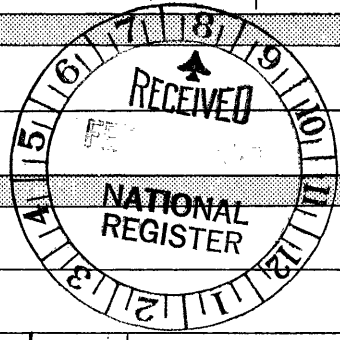


PH 0058697

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Hawaii	
COUNTY: Maui	
FOR NPS USE ONLY	
ENTRY NUMBER MAR 20 1973	DATE



1. NAME

COMMON:
Old Bailey House

AND/OR HISTORIC:
Hale Hoiikeike

2. LOCATION

STREET AND NUMBER:
Iao Valley Road

CITY OR TOWN:
Wailuku

STATE: Hawaii CODE: 15 COUNTY: Maui CODE: 09

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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments _____

4. OWNER OF PROPERTY

OWNER'S NAME:
C. Brewer (under control of Wailuku Sugar Company)

STREET AND NUMBER:
827 Fort Street

CITY OR TOWN: Honolulu STATE: Hawaii CODE: 15

5. LOCATION OF LEGAL DESCRIPTION

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

STREET AND NUMBER:
Tax Office Annex

CITY OR TOWN: P.O. Box 2867 Honolulu STATE: Hawaii CODE: 15

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Wailuku Historic District (Maui Historical Commission)

DATE OF SURVEY: 1970 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Maui Historical Commission

STREET AND NUMBER:
Wailuku

CITY OR TOWN: Maui STATE: Hawaii CODE: 15

SEE INSTRUCTIONS

STATE: Hawaii
COUNTY: Maui
ENTRY NUMBER: MAR 20 1973
DATE: _____
FOR NPS USE ONLY

7 DESCRIPTION

CONDITION

(Check One)

Excellent Good Fair Deteriorated Ruins Unexposed

(Check One)

(Check One)

Altered Unaltered Moved Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Bailey House (Hale Hoikeike) is a combination of four structures built between 1833 and 1850.

The original portion was built in 1833 by Reverend Jonathan Green and is a two story lava stone structure measuring approximately 30'x20'. Splayed door and window openings provide light and access through the 20" thick walls. A high pitched gable roof is covered with wood shingles. The lower floor is built partially into the side of a hill with the walls retaining the earth on the uphill side. The lower level opens onto a stone porch (on the south side) which is covered by a second level wood deck supported by square wood posts which continue to the roof eave. The porch extends to the west side and is covered by a roof overhang on both sides. A small wood porch projects from the wood gable wall of the third level bedroom. This portion of the house has two rooms on each of the lower two levels with a single bedroom and storage area on the third level.

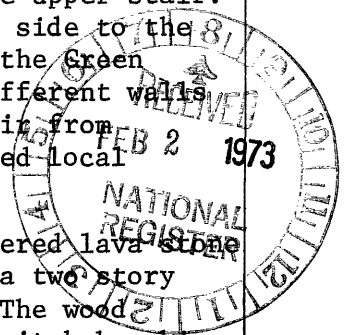
At approximately this same time (1833), a single story lava stone cookhouse was constructed slightly uphill from the living area. This structure also has a wood shingle gable roof but with no projecting overhang. It also has splayed door and window openings. The single room is dominated by a large fireplace and oven (now sealed) flush with the interior wall. The mass of the oven structure projects beyond the north wall.

In 1837 a single story lava stone structure with a basement was built for Miss Ogden, a teacher for the girls' school in Wailuku. It shares the south wall of the cookhouse with the floor at the same level. Small windows were provided above grade admitting a small amount of light into the basement. Access to the basement is by way of stone steps on the west side. It has a wood shingle gable roof in the same direction as the cookhouse but slightly higher. The basement is a single room that has been altered to accommodate two modern toilets and one large room.

In 1842, the Reverend Edward Bailey connected the existing structures. Utilizing the existing walls he enclosed the space between the buildings with lava stone walls from the basement to the gable of the original Green portion. He then added (in 1850) a third level in the Green gable and another third floor level approximately three feet lower in the new portion of the Bailey section on the main floor level. This opens into one of the two rooms of this section on the main floor level. Access to the upper level is by a wooden stair from the front room. Interior access to the Bailey basement is by way of a wooden stair directly below the upper stair. The Bailey basement, with cut stone floor, opens on the north side to the Ogden basement and on the south side to the wood flooring of the Green first level. The wall thicknesses vary from 20" to 36" on different walls which are covered with plaster said to be mixed with human hair from Hawaiian ladies of Reverend Bailey's congregation (undocumented local traditional story).

