

United States Department of the Interior  
National Park Service

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NAT. REGISTER OF HISTORIC PLACES  
NATIONAL PARK SERVICE

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register of Historic Places Registration Form (formerly 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

### 1. Name of Property

historic name Anna Ranch

other names/site number Lindsey Ranch; TMK#: 3-6-5-006:01, 02, 03

### 2. Location

street & number 65-1480 Kawaihae Road not for publication ☐

city or town Kamuela vicinity

state Hawaii code HI county Hawaii code 01 zip code 96743

### 3. State/Federal Agency/Tribal Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☒ statewide ☐ locally. (See continuation sheet for additional comments.)

Astid M. P. Liverman  
Signature of certifying official/Title

3/12/08  
Date

Deputy SHPO, State Historic Preservation Division  
State or Federal Agency or Tribal government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau or Tribal government

### 4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register  
See continuation sheet.  
☐ determined eligible for the National Register  
See continuation sheet.  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain):

Signature of the Keeper  
Bl. R. Jones

Date of Action  
4/28/08

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

### 5. Classification

#### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

#### Category of Property (Check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

Number of Resources within Property (do not include previously listed resources in the count)

Contributing

Noncontributing

4 3 buildings

2 sites

4 structures

2 1 objects

12 4 Total

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

N/A

Number of contributing resources previously listed in the National Register 0

### 6. Function or Use

Historic Functions (Enter categories from instructions)

Domestic/Single Dwelling (Main House)  
Domestic/Secondary Structure (Garage/Gardener's Shed)  
Agriculture/Subsistence/Agricultural Outbuilding (Slaughterhouse)  
Agriculture/Subsistence/Agriculture Outbuilding (Barn/Tractor Shed)  
Agriculture/Subsistence/Agricultural Field (Dry-laid Lava Rock Walls)  
Funerary/Cemetary (Family Graveyard)

Current Functions (Enter categories from instructions)

Recreation and Culture/Museum (Heritage Center)

### 7. Description

#### Architectural Classification

(Enter categories from instructions)

Other - Vernacular Style

#### Materials

(Enter categories from instructions)

foundation Concrete Block footings w/ Wood Posts;  
Lava Rock; Concrete Slab

walls Metal/Corrugated Steel; Concrete - CMU Blocks  
Wood/Tongue and Groove; Board and Batten; Lapped

roof Metal / Corrugated Steel

other

#### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7

Page 1

Name of multiple property listing (if applicable)

### A. NATURAL AND MAN-MADE ELEMENTS THAT COMPRISE THE DISTRICT

Located on the island of Hawaii, Anna Ranch is located in Waimea on Kawaihae Road. The ranch house, situated in the center of the property, is the dominating building on the site due to its scale and decorative features with a large lawn on the south end. The garage is located west of the ranch house. Extensive plantings and a dry-laid rock wall are between the house and the garage.

At the north end of the property is Wai'au'ia Stream. Located close to the upper banks of the Wai'au'ia Stream is the slaughter house, the tea house (a noncontributing building) and the barn. The slaughter house is situated on the northwest side of the property. There is a steep drop from the back of the slaughter house to the stream. The property line and the northern boundary of the historic district are located in the center of the stream. Dry-laid lava rock walls are situated on the west and east sides of the slaughter house. A metal corral fence or paddock is positioned on the west side of the slaughter house. The closest buildings to the slaughter house are two noncontributing buildings, the tea house and the public restroom facility. These noncontributing buildings were constructed in 2000. There is an unobstructed view from the rear of the slaughter house and barn, of the vast landscape of the Kohala hillside and of Wai'au'ia Stream. A hitching post is situated on the southeast side of the barn. Located south of the barn are the ranch house and the garage structure.

A white fence with arbor entrances frames the ranch house site and lawn area abutting the road and along the east side of the house. Dry-laid lava rock walls are on the west, east and north sides of the property. Night blooming cereus covers the lava rock wall on the north end and is part of the historic landscape. A long, straight, narrow driveway is located in the center of the site which begins at the Kawaihae Road and leads to the parking area. The family graveyard is on the far, south end of the property, east of the center driveway and north of the white fence along Kawaihae Road. Lush gardens and plantings exist at the front entrance to the residence, between the garage and the residence and between the graveyard and the garage. Large trees are located at the east and northeast end of the property. Many of the plants were planted by Anna Lindsey Perry-Fiske and her family. Towards the west side of the site is a newly constructed, asphalt-paved driveway and parking lot, built in 2000. Adjacent to the driveway is a 1930s paniolo bungalow, later remodeled into the Board of Water Supply office building, and relocated to this site in 2003. It is considered a noncontributing element, but is not visible from the rest of the site.

The major contributing buildings on the property, including the ranch house, the slaughter house, the barn and the garage were constructed between 1910 and 1930. Historic photos taken between 1914 and 1930 show the residence, slaughter house, barn and garage (Fig. 1-16). All of these buildings have gabled roofs with corrugated-metal roofs painted white. These contributing buildings have been well maintained since their construction and the integrity of the district is high. The only change has been the addition of the tea house, public restroom facility, asphalt-paved driveway and parking area (2000) and the relocation of the paniolo bungalow (2003). The proposed historic district boundaries are shown in Figure B (Sketch Map of Site Plan) as well as the contributing and noncontributing buildings, structures and objects.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 2

Name of multiple property listing (if applicable)

### B. ARCHITECTURAL STYLE AND PERIOD REPRESENTED

The choice of style to describe the buildings in the Anna Ranch Historic District is vernacular. All of the contributing buildings are rectangular or modified rectangular with gable roofs made of corrugated-metal, painted white. There are some design aspects of the buildings that respond to the Hawaiian climate, such as elevated floors above ground level, exterior porches, screened-in porches and installation of windows and screens. All of these features allow for air circulation and comfort. These buildings are simple in construction with foundations of concrete or stone footings with wood posts. The buildings are of wood frame construction with wood, partial concrete and corrugated-metal exterior walls. The exterior wood material used is: tongue-and-groove, board and batten, lapped siding or horizontal slats. The exterior walls of the ranch house are made of wood or lapped siding, while wood tongue-and-groove is used on the slaughter house, bus stop, bird cage shed and generator shed. The exterior walls of the barn are made either of vertical wood, board-and-batten members or horizontal wood slats. The exterior walls of the garage and the water heater shed are made of corrugated-metal painted white.

The period this historic district represents includes the years 1910 through to the late 1930s. This includes the years that ranching was a prevalent industry in Waimea.

### C. GENERAL PHYSICAL RELATIONSHIP OF BUILDINGS AND ELEMENTS

All of the major contributing buildings' front facades are parallel to Kawaihae Road. Kawaihae Road was the main artery from Kawaihae Harbor to Waimea. The density within the district is low with all of the historic buildings separated from one another. The buildings are located in the center and at the north end of the property. With the ranch house being the predominate building, the garage building is closest in proximity to it. At one time, the center, narrow driveway was the only access from Kawaihae Road to the garage, barn and slaughter house. Close to the driveway, parallel to the road is the small graveyard. The manicured gardens are located close to the ranch house and graveyard with grazing land and paddocks located on the far east and west sides of the property. Traditionally, the area between the house and the garage was where cabbage, taro and strawberry guavas were grown. The grazing land on the east was originally used for sheep and goats, and was later used as a bull pen. The large lawn south of the ranch house was where the "Old Hawaii on Horseback" pageants took place.

The slaughter house was the farthest building from the ranch house for good reason. Slaughtering livestock is a very messy and smelly trade. The slaughter house was also the closest building to Wai'au'ia Stream. The west gate adjacent to the slaughter house was used to allow the cattle to access or cross the stream from the west paddocks. Located north of the house and garage is the barn. The barn was easily accessible from the ranch house. Tack rooms and saddles were stored both at the rear of the house, as well as in the barn. The lava rock and wood fences were important functional structures for the ranch. The white painted wood fences provide a decorative feature to the landscape. The changes to the landscape include the addition of the asphalt-paved driveway and parking area and the addition of the noncontributing buildings (tea house, public restroom building and Board of Water Supply building). Other changes to the landscape are the two concrete pathways; one connecting the parking area to the tea house and public restroom, and another connecting the public restroom to the ranch house. The landscaping and natural features are shown in Figure B (Sketch Map of Site Plan), as well as the location of the buildings, structures and objects.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 3

Name of multiple property listing (if applicable)

### D. TYPES OF BUILDINGS

#### 1. RANCH HOUSE

The ranch house is elevated above ground level, located near the center of the proposed historic district, and is the largest building, surrounded by gardens, open lawn area and walkways. The garage on the west side of the house is the closest contributing building. White painted wood fences frame the house on the east side and along Kawaihae Road. The house is visible from the road and the structures' white painted exterior and blue and white awnings are a stark contrast to the green landscape surrounding the house and the Kohala hillside. The ranch house is a one-and-a-half story, wood frame, vernacular style bungalow with a modified, rectangular plan and four major intersecting gable roofs and adjacent shed roofs. The shape of the house is asymmetrical with two bay windows, two inset porches and one outset porch. The front porch is outset and has a separate, small gable roof. There are two inset porches on the west side; one is now enclosed and the other is open. The roof configuration as seen in Fig. E (Ranch House Roof Plan) shows one gable roof running north to south over the parlor. The second gable roof runs east to west over the dining room and bedroom 3. The third gable roof intersects with the adjoining roofs and runs north to south over the pantry, bathroom and kitchen areas. The fourth and last gable roof runs east to west over the bedroom 4, bedroom 5, tack room, office, and laundry room. A shed roof covers the north section of the house over the saddle room, shower and water closet areas. A separate shed roof covers the open porch, the enclosed porch and bay window on the west and the bay window on the south. A connecting hip roof covers the southeast corner over Anna Perry-Fiske's bedroom and part of bedroom 2.

The ranch house is a wood-frame, single-wall structure comprised of additions and alterations that were completed by the late 1930s. The house structure was constructed in 1910 or earlier. The exterior walls are made of: 8" wood-lapped siding, tongue-and-groove vertical wood members or wood shingle siding. For the most part, Douglas Fir was the type of wood used throughout the house. The foundation is made primarily of lava rock stone footings with wood posts or concrete poured in place. There are multiple rooms separated by interior walls and doorways. Seven exterior doorways are located on the west and south sides of the house. There are many window openings and the prevailing style is a six-over-six, double-hung type window, but there are also four sliding-type windows. All of the glazing used for the lites in the doors and the windows is hand-rolled glass. The low-pitched roofs are made with corrugated-metal, painted white. Roof overhangs exist on all sides of the structure but vary in length.

Above the south-facing, front porch and five segmented, bay window is an open gabled end that has two, double-hung windows with six-over-six lites, behind which is the attic space. Blue and white striped metal awnings cover all the windows on the front facade (Photo 18). Decorative fascia trim is at the ridge with an ornamental wind vane in the shape of a black stallion placed on top of the ridge. The front entry porch features a concrete landing, lava rock stair ends and five concrete stairs leading up to the two lites over, two vertical recessed paneled, double-doors. On the east end of the front entry porch is an in-swinging, 13 lites over, three-paneled recessed door which leads into Anna's bedroom. To the left of the bay window is the enclosed side porch. The side porch and front bay window are evident in Photos 1 and 2 (1914) but the side porch was enclosed sometime before 1939, as seen in Photo 10.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Sheet number 7 Page 4

(Same of multiple property using (if applicable))

## 1. RANCH HOUSE (cont.)

The most visible features on the west facade are the dining room bay window and the open inset porch. The seven segmented bay window extends farther out from the wall face than the parlor's bay window. The wood lapped siding covers the west facade over the enclosed porch and dining room area. Three concrete stairs are flanked with lava rock ends that lead up to the side entries, one to the enclosed porch and one to the open porch. The open, side porch is lined with a wooden railing that has decorative cut-out balustrades. Comparing Photo 2 and Photo 34, the balustrades are the same. It can be assumed that when the side porch adjacent to the parlor was enclosed, this open porch was added, reusing the decorative balustrades. Lattice board is visible beneath the porch above ground level. The ceiling, east wall and north wall surrounding the porch are enclosed with vertical tongue-and-groove with no exterior siding adhered to it. From this point going north, the west-facing walls are vertical tongue-and-groove wood members with no siding adhered to the exterior. There are five side entries on the west side with different style doors (Photo 33 and Photo 34).

The far north facade was part of the latest addition to the ranch house that occurred sometime prior to 1939. The walls on this end are made of vertical tongue-and-groove wood members. There are two windows and no doors on the north-facing elevations. The far north wall has one sliding window with three-sash and six lites in each sash. The water heater enclosure is attached by its roof to the ranch house (Photo 83) on the northwest end. The north-facing wall on the exterior of bedroom 3 and adjacent closet has two double-hung windows.

The entire east side of the ranch house is clad in wood shingles that cover the entire facade, except for the window openings. There are no door openings on this side as well. The reason for this is due to the prevailing trade winds from the northeast that expose this side of the house to the weather. There are ten double-hung windows and only one sliding window at the kitchen with two-sash, six lites in each.

The interior of the house reflects the vernacular ranch style with the majority of the rooms using 5 1/2" vertical grain, tongue-and-groove Douglas Fir for the walls and ceiling. There are two bedrooms (bedroom 2 and 5) that are the exception and have plywood sheathing applied over the original tongue-and-groove. Chair-rail molding is visible in most of the rooms, as well. Most of the rooms also have 3 1/2" wood tongue-and-groove floors and are trimmed with 6" wood baseboards. The ceiling heights vary throughout the house, but the door heights are at 6'-8". Based on the 1914 photographs (Photo 1, 2, 3, 4), the original ranch house comprised of: the parlor (without the concrete front entry stairway), the front bay window, the open side porch (now enclosed), Anna's bedroom, bedroom 2, the closet in bedroom 2, bedroom 3, the interior stairway to the attic, the attic, the dining room (without bay window), the pantry, the kitchen nook and the kitchen.

Additions and alterations were made to the ranch house sometime before 1939 (Photo 10), including the concrete and lava rock front entry and planter, the west-facing bay window, the open side porch (next to the kitchen) and enclosing the side porch off the parlor. It is assumed that the office, bedroom 4, bedroom 5, tack room and laundry room were added at the same time. Florence Lindsey, Anna's niece, recalls events occurring in those parts of the house. William Miller Seymour Lindsey (Florence's grandfather and Anna's father) died on the enclosed side porch in 1939. Florence and Richard lived at Anna Ranch for approximately ten years, beginning in 1930. Florence used Anna's office as her bedroom while her brother Richard used bedroom 4. The last addition, completed prior to 1939, is rectangular in shape on the north end and includes: shower, water closet, hall, saddle room, storage closet and smoker. A corrugated-metal shed roof covers this area.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 5

Name of multiple property listing (if applicable)

### 1. RANCH HOUSE (cont.)

#### **Parlor and Enclosed Side Porch**

The parlor is the largest room in the house with an enclosed porch to the west and a ceiling height of 10'-10". The room can be accessed by the front entry double-doors, Anna's bedroom, bedroom 2, bedroom 3, dining room and the enclosed side porch. The walls and the ceiling are made of tongue-and-groove boards running in the east-west direction. The in-swinging bedroom doors found in Anna's bedroom and bedroom 2 consist of four vertical recessed panels. The two doors on the north wall, entering bedroom 3 and the dining room swing into those spaces as well and have two vertical, recessed panels on the bottom with six lites above (Photo 37). The door on the west wall into the side porch has two vertical, recessed panels on the bottom with four lites above (Photo 37). The windows and the doors are all trimmed with 5 1/2" molding. The most prominent features are the large room size, the bay window with double-hung windows on the south wall, vintage light fixtures and period furnishings.

The side porch, to the west of the parlor was enclosed sometime before 1939. This was the location where the ranch workers collected their pay. The enclosed side porch has three doors and six-over-six, double-hung windows with two on the south, six on the west and four on the east walls. The entry double-doors on the west swing inward. The in-swinging paneled door on the north has 13 lites over, three recessed panels (like the one in Anna's bedroom). The interior walls have the same wood lapped siding as found on the exterior and the ceiling height is 8'-11". This room is fully furnished with period furnishings and a vintage light fixture.

#### **Dining Room**

The dining room is the second largest space in the house with a ceiling height of 9'-8". This room was widely used by Anna to host her high teas in the afternoon and lavish dinner parties. There are five doors in this room that access the surrounding spaces. The parlor door and the enclosed porch door were discussed earlier. The in-swinging door leading to the open porch is identical to the door leading to the enclosed porch (Photo 38 and 39). An out-swinging door with four recessed panels leads to the attic stairway. The door leading into the kitchen hall is a double-swinging door, with four horizontal panels and one lite above. The most prominent features are the large room size, the bay window with double-hung windows on the west wall, vintage light fixtures, the built-in buffet, large koa dining table and other period furnishings (Photo 37 and 38). The tongue-and-groove boards located on the floor, ceiling and walls are identical to those in the parlor. Decorative crown molding trim is found throughout the space along the wall and ceiling joints.

#### **Anna's Bedroom**

Anna's bedroom is accessed directly from the parlor and the front porch. The paneled door connecting the bedroom to the front porch was discussed earlier. The in-swinging door leading from the parlor is a four panel, solid core door and the four double-hung windows are located on the south and east walls. The ceiling height is 8'-6" and the bedroom is divided into two rooms with a 56'-high arched entry dividing the two spaces. A chair-rail molding exists on the south, west and east walls with tongue-and-groove wood material on the floor, ceiling and walls identical to that in the parlor and dining room. Anna's original bedroom furniture including her four poster bed are all intact, even the ceiling light fixture.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 6

Name of multiple property listing (if applicable)

## 1. RANCH HOUSE (cont.)

### Bedroom #2

This bedroom was Anna's brother Charles' room. After he married, Charles and his wife Mattie occupied the room until they moved around the time their children were born (mid 1920s). Charles left the Big Island for Oahu and was later diagnosed with Hansen's disease and sent to Kaulapapa, Molokai, where he died in 1934. After Charles' death, Anna's mother kept this bedroom as a shrine to her son. After Mary Rose's death, Anna's second husband Lyman Perry-Fiske occupied the room. There is only one in-swinging door that connects to the parlor and one double-hung window on the east wall with a closet in the northwest corner. The door is a four-panel solid core like the one in Anna's bedroom. A chair-rail molding exists on all walls, but is covered with plywood sheathing that was installed in 1952. Identical tongue-and-groove wood material is used on the floor and ceiling, as found in the parlor.

### Bedroom #3

This room was used by Anna's brother Bill and his wife. Located to the east, adjacent to this bedroom is a walk-in closet. This closet space was used by Bill's two daughters as their bedroom. There are two doors that access bedroom 3, one off the parlor and the other from the attic stairway. Both of these doors swing into the bedroom space. The parlor-bedroom 3 door is identical to the parlor-dining room door (Photo 37), with two recessed panels on the bottom and six lites above. The doors to the closet and to the attic stairway are made of four recessed panels. There is an additional door to a closet under the stairway made of tongue-and-groove, Douglas Fir. The flooring, ceiling and walls are made of the same tongue-and-groove wood material as found in the parlor. A chair-rail molding exists on the north, south, west and east walls. There is some speculation but no photographic evidence that this room was the original structure, possibly dating back prior to Anna's birth date (pre-1900). According to written documentation, Bill was born (1898) in the small cottage which was later remodeled into the present day ranch house. There are two double-hung windows located on the north wall of the bedroom and one double-hung window on the east wall of the closet.

### Stairs and Attic Space

The stairway to the attic space is hidden between the east wall of the dining room and the west wall of bedroom 3. There are fifteen wood steps, covered with an Asian carpet (Photo 41) leading up to the attic space (Photo 11). Vertical tongue-and-groove wood members are the wall, ceiling and floor material. The attic space was used as sleeping quarters in the early years and later as a storage space. Two double-hung windows are on the south wall (Photo 19) and a storage closet in the northeast corner.

### Bathroom

The bathroom is located northeast of the dining room, off of the hallway connecting the dining room to the kitchen. The in-swinging door has four horizontal recessed panels and the floor is covered with vinyl tile. The lavatory and base cabinet are on the south and the water closet and claw footed bath tub are on the north wall. The bathroom was renovated in the early 1940s and the claw tub and lavatory sink were partially enclosed. The two double-hung windows are different in this room as compared to the rest of the house, with two-over-two lites instead of six-over-six lites. Four-inch green tiles are used as wainscoting up to 4' on the walls. Above the wainscoting, and on the ceiling, a sheathing of plywood is installed over the tongue-and-groove.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 7

Name of multiple property listing (if applicable)

### 1. RANCH HOUSE (cont.)

#### **Kitchen and Kitchen Nook**

The kitchen area is a larger room, third in size compared to the parlor and dining room. It is accessed by two doorways connected to the interior halls on the north and south ends. A third door is on the west side connecting to the side porch. The north and south doors are out-swinging doors with five recessed panels. The out-swinging door to the exterior porch on the west wall is identical to the dining room/exterior porch door (Photo 33 and 34), 13 lites over, three recessed panels. A two-sash window with six lites in each sash is on the west wall. A built-in cupboard is on the north wall. Base cabinets partially cover the south and east walls. A built-out cabinet on the east wall stored wood for the wood-burning stove. A vintage wall mounted telephone is on the west wall and a vintage wood-burning stove is on the north wall next to a tall, double-door wall cabinet. A 36" high open base cabinet is on the other side of the wood-burning stove (Figure D).

#### **Pantry**

This room is one of the smallest rooms with storage cabinets on the south, west and north walls. The pantry is located on the west side of the hallway, connecting the dining room to the kitchen. The in-swinging door has five horizontal recessed panels and the floor is covered with vinyl tiles in a checker board pattern. One double-hung window is on the west wall connecting to the covered porch area.

#### **Office**

This was Anna's ranch office and prior to that, this room was occupied by Anna's mother Mary Rose and by Anna's niece Florence (Charles' daughter). The office has two identical doors, one from the open porch and one from the hallway connecting the kitchen to the saddle room. Both in-swinging doors have five horizontal recessed panels (Photo 34). There is a sliding window on the west facade with two-sash and six lites in each. Chair-rail molding lies along the east, west and south walls at a height of 2'-9". The walls, ceiling and flooring are made of vertical tongue-and-groove wood material (Photo 43). Vintage furniture pieces and memorabilia fill the room.

#### **Bedroom 4**

This bedroom is north of the kitchen and is accessed by one door in the hallway connecting the kitchen to the saddle room. The in-swinging door is identical to the interior office door with five horizontal recessed panels. There is one double-hung window on the east wall, a built-in closet on the north wall and a built-out closet on the south wall. Plywood sheathing added in 1952 covers the walls and chair-rail molding in this room. The ceiling and flooring are made of vertical tongue-and-groove wood material.

#### **Bedroom 5**

This bedroom is north of bedroom 4 and is accessed by one door in the hallway connecting the kitchen to the saddle room. This room was occupied by Rose Mainaupo, who was Anna's father's niece and helped Anna's mother with housekeeping and cooking. The later married Kazuo Dochin. The in-swinging door is identical to the interior office door with five horizontal recessed panels. There is one double-hung window on the east wall and a built-out closet on the south wall that encroaches into the space. Chair-rail molding lies along the west, east and north walls at a height of 2'-9". The walls, ceiling and flooring are made of vertical tongue-and-groove wood material.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 8

Name of multiple property listing (if applicable)

### 1. RANCH HOUSE (cont.)

#### Tack Room

An in-swinging, five-panel horizontal recessed door leads into the tack room from the saddle room. Vertical tongue-and-groove boards are used for all the walls and flooring. Two horizontal screened air vents are on the south wall. Shelving and cooking equipment covers the south and west walls with tack equipment on the east wall (Photo 44). Because of the location of the double-hung window on the north wall, it is clear that at one time this was an exterior wall. The ceiling height is approximately 8' and the ceiling has plywood sheathing adhered to it. The most current use of this room during the later part of Anna's life was to store the more valuable horse tack equipment and kitchen storage supplies. Anna's best tack equipment was stored here, rather than in the barn tack room. Prior to 1940, this was the bedroom of Kazuo Dochin, Anna's father's main cowboy.

#### Laundry Room

The in-swinging door leads into the laundry room from the north hall. Vertical, tongue-and-groove boards are used for the walls, ceiling and part of the flooring. The ceiling height is approximately 8'. A two-sash sliding window is on the west wall with six lites in each sash. A laundry tray made out of concrete is located on the west wall with a concrete floor beneath. This room now functions as the office of Momi Naughton, Executive Director of the Anna Ranch Heritage Center. Even though this office functions as a modern-day office, its integrity is still intact.

