The Fleming Collection
West Maui Land Records and Family History

Historical Perspective
In the 1890s Henry Perrine Baldwin began acquiring lands in Ka'anapali Moku of Maui (Kekaa "Black Rock" north and west thru Kahakuloa) for the purpose of expanding Honolua Ranch agricultural operations. Just before the 1923 GS map was drawn, Ka'anapali District was folded into Lahaina District, and the moku no longer appears on maps of Maui. The name was used by Amfac to name its resort property in Lahaina, but Ka'anapali's cultural and geophysical distinction from Lahaina persists. The name means "divided cliffs," separating the many bays of Ka'anapali. Fishing grounds and rich arable lands of Ka'anapali like Honokowai, Kahana, Mailepai, Alaeloa and Honokohau were prized kuleana at the Great Mahele in 1848, and many Hawaiian families won their claims to parcels of West Maui. By the 1890s, these Ka'anapali lands had been inherited as undivided parcels, and many heirs owned fractional "shares" or "interests."

At the same time, Sugar and Pineapple had enjoyed robust growth in the 1870s, when the Reciprocity Act ensured profitability by lowering tariffs. Maui agriculture firms like Baldwin Packers, Honolua Ranch, Pioneer Mill and West Maui Sugar Company sought to expand their businesses by acquiring and consolidating land into large parcels that included control of valuable streambeds and water rights. Alexander and Baldwin systematically identified and located all the land parcels from Honokowai through Honokokau and set out to purchase them.

Two Land Journals
The Fleming Collection consists of two handwritten journals prepared by Alexander and Baldwin, and later updated by D.T. Fleming, Manager of Honolua Ranch, for the purpose of identifying the owners of all land parcels in Ka'anapali Moku of Maui. In 1905, A.C. Alexander began Book 1, titled *Copies of Land Commission Awards, Honolua to Kahana, inclusive, Ka'anapali, Maui*. It contains hand-copied Land Commission Award surveys from the Hawaii Bureau of Conveyance.

Book 2, from 1910, lists Land Commission Awards of Kahana and Mailepai Hui lands, and kuleana of Alaeloa and Honokohau, by family name. Under each family name are listed the transactions by which H. P. Baldwin acquired the land. This second journal is written in a different hand, perhaps D.T. Fleming himself, the Manager for Honolua Ranch (Baldwin Packers Co.) The obvious purpose of the journal was to document succession of land so heirs might be contacted and offered the opportunity to sell their shares. What appear to be family pedigrees, offering the researcher important generational names and relationships, are actually charts that track the rights of individual family members to shares of undivided land parcels received by their ancestors at the Mahele.

D.T. Fleming retained these journals after retiring from Honolua Ranch and Baldwin Packers. One of his heirs, David A. Fleming, owner of a bus service on West Maui for most his life, received these

journals from his Father's estate in the late 1950s. In 2012 Mr. Fleming donated the original journals to the Bishop Museum Archives. Mr. Fleming's desire is that this information be made publicly available for the benefit of the Hawaiian people.
Support for scanning, preparation of searchable indices, and uploading this concentrated body of archival information for West Maui is funded through a grant from Honua Kai West Maui Community Fund. The Fleming Collection is a rich resource for Hawaiians researching their family history and locating their 19th century homelands.

NOTES FOR USING THE FLEMING COLLECTION

Title:
Copies of Land Commission Awards
Honolua to Kahana, inclusive
Ka'anapali, Maui

Book by Alexander & Baldwin
Descriptions copied by Aikona Kauka & D. H. King, Checked by A. C. Alexander

Contents:

Book 1

- 130 pages of survey data and sketches. Family names, Royal Patent and LCA helu numbers, some 'Ili names. Orientation, measurements, landmarks and area of kuleana lands. Some land use notations. Copies of survey notes are on even numbered pages, map sketches follow on the next page.
- 5 pages of consolidated parcels containing West Maui streams.
- 9 pages of family "pedigrees." These inheritance patterns appear as family trees, but were actually created to track shared inheritance of undivided land, and rights of sale.
- 98 pages of "land notes on additional parcels
- 12 pages of Baldwin Packers price list for Feb 1906
- 5 pages of agreements between Alexander and Baldwin and Pioneer Mill
- 5 pages of notes on Territorial Senate Stationery from 1911 – regarding several conveyances, including a transfer of land to Maui County by C. R.Lindsey and wife.
- Pencil notes in another hand refer to the purchase or transfer of whole parcels or partial interest in parcels of interest to Alexander and Baldwin or Baldwin Packers companies. Many family names are generations after the original LCA awardee, and provide some reference to land succession by inheritance or conveyance within Hawaiian Kingdom, Territory or State systems of conveyance.

Book 2

- 147 pages of land transfer notes, indicating deeds, transfers, mortgages and leases of LCA Awards in Kahana and Mailepai Hui lands, organized by Awardee Name. Because all the land parcels were eventually purchased by H. P. Baldwin. The names HP. Baldwin, his older brother Lincoln Baldwin, and Edwin Jones, an investment banker, which appear in nearly all entries, have not been transcribed into the searchable index. Edwin Austin Jones was the son of Peter Cushman Jones, creator of Bank of Hawaii in 1893. Edwin's banking enterprise was Hawaiian Safe Deposit and Investment Company.
- 8 pages of a legal opinion on the Lima family tree, prepared by Smith, Lewis and Warren for Honolua Ranch.
- One page of 6 photos of a Water Company employee picnic hosted in July 1951 by D.T. Fleming.

Researcher's Notes

Book 1

- You may search by Royal Patent Number, Land Commission Award Number, Family Name, Ahupua'a Name or 'ili Name.
- Survey data is on even numbered journal pages, and sketches of the parcels follow on the next page.
- Many 'ili names not in use today are recorded. Location of the 'ili may be interpreted by the location of parcels located in these 'ili
- Copies of surveyor's notes include the each parcel's orientation, measurements of perimeters in chains, rods or feet, calculated acreage and family names of adjoining land parcels is also included. In some cases ordinates are relative; i.e., East may be "mauka", West, "makai", South, "Lahaina" and North "Kahakuloa". Refer to Lucas*, A Dictionary of Hawaiian Legal Land Terms.*
- 11 pages of family trees in Book 1 are provided as enhanced color JPEG2 files, edited in iPhoto to improve legibility. Other page images are available as PDF files.

Book 2

- Book 2 does not contain Royal Patent or Award numbers. You may search by Name and Ahupua'a only. Wherever possible, male (K) and female (W) notations were added to the index.
- Care was taken to photograph everything, including papers inserted between pages. If a note or paper obscures a page, access the next consecutively numbered image to see the full page revealed.
- Names referred to in all transfers in Book 2 have been added to the index to improve the depth of searches. These more recent names are still three or four generations in the past.

- Spelling of family names is subject to interpretation of cursive handwriting on faded pages. Care has been taken to make comparisons among the three different scripts found in these journals, but names may not be accurate. If you are able to confirm a name or clarify a

mistake, please communicate these edits in and email to Honua Kai West Maui Community Fund at: info@hkcommunityfund.org

- Book 2 enhanced color JPEG files. Eleven pedigree pages written in pencil were only legible on raw color JPEG files. In the process of reading and interpreting this family history, the researcher enhanced these photos by adjusting contrast, saturation and sharpness parameters. These eleven files are in a special folder