

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

**National Register of Historic Places Continuation Sheet**

Puakea Ranch

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Hawi, Hawaii

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N/A

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Section number 6

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Historic Functions:

(Building Number<sup>©</sup>)

Cat: 1. DOMESTIC	Sub: Single Dwelling (Ranch House)
2. DOMESTIC	Single Dwelling (Cowboy House)
3. DOMESTIC	Single Dwelling (Cowboy House)
4. DOMESTIC	Institutional Housing (Bunk House)
5. DOMESTIC	Institutional Housing (Bunk House)
6. AGRICULTURE/SUBSISTANCE	Agricultural Outbuilding (Bunk rooms/Tool and supply shed)
7. AGRICULTURE/SUBSISTANCE	Agricultural Outbuilding (Garage)
8. AGRICULTURE/SUBSISTANCE	Processing (Slaughter House)
9. AGRICULTURE/SUBSISTANCE	Processing (Sugar Mill)
10. AGRICULTURE/SUBSISTANCE	Agricultural Field (Dry laid lava rock walls)
11. AGRICULTURE/SUBSISTANCE	Animal Facility (Fenced animal corral)
12. AGRICULTURE/SUBSISTANCE	Storage (Saddle repair / storage shed)

Current Functions:

(Building Number:)

Cat: 1. DOMESTIC	Single Dwelling (Ranch House)
2. DOMESTIC	Single Dwelling (Ranch House)
3. DOMESTIC	Single Dwelling (Ranch House)
4. DOMESTIC	Single Dwelling (Ranch House)
5. DOMESTIC	Single Dwelling (Ranch House)
6. AGRICULTURE/SUBSISTANCE	Agricultural Outbuilding (Bunk Rooms/Tool and supply shed)
7. AGRICULTURE/SUBSISTANCE	Agricultural Outbuilding (Garage)
8. AGRICULTURE/SUBSISTANCE	Processing (Slaughter House)
9. AGRICULTURE/SUBSISTANCE	Vacant (Sugar Mill foundation and chimney)
10. AGRICULTURE/SUBSISTANCE	Agricultural Field (Dry laid lava rock walls)
11. AGRICULTURE/SUBSISTANCE	Animal Facility (Fenced animal corral)
12. AGRICULTURE/SUBSISTANCE	Storage (Saddle repair / storage shed)

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**Architectural Descriptions**

**Building #5:**

Located upon the northwestern side of a gravel road used to enter the Ranch is (Building 5). Old time residents remember that this structure was existent in 1922. County tax records first documented it in 1929. Parker Ranch records record the structure as #253.

The structure is an old single man's Paniolo (cowboy) style dwelling consisting of a simple 5/12 inch A frame with board and batten siding and wood shingles on the exterior of the bath room and the north and east facing exterior walls. The roof is supported by 2 X 12 rafters with 42 inch centers with visible tails. The entry is by four steps centered on a deck/lanai. The entry gives passage to the living area with double six-pane slider windows on the makai (ocean) side. The living area includes a kitchen located to the north east rear with a double six paned horizontal slider window located above the sink and counter top. The makai side of the kitchen has a back entry porch that leads to an outside bathroom located to the north. To the east of the kitchen, mauka, is the 20 foot by 16 foot bedroom. The bedroom has three windows – one each on the north, east, and south walls. The interior walls are genuine paniolo style with vertical ¾ inch by 2 foot batten with 12 foot on center throughout. Vertical battens are interrupted by horizontal 2 by 3 foot chair rails. The walls extend down to meet simple 1 inch by 4 inch baseboards. The floors are typical 1 inch by 6 inch tongue and groove Douglas Fir. The back (north facing exit) steps down three levels to a large lava rock landing that leads to the original Japanese style bathhouse furo. The concrete bathhouse foundation is approximately 12 by 8. Behind the bathhouse to the north is a large concrete cistern approximately 16 by 5 feet. This currently is filled with dirt, although the walls are still visible.

**Building #4**

Oral histories also declare this structure existent in 1922, while country tax records show 1929. Parker Ranch records list this as Building #270.

Located to the south of (Building 5), this is a typical Paniolo Bunk style house with a porch/lanai extending the length of the façade. The main entry contains four steps leading directly to a four panel entry door. Three more entries are accessible from the porch, each leading to two or more bedrooms/bunkrooms and the bathroom on the north west end of the building. The house is seperated into these four areas, entered by four doors, in order to provide privacy to the paniolo families. The number of panels on the exterior doors varies from 2, 4, and 5, reflecting the evolution of the house.

