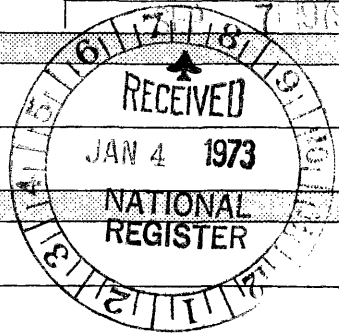


NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM *7.18.79*

(Type all entries - complete applicable sections)

STATE: Hawaii	
COUNTY: Honolulu	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	7 1973



1. NAME

COMMON:  
Alexander and Baldwin Building

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:  
822 Bishop Street

CITY OR TOWN:  
Honolulu

STATE: Hawaii      CODE: 15      COUNTY: Honolulu      CODE: 03

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:  
Alexander and Baldwin

STREET AND NUMBER:  
822 Bishop Street

CITY OR TOWN: Honolulu      STATE: Hawaii      CODE: 15

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Bureau of Conveyances

STREET AND NUMBER:  
Tax Office Annex

CITY OR TOWN: Honolulu      STATE: Hawaii      CODE: 15

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:  
Old Honolulu, A Guide to Oahu's Historic Buildings

DATE OF SURVEY: 1969       Federal       State       County       Local

DEPOSITORY FOR SURVEY RECORDS:  
Archives of Hawaii

STREET AND NUMBER:  
Iolani Palace Grounds

CITY OR TOWN: Honolulu      STATE: Hawaii      CODE: 15

SEE INSTRUCTIONS

STATE: Hawaii  
COUNTY: Honolulu  
ENTRY NUMBER  
DATE  
FOR NPS USE ONLY

7 DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The structure of the four story building with basement is steel encased in concrete. When constructed the building was considered to be technically and functionally one of Honolulu's most modern buildings.

The most dominant feature is the "Dickey" style (high double pitch with wide overhangs) tile roof with exposed roof rafters. A projecting balcony is accessible from the fourth floor offices and continues around the building. The third floor is seen as a series of deeply recessed rectilinear windows which create a darkened band emphasizing the projected balcony above. The ground and second floor are combined on the exterior with the use of two story recessed openings divided at the second floor line by decorated spandrels.

The main entry is a ground portico two stories in height with six square decorated columns supporting an entablature incised with rich Chinese designs. On the walls of the entry are four glazed tile murals depicting fish scenes.

The exterior is faced with travertine or embellished with carved and incised decoration primarily of Chinese origin but also recalling Japanese, Hawaiian, Italian, Moorish and other symbolic designs.

A statement by one of the architects, C. W. Dickey, best describes the intent and design of the building:

"My foremost thought architecturally was to produce a building suitable to the climate, environment, history and geographical position of Hawaii...the location of Honolulu at the crossroads of the Pacific, in close touch with the Orient, gave sufficient reason for allowing Chinese architecture to clearly influence the design.

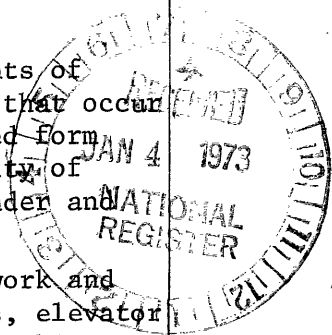
...Once adopted, this idea led to fascinating results. It was found that the wide projecting roofs and balconies of China, as well as the deep window reveals of some of the fine stone structures of old Peking, were admirably adapted both artistically and practically to a building in Honolulu. It was also found that there was a wealth of Chinese architectural detail that could be used without becoming blatantly Chinese.

...the exotic Chinese influence is so subtle that it would not be noted by a casual observer. However, it is there in every detail of the design. On the exterior it is most pronounced in the window ornamentation, in the circular "Good Luck" signs at the main entrance portico on Bishop Street and the long life signs in the column capitals.

An interesting point in this connection is that many of the elements of ornament, such as wave pattern, egg and dart, lamb's tongue, etc., that occur so frequently in classic architecture are found in somewhat modified form throughout the architecture of the old buildings of the Imperial City of Peking, and this ornament in its Chinese form is used in the Alexander and Baldwin Building.

...The influence of the Chinese art is strongly felt in the fretwork and ornaments of the bronze grilles for doors, windows, elevator fronts, elevator cars, balustrades, etc., and in the inlaid floor of black Belgian marble

SEE INSTRUCTIONS



**8. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) 1929

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			

STATEMENT OF SIGNIFICANCE

The Alexander and Baldwin Building was planned as a memorial to S. T. Alexander and H. P. Baldwin, founders of the company, and designed as a prestige home office, with sufficient budget to insure both. A primary concern of the owners was that the building be "uniquely Hawaiian" in appearance.

