

PH 0507903

SITE NUMBER 80-14-1330

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	<b>DATA SHEET</b>
RECEIVED	NOV 22 1977
DATE ENTERED	JUN 23 1978

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Dole, James D., Homestead (preferred)

\*\*

AND/OR COMMON

The Dole House

**2 LOCATION**

STREET & NUMBER  
148 Dole Road

NOT FOR PUBLICATION

CITY, TOWN  
Wahiawa

CONGRESSIONAL DISTRICT  
1st

VICINITY OF

STATE  
Hawaii

CODE  
15

COUNTY  
Honolulu

CODE  
003

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME Pioneer Federal Savings and Loan Association of Hawaii

STREET & NUMBER  
926 Fort Street

CITY, TOWN  
Honolulu

VICINITY OF

STATE  
Hawaii

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC. Bureau of Conveyances

STREET & NUMBER  
1151 Punchbowl Street

CITY, TOWN

Honolulu, Hawaii

STATE

96813

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Historic Buildings Task Force Survey

DATE  
1969

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS State Archives

CITY, TOWN

Honolulu

STATE

Hawaii

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The James Dole homestead, situated on an eight and one-half acre lot can be classified as a rustic Vernacular building type, consisting of three buildings joined by covered walkways. In this homestead James Dole began his experimentation with the pineapple. The earliest structure was built in 1899 when Dole first received his homestead. This was a three room house with a dirt floor that housed Dole's horse in one room, his carriage in one room and himself in the other room. This house collapsed in 1971 and was disposed of.

### Structure 1

The earliest remaining structure was built in 1901. It was raised about 12 inches above the ground and is a rectangular wood structure about 10' X 22' with a gabled corrugated iron roof which was used originally as living space for Dole. In 1905 when Dole purchased a prefabricated house, the 1901 structure became a kitchen and continues to function as a kitchen today.

### Structure 2

The original prefabricated building measured 20' X 40' and was constructed in 1905 of wood with a gabled corrugated iron roof. Dole married Miss Belle Dickey of Honolulu in 1905. As the Dole family grew, additions were made on the house. A sleeping porch was added c. 1909. This was a rustic addition with windows covered by projecting wooden shutters. An open porch was also added c. 1910 with a hip corrugated iron roof. As additions were made, the interior walls of the original prefabricated house were removed. The entire prefabricated house soon became a central living room.

### Structure 3

To the rear of the kitchen a one room structure with bathroom was built c. 1920 that housed plantation employees. Although the Doles moved to Honolulu in 1907 they continued to use the house as a country retreat until 1932 when they left the islands. Four other rooms were eventually added to the c. 1920 structure in 1924 making a simple rectangular wooden structure with a corrugated gable roof. The roof eave extends over and covers the full length of the front porch. The porch roof is supported by five 4 X 4 posts. The structure was also used by the Dole children as separate bedrooms as they grew older. The covered walkway added later linked the outbuildings to the kitchen and afforded much needed weather protection.

Dole was an avid horticulturist and experimented with all types of plants. Many of these original plants remain on the 8.576 acre estate today. Since the sale of the estate in 1972 by Dole heirs, the buildings have been poorly maintained. The prefabricated house was occupied until November 1976. The entire homestead is now unoccupied and is receiving little or no maintenance. Unless alternative plans are made, the estate faces demolition in the near future.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1899, 1901, 1905, 1920 BUILDER/ARCHITECT James D. Dole

## STATEMENT OF SIGNIFICANCE

### Biography

James Dole was born in Jamaica Plains, Boston, Massachusetts on September 27, 1877. He graduated from Harvard in 1899. He immediately came to Hawaii where his father's ancestors had settled in 1820 as missionaries. He received a 61 acre plot of land in Wahiawa as homestead, and began looking for a money crop to plant on his acreage. His decision to plant and can pineapples proved to be significant in the agricultural and industrial development of Hawaii.