#### Saddle Room and Storage Closets

A hallway (Photo 42), beginning from the kitchen area and moving past the office, bedroom 4 and bedroom 5 leads to the saddle room (Photo 45). This room was part of the last addition to the ranch house (1930s). This room was used by William M.S. Lindsey (Anna's father) and his paniolos to braid rope and eat meals. After Anna took over the ranch, her finest saddles were stored here and are displayed on the north end of the room. The south-facing, out-swinging door has five recessed panels, with a lite in the fourth, upper panel. A three-sash sliding window is on the north wall with six lites in each sash. The walls and flooring are made of vertical, tongue-and-groove boards. The corrugated-metal shed roof is exposed. Two storerooms are on the east end of the saddle room with a double-hung (one-over-one), sash window in each space. The southeast storeroom is a walk-in storage closet with shelving and plywood sheathing on the walls and ceiling. The southwest storeroom was used as a smoker and the meat hooks are still intact. Its walls are made of vertical tongue-and-groove boards with chair-rail molding running horizontal on all walls.

#### Shower, Water Closet

These areas with an exposed, corrugated-metal shed roof are part of the last addition to the ranch house. This section of the ranch house is closest in proximity to the barn and was used by the ranch hands and family members who worked the ranch. There is an in-swinging, batten braced entry door on the west wall to access the hallway, adjacent to the shower and water closet area. Further down the hall is the saddle room. Each space has an in-swinging door and the walls are made of vertical tongue-and-groove boards. The flooring in the shower area is concrete and there is a double-hung window on the west wall, while there is no window in the water closet area.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 9

Name of multiple property listing (if applicable)

### 2. SLAUGHTER HOUSE

The shape of the slaughter house is somewhat rectangular with additions and alterations that project outward on the north, south and west sides of the structure. Due to additions and renovations there are several gable roof and shed roof systems interconnected to each other. Roof overhangs exist at all roof edges but vary in length. Concrete, lava rock, concrete blocks, Douglas Fir lumber and corrugated-metal are the primary building materials. The interior spaces are interconnected via interior and exterior doors but are at different elevations. The original slaughter house was built with poured-in-place concrete walls and a slab-on-grade floor with wood framing above, and a concrete floor. The primary spaces are comprised of: (1) the original kill room or slaughter hall; (2) the shower, hall and bathroom area; (3) the carcass room and loading area, and (4) the caretaker's quarters. The original slaughter house building, identified as the "kill room", was built circa 1914 and is the southwest portion of the present day structure. There is a 1940 photograph (Photo 16) of the renovated slaughter house depicting the original kill room, holding area with the addition of the carcass room, loading area and caretaker's quarters. The age of the bathroom plumbing fixtures suggest that the shower and bathroom addition at the rear occurred at the same time period.

#### Kill Room

The original slaughter house building or "kill room" is rectangular in shape with a high, steep gable roof, with overhanging eaves, plain rafter tails and fascia boards on the gable openings. A small addition at the northeast corner contains a wood burning water heater and a shed roof. The hot water was used to clean the kill room after the slaughtering process. The foundation is made of concrete and a lower portion of the walls is made of concrete as well. A floor drain is located at the northwest corner. The concrete wall rises 6'-6" from the ground level painted grey and above the concrete is 1" x 6" vertical tongue-and-groove, siding painted white. A screened vent opening is located on the south-facing facade. Two fixed windows with 3-over-3 lites are located on the west-facing wall. There are two exterior doors, one on the south-facing facade and the other on the north-facing facade. The south-facing, five paneled door swings out and is flush to the wall. The north-facing door is located on a built out section from the wall face and has a shed roof over it. This door swings out and the upper portion of the door has a screen for ventilation. Left of the north-facing door, on the exterior is a metal corral or fence. This fenced area was the "holding area" for the herded cattle. On the southwest corner of the building is a small rectangular opening 2'-4" wide by 5'-11" high. It has a shed roof and is framed with two Ohia logs (Photo 50). A narrow passage made with rough sawn lumber leads up to the logs and the opening. This passage is known as the "race" and is where the cattle moved along in single file from the holding area toward the kill room or slaughter hall. The kill room is where the animal was stunned to be knocked unconscious and then shackled and hoisted overhead by its rear hoofs. The suspended animal was moved over a bleeding trough. Once the animal was bled, its skin was stripped and evisceration (removal of internal organs) would take place. The carcass would then be either halved or quartered and hung on hooks with wheels that would travel on the carcass rail (or slaughter rail) to be transported to the "carcass room". The interior space of the kill room has a high, 17'-6", open beam ceiling with rafters and tie beams (Photo 52). The hoisting pulley with a rope is located in the center and the carcass rail is located toward the north end of the ceiling and continues towards the rear space into the "shower, hall and bathroom area" and on to the carcass room to the east. Toward the rear of the slaughter hall there is a rounded concrete curb that leads to an angled door that swings out. A shallow storage cabinet is on the west wall. Four inch steel rings are cast into the concrete walls on the west and east sides.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 10

Name of multiple property listing (if applicable)

### 2. SLAUGHTER HOUSE (cont.)

#### Shower, Hall and Bath Areas

The shower, hall and bath area are accessed by the angled door at the rear of the slaughter hall. The shower is on the west side of the angled doorway. The shower is rectangular in shape with the south wall clad in stainless steel and the west and north walls having concrete on the lower half and stainless steel on the upper portions. On the east side of the space are two steps that lead to a small hall and further east is another door that leads into a half bath. The half bath has a vintage lavatory sink and water closet (Photo 56), circa 1940. The south side of the hall has two steep stairs and a set of double-doors which lead into the "carcass room". The carcass rail is located in the center of the double-doors on the ceiling and flows into this space from the hall and continues on into the carcass shed, the adjacent room. In the hallway and half bath the floor is concrete and the lower portion of the walls is made of concrete block. The floor is painted green and the concrete portion of the walls painted grey. Above the concrete is 1" x 6" vertical tongue-and-groove, siding painted white. There are two double-hung windows with two lites on the north wall. One window is located partially in the shower and the other window is located in the half bath area.

#### Carcass Room

The carcass room has a set of double-doors on the north wall that swing in both directions. These doors are paneled with a small screen centered in the upper portion for ventilation. Additional rectangular ventilation screens are located above the door frame, but beneath the top plate. The carcass rail, which enters from the center of the double-doors on the north wall, has an s-shaped path through the space and exits through a set of double-doors on the south wall to the loading area (Photo 53, 54 and 55). In this room the meat would hang from the hooks on the carcass rail for storage or would be dressed. Dressing is the cutting of the meat into suitable sides of meat. The floor is concrete and is painted green. The concrete block walls are built up 3' above the floor and are painted grey. Above the concrete wall is 1" x 6" vertical tongue-and-groove, Douglas Fir siding painted white.

#### Loading Area

The loading area is a rectangular, open space, elevated approximately 32" from the ground level (Photo 55). It is accessed from the double-doors on the south side of the carcass room or from the exterior concrete stairs. The carcass rail on the ceiling continues its path overhead from the carcass room across the ceiling of the loading area to its most southern edge. On the west side of the loading area are four, exterior concrete stairs leading down to the kill room. On the east side of the loading area is the caretaker's quarters. On the south side of the loading area is a covered, open space at ground level, once used for trucks and vehicles to load the dressed meat. A medium pitched gable roof covers the loading area, carcass room and caretaker's quarters. A separate low pitched gable roof projects from the loading area and covers the adjacent open space. A white painted picket fence is on the south side of the open space and a wash basin is on the west side. The foundation of the loading area is lava rock with concrete steps and platform painted green. Five wood posts set in concrete support the corrugated-metal gable roof over the loading area and adjacent open space.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7

Page 11

Approximate number of pages (including this page)

### 2. SLAUGHTER HOUSE (cont.)

#### Caretaker's Quarters

The caretaker's quarters is somewhat rectangular with a wood paneled, out-swing door on the east side, adjacent to the loading area. As you enter the caretaker's quarters there is a kitchen (Photo 57) and pantry storage area on the east and a hallway leading to the north end towards the caretaker's living quarters and closet area. All of the interior walls are of single-wall construction except for the wall dividing the hall and closet areas. The kitchen has a white porcelain sink, base cabinet and upper shelves on the east wall and a cantilever countertop on the north wall. The continuation of the gable, corrugated-metal roof covers the caretaker's quarters. There are three 34" wide double-hung windows; one on the east and south walls of the kitchen and on the north wall in the living space of the caretaker's quarters. The foundation is lava rock with a concrete floor. The walls are made of concrete block, are built up 3' above the floor, and are painted grey. Above the concrete wall is 1" x 6" vertical tongue-and-groove, Douglas Fir siding painted white. A small, rectangular shed addition projects on the exterior of the north side that holds the water heater. The shed is a wood framed structure with corrugated-metal siding and a corrugated-metal shed roof.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 12

Name of multiple property listing (if applicable)

### 3. BARN

The barn is a wood-frame structure comprised of three sections elevated off the ground. Two sections were added to the original structure and separated from each other by interior walls running in the north/south orientation. Each section has a double-door opening to the exterior on the south-facing wall. The barn has a low pitched gable roof covered with corrugated-metal. The roof overhangs vary in length on all sides of the structure. There is a 6" overhang on the east end, a 9" overhang on the north and south ends, and a 12" overhang on the west end. The barn is made of single-wall construction consisting of vertical boards-and-battens made of Douglas Fir on the north, east and part of the south-facing exterior walls. The boards are 12" x 1" and the battens are 3" x 1/2". Horizontal wood slats are on the west and southwest-facing elevations, forming the walls of the last section built.

#### Tack Room

The tack room of the barn, evident from a 1914 photograph (Photo 6), was the original barn structure. It is now located on the eastern side of the building and is rectangular in shape with a gable roof. The exterior has vertical board-and-battens located 12" on center. The 8' wide entry is not centered. The double, entry doors swing out and are sized differently. The doors are made of 12"x 1" vertical Douglas Fir members with metal strap hinges. The flooring material is 12"x 1" Douglas Fir planks. There are two original window openings on the elevation that now connect to the adjoining center barn area. Below the window openings on the west wall is a wooden shelf with compartments (Photo 64). This may have been used to hold tools, parts, etc. On the east wall are wooden supports attached to the wall which was used to hang saddles (Photo 62 and 63). Currently, the horse tack, such as saddles, bridles, stirrups, halters and reins, as well as, branding irons, and carriage wheels are located in this area of the barn. This room originally housed the tack gear, saddles, stirrups, castrating equipment, horse shoes and equipment, branding irons, saddle blankets, chaps and tapaderos. The foundation of this area of the barn is lava rock and blocks with posts. A concrete ramp supported with a lava rock foundation leads up to the doorway. This original section of the barn is set 3'-3" off the ground level. 2"x 4" wood trusses support the roof and are set 6'-8" on center. Original purlins span between the trusses. Located on the exterior, on the southeast end of the barn is the hitching post. This is where the horses would be hitched to be wiped down and groomed.

#### Tractor/Equipment Room

The tractor/equipment room was the first addition to the original barn structure. This area, now the center of the barn, was constructed sometime between 1914 and 1929 and housed the tractor and other machinery/equipment for the ranch. This section of the building is also rectangular in shape and is adjacent to but smaller than the original barn structure. The exterior, west wall of the original barn structure is now the interior wall of the center barn area. The window openings of the original barn are apparent on the east-facing wall. The gable roof with corrugated-metal continues over this section of the barn. The exterior has the same board-and-batten treatment. The 9' doorway has double-doors which again vary in width. These doors swing outward and have the same vertical wood members and metal strap hinges as the original barn structure. The flooring material is 12"x 1" Douglas Fir planks. Miscellaneous ranch equipment is stored in this area. There is a cut-out on the west wall where a refrigerator is located. The ceiling height is the same in both the original barn area and this addition. The structural truss system continues in this area. The lava rock foundation is visible at the south-facing facade. A concrete ramp slopes up to the double doorway. The floor elevation is 2'-4" above ground level. The concrete ramp flares out at ground level.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Location of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 13

Name of related property owner, if applicable

### 3. BARN (cont.)

#### **Feed Storage Room**

The feed storage room was the last addition to the barn structure, constructed prior to 1929, and may have been done at the same time as the tractor/equipment room addition. A 1929 photograph depicts the feed room (Photo 12). Some people refer to this area as the corn crib but major agriculture production was never a function of Anna Ranch. It was always a working ranch raising cattle and sheep. This area housed the feed and hay for the cattle, horses, pigs and turkeys, but is now used for storage of lumber and building materials. The gable roof with corrugated-metal is continuous from the original barn and center barn areas. Historic photographs show that there were steps leading up to the 11' wide double-door entry, indicating it originally had a floor of similar height to the other adjoining portion. The double-doors are different sizes and have metal strap hinges. The original steps and wood flooring are no longer there but the lava rock foundation is still intact. The elevation of the present lava rock wall is 3'-0". The floor surface is bare dirt. The most noticeable difference from the other barn areas is the siding of the exterior facade. Horizontal wood slats are on the exterior south-facing and west-facing facades. The slats are also on the double-doors which vary in size. The wood slats are 4" x 1" with 1" spacing between the slats. There is a noncontiguous extension at the rear (north end) of this area that has a shed roof with corrugated-metal and vertical Douglas Fir planks.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 14

Name of multiple property listing (if applicable)

### 4. GARAGE

The garage structure is located near the center of the property, close to the house. The building is composed of: the original two-car garage; a fuel-storage shed addition with an adjacent small storage closet; the storage room addition; and the gardener's room addition. An original lava rock wall butts up against the east side of the garage structure and juts out towards the house.

The garage consists of two wood-frame gable roof structures and two wood frame shed roof structures that are attached together to form one building. The four structures are not connected on the interior and each section is separated by interior walls. The first wood-frame structure is the original two-car garage with a medium slope, gable roof. The second wood-frame structure has a low slope shed roof which covers both the fuel storage and small storage closet areas. The third wood-frame structure is the gardener's shed with a low slope shed roof. The fourth is the storage shed with a low slope gable roof. Each section has double-door openings, except for the fuel storage area, which has two single door openings.

All of the roofs have different pitches and use a wood frame support system with corrugated- metal roofing. The roof overhangs on all sides of the structure vary in length and have simple rafter tails. The garage is made of single-wall, wood frame construction with corrugated-metal siding on all of the exterior walls. All of the corrugated-metal sheathing on the walls, doors and roofing material is painted white. The foundation is concrete and the flooring is concrete except in the fuel-storage shed and small storage closet areas.

#### Two-Car Garage

The original two-car garage structure existed as early as 1929 (Photo 9). This building may have originally functioned as a tractor shed or carriage shed for the ranch. The wood-frame structure has corrugated-metal siding painted white. There are two out-swinging garage doors centered on the south-facing facade. These large double-doors are made of horizontal and diagonal Douglas Fir framing with corrugated-metal sheathing painted white and supported by metal strap hinges. The most obvious detail on the garage door facade is the 18" diameter circle, painted black and centered at the latch/lock opening, when the double- doors are closed. The purpose of these circles was to keep the workers and paniolos (cowboys) from soiling the white doors with their dirty hands (Photo 66, 67 and 77). There is a wood- frame, sliding window on the east-facing facade. This window has two sets of frames with a set of three-over-three lites (Photo 75). The finished floor foundation is set slightly higher than ground level and has a concrete curb at the base of the perimeter north, east and west walls. The concrete curb is wider on the east and north walls. The concrete curb is 13" deep on the interior of the east wall and 23 1/2" deep on the interior of the north wall. A flagstone driveway abuts the concrete garage floor at the door opening. Metal straps are evident on the wall supports which extend down into the foundation. The gable roof (only roofing was replaced in 2007) has corrugated-metal, painted white. Wooden supports for a former gutter system are located near the edges of the roof overhang on the south side. The garage now houses two vintage cars: a 1960 era Black Lincoln Continental and a 1978 Light Blue Lincoln Continental V8 Diamond Jubilee Special Edition.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 15

Name of multiple property listing (if applicable)

### 4. GARAGE (cont.)

#### Fuel Storage Shed

The fuel storage shed and small storage closet is a small rectangular addition that projects out on the west side of the original two-car garage. This addition consists of two spaces and has no windows. The fuel storage shed is a larger area and is separated from the storage closet by an interior wall. This section was the first addition to the garage constructed circa 1930 (Photo 13 and 31). All of the walls, including the interior dividing walls, are constructed with a wood-frame structure and corrugated-metal siding painted white. Part of the exterior, west wall of the two-garage structure is the interior wall of the fuel storage shed and small storage closet. A shed roof with corrugated-metal covers these areas and the ceiling height is lower than the two-car garage. There is a 2'-9" single door on the south-facing facade and a 2'-10.75" single door on the west facade of the fuel storage shed. The small storage closet has a set of double-doors on the north-facing facade. All of these doors swing out, but there are only two 18" diameter circles, painted black around the latches on the west and north-facing doors. Horizontal wood slats made of 3"x 1" boards with a 1" gap are on the upper west and south elevations of the fuel storage area. The floor is at ground level and there is no flooring material, only a dirt floor. A vintage, full-size gas storage tank with its hose and nozzle is located on the ground level and a propane storage drum is located on a support and placed on its side above ground level.

#### Gardener's Room

The gardener's room was an addition to the north side (rear portion) of the two-car garage structure (Photo 68 and 69). This section was built sometime between 1930 and 1939 and connects the two car garage with the storage room. This area now stores the yard equipment and supplies for landscape maintenance. The shape of this area is rectangular with no exterior window openings. The original window on the north wall of the garage opens into the gardener's shed. This is a sliding window with two window frames that have three-over-three lites. The shed roof with wood-frame supports and corrugated-metal is continuous and is connected to the original two-car garage roof structure and gradually slopes to the north. The corrugated-metal roof was replaced in 2007. There are two sets of double-doors located on the west and north-facing elevations. Both of these sets of doors swing out, and have an 18" diameter circle, painted black around the latches on the west and north-facing doors. There is a concrete foundation and a 24" wide concrete curb on the ground level on the north side of the shed.

#### Storage Room

The storage room was an addition to the northeast side (rear portion) of the building and was also built circa 1930 (Photo 70 and 71). This section may have been the second addition to the garage or may have been a free-standing structure like the original two-car garage. The gardener's room connects the two-car garage and storage room together. This area was known as the tractor shed but is now used as a storage facility for artifacts and files from the property. A concrete floor was constructed in 2007, but up until that time, the floor was dirt. The shape of this area is rectangular with two exterior window openings. The window openings are on the west and east-facing elevations. The double-hung windows are wood frame and have three-over-three lites. The storage room is a wood-frame structure with corrugated-metal siding that is painted white. The gable roof is supported by wood-frame supports and corrugated-metal sheathing. There is a 2' overhang on the gable ends and 1'-8" overhang on the sides. The roof rafters are located 5'-6" on center. There is a set of double-doors located on the north-facing elevation. The doors swing out and have metal strap hinges (painted black) and an 18" diameter circle, painted black around the latch.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 16

Name of multiple property listing (if applicable)

### OTHER STRUCTURES

#### 1. BUS STOP / OUTHOUSE SHED

The bus stop is now located north of the garage, between the garage and ranch house, near to the dry-laid lava rock wall (Photo 78). Grass and sparse garden plantings are adjacent to the structure. The shape of this small building is almost square, approximately 4'-2" x 4'-3". The shed roof is made corrugated-metal, painted white. The roof overhangs approximately 12" on all sides. The open entrance is on the south-facing side. The enclosed, out-swinging door is on the west-facing side. This door has Douglas Fir tongue-and-groove on the lower portion with open lattice on the upper portion. The floor is rough sawn wood plank with a built-in bench on the east side. The single-wall, wood frame structure has tongue-and-groove walls. There is some minor termite damage near the ground level. It is thought this building was used as either a covered bus stop on Kawaihae Road or possibly as an outhouse. There is reference to both of these functions. In any case the same vernacular style of the ranch house is evident with the use of materials and building style.

#### 2. BIRD CAGE / CAT COOP SHED

The bird cage looks like a chicken coop but according to family members, it was used to house pet birds and pet cats, but not at the same time (Photo 79 and 80). This building is situated on the other side of the dry-laid lava rock wall, near the bus stop structure, with a white painted wood fence behind it. A telephone pole is visible on the east side of the structure. The shape of this building is rectangular, approximately 6'-10" x 4'-7". The shed roof is made corrugated-metal, painted white. The roof overhangs approximately 12" on all sides. The large, in-swinging door is on the south-facing side. The door, as well as the south and west-facing walls, is made of Douglas Fir wood frame members and metal screen material. The north and east-facing walls are single-wall construction, made of tongue-and-groove, Douglas Fir wood and corrugated-metal painted white. The foundation and floor is a concrete slab. In this case, the same vernacular style of the ranch house is evident with the use of materials.

#### 3. GENERATOR SHED

The generator shed is located north of the ranch house on the east end, near the white painted fences (Photo 81 and 82). One of the fences is located to the north and the other on the east side of the generator shed. The shape of this building is almost square, approximately 6'-2 1/4" x 6'-2". The gable roof is made of corrugated-metal, painted white. The roof overhangs approximately 12" on all sides. The small, out-swinging door is on the west-facing side. A window with six lites, three-over-three is located on the north-facing facade. A small wood vent opening is located close to the ground level on the south-facing facade. It is a wood frame structure made of single-wall construction. The door and exterior walls are made of tongue-and-groove, Douglas Fir. Wood battens are evident on the east-facing, exterior wall. The foundation and floor is a concrete slab. In this case, the same vernacular style of the ranch house is evident with the use of materials and building style.

#### 4. WATER HEATER ENCLOSURE

The water heater is situated slightly north of the ranch house, in front of the bird cage (Photo 83). Previously to housing the water heater, this small structure was used as a meat smoker. The south end of the shed roof is partially connected to the ranch house. The shape of this small building is almost square, approximately 3'-6" x 3'-7". The shed roof is made corrugated-metal, painted white. The roof overhangs approximately 12" on all sides. The small, out-swinging, door is on the north-facing side. The door and the walls are of wood frame construction, with corrugated-metal sheathing that is painted white. The foundation and floor is a concrete slab. In this case, the same vernacular style of the ranch house is evident with the use of materials.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 17

Name of multiple property listing (if applicable)

### E. APPEARANCE DURING PERIOD OF SIGNIFICANCE

The landscaping and the addition of the three noncontributing buildings (tea house, public restroom building and Board of Water Supply building) are the biggest difference between the period of significance and its present day appearance. Some of the trees and plantings on the ranch have grown in size over the years or have been removed. Sections of the wooden paddock enclosures and gates have deteriorated or have been removed. What was originally a large pasture area on the west side of the property is now partially covered with an asphalt-paved driveway and parking area. The two visible noncontributing buildings are the tea house and public restroom facility, located north of the garage between the barn and the slaughter house. The other noncontributing building, the Board of Water Supply building does not alter the appearance much since it is not visible from the historic buildings on the site. The large lawn area in front of the Ranch House is still intact as well as the paddock on the east side of the site.

### F. GENERAL CHARACTER

The general character of Anna Ranch Historic District is agricultural. The historic district has always functioned as a working sheep and cattle ranch. Pigs, goats and turkeys were also raised on the ranch. When Anna Perry-Fiske took over management of the ranch, cattle became the predominate trade. Even today, while the main function is a heritage center, cattle ranching operations still occur. While the slaughter house and the barn are the agricultural buildings, the ranch house, garage, bus stop shed, water heater shed and generator shed are the residential buildings that supported the ranching development on the site. The three noncontributing buildings (tea house, public restroom building, Board of Water Supply building) are commercial buildings and support the Anna Ranch Heritage Center.

### G. ADDITION AND ALTERATIONS

Each of the four contributing major buildings (ranch house, slaughter house, barn, and garage) has undergone additions and alterations. These changes from the original design occurred over fifty years ago and were discussed under the individual Building Type descriptions. The overall appearances of the buildings have a high level of integrity. The addition of the tea house, public restroom facility, and asphalt-paved driveway and parking area were added to the site in 2000 and are noncontributing features. The Board of Water Supply building, situated on the southwest portion of the site, was constructed in the 1930s and relocated to this site in 2003. However, this building is not visible from any of the historic buildings in the district. The Board of Water Supply building was slated for demolition but was moved to Anna Ranch, via flat bed truck to be preserved.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 7 Page 18

Name of multiple property listing (if applicable)

### H. RESOURCES CONTRIBUTING TO DISTRICT

All of the buildings within the proposed boundaries shown on Figure B (Sketch Map of Site Plan) are considered resources contributing to the district, with the exception of the tea house, the public restroom building and the Board of Water Supply building. The contributing buildings include the ranch house, the slaughter house, the barn and the garage. The contributing structures are the bus stop/outhouse shed, the bird cage/cat coop shed, the generator shed and the water heater enclosure. The contributing sites are the family graveyard and open spaces on the site, particularly those around the ranch house. The people buried in the graveyard are Anna's parents (William M.S. Lindsey and Mary Rose Lindsey), Anna's nieces (Kalanilehua Vivian Lindsey Silva and Kuualoha Winifred Lindsey Keil) and Anna's friends (Cherie Alice G. Murray and Frank W. Murray). The contributing objects are the dry-laid lava rock walls and Wai'au'ia Stream. The dry-laid lava rock walls are significant due to the way they were constructed without the use of mortar. The Wai'au'ia Stream area directly behind the slaughter house was used by the children as a swimming hole as well as for washing clothes. The flat rock is still there where they would wash soiled clothes by beating them on the flat rock with another stone. The water from the stream was also used by the cattle, livestock and slaughter house. The noncontributing object is the asphalt-paved driveway and connecting parking area on the west side of the site.

