

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 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 Ainahou Ranch

other names/site number 10-62-19429

**2. Location**

street & number Hawaii Volcanoes National Park, Building 320 not for publication

city or town Hawaii National Park vicinity

state Hawaii code HI county Hawaii code 0001 zip code 96718

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, 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.)

Kip W. Bone  
Signature of certifying official

DEC 16 1994  
Date

State or Federal agency and bureau

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

[Signature]  
Signature of commenting or other official

2/8/95  
Date

Federal Preservation Officer, National Park Service  
State or Federal agency and bureau

**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): \_\_\_\_\_

for [Signature]  
Signature of Keeper

2/8/95  
Date of Action





**10. Geographical Data**

Acreage of Property Less than 1 Acre

**UTM References**

(Place additional UTM references on a continuation sheet) Old Hawaiian Datum, International 1909 Spheroid

Zone Easting	Northing	Zone Easting	Northing
1	<u>05 265507 2140752</u>	3	_____
2	_____	4	_____

\_\_\_\_ 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 Janet Keswick (NPS)/Thomas Quinlan (independent)

organization Hawaii Volcanoes National Park - National Park Service date February 25, 1994

street & number P.O. Box 52 telephone (808)967-8226

city or town Hawaii National Park state Hawaii zip code 96718

**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 Department of Interior/National Park Service

street & number 600 Harrison St. Suite 600 telephone (415) 744-3985

city or town San Francisco state CA zip code 94107-1372

**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.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1 Ainahou Ranch Hawaii County, Hawaii  
name of property county and State

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Ainahou Ranch house, a one and two story bungalow built in the Craftsman style with natural redwood horizontal siding and gabled metal roofing sits amid the *ohia* trees of Hawaii Volcanoes National Park, blending into the forest. It is accessible only by a jeep trail that is part of the historic Keauhou Trail, once a horse trail. The trail connects the Keauhou Landing to the old pulu factory where mattress stuffing was once manufactured. Though now part of the Hawaii Volcanoes National Park, the approximately 6,324 acres surrounding the lodge were originally part of Shipman's cattle ranch. This nomination only includes the area surrounding the dwelling (see site plan).

The overall front exterior appearance is very much like a Japanese country home with its low, horizontal railings, exposed rafters and window and door pane proportions resembling the pattern of *shoji* doors. Its asymmetric, flowing plan (see floor plan) with all circulation spaces on the exterior is analogous to the plan of a Japanese country home where the veranda acts as the hallway. Bottom floor posts are roughly hewn to keep the shape of the trees and rest on concrete blocks, also a similar element in Japanese architecture.

The *lanai* or veranda along the entrance face of the second story incorporates built in planter holders and trellises which add a decorative as well as functional detail. Another unique detail is the rafters which extend past the roof line and are notched out to accommodate gutters shaped triangular in profile. The *lanais* and large windows of the house face the sea, towards what was once a panoramic view. Nowadays, only partial views can be seen through the overgrown brush and trees planted by Shipman. Windows at corners lighten up the interior of the house as well as the massing of the exterior. Electricity was added at a later date with some gas fixtures still remaining when the National Park took over the property.

Meticulously cut lava rock form the low foundation, the three barbecue pits on the side of the driveway, and the stone pavement that leads up to a large, two car garage. The level pavement and the three barbecue pits suggest an outdoor entertainment area for a large group. This fine rock work forms the foundation for what were once two 24,000 gallon capacity wooden water tanks fed from a rain catchment system removed by the NPS in the mid 1980's. Protecting these large tanks is a substantial enclosed storage shed two stories in height adjoining the garage. There was one corrugated glass panel on the roof of the water catchment area. It was located against the bathroom of the master bedroom so that the light would have shown into that room as well, but was painted black sometime after its installation. It was removed during the 1993 National Park Service improvements, but kept on site.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 2 Ainahou Ranch Hawaii County, Hawaii  
name of property county and State

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The single story structure to the right of the garage houses the public area of a house; the kitchen, living room and a bathroom; and is entered through a covered walkway off the garage. Facing the front is a large bay window. A mix of six over six double hung windows and large, single-sheet picture windows add great light to this section. Built-in cupboards and storage drawers grace the walls.