On the west side of the residence stands a single story plastered lava stone structure which was the dining hall for the girls' seminary (a two story structure further to the west which is no longer standing). The wood shingled roof is "Hawaiian" in form (high pitch hip with the pitch breaking

SEE INSTRUCTIONS



8. SIGNIFICANCE

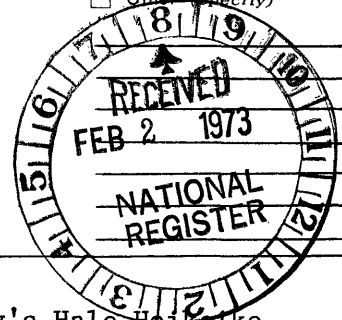
PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **1833-1850**

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 checked="" 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 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 Bailey House, now the Maui Historical Society's Hale Hoikeike (House of Display), was originally built as a parsonage for the ministers of the Wailuku Church. The Reverend Jonathan Green built the earliest sections as two separate structures. The main section was built on a hill so as to be half a story underground and one and a half stories above. It measured approximately 30'x20'. The kitchen section in the rear was approximately 15' square. In 1837 additional rooms were added to the kitchen although the two sections were still not joined together.

By 1840 Edward Bailey was in Wailuku working for the mission. His main duties were dispensing medicine and taking charge of the educational facilities in the area. In 1842 he became principal of Wailuku Female Seminary, and it was in this same year that he added the joining section of the house. As it was built on a hill, the floor levels of all the sections were uneven. Bailey continued in missionary work at Wailuku until 1850. At this time he purchased a fee simple title to the Girls' boarding school, the house and lot, and began his interest in what was to become Wailuku Sugar Company. Because of his growing family, Bailey added two rooms upstairs in 1850 and had the entire house re-roofed.

In 1858, the value of the Bailey House and lands was thought to be about \$2,200 (\$2,000 for the house, \$200 for the two acre lot). It was one of the most valuable parcels of land in the islands at that time according to the Reverend Conde., the business agent for the American missionaries in Hawaii.

Hale Hoikeike is a significant physical record of the early missionaries that lived in the Wailuku area. It is one of the most complete and undiluted examples of early missionary architecture remaining in Hawaii. The buildings remain essentially as they were in the mid 1880's. Various occupants have made minor alterations or replacements over the years; however, the existing buildings are of the original character, and for a large part of the original material. The missionary builders adhered to traditional methods of construction from Europe and early America, adapting them to materials and skills available in Hawaii. Although the main body of the buildings were of thick masonry with small shuttered openings capable of withstanding the severest New England winters, concessions were made to the warm Hawaiian climate by building covered open

SEE INSTRUCTIONS

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Journal records of Jonathan Green, Edward Bailey and Levi Chamberlin at the Hawaii Mission Children's Society Library.

553 S King Street
Honolulu, Hawaii 96813

HR
NO
UTM

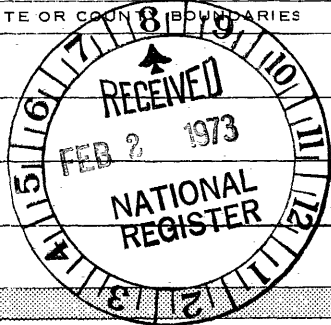
10 GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	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	° ' "	° ' "		20° 53' 27"	156° 30' 37"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1

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



SEE INSTRUCTIONS

11 FORM PREPARED BY

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

ORGANIZATION: State of Hawaii
Hawaii Register of Historic Places

DATE: Sept. 18, 1972

STREET AND NUMBER: P.O. Box 621

CITY OR TOWN: Honolulu

STATE: Hawaii 96803

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

Title: Chairman, Board of Land & Natural Resources

Date: January 24, 1973

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

Robert M. Utley
Chief, Office of Archeology and Historic Preservation

Date: 3/20/73

ATTEST:
[Signature]
Keeper of The National Register

Date: 3/16/73

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

(Continuation Sheet)

STATE	
Hawaii	
COUNTY	
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ENTRY NUMBER	DATE
MAR 20 1973	

(Number all entries)

7.

at plate height over the wall and continuing with a lower pitch over the porch where the eave is supported with wood posts). The interior is a single space with splayed door and window openings with wood frames in the 2' thick walls. The continuous stone porch is flush with grade on the rear (north) side of the building and over four feet above grade on the front (south) side.

The buildings are sited on the downward slope of a hill and surrounded by lawn. Large trees of many varieties as well as many shrubs surround the buildings which are well set back from the road and reached by a gravel road and turnaround.

Condition of the Building:

The current condition of many aspects of the building (Bailey House) is poor. Termites have done much damage to wood frame members and significantly weakened this aspect of the structure. They have also eaten wooden lintels to the point where the stone above openings is breaking loose from the mortar causing floors and ceilings to sag. Plaster on both stone and wood frame portions of the building is breaking away and falling. The basic structure is sound and the value of the building is such that immediate preventive and corrective measures are definitely warranted.



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Hawaii	
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(Number all entries)

8.

porches (lanais) around the buildings.

The traditional gable roof form of the residence exists very easily with the "Hawaiian" form roof of the dining hall. This sensitive blending of architectural styles along with the excellent adaptation of the building to the site and high degree of workmanship combine to make Hale Hoikeike an outstanding part of our architectural as well as historical heritage.