### I. MOST IMPORTANT CONTRIBUTING ELEMENTS

The buildings that contribute the most to the proposed historic district significance are the ranch house, the slaughter house, the barn and the garage. These are considered the most important buildings in terms of association with Anna Lindsey Perry-Fiske and with all areas of significance in regards to agriculture, social history, architecture and entertainment. The ranch house and the original portion of the barn were constructed circa 1914 or earlier. The additions and alterations to all of the buildings were all completed by the late 1930s.

### J. QUALITIES DISTINGUISHING DISTRICT FROM SURROUNDINGS

Anna Ranch is easily distinguished from the surrounding areas by the setting of the main ranch house and gardens on the site, and by Anna's use of bright white paint on all structures. This is brought boldly to the public edge of the property by the placement of the white painted fence and trellis gate at the Kawaihae Road edge. The site is relatively flat with a large lawn area leading up to the ranch house which focuses attention on the house structure. There are manicured gardens and flower beds in the center of the property. Grazing land is on the east side of the property with a paddock located in the far, northwest corner.

The surrounding properties are currently used for single family residential purposes, leaving this as the only remaining ranch compound in this part of Waimea.



(8-86)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 7 Page 1

name of property

Anna Ranch

county and State County of Hawai'i, HI.



MAIN RANCH HOUSE  
WITH SLAUGHTER  
HOUSE, BARN AND  
GARAGE TO THE LEFT.



DETAIL OF FRONT FAÇADE OF  
RESIDENCE.

(8-86)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 7 Page 2

name of property

Anna Ranch

county and State County of Hawai'i, HI.



ANNA RANCH  
ENTRY SIGN AND  
HISTORIC DRY  
STACKED WALL.



SIDE VIEW OF  
ENTRY TO MAIN  
RESIDENCE.

(8-86)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 7 Page 3

name of property

Anna Ranch

county and State County of Hawai'i, HI.



BARN TO RERE  
OF PROPERTY



SLAUGHTER HOUSE  
FROM RERE  
SHOWING REMINANTS  
OF AUWAI IN  
FOREGROUND

(8-86)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 7 Page 4

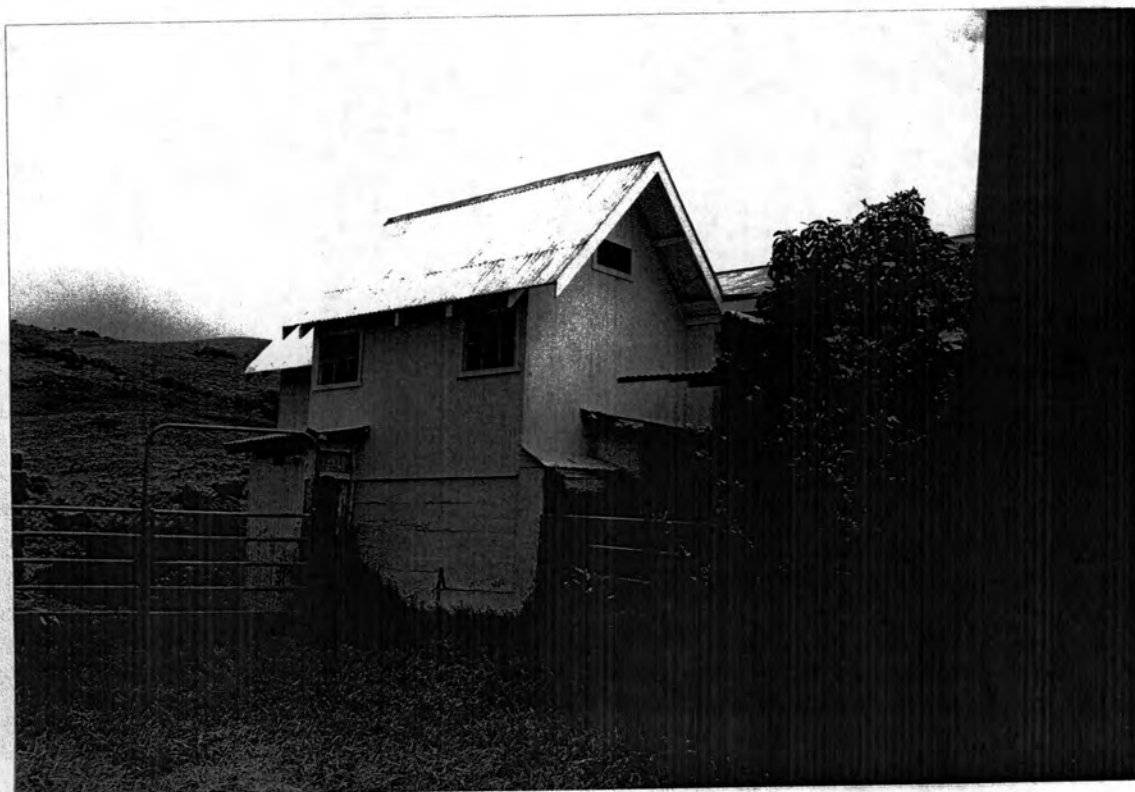
name of property

Anna Ranch

county and State County of Hawai'i, HI.



FRONT VIEW OF  
SLAUGHTER HOUSE  
AND UPLANDS OF  
THE RANCH.



SIDE VIEW OF  
SLAUGHTER HOUSE



(8-86)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

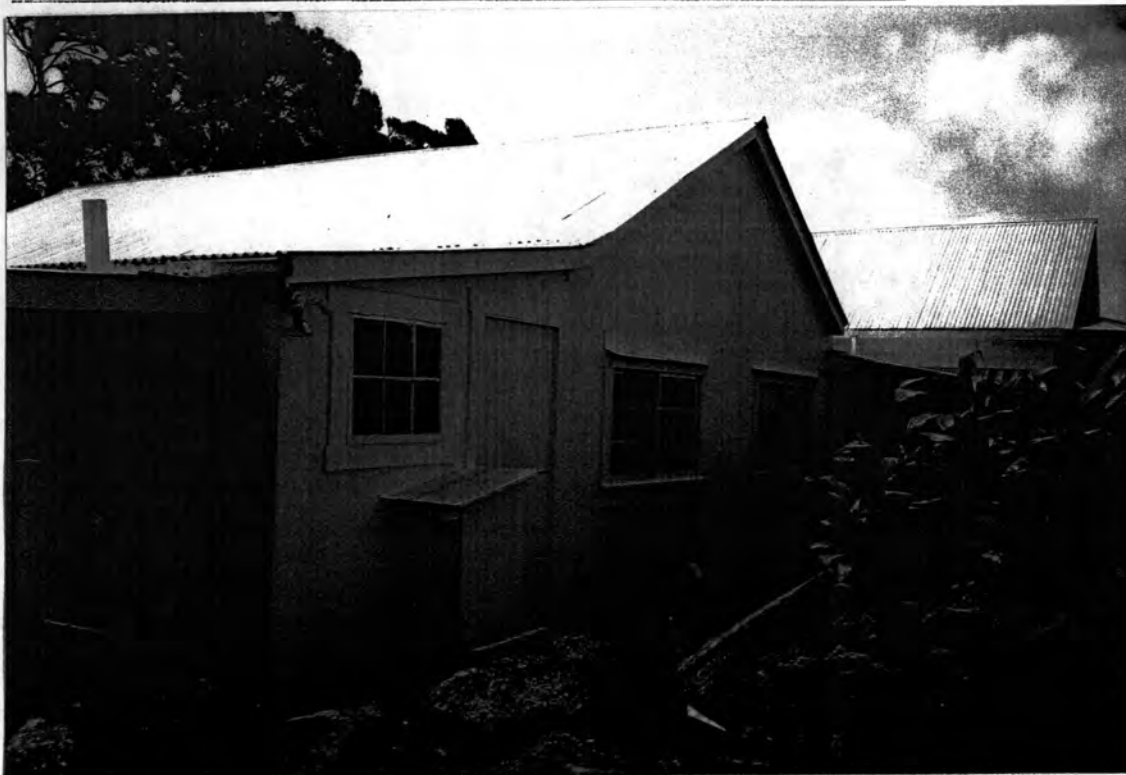
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Section 7 Page 5

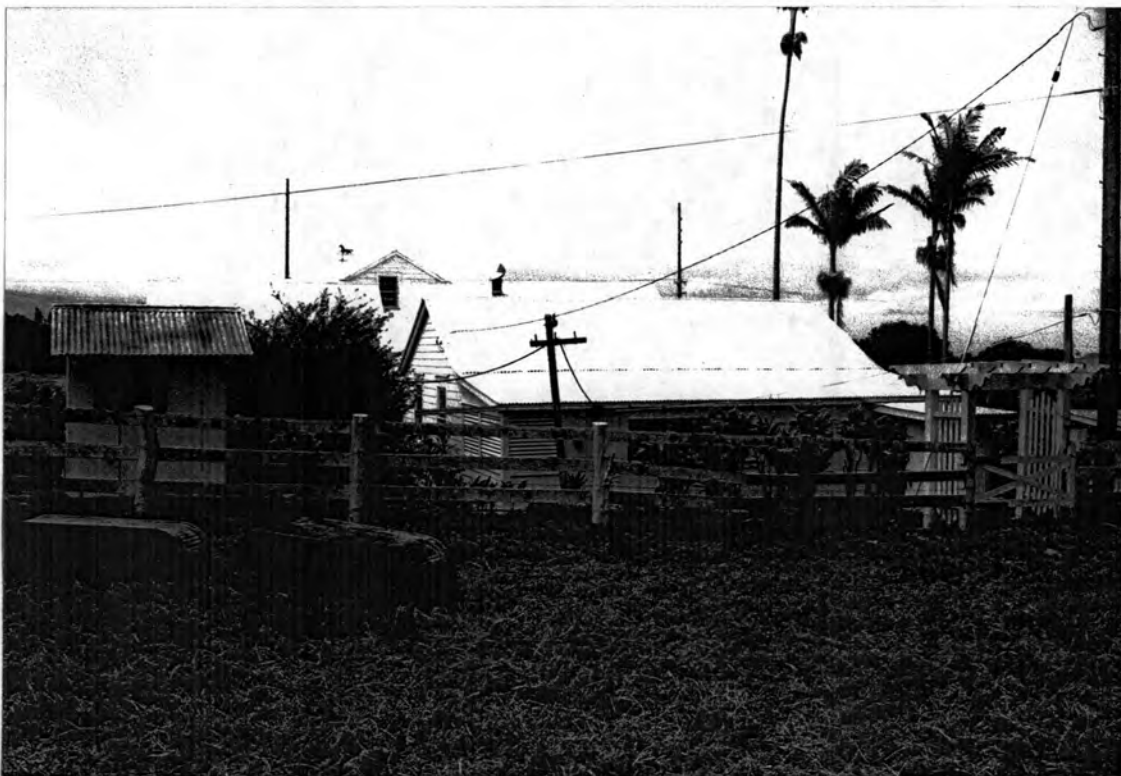
name of property

Anna Ranch

county and State County of Hawai'i, HI.



SIDE AND REAR  
OF MAIN HOUSE  
SHOWING RANCHERS  
ENTRANCE AND  
MILK BOX.



REAR OF MAIN  
HOUSE AND  
GENERATOR HOUSE.

(8-86)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 7 Page 6

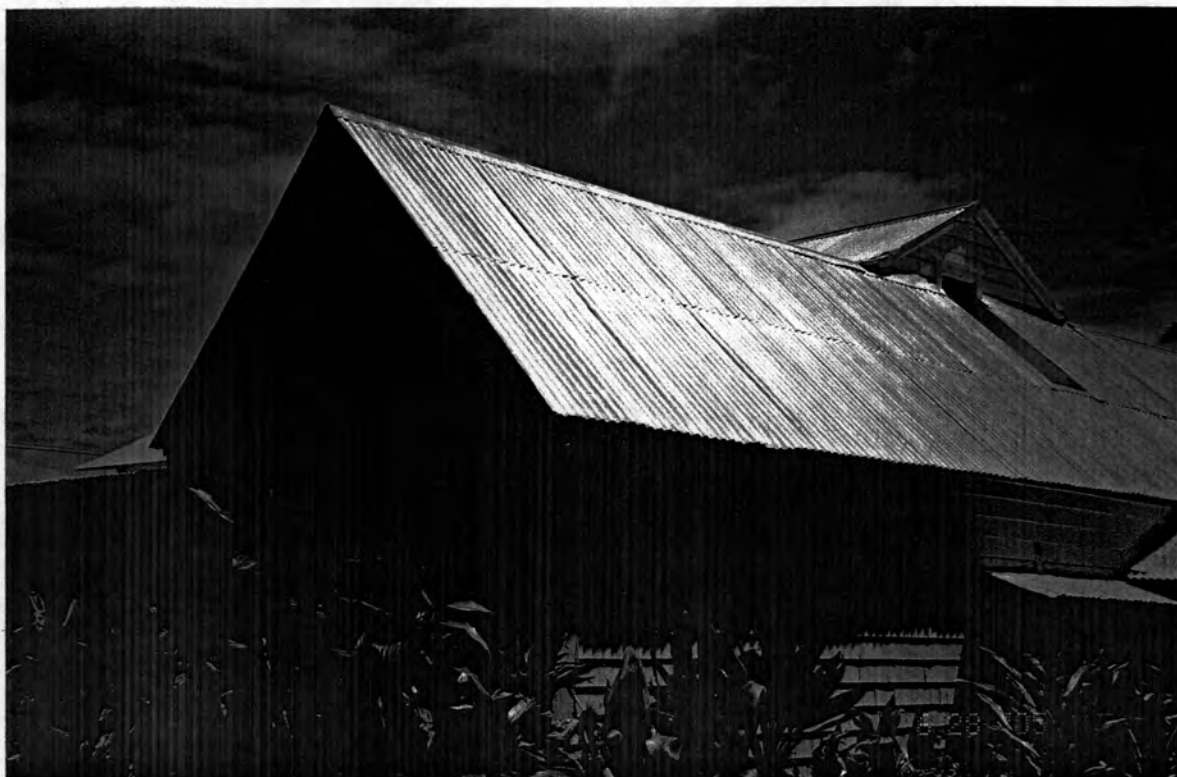
name of property

Anna Ranch

county and State County of Hawai'i, HI.



THICK LIME CEMENTED  
STONE FOUNDATIONS



THE CORNER WINDOW  
WHICH WAS ADDED TO  
THE LATEST ALTERATION  
OF THE MAIN RESIDENCE

(8-86)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 7 Page 7

name of property

Anna Ranch

county and State County of Hawai'i, HI.



AN OVERVIEW OF THE  
REAR OF THE MAIN  
RESIDENCE WHICH  
SHOWS THE GENERATOR  
HOUSE IN PROPORTION  
TO THE HEAT STORE



A CLOSE VIEW OF  
THE GENERATOR HOUSE



(8-86)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 7 Page 8

name of property

Anna Ranch

county and State County of Hawai'i, HI.



THE GABEE WALL OF  
THE 1870's EXTENSION  
TO THE ORIGINAL  
DWELLING.



UNDERFLOOR AIR VENT  
ON THE WEATHER SIDE  
OF THE 1850's ORIGINAL  
HOUSE.

(8-86)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 4 Page 9

name of property

Anna Ranch

county and State County of Hawai'i, HI.



VENT ATTACHED TO  
THE MEAT HOUSE.



EAST ELEVATION  
FACING THE  
PREVAILING WIND  
CLAD IN CEDAR  
SHINGLES.

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

### Criteria Considerations

(Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Areas of Significance

(Enter categories from instructions)

Agriculture (Ranch Development)

Social History (Anna Perry-Fiske)

Architecture (Vernacular Style)

Entertainment / Recreation

### Period of Significance

Circa 1896 to 1995

### Significant Dates

See Continuation Sheet

### Significant Person

(Complete if Criterion B is marked above)

Anna Leialoha Lindsey Perry-Fiske

### Cultural Affiliation

### Architect/Builder

Unknown



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 8 Page 1

Name of multiple property listing (if applicable)

### NARRATIVE STATEMENT OF SIGNIFICANCE

The historic district of Anna Ranch consists of 3.48 acres and is located on Kawaihae Road near the Wai'au'ia Stream, at the base of the Kohala Mountains. Anna Ranch is significant as an intact example of family ranch life and vernacular architecture in Waimea, on the Island of Hawaii. Anna Ranch is one of the earliest ranches founded in Hawai'i.

The history of Anna Ranch exemplifies the history and lifestyle of other small family ranches in Hawai'i and the importance of the Lindsey Family and Anna Lindsey Perry-Fiske in Waimea. Anna Lindsey Perry-Fiske was a unique woman in a male dominated profession. She was a woman who worked and successfully operated the ranch, bringing innovations and new cattle breeds to Hawai'i and making significant contributions to her community. Her legacy and that of her family is being perpetuated, as set out in her trust, with the formation of "The Anna Ranch Heritage Center" in Waimea.

The house and the outbuildings have retained their integrity from the period of expansion that ended in the 1930s. The buildings convey their sense of character of early to mid-twentieth century vernacular ranch architecture. Typical of vernacular architecture of this time period is the use of single-wall construction, post and pier foundations, elevating the structure above ground level, corrugated-metal roofs, wide overhanging eaves and double-hung windows. The house, slaughter house, barns and garage were an integral part of the ranch and still are today. The Anna Ranch still operates as a working ranch.

### HISTORY OF RANCH

The history of ranching in Hawai'i started in 1793 when Captain George Vancouver introduced the first cattle to the islands. Kamehameha I, in an effort to increase the number of cattle in his kingdom, proclaimed a ten year *kapu* (restriction) on the killing of cattle. The end of that *kapu* coincided with the introduction of horses in 1803 by Captain Richard Cleveland and then the influx of more horses in the 1820s (Bergin 2004:21-23). Hawaiians soon became adept riders, but lacked the skills in cattle hunting on horseback. Therefore, early Western settlers in Hawai'i were contracted by Kamehameha III to hunt these wild cattle first for tallow and hides, and later for salt beef to supply visiting ships.

By the 1820's wild cattle were already becoming a huge problem for native Hawaiian horticultural practices. Reverend William Ellis (1926:382) passed through Waimea in 1823 and noted there were "immense herds" in the region that were destroying Hawaiian farming and native forests.<sup>1</sup>

Although the decimation of native forests led to erosion and the introduction of alien plant species to the fragile ecosystem of Hawai'i, it also made way for the budding cattle industry as pasture lands were increased. The cool climate of Waimea was conducive to cattle ranching and as land was cleared small private herds of domesticated cattle were kept. However, even by 1851 the island of Hawai'i was estimated to have 12,000 wild cattle and only 8,000 domesticated ones (Henke 1929:23) and something had to be done to control the wild population.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 8 Page 2

Name of multiple property listing (if applicable)

## HISTORY OF RANCH (cont.)

To help control the problem of wild cattle, Spanish vaqueros were brought from California to the Island of Hawai'i in the early 1830's by Kamehameha III to teach Hawaiians how to hunt cattle (Bergin 2004:33-34). Those vaqueros would later be called in Hawaiian "*paniolos*" by the local population. The *paniolos* introduced the Mexican saddle and oxen cart, leggings, bits, jingle spurs, and braided leather rope. Their techniques and innovations revolutionized cattle procurement and laid the foundation for the beginnings of the ranching industry on Hawai'i Island.

Early Westerners living in the Waimea region like John Palmer Parker, W.W. Harry Purdy, William French, James Fay and William Hughes worked as bullock hunters or exporters of hides and tallow for the Governor of the Island, Kuakini, and some kept small herds of domesticated cattle. Of these men, John Parker would become the most famous for forming the Parker Ranch, still in existence today and one of the largest ranches in the United States. Others started and developed significant ranches as well and the ownership of these ranches would pass in families from generation to generation. One such ranch was the Lindsey Ranch, now known as Anna Ranch, in Waimea, Hawai'i.

The social history of Anna Ranch begins with Anna Leialoha Lindsey Perry-Fiske's great great grandparents, James Fay and Ka'ipukai'ikapuokamehameha Kahahana (hereafter referred to as Ka'ipukai). The legacy of James Fay to the history of Waimea is a significant one. Exactly when and under what circumstances James Fay arrived in Hawai'i from England is not clear. As most sources place his marriage to Ka'ipukai around 1828 (Duey and Duey 1985:1) or 1830 (Bergin 2004:42), the late 1820's is probably an accurate assessment for his arrival in Hawai'i. It is further speculated that since Ka'ipukai was of *ali'i* (chiefly) blood from the island of O'ahu, that Fay first landed on that island.

It was James Fay who first acquired the land parcel known as Keanu'i'omanö (L.C. Aw. 589 Apana 2), where the Anna Ranch house and out buildings now sit between Wai'au'ia Stream (also know as Kohäkōuhau and Keanu'i'omanö Stream) and Kawaihae Road. This property is located in Waimea, in the district of South Kohala on the island of Hawai'i.

By 1835 James Fay and Ka'ipukai were living in the Waimea area on the island of Hawai'i because he testified in land documents that Governor Kuakini gave him a small piece of land "on the edge of the gulch called Waikoloa" in that year. This gift of land was for services rendered to the Governor. The Foreign Testimony also states that in 1839 Governor Kuakini gave Fay the *'ili* (land division) of Wai'au'ia "for services rendered him in the care of his cattle and the management of his general business (vol. 2 pg. 147)" Wai'au'ia is one of two *'ili* that makes up part of the current acreage of Anna Ranch. The name Wai'au'ia means "diverted water" in Hawaiian and probably refers to the ancient *'auwai* (irrigation system) that can still be seen today on the *'ili*.

The seven acre parcel of Keanu'i'omanö, meaning "the coldness of the shark flesh," was acquired by James Fay, or Kimofe as he is called in the testimony, in 1848. According to the Native Testimony records (vol. 4 pg. 47) in the Hawai'i State Archives, a man named Mokuhia sold the parcel to Fay for \$100.00. From the testimony it is also clear that James Fay was already residing on the property. According to Mokuhia he "had two old houses in this lot at the time Kimofe had acquired it and six additional houses were built by him [Fay]. It had a fence which I started and Kimofe had completed."

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 8 Page 3

Name of multiple property listing (if applicable)

### HISTORY OF RANCH (cont.)

The "fences" mentioned in the above testimony, refer to the dry-laid stone wall enclosure that surrounds the property which appears on early maps. Because of wild cattle over-running the gardens and house sites in Waimea during the 1820's through 1850's, many such walls were built to keep cattle out, not in. Although subsequent walls were built for interior corrals, most of the old stone wall is still in existence.

On October 1, 1850 James Fay was also awarded 180 acres of land in an area called Hanaipoe in the district of Hamakua where he built a saw mill. A working partnership between Parker and Fay would be forged and Fay's descendants, many of whom were noted cowboys, would contribute significantly to the building and success of Parker Ranch. Fay's mill provided *koa* (*Acacia koa*) lumber for some of the old buildings in Waimea and several of these still stand and are on the National Register and/or State Register of Historic Places. These structures include Imiola Church, the original Mānā house of John Parker, and parts of the Frank Spencer house and the Parker Ranch manager's house.<sup>2</sup> James Fay also continued his business of exporting bullock hides and tallow that he had started earlier under Governor Kuakini. By at least 1854, as noted in the journal of George Washington Bates, Fay did have his main residence at Hanaipoe.<sup>3</sup>

While living at Hanaipoe, James Fay built a trail between his house and John Parker's Mana family complex (Wellmon 1969:77). He transported lumber and hides to the harbor of Kawaihae and brought back salt processed at the seaside in his bullock carts (*ibid.*). Fay's carts were based on the Mexican cart introduced by the *paniolo*.<sup>4</sup> The main route of commerce between Parker and Fay's businesses in the areas of Mānā and Hanaipoe would come through the present town of Waimea, pass in front of the Anna Ranch site, and then on to Kawaihae Harbor. The trip from the town of Waimea to Kawaihae took five hours and it was a much greater distance to Hanaipoe.

It was noted in an account by S.S. Hill in 1853 that Fay kept a residence at the Anna Ranch site and he described visiting him in Waimea. Whereas John Parker would make his fortune in cattle ranching, it is clear from Hill's journal that Fay was one of the earliest sheep ranchers on the Island of Hawaii.<sup>5</sup>

The union of James and Ka'ipukai Fay produced one child, a daughter, named Mary Ka'ala Fay in 1830. At sixteen she defied her parents and married a British seaman named Thomas John Weston Lindsey. They lived on the family property in Waimea and had a son, William Miller Seymour Lindsey. Thomas, who was still in the British Navy, was shipped out to China in 1848 as Master of the ship *Amelia*. While in China, Thomas died of unknown causes (letter from the British Consulate at Canton, June 28, 1849). Five years later his brother, George Kynaston Lindsey, made his way to Hawai'i from Britain and married the widow of Thomas. Between these two marriages, Mary "cohabitated" with an unidentified man and had produced a son John Lindsey (1872 contested estate document). Mary's second marriage produced ten children, giving her a total of twelve children.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 8 Page 4

Name of multiple property listing (if applicable)

A year before James Fay died in 1858, he sold the *'ili* of Keanu'i'omanō, where the Anna Ranch house is situated, to his son-in-law, George Kynaston Lindsey for \$300.00. The rest of Fay's property and personal possessions were willed to his daughter, Mary, with provisions for the care of his wife Ka'ipukai. From the accounting of Fay's estate, it is clear that he owned a significant number of sheep, cattle and horses in addition to his lumber business so it can be said that the beginning of ranching in this family line started with James Fay (Estate of James Fay, May 16, 1860). The exact acreage owned by Fay at his death is difficult to determine, but it appears to be in the neighborhood of a thousand acres.

