterned railings. Detailing of that sort is typical of 19th Century Hawaiian architecture, although it was carried over into the 20th Century. The walls are vertical plank siding, some of which is board and batten. The building is a simple example of a type of architecture which was formerly prevalent in the islands but is fast disappearing. The building probably dates from the 1920's or before.

Building 22, located behind the Mormon Church, is very similar but lacks the finer details. The date of this structure is unknown according to the building records. The structure again is of single-wall construction, with a board and batten exterior finish. The main gable roof has shed extensions. Rooms seem to have been added to the building on the north and south when needed, resulting in a cruciform shape. The structure is in poor condition. The architectural significance is very minor—the structure could have been located in many places in the islands; and as the daily uses changed, the building shape changed, just as with many other Hawaiian houses. The structure could possibly date back to the original Settlement, however. The building's history should be further researched before its future is decided.

Building 20 is another structure whose history is somewhat puzzling. The structure is a good example of a simpler type-- Building 118 would probably be the best example of a Hawaiian vernacular cottage of the earlier styles. The structure is a frame, of single-wall construction, with a board and batten exterior finish. However, the north wall, exposed to harsher weather, is finished with wood shingles in a traditional manner typical of 19th Century buildings in Hawaii. A recessed porch is on the west side of the building. The corners of the structure are finished with cornerboards. The structure is very similar to other buildings in the row of houses that existed along Kamehameha Street in 1924, according to historic photos. This type of structure was also very prevalent in most other areas of the islands.

Building 102, located southeast of the Bay View Home, is an abandoned duplex residence very much like Building 118. The main gable roof section, with the typical shed extensions to the front and the rear of the building, is flanked by the hip roofs of the north and south wings. A porch which runs the length of the main building section is enclosed by the north and south wings. The building has minor detail such as jigsaw brackets which contribute to its architectural character. The building is, however, in deteriorated condition. The structure probably dates from the turn of the century (circa 1910?) and is of marginal architectural

significance, but further research could furnish a more accurate date and possible historical significance.

Another structure of potential historical significance is Building 63, located on the southern edge of the Bay View Home. The structure is a frame building of single-wall construction, with a board and batten exterior finish. The hip roof with large gablets at the ridge could also date back to the days of Kalaupapa prior to the official move of the patients in the 1880's. A veranda with a diamond-patterned railing runs the length of the front of the structures. The building has typical architectural elements which make dating the structure next to impossible without accurate historic records to back it up. The building is in very deteriorated condition and is slated for demolition. Conclusive research should be completed before the building is demolished.

Building 104 is located southeast of the Bay View Home. The structure is a frame building of the usual single-wall construction, with a board and batten exterior finish. The intersecting hip roofs of the irregularly shaped building are finished with gablets at the ridge lines. A recessed corner porch is incorporated under the roofline at the southwest corner of the building. The structure is in deteriorated condition but is of enough architectural significance as a type of Hawaiian vernacular to warrant preservation. It is possible that the structure was

built at the site of the Old Baldwin Home and was later moved to this location.

Building 60R-119 is located on School Street directly across from the Bishop Home. The building is unusual because it is a different style than most buildings that were constructed at Kalaupapa during the 1930's. The structure is a one-story building of single-wall construction, with a foundation consisting of concrete pads and wood posts. A recessed porch is located under the southwest corner of the hip roof, which has gablets at the ridge lines. The building is irregularly shaped, and the similarities to Building 104 are obvious. However, the structure dimensions are larger and the roof slope is less steep. The building is more oriented toward the horizontal than is Building 104. According to the files, the building was constructed in 1937; however, the date is probably earlier. The structure is nearly a duplication of the Wilcox Memorial Building at the visitor's center and is a not-so-successful adaptation of the rambling plantation style of Bay View and Paschoal Hall to smaller residential architecture.

As a minimal preservation effort, Buildings 118, 20, and 104 should remain.

Typical Cottage Models: During the 1930's, more funding was provided by the Territory of Hawaii for patient housing. The

homes that were constructed at this time were built on residential streets - Bishop, Goodhue, McKinley, Baldwin, Kaiulani, and Kapiolani. The streets were in existence as early as 1923 but without the building density that presently exists. The usual type of cottage constructed is of a simple, practical design, as seen below. The building is of single-wall construction with a footing and post foundation. Either stone and concrete or wood steps provide access to the recessed corner porch which is incorporated under the hip roof. A chamfered post and two chamfered pilasters articulate the edges of the porch. A girt, broken by the window frame of the double-hung windows, encircles the exterior of the building. The corners are finished with cornerboards. A water table surrounding the sole plate delineates the lower edge of the building. The foundation is camouflaged by a latticework skirting. Usually a wash house constructed on a concrete slab and sheltered by a shed roof is located at the rear of the building. The simple pleasing design is very similar to the hip-roofed structures built by industrial concerns to house their own pineapple workers or cane workers on Topside Molokai or on the other islands. These seem to have been built with more care, however, and are in better states of repair than any worker's housing seen on Kauai or Topside.

During the 1930's, funding also was provided for housing for dwellings for the Catholic priest, the Calvinist Minister, and the Mormon Elder at the Settlement.

