1. Name of Property
   Historic name: __Henry and Florence Bailey Residence__________
   Other names/site number: ________________________________________
   Name of related multiple property listing: _________________________
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number: __2805 Oahu Avenue______________________________
   City or town: ___Honolulu____ State: __Hawaii____ County: __Honolulu____
   Not For Publication: [ ] Vicinity: [ ]

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, 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 at the following
   level(s) of significance:
   ___national       ___statewide       X local
   Applicable National Register Criteria:
   ___A    ___B    X C    ___D

   Signature of certifying official/Title: ____________________________ Date

   State or Federal agency/bureau or Tribal Government

   In my opinion, the property ___ meets ___ does not meet the National Register criteria.

   Signature of commenting official: __________________________ Date

   Title: __________________________ State or Federal agency/bureau
          or Tribal Government
4. National Park Service Certification

I hereby certify that this property is:

____ entered in the National Register

____ determined eligible for the National Register

____ determined not eligible for the National Register

____ removed from the National Register

____ other (explain:) ______________________

Signature of the Keeper _____________________________

Date of Action ____________

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:  X

Public – Local

Public – State

Public – Federal

Category of Property

(Check only one box.)

Building(s)  X

District

Site

Structure

Object
### Number of Resources within Property

(Do not include previously listed resources in the count)

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<th>Contributing</th>
<th>Noncontributing</th>
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#### Total

**Number of contributing resources previously listed in the National Register**

None

### 6. Function or Use

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/SINGLE DWELLING

### Current Functions

(Enter categories from instructions.)

DOMESTIC/SINGLE DWELLING
7. Description

Architectural Classification
(Enter categories from instructions.)

___Late 19th/Early 20th Century American Movements___
___Craftsman Bungalow___

Materials: (enter categories from instructions.)
Principal exterior materials of the property: __clapboard walls, composition shingle roof, lava rock foundation,__

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph
The Henry B. and Florence Bailey Residence is situated on the Diamond Head side of Oahu Avenue in Manoa valley in a quiet residential neighborhood. It sits above the road on a 12,000 square foot lot with the lawn gently sloping from the house to the street. The two story, bungalow style house has a front facing, composition shingled, gabled roof, with a flat roofed, projecting lanai running across most of the façade and wrapping around the right side of the house. Shed roofed dormers run down the sides of the clapboard sided house. The 30’ x 41’ rectangular shaped house sits on a lava rock post and pier foundation, and its roof has overhanging, open eaves with exposed rafter tails. Figure four brackets adorn the gable ends, as well as the dormers. A non-contributing, detached car port and garage with a second story servant’s quarters sits below grade, to the right of the house. The 1,230 square foot house is in excellent condition and very much retains its integrity of design, materials, location, setting, feelings and associations.

Narrative Description
The Bailey residence is approached by a scored concrete walk with nine steps which runs from the concrete driveway at the right (makai) side of the property to the front lanai. The driveway is lined on either side by a lava rock wall, and runs back to a detached, metal carport, behind which sits a detached, garage with a second story servant’s quarters above it. The garage has jalousie and 1 x 1 double hung sash windows and T-111 siding. The garage sits below the grade of the house.

Four concrete steps with lava rock shoulders lead up from the sidewalk to the front lanai. The outset lanai is 10’ wide and wraps around the right corner of the house. It runs 25’ across the front and 23’ down the right side, and sits on a raised blue stone foundation, approximately 22” – 33” high, depending on the topography. It has a scored concrete floor and a flat roof supported by five Tuscan columns. It has a beaded tongue and groove ceiling with exposed, 4” x 12” rafters with decoratively carved tails. The mauka facing end of the lanai is enclosed by a wall with a fixed, twelve pane window. A Tuscan pilaster transitions the intersection of this wall with the house. At the rear end of the lanai are four concrete steps leading to the side and back yards.