Family lore states that George Kynaston Lindsey was an early judge in the Waimea area and an amateur painter who delighted in producing portraits of his wife and children. Through the deeds and leases in the Anna Ranch archives, it is obvious that he and Mary were active in accumulating additional lands and running the ranch.

Before his death in 1872, George Lindsey bequeathed his estate to his wife and prior to her death in 1886 Mary bequeathed her property in equal shares to her children, including the child she had from her first marriage and her illegitimate child, John. Thomas Weston Lindsey, who was named after his deceased uncle, was the oldest son of Mary and George and shortly after his mother's death he began buying his siblings' share of the estate until he amassed significant land holdings including the *'ili* of Keanu'i'omanō and Wai'au'ia. By 1888 when Paul Jarrett took over the management of Parker Ranch, Thomas was considered one of the best cowboys on the island (Wellmon 1969:148). Thomas was made the cowboy foreman for Parker Ranch in the 1880's and 90's and he resided at Keanu'i'omanō so that he could be in close proximity to the ranch manager who lived at the property next door (ibid.149).

There is a contradiction in historic sources as to exactly where on the *'ili* of Keanu'i'omanō Thomas Weston Lindsey lived. Tabrah (1987:6-7) says that Thomas and his family lived in a *koa* wood house where the Anthony Smart house now sits on the Kawaihae side of the Lindsey family cemetery. According to Wellmon (1969:158) "They lived on the grounds where Anna Lindsey's house is today and Jarrett lived where A.W. Carter built the modern ranch manager's house..." It may be that Thomas Lindsey did have a house on the site where the Anna Ranch house is today and then moved to another location to let William and Mary Rose Lindsey live there. According to Anna's biographer, her older brother, Bill, "was born in the small cottage which, in later years, was remodeled and extended to its present size [meaning the current Anna Ranch house] (Tabrah 1987:10)." This may have originally been Anna's grandfather Thomas' house.

Thomas Lindsey's 1875 marriage to Beke Fredenberg, a part-Hawaiian, women from a prominent *ali'i* (chiefly) line of Maui, produced eight children. He kept a small herd of horses and cattle but continued to work for Parker Ranch until he retired in 1903 and was replaced as cowboy foreman by his nephew, John "Keoni Li'ilii" Lindsey (Welmon 1970:190). Beke preceded her husband in death and prior to Thomas' death in 1912, he bequeathed all his property to his eight children in equal shares.

The eldest of the children of Beke and Thomas Lindsey was William Miller Seymour Lindsey who was named after his great step-uncle. William followed the example of his father and brought out the shares in land owned by his siblings. In 1896 he married a half-Hawaiian woman from Hilo named Mary Leialoha Rose.<sup>6</sup>

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 8 Page 5

Name of multiple property listing (if applicable)

### HISTORY OF RANCH (cont.)

Mary Leialoha Rose was the seventh child of Kanaina and William Rose and had been a school teacher prior to marrying William Lindsey and moving to Waimea. The Lindseys had three children; William Jr., or Bill as he was called, born in 1898, Anna Leialoha born in 1900, and Charles Kalanialii born in 1902. Although William was primarily a cattle rancher he was also a prominent Waimea citizen who served as Deputy Sheriff, Special Land Agent for the Territory, Attorney-at-law, District Magistrate, Notary Public and Forest Ranger (certificates in Anna Ranch Archives). When Parker Ranch manager A.W. Carter had to leave the Territory on business in 1918 it was William Lindsey to whom he gave Power of Attorney over ranch matters.

Whereas William Lindsey's father had devoted his life to Parker Ranch, William built up his own stock to develop a formidable ranching operation. The three Lindsey children were all involved in ranching activities regardless of gender. From an early age Anna Lindsey loved to ride, rope, help mend fences and set fence posts along side her father and brothers (Tabrah 1987:12-13). She was also trained early on by her mother to be an accomplished homemaker and a socially adept hostess. Both set of skills would serve Anna well when she later ran the ranch and charity events.

As a young girl, Anna was sent away for her formal education. First she was sent as a boarding student to Kohala Girls School far from her family ranch. She was then sent to Sacred Hearts Academy in Honolulu on Oahu. While at Sacred Hearts, Anna befriended a Maui girl named Lucy Searle. It was through Lucy that Anna came to meet Queen Lili'uokalani, the last reigning monarch of the Hawaiian Islands whose kingdom had been deposed in a coup in 1893. Anna was about twelve when she and Lucy were invited to spend some weekends at the Queen's Washington Place residence. When the Queen died in 1917, Anna was then attending St. Andrew's Priory and she was asked to sing in the choir for the Queen's funeral (ibid.30).

At the age of nineteen, Anna married Henry Lai Hipp of Hilo. Henry had been appointed to a judgeship known as the District Court Practitioner for Ola'a near Hilo and later in 1935 won a seat in the Territorial House of Representatives (ibid.51). During her twenty-year marriage to Henry Lai Hipp in Hilo, Anna was particularly active in community beautification projects. She served as a park commissioner for Hawai'i County from 1933-1939 and was an active member of the Hilo Women's Club Outdoor Circle where she served as its chairwoman for eight years (ibid.52-53). Two significant projects Anna took part in were the tree-planting project along Banyan Drive in Hilo and the beautification of the Akaka Falls area.<sup>7</sup>

Anna would return to Waimea often to visit her family and to help with brandings and other ranching activities. She also kept up with her equestrian activities. Anna started and ran Lai Hipp Stables at Ho'olulu Park in Hilo where she charged a dollar per hour for riding lessons (ibid. 41). Through the 1920s and 1930s, Anna trained her own race horses and was one of the few female jockeys in Hawai'i at that time. She won many races and even if she was not in the race herself the horses she trained took top honors (ibid.50).

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 8 Page 6

Name of multiple property listing (if applicable)

## HISTORY OF RANCH (cont.)

Another area in which Anna excelled was the art of *pā'ū* riding. *Pā'ū* riding is a woman's activity that is unique to Hawai'i. This form of equestrian display is mainly seen in parades today and is named for the *pā'ū* (skirt) worn by the rider. The *pā'ū* consists of between nine and twelve yards of fabric draped culotte-style from the waist of the rider down the flanks of the horse. This outfit also includes a *kīpola* or blouse shaped like a poncho that covers the top of the rider. Originally the *pā'ū* was designed to cover the dresses of women as they rode from event to event so as not to soil their clothing but later they became fashionable in their own right and velvet, satin and silk *pā'ū* were used. In parades both rider and horse wear an elaborate lei and a *pā'ū* in the color associated with each of the Hawaiian Islands. In Anna's era it was also an opportunity for the women to show off their horsemanship skills.

Anna's mother, Mary Rose, was a noted *pā'ū* rider and following in her footsteps Anna was a featured *pā'ū* rider in parades in Hilo from at least the age of fourteen. A list of some of the parades she appeared in regionally, nationally and internationally will appear at the end of this essay.

In 1939 while her father was ailing, Anna separated from Henry Lai Hipp to return home to care for her parents. Her father died that year and Anna divorced Henry and took over the running of the ranch. After a court battle over the estate with her older brother, Bill, the judge ruled that Mary Rose Lindsey would be administratrix of her husband's estate and that Anna would be ranch manager. Anna's brother, Charles, had a tragic life and was not alive when this court battle occurred and died at a leprosy colony at Kalaupapa, Molokai in 1934.<sup>8</sup>

When Anna took over the running of the ranch she had no idea that during her father's long illness the ranch was on the verge of bankruptcy. Mary Rose Lindsey died in 1940 leaving Anna in complete control of the ranch. She was then faced with making the ranch a viable enterprise alone. This Anna did by taking out a loan from Parker Ranch at the suggestion of the then ranch manager A.W. Carter (Tabrah 1987:64). Through the sale of properties she owned in Hilo, some smart investments, and by doing most of the ranch work herself, she was able to save the ranch and pay off the Parker Ranch loan in the allotted time (ibid. 64-79).

In 1941, the year after her mother died, Anna changed the name of the ranch from Lindsey Ranch to Anna Ranch (ibid.71). Anna Lindsey truly was a "cowboy" as she worked six days a week riding the range, mending fences, branding cattle, and buying stock from nearby ranches. She only occasionally hired other cowboys, mainly from Parker Ranch, when she needed help with branding or moving cattle. In the 1950s, Anna did hire a full-time ranch hand, William "Bull" Awa'a, who was a returning Korean War veteran (ibid. 110). But it was Anna who would select the cattle to be slaughtered and when she felt that the local butcher was charging too much, she slaughtered her own beef, driving the carcasses to the Hilo Meat Market herself which in those days was a five hour trip each way (ibid. 70-71). During World War II, Anna was one of the first women in Hawai'i to get her butcher's license.

World War II brought about many changes to Waimea. In 1942, Camp Tarawa was established on Parker Ranch land. At the height of the camp 40,000 men lived in tents and Quonset huts at Parker Ranch.<sup>9</sup>



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 8 Page 7

Name of multiple property listing (if applicable)

### HISTORY OF RANCH (cont.)

There are numerous documents and photographs in the Anna Ranch Archives that speak to the war years in Waimea. Following the attack on Pearl Harbor on December 7, 1941, marshal law was declared in Hawai'i (Rankin 1943:270). In 1945, Anna would write to the Central Pacific Base Command complaining of the marines damaging the stone wall cattle pens and the fact that this led to her cattle running loose.

The armed forces did provide a ready market for food production and sales. Crops normally grown in Waimea that appealed to local tastes like daikon, gobo, and Chinese cabbage were shifted to growing cabbage, lettuce and celery for the military (Wakayama interview with Izumi, August 25, 1983). Anna, who supplied beef to the Hilo Hotel, was informed by her attorney that under Hawai'i Defense Act Rule No. 138 she could only sell 20% of her meat to purveyors and 80% had to go to consumers (letter from Pence to Anna June 26, 1945).

During the war Anna did her patriotic duty by entertaining the officers and nurses from Camp Tarawa at the ranch. Many photographs of these events exist in the Anna Ranch Archives. These photographs have proven valuable to the archeologists currently excavating Camp Tarawa.

In 1943 Anna Lindsey would marry James Lyman Perry-Fiske. Lyman, also part Hawaiian, had been born and raised in North Kohala. He was also a keen horseman who loved the outdoors (Tabrah 1987: 83).<sup>10</sup>

Anna earned another award in 1975, from the Association of Hawaiian Civic Clubs. The award was a gold medallion embossed with the seal of Hawai'i and was based on Anna's dedication to ranching and her Hawaiian heritage. They honored her "as a descendant of those Hawaiian people who have their roots deep in the ranch country of Waimea" and as "an outstanding Hawaiian for her contribution to the well being of all people of Hawai'i."

As soon as Anna became financially secure she turned her energy to humanitarian causes. Probably the charity events she was most noted for were the pageants "Old Hawai'i on Horseback" that she ran from 1964-1983 and her scholarship fundraising for Hawai'i Preparatory Academy. "Old Hawai'i on Horseback" was a lucrative fundraiser for the American Heart Association and for several years running Anna raised more money for the association than any other single individual in the United States. The pageant also brought the community together as cast members were local cowboys and other Hawai'i Island residents. For her efforts the American Heart Association presented her with three distinguished service medallions, the highest award accorded to a volunteer. In 1978, Congressman Daniel Akaka honored Anna on the floor of Congress for her fundraising efforts (Congressional Record February 2, 1978).

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Hawaii County, Hawaii

8

8

## HISTORY OF RANCH (cont.)

Anna Lindsey Perry-Fiske was on the Board of Governors for Hawai'i Preparatory Academy since its inception in 1945 and continued to serve on its board until a few years prior to her 1995 death.<sup>11</sup> In 1973, when the need for funds for student scholarships became an issue, Anna was approached by the head of the endowment fund, Bernard Nogues. Nogues and Anna organized an auction and solicited contributions from the community. During subsequent auctions significant monies were raised to assist students who might otherwise not be able to afford the tuition. To acknowledge Anna for her dedication to the school, in 1984 the Board of Governors passed a resolution honoring her "for her long time support of the school and her belief in the school's mission and purpose." The board also renamed the girl's dormitory which had been simply known as "Upper Dorm" to the "Anna Lindsey Perry-Fiske Hall" and a plaque with her name on it now marks the dormitory.

In addition to the above mentioned fundraising efforts, Anna also supported Easter Seals and donated her own money to help build an emergency room at the Lucy Henriques Medical Center in Waimea (Steph March 25, 1990).

Anna championed many causes but one near to her heart was retaining the place name of "Waimea." In 1900 when Hawai'i became a Territory of the United States it was decided to rename the post office in Waimea "Kamuela" to distinguish it from two other Waimeas on O'ahu and Kauai. Kamuela, which means "Samuel" in Hawaiian was given to the town in honor of Samuel Parker who was a noted community member. However, not just the post office but the whole town was being called Kamuela. Anna wrote to the Hawai'i State Board of Geographic Names, the Mayor of Hawai'i County and Hawai'i County Supervisors fighting to retain the name Waimea. In 1967 she won her battle and today Kamuela only refers to the post office and the town has retained the name Waimea.

The legacy of Anna Lindsey Perry-Fiske and that of her family is being perpetuated, as set out in her trust, with the formation of The Anna Ranch Heritage Center in Waimea.

## National Register of Historic Places Continuation Sheet

Anna Ranch

Hawaii County, Hawaii

8

9

### HISTORY OF RANCH (cont.)

#### Accomplishments and Awards of Anna Lindsey Perry-Fiske

- Owner, horse trainer, riding instructor of the Lai Hipp Stables in Hilo, Hawai'i 1920s-1930s - she and her horses won major races on Maui and Hilo
- First Place - Ladies Race, Maui Race Track, January 1, 1931
- First Place - One Mile Classic, Maui Race track, January 1, 1931
- Second Place - Hilo Race Track June 11, 1931
- First Prize Horsemanship - Kamehameha Lodge, Hilo - July 4, 1931
- First Prize *Pā'ū* Rider, Hilo - July 4, 1931
- Hilo Women's Club Outdoor Circle (chairwoman for eight years) 1920s-1930s
- Parks Commissioner for Hawai'i Island County in the 1930s
- Rode as Queen of the *Pā'ū* Riders in the 1938 Honolulu Kamehameha Day Parade
- Took over her father's Lindsey Ranch in 1939 and pulled it out of bankruptcy
- Buyer for the O'ahu Dairymen's Association after World War II
- Wrote, produced and participated in the pageant "Old Hawai'i on Horseback" as a fundraiser for the American Heart Association (1964-1983)
- Introduces new breeds of cattle (Brahman, Charolas and Charbrays) to Hawai'i 1950s
- Rode as Queen of the *Pā'ū* Riders Kamehameha Day Parade, Hilo 1961
- Hawai'i Federation of Business and Professional Women "Career Woman of the Year" 1968
- Rode as Queen of the *Pā'ū* Riders in the Annual Aloha Week Parade, Honolulu, 1971
- Rode as Hawai'i Queen in the 1971 Pasadena Tournament of Roses Parade (first time *pā'ū* riding was featured in the parade)
- Honored by the Hawai'i State Legislature through a resolution to acknowledge that she "brought honor to the State of Hawai'i by her participation in the Annual Tournament of Roses Parade" and "her years of dedicated service to the community" 1972
- Started an annual auction to fund student scholarships at Hawai'i Preparatory Academy - 1973
- Represented Hawai'i as a *pā'ū* rider in the 1974 Calgary Stampede (first time *pā'ū* riding was featured in the parade)
- First "Lady" Grand Marshal of the Honolulu Aloha Week Parade - 1975
- Was made an Honorary Lifetime Board Member of the Hawai'i Heart Association 1975
- Awarded a medallion for being "an outstanding Hawaiian for her contribution to the people of Hawai'i" by the Association of Hawaiian Civic Clubs - 1975
- County of Hawai'i Resolution 90 honoring her for fundraising contributions with "Old Hawai'i on Horseback" May 4, 1977
- Parker Ranch dedicated the Fourth of July Rodeo and Horse Races to her as "one who has done much to bring honor to Waimea, and our friend and neighbor who stands for all the American ideals" 1977
- Honored on the floor of Congress by Daniel Akaka for her fundraising with "Old Hawai'i on Horseback" February 2, 1978
- Honored by the Hawai'i Heart Association "for her years of unselfish work in the cause of heart disease and for her distinction as the nation's foremost individual fundraiser for the American Heart Association" July 10, 1984
- Hawai'i Livestock Show and Sale Committee - "Buyer of the Year for Two Decades" November 17, 1984
- Hawai'i Preparatory Academy's Board names a dormitory after Anna Lindsey Perry-Fiske 1984



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 8 Page 10

Name of multiple property listing (if applicable)

## TIME LINE of ANNA RANCH

- 1778 Birth of James S. Fay (1778 - July 1, 1858).  
Born in England and died in Waimea.
- 1828 Marriage of James S. Fay with:  
Ka'ipukai'ikapuokamehameha Kahahana (1780 - 1886).  
Born on Oahu and died in Waimea.
- 1830 Birth of Mary Ka'ala Fay (Circa 1830 - July 11, 1886).  
Born in Waimea and died in Kawaihae, buried in Waimea.
- 1846 First marriage of Mary Ka'ala Fay with:  
Captain Thomas John Weston Lindsey (1818 - 1848).  
Born in London, England and died in China.
- 1848 James S. Fay purchases the Waimea property, Keanu'i'omano,  
This is where Anna Ranch now exists.
- 1853 Second marriage of Mary Ka'ala Fay with:  
George Kynaston Lindsey (Dec. 17, 1832 - Sept. 30, 1872);  
Brother of Captain Thomas John Weston Lindsey;  
Born in London, England and buried in Waimea.
- 1855 Birth of Thomas Weston Lindsey (June 16, 1855 - Dec. 5, 1912).  
Anna's grandfather, the oldest child of Mary and George Kynaston.  
Born in Waimea and died in Honolulu, Oahu.
- 1857 James S. Fay sells the 'ili of Keamu'i'omano (approx 1,000 acres) to his son-in-law,  
George Kynaston Lindsey for \$300.00.
- 1858 James S. Fay dies on July 1, 1858.
- 1875 Marriage of Thomas Weston Lindsey (Jan 1, 1875) with:  
Beke Kaipukai Fredenberg (1855 - 1900).  
Born in Koloa, Kauai and died in Honolulu, Oahu.  
Thomas owned land in Keawewai in Kohala, later moved his family to Keanuiomano.
- 1875 Birth of William Miller Seymour Lindsey (1875 - Dec. 5, 1939), Anna's father.  
Born and died in Waimea.
- 1892 Birth of Lyman Perry-Fiske (1892- June 3, 1977).  
Born in Kohala, and died in Hilo.
- 1896 Marriage of William Miller Seymour Lindsey with:  
Mary Leialoha Rose (Rosenberg) (June 22, 1876 - April 28, 1940).  
Born in Hilo and died in Waimea.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 8 Page 11

Name of multiple property listing (if applicable)

## TIME LINE of ANNA RANCH (cont.)

- 1898 Birth of William Miller Seymour Lindsey, Jr. (Bill) (1898 - 1970).  
Born in the cottage (Bedroom #3 of Ranch House) in Waimea, Hawaii.  
This is where the ranch house now exists.
- 1900 Birth of Anna Leialoha Lindsey (Feb. 10, 1900 - 1995)  
Born in Hilo, Hawaii and died in Waimea.
- 1902 Birth of Charles Lindsey (1902 -1934), born in Hilo.
- 1910 Addition and expansion of the ranch house built.
- Pre - Original portion of barn built.  
1914
- 1914 Slaughter house built.
- 1919 Marriage of Anna Leialoha Lindsey with Henry Lai Lipp.
- Circa Additions to the barn constructed, including the tractor/equipment room and feed storage room.  
1929
- 1930 Anna's brother, Charles is diagnosed with Hansen's Disease and sent to Honolulu. Charles children, Richard and Florence move into the Lindsey Ranch.
- 1930 Paniolo bungalow (Board of Water Supply Building) built and later relocated to Anna Ranch in 2003.
- 1933 Anna's brother, Charles is sent to Kaulapapa, Molokai (a leprosy colony)  
Charles remains there until his death in 1934.
- Pre - Additions to the slaughter house and ranch house as it exists today.  
1939 Enclosed the side porch; additions include bay window to the dining room, concrete steps with lava rock ends at front and side entries, planter at front entry, open side porch and saddle room portion at the far north end of the ranch house.
- 1939 Death of William Miller Seymour Lindsey, Sr. (Anna's father dies on the enclosed side porch.).  
Anna takes over management of the ranch after her father's death.  
Anna divorces Henry Lai Lipp and fires Kazu Dochin (Anna's father's main cowboy).
- 1940 Mary Rosenberg Lindsey (Anna's mother) dies.
- 1942 The "Anna Ranch" sign goes up.
- Circa Anna gets her butcher's license from the Board of Health.  
1942

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 8 Page 12

Name of multiple property listing (if applicable)

## TIME LINE of ANNA RANCH (cont.)

- 1943 Anna Lindsey pays off her debt to A.W. Carter of Parker Ranch.
- 1943 Second marriage of Anna L. Lindsey to Lyman Perry-Fiskeon September 25, 1943.
- 1948 Anna adopts Weston Silva.
- 1950 Anna purchases Brahma bulls in Blythe, CA and hires William "Bull" Awa'a as full time ranch hand.
- 1951 First crossbred Brahma-Hereford calves born in Hawaii on Anna Ranch.
- 1952 Anna adds plywood sheathing to the interiors of bedroom #2 and bedroom #4 of the ranch house.
- 1961 Anna imports Hawaii's First Charolais (a French breed of cattle).
- 1964 Anna pays the highest price for champion bulls for seven consecutive years at the Annual Hawaii Cattleman's Horse and Bull sales from 1964-1971.
- 1965 Lyman tries to subdivide Anna Ranch property; Anna leases some property to Laurence Rockefeller.
- 1970 Anna's brother Bill dies and Anna breaks her pelvis falling off a horse.
- 1972 Anna is in the Rose Bowl Parade.
- 1977 Lyman Perry-Fiske dies in Hilo on June 3rd
- 1982 Anna's loses 3 champion bulls and sells some of her surplus pastures to Monty Richards.
- 1983 Anna falls and breaks her hip.
- 1986 Anna sells Keawewai (300 acres) to Doris Duke's adopted daughter, Chandi Duke Heffner for \$1.5 million dollars.
- 1987 Anna sells some of her cattle and focuses her attention on raising only the Charolais cattle.
- 1995 Anna Leialoha Lindsey Perry-Fiske dies.
- 2000 Non-contributing buildings built: tea house; public restroom; new driveway and parking lot
- 2003 Paniolo ranch house relocated to Anna Ranch site.
- 2005 Anna Ranch placed on the Hawaii State Register of Historic Places.
- 2007 Anna Ranch Heritage Center opens.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 8 Page 13

Name of multiple property listing (if applicable)

## END NOTES

<sup>1</sup> Native forests had already been put at risk by the sandalwood trade to China which was most intensely logged in the Waimea region from 1815 to 1826 and by *pulu* harvesting. *Pulu* is a soft cotton-like fiber that covers the base of fronds of the *Hapu'u* or tree fern. It was exported to the west coast of America to be used in pillows and mattresses. Tons of this material was exported from Waimea until it was discovered in the 1880's that *pulu* had a tendency to mat, absorb moisture and disintegrate (Doerr 1932). The plains of Waimea were also being logged of native and endemic trees for local building construction. Near the harbor of Kawaihae low-land forests were harvested to fuel boilers on whaling ships used to render blubber into oil. (Kuykendall 1938:308)

<sup>2</sup> An early traveler's account by John Cook in 1844 states "James Fay and Macy and Louzada use to bring quite a lot of *koa* from the Kohala Mountains, where it was cut into planks by whip saws." (Cook 1927:8)

<sup>3</sup> "I spent the night under the hospitable roof of Mr. Fay [speaking of Hanaipoe], an old Englishman, and proprietor of the saw-mills to which allusion has been made. The same liberality which characterizes the English nation in their reception of visitors seems to influence him. His welcome was rough and unceremonious, but unbounded in its generosity. Everything and every body around his dwelling were laid under task to provide for my comfort. I slept on the best bed in the house." (Bates 1854:368-369)

<sup>4</sup> A description his carts, which were based on the Mexican cart introduced by the *paniolo*, comes through in a letter written by Reverend Lorenzo Lyons' son Albert as he relays information on one that James Fay sent to transport him from Waimea to Kawaihae to catch a ship back to Punahou School in 1853. Albert Lyons writes that Mr. Fay sent "a very large cart with real wheels, and it had five yoke of oxen, and two men to drive them" (Doyle 1945:169). The road from Waimea to Kawaihae, which passes in front of the Anna Ranch property, was ordered to be built in 1830 by Governor Kuakini using convicts as labor (ibid:47)

<sup>5</sup> "Mr. Fay had a standing stock of 700 [sheep], but they suffered much from wild dogs. He kept several tame dogs, which were always a match for an equal number of the wild. But his flock had been attacked only a few days before this, by a whole herd of voracious animals, which had destroyed twenty-seven sheep, as well as three or four dozen geese, before they were mastered by himself and his dogs." (Hill 1856:150)

<sup>6</sup> Mary came from an impressive lineage as her mother Kanaina Kauno was first cousin to King William Kanaina Lunalilo, the sixth king of the Hawaiian Islands during the historic era. Kanaina married William Leonard Rosenberg [the name was changed to Rose when he arrived in the islands] who was a German Jewish immigrant thirty-six years her senior. They had ten children and lived in a rambling home in Hilo.