On the opposite side of the garage is a large room, currently housing bunk beds and is entered through ten-pane double doors. The stairs to the second floor is located between the garage and this bunk room (see floor plan) and steps up into an outdoor hallway between the two upstairs bedrooms. The staircase has unusually wide treads and is gracious for a lodge. Windows in the first and second floor bedrooms have nine-pane fixed windows at corners -- the cool air at this 3,000 foot elevation doesn't require too many openings.

The master bedroom is situated over the garage with a window and door that overlook the water tanks and connects to a large bathroom. This rather large L-shaped room has six-paned triple hung windows that go from floor to ceiling at the corner closest to the stairs and along the front side, flanking the 10-paned double doors. Six over six double hung windows are along the side wall furthest from the stairs.

To the rear of the house, connected by uncovered stone walkways are a storage room and a small studio with a kitchen. Between this area and the living area of the house are two smaller water tanks. There is also a square, 450-gallon capacity water tank in the attic, thus requiring the structure to be very solid.

Ainahou Ranch house is very much intact, with only minimal alterations such as the removal of the sink, bath and toilet fixtures and water tanks and the addition of electricity. However, neglect is starting to take its toll. The roof and rain gutters were replaced in 1993 by the National Park Service with the help of a donation from the Shipman family. Similar materials were utilized and the work has not compromised the historic integrity of the ranch house.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 1

Ainahou Ranch  
name of property

Hawaii County, Hawaii  
county and State

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The Ainahou Ranch house is significant for its association with Herbert C. Shipman, Hilo businessman, Big Island rancher, philanthropist and conservationist and as a fine, artistic example of the Craftsman/Bungalow style of architecture in Hawaii. The house is now the property of the Hawaii Volcanoes National Park and is rarely used, but the National Park Service and Shipman's heirs would like to see it utilized.

Herbert C. Shipman was the only son of William Herbert Shipman, one of East Hawaii's best known ranchers and businessmen. Herbert Shipman took over the business after his father's death in 1943. He is credited with the saving of the *nene* (Hawaiian Goose) from the brink of extinction by initiating a controlled breeding program in Keaau (his father's ranch). At that time, the total population of the species had been reduced to a few dozen birds. The Shipman ranch lands on Mauna Kea Have been set aside in perpetuity as a conservation area.

Herbert, who never married, died childless in 1976. In accordance with his will, most of his assets went to establish a philanthropic foundation. A portion of his collection of Oriental art may be seen on exhibit in the Lyman Museum in Hilo.

The property called Ainahou (6,324 acres) was leased by Shipman from the Bernice Pauahi Bishop Estate to provide a mountain home for his growing flock of *nene* and as a safe retreat in case of a Japanese invasion for himself, his sisters and his father, hence the three separate living areas. The house was completed in July 1941, just before the World War II broke out. The glass panel near the master bathroom was probably painted black to control light emission at that time. During the war, Ainahou was a working ranch supplying beef to the military and several Hilo outlets. The dates of significance stop at 1944 due to the 50 year closing date as set forth in National Register Bulletin 16A.

After the war, Ainahou was used as his personal retreat and a place to entertain friends. A rather ponderous Ainahou guest book in the possession of Roy Blackshear (Shipman's nephew) contains the signatures of several hundreds of people who were invited by Shipman between 1945-1965. Among his guest were actresses Joan Crawford and Janet Gaynor, Sir Peter Buck and well known Pacific archaeologists Kenneth Emory and Marian Kelly.

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CONTINUATION SHEET

Section 8 Page 2

Ainahou Ranch  
name of property

Hawaii County, Hawaii  
county and State

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In 1969, when Kilauea Volcano became active, threatening Shipman's property, Shipman decided to evacuate all personnel, but left the *nene*. In 1971-72, as the lava approached the property within 2/3 of a mile, an agreement was reached where Shipman received \$150,000 from the Park Service, Bernice Pauahi Bishop Estate terminated Shipman's lease due to an imminent danger clause and sold the land fee simple to the National Park Service for \$648,000.