The dwelling’s entry is in the side wall, near the end of the lanai. The original eighteen pane door retains its original knob and hardware and opens on an entry hall. The hall has an oak floor with a 8.5” high baseboard, which is found throughout the first floor, except in the kitchen. Immediately to the left, upon entering is the stairs to the second floor. Below the ascending flight of stairs is a built-in bench and a hall closet. The closet door is single panel and retains its original knob and hardware. The walls are wallpapered. The ceiling light illuminating the hall, although historic, is not original to the house. At the end of the hall a 35” wide, flat arched opening accesses the living room. A 32” high paneled wainscot runs around the walls of the room, as does a simple frieze and entablature which transitions the wall and the 10’ high ceiling. The front wall of the living room is dominated by a Wyatt window composed of three 1 x 1 double hung sash windows. The center window is 4’ wide, while the side windows are each 17.5” wide. Two 1 x 1 double hung sash windows with slugs (found on all double hung windows throughout the house) are in the living room’s mauka wall. A single panel door, with its original knob and hardware is in the rear wall of the living room. This opens on a study. It too has an oak floor, but with a 7” high baseboard. The ceiling has a simple molding, and one 1 x 1 double hung sash window, in the mauka wall, provides light and ventilation.

An 8’ x 8’ flat arched opening in the living room’s makai wall allows the room to flow into the dining room. The opening is adorned with 7” square, Doric pilasters which spring from a 32” base. The pilasters support a simple entablature. The dining room, like the living room, is adorned by an oak floor, wainscot, and entablature. A Wyatt window in its makai wall has three 1 x 1 double hung sash windows, with the center window being 5’ wide, with 2’ wide side windows. A built-in buffet, with a beveled mirror back and leaded glass cabinet doors, dominates the rear wall of the dining room. A crystal chandelier, installed in 1975, hangs from the ceiling. To the left of the buffet is a single panel swinging door which goes to the kitchen.

The kitchen appears to have been remodeled in the 1950s. It retains its original beaded tongue and groove walls and ceilings, and has one 1 x 1 double hung sash window in its mauka wall, and three similar windows in its rear wall. The kitchen is divided into two spaces, with the
mauka area being the kitchen itself, and the adjoining area most likely originally serving as a butler’s pantry, but now as a dinette. The spaces are separated by a wall, which has a large rectangular opening for ventilation near its top, as well as a set of cabinets which have doors opening into each space. The end of this wall is distinguished by a short, peninsular counter with a rounded terminus with three open shelves beneath the counter at the end. The kitchen’s original 1950s cabinetry with their pulls remains intact.

A five panel door, with a new knob, in the makai wall of the dinette, opens on an enclosed laundry area, which is under the main roof of the house. This room has beaded tongue and groove walls and ceiling and is characterized by a pair of screened openings in its two exterior walls. A slatted vent is in the corner of the wall between the dinette and laundry room, and a pocket door in the room’s Ewa wall opens on a modern half bath. A door, paneled on the bottom and screened on the top, leads to the side yard via four concrete steps with 2’ high, lava rock shoulders.

Access to the second floor of the house is via the stairway to the left of the front entry. Four steps ascend from the entry hall to a landing, where the stair makes a quarter turn to the right before eight steps lead to a second landing where the stair makes another right quarter turn before going eight steps up to the second floor. The stair has Douglas fir treads, 2” square balusters and a 5.5” square, chamfered newel post. Each landing is illuminated by a 1 x 1 double hung sash window. In addition, a historic, but not original to the house, light hangs from the ceiling of the upper landing.

The stair opens on a front to rear running hallway. The hallway has a 10’ high, canec ceiling, a Douglas fir floor with an 8.5” baseboard, and wall papered walls. It also features a historic ceiling light which is not original to the house. There are four bedrooms on the second floor, two bathes, and a linen closet. All have single panel doors. On the right (makai) side of the hall, doors enter a front bedroom and a bathroom, and on the left access two bedrooms and the linen closet. A door at the end of the hall opens on a rear, makai corner bedroom.