The rectory for the priest, constructed in 1930, is located directly next to St. Francis Church. The structure is simple in design and very closely related to the 1930's residences constructed throughout the Settlement. The structure is a frame building, of single-wall construction, with a hip roof. A wood porch with a shed roof is located at the front of the building. The corners of the structure are finished with cornerboards. The sole plate of the building is finished with a water table. A girt, broken by the wood frames of the windows, surrounds the structure. The building is of no major architectural consequence.

Constructed in 1932, Building 288, the parsonage for the Calvinist minister, is done with far more style and flair. The building is a frame structure (single-wall) with intersecting bellcast (broken pitch) hip roofs. The corners of the building are finished with cornerboards. A girt encircles the structure and is broken by the wood frames of the double-hung windows. A water table finished the sole plate. The structure is very similar in style to the buildings being constructed at McVeigh Home at the time. The structure is a fine example of this type and is closely related in style to the visitors' quarters and hospital buildings.

Building 256, the residence for Mormon elders, is as simple and inconspicuous as the rectory. The structure is a frame building of single-wall construction, with a board and batten exterior finish. The building has a hip roof. An enclosed porch is incorporated into the west side of the building under the hip roof. The corners of the structure are finished with cornerboards. The structure is similar to the less conspicuous buildings in McVeigh Home, constructed in the same manner.

Building 202 is similar in design to the 1930's houses, but the structure is more finely detailed and is the last remaining example of its type, constructed between 1905 and 1907. The one-story residence is of single-wall construction, with the usual stone pad and post foundation. A recessed porch, located in the northwest corner of the structure, is incorporated under the steeply pitched hip roof. The eaves are detailed with closely spaced brackets. A diamond-patterned railing once enclosed the porch. The porch posts are finished with gently curved brackets. The corners of the structure are finished with cornerboards. A continuous girt surrounds the structure directly below the bottom of the window frames. Consistent with the buildings constructed during the 1930's, the cornerboards, the girt, and the water table (around the sole plate) provide structural support and outline the edges of the building and distinctly define and finish the structure. Because of this, the building's look is neat and

tailored. Building 202 is unusual. The building's scale and the elements used combine into a structure of architectural integrity worth saving and warranting further research.

The cottages of 1930's vintage give a great deal of architectural character to the entire settlement and create definite feeling of an architectural district through repetition of design and structural considerations, as well as the stylistic details evident in the light-weight frame construction.

Again, preservation of all of the cottages would not be possible. Major preservation efforts should concentrate on those structures closer to the administrative area, such as buildings on School Street, McKinley Street, and Damien Road, to keep the scale, character, and village fabric. Building 202 should be preserved, as it is the last example of its type; and it should be put back into use immediately, if at all possible. An effort should be made to preserve any other cottages which are the last examples of their types. The residences for the priests, ministers, and elders should be reattained as long as they are in use. The parsonage for the Calvinist minister, in particular, should be preserved. In addition, a sampling of typical outbuildings, such as washhouses, bathhouses, and the like, should be preserved in conjunction with the cottages.

Beach Houses: Residences at Kalaupapa are not restricted solely to the Settlement proper. Along the coastline, from the Settlement to the airport, are a series of beach houses constructed, by Kalaupapa residents (patients and staff), normally out of recycled materials. The buildings, such as Building 671, receive frequent use and are generally well-maintained.

Building 671 is a frame building of single-wall construction, with walls of board and batten and vertical plank siding. The foundation varies from poured concrete to stone footings and wood posts. The combination of gable and shed roofs are finished with rolled roofing material. The building seems to have been added-on to as required, when the resident needed more room.

Building 691 is located along the airport road and is constructed of the same materials but arranged in a different pattern. The structure is a frame building of single-wall construction, with an exterior finish of board and batten and vertical plank siding. A water table at the sole plate finished the lower edge of the structure. The intersecting hip and shed roofs are finished with rolled roofing material. The foundation consists of stone footing and a small concrete slab under one section of the building. The materials are well-worn and, in many cases, seem to have been well-worn before they were incorporated into this structure.

Building 693 is another of the beach houses along the airport road. The exterior wall finishes vary from board and batten to vertical plank siding to wood shingles. The structure has gable and shed roofs, consistent with the roofs of the houses located in the Settlement circa 1900.

The significance of these and the other houses along the beach is cultural. Many of the buildings were probably constructed at a time when patients seldom left the Settlement, if ever. The beach houses served as second homes outside the invisible but existing confines of the Settlement. At the beach, patients could escape to a completely different area, where fishing was, and still is, a major activity. Preservation of several examples of the beach houses, including Building 693, is recommended.

Hicks Homes: Another of the very visible housing types at Kalaupapa is the Hicks Home. The buildings are extant in three varieties at the Settlement: the 1956 model, the 1962 model, and the 1964 model. All of the buildings were shipped to the Settlement in a prefabricated condition to the extent that the lumber was precut and entire houses arrived in "kits." The 1956 version (see photograph) is a one-story building of single-wall construction, with foundations consisting of concrete pads and wood posts. The gable is oriented so that the main entrance porch is at one gable end. A shed roof is tacked above the

entrance porch to shelter it from the elements. A broken girt, usually painted in a contrasting trim color, surrounds the exterior of the walls. In terms of architecture, the building is simple and functional.