<sup>7</sup> The concept behind the Banyan Drive project was to plant Banyan trees to mark ceremonies honoring significant guests and world leaders. Anna planned these ceremonies, made sure there were wooden plaques in place with the names of those honored, and presented a lei to each honoree. Although she would be present when the likes of President Franklin Roosevelt, Cecil B. DeMille, Louie Armstrong and George Herman "Babe" Ruth were honored with the planting of trees, she would be most thrilled when she presented a lei to the famous aviator Amelia Earhart several months prior to her disappearance over the Pacific (Tabrah 1987: 54). Banyan Drive and Akaka Falls continue to be visitor destinations in Hilo.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 8 Page 14

Name of multiple property listing (if applicable)

### END NOTES (cont.)

<sup>8</sup> In about 1930 Charles was diagnosed with Hansen's Disease, or leprosy as it was formerly called, and was sent to Honolulu. In 1933 Charles was then sent to the secluded leprosy colony at Kalaupapa, Molokai where he died a year later. Patients were given an automatic divorce when they were sent to the colony and Charles' two young children, Richard and Florence, were raised by his parents. The stigma for a family in the beef industry must have been great since at that time no one knew how Hansen's Disease was contracted or spread. There are no documents to be found in the ranch archives that speak to Charles' fate and it was only through his daughter and a few others who knew of this fact that it was revealed.

<sup>9</sup> Camp Tarawa was named in honor of the Second and Fifth Marine Divisions who took the Tarawa Atoll in the Gilbert (Kiribati) Islands from the Japanese and that battle's survivors regrouped in Waimea. In the spring of 1944 the Second Division left Hawai'i to help secure the Marianas Islands and then the following January the Fifth Division was deployed to the bloody battle of Iwo Jima. After that battle, the Fifth Division returned to Waimea. (Wellmon 1969:251-252).

<sup>10</sup> He was from the Perry family and his brother Al Kealoha Perry was a noted island musician. Lyman hyphenated his last name adding his paternal grandmother's maiden name to distinguish himself from a nephew by the same name who was always getting into trouble with the law. So with her second marriage Anna became Anna Lindsey Perry-Fiske. The story of the Perry family is an interesting one. Lyman's father, Morillo Hazard Perry, had been in the Illinois Infantry during the Civil War and was so traumatized by the events of the war that, according to family members, he wanted to get as far away from civilization as possible. His new home in Hawai'i could only be reached by hiking through two valleys. Morillo married Emily Kekuwa, a Hawaiian woman from the area, and they had eight children. Notations in the Anna Ranch archives indicate that Morillo was the nephew of the two famous brothers Commodores Mathew and Oliver Hazard Perry.

<sup>11</sup> In 1973, when the need for funds for student scholarships became an issue, Anna was approached by the head of the endowment fund, Bernard Nogues. Nogues and Anna organized an auction and solicited contributions from the community. During subsequent auctions significant monies were raised to assist students who might otherwise not be able to afford the tuition. To acknowledge Anna for her dedication to the school, in 1984 the Board of Governors passed a resolution honoring her "for her long time support of the school and her belief in the school's mission and purpose." The board also renamed the girl's dormitory which had been simply known as "Upper Dorm" to the "Anna Lindsey Perry-Fiske Hall" and a plaque with her name on it now marks the dormitory.

(8-86)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

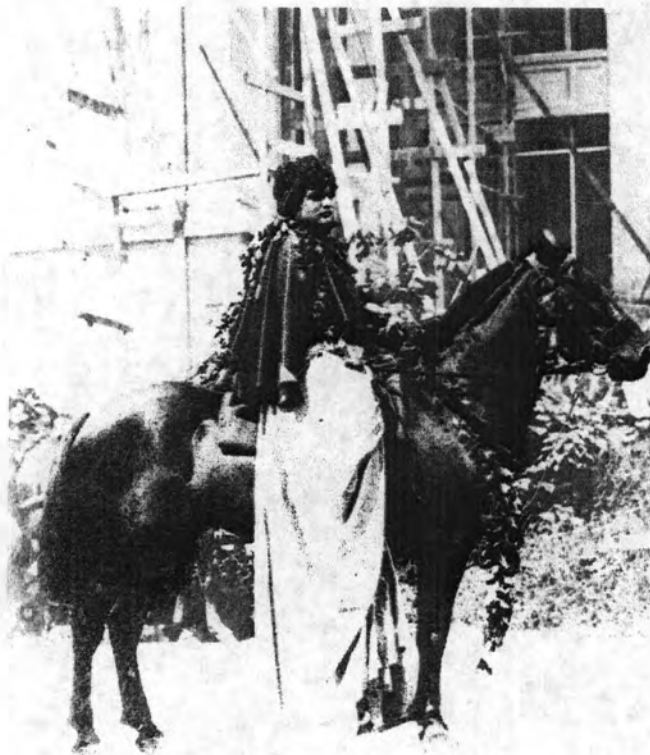
CONTINUATION SHEET

Section 8 Page 1

name of property

Anna Ranch

county and State County of Hawai'i, HI.



Fourteen year old Anna as *pa'u* rider, Hilo parade.



Anna wins first prize as *pa'u* rider in Hilo, 1930.



(8-86)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 8 Page 2

name of property

Anna Ranch

county and State County of Hawai'i, HI.



The William Lindseys, circa 1910- Bill, Charles, Mary, Anna, and William.



Anna on her favorite horse, 'My Bert' at Old Hawai on Horseback pageant, 1970's.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 9 Page 1

Name of multiple property listing (if applicable)

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 9 Page 2

Name of multiple property listing (if applicable)

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 9 Page 3

Name of multiple property listing (if applicable)

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Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

## 10. Geographical Data

Acreage of Property 3.48 Acres

UTM References (Place additional UTM references on a continuation sheet)

1	<u>5</u> Zone	<u>2 1 8 7 9 0</u> Easting	<u>2 2 1 6 6 6 0</u> Northing
2	<u>    </u> Zone	<u>    </u> Easting	<u>    </u> Northing
3	<u>    </u> Zone	<u>    </u> Easting	<u>    </u> Northing
4	<u>    </u> Zone	<u>    </u> Easting	<u>    </u> Northing

     See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Anna M. R. Grune, Assoc. AIAorganization Mason Architectsdate Jan. 21, 2008street & number 119 Merchant Street, Suite 501telephone (808) 536-0556city or town Honolulustate HIzip code 96813

## Additional Documentation

Submit the following items with the completed form:

## Continuation Sheets

**Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

## Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Anna Perry-Fiske Charitable Truststreet & number 65-1480 Kawaihae Roadtelephone (808) 885-4426city or town Kamuelastate HIzip code 96743

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for this form is estimated to range from approximately 15 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Keeper of the National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.

United States Department of the Interior  
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## National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number 10 Page 1

Name of multiple property listing (if applicable)

### VERBAL BOUNDARY DESCRIPTION

The Anna Ranch Historic District is designated by Tax Map Key 3-6-5-006: 01, 02, 03.

The boundary of the Anna Ranch Historic District is shown as the bold dashed and bold solid line on the accompanying map entitled "Survey Map of Anna Ranch Historic District, 2000," Figure B, Sketch Map. Starting at the southwest corner property near Kawaihae Road, the boundary goes north 107.81' and then jogs perpendicular to the east 66.52', then perpendicular north again 55.98' and then perpendicular west 62.16', forming a squared off area. This squared off area is the Lindsey Cemetery Plot and is not part of the historic district, nor is it part of the designated tax map key area. The boundary then continues north 144.93' to the center of the Wai'au'ia Stream. The northern boundary line follows the center of the stream to the northwest corner of the property. From there, the boundary follows a diagonal path 390.30' to the southwest. From this point there is a 17.70' jog to the east, parallel to Kawaihae Road. The boundary then continues at a slight diagonal to the south west 121.36' to the property intersection, adjacent to Kawaihae Road. The southern end boundary is a straight line that runs approximately 566.78' parallel to Kawaihae Road back to its southwest corner.

### BOUNDARY JUSTIFICATION

The boundary follows the historic limits of the house site, as it was originally constrained by Wai'au'ia Stream, Kawaihae Road and the east and west boundaries of the Tax Map Key. The boundary is based on the significance and integrity of the house site and the working ranch operations. The land beyond the east and west boundaries are owned by different entities than the Anna-Perry Fiske Trust. Kawaihae Road is the visual barrier on the south and Wai'au'ia is the visual barrier on the north.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Sketch

Section number **Maps** Page **1**

Name of multiple property listing (if applicable)

## List of Maps and Figures

<b>Fig.</b>	<b>Description</b>
-------------	--------------------

- |    |   |
|----|---|
| A. | USGS Map  |
| B. | Survey Map of Anna Ranch Historic District, 2000 by Wes Thomas Associates |
| C. | Sketch Map of Site Plan Noting Number and Vantage Point of Photographs    |
| D. | Building 1, Ranch House Floor Plan  |
| E. | Building 1, Ranch House Roof Plan   |
| F. | Building 2, Slaughter House Floor Plan                                    |
| G. | Building 3, Barn Floor Plan   |
| H. | Building 4, Garage Floor Plan   |
| I. | Building 5, Bus Stop/Outhouse Shed Floor Plan                             |
| J. | Building 6, Bird Cage/Cat Coop Shed Floor Plan                            |
| K. | Building 7, Generator Shed Floor Plan                                     |
| L. | Building 8, Water Heater Enclosure  |

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number **Photos** Page **1**

Name of multiple property (listing (if applicable))

## List of Photographs

The following information is the same for all photographs:

1. Name of District: Anna Ranch Historic District
2. County and State: Hawaii County, Hawaii

The following information is the same for photographs 1 to 16:

3. Photographer: Anna Ranch Heritage Center
4. Date of Photographs: 1914 - Late 1940's
5. Location of Disk / Negatives: Mason Architects

The following information is for photograph 17:

6. Photographer: Ralph Sallee
7. Date of Photograph: 1981
8. Location of Disk / Negatives: Mason Architects

The following information is the same for photographs 18 to 65:

9. Photographer: Glenn Mason, AIA, Mason Architects
10. Date of Photographs: Fall 2007
11. Location of Disk / Negatives: Mason Architects

## No. Description of View

- 1 Historic photograph of Building 1, front entry porch and side porch (now enclosed), dated 1914
- 2 Historic photograph of Building 1, side porch (now enclosed), dated 1914
- 3 Historic photograph of Building 1, side porch (now enclosed), west-facing facade, dated 1914
- 4 Historic photograph of Building 1, northwest facade, dated 1914

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number **Photos** Page **2**

Name of multiple property listing (if applicable)

## Photo

### No.

### Description of View

- 5 Historic photograph of the northwest facade of Building 1, with feeding troughs in foreground, dated 1914
- 6 Historic photograph of the south and west facades of Building 3, hitching posts, and dry-laid lava rock walls, dated 1914
- 7 Historic photograph of the south and west facades of Building 3 and Building 12 (shearing shed); demolished or deteriorated in the 1930's, dated 1916. (This area later became the pigs holding area.)
- 8 Historic photograph of the west facade of Building 3, dated 1929
- 9 Historic photograph of the south and west facades of Building 4 with Building 3 in the background, dated 1929
- 10 Historic photograph of Building 1, renovated, front porch with concrete stairs and lava rock stone porch ends and planter, dated 1939
- 11 Historic photograph of the attic interior of Building 1, dated 1939
- 12 Historic photograph of south and west facades of Building 3 and dry-laid lava rock wall, dated 1930
- 13 Historic photograph of west facade of Building 4 (fuel storage shed) with Building 3 in the background, dated 1939
- 14 Historic photograph of south and east facades of Building 2, dry-laid lava rock wall and the Kohala hillside, dated pre-1945
- 15 Historic photograph of south and east facades of Building 2, looking northwest, dry-laid lava rock walls, paddock and officer from Camp Tarawa, dated 1942-45
- 16 Historic photograph of south and east facades of Building 2 (renovated), dated late-1940s
- 17 Aerial photograph of Anna Ranch depicting Building 1, Building 2, Building 3, Building 4, Building 7, center driveway, fences and arbor gates, dated 1981
- 18 View of the front facade of Building 1, looking northeast at white painted wood fence and arbor entrance
- 19 View of the front facade of Building 1 and gardens with partial view of Building 4 and the decorative front fence and arbor entrance, looking northeast
- 20 View of the family graveyard and garden, looking northeast
- 21 View of the white painted fence, looking east of Building 1



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number **Photos** Page **3**

Name of multiple property listing (if applicable)

## Photo

### No.

### Description of View

- 22 View of the west facade of Building 1 and side entry gate
- 23 View north of Building 2, looking northwest at the Wai'au'ia Stream and the Kohala hillside
- 24 View of the Wai'au'ia Stream and looking north to the Kohala hillside
- 25 View of the partially deteriorated cattle fence and dry-laid lava rock wall northwest of Building 2, and Wai'au'ia Stream
- 26 View of the south and east facades of Building 2 and metal corral, looking north
- 27 Partial view of the south facade of Building 3, the hitching posts and dry-laid lava rock wall, looking northeast
- 28 View of the south and west facades of Building 3 and its site relationship to Building 10 and Building 11, looking east
- 29 View of the south and west facades of Building 4, with Building 11 in the background, looking northeast
- 30 View of the south facades of Building 10 and Building 11, and two small sections of the white painted fence, looking north.
- 31 View of the site relationship of buildings 4, 11, 3 and 10, looking north
- 32 View of the west facade and plantings of Building 1, looking south
- 33 View of the side entry porch and bay window of dining room of Building 1, looking southeast
- 34 View of the side entry porch with sliding window and entry doors to the kitchen and the office of Building 1
- 35 View of the foundation and structural wood supports of Building 1
- 36 View of the parlor room interior, looking west in Building 1
- 37 View of the dining room interior, looking southeast in Building 1
- 38 View of the built-in hutch in dining room, looking northwest in Building 1
- 39 View of the enclosed side porch, looking north in Building 1
- 40 View of Anna's bedroom, looking north in Building 1
- 41 View of the interior stair case, looking down from the attic in Building 1

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number Photos Page 4

Name of multiple property listing (if applicable)

## Photo

### No.

### Description of View

- 42 View down the hallway towards saddle room, looking north in Building 1
- 43 View of the office and sliding window, looking west in Building 1
- 44 View of the tack room, looking southwest in Building 1
- 45 View of the saddle room, looking north in Building 1
- 46 View of the south and east facades of Building 2
- 47 View of the south facade of Building 2
- 48 View of the cattle chase, metal corral fence and south facade of Building 2
- 49 View of the west facade, metal corral fence and wood gate of Building 2
- 50 View of the southwest corner of Building 2 looking at the metal corral fence and cattle chase
- 51 View of the north and west facades of Building 2 looking up from Wai'au'ia Stream
- 52 View of the interior of the slaughter hall and pulley system, looking south in Building 2
- 53 Close-up view of the carcass room interior showing cattle rail and entry door, looking northwest in Building 2
- 54 View of the carcass room interior showing the cattle rail system on the ceiling, looking north in Building 2
- 55 View of the loading dock of Building 2, looking east
- 56 View of the bathroom, looking east in Building 2
- 57 View of the caretaker's kitchen, looking southeast in Building 2
- 58 View of the west and south facades of Building 3
- 59 View of the south facade of Building 3 and Building 10
- 60 View of the south facade of Building 3 which was the original barn structure
- 61 View of the north facade of Building 3, looking west
- 62 View of the tack room interior, looking northeast in Building 3
- 63 View of the tack room interior, looking east in Building 3

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number Photos Page 5

Name of multiple property listing (if applicable)

## Photo

### No.

### Description of View

- |    |  |
|----|--|
| 64 | View of the tack room interior, looking west in Building 3   |
| 65 | View of the feed storage room interior, looking north in Building 3  |
| 66 | View of the south and west facades of Building 4   |
| 67 | View of the fuel storage shed of Building 4  |
| 68 | View of the north and west facades of the gardener's room of Building 4  |
| 69 | View of the north facade of the gardener's room and the west facade of the storage room of Building 4                |
| 70 | View of the east facade of storage room of Building 4  |
| 71 | View of the east facades of the storage room and of the garage of Building 4 adjacent to the dry-laid lava rock wall |
| 72 | View of the extended rafter tails and fascia on the garage of Building 4, looking east                               |
| 73 | View of fuel storage shed interior of Building 4, looking north  |
| 74 | View of foundation and connection detail of Building 4, looking west   |
| 75 | View of the garage interior and sliding window of Building 4, looking east   |
| 76 | View of gardener's room interior of Building 4, looking east   |
| 77 | View of black painted circle detail around lock and handle of Building 4, looking south                              |
| 78 | View of the south and west facades of Building 5, looking northeast  |
| 79 | View of the south and east facades of Building 6, looking northwest  |
| 80 | View of the south and west facades of Building 6 and arbor gate entry, looking northeast                             |
| 81 | View of the north and west facades of Building 7, looking east   |
| 82 | View of the south and east facades of Building 7, looking northwest  |
| 83 | View of the north and east facades of Building 8, looking east   |
| 84 | View of the west facade and front entry of Building 9  |



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Anna Ranch

Name of Property

Hawaii County, Hawaii

County and State

Section number **Photos** Page 6

Name of multiple property listing (if applicable)

## Photo

### No.

### Description of View

85

View of the east facade and rear entry of Building 9

86

View of the sign, fascia and window shutter detail of Building 9

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Anna Ranch  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: HAWAII, Hawaii

DATE RECEIVED: 11/02/06 DATE OF PENDING LIST: 11/17/06  
DATE OF 16TH DAY: 12/02/06 DATE OF 45TH DAY: 12/16/06  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06001120

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: Y

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

RETURN

SEE ATTACHED COMMENTS

RECOM./CRITERIA RETURN

REVIEWER PAUL R LUSIGNEAU DISCIPLINE HISTORIAN

TELEPHONE 202.354.2229 DATE 12/15/2007

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

# ANNA RANCH

Hawaii County, HI

## National Register of Historic Places - Return Comments:

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The current documentation is being returned to address the technical and substantive concerns outlined below.

### Name of Property

The nomination does not document the source for use of the historic name (Waiaua Ranch) in the narrative.

### Location

The correct state code is: *HI*. The correct county code is: *01*

### State Certification

The State Certification block was not fully completed. The SHPO must certify whether the submission is for a "nomination" or a "determination of eligibility;" and whether in his/her opinion the property "meets" or "does not meet" the National Register Criteria. The SHPO's state agency and title should also appear in the certification block.

The level of significance selected by the SHPO should reflect the discussion and context developed in the body of the nomination. As currently presented, the appropriate level of significance for the Anna Ranch would appear to be at the local level at best. (See comments below.) The level of significance for the property should be clearly defined within the narrative.

### Classification

The Classification blanks (Section 5) for the Anna Ranch property appear to be incomplete or incorrect.

The proper category for a property with such a diverse range of resources (buildings, structures, sites) is best cited as: *district*

The basis for the resource count is unclear. What is the 1 contributing site? Which resource is designated a contributing structure? Based on the current documentation a corrected resource count might read:

- 5 Contributing Buildings (main house, slaughter house, barn, tractor shed, garage/garden shed)
- 1 Contributing Structure (generator shed)
- 2 Non-contributing Buildings (Tea House, restroom)

Total number of contributing resources is: 6

The narrative should clearly enumerate each contributing resource with either a full description or a precise inventory list tied to the narrative.

*Not Applicable* or *N/A* should be noted in the blanks for Number of Contributing Resources Previously Listed and Name of Related Multiple Property Listing.



### **Historic/Current Function**

The blanks for historic and current function must be completed with categories taken from the approved lists provided in the National Register Bulletin *How to Complete the National Register Registration Form* (The blanks are entered into the NRIS database and use of approved database terms is essential for data consistency.) Recommended categories:

#### *Historic Function*

*Domestic/single dwelling (main house); secondary structure (garage/garden shed)*

*Agriculture/Processing (slaughter house); Agricultural Outbuilding (barn, tractor shed)*

#### *Current Function*

*Recreation and Culture/Museum*

### **Description**

**Format.** All continuation sheets should either be provided on official National Register forms, or contain the same basic header information. Most important, the continuation sheets must be labeled with the name of the nominated property and its state and county location. (Should non-labeled sheets become separated from the original nomination, such notations would be the only way to identify the correct nomination file location.) The current narrative contains numerous typographical errors and incomplete sentences and statements that should be corrected before resubmission. (e.g. corral/korral, sill/cill, An old Hawaiian canal. ???)

The current narrative description needs to be strengthened considerably in order to be able to clearly convey the architectural character of the resources and their orientation to one another and the larger ranch complex, as well as a more thorough discussion of the physical integrity of the ranch properties. The current narrative is rather disjointed and difficult to follow for many of the resources. Specific questions and concerns are listed below.

**Plot.** Why was only one of the three parcels that make up the ranch property nominated? The description narrative or the verbal boundary justification should note the reasons for excluding historic areas.

**Slaughterhouse.** The narrative is very disjointed and includes several incomplete sentences. The narrative could benefit from a more direct elevation by elevation description that focuses on materials, fenestration, and detailing rather than the structural components. Perhaps the hook and rail system could be described separately as a single system after the exterior description is completed and the interior is discussed. In addition, a more detailed building plan showing the different periods of construction might help better describe the evolution of the structure. The current sketch map cites specific dates but it is unclear how these were determined and the text does not mention the dates in any detail.

**Barn.** The narrative description here is much easier to follow. The orientation of the building to others in the ranch complex and to the exterior former ranch lands could be better described (see below-Landscaping/Grounds).

Tractor Shed. The tractor shed is not shown on the attached sketch map. Where is it located? Why is no photograph of the building provided? How did it function in relationship to the other working ranch buildings? Why was the notation for the painted doorknob/lock rings placed here?

Gardner's Shed. What is the approximate date of construction? No photograph? If the building is really just a later addition to the garage, it should be discussed after the description of the garage and not as a stand alone building, but as an addition to the earlier resource.

Garage. What are the approximate dates of construction? These should be noted in the narrative text as well as on the sketch maps. The narrative could expand on the discussion of wall materials and/or any additional fenestration, if present. No photograph?

Main Residence. Why was this resource, arguably the main building of the complex, discussed last? I would consider moving this description up to the front of the section after an overview of the general orientation of the properties within their landscape. A simple, enlarged floor plan of the house would be extremely useful when trying to visualize the evolving nature of the complicated design through the narrative. The current sketch map provides little detail since it contains no interior wall locations. The nomination notes possible earlier dates for certain components of the building, but makes no mention of the reasons for such suppositions or the physical evidence that supports such claims.

Other resources. There is no mention in the current narrative of the generator building marked on the map and shown in the photographs, the substantial stacked lava rock walls, the historic grave sites or the non-contributing tea house and restrooms. The latter would be important components to note in the following discussion regarding integrity.

Integrity. Given the ever changing character of many of the buildings, the nomination should provide a succinct discussion of the relative integrity of the buildings. What time periods do the current buildings reflect? Are the buildings able to convey any real sense of their nineteenth-century character, or are they better reflections of early to mid-twentieth century typical evolving ranch designs? Have the earliest components been so altered over the years that the original owners would have difficulty in recognizing their property? Does the current complex reflect the conditions and character as created by Ms. Fiske during the 1940-1960 period? What if any Fiske period buildings or structures are no longer extant? Were horse barns once a prominent feature of the site or was this a working operation and recreational/show horses were kept elsewhere? What has been the impact on the historic complex of the inclusion of the modern, museum-related (?) buildings, such as the tea house and restrooms?