The property was purchased by the National Park Service under the authority of the Endangered Species Act, requiring that part of the land be set aside for activities related to preserving endangered species and a portion is currently being used to care for the *nene*. Since the National Park Service acquired the property, the house has been used intermittently as a retreat, hostel for visiting work crews and overnight lodging for social groups.

Architecturally, the Ainahou Ranch building is significant as a beautifully intact example of a Craftsman bungalow in Hawaii. The bungalow appeared in Hawaii in the early 1900's and flourished here as well as in California -- places and times pervaded by a sense of informality and closeness to nature. The Arts and Crafts movement is known for its sensitivity to nature as displayed at Ainahou in the use of trellises and the natural wood coloring of the house.

A great deal of Oriental influence is displayed in this building as it often is in Craftsman style homes such as the Gamble house in Pasadena by Greene and Greene. The interesting thing about this building is that the Oriental influence shows up in its plan, not as much in the detailing as is normally done in a Craftsman bungalow. Another feature that defines the Arts and Crafts movement, is the use of unusual or one-of-a-kind handmade detailing such as the gutters and planters outlined in the description.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9,10 Page 1 Ainahou Ranch Hawaii County, Hawaii  
name of property county and State

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**9. Selected Bibliography**

Blackshear, Roy Shipman, personal interviews, July, August 1993.

Buker, Betty F., ed., Men and Women of Hawaii. Honolulu: Star Bulletin, 1972.

Cahill, Emmet, The Saga of the Shipmans (Draft), Honolulu: University of Hawaii Press, 1994.

Cummins, Gary and Faye Mitchell, National Register of Historic Places Nomination: *W.H. Shipman Residence*, Honolulu: State Historic Preservation Office (Unpublished document, 1973).

George, Milton C., The Development of Hilo, Hawaii, T.H. Ann Arbor: 1948.

Harry, G. Bryan, Superintendent, Hawaii National Park in 1974, correspondence dated February 15, 1974.

Keswick, Janet, Monitoring Report for the Roof Replacement at the Historic Ainahou Ranch House. Hawaii Volcanoes National Park, 1994.

Nellist, George F., ed., The Story of Hawaii and Its Builders, Honolulu: Star Bulletin, 1925.

Siddle, John W. ed., Men of Hawaii, Honolulu, Star Bulletin, 1917.