The 1962 Hicks model is a one-story structure of single-wall construction, with the usual concrete footing and post foundation. A small wood porch, sheltered by a small extension of the gable roof, provides access to the front door. A continuous girt surrounds most of the exterior of the structure. The girt is broken at the left corner by two sash windows divided vertically. A carport, with a shed roof and concrete slab foundation, has been placed at the rear of the building. The structure seems to have been more carefully planned than the other two. The major facade is relatively simple. The carports, additions, and tool sheds have been delegated to the rear of the building.

The 1964 model is a one-story building constructed of the same materials - vertical plank siding, concrete and wood post foundations, gable roof with composition shingles. A broken girt surrounds the exterior. The fenestration has a very random pattern on the exterior. A feature of this model is the carport, with its nearly flat roof and concrete foundations, boldly

The Hicks Homes are typical of a 1950's and 1960's mass-produced architecture, where economics became the primary design parameter and aesthetics were subordinate. One example of each type should be retained. In the future (20-50 years), selective removal of Hicks Homes should proceed carefully to keep the village character of the Settlement.

Miscellaneous Housing: Other types of housing are located at the construction camp behind Paschoal Hall. The main housing unit for male staff at the Settlement consists of three Quonset huts which have been joined together in an H-shape. The building(s) is in very deteriorated condition, and some of the posts of the foundation have been completely eaten away by termites. The Quonsets were erected in 1950, probably as the quickest (or one of the quickest) methods of providing housing for the maintenance, carpentry, and office workers. Although the removal of the structure, when more adequate quarters are provided, would be a visual asset to the Settlement, the use of Quonset huts as living quarters has almost entirely disappeared in the islands.

To the northeast of the Quonset huts, tucked away amid the koa, is a series of houses, only one of which is presently occupied. Buildings 652 and 654 are frame structures composed of recycled materials. Building 652, presently occupied, has two shed roofs

covered with rolled roofing material and corrugated metal. The walls are vertical plank siding, taken from another structure. A veranda runs the width of the structure.

Building 654 is constructed along the same lines. The gable roof is finished with rolled roofing material. The walls are vertical plank siding. Both structures are very small in scale. Surrounding the buildings are banana, papaya, and eggplant. The fruits seem to be consistently harvested, and the area is run much like other dwellings in other areas of the islands. The house in the photograph below, in the Halawa Valley at the east end of the island of Molokai, is more than seventy-five years old, on Homestead land. According to a former resident, additions were made to the house as the family grew. Surrounding the house are old taro patches, banana trees, guava, papaya, and mango. This type of living off the lands is represented by those small cottages tucked away in the vegetation at Kalaupapa.

None of these - the Quonset hut or the cottages - are recommended for preservation, although their presence is noted.

Hospital, Administrative, and Staff Facilities

Hospital: Building 282, the hospital, was constructed in 1932. The structure is an enormous frame building (approximately 18,500 sq. ft.) of single-wall construction.

The foundation consists of concrete footings and wood posts. Most of the foundation is camouflaged by a latticework skirting. The large building consists of one main section which has been intersected by several wings. The walls are vertical plank siding. A girt encircles the structure; and it is broken by the wood frames of the single, paired, and tripled windows and by the doors. The intersecting bellcast hip roofs are finished with composition shingles (originally wood). Several skylights in the roof provide natural augmentation to the lighting. Two ramps and recessed porches are located on the wings jutting out of the west side of the building. The rear (east) side of the building seems to have had some minor alterations. The structure is significant enough in terms of 20th Century Hawaiian architecture to merit recording by the Historic American Building Survey.

The structure is not the original hospital. Earlier treatment centers were located at Kalawao and at the Baldwin Home near the rock crusher toward the base of the pali trail.

Two remaining outbuildings are historically connected with the hospital. Probably the first constructed (circa 1935) is Building 283. According to Kalaupapa resident Bernard Punikaia, this structure served as a fumigation room for patients who were leaving the Settlement for short periods of time. The patients brought their clothes to be fumigated the night before they left. Just before leaving, they too would be fumigated. According to the Annual Reports the structure was originally built as a "mental ward" with room for four patients and one attendant. The building is a frame structure of single-wall construction. The foundation is a thick concrete slab. The bellcast hip roof is finished with composition shingles. The walls are vertical plank siding. A girt, broken by the wood frames of the hinged windows, encircles the structure. The corners of the building are finished with cornerboards. The enclosed entrance to the building has two separate doorways. The interior of the building is divided into two main sections.

Building 7, another of the outbuildings connected with the hospital, is a simple frame structure with a hip roof. The building was probably constructed circa 1936; and according to residents Isaac Keas and Bernard Punikaia, the building served as an outpatient clinic and dressing station. The walls of the building are vertical plank siding. The corners are finished

with cornerboards. A girt, broken by the wood frames of the double-hung windows, encircles the structure. A water table finishes the sole plate.

Although preservation of the hospital building will present management nightmares, its retention is recommended on the basis of historical and architectural significance. The building has housed hundreds of leprosy patients during its years, from a time when no method to arrest the disease existed to a time when the sulfone drugs were implemented. The building, then, is a key to the understanding of the later decades of the Settlement. Preservation of buildings 7 and 283 is recommended to complete the overall picture.