Landscaping/Grounds. The current narrative could benefit from a better discussion of the overall landscape character of the ranch complex, its grounds, and the orientation of the buildings to one another and their surroundings. The buildings were not placed in isolation from one another, but were part of a working, interacting system. This discussion should probably be placed up front in the Description Section to set the stage for the individual building descriptions, but could also be placed at the end of the section? Were there two distinct landscapes within the complex, a

“working yard” focused on the ranch outbuildings (slaughterhouse, barn, tractor shed) and a “house grounds,” surrounding the family living/entertaining areas, each with their own distinctive landscape elements and character? How was access gained to the working yard from the main road? Was it separate from access to the house? The house appears to have included a well developed patio and outdoor living area with stone patios, fencing, and plantings oriented to the main house’s entrances and exits. Were these areas treated differently than the more utilitarian working yard areas? What sort of ground cover and plantings were found in the various areas? How did the working ranch buildings orient themselves to one another and to the exterior lands of the original ranch?

Do the historic components of the district contain archeological features or the potential for such? Were the areas around the buildings surveyed for archeological elements? If so, then any material regarding these sites would need to be addressed in the description narrative.

### **Significance**

The current documentation is too broad in scope, citing too many criteria, while providing less than adequate justification for most if not all of them. A scattershot approach that selects all of the possible criteria is seldom as successful as a nomination that focuses on a narrowly defined area of significance, period of significance and associated contexts and themes. As currently proposed the nomination fails to adequately justify National Register Criteria B, C, or D. Criterion A, with a slightly more focused justification, may be the best direction for any revised nomination. The following discussion will address each of the proposed areas, should the proponents wish to consider revising the entire nomination.

Criteria Consideration C/Birthplaces & Graves. This Criteria Consideration does not have to be checked or met since the burial sites on the property represent only a minor resource of the historic complex and the nomination’s significance is not based on any direct association with these burials.

Areas of Significance. The areas of significance for the property were not clearly defined. The specific categories should be taken from the approved lists provided in the National Register Bulletin *How to Complete the National Register Registration Form* (The blanks are entered into the NRIS database and use of approved database terms is essential for data consistency.) The most likely categories would be: *Agriculture* (ranch development) and *Social History* (Anna Perry Fiske)

Period of Significance. The period of significance should be defined by the extant resources found on the property that can adequately convey an appropriate sense of time and place. Based on the current nomination the start date of 1850 is not adequately supported by the standing resources. While the general lands of the ranch may have been first purchased by the Fays in the 1850s, the documentation fails to reveal sufficient physical or archival evidence that intact features associated with that period are contained in the current property. Even if portions of the current house were to be suitably dated to this period, the changes witnessed by these buildings as the ranch evolved render it difficult, if not impossible, for these features to convey a sense of the lifeways of circa 1850 ranching in Hawaii. Upon better documentation of the extant



resources and/or justification of their ability to convey their mid-nineteenth century character, perhaps the period of significance could be drawn to 1850, but as currently stands the period of significance might best be restricted to the period of Anna Perry Fiske's residence or that of her parents, who appear to have been most responsible for much of the current built environment at the ranch.

The end date for a period of significance is seldom justified for continuation up to the immediate past. In most cases a period will not extend beyond the point 50 years from the present unless the documentation can show "exceptional" significance as mandated by Criterion Consideration G. (See the National Register Bulletin 15.) As currently described the property does not appear to meet the criteria for exceptional significance, and certainly not for an end date up to 1995. The nomination would likely have a better chance of approval if the nomination focused more directly on the associations and contributions of the property during the period over 40--50 years ago.

Narrative. The statement of significance needs to begin with an introductory paragraph that outlines the basic areas of significance and criteria under which the property will be nominated, setting the scene for the subsequent discussion of the contexts and justifications for the property. The follow-up paragraphs need to not only draw out the background history of the property and its owners, but also put that information into context so that we can understand the relative place of this property within the larger picture of historic development in this particular area. The context serves as the grounds for further justifying the unique qualities of the particular property being nominated.

Criterion D/Archeology. The current documentation fails to justify the significance of the property under Criterion D in the areas of significance Historic/Prehistoric Archeology. First, the Description section contains no information on extant archeological features or sites within the nomination property. The brief discussion of the Auwai on page 18 (8.8), while interesting, lacks sufficient detail to justify eligibility under Criterion D. In order to justify archeology the nomination would need to describe the archeological resources in greater detail, provide a context for understanding the archeological importance (or rarity) of such irrigation features and establish specific research questions that could potentially be addressed by further study of the extant features. The mere existence of remnant archeological features on a property is not sufficient to justify the nomination under Criterion D.

Criterion C/Architecture. The current documentation fails to justify the significance of the property under Criterion C in the area of Architecture. The current nomination makes no attempt to establish how the extant buildings represent good or rare examples of a particular type or period of construction, or how the collection of buildings as a whole reflects an important or rare grouping. In order to justify architecture as an area of significance, the nomination would have to develop sufficient context for understanding the evolution of ranching construction in Hawaii and the defining characteristics of such vernacular forms. The nomination would then need to develop a comparative analysis that showed how the Anna Ranch buildings were particularly noteworthy local examples of the property types identified (oldest, rare examples of a vanishing type, solid, intact collection of multiple buildings, etc.).

Criteria A and B. These areas have the strongest justification in the current nomination. The documentation, however, lacks sufficient context to truly understand the role of the Anna Ranch complex in the larger picture of local development and history. If the significance of the property is based on its role as an illustration of the importance of agricultural development to the Waimea/Kamuela area, then the nomination needs to provide a much stronger discussion of the general development history of the area and in particular the importance of local agricultural production. When and what types of agriculture were pursued in this area? Who were the major players? Where did the Anna Ranch fit into this picture? Was it a major operation? Was it one of many minor players that served a specific role? What was the scale of typical ranches? How did this ranch compare? And finally, and perhaps more important, how do the extant resources at the Anna Ranch compare to other extant sites? Are surviving ranches with this level of integrity rare? Why should the Anna Ranch be considered over other examples?

The current narrative provides a solid background of the history of the Fay-Lindsey-Perry-Fiske family and its associated ranch property, but provides little context to understand how this property fit into the broader patterns of local history and development, and its relative importance to these patterns. In particular, much of the early discussion of James Fay, while interesting, has little to do with our understanding of the current extant ranch complex as most of the buildings post-date his activities, and those that might be reflective of his efforts are so buried within the altered buildings as to lack the ability to convey the patterns of development associated with his era. The nomination needs to focus more of its attention on documenting the periods of history illustrated by the surviving structures.

#### Criterion B/Anna Fiske

The significance of the ranch under Criterion B is not sufficiently justified at this time, with several issues regarding context and comparative properties still unresolved. Each property associated with an important individual should be compared to other properties associated with that person to identify those that **best** represent the person's historic contributions. The current documentation reveals no information on whether other extant resources associated with Anna Perry-Fiske still exist, or how the ranch property represents a specific aspect of Fiske's productive contributions. We know that she resided with her husband in Hilo during her first marriage (Sec. 8 page 6), and that she led a productive life while there. Is there any extant property associated with this period? Does the Hilo property, if it exists, reflect her significant philanthropic/community activism? Is it perhaps a better representation of her most influential period than the ranch? With regard to her riding activities, where did she conduct her efforts? Were her horses kept at the ranch? Where? Or was there another property located elsewhere to which her riding activities were better connected? How do Anna Fiske's contributions from the period prior to her residence at the ranch compare to those in the post-1939 period? And specifically, what can the particular resources at the ranch tell us about her significant activities? It is always important to bring the discussion back to the resources being documented.

For instance historic documents point to the ranch as an important location of annual mounted pageants organized by Fiske, as well as coffee fests and benefits through which she raised funds for her many causes. This type of documentation tying the ranch to specific activities, events, and functions (beyond just a home and work place) would greatly strengthen the nomination.

With regard to ranching, what was the context for post-1940 ranching in the Keanuimano area? (See questions previously noted above--When and what types of agriculture were pursued in this area? Who were the major players? Where did the Anna Ranch fit into this picture? Was it a major operation? Was it one of many minor players that served a specific role? What was the scale of typical ranches? How did this ranch compare?) As written the nomination fails to make a strong case for why the ranch property and the specific features of the ranch best represent the historic contributions of Anna Fiske.

A considerable number of the activities associated with Fiske, and the accolades she received appear to date from the period 1960 to 1995, which is clearly less than fifty years ago. The National Register of Historic Places criteria require that a property achieving significance within the last fifty years must document **exceptional** significance [See NR Bulletin, *How to Apply the National Register Criteria for Evaluation*, Criteria Consideration G, pp. 41-43]. In order to justify exceptional significance the presentation of the historic context for a property must be extremely thorough. For the Anna Ranch, these contexts might include local ranching, the preservation and promotion of Native Hawaii heritage, and local social activism/philanthropy. Similar to the comparative analysis required of properties associated with a particular individual, justifying exceptional significance under Criteria Consideration G normally requires at least some comparative framework for evaluating the relative significance of one property or person to others who may have made similar contributions during the same period. With regard to the period of significance it might also be useful to differentiate between the period of Fiske's most active, productive life and the period in which she may have been more "passive" in later life. She may well have continued her active lifestyle up to her death, but it might also be the case that much of the attention she received in her later years was for her work and accomplishments made earlier. The Anna Ranch nomination should be revised to better directly address and justify the exceptional significance or it can direct more attention to the activities at the ranch associated with the pre-1960 period.

### **Geographical Data**

The nomination does not provide a suitable Verbal Boundary Justification for the ranch property. If the sketch map is to be used as the boundary description it should be drawn to scale, or dimensions provided. The narrative description notes that a larger property associated with the ranch exists (or existed). Why was the nomination restricted to a smaller area? Modern development? Different ownership? Loss of physical integrity? Ranches in particular are often defined by their associated agricultural features.

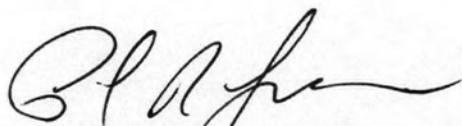
### **Photographs**

The black and white photographs provided with the nomination do not meet National Register standards. Photographs should be individually labeled and presented. Gluing the photos to continuation sheets is not acceptable and will not meet archival standards.

[<http://www.cr.nps.gov/nr/policyexpansion.htm> ]



If you have questions regarding these comments, please contact our office at the numbers listed below.

A handwritten signature in black ink, appearing to read "P. Lusignan", with a long, sweeping horizontal stroke at the end.

Paul R. Lusignan, Historian

(202) 354-2229

National Register of Historic Places

S:\nr\lusi\annaranch.rtn

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 06001120

Date Listed: 4/28/2008

Anna Ranch  
Property Name

Hawaii  
County

HI  
State

N/A  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
Signature of the Keeper

4/28/2008  
Date of Action

-----  
Amended Items in Nomination:

Significance:

The appropriate level of significance for the property is: *local*.  
[Without a broader context and comparative analysis, consideration of significance at the statewide level does not appear justified at this time. The contributions of Anna Perry-Fiske are largely shown within the context of local Waimea history on the island of Hawaii. Little documentation is presented in the current nomination to place the ranch within the broader picture of statewide/regional ranching development. If the significance of the property is based on its role as an illustration of the importance of agricultural development in the state, then the nomination needs to provide a much stronger discussion of the general development history of the agricultural/ranching theme in Hawaii. When and what types of agriculture were pursued? What size operations existed during the historic period? What was the scale of a typical ranch? How did the Anna ranch operation compare, and how does it now compare as an extant illustration of that historic development? Likewise, most of the discussion surrounding Anna's social, cultural, and philanthropic contributions focus on *local* events and works. Her contributions may well represent the work of one of the state's leading cultural benefactors, but little comparative context is presented to assess her relative importance on a statewide basis.]

The Period of Significance is revised to read: 1896—1964.

[The current documentation does not adequately justify taking the period of significance up to 1995. The National Register criteria require that a property achieving significance within the last fifty years must document *exceptional* significance. In order to justify exceptional significance the presentation of the historic context for a property must be extremely thorough. For the Anna Ranch, those contexts might include state and local ranching, the preservation and promotion of Hawaii heritage, and state/local philanthropy. The development of such a context, especially for the less-than-fifty year period, normally requires a fairly detailed comparative framework in which the relative significance of one property or person can be assessed relative to others that may have made similar contributions during the same period.]

Seldom will mere continued function be suitable grounds for taking a period of significance up to the very recent past (1995), even when that date might mark a milestone event, such as the death of the individual. In such situations the period of significance might be arbitrarily terminated at the fifty-year mark, recognizing that the historic contributions that established the significance of the property/person may have continued into the later period, but do not merit particular exceptional notice. In this particular case it might even be said that a considerable amount of the recognition and awards presented to Ms. Perry-Fiske during the later period of her life reflected a local appreciation for her long history of earlier contributions in the area of social history and local entrepreneurship, rather than denoting specific exceptional events at that point in time.

The revised period of significance overlaps the less-than-fifty year period only slightly (thus relieving somewhat the necessity for explicitly justifying exceptional significance), accounts for the major expansions and renovations to the ranch complex undertaken up to and through the immediate post-war era, and includes at least the initial year of the local "Old Hawaii on Horseback" event that appears so intimately connected with the Anna Ranch property.

These clarifications were confirmed with the Hawaii SHPO office.

---

**DISTRIBUTION:**

National Register property file

Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Anna Ranch  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: HAWAII, Hawaii

DATE RECEIVED: 3/26/08 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/09/08  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06001120

DETAILED EVALUATION:

\_\_\_ ACCEPT \_\_\_ RETURN \_\_\_ REJECT \_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

The Anna Ranch is locally significant under National Register Criteria A, B and C in the areas of Architecture, Agriculture, Social History, and Recreation/Entertainment. Home to community leader and philanthropist Anna Leialoha Lindsay Perry-Fiske, the ranch is an excellent local example of early twentieth century ranching development in Waimea. In an era (1939-1964) and industry (ranching) dominated by male ranchers, Anna operated a highly successful cattle ranch, earning her the local moniker "First Lady of Ranching." The largely intact grouping of solid, vernacular ranch buildings incorporates both house grounds (residence, garden, garage) and working yard (slaughterhouse, barn, tractor shed), reflecting the integrated working environment of a typical modest ranch of the period. Anna Perry-Fiske, as well as being a successful entrepreneur, was also a leading social and cultural figure within the local community, deeply tied to the preservation of local history and other philanthropic ventures during her long career.

RECOM./CRITERIA Accept Criteria A B & C

REVIEWER Paul R. Lusignan DISCIPLINE HISTORIAN

TELEPHONE 202-354-2229 DATE 4/28/08

DOCUMENTATION see attached comments Y/N see attached SLR Y/N





ANNA RANCH, BUILDING #1  
KAMUELA, HAWAII COUNTY, HAWAII  
#1



ANNA RANCH, BUILDING #1  
KAMUELA, HAWAII COUNTY, HAWAII  
#2





ANNA RANCH, BUILDING #1  
KAMUELA, HAWAII COUNTY, HAWAII  
#3

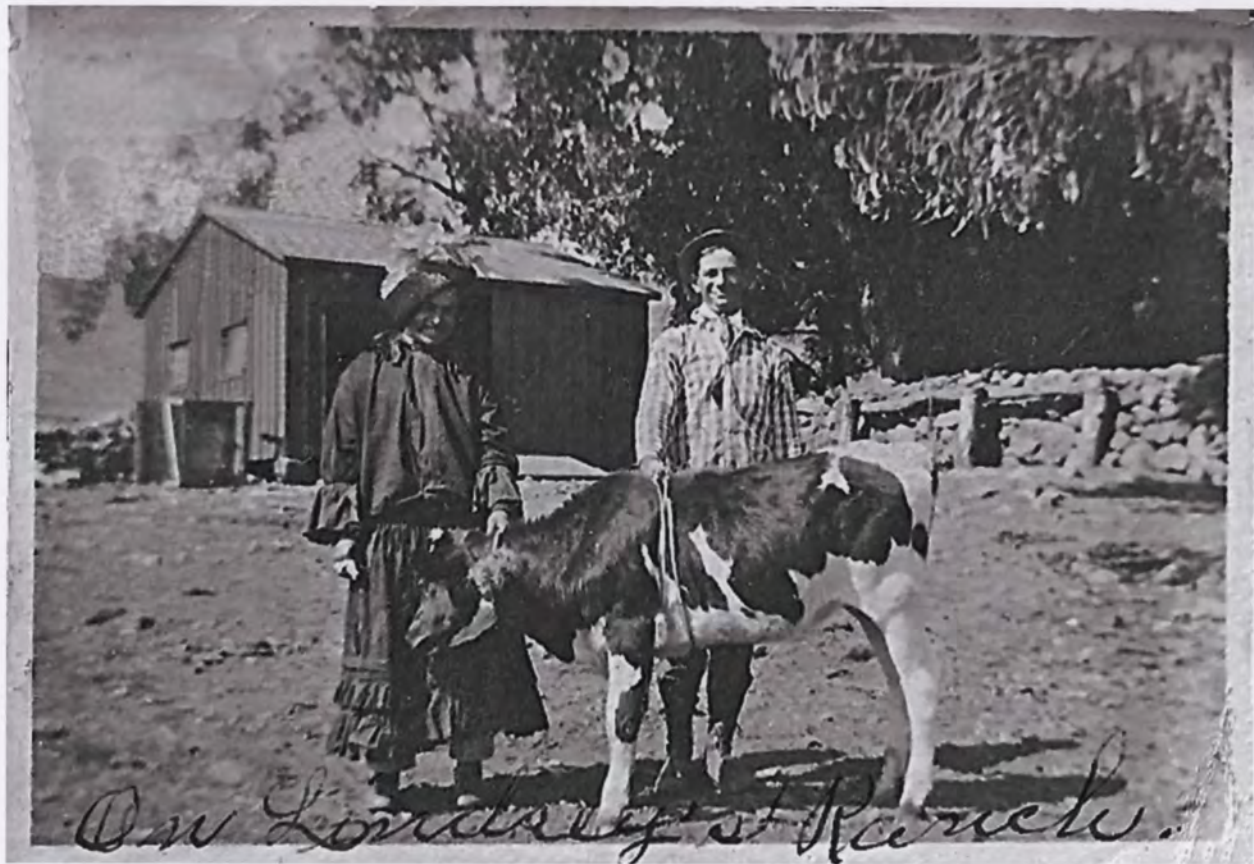


BUILDING #1, ANNA RANCH  
HAWAII COUNTY, HAWAII  
#4





BUILDING #1, ANNA RANCH  
HAWAII COUNTY, HAWAII  
#5



*On Lindsay's Ranch.*

BUILDING #3, ANNA RANCH  
HAWAII COUNTY, HAWAII  
#6





BUILDING #3, ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 7



BUILDING #3, ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 8





BUILDING #4 and #3, ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 9



BUILDING #1, ANNA RANCH  
HAWAII COUNTY, HAWAII  
#10





BUILDING #1 , ANNA RANCH  
HAWAII COUNTY, HAWAII  
#11



BUILDING #3, ANNA RANCH  
HAWAII COUNTY, HAWAII  
#12





BUILDING #4, ANNA RANCH  
HAWAII COUNTY, HAWAII

# 13



BUILDING #2, ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 14





Paper

BUILDING #2, ANNA RANCH  
HAWAII COUNTY, HAWAII

#15

EPSON

Epson  
Professional Paper

Epson  
Professional Paper



BUILDING #2, ANNA RANCH  
HAWAII COUNTY, HAWAII  
#16







65-1480 KAWAIHAE ROAD  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 17





BUILDING #1, #3 AND #4  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#18





BUILDING #1 AND #4  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#19



BUILDING #1 (BACKGROUND), GRAVEYARD  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#20





ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 21



BUILDING #1  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#22





WAI'AU'IA STREAM  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#23



WA'AU'IA STREAM  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#24





ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 25



BUILDING #2  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#26





BUILDING #3  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#27



BUILDINGS #3<sup>#</sup>, 10, #11  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 28





BUILDINGS#4 AND #11

ANNA RANCH

HAWAII COUNTY, HAWAII

#29



BUILDINGS# 10 AND #11  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#30





BUILDINGS #4, #11, #3 AND #10  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#31