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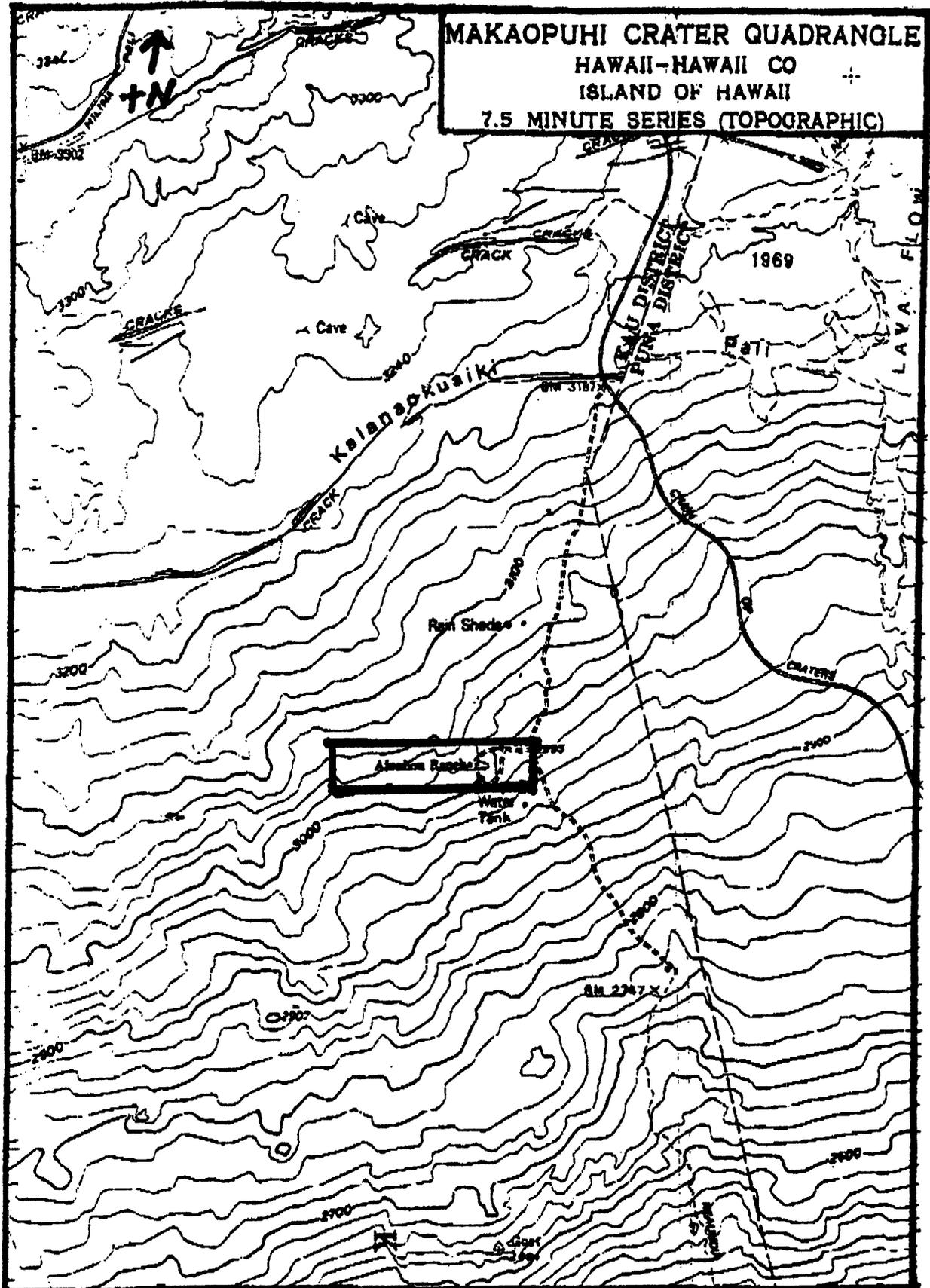
**10. Verbal Boundary Description**

This nomination includes the property surrounding the Ainahou Ranch house located within a portion of TMK: 9-09-01:006 in 1994 on the island of Hawaii.