Visitors' Quarters: Visitor facilities were provided by the Territory of Hawaii in the 1930's so that outsiders could come in to see their friends and relatives. The visitors and patients were physically separated by a screen in one of the buildings or by a fence surrounding the visitors' compound. Visitors were not permitted to wander outside the compound, nor were patients permitted to enter the compound. Perhaps the building which best typifies the enforced separation is Building 278. The structure is a simple frame building of single-wall construction, built on a concrete platform which was stepped on the east side to double as a bench. The oblong building has a hip roof. Walls consist of

vertical plank siding, with large sections of double-hung windows running nearly the entire length of both sides of the structure. Doors are at the northwest and the southeast sides of the building, as well as the southwest. A table with wood benches on either side runs the length of the interior of the building. Here hundreds of families and friends that had been separated by a disease were brought together again, this time to be separated by barriers. Both the fence and the screens have been removed. The architectural significance of this building is far outweighed by the impact of its symbolic and historic significance.

Several other structures are located inside the visitors' compound, including the Wilcox Memorial Building (Building 277) and the main visitors' quarters. Presently historical data is lacking on the Wilcox Memorial Building. The structure is a frame building, single-wall, with a footing and post foundation that is camouflaged by a latticework skirting. The walls are vertical plank siding. The corner porch, with chamfered posts and a diamond-pattern railing, is incorporated under the hip roof in the ridge lines for ventilation. A small hip roof which covers an addition to the building intersects the main roof in the west corner of the building. The structure seems to have been altered several times and seems to have undergone changes which have marred its architectural integrity. The structure

probably dates back to the 1920's, earlier than the maintenance files state. Because of the alterations the building is not the most outstanding of its type at Kalaupapa. More research should be done on the historic background, however, since the structure was probably donated by the Wilcox family of Kauai, a wealthy sugar family.

The third important structure in the visitors' compound is Building 274, the quarters used by most visitors today. The structure is an L-shaped frame building of single-wall construction, with a bellcast hip roof. The foundations consist of concrete footings and wood posts under most of the structure and a concrete floor under the restroom areas. A girt encircles the exterior of the structure, and it is broken by the wood frames of the double-hung windows which project several inches from the exterior of the structure. A water table finishes the sole plate. A recessed, screened veranda runs the length of the L-shaped building makai (on the ocean side) and with views of a small garden area, the ocean toward Oahu, and the pali on the north side of Molokai. The building's views are oriented looking out of the Settlement.

The three buildings--277, 278, and 274--are recommended for preservation as a group because of their architectural interest and historical significance. The buildings are the key to the

understanding of the isolation of the patients and the strictly enforced physical separation from husbands, wives, children, and other family as well as friends.

Staff Row: Exact data on the sequence of construction of the staff housing provided at Staff Row is lacking. Buildings 5, 7, 8, and 10 probably date from the turn of the century or before, but more information on each structure should be researched. Staff Row provided what was considered appropriate housing for the administrator, the doctors, and the other professional staff of the Settlement at the time the buildings were constructed. The buildings were far more elegant than the patient cottages constructed later.

Building 5 was probably the first structure built on what was to become Staff Row. The structure at one time served as the superintendent's residence but was later altered, enlarged, and turned into the present staff dining hall and central kitchen. The building has probably undergone several alteration programs. The generally rectangular building is a one-story structure of single-wall construction, with a stone pad and post foundation. A recessed corner porch is incorporated under the southwest corner of the bellcast hip roof. The concrete steps, bordered by two planters, lead up to the front porch and the two entrance doors. The chamfered wood posts of the porch are finished with jigsaw

brackets. The exterior finish of the structure is board and batten, done in a pattern that can be found on other buildings in other areas of Hawaii, such as the Wo On store in Kohala.

Because of the massive alterations the dining hall has undergone the building's integrity has been marred, but not to a point beyond recognition. The structure serves as one of the major buildings of a variety of styles which comprise Staff Row.

Building 10, Staff Row, is presently the unoccupied Administrator's Residence, and was the resident physician's house during the 1930's. The structure is a one-story building of single-wall construction, with a stone pad and post foundation and with a latticework skirt between the posts of the foundation.

The T-shaped structure, which had at least one addition, has intersecting gable roofs finished with metal.

The L-shaped front porch in the southwest corner of the structure is sheltered in part by a hip roof which protrudes below the main gable and is partially recessed under that gable. Chamfered posts and pilasters articulate the edges of the porch. The corners of the building are finished with cornerboards. The louvered gable oriented toward the street and the porch encircling the corner is similar to the North Kohala District Civic Center on the Big Island. This type of design is emulated in other instances in

Hawaiian architecture, such as the Meyer Home at Kalae on topside Molokai. A direct connection here is possible, since Meyer was a Settlement Administrator during the 19th Century. The Administrator's Residence is as yet undated.

The structure is another of the major buildings which comprise the rather stiff character of Staff Row.

Building 8, located between Buildings 5 and 10, is a third major contribution to Staff Row. The gable end of this smaller structure is oriented toward the street, so that the main entrance is on the side of the building. The exterior finish of this building is vertical plank siding, with the fine batten as in the staff dining hall. The original wood shingles of the roof are visible in some places under the composition shingles. An addition, which runs the length of the south side of the structure, is covered with a hip roof which extends from the gable. The corners of the structure are finished with cornerboards. Despite the alterations and additions, the structure contributes to the formal elegance of Staff Row.