BUILDING #1

ANNA RANCH

HAWAII COUNTY, HAWAII

#32





BUILDING #1  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#33



BUILDING #1  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#34





BUILDING #1  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#35



BUILDING #1  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#36





BUILDING #1  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 37



BUILDING #1

ANNA RANCH

HAWAII COUNTY, HAWAII

# 38





BUILDING #1

ANNA RANCH

HAWAII COUNTY, HAWAII

#39



BUILDING #1

ANNA RANCH

HAWAII COUNTY, HAWAII

#40





BUILDING #1  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 41

Epson  
Professional Paper

EPSON

Epson  
Professional



BUILDING #1

ANNA RANCH

HAWAII COUNTY, HAWAII

#42





BUILDING #1  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#43



BUILDING #1  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#44





BUILDING #1  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#45



BUILDING #2  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#46





BUILDING #2  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#47



BUILDING #2  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 48





BUILDING #2

ANNA RANCH

HAWAII COUNTY, HAWAII

#49



BUILDING #2

ANNA RANCH

HAWAII COUNTY, HAWAII

#50





BUILDING #2  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#51



BUILDING #2  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#52





BUILDING #2

ANNA RANCH

HAWAII COUNTY, HAWAII

#53



BUILDING #2

ANNA RANCH

HAWAII COUNTY, HAWAII

#54





BUILDING #2

ANNA RANCH

HAWAII COUNTY, HAWAII

#55



BUILDING #2

ANNA RANCH

HAWAII COUNTY, HAWAII

#56





BUILDING #2  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#57



BUILDING #3

ANNA RANCH

HAWAII COUNTY, HAWAII

#58





BUILDINGS #3 AND #10  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#59



BUILDING #3

ANNA RANCH

HAWAII COUNTY, HAWAII

# 60





BUILDING #3

ANNA RANCH

HAWAII COUNTY, HAWAII

# 61



BUILDING #3

ANNA RANCH

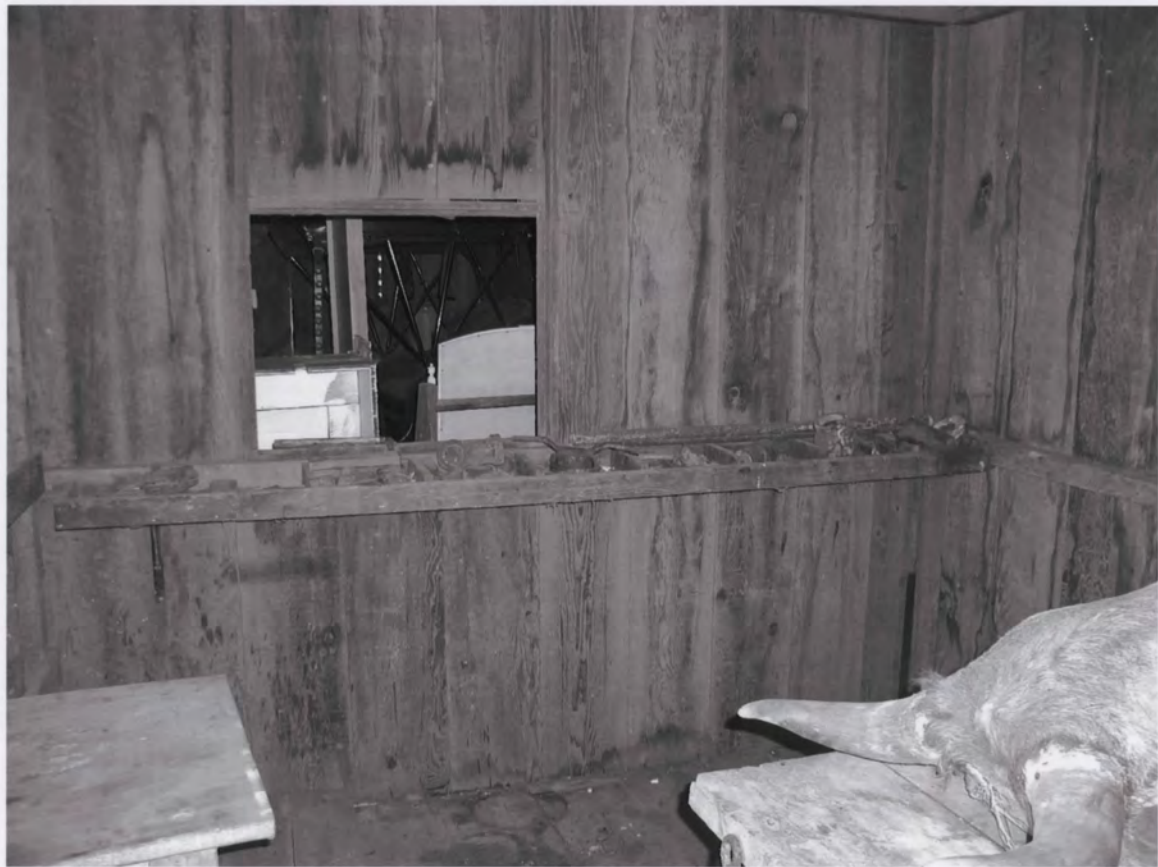
HAWAII COUNTY, HAWAII

#62





BUILDING #3  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#63



BUILDING #3

ANNA RANCH

HAWAII COUNTY, HAWAII

#64





BUILDING#3  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#65



BUILDING #4  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#66





BUILDING #4  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 67



BUILDING #4  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 68





BUILDING #4  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#69



BUILDING #4  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#70





BUILDING #4

ANNA RANCH

HAWAII COUNTY, HAWAII

#71



BUILDING #4  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#72





BUILDING #4  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 73



BUILDING #4  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#74





BUILDING #4

ANNA RANCH

HAWAII COUNTY, HAWAII

#75



BUILDING #4

ANNA RANCH

HAWAII COUNTY, HAWAII

#76





BUILDING #4  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#77

EPSON

Epson  
Professional Paper



BUILDING # 5

ANNA RANCH

HAWAII COUNTY, HAWAII

#78





BUILDING #6  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#79



BUILDING #6  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#80





BUILDING #7

ANNA RANCH

HAWAII COUNTY, HAWAII

#81



BUILDING #7  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
# 82





BUILDING #8

ANNA RANCH

HAWAII COUNTY, HAWAII

# 83



BUILDING #9  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#84



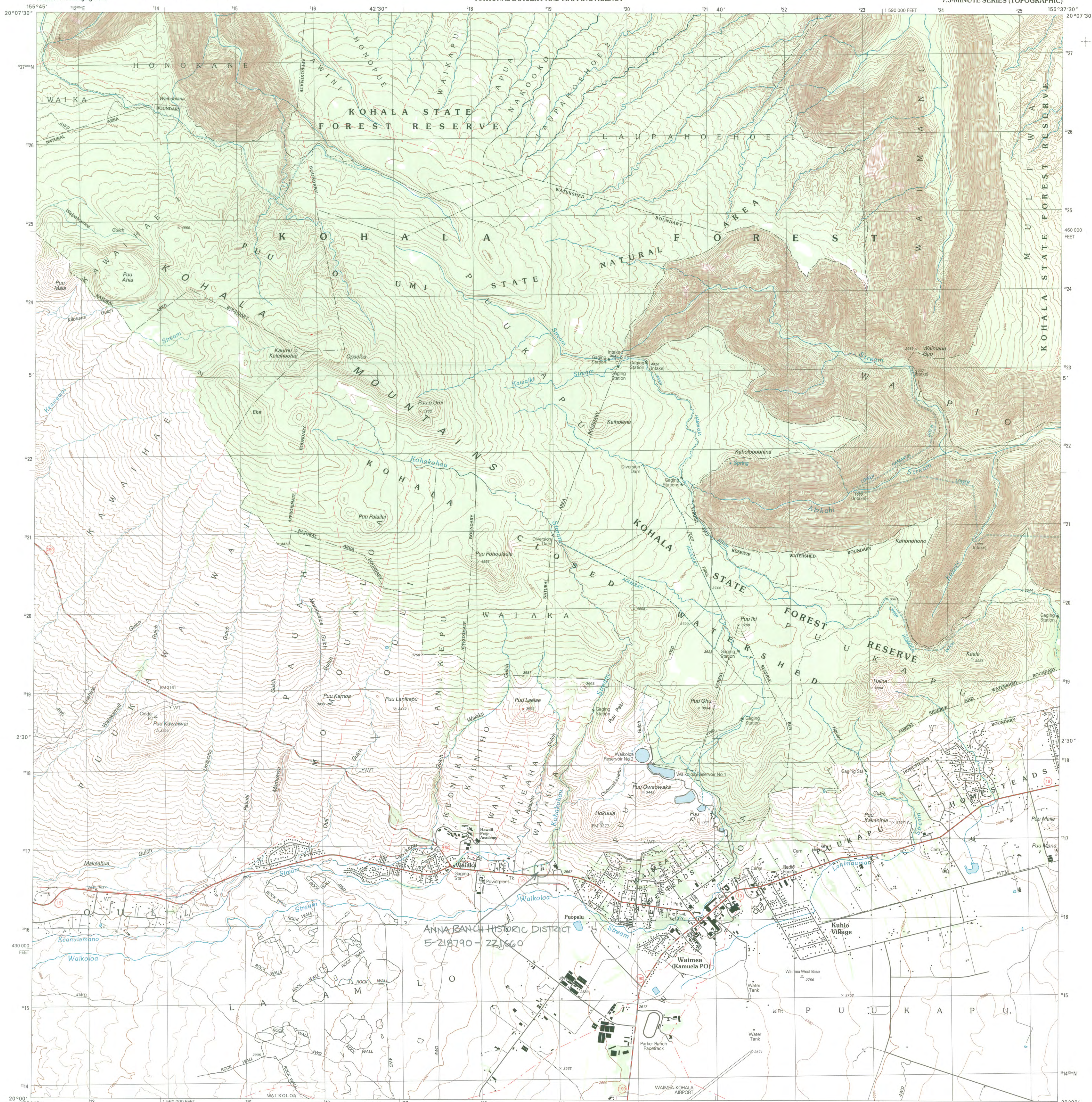


BUILDING #9  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#85



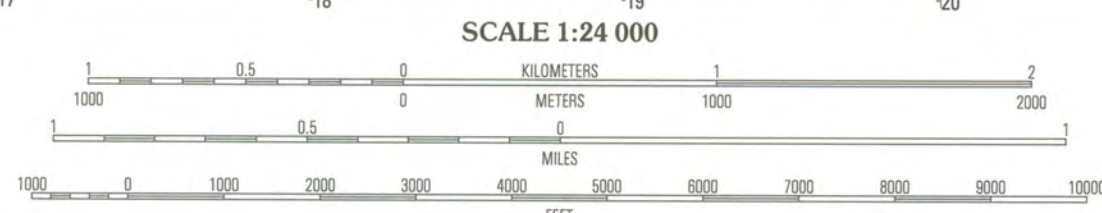
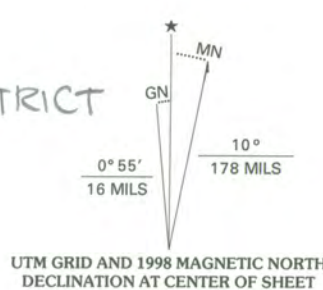
BUILDING #9  
ANNA RANCH  
HAWAII COUNTY, HAWAII  
#86





Produced by the United States Geological Survey  
in cooperation with National Imagery and  
Mapping Agency  
Topography compiled 1954. Planimetry derived from imagery  
taken 1959. Survey control current as of 1956.  
North American Datum of 1983 (NAD 83). Projection and  
1000-meter grid: Universal Transverse Mercator, zone 5,  
10 000-foot ticks; Hawaii Coordinate System of 1983 (zone 1)  
Old Hawaiian Datum is shown by dashed corner ticks.  
The values of the shift between Old Hawaiian Datum  
and NAD 83 for 7.5-minute intersections are obtainable  
from National Geodetic Survey NADCON software.  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map.

ANNA RANCH  
Historic District  
Zone 5  
EASTING 218790  
NORTHING 221660



CONTOUR INTERVAL 40 FEET  
DATUM IS MEAN SEA LEVEL  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

1	2	1 Haul
3	4	2 Honokane
5	6	3 Kawaihae
		4 Kakahele
		5 Puu Hini
		6 Nohonohae
		7 Makahala

ADJOINING 7.5 QUADRANGLE NAMES

ROAD CLASSIFICATION  
Primary highway  
hard surface .....  
Secondary highway  
hard surface .....  
Unimproved road .....  
Interstate Route  
U.S. Route  
State Route

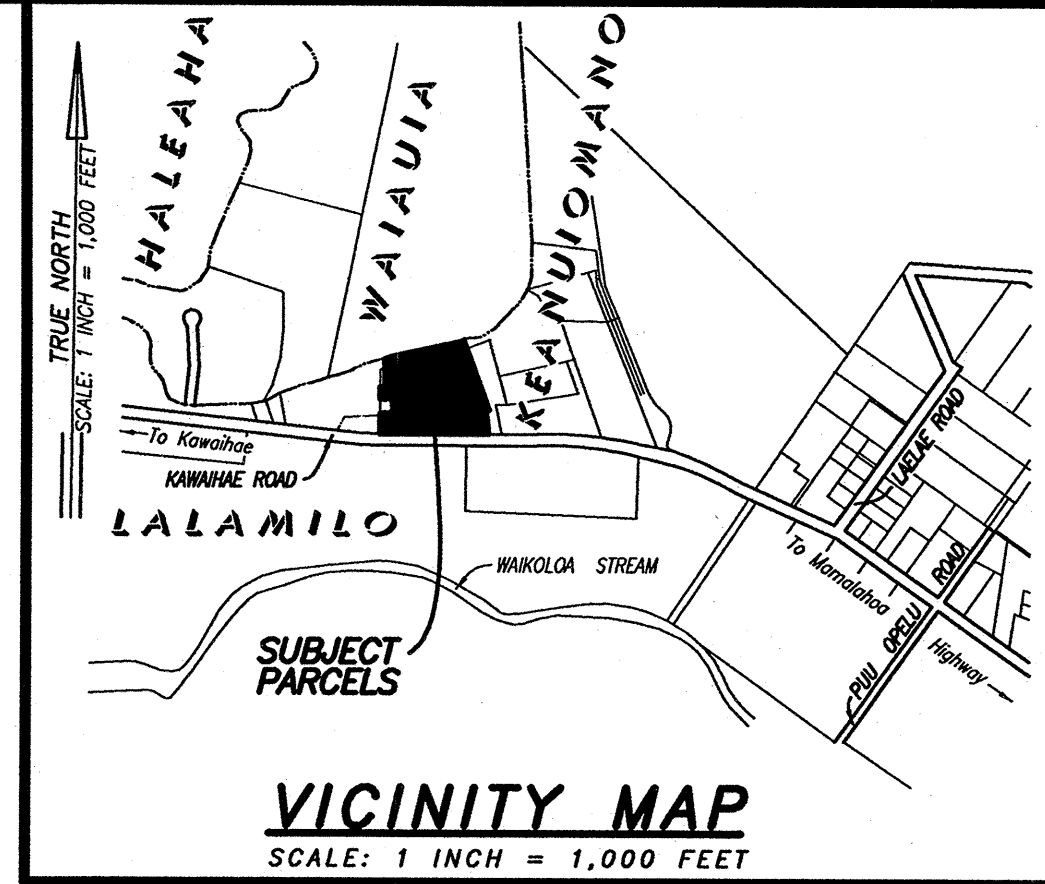
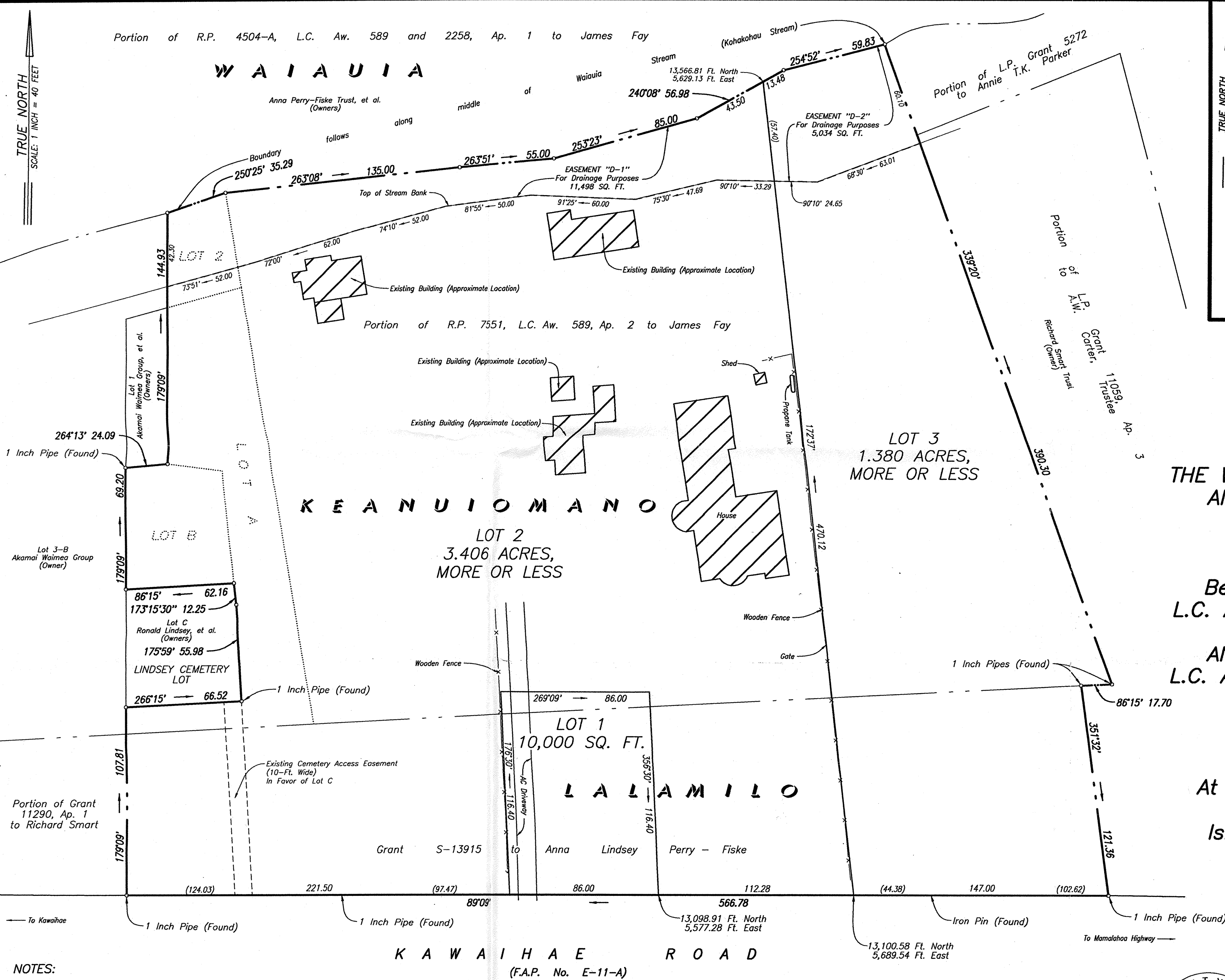
KAMUELA, HI  
1995

NIMA 5817 NW-SERIES W833









**MAP SHOWING  
CONSOLIDATION OF  
THE WHOLE OF GRANT S-13915 TO  
ANNA LINDSEY PERRY-FISKE,  
LOTS A, B AND 2**

**Being Portions of R.P. 7551,  
L.C. Aw. 589, Ap. 2 to James Fay**

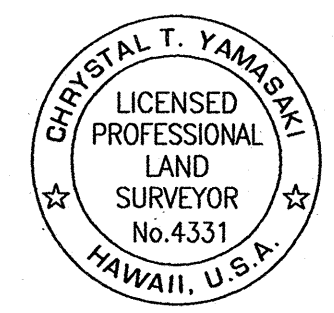
**AND PORTION OF R.P. 7551,  
L.C. AW. 589, AP. 2 TO JAMES FAY**

**AND RESUBDIVISION  
INTO LOTS 1, 2 AND 3**

**At Keanuiomano and Lalamilo,  
Waimea, South Kohala  
Island and County of Hawaii  
State of Hawaii**

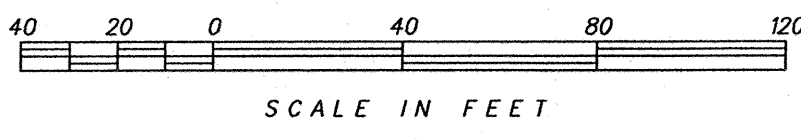
- NOTES:**
1. Azimuths and coordinates are referred to Government Survey Triangulation Station "PUU PA".
  2. Names of owners of adjoining parcels are from available Tax Map records.
  3. Subject Parcel is located in Zone X (areas determined to be outside the 500-year flood plain) as per Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 155166 0164 D, revised July 16, 1990.
  4. The features, shown hereon, except those labelled as "(approximate location)" are from an actual survey on the ground done on July 21, 2000 and July 31, 2000.

**FIGURE B - SURVEY MAP OF ANNA RANCH HISTORIC DISTRICT,  
2000 BY WES THOMAS ASSOCIATES**



This map was prepared by me or under my direct supervision.

*Chrystal Thomas Yamasaki*  
 CHRYSAL THOMAS YAMASAKI  
 Licensed Professional Land Surveyor  
 State of Hawaii Certificate Number LS-4331



Prepared For:  
**ANNA PERRY-FISKE TRUST (OWNER)**  
 c/o Harrell McCarty  
 Oda/McCarty Architects, Ltd.  
 P.O. Box 626  
 Kamuela, Hawaii 96743



Prepared By:  
**WES THOMAS ASSOCIATES**  
 -- Land Surveyors --  
 75-5749 Kalawa Street  
 Kailua-Kona, Hawaii 96740-1817  
 TEL. (808) 329-2353  
 FAX (808) 329-5334 EMAIL wta@ihawaii.net

PROJECT NO.: . . . . 16377  
 DATE: . . . . . APRIL 14, 2000  
 FIELD BOOK NO.: . . 1105  
 TAX MAP KEY: . . . . 6-5-06:02, 03, 06 (3RD DIVISION)  
 REVISED: August 2, 2000 (Final Plat Map)  
 16377S.DGN



FIGURE C — SKETCH MAP OF SITE PLAN  
NOTING NO. AND VANTAGE POINT OF PHOTOGRAPHS

SCALE: 1/32" = 1' - 0"

Ⓝ = NUMBER AND VANTAGE POINT OF PHOTOGRAPHS



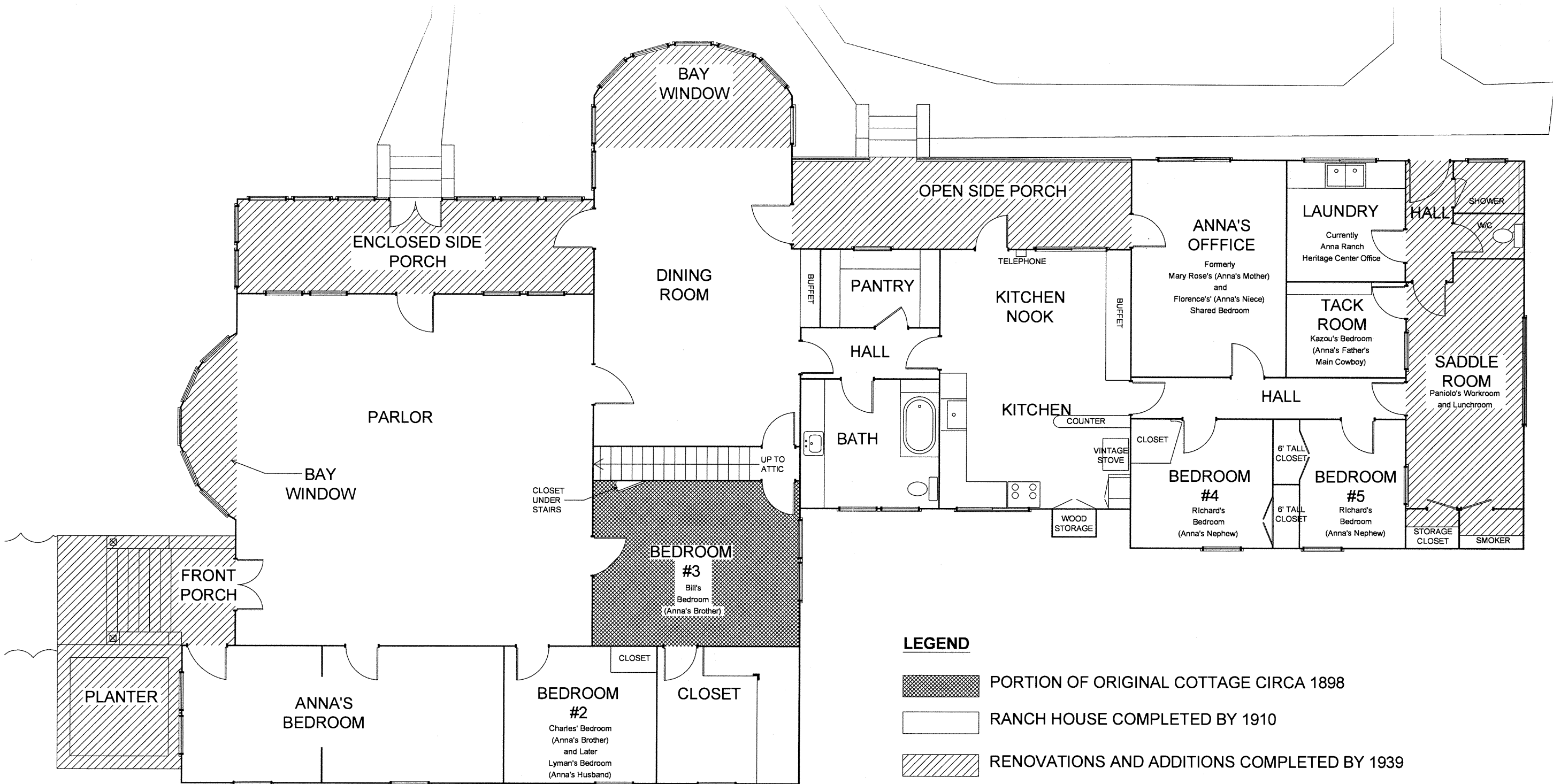


FIGURE D - BUILDING 1, RANCH HOUSE FLOOR PLAN

SCALE: 1/8" = 1'-0"