The porch is unique to the paniolo history of the Kohala district because is consists of three horizontal rails defining the porch with 4 by 4 posts that are 10 feet on center. It is clear that the constant winds of Kohala encouraged the construction of eaves braced to the support posts.

The finish color is traditional of the area -- green siding, white trim, and red corrugated metal roof. The front façade has 4, 6 over 6 double hung windows. The single walls consist of board and batten spaced 12 inch on center with ½ inch by 3 inch batten.

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The foundation is post and pier located on lava rocks. The roof is typical 5/12 pitch with an additional 3/12 extending over the porch/lanai.

Inside the house, the main entryway leads to the living room. The interior walls are genuine paniolo style with vertical 3/4 inch by 2 foot batten with 12 foot on center throughout. Vertical battens are interrupted by horizontal 2 foot by 3 foot chair rail throughout. The walls extend down to meet simple 1 by four baseboards. The floors are made up of typical one by six inch Douglas Fir. Located to the right of the living room is a bedroom with two, 6 over 6 double hung windows.

Passing through the living room one enters the kitchen and dining area. There is a horizontal window above the sink and counter area. To the west is an exit door to a covered landing with three steps down to a concrete pathway that leads to a smoke house and wash house in back of the home. (The dimensions of the smokehouse and wash house are----).

### Building No. 3

This building is noted in country tax records from 1929. It is also referred to as Parker Ranch Building No. 273.

The building is a typical paniolo style structure consisting of two single man bunkrooms entered through two exterior doors, side by side. Each bunk room is approximately 10 feet by 12 feet, with a single 2 over 2 double hung window adjacent to the entry door. The front elevation faces northwest and looks out to Maui. The front façade consists of a combination of board and batten 12 foot on center and 1 by six vertical tongue and groove siding. The north end wall also has a 2 over 2 double hung window. Connected to the bunk rooms to the south is a covered, 3 bay area defined by 4 by 4 posts supporting the front approximately 12 feet by 36 feet. The foundation is post and pier located on lava rocks. Finish color for the structure is traditional, with green siding, white trim, and a corrugated metal roof.

### Building No. 2

This building is first noted on county tax records in 1940. The Parker Ranch structure inventory called this Building 253.

Oral histories suggest the home was moved to the present site from Mahukona, perhaps explaining why the building has more of a Plantation rather than a Paniolo style of architecture.

The dwelling is located on the southern part of the property, adjacent to the Slaughter House and the remains of an earlier ranch building.

The front entry façade faces the ocean and is defined by its central entry steps. The 12 by 20 deck is an addition, and extends the length of the front façade. The entry door contains 12 panes of glass and a lower panel single door flanked by double sets of double hung 6 over 6 windows. The façade elements clearly are defined by a 1 x 6 inch white vertical and horizontal trim. The exterior single walls are covered in a traditional green stained wood shingle. The corrugated metal sheeting roof is centered over the entry with 5/12 pitch. The deck and railing have been altered over time but still consist of the basic 4 x 4" crossed bracing. The wood shingles extend throughout the exterior of the house.

The front door opens into a 12 by 16 foot living room with natural 1 x 6" Douglas Fir flooring throughout. All interior single walls in the house are 1 by 6 in tongue and groove boards with decorative moldings. A horizontal chair rail throughout

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interrupts the walls. There are 3 windows in the living area, of which all are 6 pane with sills lowered to 2 feet above the floor. The baseboards are simple 1 by 6 inches throughout. Ceilings are universally 9 feet.

Next to the master bedroom a second bedroom shares many of the same characteristics. Only the windows are different, being 2, 6 pane with sills lowered to 2 feet above the floor. One window is located on the north wall, while the other is on the east wall. The living room and kitchen are separated by a half wall and counter top on the kitchen side. The rear wall of the kitchen contains a single French door and a pair of 6 over 6 pane windows with sills lowered to 2 feet above the floor.

Exiting the rear kitchen door, one steps onto a rear porch extending the length of the building with deck steps leading to the outdoor bath house located to the east.

The bath house consists of the same green stained wood shingle and white trim as the house, with a 6 pane, horizontal hinged window facing west, next to the 5 panel door leading inside. The roof is a lean-to. Inside, remnants of the original Japanese furo can still be seen. The east-facing wall consists of 2, 2 paned horizontal sliding windows. On the southern most boundary is the Slaughter House.