Building 1 is architecturally the most imposing building on Staff Row, due to its size and siting. The building defines the space and the corner of Staff and Beretania Streets. The structure is a U-shaped building with a bellcast hip roof. The interior of the

building is divided into separate bedrooms and community living spaces. Concrete steps with solid stone railings provide access to the three main entrances in the front courtyard. A screened breezeway is located in the interior of the "U." The building was probably constructed in the late 1920's or early 1930's and serves as a prime example of Hawaiian "institutional" architecture of that period.

Located behind all the pomp and circumstance of the main buildings of Staff Row are two cottages, Buildings 7 and 9, which served as servants' quarters for the more important staff earlier in this century. Building 7, formerly the supervising cook's residence, is a small cottage of single-wall construction. The gable roof over the main body of the building extends into a shed roof on the south side of the structure. The structure is a simple, vernacular building with corners appropriately defined by cornerboards and a water table around the base of the structure. The building, however, is of limited significance.

Structure 9, on the other hand, has minor architectural details which give it a better defined character and make it more impressive for such a small building. The gable roof, originally covered with wood shingles, has now been recovered with rolled roofing material. The veranda which runs the length of the building is sheltered by a shed roof on the north side of the

structure and has a diamond-patterned railing. The porch posts are capped with decorative jigsaw brackets, some of which unfortunately are missing. Latticework screens both ends of the veranda. The structure is a fine example of a more detailed Hawaiian vernacular structure, although it is termite-ridden. Further research is necessary to detail the history of Staff Row. The major Staff Row buildings--5, 10, 8, and 1--should be preserved; and building 9 should be retained, if at all possible, as part of the remaining historic scene.

Settlement Core: The core of the industrial area is made of several buildings related in color and scale so that the overall visual impression is harmonious. All of the buildings were constructed in the 1930's.

The U.S. Post Office and Courthouse, Building 290, is a hollow tile building with a cement stucco exterior finish. The foundation is a concrete slab.

The hip roof extends approximately six feet beyond the walls of the building proper over a portico which surrounds four sides of the building. The eave brackets are well-shaped in a gentle curve, and their shape is echoed in the brackets of the post capitals. A wind baffle of wood frame and sheets of corrugated metal shelters the Post Office window. A writing table is

supported with decorative cast iron brackets. The form of the building—an inner core building proper, surrounded by a large portico and a hip roof—is a traditional Hawaiian vernacular form. The interpretation of that form here is strictly 1930's.

Lining Damien Road are the store, the gas station, the picnic pavilion, and the warehouse. The Settlement Store, Building 272, serves as the social focal point of the Settlement and the visual focal point of the industrial center. Most patients make daily trips to the store for supplies and to talk with friends. The building is a hollow tile and reinforced concrete structure on a concrete foundation. A veranda which is recessed under the hip roof is located at the front of the structure. Large sections of the western wall of the building are plate-glass windows in wood frames. The rear of the structure at the loading platform seems to have been somewhat altered.

Directly next to the store is the gas station, Building 273. The building is constructed of hollow tile on a concrete slab foundation. The hip roof, which shelters the building proper, the island for the gas pump, and a drive-in area, has a broken pitch and eaves extending several feet. The building's primary architectural importance is its direct relationship with the store and the continuation of the visual and spatial sequence of that section of the industrial area. Both were constructed in 1934.

In 1937, the warehouse (Building 271) directly next to the landing dock was constructed. The building is a reinforced concrete structure with a concrete foundation. The walls are sectioned with concrete buttresses. In spite of its flat, parapeted roof and rather stiff design, the building's scale and color make it a relatively harmonious part of the industrial area.

The picnic pavilion, Building 638, is located directly next to the warehouse on the ocean side of Damien Road. The building consists of four concrete piers which support a wooden hip roof finished with wood shingles. The building is constructed on a concrete slab. Although extremely simple in design, the structure harmonizes with the other buildings of the industrial area in size, scale, color, and form. The hip roof visually ties in with the roofs of the store and the gas station on the other side of the street.

These core buildings are the social center of the Settlement. The store and the post office are visited daily by most residents, and the picnic pavilion serves as a landmark where patients frequently park their cars to watch the high surf and to watch the activities around the store and the warehouses. Preservation of all of these structures is recommended.

Administrative Center: Paschoal Hall, 1920, is an early structure, as well as being one of the landmarks of the downtown area of the Settlement. The structure is a two-story building of single-wall construction, with a foundation of concrete piers. The multiple roofs, finished at the present time with green composition shingles (originally wood?), are hip roofs with gablets at the ridges. The facade of the structure is symmetrical. The east and west sides of the building differ slightly (additions and alterations?) although the windows are of the same type, size, and spacing on each of those walls. A veranda, sheltered by a hip roof which intersects the main roof, runs the length of the front (south) of the structure and serves as the main entrance. A diamond-patterned railing and chamfered posts and pilasters articulate the edges of the veranda. Other entrances are located at the middle of the east and west sides. The interior consists of a large auditorium with tiers of seating which rises up to the balcony. The audience was originally separated so that kokua (Settlement workers or 'helpers') sat in the balcony, separated from the patients by a railing. In the 1930's, an exterior stairway was added to provide separate access to the balcony from the front porch. Despite its alterations, the structure is a fine example of the Hawaiian vernacular plantation

style, increased to tremendous proportions while at the same time maintaining design integrity. Preservation of the building is recommended.