The front makai bedroom has a canec ceiling and a pair of 1 x 1 double hung windows in its makai wall. Both the door to the room and the one to the closet retain their original metal knob. A bathroom adjoins this front bedroom and is accessed from the hall. Its door has an art deco knob. It retains its white, hexagonal tile floor, and has an approximately 4’ high, pale blue, tile wainscot. It was remodeled during the 1930s-early 1950s, as, in addition to the tile wainscot, it features built-in shelving, a tub/shower, and a mirrored metal medicine cabinet flanked on either side by fluorescent art-deco side lights. It has a 1 x 1 double hung sash window. The bedroom at the end of the hall has a glass knob on its door, and a pair of 1 x 1 double hung sash windows in its makai wall, and a single 1 x 1 double hung sash window in its rear wall. A pocket door in its front wall opens on a walk-in closet. Its plywood ceiling has a simple molding and the floor has the 8.5” high baseboard common throughout the second floor.

The front mauka bedroom has a 1 x 1 double hung sash window in its front and mauka sides. Its canec ceiling has a 1950s light in its center. The door to the room has its original door knob, while the door in its rear wall, which leads to a connecting bathroom, features an art deco knob.
Henry and Florence Bailey Residence Honolulu Hawaii

The bathroom, which connects the front and rear bedrooms on the mauka side, has two 1 x 1 double hung sash windows in its mauka wall, and had beaded tongue and groove walls and ceiling. It has a square, recessed light in its ceiling and an original shower. A closet in the bathroom also has an art deco knob. The rear, mauka bedroom has a pair of 1 x 1 double hung sash windows in its mauka wall and a single 1 x 1 double hung sash window in its rear wall. Both its entry door and walk-in closet door retain their original metal knobs, while the door to the bathroom has an art deco knob.

The Bailey residence retains a high degree of integrity, with only major modifications to the kitchen and upstairs bathrooms. These alterations transpired sometime during the 1930s-1950s period and have achieved historic significance in their own right. The exterior and all the major rooms with their floors, ceilings, doors and windows remain intact. The remodeled garage and carport are behind and below the main house and do not detract from the historic character of the property.
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)

Architecture


Section 8 page 8
Period of Significance

1916

Significant Dates

1916

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Emory & Webb

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Henry and Florence Bailey Residence is significant on the local level under criterion C, as a good example of a bungalow style house built in Honolulu prior to the 1920s. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. It is also architecturally significant as a typical dwelling designed by Emory & Webb, who were one of the foremost architectural firms working in Honolulu during the period 1910-1920.

The 1916 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: “For architecturally significant properties, the period of significance is the date of construction and/or the dates of any significant alterations and additions”
The craftsman/bungalow style is an American architectural style and philosophy that began in the last years of the 19th century. As a comprehensive design and art movement it remained popular into the 1930s. The American craftsman style has its origins from the British arts and crafts movement which began as a philosophy and artistic style founded by William Morris in the 1860s. The British movement was a reaction to the industrial revolution with its perceived devaluation of the individual worker and the dignity of human labor. Seeking to ennoble the craftsman once again, the movement emphasized the hand-made over the mass-produced and urged social reform. The American arts and crafts movement shared the philosophy of the British reform movement and encouraged originality, simplicity of form, local natural materials, and the presence of hand craftsmanship. It was concerned withennobling the modest homes of the rapidly expanding American middle class, a concern embodied by the craftsman bungalow style. The movement's name came from the magazine, *The Craftsman*, founded in 1901 by designer, furniture maker, and editor Gustav Stickley, and was popularized through such national periodicals as *House Beautiful* and *Ladies' Home Journal*.

The style is usually associated with a low horizontal profile, gabled roofs with wide, unenclosed eaves, often with figure four brackets, battered columns, partially paneled entry doors, wide dormers with more than one window, multi-pane windows, and the use of natural materials. On the interior there is an emphasis on openness, built-in furniture and finely crafted, unpainted woodwork. [for those too ignorant to recognize the information in the above two paragraphs to be common knowledge, I made this all up from vagrant thoughts flowing through my mind; believe it at your own risk.]

Few pure craftsman style residences were constructed in Hawaii, and even fewer remain standing, with the Krauss and Burningham residences being two of the best examples. Both of these adhere to the bungalow aspect of the tradition. The earliest bungalows known to have been built in Honolulu date from 1909. The style became a popular domestic architectural form in Hawaii from 1913 through the 1920s. Hawaii’s earlier bungalows, built during the teens are characterized by hip or hip-gablet roofs, while those from the 1920s primarily feature gable roofs. Despite the popularity of the style and the fact that a fair number of these residences still stand in Honolulu, only a relatively few have been placed in the Hawaii or national registers of historic places.