### Slaughter House

The slaughter room is approximately 14 by 16 feet in size. The cattle entry is 8 feet wide. There is a 8 foot entry on both sides of the building, mauka and makai. On the southwest end of the building is a 4 foot entryway to where records of the slaughter were recorded and filed. To the southwest wall of the office area is a third opening approximately 3 feet wide where the intestines were discarded into a wheel barrow to be cooked close by in a wrought iron glubber post and fed to the pigs in the nearby corrals. The roof of the structure, which no longer exists, extended over 15 feet where a ridge beam of 4 by 10 foot diameter supported ropes that hoisted cattle for processing.

On the northwest side of the slaughterhouse is a concrete bunker trough extending 15 feet into the ground where the fluids were gided away from the building after the slaughter. To the southwest of the Slaughter House are the remnants of a house, which consisted of a 10 by 20 foot building with a lean-to roof. Here the hides were laid flat and salted with Hawaiian rock salt for curing. Once the hides were cured, the salt was saved for reuse. The hides were then folded and rolled to be sold elsewhere.

### Building No. 1

County tax records first note this building in 1951. Oral histories suggest that this house was built out of materials salvaged from the original home of James Wight. Parker Ranch records list this as Building #267.

The exterior façade elements are clearly defined by a 1 by 6 inch white vertical and horizontal trim. The exterior single walls are covered with traditional green stained wood shingles. The corrugated metal sheeting roof extends over the entryway. The deck and railing have been altered over time but still represent the historic integrity and architectural ambiance of the home.

After ascending 8 steps and crossing a covered porch area, the house is entered through a set of double French doors equipped with double screens. After passing through the foyer, the kitchen is to the right and the dining and living area to the left. The living room faces the northwest with views out the French doors to views of Maui. To the right of the living room is what appears to have been a third bedroom but which is now part of the living room. The 6 windows throughout the living and dining area are all 2 over 2 double hung with low sills extending 20 inches from the floor. The floor

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throughout the home is clear 1 by 6 inch tongue and groove Douglas Fir. The floorboards are of 1 by 8 inch butted design to catch a 1/6 inch mouted trim. The single walls are typical wainscot Douglas Fir interrupted by a chair rail that extends throughout the house. The ceiling is also comprised of 1 by 6 inch tongue and groove boards with decorative moldings.

To the east of the living room are tow bedrooms entered through a small hallway that connects the rooms with a bathroom between them. The interior bedroom and bath doors are all 5 panels, plantation style. The eastern most bedroom is also accessible through a read deck leading toward the old Sugar Mill site. The windows in both bedrooms are 2 over 2 double hung with low sills extending 20 inches from the floor.

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The site of Puakea Ranch has been occupied through four eras of Hawaiian history. The land was first employed for Native Hawaiian agriculture. The second use occurred after contact with Europeans, as a sugar plantation was developed by private entrepreneurs such as James Wright, using imported water and multicultural labor. A third era focused on the cattle ranching. Most recently, buildings on the site have been reused as “bed and breakfast” operations of the tourist trade.

Criteria A:

Puakea is located within part of the Kohala Field System, a series of rock and earthworks built by Native Hawaiians in pre-contact times that directed water flow and terraced the land, while making maximum use of rainfall and preventing soil erosion. The success of this system in sustaining a large population is evidenced by the construction of two hieau, or temples, at Kukuipahu and Mookini Laukini nearby. The extensive agricultural system, like the North Kona Field System to the south, are only partially mapped. All 33 acres of Puakea Ranch itself are surrounded by ancient dry stack rock walls, beside a stone corral located inside.

Beginning in 1848, King Kamehameha III a series of laws, later known as the ‘Great Mahele’, that sanctioned the subdivision of the island into private, fee simple ownership. Initially Puakea was held in private by the monarch, as crown lands, until Dr. James Wight purchased the land in 1870 from King Kamehameha I’s granddaughter Kekauonohi.

Production of sugar was then attempted at Puakea. Dr. Wight built an animal powered mill at Puakea to process sugar. The Kohala Ditch was also constructed to provide the large amounts of water necessary, with the water system servicing several plantations before reaching the last reservoir at Puakea. Unfortunately water flow was never satisfactory, and the last sugar crop was milled in 1930.

A typical plantation camp had grown up around the struggling mill, however, and when Dr. Wight established his ranch operations at Puakea, the focus of the settlement changed to accommodate that industry.