### Agricultural

In 1886, Captain John Kidwell, an English horticulturist imported from Jamaica, 1,000 plants of the "smooth Cayenne" variety of pineapple. The fruit did not keep well on the long voyage to San Francisco so Kidwell started a canning venture in 1892. This venture failed commercially and was abandoned. James Dole came to Hawaii in 1899 and picked up where Kidwell had failed. Before coming to Hawaii he thought coffee might make a good cash crop but his ideas changed and he finally decided to plant pineapples. He started on his 61 acre homestead the beginnings of the entire Hawaiian Pineapple Industry. In 1972, 62,200 acres were planted in pineapple. This comprised 19% of all cultivated land in Hawaii. Dole planted many types of fruit trees on the eight and one-half acre homestead. Most impressive of these plantings are the large exotic trees that Dole imported from Australia and Asia still to be seen on the estate today.

### Industrial

In 1901, James Dole organized the Hawaiian Pineapple Company with \$20,000. His first pack in 1903 was about 1,800 cases produced from a small cannery in Wahiawa. All canning was done by hand at a rate of two to three fruits a minute. In 1907, the canning plant had moved to a larger facility in Honolulu. In 1911, Henry Ginaca was hired to develop a faster method of peeling and coring fruit. In 1914, Ginaca came up with a machine that could process up to 100 fruits a minute. Pineapple production increased from 1,893 cases in 1903 to 790,785 cases in 1915. In 1971, Hawaii produced 12,028,220 cases, this accounted for 34% of the world's pineapple and 75% of the world's pineapple juice. In 1971, pineapple accounted for 18,862 jobs with an estimated product value of 137 million dollars.

James Dole Homestead is significant in that the pineapple industry was initially developed there. Early horticultural experimentation was carried out on this homestead and an early cannery was founded there. Hawaii's pineapple industry traces its roots to this homestead, and this homestead is the only site that displays the early historical development of the pineapple industry in Hawaii.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Buchwach, Buck. (Editor). "Dole's Dream," Pine Parade, December, 1951. Pages 10-20.

Chamberlain, Stephen W. The James D. Dole House. Private Manuscript part of Historic Buildings Task Force Survey in Hawaii State Archives, March 10, 1966.

Interview with James Dole's children: Betty Dole Porteus and Charles Dole on November 3, 1976.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 8.576

UTM REFERENCES

A	04	6   0, 25   5, 0	2, 3   7, 9   1, 8, 0
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

Tax Map Key: 7-5-13:2

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Nathan E. Napoka Historian November 29, 1976

ORGANIZATION

Historic Preservation Office 548-7460

STREET & NUMBER

1151 Punchbowl Street, P. O. Box 621, Honolulu, Hawaii

CITY OR TOWN

STATE

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Jane L. Silverman*

TITLE

SHPO

DATE

November 14, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST

*Watherson Cole*  
KEEPER OF THE NATIONAL REGISTER

DATE

6-23-78

DATE

6-6-78

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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CONTINUATION SHEET

ITEM NUMBER

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The Dole house in Wahiawa, the original home of the founder of the pineapple industry in Hawaii, is to be moved to the Waipahu Cultural Garden. The owners of the property, Pioneer Federal Savings and Loan, wish to develop the lushly vegetated acres, on which the house sits, to its greatest commercial potential and thus are planning a housing subdivision on the parcel. Dole Pineapple Corporation was approached to see if it might be interested in relocating this historic building to their interpretive center, but they declined the opportunity. Thus the Waipahu Cultural Garden was settled on as the next best location for this modest dwelling. The garden is not an historic site and its botanical setting, while not duplicating the plantings at the original site, will be of similar character.

Although removed from its original setting with its landscape planted by Dole, the house will nevertheless retain its integrity, and visitors might still be impressed to encounter the simple and modest manner in which Dole must have lived during the formative years of the pineapple industry. The entire house, including the sleeping porch and kitchen, is to be moved. Unfortunately the dormitory behind the house was destroyed by fire.

THE JAMES D. DOLE HOUSE - WAHIAWA - OAHU - HAWAII