Two recent structures, the library and the administration building, basically harmonize with the architectural themes of the Settlement. While being of generally modern design they have made concessions to a few elements of the old styles and have used some on-site materials so that there is some relationship between these buildings and the others.

The administration building, 61-270, is a hollow tile, frame, and masonry structure. The building is divided into two wings housed under hip roofs with gables at the ridges. A ramp provides access to the original front door, which is no longer used. People prefer entering at the west side of the building, because it's a shorter walk from their cars. Jalousie windows usually make up the upper half of the wall space, although floor-to-ceiling jalousies are located in the main office section. The building includes two separate offices, a conference room, and restrooms in the south wing. Across a breezeway, the north wing includes one large office space, usually shared by four workers. Two-thirds of the north wall is lava.

Mother Marianne Library, above, is a hollow tile, frame, and masonry structure with a gable roof which extends several feet from the top plate. The major concession this building makes to its site is the lava wall which runs the length of the facade (not visible in photo), which also visually connects it to the administration building. Neither structure is architecturally significant.

Both structures are sound and in good states of repair. Their retention is recommended until they are of no use or until they become structurally unsound or too costly to repair.

Churches

Six church-or religious-oriented structures were built on the peninsula. The oldest of these is building 301, known as the "old stone church." The building was constructed in 1853 as the third Calvinist meeting house built on the peninsula. The two previous meeting houses had been destroyed by storms. The building was called Kalawina and was erected on the King's Acre--land granted by Kamehameha III for a church and school. The building has undergone considerable change; nevertheless, it remains the oldest known standing structure on the peninsula and the only known structure remaining from preexile times.

The original form of the building and the old methods of construction are evident. The rubble stone masonry structure, laid with

lime mortar, is sheltered by a more recent corrugated metal gable roof. The gable ends and a two-foot section of the tops of the walls are finished with board and batten siding. A large open stall for vehicle storage at the southeast corner of the building has a concrete slab floor. A door in the west wall and a window in the south wall are topped with wood lintels, probably original. Masonry quoins, visible through the paint, articulate the four corners of the rectangular structure.

St. Philomena's Catholic Church, nationally significant due to its direct relationship with Father Damien, is the most famous of the peninsula churches. The frame and stone building was constructed in at least three stages. The frame section, most of all of which was constructed in 1872 by Father Victorin Bertrant, has a concrete entrance porch and a foundation consisting of stone footings. Father Damien de Veuster is considered responsible for the stone masonry forward portion of the building constructed in 1876. The present central tower at the front elevation was constructed by Brother Dutton in 1888-1889 to replace an earlier one which blew down in a tremendous storm in 1887. The interior and exterior of the 30-inch masonry walls are finished with plaster. The interior plaster is painted white with red mortar lines to imitate coursed ashlar masonry. The windows and door openings of the masonry section are pointed gothic arches. Windows in the older wood frame section

are double-hung, some with stock wood frames typical of 1870 to 1880 Hawaiian buildings. The interior vaulting is supported by fluted modified corinthian columns. Several elegant chandeliers of unknown metal and vintage hang from the ceiling. A jigsawn railing, typical of Hawaiian churches of that vintage, separates the congregation from the altar. Although the building's major significance is historical, the limits of funding and materials at the time give this building an architectural significance which should not be dismissed.

Siloama Protestant Church at Kalawao was originally constructed in 1871 and rebuilt in 1880 by the United Church of Christ. The church was nearly reconstructed from the ground up in 1966. The present building is a frame structure of double-wall construction with a stone foundation. The gable roof, which is finished with corrugated metal, has boxed cornices with return ends. The exterior walls are horizontal channel siding, and the corners of the building are finished with cornerboards. A square tower supports the octagonal steeple. A gabled entrance portico, constructed on a concrete slab, provides access to the four-panelled double doors, which are the main entrance to the building. The twelve-light double-hung windows are framed with the 1880's stock frames. The building, in its very dramatic setting, has a charm that is unequalled by any other building at Kalaupapa. This reconstruction, in spite of its charm, was not built to the same specification as the 1880 church, which existed,

according to photographs, virtually unchanged through the 1940's. Old photographs indicate that the 1880 church had a lower sloped roof. The louvers in the gable ends were square, not rectangular as the present ones are. The front entrance had no portico. The door treatment of the 1880 structure was entirely different—with a decorated, pedimented lintel capping the double doors. The cornerboards of the 1880 structure were wider, and the painting scheme seems to have been a darker color, possibly a slate grey or green. The doors of the 1880 building were painted very dark, with panels of a much lighter color. The square tower which supported the steeple was covered with wood in a herringbone pattern. The reconstruction, then, was not accurate.

Kanaana Hou, the Calvinist Church in Kalaupapa, was constructed in 1915. The structure is a frame building of single-wall construction, with a stone pad and concrete foundation. The main gable roof is transected by two smaller gables which cover the windows projecting from the central sections of the east and west walls. These gables are approximately two feet lower than the main gable. A tower marking the main entrance to the building is in the northwest corner of the building, with a wood shingle hip roof. The walls are vertical plank siding, surrounded by a continuous girt just below window level and a water table at the sole plate. The large window openings are pointed arches filled with fixed sash and double-hung windows. Structural outlookers project beyond the rooflines

at the gable ends. The interior space is handsomely articulated with wood barrel vaults and exposed trusses. The use of the corner tower to emphasize the church entrance is frequently seen in Hawaiian architecture of the turn of the century, as noted in the Church of the Waioli Mission, Kauai. Further information on the construction of the church is found in the Chronology (see appendix). The architectural quality of this church, in its simplified stick style, is enough to merit preservation. However, the cost will be high because of termite damage to the structure.