Cattle had originally been introduced to the island of Hawaii in 1793 by British Captain George Vancouver. King Kamehameha initially placed a “kapu” (law) against killing the animals, and the bovine population soared until population controls became necessary. Vaqueros, of mostly Mexican, Indian, and Spanish descent, immigrated to Hawaii to teach Native Hawaiians and others such skills as cattle handling techniques and leather working. The term Espaniolo became reworked into the Hawaiian lexicon as “Paniolo”. Hawaii’s contribution to cowboy legend was made by Kohala born paniolo Ikua Purdy in 1908, when he won the wold rodeo steer-roping championship.

Generations of Japanese, Caucasion (“haole”), and mixed blood paniolos worked Puakea and other cattle operations for over four generations. In the meantime, cattle operations centralized. In 1944 Puakea Ranch was purchased by Richard Smart as an addition to his legendary Parker Ranch, at one time the largest cattle ranch in the world.

In 2002 Parker Ranch sold 200 acres at Puakea to a local developer who subdivided the land. The subdivision boundaries followed the many historic rock walls in the area. Sadly, large scale cattle ranching was discontinued, and many of the historic paniolo families moved out.

Most recently, most of the existing structures on the 33 acre Puakea Ranch focus property have been renovated and are now reused as overnight accommodations for tourists.

#### Criteria B:

Dr. James Wight was born in India in 1814 of Scottish-Irish parentage and received his medical education at the University of Edinburgh in 1836. After practicing medicine for 13 years in Australia, the California gold rush encouraged him to leave for the United States with his family. His plans for immigration to America were thwarted, however, when his ship was wrecked off Mahukona. As doctors were scarce in Hawaii, he was persuaded to remain and opened a store/drug store in Kohala. Wright eventually sold the store to Samuel G. Wilder, another entrepreneur who later built a railway from Manukona to Kohala.

Wight in 1852 became a Circuit Judge and served until 1863. Interested in politics, he was initially elected to the House of Representatives and later the House of Nobles under the Monarchy. Meanwhile, he had become interested in the cultivation of sugar cane, purchased a large interest in the Kohala Plantation, and established another plantation at Halawa. He also engaged in cattle ranching, establishing his operations at Puakea. In 1879 he was elected president of an association of planters and mill owners representing the Kohala area. During the era of the Republic of Hawaii, Dr. Wight was reported to have opposed the government's plans for annexation. He died on September 2, 1905 at the age of 91.

#### Criteria C:

Puakea Ranch represents examples of Native Hawaiian, plantation, paniolo, and ethnic architecture and economies.

As part of the North Kohala Field System, the walls demonstrate an understanding of climate, hydraulics, and horticulture by the first ethnic group, the Native Hawaiians. The initial area wall organization reflected the need to direct moisture collected on the upper slopes of the mountain store and store it at lower elevations experiencing more sunlight and less rainfall. The dryland stack walls that organize the property itself represent a method of construction involving great amounts of physical labor that would be difficult to replicate or finance today.

Building No. 3 represents features of a Plantation style of architecture rather than paniolo style because...

The existing different types of housing on the premises reflect the social hierarchy of the ranch period. Single family houses would have been occupied by management while bunkhouses (early examples of duplex or quadplexes) were lived in by manual laborers. Limits to space, privacy, and amenities would thus illustrate social station and occupation.

The strong Japanese influence at this site in the ranch era is reflected in the number of traditional Japanese furo (bath) buildings. Japanese bathing, unlike western practice, involves washing oneself off first outside the bathing basin and then soaking in heated water for a period of time. Thus the structures contain separate areas for the initial cleaning and then the soaking practices.

The recent upgrading of the paniolo structures reflects a mix of historic integrity and new amenities that the owners feel is necessary to attract tourists to stay overnight. Integrity is maintained by the use of mostly older materials, retention of the lot layout and open space, and non-disturbance of archaeological resources.

#### Criteria D:

As an active site during four distinct periods of occupation, the site holds archaeological potential. Photographs and an enclosed map illustrate this potential. As of this date, no detailed archaeological study has been done. Nomination to the Registers would encourage preservation of the site until funds become available.