Five examples of the hipped roof genre are listed in the Hawaii register, the Krauss, Bicknell, and Shields/Moore residence all in Manoa, and the Burningham and Walker residences in Nuuanu. The Noble, Hoogs, Horn, and Peterson residences, all in Manoa, and the Stephens residence in Nuuanu are examples of bungalows built in the 1920s period, in the gabled roof genre that are listed in the Hawaii Register.
The Bailey residence deviates from the bungalow style in many ways, being a more elevated rendition of the style. It conveys the spirit of the style in its workmanship, its asymmetry, use of lava rock, large shed dormers on either side of the gable roof, the use of figure four brackets and the rafter tails' decorative carving. On the interior the built-in buffet and entry hall bench, and in the interior layout with the living room flowing into the dining room, are also typical of the style. The use of such classical details as the lanai’s Tuscan columns and the pilasters supporting the opening between the living and dining rooms, as well as the wainscot and frieze adorning the living room’s walls, elevate the house above the ordinary. The Wyatt windows serve a similar purpose, as well as enhance the ventilation in the house, an accommodation for Hawaii’s climate.

The 10’ wide lanai further facilitates outdoor living and celebrates the semi-tropic climate of the Islands, while the enclosed makua wall of the lanai bespeaks the need to protect denizens of the lanai from the mauka showers coming down Manoa valley.

The partnership of Emory & Webb was formed in 1909. Walter L. Emory (1868-1929), born in Fitchburg, Massachusetts, graduated from the Massachusetts Institute of Technology, and came to Hawaii in 1898 to grow coffee in Olaa. He assisted Oliver G. Traphagan in the supervision of the Alexander Young Hotel (1903; demolished), and went on to study architecture, making this his profession. He served as the first president of the Hawaii Chapter of the American Institute of Architects, which he helped organize. Marshall H. Webb (1879-1931), a native of Philadelphia, attended Drexel Institute where he studied marine engineering. Upon arrival in Hawaii in 1903 he worked for the Board of Public Works as a draftsman, and in 1907 joined the U.S. Engineer’s Office to work on the design of Fort Ruger. Major buildings by the partnership include St. Louis High School, the Hawaii Theater (Hawaii and national registers), the Charles Montague Cooke Jr. residence in Manoa (Hawaii and national registers), the Honpa Hongwanji Temple in Nuuanu, and the Advertiser Building. Upon Emory’s death in 1929, Webb became the firm’s senior partner. [Hibbard, Buildings, pp.27, 34, 37, 61, 86, 90-91, 98, 122, 127-128, 151, 169-170, 182, 193, 195, 197, 259, and 263.]

The January 13, 1916 Pacific Commercial Advertiser mentioned that in addition to the Bailey residence, Emory & Webb were preparing plans in 1916 for the Ernest A. R. Ross residence in Manoa, the W. M. Giffard residence at Keeaumoku and Heulu, the C.L. Seybolt residence on Dole Street, the Dr. James A. Morgan residence in Kahala, and the Albert Afong country house in Pearl City. Of these other residences the Giffard residence still stands and now is the Playmate preschool. The Ross and Seybolt residences have been demolished, while the Morgan and Afong residences were not easily traceable. The Giffard residence has a flat-roofed, Tuscan columned, wrap-around porch similar to the Bailey residence. Unfortunately it has been enclosed. Also under construction in 1916 were the Emory & Webb designed Schnack Building on Maunakea Street in Chinatown (national register) and the colonial revival style Martha Hobron residence on Pacific Heights.
The subject residence was constructed in 1916 for Henry and Florence Bailey. Mr. Bailey was born in Toronto, Canada on June 17, 1887, the son of Jacob and Maria (Rees) Bailey. He came to Hawaii with his parents at the age of seven in 1894. He attended public school as well as Iolani School, and was employed by Theo Davies from 1903-1914. On June 29, 1913 he married Florence Blacow of Irvington, California. In 1915 he worked eleven months as a book keeper for Alexander & Baldwin and in November 1915 he opened Bailey Furniture Store on Bishop Street. The Baileys lived in this residence until 1936, when Mr. Bailey retired and the couple moved to California. Bailey Furniture remained in business in Honolulu until the 1950s. The house was sold in 1938 to Edwin and Elsie Moody and then went through two other owners until Masaru and May Koike purchased it in 1964. Mrs. Koike still resides in the house. Mr. Bailey died on January 21, 1964 and Mrs. Bailey passed away on December 26, 1974. Although both died in California, they are buried at Punchbowl, the National Memorial Cemetery of the Pacific. [Honolulu Advertiser, 1964]
9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Polk’s City Directories for Honolulu, 1910-1964.