St. Francis Church was completed in 1908. Although the building is said to be reinforced concrete, it is possible that it is a stone structure. The rectangular building has an arched portico at the west elevation, sheltered by a hip roof. The large nave has a gable roof, and the sacristy at the east end, has a shed roof. A three-tiered steeple is at the southeast corner. The hooded gothic windows are interspersed with buttresses on the north and south walls. Quartrefoils flank the tops of the windows on the north and south. Corinthian columns on the interior support the vaults. The interior floor is scored concrete.

The building represents quite a structural feat for Kalaupapa. This architecturally imposing building is the structure most easily discernible from the top of the pali and from the air. The church exemplifies the efforts of one religion trying to out-do the other, which was very common for decades in Hawaii.

St. Elizabeth's Chapel in the Bishop Home was probably constructed in 1932, although further research is necessary to determine the exact date. The wood frame building, of double-wall construction, has horizontal rustic channel siding on the exterior. The small entrance portico is carefully detailed with columns and pilasters. Two thin windows with pointed arches are on the east and west sides of the building. The building has been altered—perhaps doubled in size—but retains much of its original character. The chapel is still in use for services. Its architectural and historical significance lies in its connection with the Bishop Home.

The Americans of Japanese Ancestry Benevolent Society Hall was probably constructed about 1910. The symmetrical structure has a cruciform shape, with the hip roofs of the wings approximately one foot lower than the ridge of the central gable. A possible addition with a shed roof is at the rear. A projecting portico, with chamfered posts and pilasters, is at the center of the front elevation. In general, the detailing of this building is similar to most other early 20th Century structures, with a broken girt and cornerboards painted in a contrasting trim color.

A Japanese lantern is in front of the building, and a mill stone of fine-grained rock is leaning against the rear of the building. A torii gate, now removed, once graced the entrance walk. The structure is well-proportioned and finely put together. Although

the building is not a monument of Hawaiian architecture, it is a symmetrical, formal place interpreted with the simplicity of materials and structure of Hawaiian vernacular architecture. The building is included under "churches" because it was used for Buddhist ceremonies as well as formal social gatherings. Further research is warranted into the buildings's other uses.

All of the churches and the Americans of Japanese Ancestry Benevolent Society Hall are recommended for preservation.

The Molokai Light

The Molokai Light is located at the northernmost tip of the peninsula near the airport. The complex is very isolated from the Settlement. The reinforced concrete tower, 138 feet in height, was constructed in 1909. Several other buildings, including houses and outbuildings, were constructed in the complex, but their dates are uncertain. Two—buildings 712 and 714—are constructed of the same materials as the lighthouse, so they may have been constructed at the same time.

The major resource of the lighthouse is the lens. The lens appears to be a second-order Fresnel lens having two bulls eyes. The lens is similar in shape to a clam shell and rotates making it a flashing light. The clam shell shape is unusual but not unique.

Most Fresnel lenses that revolved for flashing lights had several bulls eyes and were generally circular in plan.

The lens is still in use today. It has been electrified and has been listed as having 2,000,000 candlepower. However, Coast Guard records are rather confusing listing the lens as a first order in some documents and a second order in others. The candlepower has been listed differently in many cases also.

The story of the lighthouse during its active years as a manned light station could prove to be most interesting. Many lighthouses have stories of the unusual isolation and harsh climate that the keepers had to deal with. The Molokai lighthouse was built in an isolated area not unlike many other lighthouses; however, the surrounding environment at Kalaupapa was an active leprosarium during the entire period the lighthouse was manned. This must have been an unusual circumstance for a lighthouse keeper to deal with. Much of the story could be revealed with some research into the Lighthouse Board and Coast Guard records. Some of the interesting questions needing answers are: What relationship with the leprosy patients did the keepers have? What kind of lives did the keepers live? (With or without families, how many people were stationed there at one time, etc.) When was the lighthouse automated, and for what reasons? What major changes took place in terms of building chronology (when were the different structures

built, when and what major changes happened to the structures such as additions, repainting and reroofing)? Given these unknowns, the Molokai Light could prove to be very significant in terms of the unusual life of its keepers.

The lighthouse is owned and operated by the U.S. Coast Guard. The ancillary structures are owned by General Services Administration. There is no plan at this time to manage any of these structures as historic buildings. The lighthouse tower, lantern, and lens should be preserved and eventually interpreted to tell the story of aids to navigation that the lighthouses of Hawaii played and tell of the unusual lives of those who manned the Molokai Light. The two concrete structures--buildings 712 and 714--should also be preserved. Any further recommendations can be made only after additional research.

RECOMMENDATIONS

Adaptive Use

The key to preserving a large group of buildings is adaptive use planning. Only those structures of the utmost importance should be preserved and interpreted as museum pieces. It is far too expensive to restore and preserve buildings that no longer have uses. Several buildings recommended for preservation will become useless as their existing use is no longer needed. Prior to abandoning these buildings, a lot of thought should be given to providing a new use for the structures. If there is a future use foreseen fifty years from now, then an interim use should be considered prior to the long-term use implementation.