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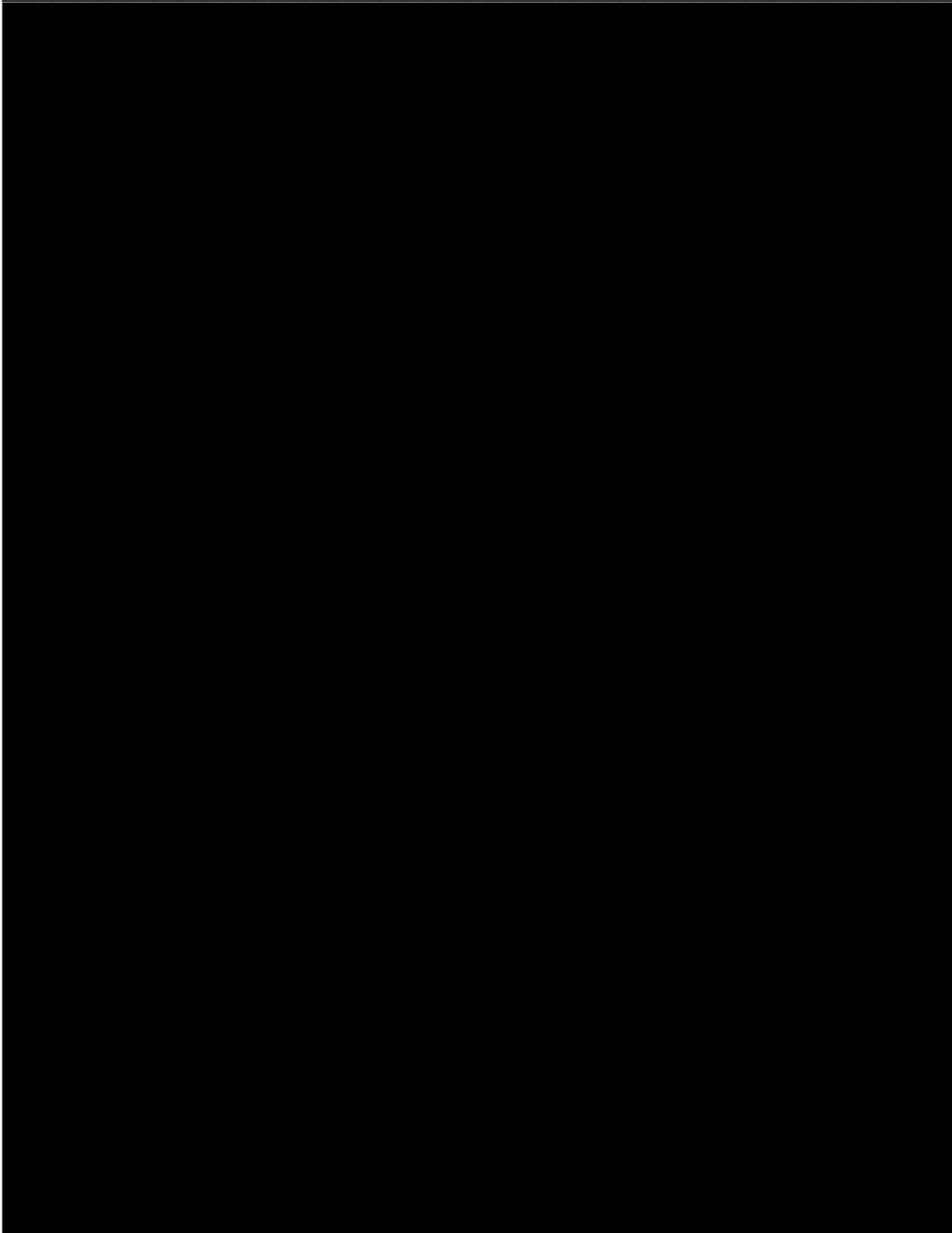
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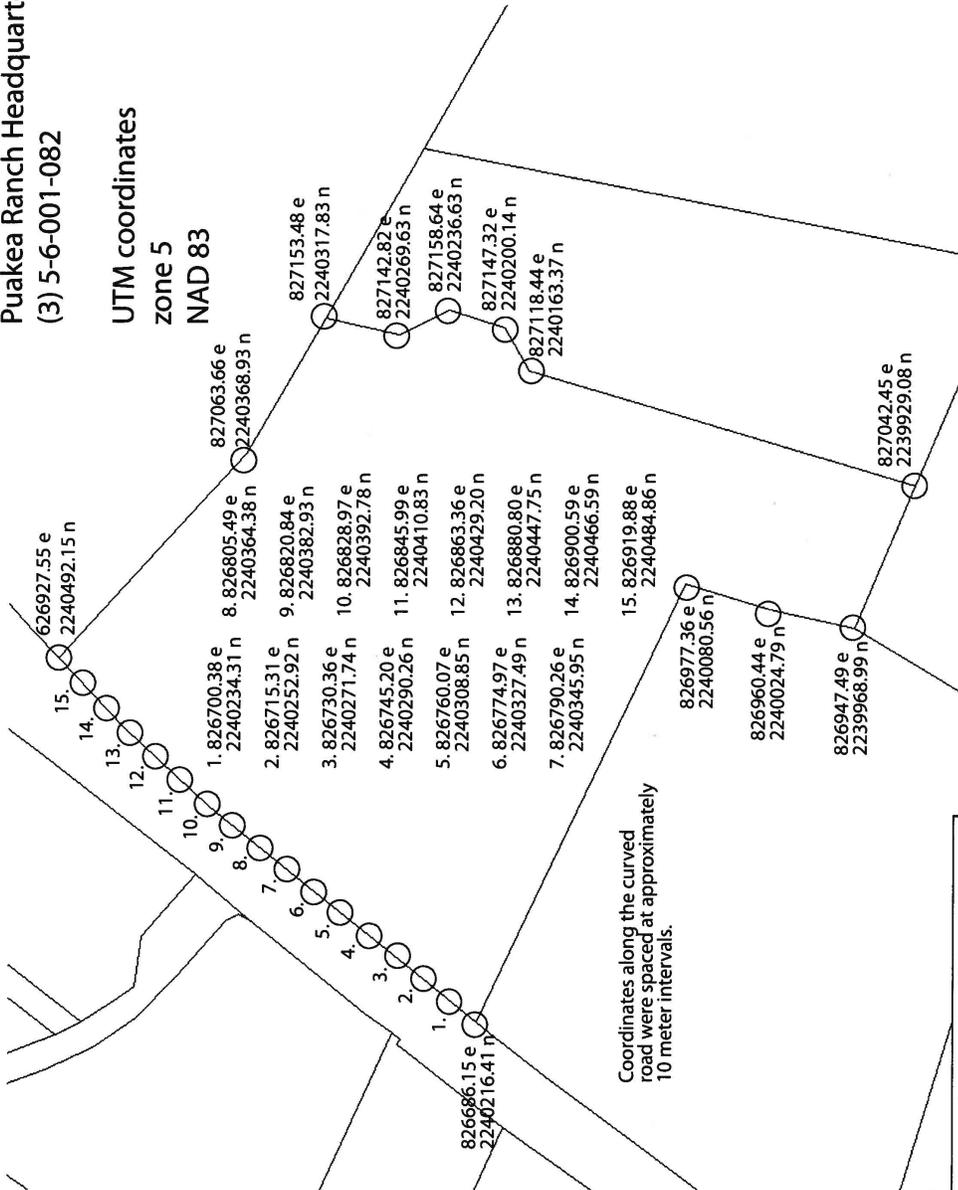
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Puakea Ranch Headquarters  
(3) 5-6-001-082