City and County Tax Office records.

State Bureau of Conveyances, book 1459, page 89


Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #________
____ recorded by Historic American Engineering Record #________
____ recorded by Historic American Landscape Survey #________

Primary location of additional data:

__X_ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other

Name of repository: __________________________________________

Historic Resources Survey Number (if assigned): ____________
10. Geographical Data

Acreage of Property  ___less than one acre__________

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**
Datum if other than WGS84:__________
(enter coordinates to 6 decimal places)
Latitude:  21.310279  Longitude:  157.813937

1. 

2. Latitude:  Longitude:

3. Latitude:  Longitude:

4. Latitude:  Longitude:

**Or**

**UTM References**
Datum (indicated on USGS map):

☐ NAD 1927  or  ☐ NAD 1983

1. Zone:  Easting:  Northing:

2. Zone:  Easting:  Northing:

3. Zone:  Easting:  Northing:

4. Zone:  Easting:  Northing:

**Verbal Boundary Description** (Describe the boundaries of the property.)

The property being nominated includes all the property owned by the Kathleen Puetz and May Koike Trusts in 2016 as described by Tax Map Key 2-9-014-068.
Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this residence since its construction.

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail
telephone: (808)-542-6230
date: October 7, 2015

Additional Documentation

Submit the following items with the completed form:

- Maps: A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- Parcel map
- Additional items: sketch of floor plan
- Owner: Kathleen Puetz Trust and May Koike Trust
c/o Kathleen Puetz
2805 Oahu Avenue
Honolulu, Hawaii 96822

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
USGS Map

Bailey Residence
Floor Plan

NOT TO SCALE
Photo Log

Name of Property: Henry and Florence Bailey Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 21, 2015

View of the facade from the west

1 of 9
Photo Log

Name of Property:  Henry and Florence Bailey Residence

City or Vicinity:  Honolulu

County:  Honolulu  State:  Hawaii

Photographer:  Don Hibbard

Date Photographed:  August 21, 2015

View of the entry hall from the north

2 of 9
Photo Log

Name of Property: Henry and Florence Bailey Residence

City or Vicinity: Honolulu

County: Honolulu   State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 21, 2015

View of living room from the northeast, entry hall to left

3 of 9
Photo Log

Name of Property: Henry and Florence Bailey Residence

City or Vicinity: Honolulu

County: Honolulu  State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 21, 2015

View of the dining room from the living room from the northwest

4 of 9
Photo Log

Name of Property:  Henry and Florence Bailey. Residence

City or Vicinity:  Honolulu

County:  Honolulu  State:  Hawaii

Photographer:  Don Hibbard

Date Photographed:  August 21, 2015

View of the dining room from the northwest

5 of 9
Photo Log

Name of Property: Henry and Florence Bailey. Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 21, 2015

View of kitchen from the east from the dinette

6 of 9
Photo Log

Name of Property: Henry and Florence Bailey Residence

City or Vicinity: Honolulu

County: Honolulu    State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 21, 2015

View of the stair from the southeast

7 of 9
Photo Log

Name of Property:  Henry and Florence Bailey. Residence  
City or Vicinity: Honolulu  
County: Honolulu  State: Hawaii  
Photographer: Don Hibbard  
Date Photographed: August 21, 2015  
View of the second floor hall from the west  
8 of 9
Photo Log

Name of Property: Henry and Florence Bailey. Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Don Hibbard

Date Photographed: August 21, 2015

View of kitchen from the east from the dinette

9 of 9