

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received **JUL 20 1983**
date entered **JUN - 5 1987**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Kaneohe Ranch Building

and/or common

2. Location

street & number Castle Junction _____ not for publication

city, town Kailua vic. _____ vicinity of ~~Congressional District~~

state Hawaii code 15 county Honolulu code 03

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Trustees James C. Castle, J. Gordon MacIntosh, & Hawaiian Trust Co., Ltd.

street & number Kaneohe Ranch

city, town Kaneohe _____ vicinity of _____ state Hawaii

5. Location of Legal Description

courthouse, registry of deeds, etc. Bureau of Conveyances

street & number 1151 Punchbowl Street

city, town Honolulu _____ state Hawaii

6. Representation in Existing Surveys

title State Historic Sites Inventory has this property been determined eligible? _____ yes no

date 1982 _____ federal state _____ county _____ local

depository for survey records Department of Land and Natural Resources

city, town Honolulu _____ state Hawaii

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Kaneohe Ranch Building is a single story masonry building with a plaster finish. It features a cedar shingled, double-pitched hip roof with overhangs and exposed rafters, and an inset lanai. The rectangular shaped building is five bays wide, with a 6 x 6 double-hung sash window in each bay, except the middle which contains a double door. All windows have wood shutters with metal backs, as do the doors. In 1954 modern doors were placed at the entry, on the inside, allowing the original exterior doors to still remain. The building on the first floor has 3,440 square feet under roof and retains its interior detailing, which consists of modest wood trim around all openings.

The rear of the building has attached to it a corrugated iron shed roof area which serves as a carport for five cars. Another unattached carport was also placed on the rear of the property to give more covered parking space.

The building sits on a landscaped lot with an extensive lawn, palms, and lauhala trees.

In 1949 a wing was added off the right rear corner of the building, below grade to provide space for a vault. In 1954 a second story was added to this wing, to serve as additional office space. This addition was of hollow tile with a plaster finish. The windows, finish and roof all follow the design of the original building. In 1954 a small kitchen wing was also added on the north side of the building. This, too, stylistically blends with the original building. These are the only additions. There have been no major alterations.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention			

Specific dates 1940 **Builder/Architect** Albert Ely Ives, Mark Potter

Statement of Significance (in one paragraph)

The Kaneohe Ranch Building historically is significant for its associations with Kaneohe Ranch, and architecturally as a good example of the Hawaiian style of architecture developed in the 1920s and 1930s.

The building was designed by Albert Ely Ives, one of the more talented architects working in Honolulu in the late 1930s. It is one of the few major commercial buildings of the period known to have been designed by him, as his reputation was gained primarily through residential work. It is a concise example of the Hawaiian style as applied to an office building with its double-pitched hip roof, lanai, plastered walls, and use of cross-ventilation. The style was popular during the 1920s and 1930s when architects strove to create a style appropriate to the Islands' environment and culture. This building is one of the latest known examples of the style.

The building is also significant for its associations with Kaneohe Ranch, which encompassed the majority of lands in Kaneohe and Kailua districts. During the mid-1800s Queen Kalama, wife of Kamehameha III, and Judge C. C. Harris attempted to establish a sugar plantation on these lands. When this venture failed in 1871, Judge Harris obtained title to the lands, which in turn devolved to his daughter Nannie R. Rice. J. P. Mendonca leased the lands from her and on November 1, 1894, incorporated Kaneohe Ranch, for the purpose of raising cattle. A foundation herd of Aberdeen-Angus cattle formed the basis upon which a commercial herd of between two and three thousand head was later developed. The so-called "wet-lands" on the property were leased to Chinese for rice cultivation. In 1907, James B. Castle acquired the capital stock of Kaneohe Ranch Company Limited, and in 1917 his son Harold Castle eventually purchased the lands from Mrs. Rice.

The cattle industry remained an integral part of the ranch's operations until World War II, with the herds in the early days being driven by cowboys over the Pali to be butchered in Honolulu. Military operations on the ranch lands became so extensive during World War II that the cattle industry was discontinued.

The 12,000-acre ranch, when it came under the direction of Mr. Castle, also engaged in the cultivation of pineapple. However, because of the extensive rainfall on this side of the island pineapples proved uneconomical and were discontinued in the 1920s. Likewise, because of competition from California, rice farming declined in the 1930s. The area became used by dairy farms, and then during the 1950s and 1960s the lands increasingly moved from agricultural to residential use, until today there are approximately 5,000 residential units located on previous ranch lands.

9. Major Bibliographical References

Original blueprints and records
"Kaneohe Ranch Company Ltd., a Brief History"

10. Geographical Data

Acreeage of nominated property 1 acre
Quadrangle name Kaneohe

Quadrangle scale 1:24000

UMT References

A	0 4	6 2 6 1 8 0	2 3 6 4 4 9 0
	Zone	Easting	Northing
C			
E			
G			

B			
	Zone	Easting	Northing
D			
F			
H			

Verbal boundary description and justification

This nomination includes all the property described by Tax Map Key 4-5-35: 3 in 1983.

List all states and counties for properties overliapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title James C. Castle Jr.

organization Kaneohe Ranch date April 1983

street & number Kaneohe Ranch telephone 247-2184

city or town Kaneohe state Hawaii

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

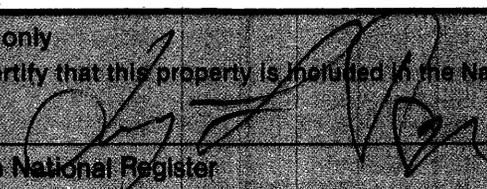
national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title _____ date JUL 15 1983

For NPS use only
I hereby certify that this property is included in the National Register



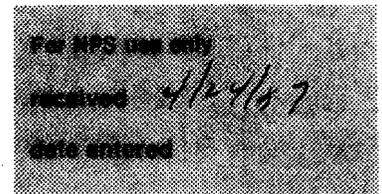
Keeper of the National Register _____ date 6/15/87

Attest: _____ date _____

Chief of Registration

**United States Department of the Interior
National Park Service**

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Continuation sheet DESCRIPTION

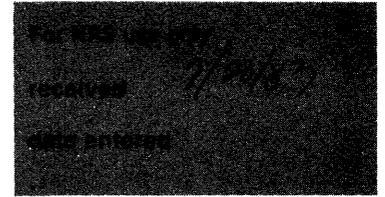
Item number 7

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The additions to the building are extremely sympathetic to the original building. They follow the same style of design, and are not readily discernable as the product of later work. They do not detract in any manner from the original design, and are not visible from the street. These additions do not compromise the integrity of the building.

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Continuation sheet

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Although not fifty years of age, this property is being nominated to the National Register of Historic Places because of its exceptional significance. It is located at a prominent location, Castle Junction, and is viewed by everyone coming over the Pali Highway, making it a major landmark on the windward side of Oahu. It is also of exceptional significance because it is one of the latest known examples of Hawaiian style architecture and the only commercial structure known to have been designed by Albert Ely Ives in this style. Historically it is of exceptional significance for its close associations with Kaneohe Ranch, which has been a major force guiding the history of the Kaneohe and Kailua districts during the past ninety years.