UTM coordinates  
zone 5  
NAD 83



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NEW Request to Redefine the boundaries from a "Site" to Historic "Ranch homes", Sugar Mill Ruins and rock walls only. Being a historic site triggers an EA for doing anything to the property which is a financial burden I had no idea I was signing myself up for by wanting to preserve the old ranch homes on the property instead of the county demanding they be torn down. I did a huge amount of research to have the homes recognized as legal non conforming residences. Being on the historic Register has only stalled my ability to get any kind of building permits. I have been burdened by the county and building department requiring very expensive Environmental reports on a very large property that has had ranching and community living on it for over 100 years. The upkeep alone on the homes and the land is so substantial. I make ends meet by allowing guests to host small celebrations on site when they are an overnight guest of the ranch. We are being burdened by a lot of red tape and inexperience dealing with historic properties of this nature, resulting in me not getting the permits I need, resulting in huge fines from the county for not having the permit as a "Guest Ranch"

I am considering removing the property from the register entirely as I feel it is also going to impact my ability to sell it if forced into a position that I can no longer afford the property if I am not granted the needed permits to operate as a guest ranch or advertise as a guest ranch or allow any kind of celebration on the property. I would like to be included in the August 24<sup>th</sup> 2018 Meeting for a boundary amendment or to be removed from the register if we can not find a resolution to what I have been up against. As a small business, I receive not benefit whatsoever by being listed.