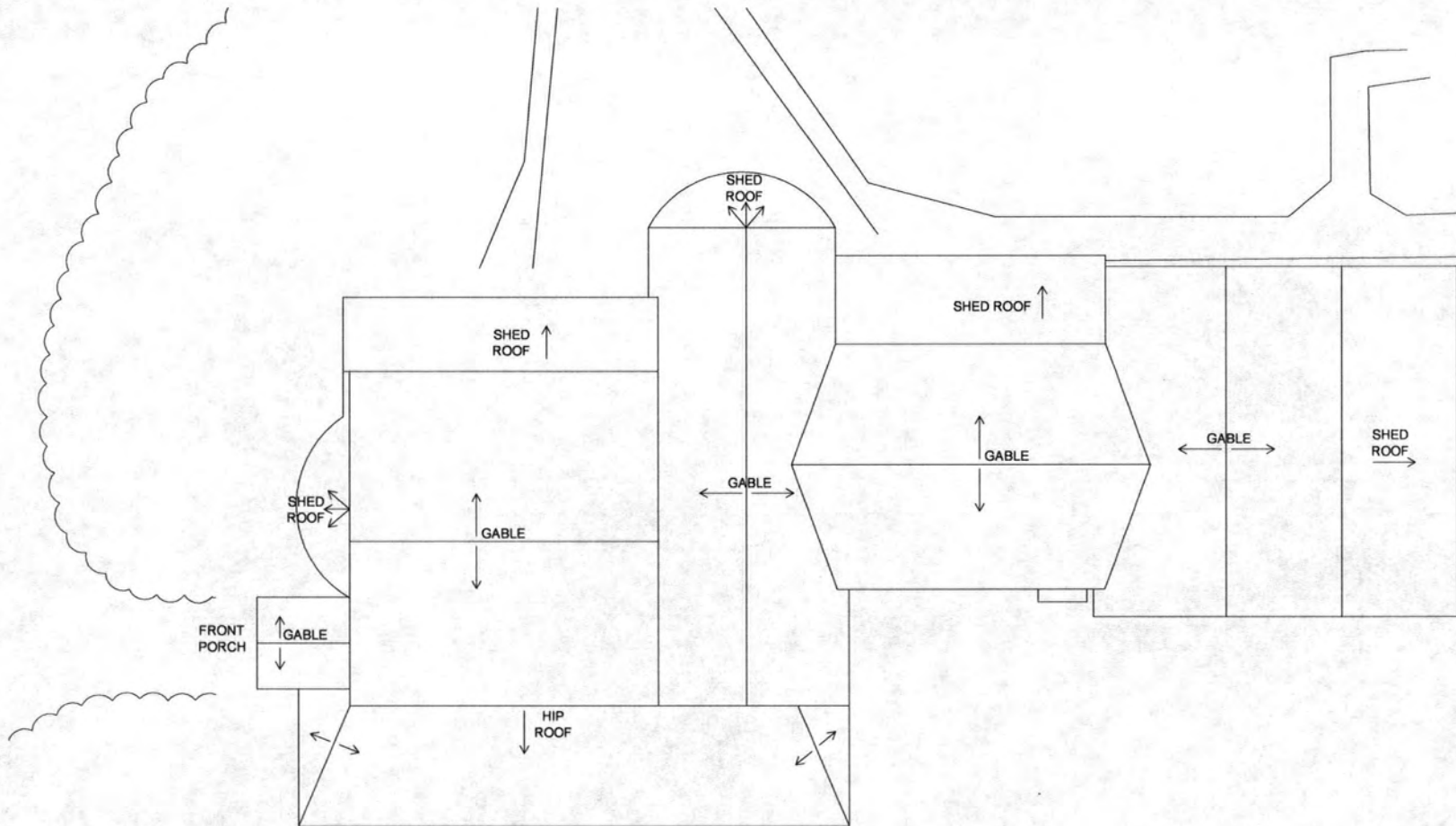
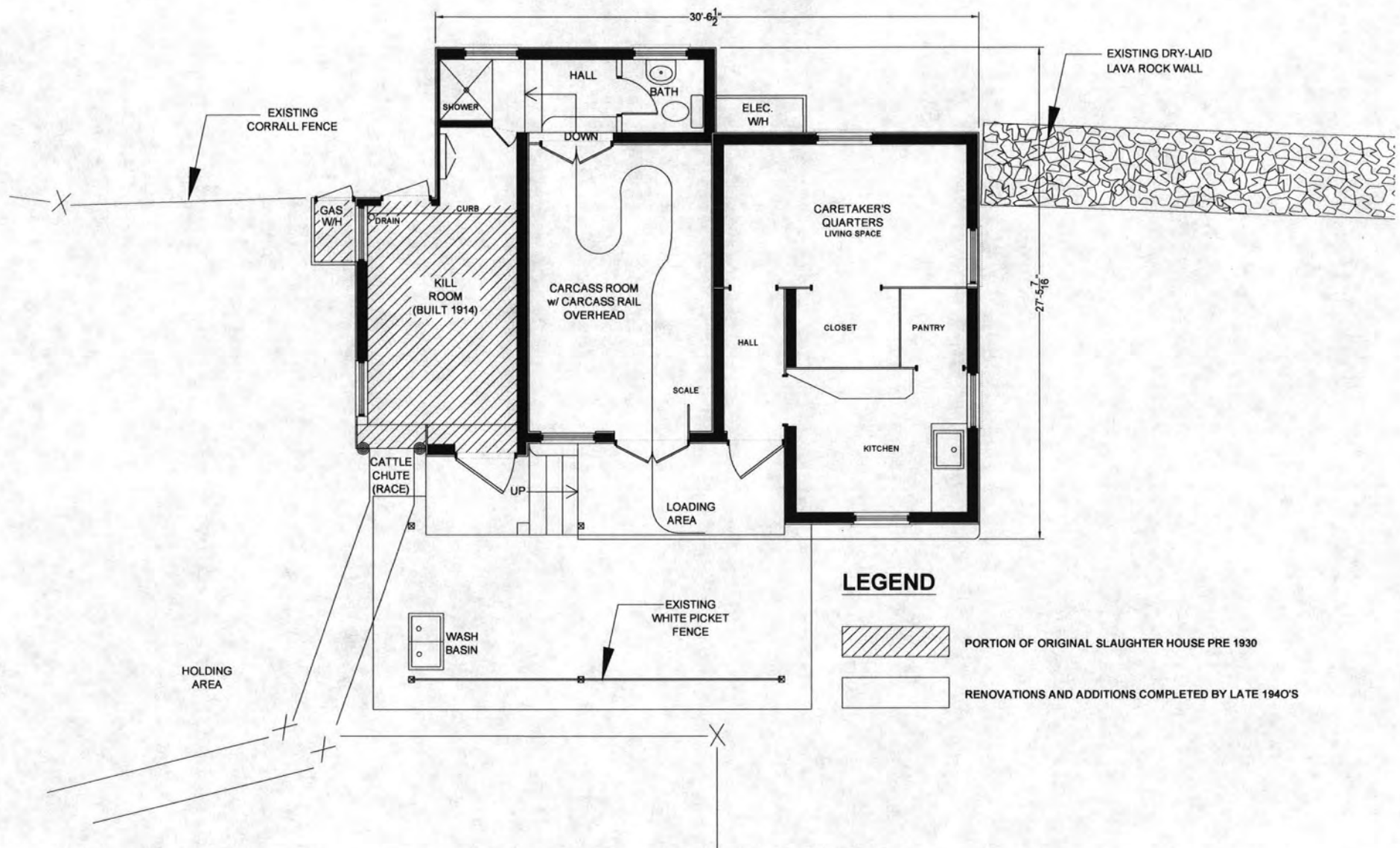


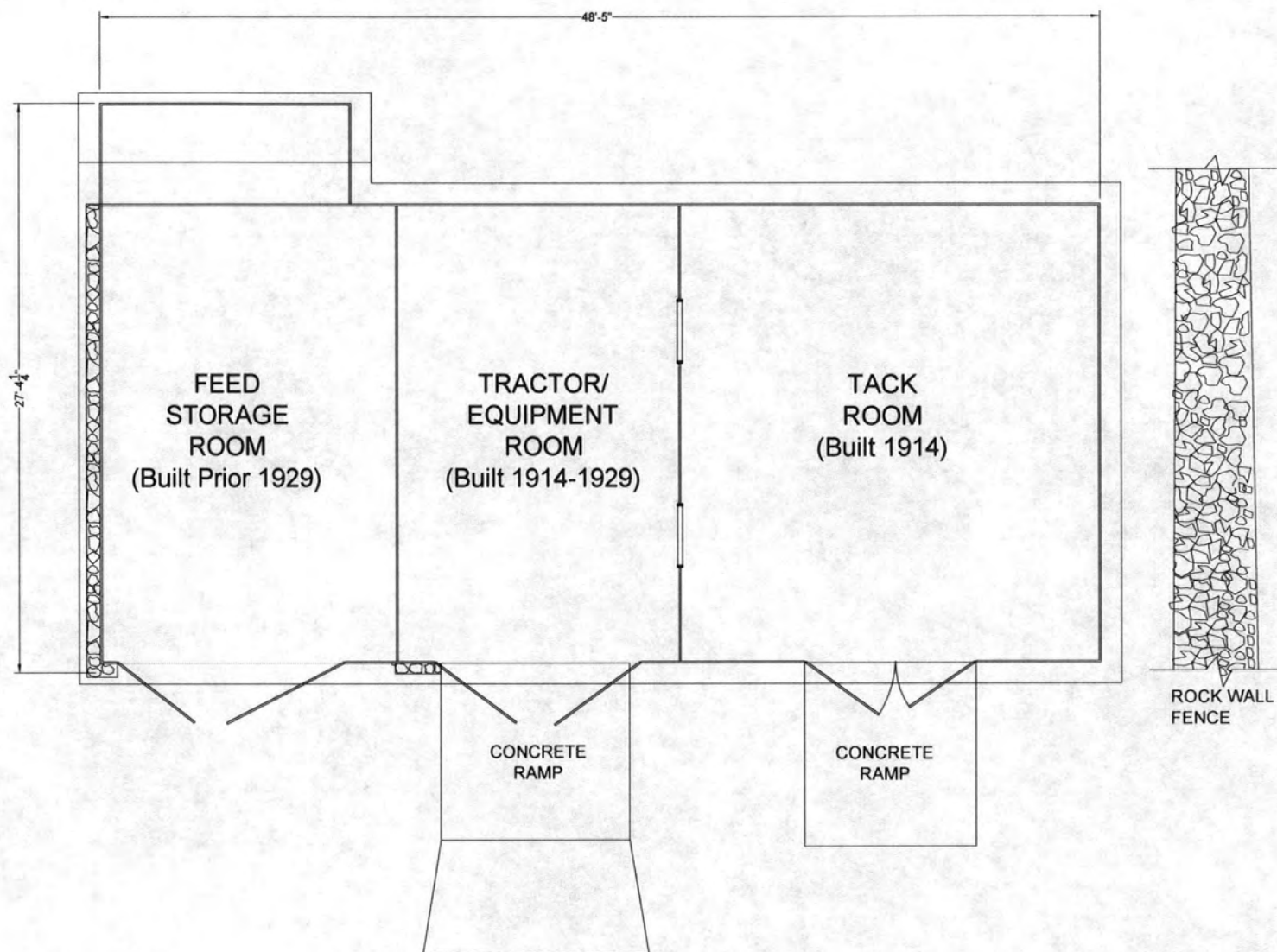
FIGURE E - BUILDING 1, RANCH HOUSE ROOF PLAN

SCALE: 1/16" = 1'-0"



**FIGURE F - BUILDING 2, SLAUGHTER HOUSE FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**FIGURE G - BUILDING 3, BARN FLOOR PLAN**

SCALE: 1/8" = 1'-0"



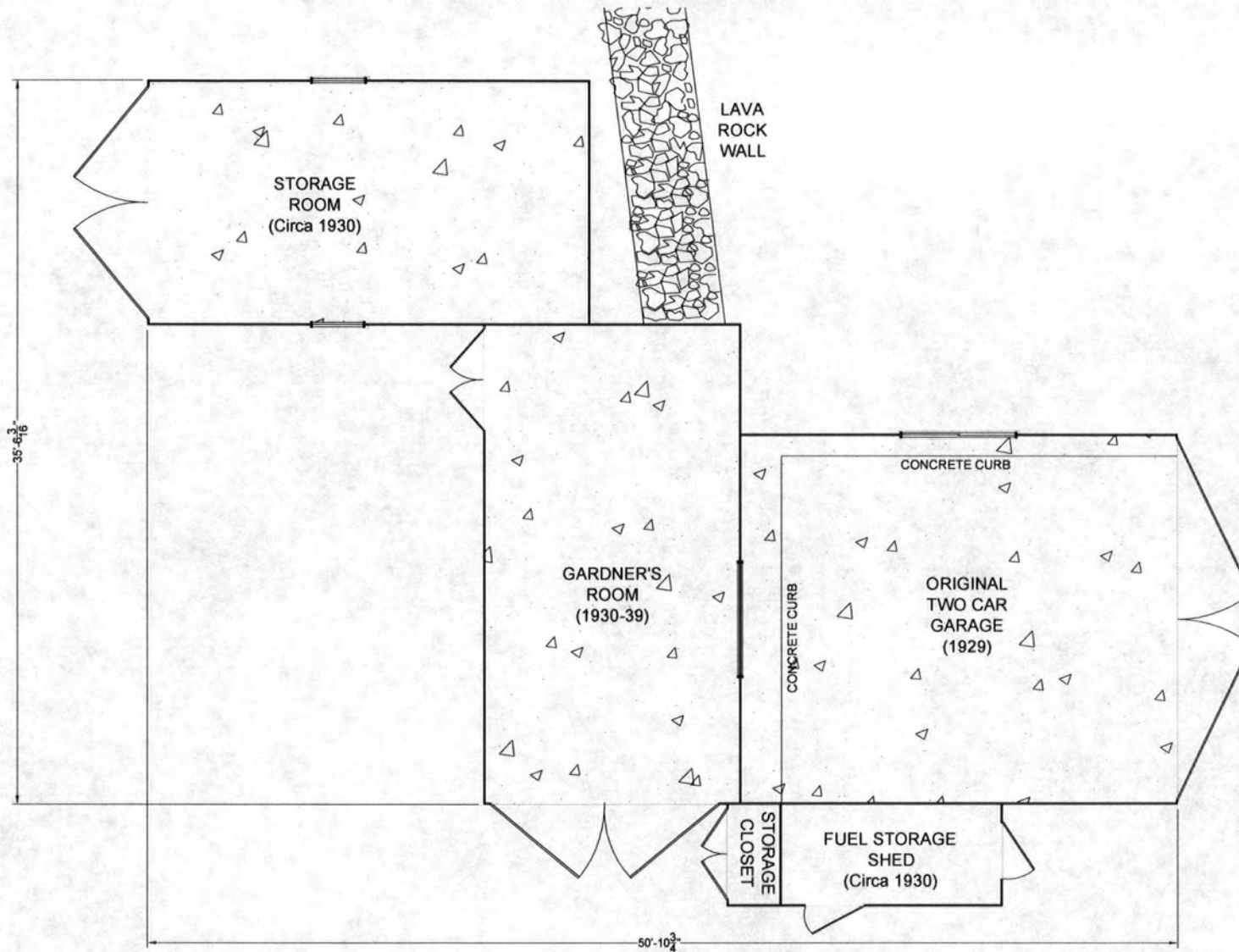


FIGURE H - BUILDING 4, GARAGE FLOOR PLAN

SCALE:  $1/8" = 1'-0"$

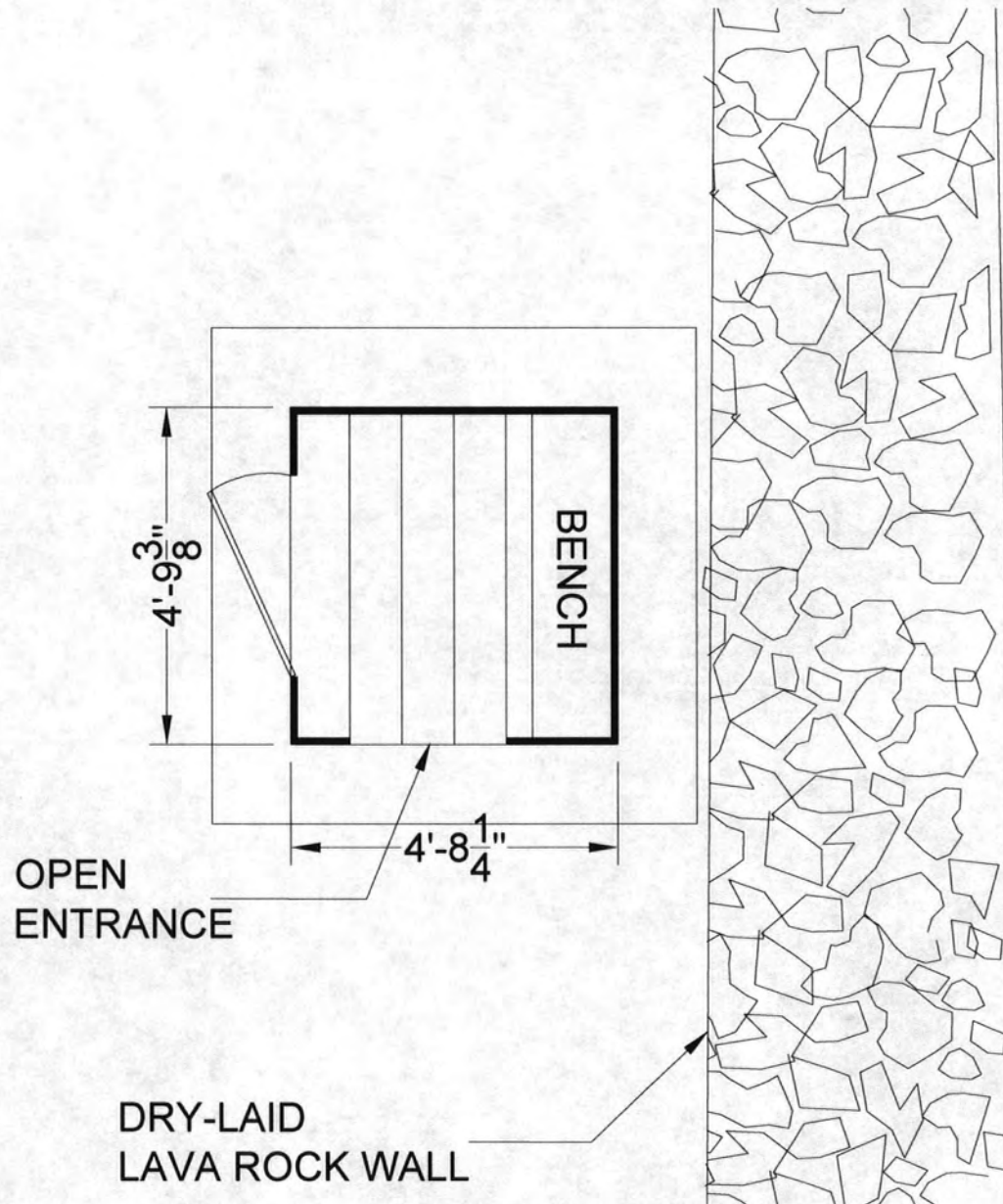
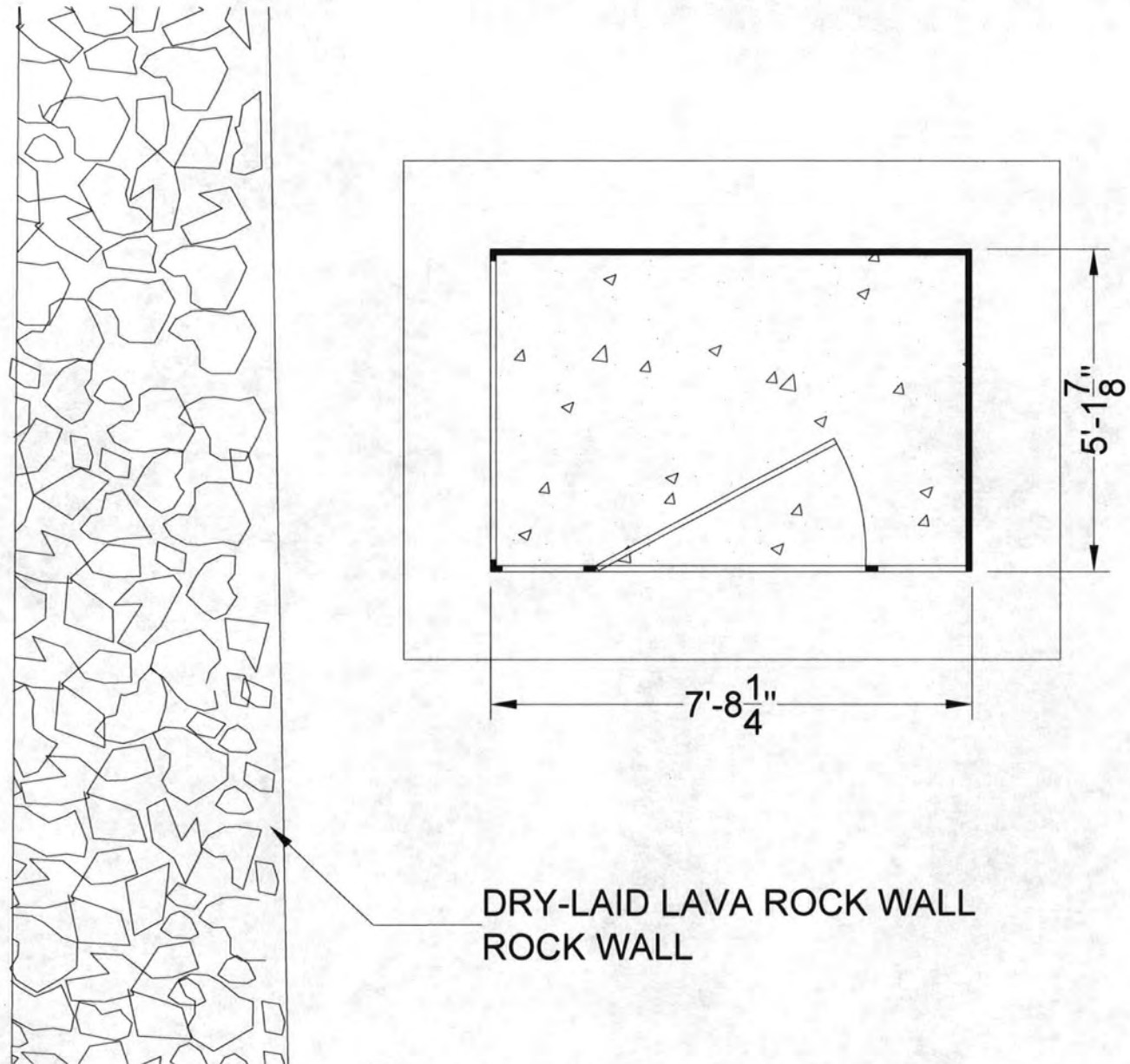


FIGURE I - BUILDING 5, BUS STOP/OUTHOUSE SHED FLOOR PLAN

SCALE: 3/8" = 1'-0"



**FIGURE J - BUILDING 6, BIRD CAGE/CAT COOP SHED FLOOR PLAN**

SCALE: 1/4" = 1'-0"

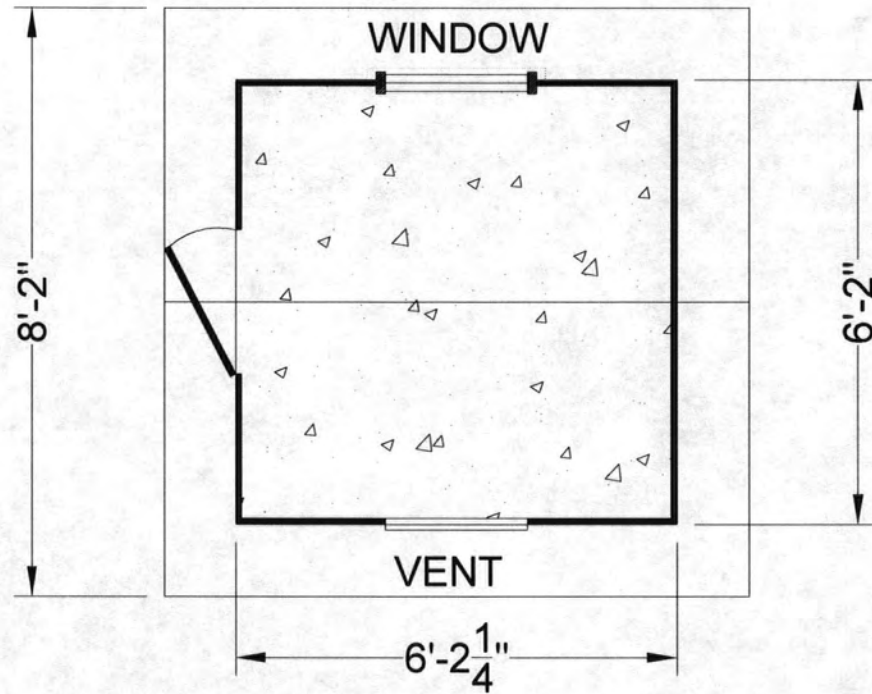


FIGURE K - BUILDING 7, GENERATOR SHED FLOOR PLAN

SCALE: 3/8" = 1'-0"



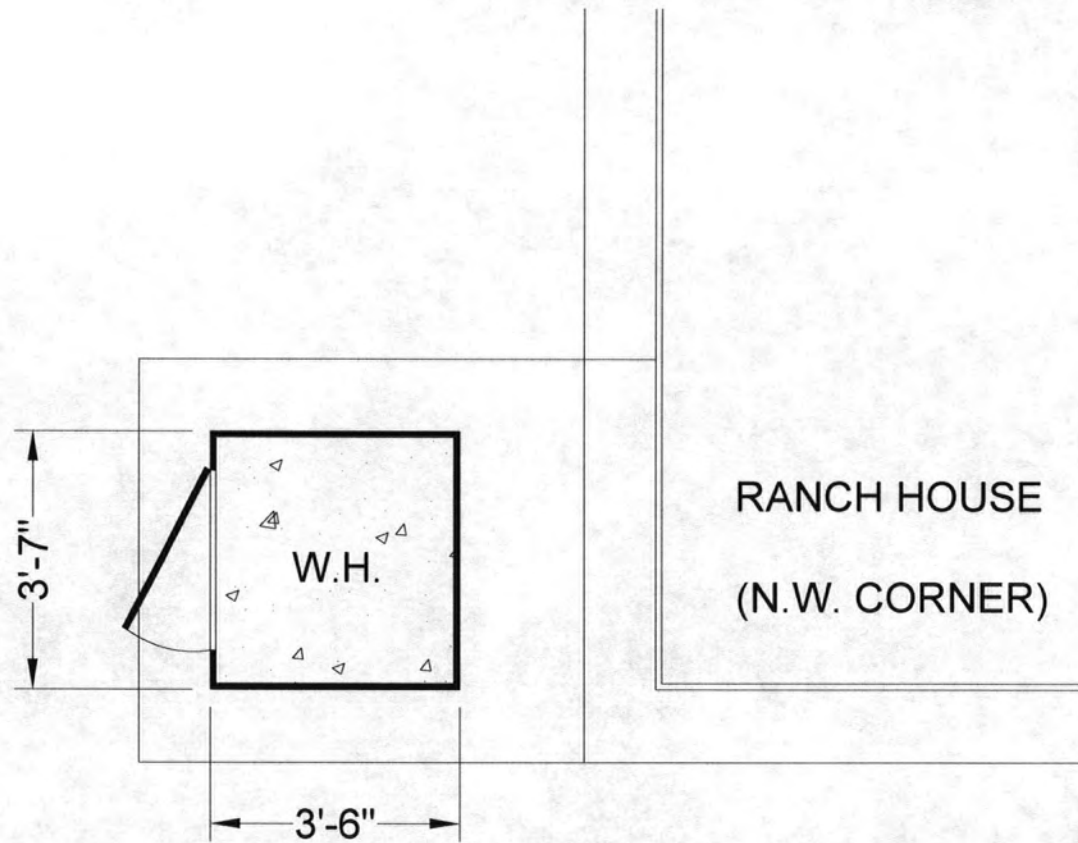


FIGURE L - BUILDING 8, WATER HEATER ENCLOSURE FLOOR PLAN

SCALE: 3/8" = 1'-0"