Alexander and Baldwin, one of the original "Big Five" corporations in Hawaii, has played an important role in the economic development of the state.

The design of the building was a joint venture of C. W. Dickey and Hart Wood, two of Hawaii's outstanding architects. Dickey is usually credited with design of the building, but both men were influential in the final plan.

The Alexander and Baldwin Building is one of several buildings in Honolulu that combines Oriental and Western designs in adaptation to the Hawaiian climate. It is the most subtle blending of these elements found in Honolulu, and, perhaps, comes closest to being a "masterpiece" of design and innovation.

SEE INSTRUCTIONS



9 MAJOR BIBLIOGRAPHICAL REFERENCES

none

VERBAL BOUNDARY DESCRIPTION (per Tom H. Board, 11/2, 1969)  
 Tmk -2-1-13-1 (entire parcel)

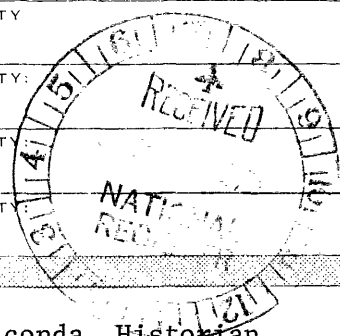
10 GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 ' "	0 ' "		21° 18' 40"	157° 51' 55"	
NE	0 ' "	0 ' "		617715 E	2357050 N	
SE	0 ' "	0 ' "				
SW	0 ' "	0 ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



11 FORM PREPARED BY

NAME AND TITLE:  
Robert M. Fox, Architect, and Dorothy Riconda, Historian

ORGANIZATION:  
Hawaii Register of Historic Places  
Division of State Parks, State of Hawaii

DATE:  
Sept. 14, 1972

STREET AND NUMBER:  
P. O. Box 621

CITY OR TOWN:  
Honolulu

STATE:  
Hawaii

CODE:  
15

12 STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National  State  Local

Name Sunao Kido  
 Sunao Kido

Title Chairman & Member  
Board of Land & Natural Resources

Date DEC 1 - 1972

I hereby certify that this property is included in the National Register.

Carol Skell  
 Chief, Office of Archeology and Historic Preservation

Date 9-7-79

ATTEST:  
Joe Brown  
 Keeper of The National Register

Date 9-4-79

SEE INSTRUCTIONS

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

(Continuation Sheet)

STATE	
Hawaii	
COUNTY	
Honolulu	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	SEP 7 1979

(Number all entries)

7.

and Roman Travertine stone in the public space in front of the main counter on the first floor.

The exterior walls on front and rear are matglazed terra cotta, tied to the concrete backing by copper anchors, which in turn are bedded in concrete.

All exterior doors and windows are of bronze, and bronze is used in place of wrought iron throughout the interior wherever the latter might deteriorate.

The large main room on first floor has walls of Roman Travertine imported from Italy and on the end walls are large mural decorations executed in art tile. One of these pictures is in place and represents the Iao Valley and Kahalui Harbor on Maui. The companion picture at the opposite end of the room is now being manufactured and will represent the harbor of Port Allen on Kauai, with mountains and clouds for background and a full-rigged ship in the foreground, entering the harbor." (Star-Bulletin, September 30, 1929).

The building was originally designed to function without air-conditioning and bronze grilles were provided at the upper portion of the office walls. Recent renovations have altered the two story reception area, adding an intermediate floor; also, modern furniture and office dividers have been added, but this has not substantially diluted the interior space or the fine detail.

The building was set back from the property line on three sides and Richard Tongg, landscape architect, created a beautiful tropical setting with cypress grass, transplanted palm trees and a variety of other tropical plants.

It is currently in excellent condition and receiving excellent care, creating an important physical asset to downtown Honolulu.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	JUL 18 1979
DATE ENTERED	SEP 7 1979

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

The Alexander & Baldwin building is significant for its associations with Alexander & Baldwin, Incorporated, one of the "Big Five". In 1869, this partnership was formed when the two sons of missionaries jointly purchased a parcel of land on Maui on which to grow sugar. From this Paia plantation the company expanded, purchasing a number of plantations and mills, primarily on Maui, and in 1894 became agents. They also became involved in shipping and today own as a subsidiary Matson, the major oceanic transport company in Hawaii. The "Big Five" companies all made their money as sugar agents, and up until World War II completely dictated Hawaii's economic policy, and in turn its politics, culture and society. After the war the economy became more diversified, and these companies' enormous influence on island life became less apparent.