A structure not in use will accelerate in its rate of deterioration. When a portion of a structure in use becomes deteriorated, it is usually noticed by the user and in many instances interferes with the use. When this happens, the user usually does something about the deterioration.

A list of structures in priority order of preservation will assist in planning future uses of the preserved structures. Note the word "uses" is plural. Most of the structures are significant because of their exterior appearances and may be altered on the interior for adaptive uses. However, it is preferred that as little alteration as possible be done. Therefore, when choosing a use

for a structure, it is important to note how well the proposed use patterns will fit the existing floor plan. The proposed use may require extensive changes to the original fabric for updating to code 3 requirements. This is more prevalent when changing an existing use and increasing the occupancy load, especially when putting a public assembly area in a structure where it had not previously existed.

Interim Guidelines

One of the most important things to remember in the preservation of historic structures is to stop the deterioration of existing fabric. It may take several years before a complete study with detailed recommendations on treatment will take place on each of the structures planned for preservation. In the interim, whoever is responsible for their preservation must not be afraid to use the tools and materials available to stop deterioration. If an original roof must be removed, it may be replaced with the most readily available materials. However, it is preferred that the existing historic material be covered rather than removed. If existing fabric must be removed, it should be well-documented and recorded prior to its removal. This will assure proper treatment recommendations when a study is completed on a structure to determine original fabric.

If a structure is significant and determined unpreservable, it should be fully documented and recorded prior to its removal and preferably prior to further deterioration if left untreated.

Note on Cost Estimates

The cost estimates listed in the Building Inventory were made with regard to preservation only. This would not include any restoration measures. In most cases, preservation is only emergency stabilization. The annual cost figures are based on things to keep the structure stabilized, such as reroofing, repainting the exterior, and fumigating for termites. For example, if a structure needs reroofing once every twenty years, the total cost was divided by twenty and added to the total annual cost. Of course, these figures would have to reflect different inflation values each year, as building materials, labor, and transportation become more and more expensive.

Research

Further research is necessary for proper management of the resources at Kalaupapa. An archeological survey and a general history study should be completed in conjunction with each other to avoid duplication of effort. These studies would serve to identify and evaluate better the cultural resources at the Settlement. In addition, a thorough oral history program should be conducted by a person well-versed in oral history, methodology, and Hawaiian history to record that less tangible resource.

Building List

The following is a list of buildings which should be considered for preservation. They are ranked according to their known historical and architectural significance. The attached maps indicate the location of all the buildings in the priority listing by number. The list should be used only as a guideline, and changes in the ranking should be expected upon the completion of further research. Maintenance and preservation should be directed toward those highest on the list, if funding becomes scarce.

RECOMMENDED LIST OF STRUCTURES TO BE PRESERVED IN ORDER OF THEIR SIGNIFICANCE AND GROUPED INTO FIRST, SECOND, AND THIRD PRIORITY

FIRST PRIORITY:

1. St. Philomena Catholic Church, building 711 (Other Peninsula Area)
2. Siloama Protestant Church, building 710 (Other Peninsula Area)
3. Bay View Home, buildings 1, 2, 3, 5, and 6
4. McVeigh Home, buildings 12, 23, 24, and 28 -- Contributing associated structures of not as high a priority but that should be preserved as part of the scene: (also listed in priority order) buildings 1, 2, 11, 10, 13, 14, 27, 9, 15, 19, 20, 25, 30, 34, 33, and 32

SECOND PRIORITY:

5. The Hospital, building 282 -- Contributing associated structures of not as high a priority but that should be preserved as part of the scene: buildings 7 and 283
6. Visiting Pavilion near the visitors' quarters, building 278 -- Contributing associated structures of not as high a priority but that should be preserved as part of the scene: buildings 277 and 274

7. Structures at Staff Row, buildings 5, 8, 10, and 1 -- Contributing associated structures of not as high a priority but that should be preserved as part of the scene: buildings 7 and 9
8. Kanaana Hou Church, building 286
9. Paschoal Hall, building 304
10. Administrative/Industrial area, buildings 290, 272, 273 -- Contributing associated structures of not as high a priority but that should be preserved as part of the scene: buildings 271 and 638
11. Molokai Light, building 715 (Other Peninsula Area) -- Contributing associated structures of not as high a priority but that should be preserved as part of the scene: buildings 712 and 714 (Other Peninsula Area)

THIRD PRIORITY:

12. Early Residential Structures, suggested representative examples: building 202 (Residential Area Group), building 118 (Residential Area Group), building 104 (Damien Road, South Side Group)
13. Representative examples of 1930's residences -- Damien Road South Side, 281; Residential Area, 116, 151, 152, 155, 157; Administrative/Industrial Area, 30, 53; Construction Camp/Paschoal Area, 55, 56; Kamehameha St. to Mormon Church Area, 9, 15.
14. St. Francis Catholic Church, building 291 -- Contributing associated structure of not as high a priority but that should be preserved as part of the scene: building 292
15. buildings 308 and 309 (Residential Area)
16. Representative examples of beach houses: buildings 671 and 693 (Other Peninsula Area)
17. One example each to represent the Hicks Homes of 1956, 1962, and 1964. Suggested examples: Damien Road south side area, buildings 64-103 and 62-105; Residential Area, buildings 56-156