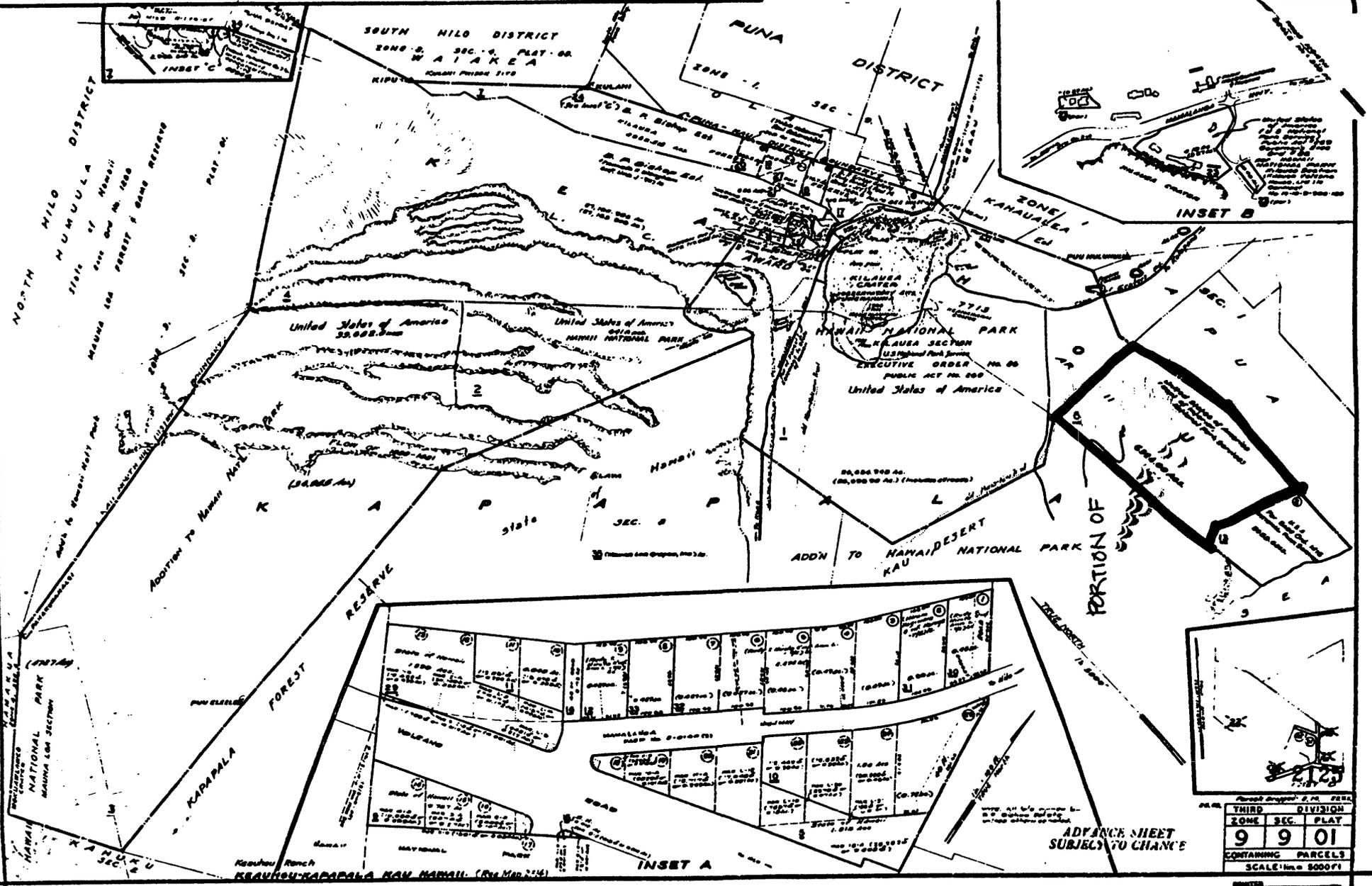
**Boundary Justification**

This is the boundary historically associated with the house.

Map 1: Location of Ainahou Ranch House



Source - The Maps Bureau  
By H. N. P. K. Aug. 1923



Approved August 2, 1923. P. M. PERL

THIRD DIVISION		
ZONE	SEC.	PLAT
9	9	01
CONTAINING PARCELS		
SCALE: 1 in. = 5000 FT.		

PRINTED

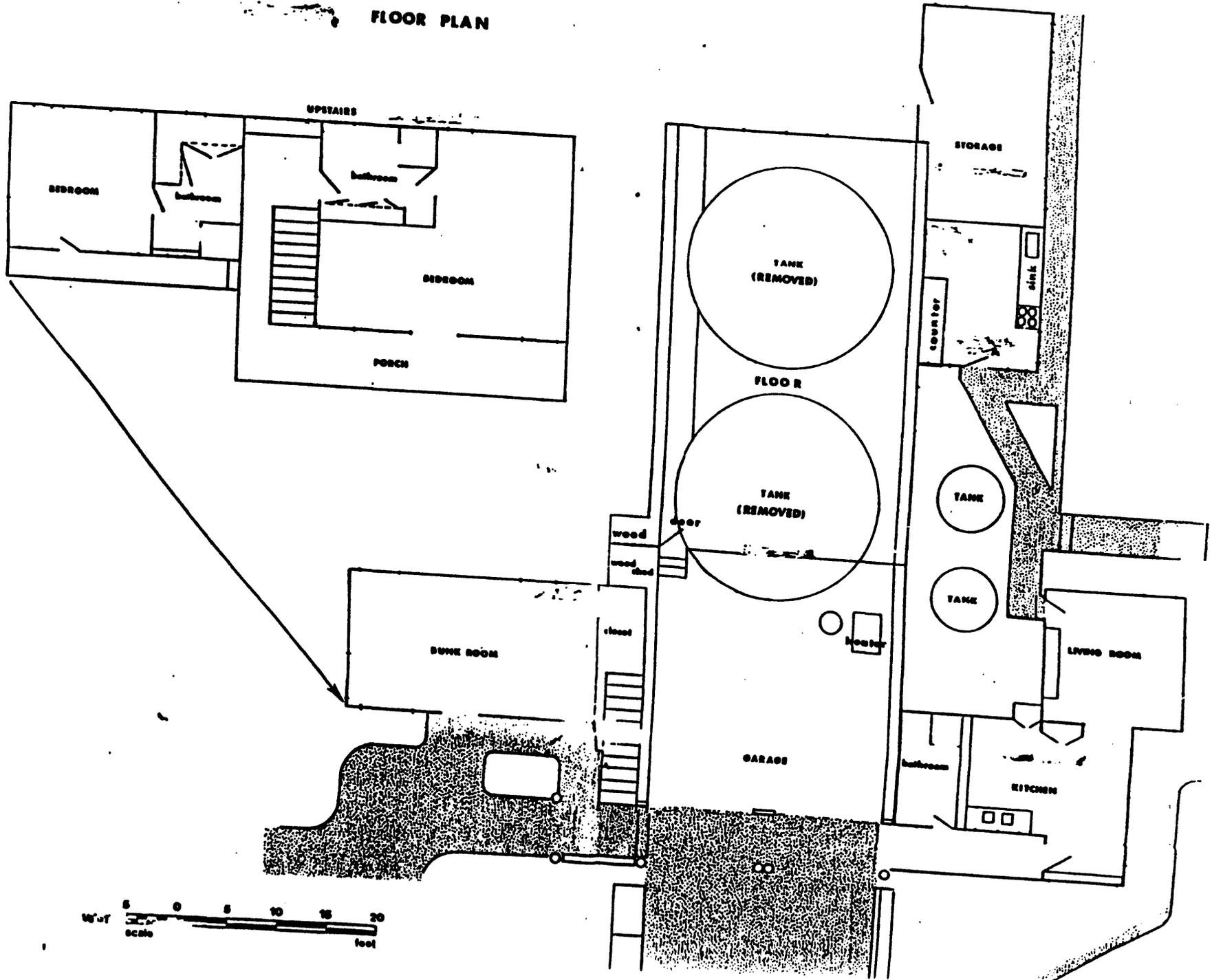
ADVANCE SHEET  
SUBJECT TO CHANGE

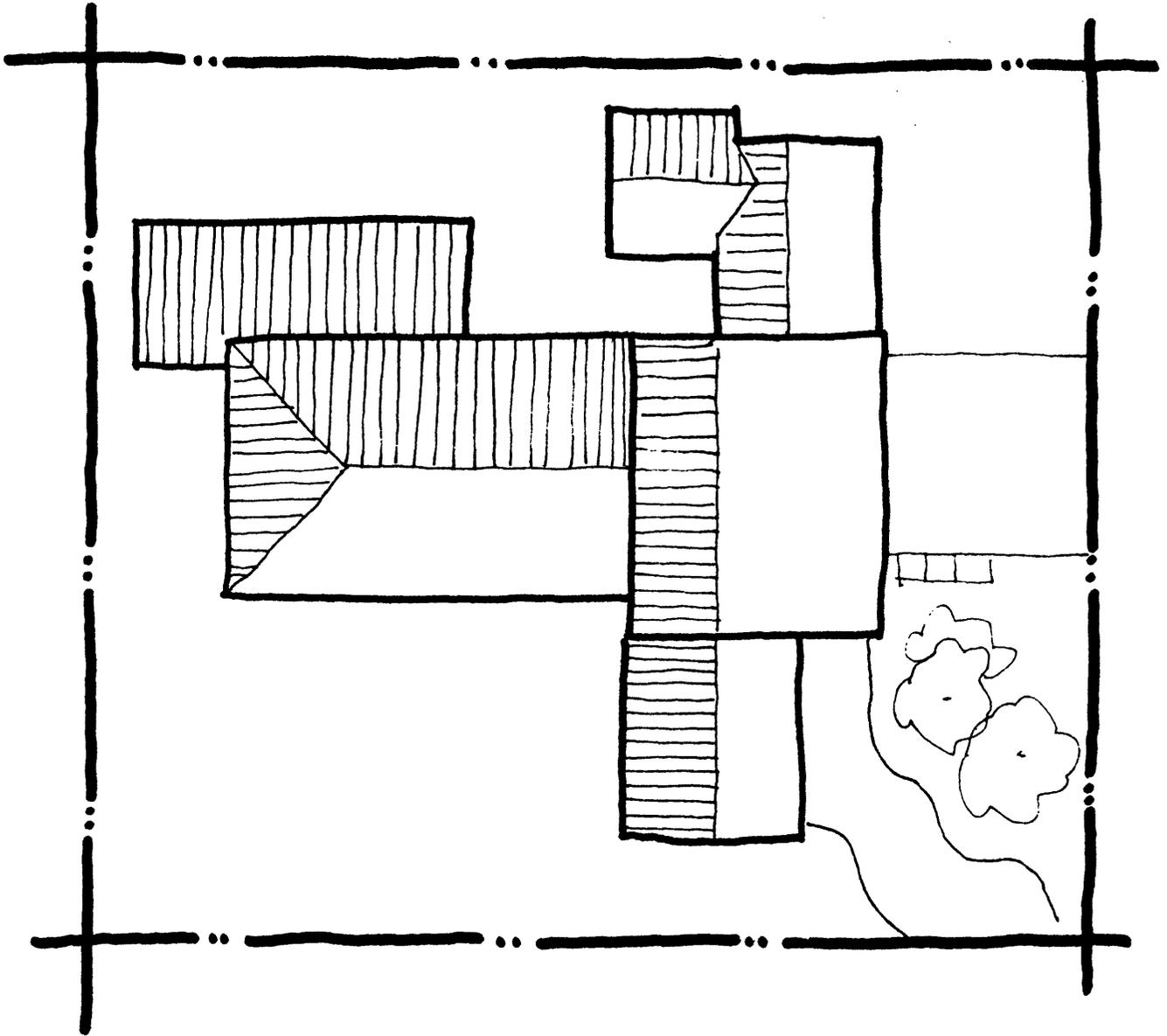
INSET A

Kapapala Ranch  
KAPAPALA RANCH MAUNA KEA (See Map 214)

AINA-HOU

FLOOR PLAN





**SITE PLAN**  
DRAWING NOT TO SCALE

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001619 Date Listed: 02/08/95

Ainahou Ranch Hawaii HI  
Property Name County 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.

*for Beth A. Savage*  
Signature of the Keeper

2/8/95  
Date of Action

Amended Items in Nomination:

8. Statement of Significance: Level of Significance

The significance of the property has been evaluated at the local level.

This information has been confirmed with Tania Moy of the HISHPO by telephone.

DISTRIBUTION:  
National Register property file  
Nominating Authority (without attachment)



1. HAWAII
2. HAWAII COUNTY, HAWAII
3. DON HUBBARD
4. [unclear]
5. HAWAII E PO OFFICE
6. FRONT OF HOUSE
7. ① OF ③



1. [unclear]
2. HAWAII COUNTY, HAWAII  
[unclear]
3. 8/72
5. HAWAII SHPD OFFICE
6. FOUNDATION OF WATER TANKS
7. ② of ③



1. AINAHOU PARKA
2. HAWAII COUNTY, HAWAII
3. DON HERBERT
4. 8'25"
5. HAWAII STATE OFFICE
6. DETAIL OF PLANTERS
7. (3) OF (3)